

**MINUTES
PLANNING & ZONING COMMISSION**

*City Commissioner's Room
118 S. Cage Blvd. January 13, 2025 - 4:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 13, 2025, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Charlie Ramirez
Andy Castro
Ruben Luna
Mercedes Guillen
Javier Gutierrez

MEMBERS ABSENT: Rafael Munguia
Romeo Cantu Jr.

STAFF PRESENT: Ricardo Rodriguez III., City Attorney
Kimberly A. Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Laura Fonseca, Planner II
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, Javier Gutierrez, 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 23, 2024 - REGULAR MEETING

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 6th day of February 2025 at 3:30 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 6th day of February 2025



ALESSANDRA GARCIA, CPM
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 Charlie Ramirez, moved to approve. Board Member, Javier Gutierrez, second the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

- 1) Halff Associates, Inc., representing KVS Development, LLC., owner, filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being a 49.49 acre tract situated in Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 93, 94, 95, 96, 97 and 98, Blocks 31 and 32 of the San Juan Plantation Subdivision. The property is physically located at the 2000 Block of East Military Highway. COZ#241233**

Laura Fonseca, Planner II, introduced the item and stated applicant requested a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) to develop and construct warehouses. She went over the property's legal description and physical address and stated the property fronted West Military Highway, a 120 ft. – 150 ft. principal arterial street which runs west and east with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan. The property was legally described as being 49.49 acre tract situated in Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 93, 94, 95, 96, 97 and 98, Blocks 31 and 32 of the San Juan Plantation Subdivision.

Laura Fonseca, Planner II, stated the property was zoned Agricultural and/or Open Space District (A-O) upon annexation to the city on November 18, 2024. The properties to the north, south, west, and east were within the City of Pharr Extraterritorial Jurisdiction (ETJ). There have been no other zoning requests within the general vicinity of the subject property since that time. The property was generally designated for industrial use in the Land Use Plan.

Laura Fonseca, Planner II, further stated the Heavy Industrial District (H-I) was established to provide adequate space and site diversification. She stated the area requirements in this district were minimal and would allow both large and small industrial uses either on separate small lots or as part of a park. She stated some screening would be required, but because of the potential for hazardous or possibly blighting uses, this district should not be located close to residential areas of any type. Areas should not be zoned to this usage unless they were located on or close to arterials capable of carrying commercial and truck traffic.

Laura Fonseca, Planner II, further stated eight (8) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on December 23, 2024, and a legal notice was published in the Advance News Journal on December 18, 2024. A corrected legal notice was published in the Advance News Journal on January

15, 2025, to reflect the new City Commission meeting date. Staff received no response to the letters or the legal notice.

Laura Fonseca, Planner II, stated Development Services had recommended approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property met area requirements and had adequate ingress and egress. She stated the request was compatible with the industrial uses 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.

There being no further discussion, Board Member Andy Castro **moved** to approve. Board Member Charlie Ramirez seconded the motion and when put to vote, it carried unanimously with six members present and voting.

- 2) Melden & Hunt, Inc., representing Southwind Gardens, LLC., owner, filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 4.284 acres, more or less, out of all of Lot 4 and out of Lot 1, Southwind Gardens Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1904 West Ridge Road. COZ#241232**

Laura Fonseca, Planner II, introduced the item and stated that the applicant requested a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) to develop and construct apartment complexes.

Laura Fonseca, Planner II, stated the properties to the north, south, west, and east were zoned General Business District (C), when the city annexed in 1986. There were no other zoning requests within the general vicinity of the subject property since that time. The property was generally designated for general business use in the Land Use Plan.

Laura Fonseca, Planner II, further stated the Residential Multi-Family High Density District (R-MFHD) was established to provide adequate space and site diversification for medium to high density areas. This may be a zone for transitional areas developed for single-family usage, but because of the need for rehabilitation, or changes in the character of the neighborhood, were now deemed suitable for some multifamily development. She stated this zone allowed medium to high density developments, and should be located where additional requirements for streets, water, fire protection, wastewater, drainage and adequate open space shall be met. R-MFHD uses should not run traffic over long distances of single-family residential-sized streets or neighborhoods and should be located close to arterials or collectors capable of carrying the additional traffic. Multi-family developments were not a buffer between single-family and commercial uses and would need to be properly buffered from nonresidential land uses and traffic, or from pollution and environmental hazards.

Laura Fonseca, Planner II, further stated eight (8) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on December 23, 2024, and a legal notice was published in the Advance News Journal on December 18, 2024. A corrected legal notice was published in the Advance News Journal on January 15, 2025, to reflect the new City Commission meeting date of January 27, 2025. Staff received no response to the letters or the legal notice.

Laura Fonseca, Planner II, stated Development Services had recommended approval of the request to re-zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) as the property met area requirements and had adequate ingress and egress. She stated the proposed re-zoning aligned well with the existing development trends and land use patterns in the general area along South Jackson Road and Old Ridge Road with commercial along the front and multi-family in the rear of the commercial developments. Hence, making it a reasonable fit for the area. She further stated maintaining compatibility with the surrounding land uses were also crucial for ensuring a balanced community. If approved, the owner must comply with all City Ordinances and City Department requirements.

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) Melden & Hunt Inc., representing Leah Marie Wise, Manager for Leah Wise Enterprises, LLC., A Texas Limited Liability Company, requested final 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 North Interstate Highway- 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 and the property was zoned Limited Industrial District (L-I). He further stated the adjacent zones were Limited Industrial District (L-I) to the north, east, south and west and the property was designated for industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated Development Services recommended final plat approval of the proposed Crash Girl Subdivision subject to the following conditions noted in the packet.

Following a brief discussion Board Member Andy Castro moved to approve the request for final plat approval of the proposed Crash Girl Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

Kimberly A. Mendoza, Director of Development Services, announced there would be a change of time for the next Planning and Zoning Commission meeting from 4:00 p.m. to 6:00 p.m. on Monday, January 27, 2025.

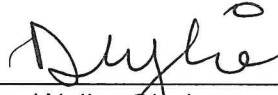
ITEM G. CLOSED SESSION:

None

ITEM H. ADJOURMENT:

There being no further business, Board Member Ruben Luna **moved** to adjourn. Board Member Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:13 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: _____