



**TAKE NOTICE THAT A REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, SEPTEMBER 23, 2024**

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. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

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 September 9, 2024 - Regular Called Meeting

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) City of Pharr, for the betterment of the city, 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 Single-Family Residential District (R-1). The property is legally described as being 27.19 acres, more or less, out of Lot 5, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at the 1300 Block of West Ferguson Avenue. **COZ#240925**

2) City of Pharr, for the betterment of the city, 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 General Business District (C). The property is legally described as being 11.09 acres, more or less, out of Lot 5, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The properties are physically located at 2314 North Jackson Road, 2210 North Jackson Road, 2300 Block of North Jackson Road, 2004 North Jackson Road, and 1300 West Ferguson Avenue. **COZ#240926**

E. PLATS:

1) Salinas Engineering & Associates, representing Edna Ramos, owner, is requesting final plat approval of the proposed Palo Verde Estates Subdivision. The property is legally described as being a 1.00 acre tract of land out of and forming a part of Lot 3 of the un-recorded plat of Palo Verde Subdivision No. 3, being out of a portion of Lot 332, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of West Palo Verde Circle. **SUB#240408** (DEVELOPMENT SERVICES)

F. ANNOUNCEMENTS:

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 (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the Board 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 Board 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 Board 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 Board 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 Board 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 Board 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.

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

I. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4100 Ext 1007 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning and Zoning Commission of the City of Pharr 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 19th day of September 2024 at 10:00 a.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 19th day of September 2024

IMELDA PEREZ, TRMC
CITY CLERK

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed from the bulletin board of City Hall on the ____ day of _____, 20__ by,

Name: _____

Title: _____

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 09, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 09, 2024, and following is the record of attendance.

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

MEMBERS ABSENT: Javier Gutierrez
Jonathan Larraga

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Kimberley Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Laura Fonseca, Planner II
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 4:01 p.m. Roll call established a quorum.

Board Member Andy Castro **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

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR AUGUST 12, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Ruben Luna moved to approve. Board Member Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

- 1) JOSE R. MENDEZ d/b/a CARNICERIA MENDEZ, LLC., 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 GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1 DE ALBA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 902 SOUTH CAGE BOULEVARD. CUP#240818**

Joe Garza, Assistant Director, introduced the item and stated applicant requested a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). He went over the property's legal description and physical address and stated the properties to the north were zoned General Business District (C). Office and Professional District (O-P) to the east, Townhouse Residential District (R-TH) to the south and Residential Multi-Family District (R-MF) to the west. He further stated the area was generally designated for commercial use in the Land Use Plan.

Joe Garza, Assistant Director briefly stated all inspections had been conducted from all respective departments for the recommendation of approval of the Conditional Use Permit and reported Nineteen (19) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on Friday, August 23, 2024, and a legal notice was published in The Advance News Journal on Wednesday, August 21, 2024. He stated staff received no response to the letters or legal notice.

Joe Garza, Assistant Director further stated staff recommended approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C) subject to the applicant and site shall comply with all City Ordinances and City Department requirements.

Joe Garza, Assistant Director reported there was no representation in the audience.

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

- 2) MIGUEL A. VARGAS, REPRESENTING ANTONIA A. VARGAS OWNER, FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A**

SPECIAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A GENERAL BUSINESS (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.95 ACRE TRACT OF LAND BEING A NORTHERLY PORTION OF BLOCK "A" ORIGINAL TOWNSITE OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 500-600 WEST STATE STREET. SUP#240801

Joe Garza, Assistant Director, introduced the item and stated applicant requested a Conditional Use Permit to allow the outside storage of materials and/or equipment in a General Business District (C). He went over the property's legal description and physical address and stated the properties to the north were zoned Single-Family Residential Small Lot (R1-A). Single-Family Residential District (R-1) and Business District (C-2) to the east, General Business District (C) to the south and Single-Family Residential-Small Lot (R1-A) to the west. He further stated the area was generally designated for commercial use in the Land Use Plan.

Joe Garza, Assistant Director briefly stated all inspections had been conducted from all respective departments for the recommendation of approval of the Conditional Use Permit and reported Fifty-four (54) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on Wednesday, August 28, 2024, and a legal notice was published in The Advance News Journal on Wednesday, August 28, 2024. He stated staff received one phone for information only.

Joe Garza, Assistant Director further stated staff recommended approval of the Conditional Use Permit to allow the outside storage of materials and/or equipment in a General Business District (C) subject to the applicant and site shall comply with all City Ordinances and City Department requirements.

Joe Garza, Assistant Director reported there was representation in the audience. At this time, Board Member Charlie Ramirez asked what kind of material would be stored and Mr. Garza stated it would be fiber optic material.

3) ITEM E. CLOSED SESSION:

At this time, Danny Wylie, Chairman, stated they would deviate from the agenda and go into closed session. There was no objection.

The time being 4:09 p.m., Danny Wylie, Chairman, 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.

4) ITEM F. RECONVENE:

The time being 4:23 p.m., Danny Wylie, Chairman, stated the commission would be resuming the open meeting.

Board Member Charlie Ramirez informed the owner to install a plastic mesh within 30 days to cover the north side of the property, he stated if there were any complaints when they came back to the next meeting, they would have to surround all the property.

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

5) EDUARDO BARRERA, OWNER, 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 2.85 ACRES, MORE OR LESS, OUT OF LOT 252, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3310 SOUTH CAGE BOULEVARD. COZ#240722

Laura Fonseca, Planner II, introduced the item and stated the applicant was requesting a change of zone from General Business District (C) to Heavy Commercial District (H-C) to develop and construct a heavy machinery sales store and garage warehouse for maintenance of the machinery. Ms. Fonseca went over the property's legal description and physical address and stated the property fronts South Cage Boulevard, a 120 ft.- 150 ft. principal arterial street, which runs north and south with a posted speed limit of 40-55 or less as identified in the City of Pharr's Thoroughfare plan.

Laura Fonseca, Planner II, further stated the property was zoned Agricultural and/or Open Space District (A-O) to General Business District (C) on July 17, 2023. The property to the north was rezoned Agricultural and/or Open Space District (A-O) to General Business District (C) on November 06, 2023. The property to the south was rezoned from Agricultural and/or Open space District (A-O) to General Business District (C) on May 20, 2003. The property to the east was rezoned Agricultural and/or open space District (A-O) to Heavy Commercial District (H-C) on June 12, 2023. The property to the west is zoned Agricultural and/or Open Space District (A-O) upon annexation on May 4, 1976. She stated there have been no other zoning requests within the general vicinity of the subject property since that time and the property was generally designated for commercial and single-family residential uses in the Land Use Plan.

Laura Fonseca, Planner II, explained the Heavy Commercial District (H-C) was established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. The

district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Laura Fonseca, Planner II, further reported six (6) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on Wednesday, August 28, 2024, and a legal notice was published in the Advance News Journal on Wednesday, August 28, 2024. She stated staff received no response to the letters or the legal notice.

Lastly, Laura Fonseca, Planner II, stated staff recommended **disapproval** of the request to re-zone from General Business District (C) to Heavy commercial District (H-C) as the property is not in compliance with the future land Use and may have detrimental impact to the area. The proposed development is not compatible with the surrounding land uses in the area. She further stated if approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II, stated there was no representation.

There being no discussion, Board Member Charlie Ramirez **moved** to disapprove the request for the change of zone. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

6) MELDEN & HUNT INC., REPRESENTING GARCIA-REYNA FAMILY LTD., OWNER, FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.74 ACRES, MORE OR LESS, OUT OF LOTS 32 AND 33, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 700 BLOCK OF NORTH BOULEVARD. COZ#240824

Laura Fonseca, Planner II, introduced the item and stated the applicant was requesting a change of zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). Ms. Fonseca went over the property's legal description and physical address and stated the property fronts North Veterans Boulevard, a 100 ft. minor arterial 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 property was rezoned from Single-Family Residential District (R-1) to General Business District (C) on September 5, 2006. The property to the west was rezoned Single-Family Residential District (R-1) to Residential District (R-MFHHD) on September 05, 2006. The property to the north was rezoned from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) on June 19, 1984. The city limits lie to the east side. She stated there have been no other zoning requests within the general vicinity of the subject property since that time. The property was generally designated for commercial use in

the Land Use Plan. However, the request is compatible with the land use patterns in the area.

Laura Fonseca, Planner II, explained the Residential Multi-Family High Density District (R-MFHD) was established to provide adequate space and site diversification for medium to high density areas. This may be a zone for transitional areas developed for single-family usage, but because of the need for rehabilitation, or changes in the character of the neighborhood, are now deemed suitable for some multifamily development. This zone allows medium to high density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met. R-MFHD uses should not run traffic over long distances of single-family residential-sized streets or neighborhoods and should be located close to arterials or collectors capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses and should be properly buffered from nonresidential land uses and traffic, or from pollution and environmental hazards.

Laura Fonseca, Planner II, further reported three (3) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on Thursday, August 29, 2024, and a legal notice was published in the Advance News Journal on Saturday, August 31, 2024. She stated staff received no response to the letters or the legal notice.

Lastly, Laura Fonseca, Planner II, stated staff recommended **approval** of the rezoning request from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) as the property meets are requirements and has adequate ingress and egress. The request area is compatible with the residential trends and land use patterns in the area. She further stated if approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II, stated there was no representation.

There being no discussion, Board Member Charlie Ramirez **moved** to approve the request for the change of zone. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

7) ITEM G. PLATS:

- 1) MELDEN & HUNT INC., REPRESENTING JAVIER ALDAPE, MANAGING MEMBER FOR ACRE CONSTRUCTION, LLC., A TEXAS LIMITED LIABILITY COMPANY, REQUESTED PRELIMINARY PLAT APPROVAL OF THE PROPOSED ACRES SOUTH SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING RE-SUBDIVISION OF 2.231 ACRES OUT OF LOT 2, STORAGE DEPOT SOUTH PHARR SUBDIVISION PHARR, HIDALGO COUNTY,**

TEXAS.THE PROPERTY IS LOCATED WITHIN THE 6100 BLOCK OF SOUTH CAGE BOULEVARD. SUB#240722

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 6100 Block of South Cage Boulevard. The property was currently zoned General Business District (C). He stated the adjacent zones are Agricultural and/or Open Space District (A-O) to the north, east and south, and General Business District (C) to the west. He 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 Acre South Pharr Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Charlie Ramirez **moved** to approve the request for final plat approval of the proposed Acre South Pharr Subdivision. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM H. ANNOUNCEMENTS:

None

ITEM I. ADJOURMENT:

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 4:37 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: September 18, 2024

MEETING DATE: September 23, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: City of Pharr, for the betterment of the city, 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 Single-Family Residential District (R-1). The property is legally described as being 27.19 acres, more or less, out of Lot 5, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at the 1300 Block of West Ferguson Avenue. **COZ#240925**

Classification: Public Hearing

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

Issue: City of Pharr, for the betterment of the city, 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 Single-Family Residential District (R-1).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the city initiated rezoning request from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) as the property complies with the Future Land Use Plan, meets area requirements, and has adequate ingress and egress. 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 - 9/18/2024
Approved - 9/19/2024
Final Approval - 9/19/2024

MEMORANDUM

DATE: MONDAY, SEPTEMBER 23, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being 27.19 acres, more or less, out of Lot 5, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at the 1300 Block of West Ferguson Avenue. COZ#240925

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:

City of Pharr, for the betterment of the city, 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 Single-Family Residential District (R-1).

The subject site is located at the intersection of North Jackson Road and West Ferguson Avenue and is physically located at the 1300 Block of West Ferguson Avenue. The

property is legally described as being 27.19 acres, more or less, out of Lot 5, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Feguson Avenue and North Jackson Road, both 120' – 150' principal arterial streets, with a posted speed limit of 40-55 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on September 6, 2022. A portion of the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Mobile Home Residential District (R-MH) and General Business District (C) on December 5, 2000. The remaining portion of the east was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density (R-MFHD) on April 4, 2022. The city limits lie to the west. There have been no other zoning requests within the general vicinity since that time. The property is generally designated for single family use in the Future Land Use Plan.

The Single-Family District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Twenty-seven (27) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius owners on September 13, 2024, and a legal notice was published in the Advance News Journal on September 11, 2024. Staff received no response to the letters or the legal notice.

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) as the property complies with the Future Land Use Plan, meets area requirements, and has adequate ingress and egress. 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 **October 7, 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

City of Pharr, for the betterment of the city
APPLICANT

Agricultural and/or Open Space District (A-O)
CURRENT ZONE

1300 Block of West Ferguson Avenue
ADDRESS

Single-Family Residential District (R-1)
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:

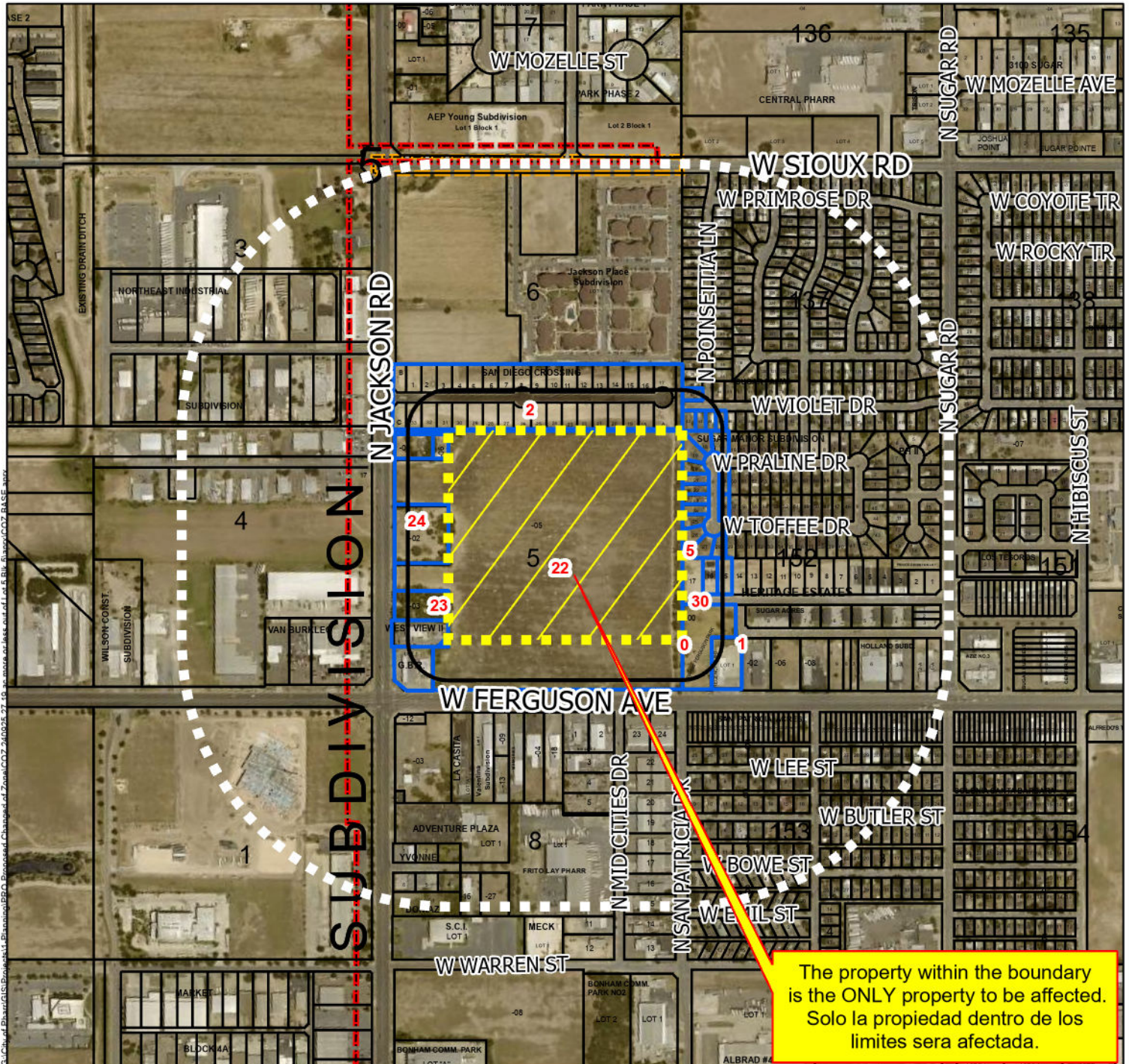
Approval

Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) as the property complies with the Future Land Use Plan, meets area requirements, and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II
PREPARED BY

September 11, 2024
DATE

AERIAL

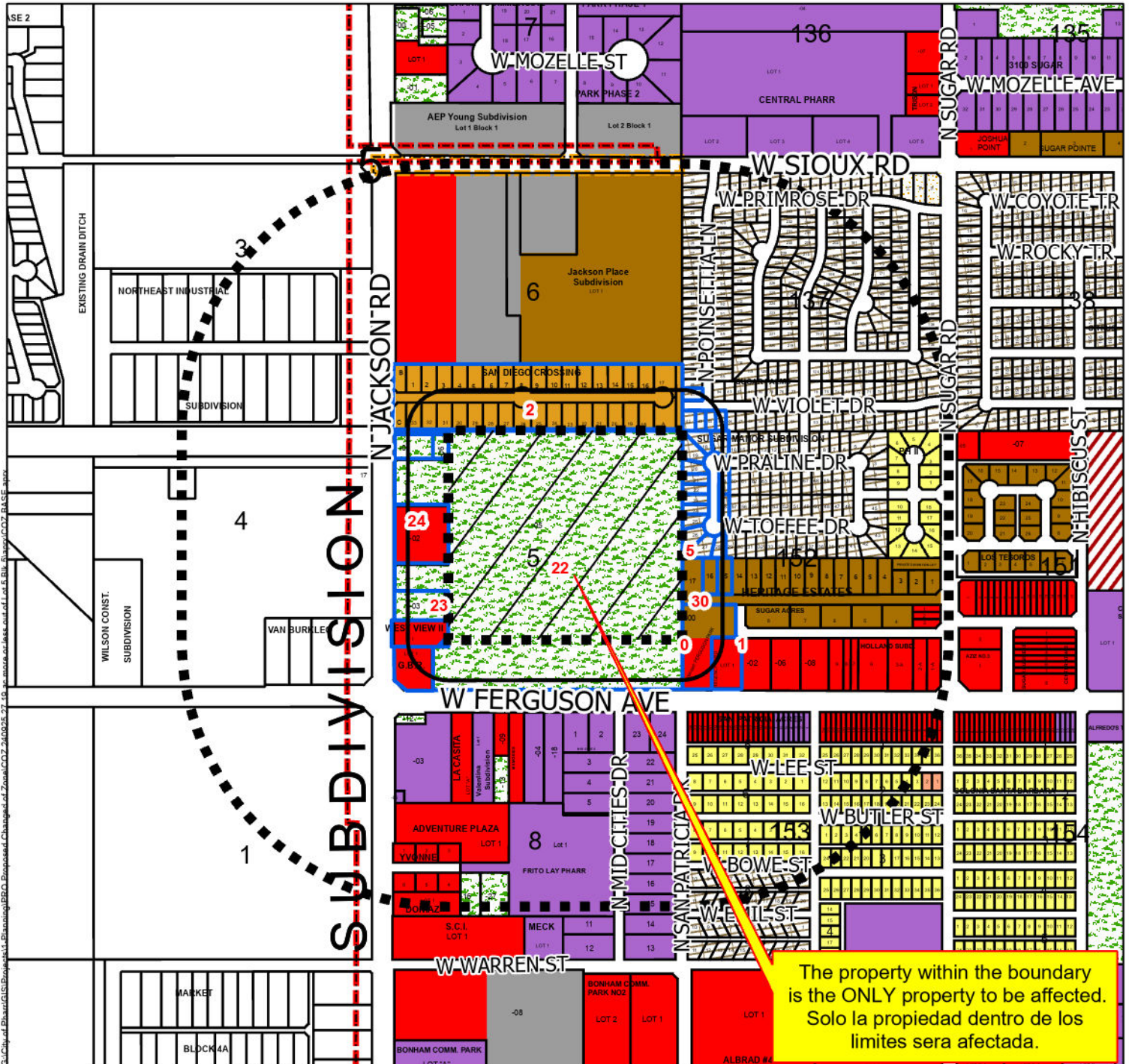


- Subject Property
- 200 ft Radius
- Notified Properties
- Quarter Mile Radius

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ZONING



Zoning

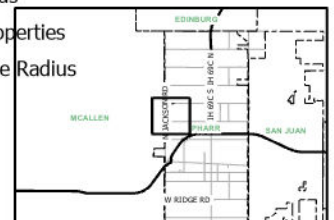
ZONE

- 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
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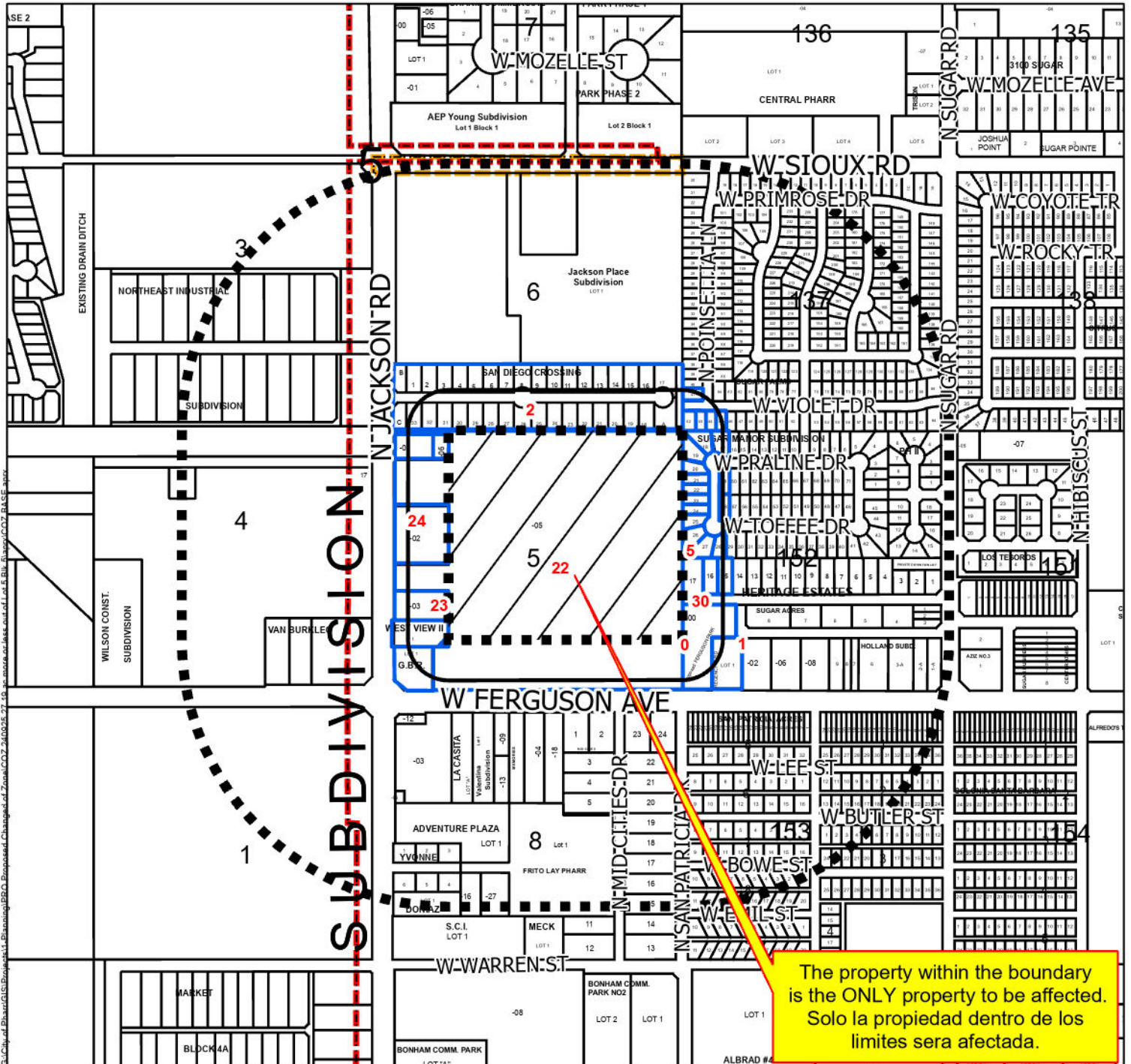
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Proposed Change of Zone
27.19 ac m/l out of Lot 5 Blk 5
City of Pharr



RADIUS

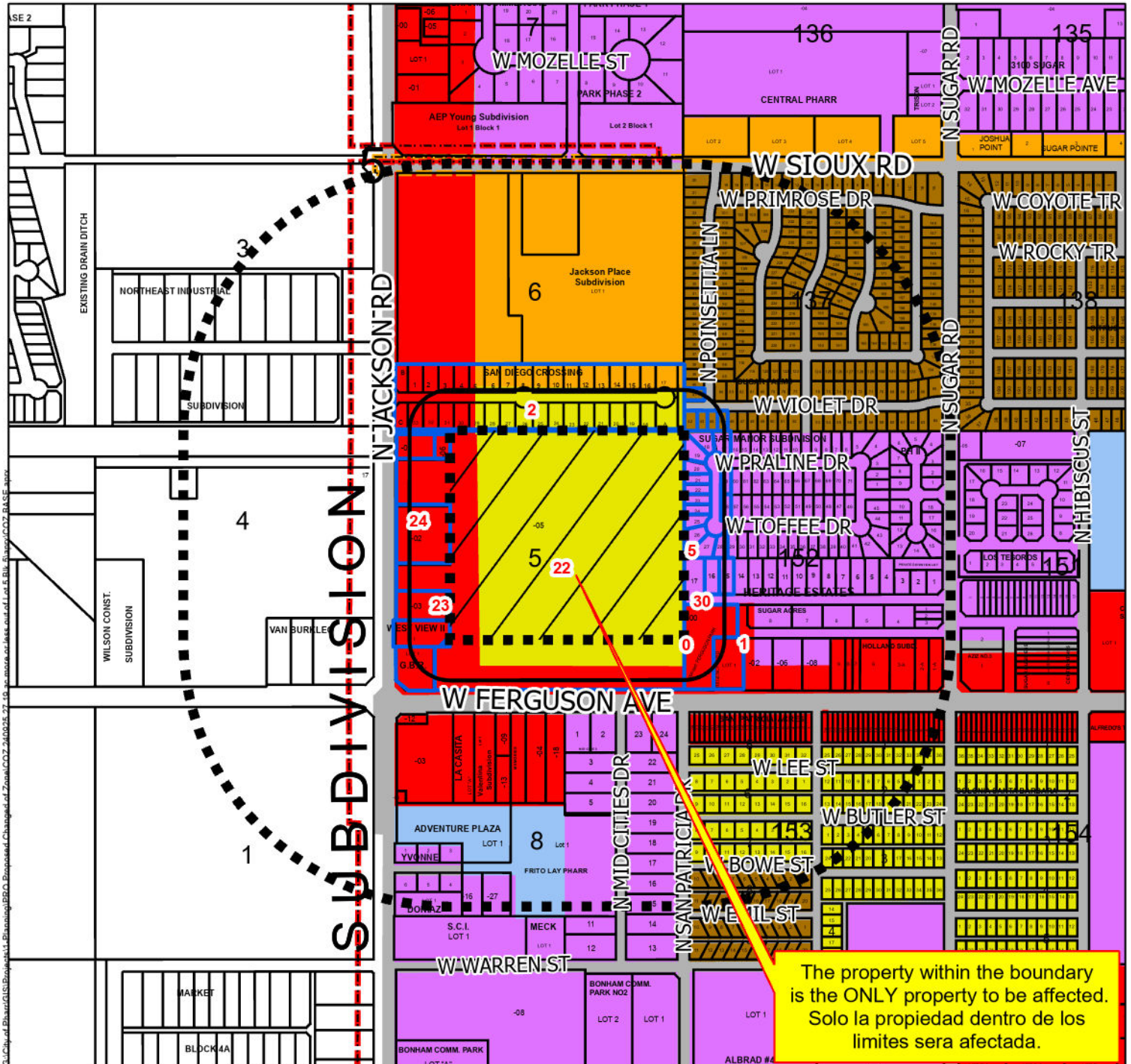


- Subject Property
- 200 ft Radius
- Notified Properties
- Quarter Mile Radius

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FUTURE LAND USE



Future Land Use

FUTURELAND

- Irrigation
- Agriculture

- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks

- Subject Property
- 200 ft Radius
- Notified Properties
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Pharr
Development Services



Site Photo

1300 Block of West Ferguson Avenue





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: September 18, 2024

MEETING DATE: September 23, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: City of Pharr, for the betterment of the city, 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 General Business District (C). The property is legally described as being 11.09 acres, more or less, out of Lot 5, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The properties are physically located at 2314 North Jackson Road, 2210 North Jackson Road, 2300 Block of North Jackson Road, 2004 North Jackson Road, and 1300 West Ferguson Avenue. **COZ#240926**

Classification: Public Hearing

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

Issue: City of Pharr, for the betterment of the city, 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 General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements, is compatible with the nearby zoning and land uses along West Ferguson Avenue and North Jackson Road, and has adequate ingress and egress. 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 - 9/18/2024
Approved - 9/19/2024
Final Approval - 9/19/2024

MEMORANDUM

DATE: MONDAY, SEPTEMBER 23, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being 11.09 acres, more or less, out of Lot 5, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The properties are physically located at 2314 North Jackson Road, 2210 North Jackson Road, 2300 Block of North Jackson Road, 2004 North Jackson Road, and 1300 West Ferguson Avenue. COZ#240926

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:

City of Pharr, for the betterment of the city, 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 General Business District (C).

The subject site is located at the intersection of North Jackson Road and West Ferguson Avenue and is physically located at 2314 North Jackson Road, 2210 North Jackson Road,

2300 Block of North Jackson Road, 2004 North Jackson Road, and 1300 West Ferguson Avenue.

The property is legally described as being 11.09 acres, more or less, out of Lot 5, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Ferguson Avenue and North Jackson Road, both 120' – 150' principal arterial streets, with a posted speed limit of 40-55 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The properties are currently zoned Agricultural and/or Open Space District (A-O). The properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on September 6, 2022. A portion of the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Mobile Home Residential District (R-MH) and General Business District (C) on December 5, 2000. The remaining portion of the east was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density (R-MFHD) on April 4, 2022. A portion of the property to the south was rezoned from General Business District (C) to Heavy Commercial District (H-C) on October 27, 2009. Another section to the south was rezoned from General Business District (C) to Heavy Commercial District (H-C) on April 30, 1990. The city limits lie to the west. There have been no other zoning requests within the general vicinity since that time. The property is generally designated mostly for commercial with a portion of single family use in the Land Use Plan. The requested zoning is compatible with the nearby zoning and land uses along West Ferguson Avenue and North Jackson Road.

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.

Eighteen (18) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius owners on September 13, 2024, and a legal notice was published in the Advance News Journal on September 11, 2024. Staff has received three calls for information only.

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements, is compatible with the nearby zoning and land uses along West Ferguson Avenue and North Jackson Road and has adequate ingress and egress. 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 **October 7, 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

City of Pharr, for the betterment of the city

APPLICANT

2314 North Jackson Road, 2210 North Jackson Road, 2300 Block of
North Jackson Road, 2004 North Jackson Road, and 1300 West

ADDRESS

Agricultural and/or Open Space District (A-O)

CURRENT ZONE

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 Agricultural and/or Open Space
District (A-O) to General Business District (C) as the property meets area requirements, is compatible with the nearby
zoning and land uses along West Ferguson Avenue and North Jackson Road and has adequate ingress and egress.

If approved, the owner must comply with all City Ordinances and City Department requirements.

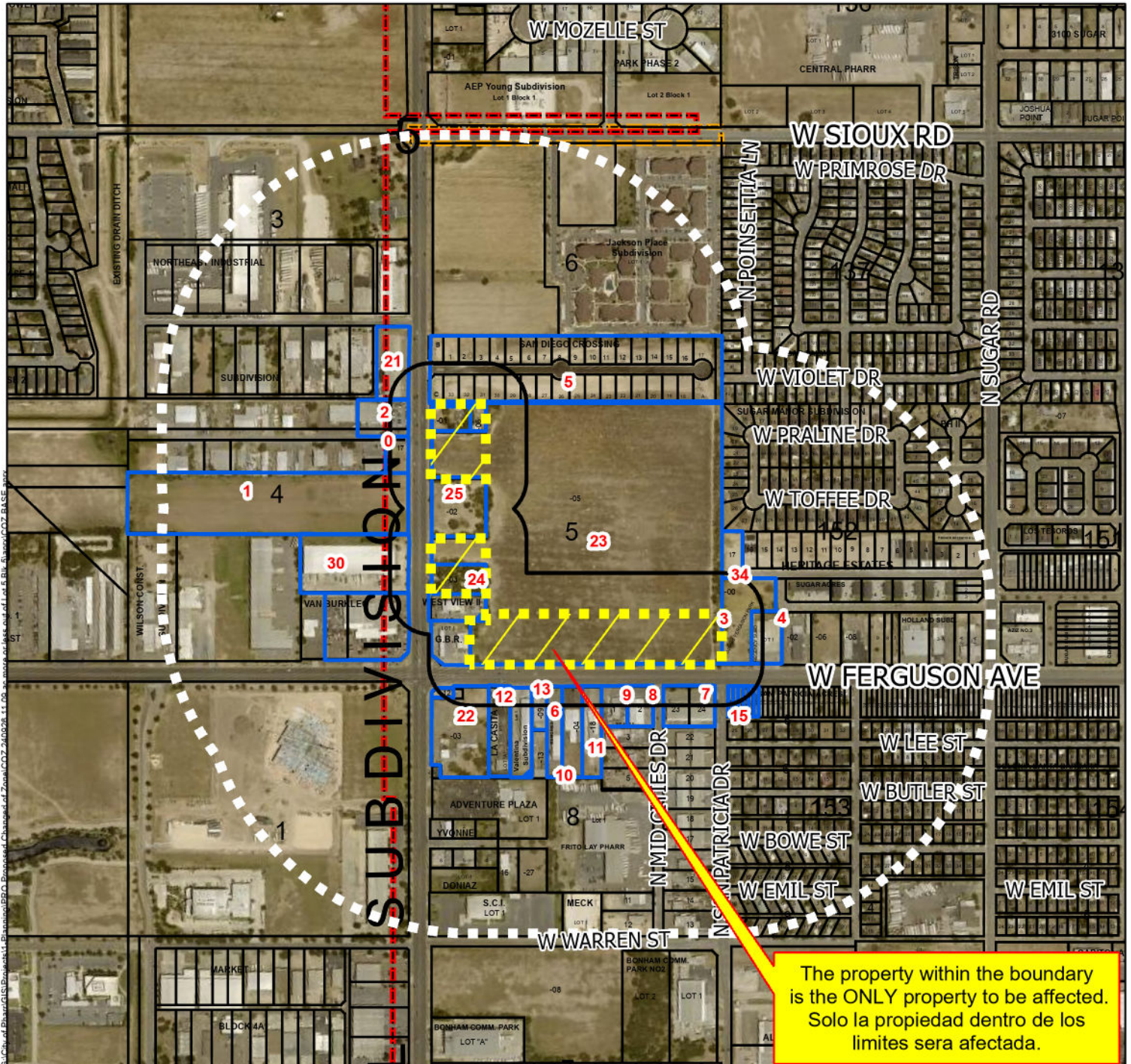
Laura Fonseca, Planner II

PREPARED BY

September 16, 2024

DATE

AERIAL

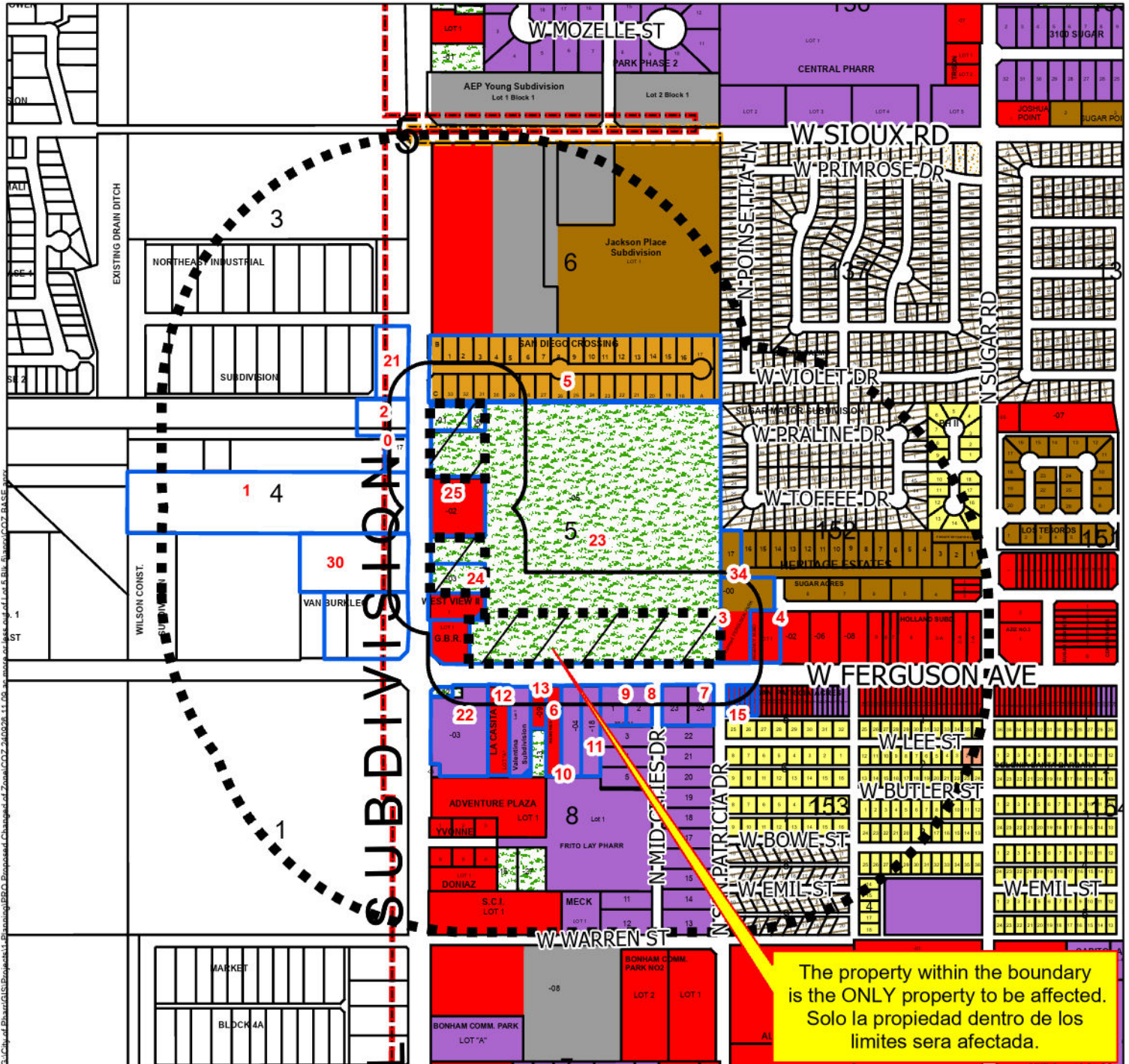


- Subject Property
- 200 ft Radius
- Notified Properties
- Quarter Mile Radius

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ZONING



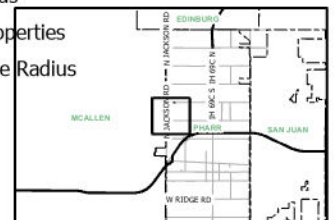
Zoning
ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density

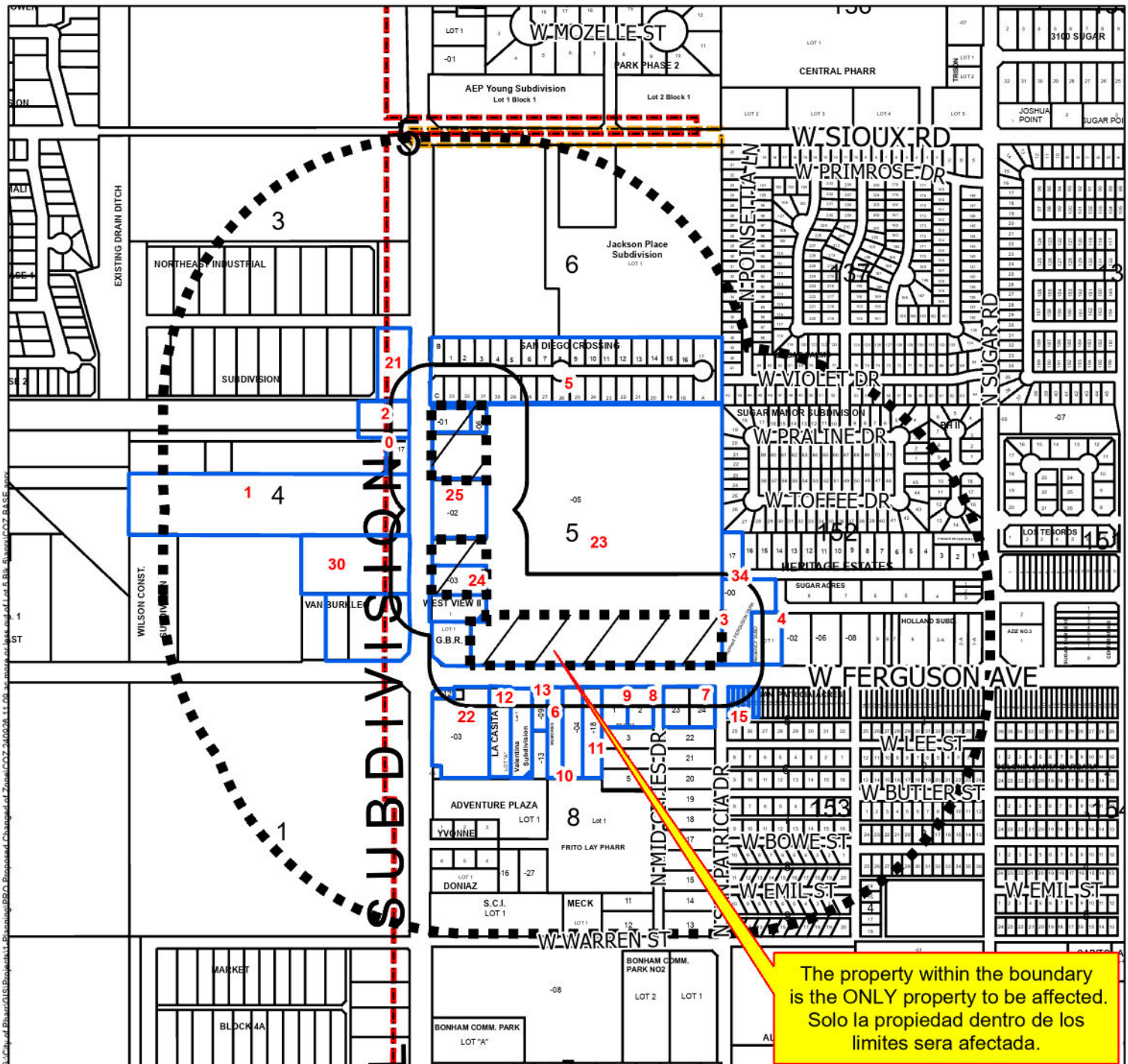
- Mobile Home
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- HUD Code
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RADIUS



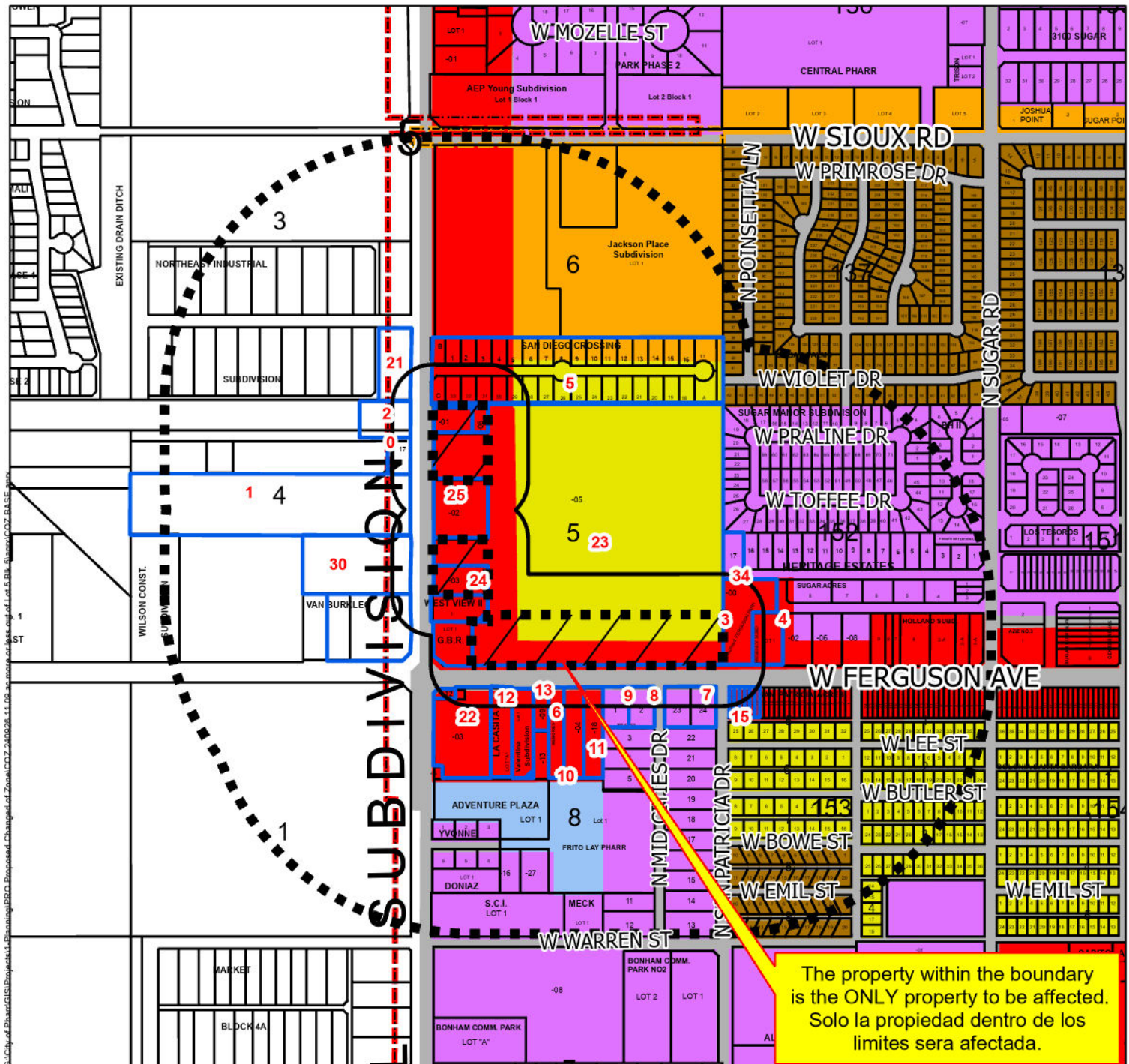
The property within the boundary is the **ONLY** property to be affected.
Solo la propiedad dentro de los limites sera afectada.

- Subject Property
- 200 ft Radius
- Notified Properties
- Quarter Mile Radius

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FUTURE LAND USE



Future Land Use

FUTURELAND

- Irrigation
- Agriculture

- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
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- Commercial
- Public/Semi Public
- ROW
- Parks

- Subject Property
- 200 ft Radius
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Pharr
Development Services



Site Photo

2314 North Jackson Road, 2210 North Jackson Road,
2300 Block of North Jackson Road, 2004 North
Jackson Road, and 1300 West Ferguson Avenue





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: September 17, 2024

MEETING DATE: September 23, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Salinas Engineering & Associates, representing Edna Ramos, owner, is requesting final plat approval of the proposed Palo Verde Estates Subdivision. The property is legally described as being a 1.00 acre tract of land out of and forming a part of Lot 3 of the un-recorded plat of Palo Verde Subdivision No. 3, being out of a portion of Lot 332, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of West Palo Verde Circle. **SUB#240408**

Classification: Regular

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

Issue: Salinas Engineering & Associates, representing Edna Ramos, owner, is requesting final plat approval of the proposed Palo Verde Estates Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Palo Verde Estates Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 9/17/2024
Approved - 9/19/2024
Final Approval - 9/19/2024



MEMORANDUM

DATE: MONDAY, SEPTEMBER 23, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PALO VERDE ESTATES SUBDIVISION
FILE NO. **SUB#240408**

GENERAL INFORMATION:

APPLICANT: Salinas Engineering & Associates, representing Edna Ramos, owner, is requesting final plat approval of the proposed Palo Verde Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.00 acre tract of land out of and forming a part of Lot 3 of the un-recorded plat of Palo Verde Subdivision No. 3, being out of portion of Lot 332, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 200 Block of W. Palo Verde Cir.

ZONING: The property is currently zoned Single Family Residential District (R-1). The adjacent zones are Single Family Residential District (R-1) to the north, east and west and Heavy Commercial District (H-C) to the south. The property is designated for single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Single family residential homes.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Palo Verde Estates Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

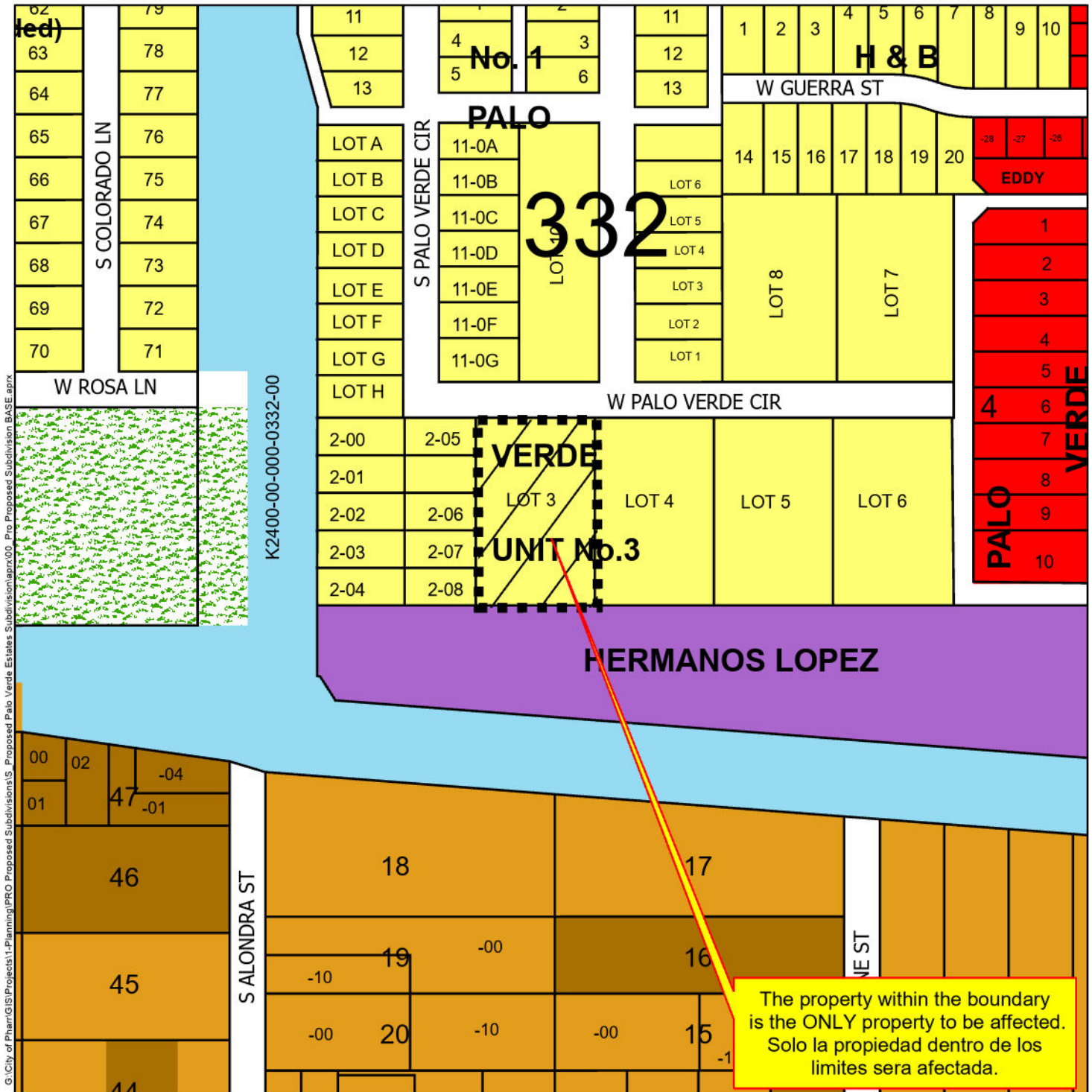
DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission meeting of October 07, 2024, at 4:00 p.m.



ZONING



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



Pharr
Development Services



Site Photo

200 Block of W. Palo Verde Cir.

