

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 11, 2024 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

A. CALL TO ORDER:

- 1) Roll call and possible action on the excusing of any absent member.

B. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

C. APPROVAL OF MINUTES:

- 1) Minutes for February 26, 2024

D. PUBLIC HEARING: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

- 1) Mario A Cantu, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as Lots 29 and 30, Block 25, Chapa Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 407 East State Street. **COZ#240207**

- 2) Jerry Benavides Engineering, representing Aro Coffee, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being 0.413 acres, more or less, out of Lot 1, Block 5, Bagwell Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1220 East Alan Avenue. **COZ#240205**

- 3) Jerry Benavides Engineering, representing RCDS Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being Lot 8, Monarch Business Park Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1250 East Zaragosa Drive. **COZ#240206**

E. ANNOUNCEMENTS:

F. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Planning and Zoning Commission hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Commission may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of **real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Commission may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

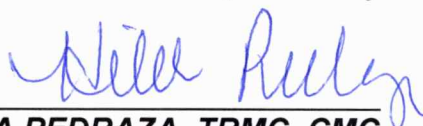
G. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

H. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning & Zoning Commission was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 6th day of March 2024 at 1:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 6th day of March 2024




HILDA PEDRAZA, TRMC, CMC
CITY CLERK

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 26, 2024 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 26, 2024 and following is the record of attendance.

MEMBERS PRESENT: Rafael Munguia
Charlie Ramirez
Ruben Luna
Mercedes Guillen

ABSENT: Danny Wylie
Jonathan Larraga
Andy Castro
Romeo Robles

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Kimberly Mendoza, Director of Development Service
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Laura Fonseca, Planner II
Joanna Villarreal, Planner I
Juan Vasquez, Development Assistance Specialist
Nancy Hernandez, Secretary
Jose Navarro, Assistant Fire Marshal

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

Vice Chairman Rafael Munguia called the meeting to order at 6:00 p.m. Roll call established a quorum.

Board Member Charlie Ramirez moved to excuse the absent members. Board Member Ruben Luna seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

Vice Chairman Rafael Munguia asked if anyone signed up to speak.

Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR FEBRUARY 12, 2024

Vice Chairman Rafael Munguia introduced the item.

Board Member Charlie Ramirez **moved** to approve the minutes as submitted. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

1) RIO DELTA ENGINEERING, REPRESENTING LA FRONTERA RE DEVELOPMENT, LLC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO LIMITED INDUSTRIAL DISTRICT (L-I).THE PROPERTY IS LEGALLY DESCRIBED AS BEING 6.61 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 7, BLOCK 6, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1401 WWEST WARREN SREET. COZ#240104

Joanna Villarreal, Planner I, introduced the item and stated the applicant was requesting a change of zone from General Business District (C) to Limited Industrial District (L-I) to develop and construct office space and warehouses. Ms. Villareal went over the property's legal description and physical address and stated the property was located on the south side of West Warren Street, approximately 500 feet east of North Jackson Road. Ms. Villarreal further stated the property fronts West Warren Street, an 80 ft. major collector which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

Joanna Villarreal, Planner I, further stated the property and properties to the west and east were zoned General Business District (C) on April 1982 during comprehensive zoning and the property to the north was rezoned from General Business District (C) to Heavy Commercial District (H-C) on January 15, 2018. She stated there have been no other zoning requests within the vicinity of the subject property since that time and the property was generally designated for Industrial use in the Land Use Plan.

Joanna Villarreal, Planner I, explained Limited Industrial District (L-I) was intended for industrial parks and larger, cleaner types of Industries. The manufacturing uses should be conducted within a totally enclosed building and any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. She further stated the sites for such uses were typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.

Joanna Villarreal, Planner I, further reported twelve (12) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on February 06, 2024, and a legal notice was published in the Advance News Journal February 07, 2024. She stated staff received no response to the letters or legal notice.

Lastly, Joanna Villarreal, Planner I, stated staff recommended approval of the request to rezone from General Business District (C) to Limited Industrial District (L-I) as the property complies with the future land use plan and met our requirements.

There being no discussion, Board Member Charlie Ramirez **moved** to approve. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLATS:

- 1) HALFF, REPRESENTING JAIME GARZA, BEBO DISTRIBUTING COMPANY, INC., A TEXAS CORPORATION, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED LOT 1 DSV SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 36.458 ACRES OUT OF LOT 403, KELLY-PHARR SUBDIVISION. THE PROPERTY IS LOCATED WITHIN THE 1100 BLOCK OF WEST PRODUCE DRIVE. SUB#231130**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1100 Block of West Produce Drive and was currently zoned Limited Industrial District (L-I) and the adjacent properties were zoned Limited Industrial District (L-I) to the north, east and west and city limits to the south. He further stated the property was designated for Industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Lot 1 DSV Subdivision subject to the conditions noted in the packet.

There being no discussion, Board Member Ruben Luna **moved** to approve the request for final plat approval of the proposed Lot 1 DSV Subdivision. Board Member Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

- 2) BOWMAN, REPRESENTING SHARON A. HAYDON, CAGED RETAIL PARTNERS, LTD., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED STRIPES PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 6.137 ACRES OUT OF LOT 253, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 3300 BLOCK OF SOUTH CAGE BOULEVARD. SUB#231132**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 3300 Block of South Cage Boulevard and was currently zoned Heavy Commercial District (H-C). He stated the adjacent properties were zoned Residential Multi-Family District (R-MF) and Agricultural and/or Open Space District to north and south and General Business District (C) and Agricultural and/or Open Space District (A-O) to the west. Mr. Martinez further stated the property was designated for Commercial and Public/Semi Public use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Stripes Pharr Subdivision, subject to the conditions noted in the packet.

There being no discussion, Board Member Charlie Ramirez moved to approve the request for preliminary plat approval of the proposed Stripes Pharr Subdivision. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM G. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED SESSION (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

None.

ITEM H. RECONVENE:

None

ITEM I. ADJOURNMENT

There being no further business, Board Member Charlie Ramirez moved to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:09 p.m.

PLANNING & ZONING COMMISSION

Rafael Munguia, Vice Chairman

ATTEST:

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: March 4, 2024

MEETING DATE: March 11, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Mario A Cantu, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as Lots 29 and 30, Block 25, Chapa Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 407 East State Street. **COZ#240207**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: Mario A Cantu, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct an office.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Single-Family Residential District (R-1) to General Business District (C) as the property meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/4/2024
Approved - 3/5/2024
Final Approval - 3/6/2024



MEMORANDUM

DATE: MONDAY, MARCH 11, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to General Business District (C). The property is legally described as Lots 29 and 30, Block 25, Chapa Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 407 East State Street. COZ#240207

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Mario A Cantu, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct an office.

The subject site is located on the north side of East State Street, approximately 80 ft. east of North Cypress Street and has a physical address of 407 East State Street. The property is legally described as being Lots 29 and 30, Block 25, Chapa Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East State Street, a 50 ft - 60 ft. local street which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property and the properties to the north and east were zoned to Single-Family Residential District (R-1) and the property to the south and west were zoned to Heavy Commercial District (H-C) on March 30, 1982, when the city adopted the current zoning ordinance. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for residential use in the Land Use Plan. However, the area is transitioning to commercial uses.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors.

Seventeen (17) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on February 23, 2024, and a legal notice was published in the Advance News Journal on February 21, 2024. Staff received no response to the letters or the legal notice.

Development Services is recommending approval of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C) as the property meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **March 18, 2024**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. **Approve the rezoning request;**
2. **Table the item for:**
 - a) **consideration by the full board;**
 - b) **additional information;**
 - c) **additional time for applicant and adjacent property owners to meet;**
3. **Disapprove the request.**



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Mario A Cantu, owner

APPLICANT

Single-Family Residential District (R-1)

CURRENT ZONE

407 East State Street

ADDRESS

General Business District (C)

PROPOSED ZONE

		YES	NO
1	Does the property meet the minimum area requirements for the proposed zone?	X	
2	Does the property have adequate ingress and egress?	X	
3	Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4	Is the property located along a major thoroughfare?		X
5	Will the property have adequate parking for the proposed use?	X	
6	Will the property have adequate landscaping as per City Ordinance?	X	
7	Will the zone change increase the volume of traffic?		X
8	Will a buffer be required?	X	
9	Is the proposed change in line with the Future Land Use Plan?		X

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone from Single-Family District (R-1)
to General Business District (C) as the property meets area requirements, and has adequate ingress and egress.

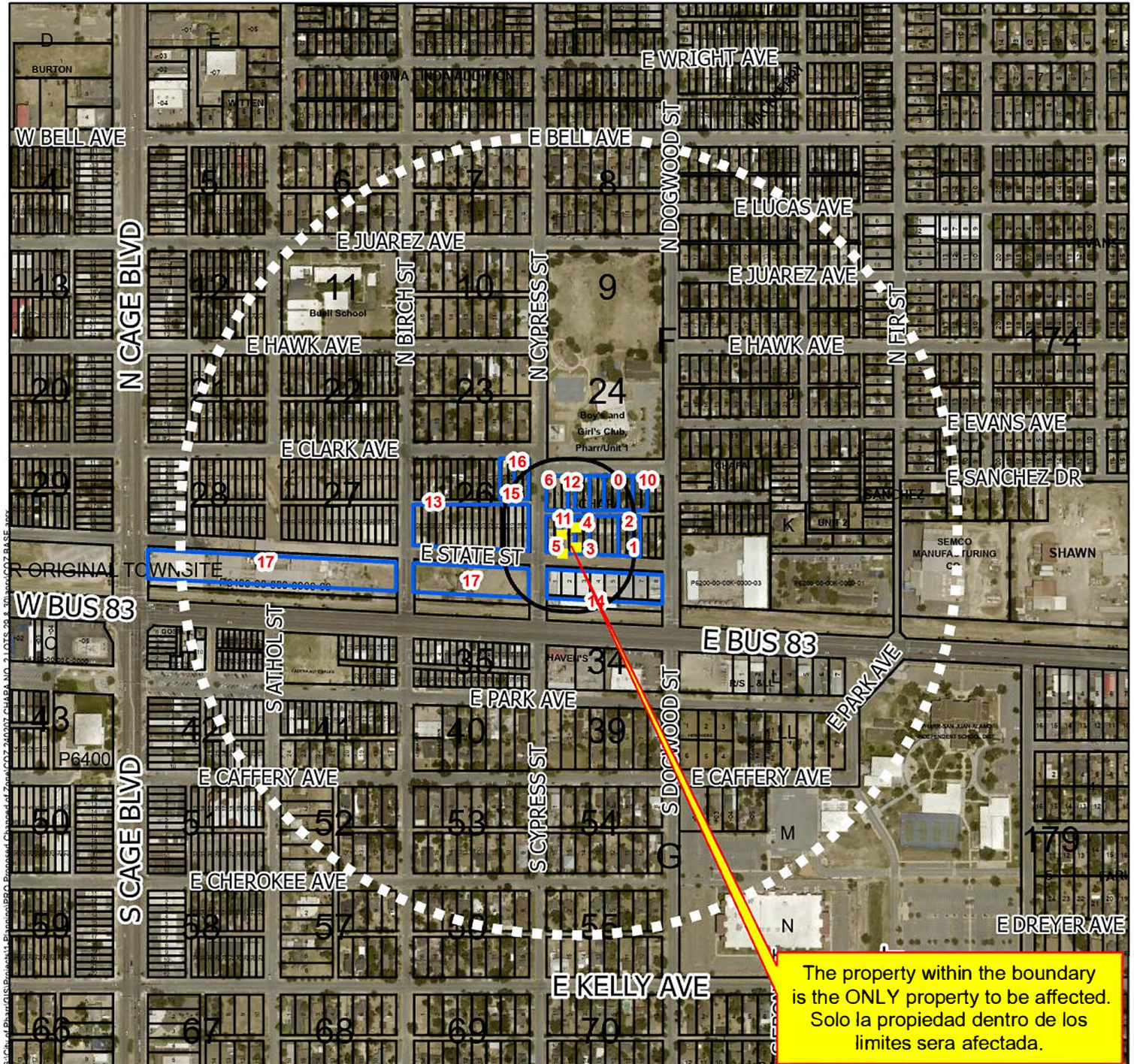
The request is compatible with the development trends in the area. If approved, the owner must comply
with all City Ordinances and City Department
requirements.

Laura Fonseca, Planner II

PREPARED BY

02.27.2024

DATE



Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Future Land Use

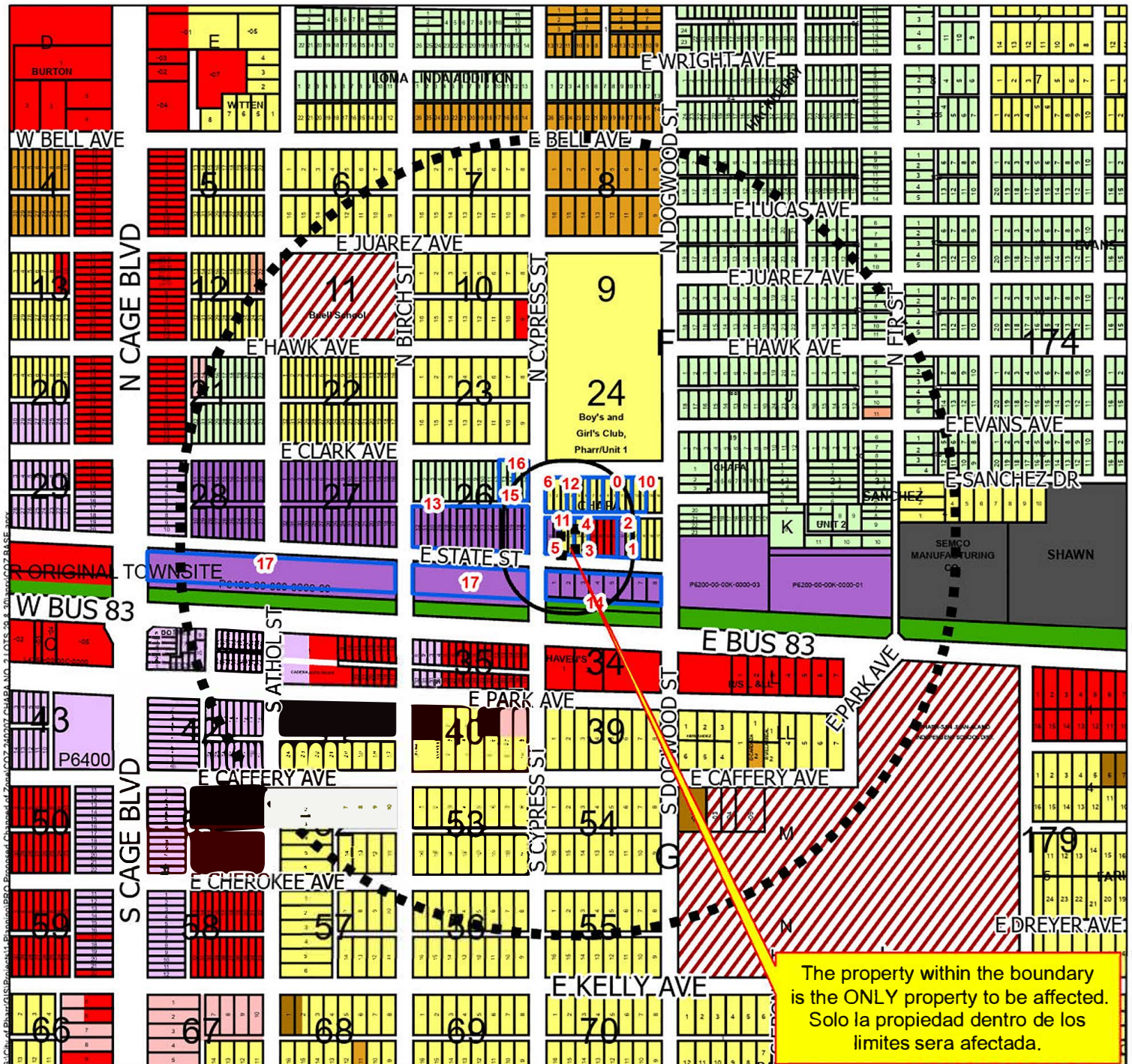
FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
- Subject Property
- 200 ft Radius
- Notified Properties

All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



ZONING



Zoning

ZONE

-  Agricultural Open Space
-  Single Family
-  Single Family Small Lot
-  Residential Multi-Family
-  Residential Multi-Family High Density
-  Mobile Home
-  Townhouse
-  HUD Code

-  Rail Road R.O.W
-  Government Owned
-  General Business
-  Business District
-  Drainage Easement
-  Heavy Commercial
-  Heavy Industrial
-  Limited Industrial
-  Neighborhood Commercial
-  Office Professional
-  PSJA ISD

 Hidalgo ISD

- Valley View ISD
Planned Unit Development

Future Land Use

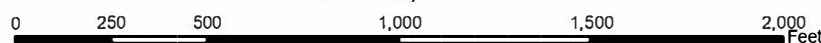
- FUTURELAND**
- Irrigation
 - Agriculture
 - Single Family Res.
 - Multi-Family Res.

-  Manufactured Homes
 Industrial
 Commercial
 Public/Semi Public
 ROW
 Parks
 Quarter Mile Radius
 Subject Property
 200 ft Radius
 Notified Properties

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Scale: 1:6,000

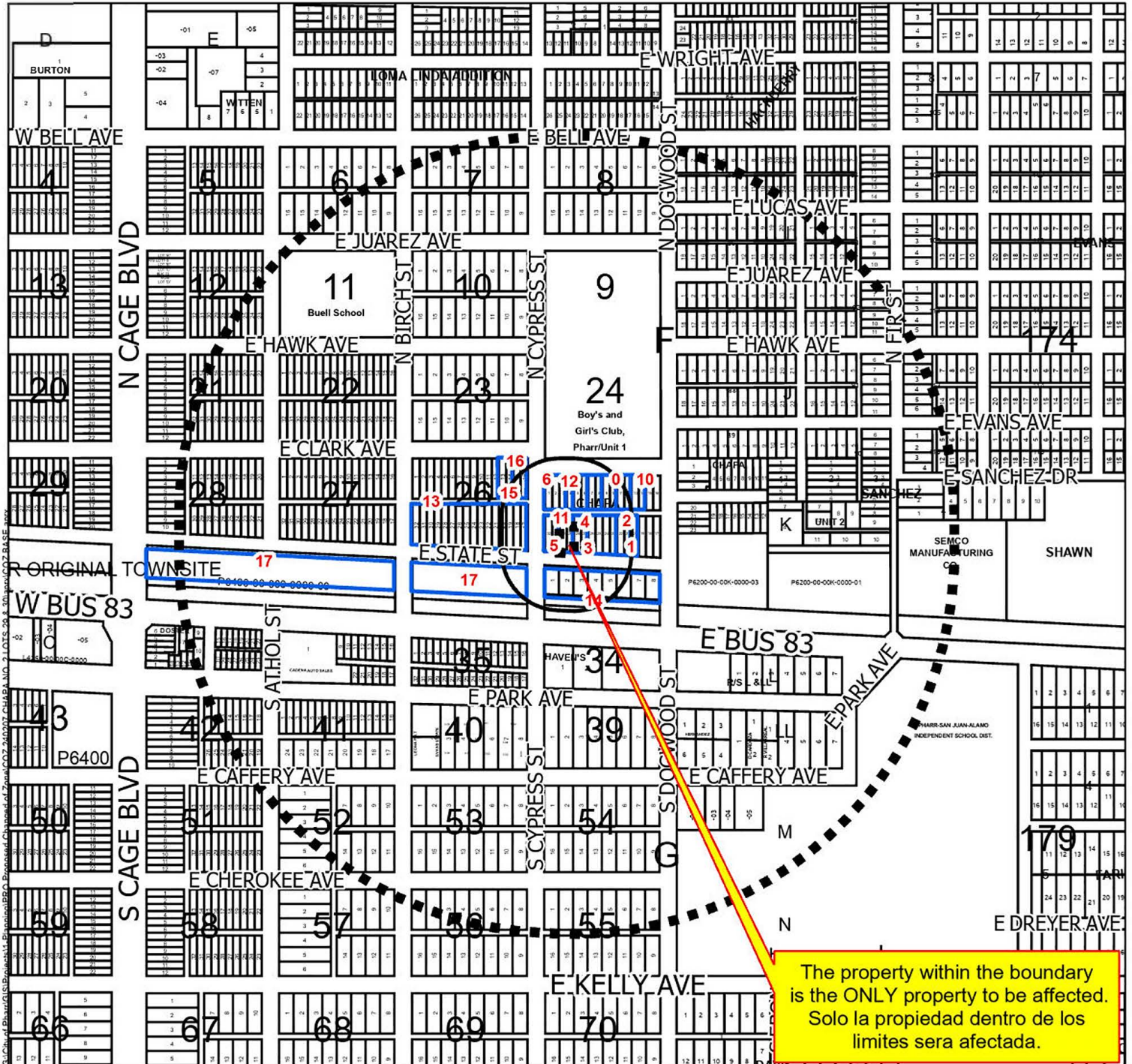


Proposed Change of Zone
Lots 29 and 30, Block 25,
Chapa Subdivision

Mario Cantu



RADIUS



- Zoning**
- ZONE**
- Agricultural Open Space
 - Single Family
 - Single Family Small Lot
 - Residential Multi-Family
 - Residential Multi-Family High Density
 - Mobile Home
 - Townhouse
 - HUD Code

- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD

- Hidalgo ISD
 - Valley View ISD
 - Planned Unit Development
- Future Land Use**
- FUTURELAND**
- Irrigation
 - Agriculture
 - Single Family Res.
 - Multi-Family Res.

- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
- Subject Property
- 200 ft Radius
- Notified Properties

All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



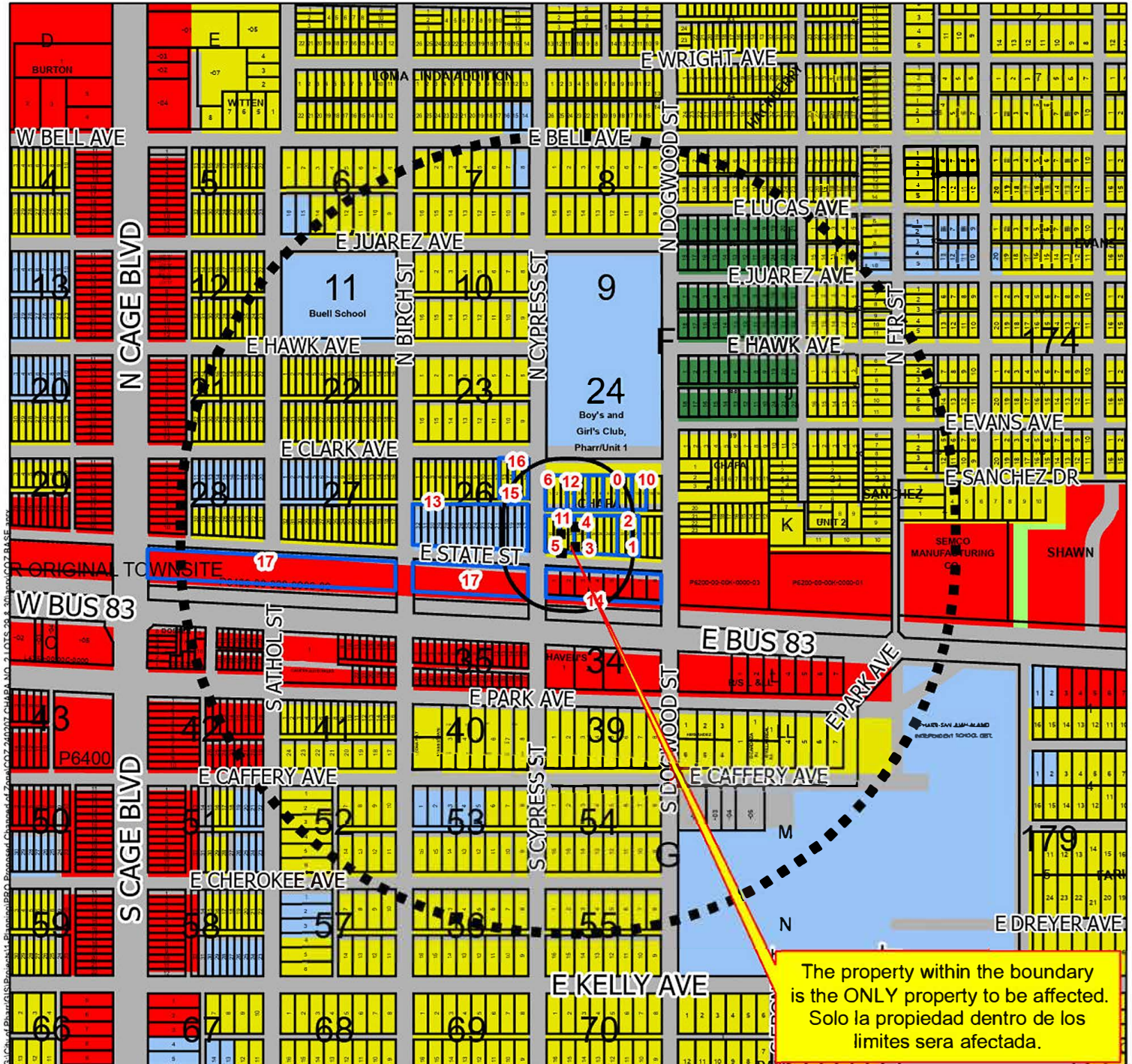
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/14/2024

Scale: 1:6,000

0 250 500 1,000 1,500 2,000 Feet

FUTURE LAND USE



Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

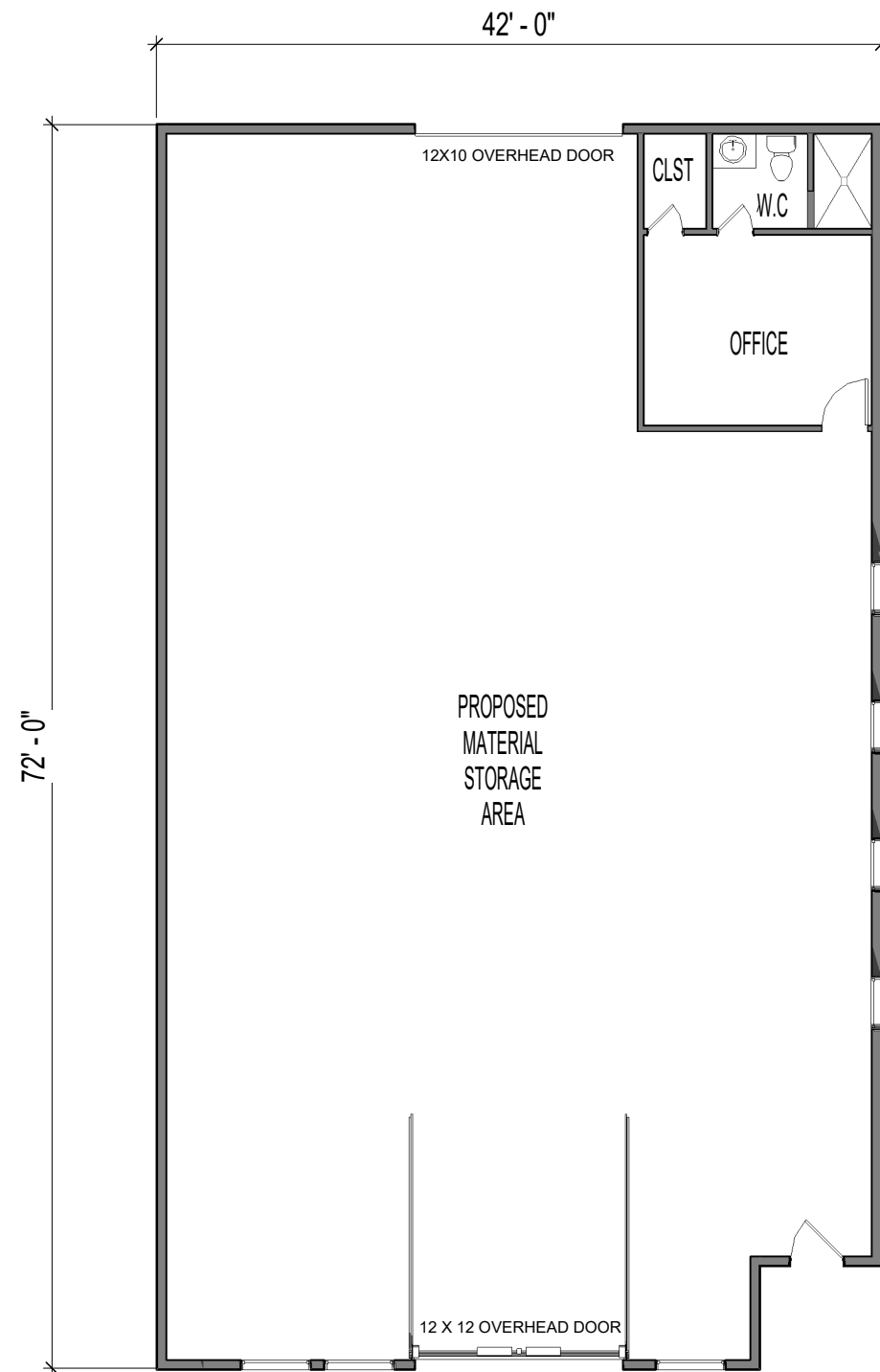
Future Land Use

FUTURELAND

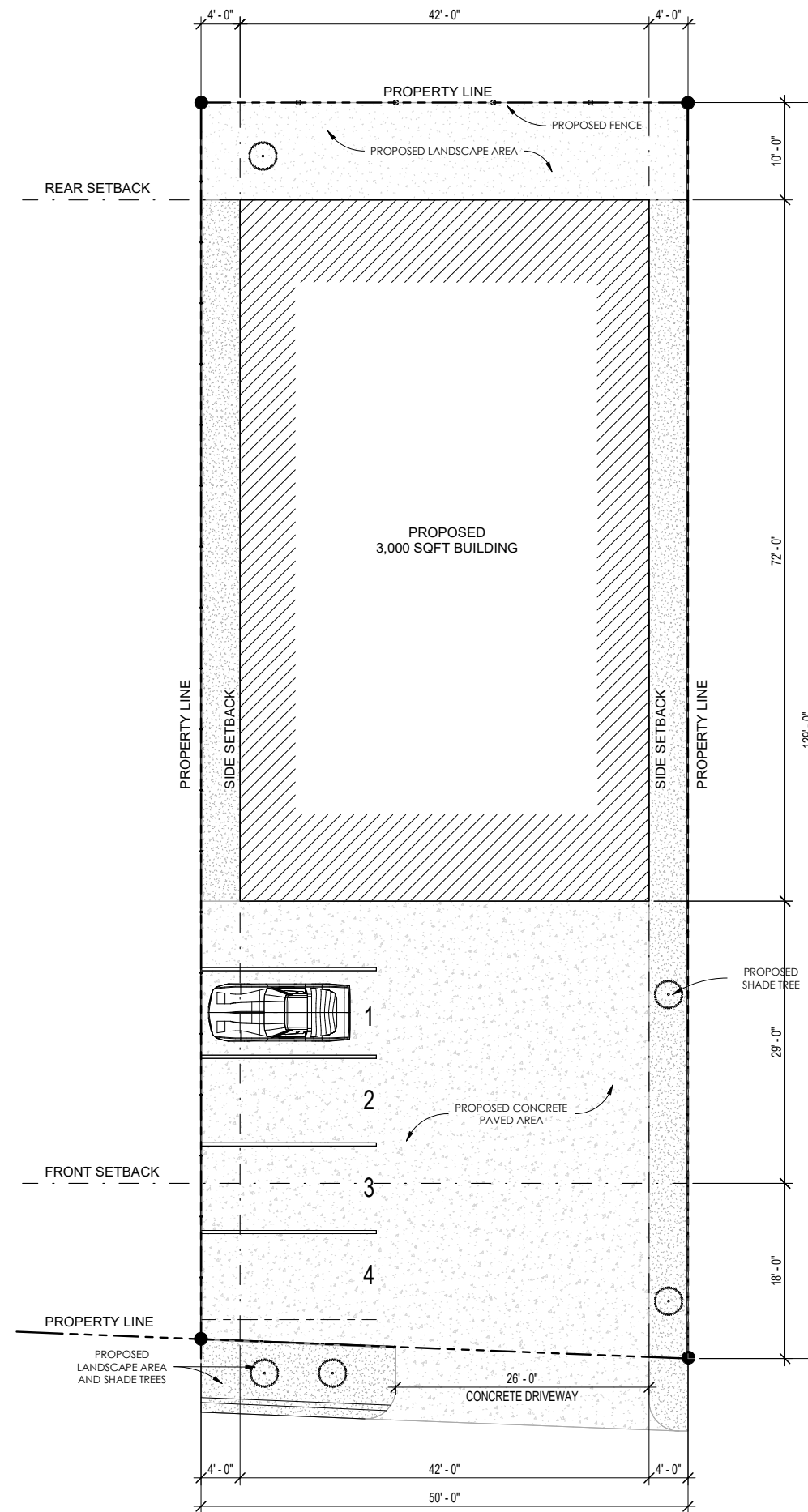
- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
- Subject Property
- 200 ft Radius
- Notified Properties

All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





2 FLOOR PLAN
3/16" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

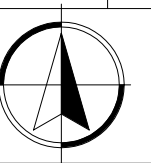


956-445-8020
McALLEN,

PROJECT DESIGNED FOR:
MARIO CANTU
407 E. STATE STREET. PHARR TX

SITE PLAN

2/20/2024 5:01:33 PM



A100



Pharr
Development Services



Site Photo

407 East State Street





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: March 4, 2024

MEETING DATE: March 11, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Jerry Benavides Engineering, representing Aro Coffee, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being 0.413 acres, more or less, out of Lot 1, Block 5, Bagwell Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1220 East Alan Avenue. **COZ#240205**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: Jerry Benavides Engineering, representing Aro Coffee, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct a commercial development.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Single-Family Residential District (R-1) to General Business District (C) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/4/2024
Approved - 3/4/2024
Final Approval - 3/6/2024



MEMORANDUM

DATE: MONDAY, MARCH 11, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being 0.413 acres, more or less, out of Lot 1, Block 5, Bagwell Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1220 East Alan Avenue. COZ#240205

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Jerry Benavides Engineering, representing Aro Coffee, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct a commercial development.

The subject site is located at the southwest corner of East Alan Avenue and North Veterans Boulevard, approximately 0.15 miles south of East Ferguson Avenue and has a physical address of 1220 East Alan Avenue. The property is legally described as being 0.413 acres, more or less, out of Lot 1, Block 5, Bagwell Acres Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Alan Avenue, a 50 ft - 60 ft. local street which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan. The property also fronts North Veterans Boulevard, a 100 ft. minor arterial which runs north and south with a posted speed limit of 30 - 45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the west were zoned Single-Family Residential District (R-1) upon comprehensive zoning on October 19, 1982. The property to the north was rezoned from Single-Family Residential District (R-1) to General Business District (C) on August 21, 2023. The property to the south was rezoned from Single-Family Residential District (R-1) to Office and Professional District (O-P) on September 3, 2002. The city limits lie to the east. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors.

Eleven (11) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on February 23, 2024, and a legal notice was published in the Advance News Journal on February 21, 2024. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **March 18, 2024**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Jerry Benavides Engineering, representing Aro Coffee, LLC.

APPLICANT

Single-Family Residential District (R-1)

CURRENT ZONE

1220 East Alan Avenue

ADDRESS

General Business District (C)

PROPOSED ZONE

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?		X
8 Will a buffer be required?	X	
9 Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS: Approval

Development Services is recommending approval of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II

PREPARED BY

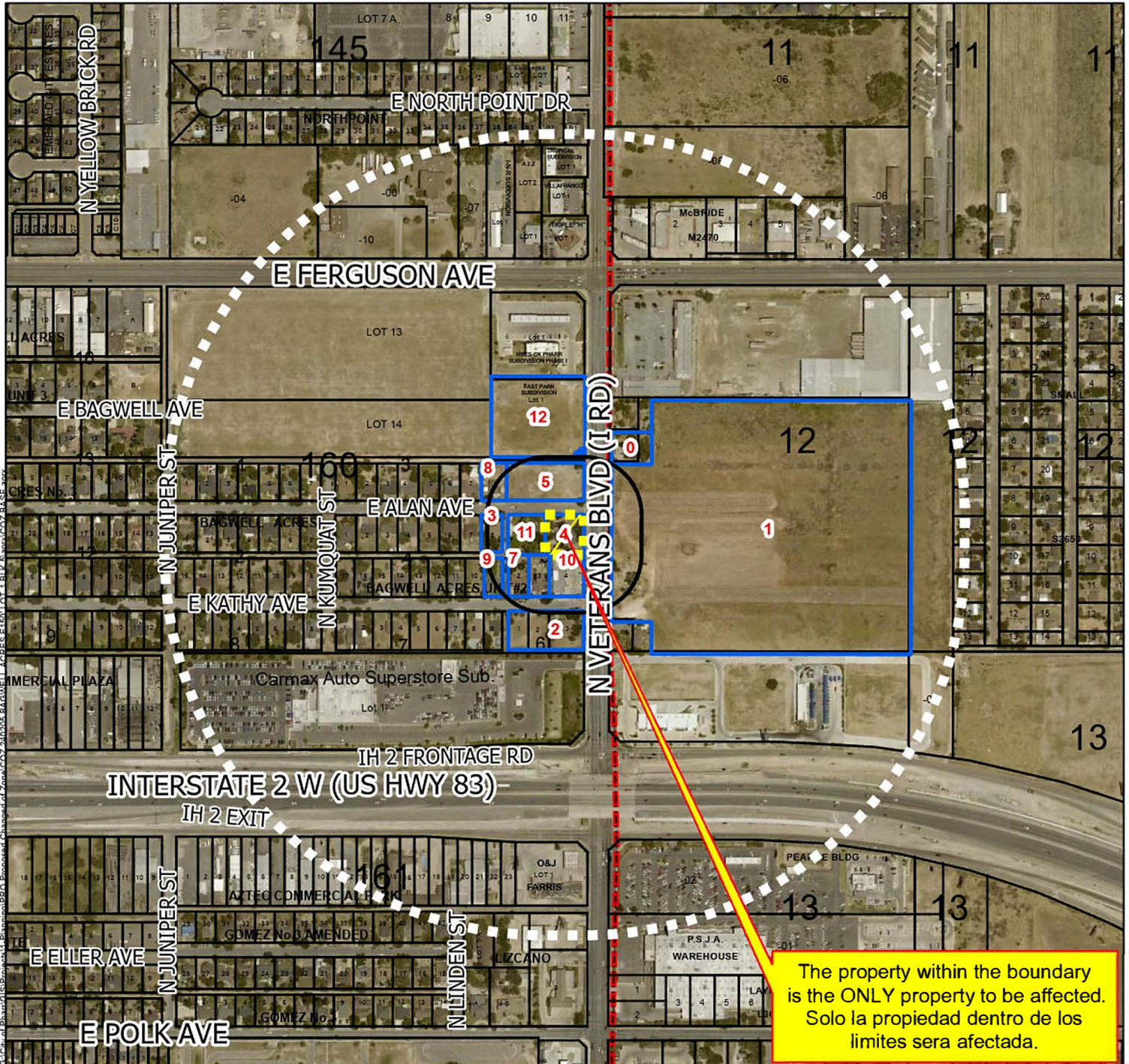
02.26.2024

DATE

Proposed Change of Zone

being 0.413 acres, more or less,
out of Lot 1, Block 5, Bagwell
Acres Subdivision

AERIAL



- Zoning**
- ZONE**
- Agricultural Open Space
 - Single Family
 - Single Family Small Lot
 - Residential Multi-Family
 - Residential Multi-Family High Density
 - Mobile Home
 - Townhouse
 - HUD Code

- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD

- Hidalgo ISD
 - Valley View ISD
 - Planned Unit Development
- Future Land Use**
- FUTURELAND**
- Irrigation
 - Agriculture
 - Single Family Res.
 - Multi-Family Res.

- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
- Subject Property
- 200 ft Radius
- Notified Properties

All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/14/2024

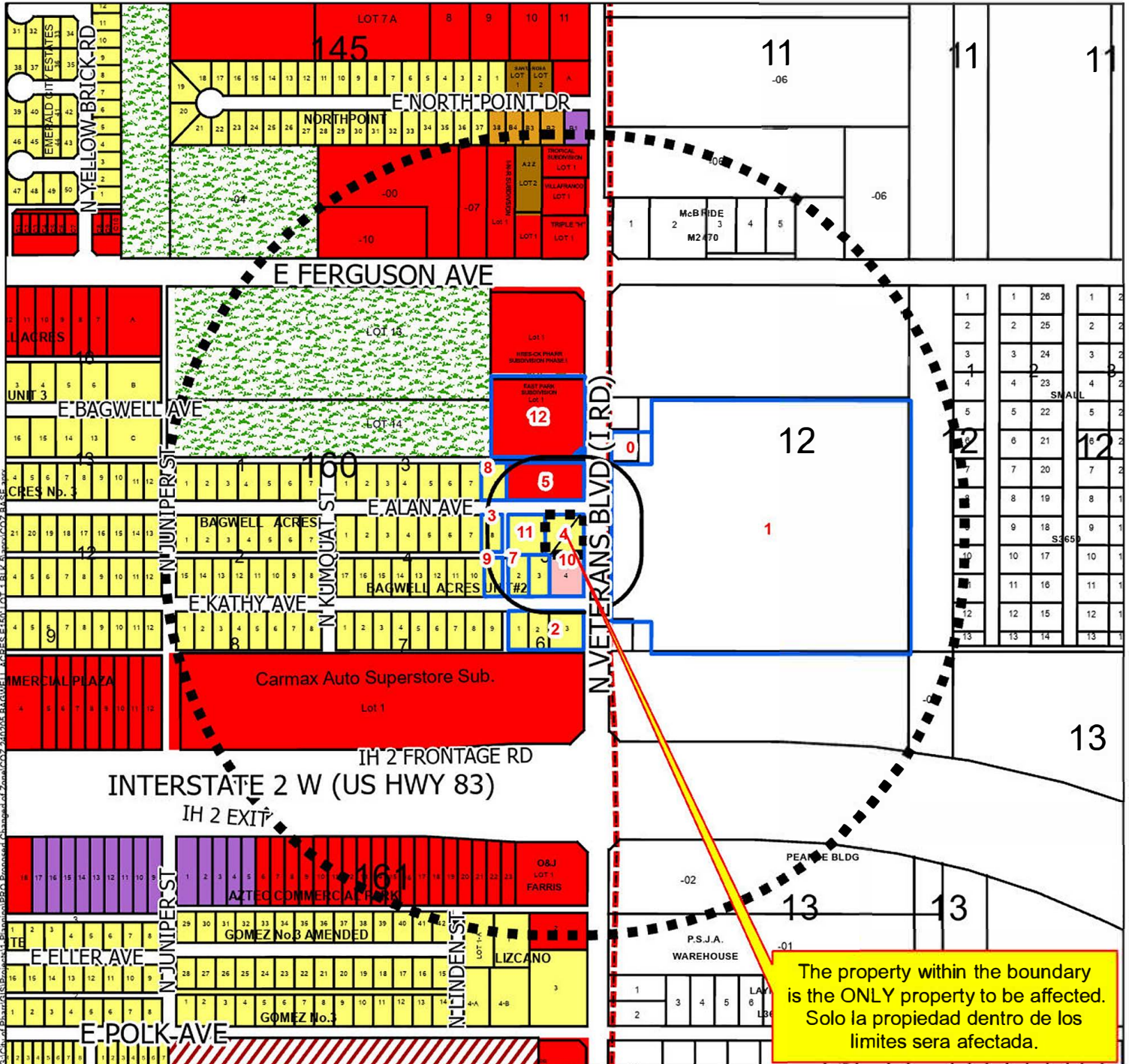
Scale: 1:6,000



Proposed Change of Zone

being 0.413 acres, more or less,
out of Lot 1, Block 5, Bagwell
Acres Subdivision

ZONING



The property within the boundary
is the ONLY property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- General Business
- Business District
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD

Future Land Use

- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
- Subject Property
- 200 ft Radius
- Notified Properties

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:6,000



Date: 2/14/2024

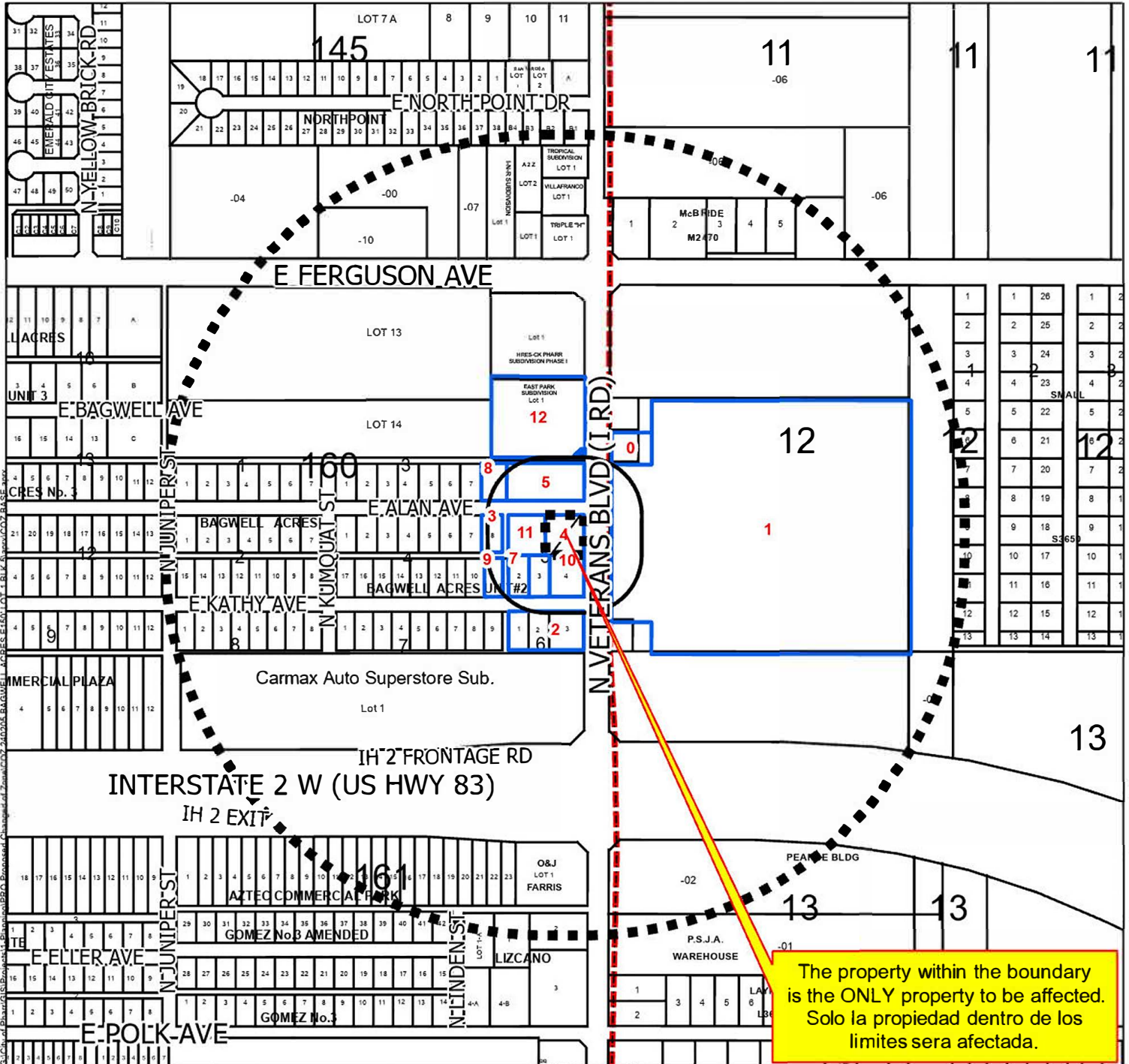
All Information displayed on this map is subject
to verification by field survey or by the agency
responsible for maintaining the information.
This map is intended for general information only.



Proposed Change of Zone

being 0.413 acres, more or less,
out of Lot 1, Block 5, Bagwell
Acres Subdivision

RADIUS



- Zoning**
- ZONE**
- Agricultural Open Space
 - Single Family
 - Single Family Small Lot
 - Residential Multi-Family
 - Residential Multi-Family High Density
 - Mobile Home
 - Townhouse
 - HUD Code

- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD

- Hidalgo ISD
 - Valley View ISD
 - Planned Unit Development
- Future Land Use**
- FUTURELAND**
- Irrigation
 - Agriculture
 - Single Family Res.
 - Multi-Family Res.

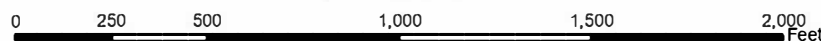
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
- Subject Property
- 200 ft Radius
- Notified Properties

All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:6,000



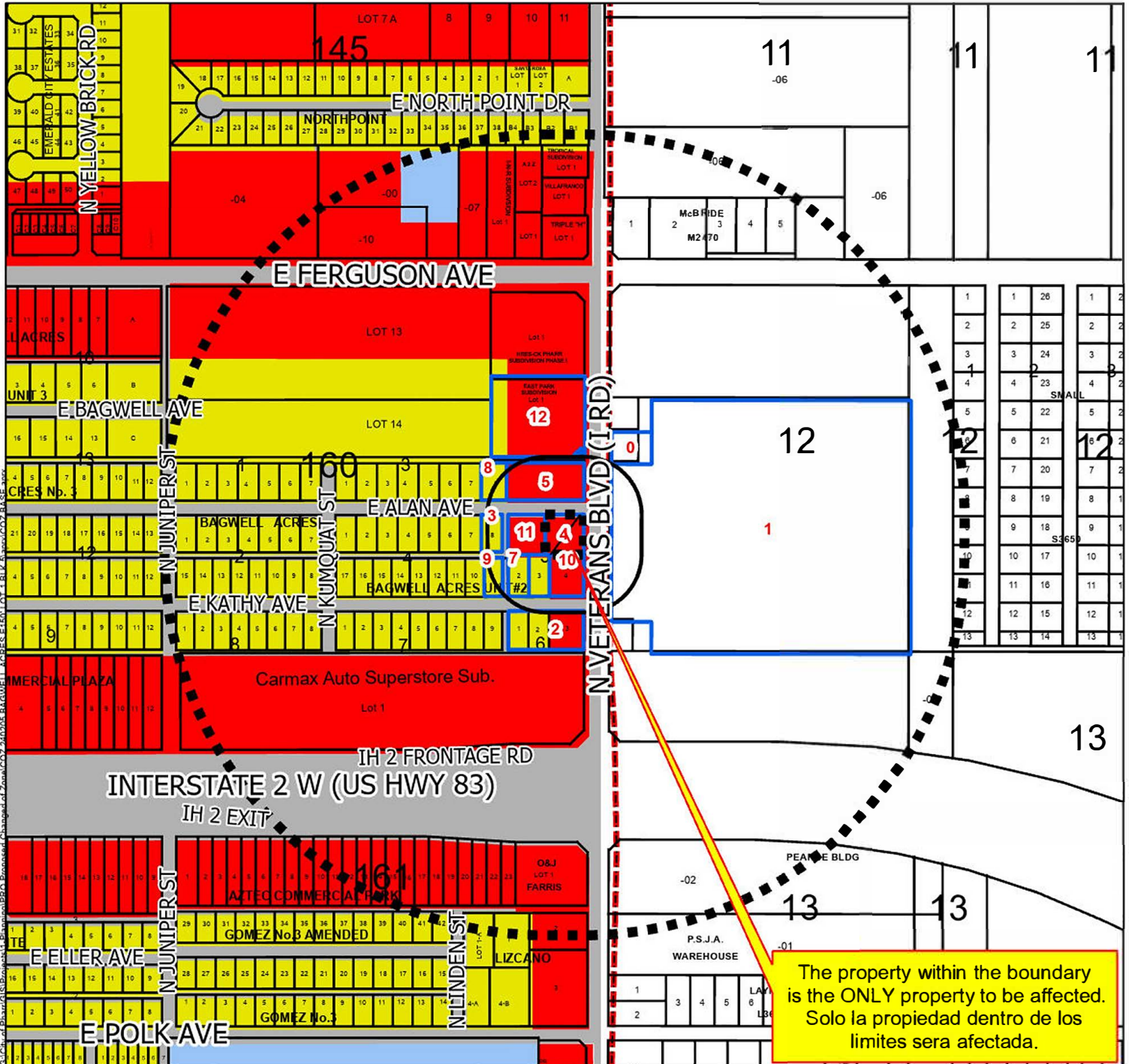
Date: 2/14/2024

Proposed Change of Zone

being 0.413 acres, more or less,
out of Lot 1, Block 5, Bagwell
Acres Subdivision



FUTURE LAND USE



Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- General Business
- Business District
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD

Hidalgo ISD

- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Future Land Use

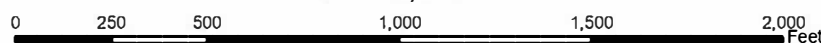
FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
- Subject Property
- 200 ft Radius
- Notified Properties

City of Pharr, Texas
Engineering Department
956.402.4242

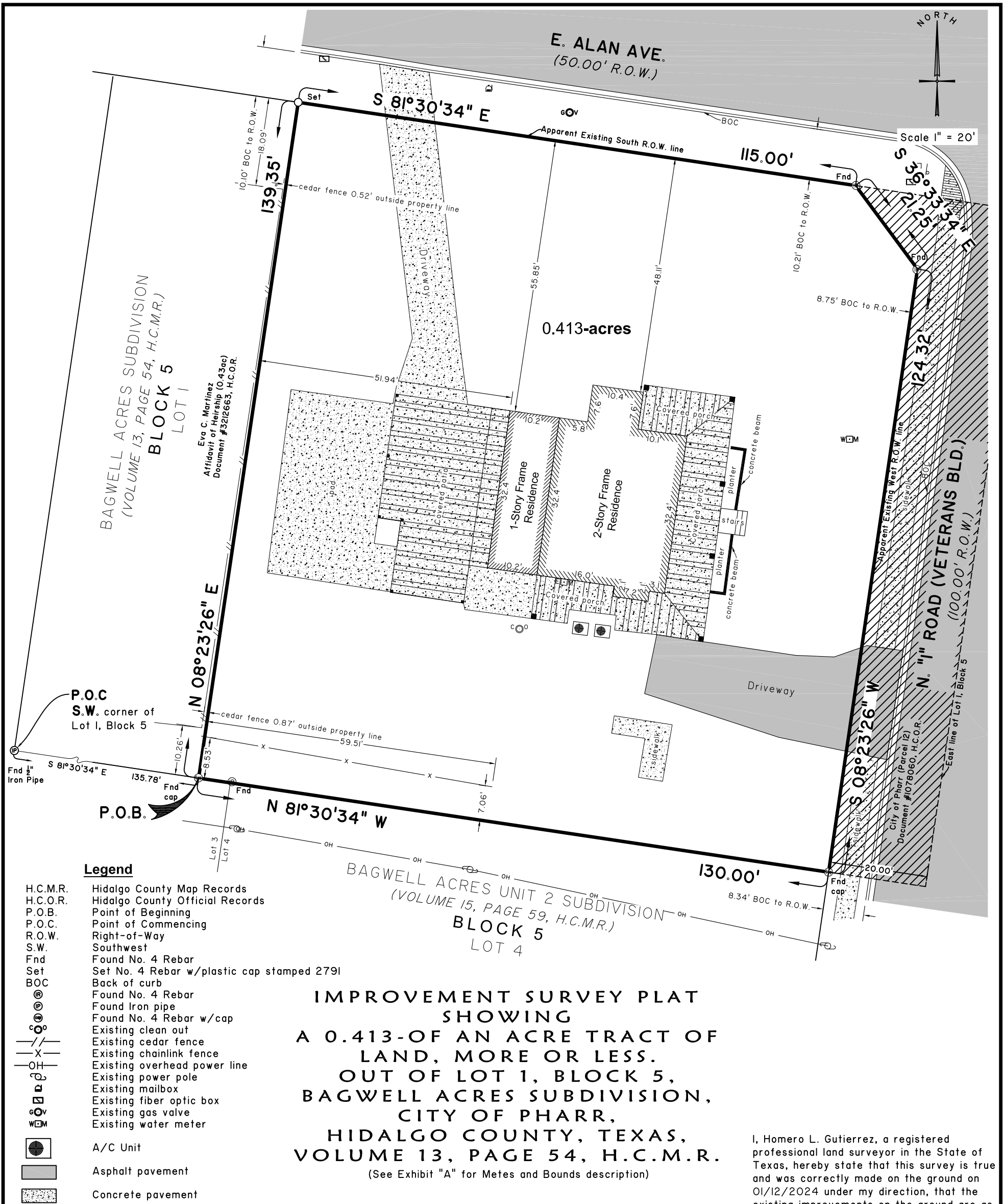
Date: 2/14/2024

Scale: 1:6,000



All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





I, Homero L. Gutierrez, a registered professional land surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on 01/12/2024 under my direction, that the existing improvements on the ground are as shown, and that there are no visible encroachments, protrusions, apparent conflicts and visible easements, except as shown hereon.



Homero Luis Gutierrez
Homero Luis Gutierrez, RPLS No. 2791
Date: 01/14/2024

HOMERO L. GUTIERREZ
P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

DATE: 01/14/2024 JOB No.: HLG24-009



Pharr
Development Services



Site Photo

1220 East Alan Avenue





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: March 4, 2024

MEETING DATE: March 11, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Jerry Benavides Engineering, representing RCDS Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being Lot 8, Monarch Business Park Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1250 East Zaragosa Drive. **COZ#240206**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: Jerry Benavides Engineering, representing RCDS Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) in order to develop and construct an office, warehouse and parking facility.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Limited Industrial District (L-I) to Heavy Industrial District (H-I) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/4/2024
Approved - 3/5/2024
Final Approval - 3/6/2024



MEMORANDUM

DATE: MONDAY, MARCH 11, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being Lot 8, Monarch Business Park Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1250 East Zaragosa Drive. COZ#240206

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Jerry Benavides Engineering, representing RCDS Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) in order to develop and construct a parking facility.

The subject site is located at the southwest corner of East Zaragoza Drive and South Juniper Street and has a physical address of 1250 East Zaragoza Drive. The property is legally described as being Lot 8, Monarch Business Park Phase I Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Zaragoza Drive, a 50 ft - 60 ft. local street which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan. The property fronts South Juniper Street, a 50 ft - 60 ft. local street which runs north and south with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property and the properties to the west, east, north, and south were zoned from Heavy Commercial District (H-C) to Limited Industrial District (L-I) on December 16, 2014. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

The Heavy Industrial District (H-I) is established to provide adequate space and site diversification. The area requirements in this district are minimal and will allow both large and small industrial uses either on separate small lots or as part of a park. Some screening is required, but because of the potential for hazardous or possibly blighting uses, this district should not be located close to residential areas of any type. Areas should not be zoned to this usage unless they are located on or close to arterials capable of carrying commercial and truck traffic.

Seven (7) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on February 23, 2024, and a legal notice was published in the Advance News Journal on February 21, 2024. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **March 18, 2024**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Jerry Benavides Engineering, representing RCDS Investments, LLC.

APPLICANT

Limited Industrial District (L-I)

CURRENT ZONE

1250 E Zaragosa Drive

ADDRESS

Heavy Industrial District (H-I)

PROPOSED ZONE

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?		X
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?		X
8 Will a buffer be required?		X
9 Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone from Limited Industrial District (L-I)
to Heavy Industrial District (H-I) as the property complies with the future land use plan, meets area requirements,
and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved,
the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II

PREPARED BY

02.26.2024

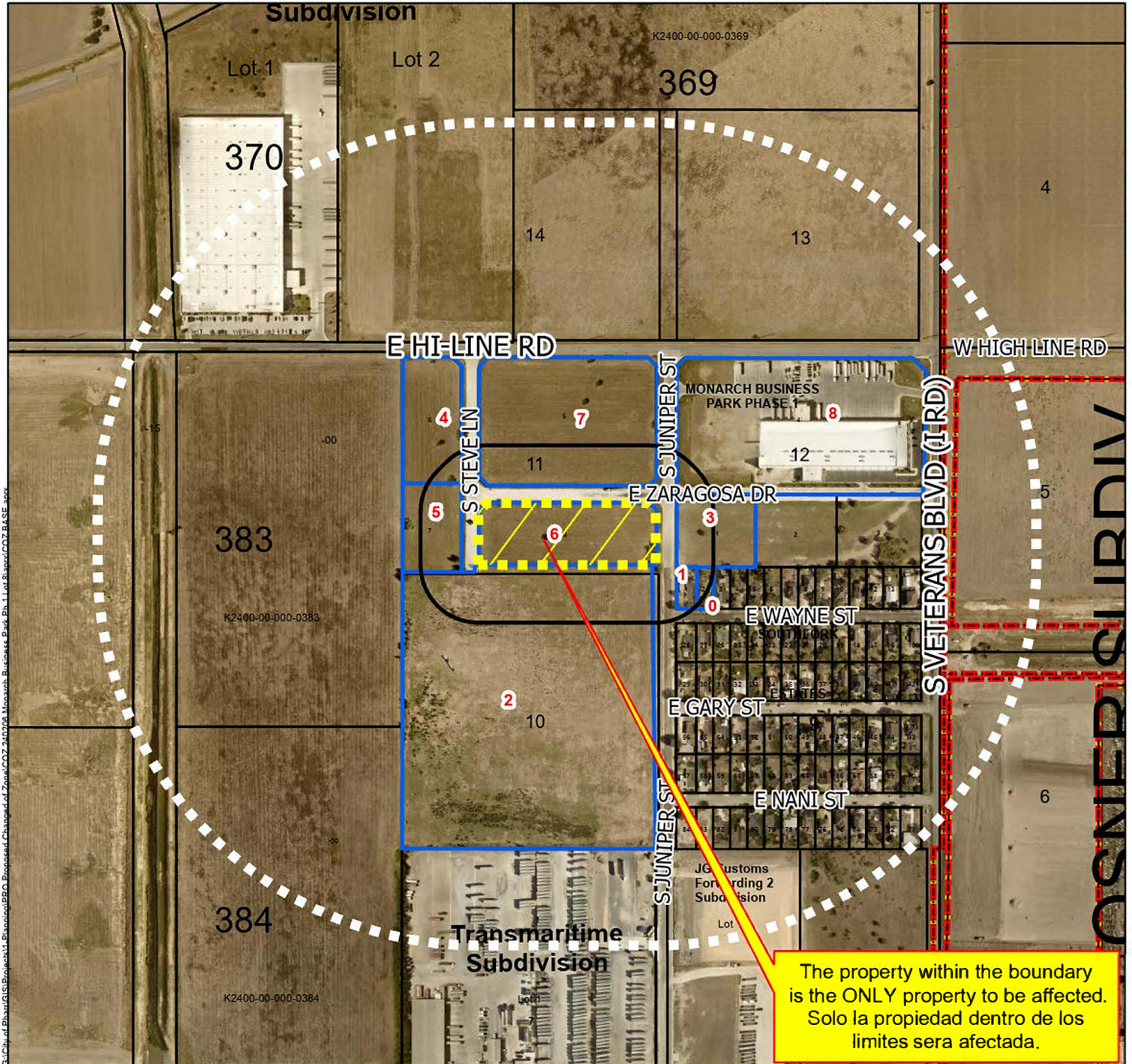
DATE

Proposed Change of Zone

Lot 8, Monarch Business Park
Phase I Subdivision



AERIAL



Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD

- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Future Land Use

FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.

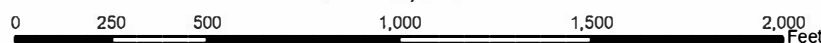
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Subject Property
- Quarter Mile Radius
- 200 ft Radius
- Notified Properties

All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

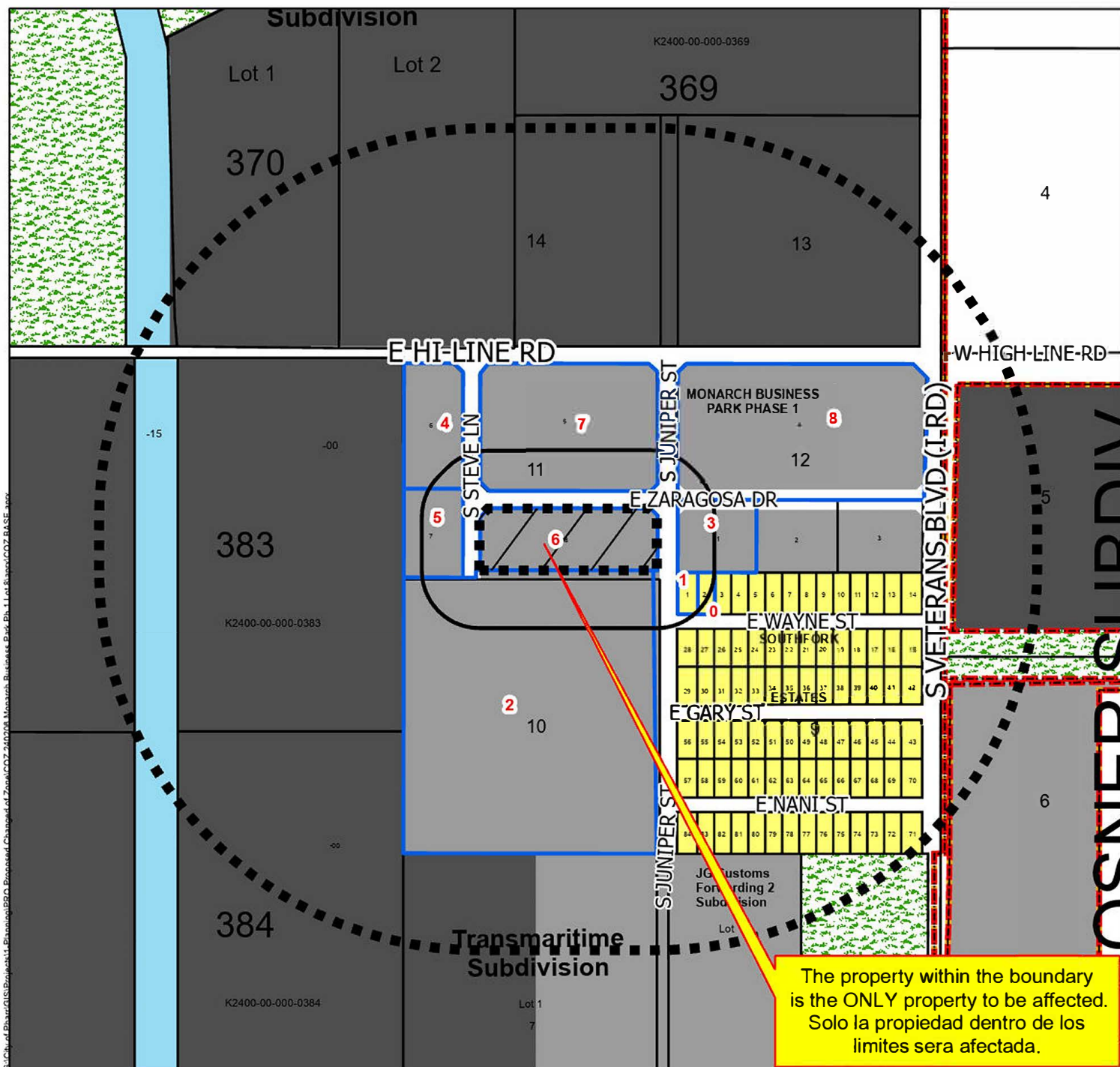
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/14/2024

Scale: 1:6,000



ZONING



Zoning

ZONE

-  Agricultural Open Space
-  Single Family
-  Single Family Small Lot
-  Residential Multi-Family
-  Residential Multi-Family High Density
-  Mobile Home
-  Townhouse
-  HUD Code

-  Rail Road R.O.W
-  Government Owned
-  General Business
-  Business District
-  Drainage Easement
-  Heavy Commercial
-  Heavy Industrial
-  Limited Industrial
-  Neighborhood Commercial
-  Office Professional
-  PSJA ISD

-  Hidalgo ISD
 Valley View ISD
 Planned Unit Development

Future Land Use

- FUTURELAND**
- Irrigation
 - Agriculture
 - Single Family Res.
 - Multi-Family Res.

-  Manufactured Homes
-  Industrial
-  Commercial
-  Public/Semi Public
-  ROW
-  Parks
-  Subject Property
-  Quarter Mile Radius
-  200 ft Radius
-  Notified Properties

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/14/2024

Scale: 1:6.000

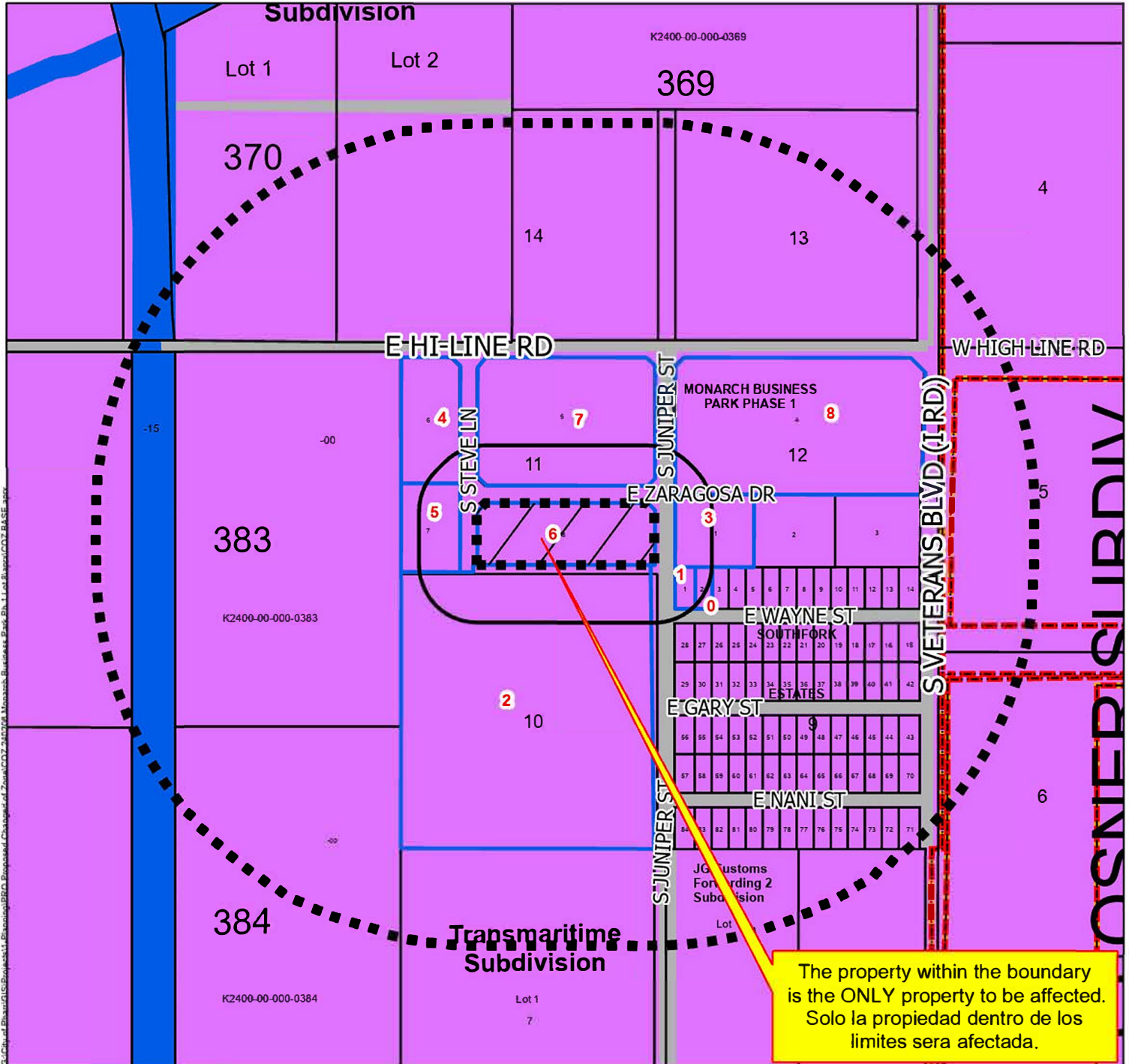


Proposed Change of Zone

Lot 8, Monarch Business Park
Phase I Subdivision



FUTURE LAND USE



Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Subject Property
- Quarter Mile Radius
- 200 ft Radius
- Notified Properties

Future Land Use

FUTURELAND

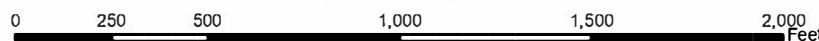
- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.

All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/14/2024

Scale: 1:6,000





Pharr
Development Services



Site Photo

1250 E Zaragosa Drive

