

PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 12, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 12, 2024 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Charlie Ramirez
Andy Castro
Ruben Luna
Mercedes Guillen
Jonathan Larraga
Romeo Cantu Jr.

MEMBERS ABSENT: Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez, City Attorney
David Friedlein, Assistant City Manager
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Nancy Hernandez, Administrative Assistant

ITEM A. CALL TO ORDER

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

Danny Wylie, Chairman, called the meeting to order at 4:00 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR JULY 22, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

HIDALGO COUNTY, TEXAS.THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF WEST GREG DRIVE. SUB#210723

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1200 Block of West Greg Drive. The property was currently zoned Single Family Residential District (R-1). He stated the adjacent zones are Single Family Residential District (R-1) to the north, south, east and west. He 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 Burgos Subdivision, subject to the conditions noted in the packet.

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

- 2) PAPE-DAWSON ENGINEERS, REPRESENTING CARLOS CANALES, GENERAL PARTNER FOR PHARR BRIDGE INVESTMENT COMPANY, L.P., REQUESTED PRELIMINARY PLAT APPROVAL OF THE PROPOSED LOVE'S TRAVEL STOP PHARR TEXAS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 20.380 ACRE TRACT, MORE OR LESS, BEING A PORTION OF LOTS 5 & 6, BLOCK 13, A.J. MCCOLL SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS.THE PROPERTY IS LOCATED WITHIN THE 1500 BLOCK OF WEST MILITARY HIGHWAY. SUB#240411**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1500 Block of West Military Highway. The property was currently zoned Limited Industrial District (L-I). He stated the adjacent zones are Limited Industrial District (L-I) to the north, Agricultural and/or Open Space District (A-O) to the east. General Business District (C) and Limited Industrial District to the south and west. He stated the property was designated for Industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Love's Travel Stop Pharr Texas Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Andy Castro moved to approve the request for Preliminary plat approval of the proposed Love's Travel Stop Pharr Texas Subdivision. Board Member Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 3) RIO DELTA ENGINEERING, REPRESENTING TOMAS F. PHILLIPS, OWNER, REQUESTED PRELIMINARY PLAT APPROVAL OF THE PROPOSED**

There being no further discussion, Board Member Rafael Munguia **moved** to approve the request for final plat approval of the proposed P.V. Subdivision. Board Member Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

ITEM G. CLOSED SESSION

None

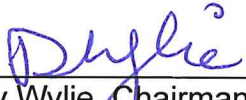
ITEM H. RECONVENE

None

ITEM I. ADJOURMENT:

There being no further business, Board Member Andy Castro **moved** to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:13 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: _____