

MINUTES
PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. September 23, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 23, 2024, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Rafael Munguia
Mercedes Guillen
Romeo Cantu Jr.
Jonathan Larraga

MEMBERS ABSENT: Javier Gutierrez
Charlie Ramirez
Andy Castro
Ruben Luna

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Kimberley Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Laura Fonseca, Planner II
Nancy Hernandez, Administrative Assistant
Tania Goo, Secretary

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 Jonathan Larraga moved to excuse the absent members. Board Member Romeo Cantu 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 SEPTEMBER 09, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

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

ITEM D. PUBLIC HEARING:

1.) CITY OF PHARR, FOR THE BETTERMENT OF THE CITY, 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

Laura Fonseca, Planner II, introduced the item and stated the applicant was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). Ms. Fonseca went over the property's legal description and physical address and stated the property fronts West Ferguson Avenue and North Jackson Road, both a 120 ft.- 150 ft. 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.

Laura Fonseca, Planner II, further stated the property was 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 06, 2022. A portion of the property to the east was rezoned Agricultural and/or Open Space District (A-O) to Mobile Home Residential District (R-MH) and General Business District (C) on December 05, 2000. The remaining portion of the east was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) on April 4, 2022. The city limits lie to the west. 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 single-family use in the Land Use Plan.

Laura Fonseca, Planner II, explained the Single-Family District was intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essentials to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on a 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.

Laura Fonseca, Planner II, further reported Twenty-Seven (27) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on Friday,

September 13, 2024, and a legal notice was published in the Advance News Journal on Wednesday, September 11, 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 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. She further stated if approved, the owner must comply with all City Ordinances and City Department requirements.

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

2.) CITY OF PHARR, FOR THE BETTERMENT OF THE CITY, 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

Laura Fonseca, Planner II, introduced the item and stated the applicant was requesting a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Ms. Fonseca went over the property's legal description and physical address and stated the property fronts West Ferguson Avenue and North Jackson Road, both 120 ft.- 150 ft. 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.

Laura Fonseca, Planner II, further stated the property was 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 06, 2022. A portion of the property to the east was rezoned Agricultural and/or Open Space District (A-O) to Mobile Home Residential District (R-MH) and General Business District (C) on December 05, 2000. The remaining portion of the east was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (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. 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 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.

Laura Fonseca, Planner II, explained the 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 existing commercial strips along major arterials would be included in the 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.

Laura Fonseca, Planner II, further reported Eighteen (18) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on Friday, September 13, 2024, and a legal notice was published in the Advance News Journal on Wednesday, September 11, 2024. She stated staff had received three calls for information only.

Lastly, Laura Fonseca, Planner II, stated staff recommended 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. She further stated if approved, the owner must comply with all City Ordinances and City Department requirements.

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

3) ITEM E. PLATS:

1.) SALINAS ENGINEERING & ASSOCIATES, REPRESENTING EDNA RAMOS, OWNER, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED PALO VERDE ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.00 ACRE TRACT OF LAND OUT OF AND FORMING A PART OF LOT 3 OF THE UNRECORDED PLAT OF PALO VERDE SUBDIVISION NO. 3, BEING OUT OF LOT 332, KELLY- PHARR SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 200 BLOCK OF PALO VERDE CIRCLE. SUB#240408

Joe Garza, Assistant Director, introduced the item and went over the property's legal description. He stated the property was located within the 200 Block of West Palo Verde Circle. 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, east and west, and Heavy Commercial District (H-C) to the south. He stated the property was designated for single family residential use in the Land Use Plan.

Joe Garza, Assistant Director, stated staff recommended final plat approval of the proposed Palo Verde Estates Subdivision, subject to the conditions noted in the packet.

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

ITEM F. ANNOUNCEMENTS:

None

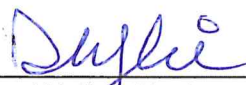
ITEM G. CLOSED SESSION:

None

ITEM H. ADJOURMENT:

There being no further business, Board Member Jonathan Larraga moved to adjourn. Board Member Mercedes Guillen seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:12 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: 9/23/24