

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 13, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 13, 2024 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Rafael Munguia
Charlie Ramirez
Jonathan Larraga
Mercedes Guillen
Andy Castro
Ruben Luna

MEMBERS ABSENT: None

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Julia Rios, Administrative Assistant

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

Chairman Danny Wylie called the meeting to order at 4:01 p.m. Roll call established a quorum.

ITEM B. PUBLIC TESTIMONY

Chairman Danny Wylie asked if anyone signed up to speak.

Julia Rios, Administrative Assistant, stated there was no one who signed up to speak.

ITEM C. APPROVAL OF MINUTES

- 1) MINUTES FOR APRIL 22, 2024- REGULAR MEETING**
- 2) MINUTES FOR MAY 03, 2024- SPECIAL MEETING**

Chairman Danny Wylie introduced the item.

Board Member Rafeal Munguia moved to approve the minutes as submitted. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLATS:

- 1) MELDEN & HUNT INC., REPRESENTING HUMBERTO TIJERINA AND EVANGELINA A. TIJERINA, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED CIRCLE K PHARR SUBDIVISION PHASE 1 LOT 1. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RESUBDIVISION OF 1.644 ACRES, CONSISTING OF 1.144 ACRES OUT OF LOT 220 KELLY-PHARR SUBDIVISION AND 0.500 OF AN ACRE BEING ALL OF ORDONEZ SUBDIVISION BEING ALL OF LOT 1, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1800 BLOCK OF SOUTH CAGE BOULEVARD. SUB#210513**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1800 Block of South Cage Boulevard and was currently zoned General Business District (C). The adjacent zones were Planned Unit Development District (PUD) to the north, General Business District (C) to the east and Agricultural and/or Open Space District (A-O) to south and west. Mr. Martinez further 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 Circle K Pharr Subdivision Phase 1 Lot 1 subject to the conditions noted in the packet.

There being no discussion, Board Member Jonathan Larraga moved to approve the request for final plat approval of the proposed Circle K Pharr Subdivision Phase 1 Lot 1 Subdivision. Board Member Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

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

Eddie Martinez, Planner III, 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 and was currently zoned Single Family Residential District (R-1). The adjacent

zones were Single Family Residential District (R-1) to the north, east and west and, Heavy Commercial District (H-C) to the south. Mr. Martinez further stated the property was designated for single family residential use in the Land Use Plan.

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

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

- 3) BIG ENGINEERING, REPRESENTING OMAR ISRAEL RIOS, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED SUGAR PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 9.697 ACRES BEING ALL OF LOTS 2 AND 3, TRI-CITY ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 5500 BLOCK OF NORTH SUGAR ROAD. SUB#231026**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 5500 Block of North Sugar Road and the property was currently zoned Residential Multi-Family District (R-MF). The adjacent zones were Single Family Residential District (R-1) to the west and east, and Agricultural and/or Open Space District (A-O) to the north and south. Mr. Martinez further stated the property was designated for single family residential and commercial use in the Land Use Plan.

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

There being no discussion, Board Member Jonathan Larraga **moved** to approve the request for preliminary plat approval of the proposed Sugar Park Subdivision. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 4) QUINTANILLA, HEADLEY AND ASSOCIATES, INC., REPRESENTING MARCO ANTONIO LOPEZ, MANAGING MEMBER FOR MARCO ANTONIO LOPEZ HOLDINGS, LLC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED REPLAT OF LOT 2 SAN IGNACIO SUBDIVISION PHASE 1. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.97 OF AN ACRE TRACT OF LAND BEING ALL OF LOT 2, SAN IGNACIO SUBDIVISION PHASE I, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF EAST NOLANA ROAD. SUB#240410**

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 East Nolana Road and the property was currently zoned General Business District (C) with adjacent zones being General Business District (C) to the north, east and west and Single-Family Residential District (R-1) to the south. Mr. Martinez further stated the property was designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Replat of Lot 2 San Ignacio Subdivision Phase 1, subject to the conditions noted in the packet.

There being no discussion, Board Member Jonathan Larraga moved to approve the request for preliminary plat approval of the proposed Replat of Lot 2 San Ignacio Subdivision Phase 1. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS:

None

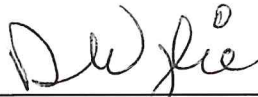
ITEM F. CLOSED SESSION

None

ITEM G. ADJOURMENT:

There being no further business, Board Member Andy Castro moved to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:10 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Rafael Munguia, Vice Secretary

APPROVED: June 24, 2024