

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
*118 S. Cage Blvd. July 08, 2024 - 4:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, July 08, 2024 and following is the record of attendance.

**MEMBERS PRESENT:** Danny Wylie  
Charlie Ramirez  
Rafael Munguia  
Andy Castro  
Ruben Luna  
Romeo Cantu  
Javier Gutierrez

**MEMBERS ABSENT:** Jonathan Larraga  
Mercedes Guillen

**STAFF PRESENT:** David Friedlein, Assistant City Manager  
Ricardo Rodriguez, City Attorney  
Kimberly Mendoza, Director of Development Services  
Joe Garza, Asst. Director of Development Services  
Eddie Martinez, Planner III  
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 Charlie Ramirez 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 JUNE 24, 2024 - REGULAR MEETING**

Danny Wylie, Chairman, introduced the item.

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

**ITEM D. PUBLIC HEARING:**

**1) IMPERIUM EVENT CENTER LLC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT AND LATE HOURS 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, OF LA QUINTA SUBDIVISION RE-PLAT OF LOTS 52-55, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 5952 SOUTH CAGE BOULEVARD. CUP#240611**

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). She went over the property's legal description and physical address and stated the current zoning was General Business District (C). Ms. Villarreal stated the surrounding area was zoned General Business District (C) to the north, east and south and Single-Family Residential District (R-1) to the west. She further stated the 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 for the recommendation of approval of the Conditional Use Permit and reported thirty-five (35) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on June 28, 2024, and a legal notice was published in The Advance News Journal on June 26, 2024. She stated staff received no response to the letters or legal notice.

Joanna Villarreal, Planner I, further stated staff recommended approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site shall comply with all City Ordinances and City Department requirements.

Joanna Villarreal, Planner I, reported there was no representation in the audience.

Board Member Andy Castro asked on the Occupancy. Mrs. Kimberly Mendoza stated the Fire Department sets proper occupancy in a business.

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

**2) DOUBLE D'S NIGHTLIFE HOLDINGS LLC., DBA EL TOXICO DRIVE THRU, HAS 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 ALL OF LOT 184, VALLE DE LA PRIMAVERA SUBDIVISION AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 6911 SOUTH JACKSON ROAD. CUP#240612**

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). She went over the property's legal description and physical address and stated the property and properties to the north and south were currently zoned General Business District (C). Ms. Villarreal stated the adjacent zoning was Single-Family Residential District (R-1) to the east and the city limits lie to the west. She further stated the 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 for the recommendation of approval of the Conditional Use Permit and reported thirty-four (34) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on June 28, 2024, and a legal notice was published in The Advance News Journal on June 26, 2024. She stated staff received no response to the letters or legal notice.

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

Joanna Villarreal, Planner I, reported there was representation in the audience and had no comments.

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

- 3) 7-ELEVEN INC. DBA 7-ELEVEN CONVENIENCE STORE'S AND STRIPES STORES, HAS 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 ALL OF LOT "A", CORDOVA ESTATES AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1510 WEST MILITARY HIGHWAY. CUP#240613**

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). She went over the property's legal description and physical address and stated the property was currently zoned General Business District (C). Ms. Villarreal stated the property to the north was zoned Limited Industrial District (L-I) Heavy Commercial District (H-C) to the south and Agricultural and/or Open Space District (A-O) to the east and the city limits lie to the west. She further stated the 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 for the recommendation of approval of the Conditional Use Permit and reported five (5) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on June 28, 2024, and a legal notice was published in The Advance News Journal on June 26, 2024. She stated staff received no response to the letters or legal notice.

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

Joanna Villarreal, Planner I, reported there was no representation in the audience.

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

**ITEM E. PLATS:**

- 1) URBAN INFRASTUCUTRE GROUP, REPRESENTING DANNY C. SMITH, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED MATT'S CASH AND CARRY SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 7.882 ACRE TRACT OF LAND OUT OF ALL OF LOT 163, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF EAST INTERSTATE 2 NORTH. SUB#210831**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 400 Block of East Interstate 2 North and the property was currently zoned General Business District (C), Heavy Commercial District (H-C) and Residential Multi-Family High Density District (R-MFHD). He stated the adjacent zones are General Business District (C) to the north and east, Single-Family Residential District (R-1), Agricultural and/or Open Space District (A-O) and General Business District (A-O) and General Business District (C) to the south and Heavy Commercial District (H-C) and Single Family Residential District (R-1) to the west. 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 Matt's Cash and Carry Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Ruben Luna **moved** to approve the request for final plat approval of the proposed Matt's Cash and Carry Subdivision. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

**2) BARRERA INFRASTRUCTURE GROUP, INC., REPRESENTING CLEMENTE PONCE, MEMBER OF NEXTGEN INVESTMENTS LLC., A TEXAS LIMITED LIABILITY COMPANY, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED NEXTGEN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A PART OR PORTION OF LOT 237, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2700 BLOCK OF SOUTH CAGE BOULEVARD. SUB#180929**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 2700 Block of South Cage Boulevard and the property was currently zoned Planned Unit Development District (PUD). He stated the adjacent zones were Planned Unit Development District (PUD) to the north, south and east, General Business District (C), Residential Multi-Family High Density District (R-MFHD) and Agricultural and/or Open Space District (A-O) to the west. 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 Nextgen Subdivision, subject to the conditions noted in the packet.

There being no discussion, Board Member Andy Castro **moved** to approve the request for final plat approval of the proposed Nextgen 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

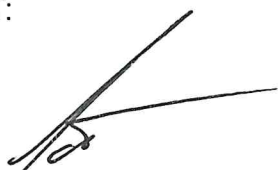
**ITEM I. ADJOURMENT:**

There being no further business, Board Member Rafael Munguia **moved** to adjourn. Board Member Andy Castro seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:14 p.m.

**PLANNING & ZONING COMMISSION**

  
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Danny Wylie, Chairman

ATTEST:

  
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Andy Castro, Secretary

APPROVED: 7/22/2024