

**MINUTES
PLANNING & ZONING COMMISSION**

*City Commissioner's Room
118 S. Cage Blvd. February 10, 2025 - 4:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 10, 2025, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Rafael Munguia
Charlie Ramirez
Romeo Cantu Jr.
Mercedes Guillen
Ruben Luna

MEMBERS ABSENT: Javier Gutierrez
Andy Castro

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Nancy Hernandez, Administrative Asst.
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 Rafael Munguia 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 JANUARY 13, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

Board Member, Rafael Mungia, moved to approve. Board Member, Charlie Ramirez, second the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

NONE

ITEM E. PLATS:

- 1) **MELDEN & HUNT INC., REPRESENTING JAIME ROEL GARCIA, DIRECTOR FOR GARCIA-REYNA FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, REQUESTED PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER PLAT OF ARBOR VISTA ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RESUBDIVISION OF 14.996 ACRES OUT OF LOTS 32 AND 33, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF NORTH VETERANS BOULEVARD ("I" ROAD). SUB#250104**

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 North Veterans Boulevard ("I" RD). The property was currently zoned Residential Multifamily High Density District (R-MFHD) and General Business District (C). Mr. Martinez stated the adjacent zones were Residential Multifamily High Density District (R-MFHD) and Agricultural and/or Open Space District (A-O) to the north. General Business District (C), Residential Multifamily High Density District (R-MFHD) and City limits to the east and Single-Family Residential District (R-1) to the south and west. He further stated the property was designated for Commercial and Single-Family Residential use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Master Plat of Arbor Vista Estates Subdivision, subject to the conditions noted in the packet.

A brief discussion was held regarding street access among board members and staff.

There being no further discussion, Board Member, Charlie Ramirez, moved to approve the request for preliminary plat approval of proposed Master Plat of Arbor Vista Estates Subdivision. Board Member, Romeo Cantu Jr., 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, Charlie Ramirez **moved** to adjourn. Board Member, Romeo Cantu Jr. seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:06 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: _____

