

**MINUTES
PLANNING & ZONING COMMISSION**

*City Commissioner's Room
118 S. Cage Blvd. October 14, 2024 - 4:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 14, 2024, and following is the record of attendance.

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

MEMBERS ABSENT: Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Laura Fonseca, Planner II
Joanna Villarreal, Planner I
Nancy Hernandez, Administrative Assistant
Juan Vasquez, Development Assistance Specialist

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 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 SEPTEMBER 23, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Romeo Cantu **moved** to approve. Board Member Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLATS:

1.) SAMES, REPRESENTING NOEL DE LEON, MANAGING MEMBER FOR PHARR HOUSING AUTHORITY, REQUESTED A FINAL PLAT APPROVAL OF THE PROPOSED CAMELLIA COURT APARTMENTS I SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 3.31 ACRE TRACT OF LAND OUT OF LOT 1 AND LOT 4, BLOCK D, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF WEST AUDREY STREET. SUB#230412

Joe Garza, Assistant Director, introduced the item and went over the property's legal description. He stated the property was located within the 900 Block of West Audrey Street. The property was currently zoned Residential Multifamily High Density District (R-MFHD). He stated the adjacent zones were Agricultural and/or Open Space District (A-O) to the north, Single-Family Residential District (R-1) to the east, Residential Single-Family Small Lot District (R-1A) to the south and Residential Multi-Family High Density District (R-MFHD) and Residential Single-Family Small Lot District (R-1A) to the west. 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 Camellia Court Apartments I 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 Camellia Court Apartments I Subdivision. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously. Board Member Romeo Cantu abstained since he stated he was on the Pharr Housing Board.

2.) SAMES, REPRESENTING NOEL DE LEON, MANAGING MEMBER FOR PHARR HOUSING AUTHORITY, REQUESTED A FINAL PLAT APPROVAL OF THE PROPOSED CAMELLIA COURT APARTMENTS II SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.37 ACRE TRACT OF LAND OUT OF LOT 2, BLOCK C, KELLY- PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF NORTH CAMELLIA STREET. SUB#230411

Joe Garza, Assistant Director, introduced the item and went over the property's legal description. He stated the property was located within the 900 Block of West Audrey Street. The property was currently zoned Residential Multi-Family High Density District

(R-MFHD). He stated the adjacent zones were Single-Family Residential District (R-1) to the north, Agricultural and/or Open Space District (A-O) to the east, Residential Multi-Family High Density District (R-MFHD) to the south and Residential Multi-Family District (R-MF) and Residential Single-Family Residential District (R-1) to the west. He stated the property was designated for single family residential and multi-family use in the Land Use Plan.

Joe Garza, Assistant Director, stated staff recommended final plat approval of the proposed Camellia Court Apartments II Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Andy Castro moved to approve the request for final plat approval of the proposed Camellia Court Apartments II Subdivision. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously. Board Member Romeo Cantu abstained since he stated he was on the Pharr Housing Board.

3.) SALINAS ENGINEERING & ASSOCIATES, REPRESENTING WILLIAM L. COWART, PRESIDENT FOR JWJ INVESTMENT, LTD., A TEXAS LIMITED PARTNERSHIP, REQUESTED A PRELIMINARY PLAT APPROVAL OF THE PROPOSED ERNEST PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 6.30 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AN FORMING A PART OF OUT OF LOT 147, KELLY- PHARR SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS.THE PROPERTY IS LOCATED WITHIN THE 500 BLOCK OF EAST FERGUSON AVENUE. SUB#230720

Joe Garza, Assistant Director, introduced the item and went over the property's legal description. He stated the property was located within the 500 Block of East Ferguson Avenue. The property was currently zoned Heavy Commercial District (H-C). He stated the adjacent zones were Heavy Commercial District (H-C) and Agricultural and/or Open Space District (A-O) to the north, Single-Family Residential District (R-1) and Heavy Commercial District (H-C) to the east, Heavy Commercial District (H-C) to the south and General Business District (C) and Agricultural and/or Open Space District (A-O) to the west. He stated the property was designated for commercial and single-family residential use in the Land Use Plan.

Joe Garza, Assistant Director, stated staff recommended preliminary plat approval of the proposed Ernest Park Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Charlie Ramirez moved to approve the request for preliminary plat approval of the proposed Ernest Park Subdivision. Board Member Romeo Cantu seconded the motion and when put to a vote, it carried unanimously.

4.) R.E. GARCIA & ASSOCIATES, REPRESENTING ROSANA RIOJAS, PRESIDENT FOR RICH HERITAGE CONSTRUCTION, INC., REQUESTED A PRELIMINARY PLAT APPROVAL OF THE PROPOSED WOODRICH LANDING SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 15.93 GROSS ACRE TRACT OF LAND, BEING A PORTION OF LOT 120, KELLY- PHARR SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3700 BLOCK OF NORTH SUGAR ROAD. SUB#240924

Joe Garza, Assistant Director, introduced the item and went over the property's legal description. He stated the property was located within the 3700 Block of North Sugar Road. The property was currently zoned Residential Multi-Family High Density District (R-MFHD). He stated the adjacent zones were Agricultural and/or Open Space District (A-O) to the north, Residential Multi-Family District (R-1) and Agricultural and/or Open Space District (A-O) to the south and General Business District (C) to the west. He stated the property was designated for single-family residential use in the Land Use Plan.

Joe Garza, Assistant Director, stated staff recommended preliminary plat approval of the proposed Woodrich Landing Subdivision, subject to the conditions noted in the packet. Mr. Garza stated there was representation in the audience, they had no comments.

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

ITEM F. ANNOUNCEMENTS:

Kimberly Mendoza, Director of Development Services, announced that the City of Pharr continues to be part of the Scenic City Program and received the Gold Designation. Mrs. Mendoza further stated that we were kicking-off the Steering Committee Meeting for the Comprehensive Plan Update.

Fred Lopez, Practice Leader, from Quantum LOI Engineers, gave a briefing of what the Comprehensive Plan consists of and what he has accomplished on the past days. He further stated he looks forward in working with us these next months.

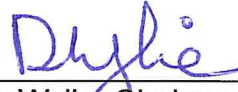
ITEM G. CLOSED SESSION:

None

ITEM H. ADJOURMENT:

There being no further business, Board Member Andy Castro moved to adjourn. Board Member Rafael Munguia 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: _____

10/28/24

