

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

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

MEMBERS PRESENT: Danny Wylie
Charlie Ramirez
Andy Castro
Mercedes Guillen
Romeo Cantu Jr.

MEMBERS ABSENT: Javier Gutierrez
Rafael Munguia
Ruben Luna

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
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 Charlie Ramirez moved to excuse the absent members. Board Member Andy Castro 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 OCTOBER 28, 2024 - REGULAR MEETING

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.

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

H. ADJOURNMENT:

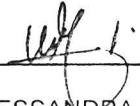
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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 21st day of November 2024 at 4:45 p.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 21st day of November 2024




ALESSANDRA GARCIA
ASSISTANT 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: _____

Danny Wylie, Chairman, introduced the item.

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

ITEM D. PLATS:

- 1) **FORESITE GROUP, REPRESENTING ZARAGOZA HINOJOSA JR., GENERAL PARTNER FOR HEAVY INVESTMENTS, LTD A TEXAS LIMITED PARTNERSHIP, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED CROSS CC PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.133 ACRE TRACT OF LAND, LOCATED IN THE A. VELASCO SURVEY, PORCION 70, ABSTRACT 45 AND BEING A PORTION OF A CALLED 19.36 ACRE TRACT OF LAND ALSO BEING A PORTION OF LOTS 13 AND 14 OF HE L.R. BELL DEVELOPMENT SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF EAST FERGUSON AVENUE. SUB#240307**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1400 Block of Ferguson Avenue. The property was currently zoned General Business District (C). The adjacent zones are General Business (C) to the north and east, Single Family Residential District (R-1) to the south and Agricultural and or Open/Space District (A-O) to the west. The property is designated for single family residential and commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Cross CC Pharr Subdivision, subject to the conditions noted in the packet.

Board Member Romeo Cantu Jr. inquired about the requirement to paint fire hydrants silver, asking if this was now a standard for all hydrants. Eddie Martinez, Planner III, confirmed that this is indeed a new code mandated by the fire department as part of updated safety standards.

Board Member Charlie Ramirez inquired about the buffer at the rear of the property and the actions being taken. Eddie Martinez, Planner III, clarified that an opaque fence will be installed along the back of the property as part of preparations for future commercial development. Board Member Ramirez then asked whether the alley at the rear would be utilized. Eddie Martinez responded that while the alley is existing, it will not be used for access but will serve primarily as a buffer or detention area.

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

- 2) **RIO DELTA ENGINEERING, REPRESENTING ALVARO GONZALEZ, MANAGER FOR LOS HOTELES, LP., REQUESTED PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED RE-PLAT OF LOT 1 OF LOS HOTELES SUBDIVISION NO. 2. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.66 ACRE TRACT OF LAND, SAME BEING A RESUBDIVISION OF ALL OF LOT 1 OF LOS HOTELES SUBDIVISION NO. 2, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 300 BLOCK OF WEST NOLANA LOOP. SUB#241029**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 300 Block of West Nolana Loop. The property was currently zoned Limited Industrial District (L-I). The adjacent zones are Agricultural and/or Open Space District (A-O), General Business District (C) and Limited Industrial District (L-I) to the north, Limited Industrial District (L-I) to the east and Heavy Industrial District (H-I) and Limited Industrial District (L-I) to the south and Heavy Commercial District (HC) to the west. The property is designated for industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary and final plat approval of the proposed Replat of Lot 1 of Los Hoteles Subdivision No. 2., subject to the conditions noted in the packet.

There being no further discussion, Board Member Andy Castro moved to approve the request for preliminary and final plat approval of the proposed Replat of Lot 1 of Los Hoteles Subdivision No. 2. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) **MELDEN & HUNT, INC., REPRESENTING SHAVI MAHTANI, PRESIDENT OF DOMAIN DEVELOPMENT CORP., IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED VACATING OF WEST RIDGE ESTATES SUBDIVISION TO REPLAT OF WEST RIDGE ESTATES (PRIVATE) SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 17.727 ACRES, BEING ALL OF WEST RIDGE ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 5100 BLOCK OF NORTH SUGAR ROAD. SUB#241026**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 5100 Block of North Sugar Road. The property was currently zoned Single Family Residential District (R-1). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, Single Family Residential District (R-1) to the east, Single Family Residential Estate District (R1-E) to the south, Heavy Commercial District (H-C) and Residential Multifamily High-Density District (R-MFHD) to the west. The property is designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary and final plat approval of the proposed Vacating of West Ridge Estates Subdivision to Replat of West Ridge Estates (Private) Subdivision subject to the conditions noted in the packet.

Board Member Charlie Ramirez asked if the subdivision has only one entry point. Eddie Martinez, Planner III, clarified that the subdivision has two entry points.

There being no further discussion, Board Member Charlie Ramirez moved to approve the request for preliminary and final plat approval of the proposed Vacating West Ridge Estates Subdivision to Replat of West Ridge Estates (Private) Subdivision. Board Member Romeo Cantu Jr. seconded the motion and when put to a vote, it carried unanimously.

- 4) **MELDEN & HUNT, INC., REPRESENTING SHAVI MAHTANI, PRESIDENT OF DOMAIN DEVELOPMENT CORP., IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED VACATING OF WEST RIDGE ESTATES PHASE 2 SUBDIVISION TO REPLAT OF WEST RIDGE ESTATES PHASE 2 (PRIVATE) SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 17.727 ACRES, BEING ALL OF WEST RIDGE ESTATES PHASE 2 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 AND 900 BLOCK OF WEST MINNESOTA ROAD. SUB#241027**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 800 and 900 Block of West Minnesota Road. The property was currently zoned Single-Family Residential District (R-1). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, Residential multifamily District (R-MF) to the east, Single-Family Residential Estate District (R1-E) to the south and Single-Family Residential District (R-1) to the west. The property is designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary and final plat approval of the proposed Vacating of West Ridge Estates Phase 2 Subdivision to replat of West Ridge Estates Phase 2 (Private) 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 and final plat approval of the proposed Vacating of West Ridge Estates Phase 2 Subdivision to replat of West Ridge Estates Phase 2 (Private) Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 5) **MELDEN & HUNT INC., REPRESENTING LEAH MARIE WISE, MANAGER FOR LEAH WISE ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED CRASH GIRL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.441 ACRES OUT OF LOT 100, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4500 BLOCK OF N. IH 69C. SUB#240925**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 4500 Block of N. IH 69C. The property was currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, east, south and west. The property is designated for industrial use in the Land Use Plan

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

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

- 6) **MAS ENGINEERING, LLC., REPRESENTING, ISMELDA MONTANEZ IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MIRPLA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.38 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 325, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 300 BLOCK OF WEST DICKER ROAD. SUB#240205**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the property is located within the 300 block of West Dicker Road. The property was currently zoned General Business District (C). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, General Business District (C) to the east and Single-Family Residential District (R-1) to the south and west. The property is designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Mirpla 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 Mirlpa Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

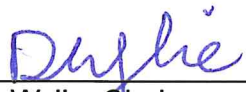
ITEM H. ANNOUNCEMENTS:

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 4:16 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: 11/25/24

