

**MINUTES
PLANNING & ZONING COMMISSION**

*City Commissioner's Room
118 S. Cage Blvd. December 23, 2024 - 4:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, December 23, 2024, and following is the record of attendance.

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

MEMBERS ABSENT: Rafael Munguia
Ruben Luna
Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Laura Fonseca, Planner II
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, Andy Castro, moved to excuse the absent members. Board Member, Romeo Cantu Jr., 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 DECEMBER 9, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

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

ITEM D. PUBLIC HEARING:

- 1) MARIO GUERRA, REPRESENTING ZONA MRRP LLC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM OFFICE AND PROFESSIONAL DISTRICT (O-P) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS LOT 65, BEAMSLEY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1215 WEST TRUMAN STREET. COZ#241131**

Laura Fonseca, Planner II, introduced the item and stated applicant requested a Change of Zone from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD). She went over the property's legal description and physical address and stated the property fronts West Truman Street, approximately 650 ft. east of North Jackson Road and has a physical address of 1215 West Truman Street. The property is legally described as Lot 65, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property fronts West Truman Street, a 50 ft – 60 ft local street which runs west and east with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner II, stated property was rezoned from Single-Family Residential District (R-1) to Office and Professional District (O-P) on November 18, 2013. The properties to the south were rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High District on January 20, 2004. The properties to the west and east and a portion of the north was zoned Single-Family Residential District (R-1), when the city adopted the current Zoning Ordinance in 1982. The remaining portion on the north was rezoned from Single-Family Residential District (R-1) to Two-Family Residential District (R-2) on December 21, 2010, and there have been no other zoning requests within the general vicinity of the subject property since that time. The property was generally designated for multi-family residential use in the Land Use Plan.

Laura Fonseca, Planner II, further stated the Residential Multi-Family District was established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities were available for present and future needs. This district was established for duplex-fourplex development as low to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space shall be met before zoning to such use. It was established to protect residential areas as far as possible against heavy traffic and zoned promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan.

Laura Fonseca, Planner II, further stated thirty-two (32) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on December 6, 2024, and a legal notice was published in the Advance News Journal on December 4, 2024. Staff received one response for information only to the letters and/or the legal notice.

Laura Fonseca, Planner II, stated Development Services was recommending approval of the request to re-zone from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The request was compatible with the residential trends and land use patterns in the area and was in conformance with the Future Land Use Plan. If approved, the owner must comply with all City Ordinances and City Department requirements. She stated the item would be placed on city commission agenda scheduled for January 6, 2025, at 4:00 p.m. and stated there was representation in the audience.

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

ITEM E. PLATS:

- 1) M2 ENGINEERING, REPRESENTING ROBERT TUDOR, MANAGING MEMBER FOR ROTU INVESTMENTS, LLC. IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED UTILITY DRIVE SHOP SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.60 OF AN ACRE TRACT OF LAND OUT OF LOT 124, KELLY-PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3400 BLOCK OF NORTH INTERSTATE HIGHWAY-69C. SUB#241236**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 3400 Block of North Interstate Highway-69C and stated the property was currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, east and west, Agricultural and/or Open Space District (A-O) to the south. He stated the property was designated for industrial use in the Land Use Plan.

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

- 2) PABLO SOTO JR., P.E., REPRESENTING ENRIQUE CASAS JR. AND LUZ VIRGINIA CASAS, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED RICK'S FOOD COURT STATE AVENUE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.37 OF AN ACRE TRACT OF LAND OUT OF THE UNION PACIFIC RAILROAD RIGHT OF WAY, PHARR ORIGINAL TOWNSITE, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF WEST STATE STREET. SUB#240823**

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 W. State Street and stated the property was currently General Business District (C). The adjacent zones are Business District (C-2) to the north, General Business District (C) to the east, south and west. He stated the property was designated commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Rick's Food Court State Avenue Subdivision, subject to the conditions noted in the packet.

Chairman, Danny Wylie, inquired whether the health department conducts regular inspections of mobile food kitchens.

Board member, Romeo Cantu Jr., then inquired about the presence of mobile food trucks, noting that the city had a limit on the number of food trucks permitted within its boundaries.

Joe Garza, Assistant Director of Development Services, clarified that it would be a mobile food park, rather than individual food trucks.

Board member, Romeo Cantu Jr., asked if this would conflict with the existing ordinance in the city, stating that he believed only a dozen food trucks were allowed.

Joe Garza, Assistant Director of Development Services, assured Board Member Romeo Cantu Jr., it would not conflict with the ordinance and further explained that the city had a separate ordinance for mobile food parks, which differs from regulations for individual food trucks.

Board member, Romeo Cantu Jr., acknowledged his understanding and expressed that he was previously unaware of the ordinance.

Chairman, Danny Wylie, asked whether the ordinance requires only one truck to be present, or if the presence of a single truck would be sufficient to qualify.

Joe Garza, Assistant Director of Development Services, explained that the ordinance requires a minimum of three trucks for a food truck park. He further stated that

all food trucks would need to comply with the city's guidelines, including regulations from the fire, health, building, code, and development services departments.

There being no further discussion, Board Member Romeo Cantu Jr. **moved** to approve the request for preliminary plat approval of the proposed Rick's Food Court State Avenue Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

ITEM G. CLOSED SESSION:

None

ITEM H. 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 4:11 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: 
