

**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

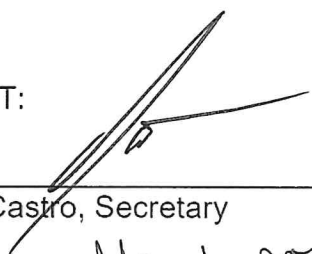
There being no further business, Board Member Charlie Ramirez moved to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:09 p.m.

PLANNING & ZONING COMMISSION



Rafael Munguia, Vice Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: March 25, 2024