

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 22, 2024 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 22, 2024 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Rafael Munguia
Charlie Ramirez
Jonathan Larraga
Mercedes Guillen

ABSENT: Andy Castro
Ruben Luna

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Juan Vasquez, Development Assistance Specialist
Eddie Martinez, Planner III
Laura Fonseca, Planner II
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 6:00 p.m. Roll call established a quorum.

Board Member Charlie Ramirez moved to excuse the absent members. Board Member Rafael Munguia 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 was no one who signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR APRIL 8, 2024- REGULAR MEETING

Chairman Danny Wylie introduced the item.

Board Member Jonathan Larraga moved to approve the minutes as submitted. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **ALDO MARQUEZ, DBA MULA CANTINITA 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. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.070 ACRES, MORE OR LESS, OUT OF LOT A, MEDICAL RIDGE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1401 SOUTH JACKSON ROAD, SUITES 7 & 8. CUP#240305**

Laura Fonseca, Planner II, 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 General Business District (C). She went over the property's legal description and physical address and stated the adjacent zoning was Residential Multi-Family High Density District (R-MFHD) to the east and city limits lie to the west. She further stated the area was generally designated for commercial use in the Land Use Plan.

Laura Fonseca, Planner II, briefly stated Police, Fire, Health, Code and Development Services recommended approval of the Conditional Use Permit and reported thirteen (13) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on April 5, 2024, and a legal notice was published in the Advance News Journal on April 3, 2024. She stated staff received no response to the letter or legal notice.

Laura Fonseca, Planner II, 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 General Business District (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. Laura Fonseca, Planner II, reported there were no comments.

There being no discussion, Board Member Jonathan Larraga moved to approve. Board Member Rafael Munguia seconded the motion and when put to vote, it carried unanimously.

E. PLATS:

- 1) SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING HECTOR M. GUTIERREZ, PRESIDENT OF GUTIERREZ MANAGEMENT SERVICES L.C., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ALAN ACRE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.02 ACRE TRACT OF LAND OUT OF Lot 14 and 15, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF NORTH VETERANS BOULEVARD. SUB#230821**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1300 Block of North Veterans Boulevard and stated the property was currently zoned General Business District (C) and the adjacent zones were General Business District (C) to the north, and Single-Family Residential District (R-1) to south and west and city limits 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 preliminary plat approval of the proposed Alan Acre Subdivision, subject to the conditions noted in the packet.

There being no discussion, Board Member Jonathan Larraga **moved** to approve the request for preliminary plat approval of the proposed Alan Acre Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) GARZA-GARZA CONSULTING ENGINEERS, REPRESENTING ARMANDO GUERRERO CHAPA, PRESIDENT OF BLACK DIAMOND SERVICES, LLC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED BLACK DIAMOND SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 3.91 ACRE TRACT OF LAND OUT OF LOT 237, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2800 BLOCK OF SOUTH CAGE BOULEVARD. SUB#231131**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 2800 Block of South Cage Boulevard and was currently zoned Planned Unit Development District (PUD). He stated the adjacent zones were Planned Unit Development District (PUD) to the north, south and east, Agricultural and/or Open Space District (A-O), General Business District (C), Residential Townhouse District (R-TH) and Residential Multi-Family District (R-MF) to the west. Mr. Martinez further stated the property was designated for commercial use in the Land Use Plan.

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

There being no discussion, Board Member Jonathan Larraga **moved** to approve the request for preliminary plat approval of the proposed Black Diamond Subdivision. Board Member Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

- 3) **MELDEN AND HUNT INC., REPRESENTING MARCUS FORTHUBER, PRESIDENT, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 139.719 ACRES OUT OF LOTS 10,11, 16 AND 17, BLOCK 6, OUT OF LOTS 12 THRU 15, BLOCK 5, ALL OF LOTS 11 THROUGH 30, BLOCK 12, ALL OF LOTS 26 AND 31, BLOCK 11, SAN JUAN PLANTATION SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF SOUTH SAN JUAN ROAD AND WEST LAS MILPAS ROAD, WITHIN THE CITY OF PHARR, EXTRATERRITORIAL JURISDICTION (ETJ). SUB#240204**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located at the southeast corner of south San Juan Road and west Las Milpas Road, within the City of Pharr extraterritorial Jurisdiction (ETJ) and the adjacent properties to the north, south, east, and west were located within the City of Pharr Extraterritorial Jurisdiction (ETJ). Mr. Martinez further stated the property was designated for industrial, commercial, multi-family residential and single-family residential uses in the Land Use Plan.

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

There being no discussion, Board Member Jonathan Larraga **moved** to approve the request for preliminary plat approval of the proposed Pharr International Industrial Park Subdivision. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

There were no announcements.

ITEM G. CLOSED SESSION

None.

ITEM I. ADJOURMENT:

There being no further business, Board Member Charlie Ramirez moved to adjourn. Board Member Jonathan Larraga seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:11 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Rafael Munguia, Vice Secretary

APPROVED: May 13, 2024