

MINUTES
PLANNING & ZONING COMMISSION

City Commissioner's Room
118 S. Cage Blvd. March 25, 2024 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, March 25, 2024 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Andy Castro
Charlie Ramirez
Ruben Luna
Mercedes Guillen

ABSENT: Rafael Munguia
Jonathan Larraga
Romeo Robles

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

ITEM A. CALL TO ORDER

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

Chairman Danny Wylie called the meeting to order at 6:09 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

Chairman Danny Wylie asked if anyone signed up to speak.

Nancy Hernandez, Secretary, stated there were two individuals who signed up to speak, Eduardo Anaya and Alma Cortez.

Eduardo Anaya, surrounding property owner, spoke on agenda item D.5. He stated he was joined with other surrounding property owners who were also against the change of zone request and voiced his concern with the heavy commercial traffic that would occur on the road due to the tractor trailers using the street. However, he would be in support of other commercial developments such as restaurants or offices.

Alma Cortez, surrounding property owner, spoke on agenda item D.5 and voiced her concern regarding current issues with exiting onto her roadway as there were cars and trailers that occupy Anaya Road. She expressed her concern with trailers colliding with her car when attempting to approach the roadway.

There being no other public comments, public testimony was closed.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR FEBRUARY 26, 2024

Chairman Danny Wylie 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) DIANA L. BOJORQUEZ DE ROBLES, DBA THE FORUM BY REGENCY, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.08 ACRES, MORE OR LESS, OUT OF LOTS 12 AND 13, MACO BUSINESS CENTER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 213 EAST FERGUSON AVENUE, SUITE D. CUP#240203

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C) and went over the property's legal description and physical address. She stated the adjacent zoning was General Business District (C) to the south, the properties to the east and west were zoned Heavy Commercial District (H-C) and the property to the north was zoned Single-Family Residential-Small Lot District (R-1A). She further stated the area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated Police, Fire, Health, Code and Development Services recommended approval of the Conditional Use Permit and reported thirty-one (31) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on March 8, 2024, and a legal notice was published in the Advance News Journal on March 6, 2024. She stated staff received no response to the letter or legal notice.

Joanna Villarreal, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C) and applicant shall comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if there were any comments from the applicant. Joanna Villarreal, Planner I, reported there were no comments.

There being no discussion, Board Member Andy Castro **moved** to approve. Board Member Mercedes Guillen seconded the motion and when put to vote, it carried unanimously.

- 2) 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**

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a change of zone from Single-Family Residential District (R-1) to General Business District (C) to construct an office. Ms. Villarreal went over the property's legal description and physical address and stated the property was located on the north side of East State Street, approximately 80 feet east of North Cypress Street. Ms. Villarreal further stated 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.

Joanna Villarreal, Planner I, stated the property and 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. She reported there have been no other rezoning requests within the general vicinity of the subject property since that time. She stated the property was generally designated for Industrial use in the Land Use Plan. However, the area was transitioning to commercial uses, with some remaining residences along East State Avenue.

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

Joanna Villarreal, Planner I, further reported seventeen (17) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on March 12, 2024, and a legal notice was published in the Advance News Journal March 13, 2024. She stated staff received no response to the letters or legal notice.

Lastly, Joanna Villarreal, Planner I, stated staff recommended denial due to the property not meeting the minimum lot area requirements for General Business District (C). Alternatively, staff recommended Office and Professional District (OP) as the property had adequate ingress and egress. She further stated the proposed use would be compatible with the development trends in the area and if approved, the owner must comply with all City Ordinances and City Department requirements.

Mario Cantu, applicant and owner, approached the podium and stated when he purchased the lot it was in bad shape. Chairman Danny Wylie asked him if he agreed to staff's recommendations, he replied that he did agree.

Mario Cantu further stated his intent was to build a small office for his business and residential would not be adequate since there was a paint body shop next to it and a furniture store across from his location.

Board member Charlie Ramirez recommended to give the owner what he was requesting and asked applicant what he would store in this office. Mario Cantu stated he would store Fiber optic cable, connectors, and PVC pipes. Member Charlie Ramirez stated the main concern was if he would be storing a vehicle. Mr. Cantu stated mainly he would be working out of town, and he would be the only one in the building.

At this time, Board member Charlie Ramirez stated they would deviate from the agenda and go into executive session. There was no objection.

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

The time being 6:25 p.m., Chairman Danny Wylie, stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

ITEM H. RECONVENE:

The time being 6:42 p.m. Chairman Danny Wylie, stated the commission would be resuming the open meeting.

ITEM D. PUBLIC HEARING

- 2) **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 SREET. COZ#240207**

Chairman Danny Wylie re-introduced the item.

Andy Castro moved to deny the Change of Zone from Single-Family Residential District (R-1) to General Business District (C) but moved to approve the Change of Zone from Single-Family Residential District (R-1) to Office and Professional District (OP) to develop and construct an office. Board Member Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

- 3) **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**

Laura Fonseca, Planner II, introduced the item and stated applicant was requesting a change of zone from Single-Family Residential District (R-1) to General Business District (C) to construct a commercial development. Ms. Fonseca went over the property's legal description and physical address and stated 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. She also stated 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.

Laura Fonseca, Planner II, further stated the property to the west was zoned Single-Family Residential District (R-1) upon comprehensive zoning on October 19, 1982 and the property to the north was rezoned from Single-Family Residential District (R-1) to General Business District (C) on August 21, 2023. She also stated 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 and city limits to the east. She further reported there have been other rezoning requests within the general vicinity of the subject property since that time. She stated the property was generally designated for commercial use in the Land Use Plan.

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

Laura Fonseca, Planner II, further reported eleven (11) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on March 12, 2024, and a legal notice was published in the Advance News Journal March 13, 2024. She stated staff received one response to the letters or legal notice for information only.

Lastly, Laura Fonseca, Planner II, further stated staff recommended approval of the request to rezone 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 had adequate ingress and egress. The proposed use will be compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if there were any comments from the applicant. Mr. Jerry Benavides, applicant, approached the podium and reported he was available for additional questions if the board had any.

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

- 4) 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**

Laura Fonseca, Planner II, introduced the item and stated applicant was requesting a change of zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) to develop and construct an office, a warehouse and parking facility. Ms. Fonseca went over the property's legal description and physical address and stated the property fronts East Zaragosa 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. She stated the property also fronts South Juniper Street, a 50 ft -60 ft local street 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.

Laura Fonseca, Planner II, further stated the properties to the west, east, north, and south were zoned from Heavy Commercial District (H-C) to Limited Industrial District (L-I) on Dec 16, 2024. She reported there have been no other rezoning requests within the general vicinity of the subject property since that time and the property was generally designated for Industrial use in the Land Use Plan.

Laura Fonseca, Planner II, explained Heavy Industrial District (H-I) was established to provide adequate space and site diversification. The area requirements in this district were minimal and would allow both large and small industrial uses either on separate small lots or as part of a park. She added some screening was 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. The areas should not be zoned to this usage unless they were located on or close to arterials capable of carrying commercial and truck traffic.

Laura Fonseca, Planner II, further reported seven (7) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on March 12, 2024, and a legal notice was published in the Advance News Journal March 13, 2024. She stated staff received one response to the letters or legal notice.

Lastly, Laura Fonseca, Planner II, further stated staff recommended approval of the request to re-zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) as the property complied with the future land use plan, met area requirements, and had adequate ingress and egress. The proposed use would be compatible with the development trends in the area and if approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if there were any comments from the applicant. Laura Fonseca, Planner II, reported there were no comments.

There being no discussion, Board Member Charlie Ramirez moved to approve. Board Member Andy Castro seconded the motion and when put to vote, it carried unanimously.

- 5) **JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.52 ACRES, MORE OR LESS, OUT OF LOT 356 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8901 SOUTH CAGE BOULEVARD. COZ#240208**

Laura Fonseca, Planner II, introduced the item and recommended it be tabled until the next Planning and Zoning Meeting.

Board Member Charlie Ramirez **moved** to table the item. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 6) **JORGE PENA ARCHITECTS, LLC., REPRESENTING, LUIS BIASI, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.17 ACRES, MORE OR LESS, OUT OF LOT 356 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8901 SOUTH CAGE BOULEVARD. COZ#240209**

Laura Fonseca, Planner II, introduced the item and recommended it be tabled until the next Planning and Zoning Meeting.

Board Member Charlie Ramirez **moved** to table the item. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 7) **JORGE PENA ARCHITECTS, LLC., REPRESENTING, LUIS BIASI, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.13 ACRES, MORE OR LESS, OUT OF LOT 356 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8911 SOUTH CAGE BOULEVARD. COZ#240210**

Laura Fonseca, Planner II, introduced the item and recommended it be tabled until the next Planning and Zoning Meeting.

Board Member Charlie Ramirez **moved** to table the item. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 8) **JORGE PENA ARCHITECTS, LLC., REPRESENTING, LUIS BIASI, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.82 ACRES, MORE OR LESS, OUT OF LOT 356 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8907 SOUTH CAGE BOULEVARD. COZ#240211**

Laura Fonseca, Planner II, introduced the item and recommended it be tabled until the next Planning and Zoning Meeting.

Board Member Charlie Ramirez **moved** to table the item. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 9) **JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.82 ACRES, MORE OR LESS, OUT OF LOT 356 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8915 SOUTH CAGE BOULEVARD. COZ#240212**

Laura Fonseca, Planner II, introduced the item and recommended it be tabled until the next Planning and Zoning Meeting.

Board Member Charlie Ramirez **moved** to table the item. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLATS:

- 1) **B.I.G. ENGINEERING, REPRESENTING ARMANDO ALONZO, PRESIDENT OF EMX DESIGN, LLC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED MONARCH ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 3.69 ACRE TRACT OF LAND, OUT OF LOT 192, KELLY-PHARR SUBDIVISION. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF EAST SAM HOUSTON AVENUE. SUB#140922**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 900 Block of East Sam Houston Avenue and was currently zoned Residential Townhouse District (R-TH) and the adjacent zones were Single-family Residential District (R-1) to the north, south and east and Agricultural and/or Open Space District (A-O) to the West. He further stated the property was designated for single family residential use in the Land Use Plan.

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

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

- 2) **BROWNSTONE CONSULTANTS, REPRESENTING RHEA NANETTE MORA, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED SAN DIEGO CROSSING SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 10.854 ACRE TRACT OF LAND OUT OF THE SOUTH ½ OF THE SOUTH ½ OF LOT 6, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 2200 BLOCK OF NORTH JACKSON ROAD. SUB#220724**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 2200 Block of North Jackson Road and was currently zoned Residential Multi-Family District (R-MF). The adjacent zones were General Business District (C) and Limited Industrial District (L-I) and Residential Multi-Family High Density District (R-MFHD) to the north, Residential Mobile Home District (R-MH) to the east, Agricultural and/or Open Space District (A-O) to the south and city limits to the west. Mr. Martinez further stated the property was designated for single family residential, multi-family residential and commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed San Diego Crossing Subdivision, subject to the conditions noted in the packet.

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

- 3) **FULCRUM CONSULTING SERVICES, REPRESENTING ZEPPELIN TEXAS LLC AND DELTA PROPERTIES LLP., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED DEKAL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 77.405 ACRE TRACT OF LAND OUT LOTS 382 And 385, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF E. MILITARY HIGHWAY.SUB#210827**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 400 Block of E. Military Highway and was currently zoned Heavy Industrial District (H-I). The adjacent zones were Agricultural and/or Open Space District (A-O) to the north and west, and Limited Industrial District (L-I) to the south and Heavy Industrial District (H-I) to the east. Mr. Martinez 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 Dekal Subdivision, subject to the conditions noted in the packet.

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

- 4) MELDEN & HUNT INC., REPRESENTING MICHAEL BIRD, MANAGING MEMBER FOR SOUTHWIND GARDENS, LLC., REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED SOUTHWIND GARDENS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 13.125 ACRES BEING OUT OF LOT 5, BLOCK 7, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 1800 BLOCK OF WEST RIDGE ROAD.SUB#230515**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1800 Block of West Ridge Road and was currently zoned General Business District (C). The adjacent zones were General Business District (C) to the north, south and west, and Agricultural Open Space District (A-O) to the east. Mr. Martinez further stated the property was designated for commercial use in the Land Use Plan.

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

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

- 5) MELDEN & HUNT INC., REPRESENTING WILLIAM R. STEELE, PRESIDENT FORCHILDREN'S HAVEN INTERNATIONAL INC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED PHARR BESS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.376 ACRE TRACT OF LAND BEING OUT OF CHILDREN'S HAVEN SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 400 EAST MINNESOTA ROAD.SUB#230415**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 400 East Minnesota Road and was currently zoned Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O). The adjacent zones were Single Family Residential District (R-1) to the north and east, and Limited Industrial district (L-I) to the north, west and south. Mr. Martinez further stated the property was designated for single family residential use in the Land Use Plan.

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

There being no discussion, Board Member Andy Castro **moved** to approve the request for final plat approval of the proposed Pharr Bess Subdivision. Board Member Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

- 6) **MELDEN & HUNT INC., REPRESENTING KEVIN MATTSON, MANAGER FOR RS PHARR, LLC., TEXAS LIMITED LIABILITY, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED SIOUX REP SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.826 ACRES BEING 1.853 ACRES OUT OF LOT 140, KELLY-PHARR SUBDIVISION AND 0.973 OF ONE ACRE OUT OF LOT 1, SILVER SPUR SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 2700 BLOCK OF NORTH IH 69C. SUB#211037**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 2700 Block of North IH 69C and was currently zoned General Business District (C). The adjacent zones were General Business District (C) to the north, south, east and west. Mr. Martinez further stated the property was designated for commercial use in the Land Use Plan.

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

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

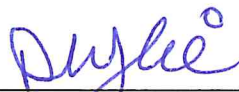
ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None

ITEM I. ADJOURNMENT

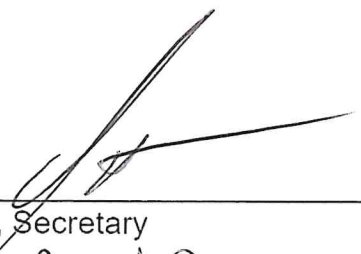
There being no further business, Board Member Andy Castro **moved** to adjourn. Board Member Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 7:04 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: April 8, 2024