

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 9, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, December 9, 2024, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Andy Castro
Rafael Munguía
Mercedes Guillen
Javier Gutierrez

MEMBERS ABSENT: Charlie Ramirez
Ruben Luna
Romeo Cantu Jr

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Joanna Villarreal, Planner I
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 Rafael Munguía moved to excuse the absent members. Board Member Andy Casto 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 NOVEMBER 25, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Rafael Mungia moved to approve. Board Member Javier Gutierrez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

- 1) ELIZABETH REYES, REPRESENTING COMMUNITY LIFE, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE SOUTH 198.0 FEET OF LOT 1C, PHARR SOUTH SUBDIVISION UNIT NO.1 AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1536 SOUTH CAGE BOULEVARD, SUITE 11. CUP#241125**

Joanna Villarreal, Planner I, introduced the item and stated applicant requested Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). She went over the property's legal description and physical address and stated the property was zoned General Business District (C). The properties to the north, east and south were zoned General Business District (C). The property to the west was zoned Mobile Home District (R-MH). This area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated all inspections had been conducted from all respective departments and reported eighteen (18) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on, Friday, November 22, 2024, and a legal notice was published in The Advance News Journal on Wednesday, November 20, 2024. She stated staff received no response to the letters or legal notice.

Joanna Villarreal, Planner I, further stated staff recommended approval of the Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C) subject to the applicant and site shall comply with all City Ordinances and City Department requirements.

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

- 2) M & L MANAGEMENT LLC., REPRESENTING THOMAS JAKL, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.33 ACRES, MORE OR LESS, OUT OF LOT 73, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE**

**PROPERTY'S PHYSICAL ADDRESS IS 5701 NORTH SUGAR ROAD.
COZ#241130**

Joanna Villarreal, Planner I, stated the item was withdrawn at the applicant's request.

ITEM E. PLATS:

- 1) R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING RICHARD GOODMAN, VICE PRESIDENT, REAL ESTATE, CONSTRUCTION AND RETAIL FACILITIES OF LOWE'S HOME CENTERS, INC., A NORTH CAROLINA CORP., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED LOWE'S OF PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 13.01 ACRE TRACT OF LAND CONSISTING OF 3.76 ACRES OUT OF LOT 15, 3.17 ACRES OUT OF LOT 16, 3.45 ACRES OUT OF LOT 17 AND 2.63 ACRES OUT OF LOT 18, PHARR CITRUS ORCHARD CO. SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF SOUTH JACKSON ROAD. SUB#230308**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 700 Block of South Jackson Road. The property was currently zoned General Business District (C). The adjacent zones were General Business District (C) to the north, east and west, Office Professional District (O-P), Residential Townhouse District (R-TH) and General Business District (C) to the south. He stated the property was designated for commercial use in the Land Use Plan.

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

There being no further discussion, Board Member Rafael Mungia moved to approve the request for final plat approval of the proposed Lowe's of Pharr Subdivision. Board Member Andy Castro seconded the motion and when put to a vote, it carried unanimously.

Board member Javier Gutierrez abstained from voting since he is a project manager of the firm.

- 2) JAVIER HINOJOSA ENGINEERING, REPRESENTING CARLOS I. GARZA, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED SENDERO ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 23.94 ACRE TRACT OUT OF LOT 255, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY**

**IS LOCATED WITHIN THE 1000 BLOCK OF EAST JAVELINA DRIVE.
SUB#241130**

Joe Garza, Assistant Director, introduced the item and went over the property's legal description. He stated the property was located within the 1000 Block of East Javelina Drive and stated the property was currently outside city limits. He stated annexation and zoning were needed prior to final plat approval. The adjacent zones were Planned Unit Development (PUD) to the north, General Business District (C) to the south and west, and City Limits to the east. The property is designated for single family residential use in the Land Use Plan.

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

Board Member Rafael Munguia, asked when the property would be annexed.

Joe Garza, Assistant Director, stated the property would be annexed by January 2025.

There being no further discussion, Board Member Javier Gutierrez moved to approve the request for final plat approval of the proposed Sendero 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. RECONVENE:

None

ITEM I. ADJOURMENT:

There being no further business, Board Member Andy Castro **moved** to adjourn. Board Member Mercedes Guillen seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:09 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: 12/23/24