

**MINUTES
PLANNING & ZONING COMMISSION**

*City Commissioner's Room
118 S. Cage Blvd. February 24, 2025 - 4:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 24, 2025, and following was the record of attendance.

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

MEMBERS ABSENT: Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Joe Garza, Assistant Director of Development Services
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, Rafael Mungia, 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 FEBRUARY 10, 2025 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Romeo Cantu Jr. moved to approve. Board Member Mercedes Guillen second the motion and when put to a vote, it carried unanimously.

ITEM D. PLATS:

- 1) Garza-Garza Consulting Engineers, representing Armando Guerrero Chapa, President of Black Diamond Services, LLC., is requesting final plat approval of the proposed Black Diamond Subdivision. The property is legally described as being a 3.91 acre tract of land out of Lot 237, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2800 Block of South Cage Boulevard. SUB#231131**

Joe Garza, Assistant Director of Development Services, introduced the item and went over the property's legal description. He stated the property was located within the 2800 Block of South Cage Blvd. and stated the property was zoned Planned Unit Development District (PUD). He further stated the adjacent zones were Planned Unit Development District (PUD) to the north, south and east, Agricultural and/or Open Space District (A-O), General Business District (C), Residential Townhouse District (R-TH) and Residential Multi-Family District (R-MF) to the west. Mr. Garza stated the property was designated for commercial use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, stated Development Services recommended final plat approval of the proposed Black Diamond Subdivision subject to the following conditions noted in the packet.

There being no further discussion, Board Member, Rafael Mungia, moved to approve the request for final plat approval of the proposed Black Diamond Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) HALFF, representing Guy D. Walker, President for Blue Beacon, Inc., is requesting preliminary plat approval of the proposed Lot 1 Blue Beacon Subdivision. The property is legally described as being 3.40 acres out of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5000 Block of North IH 69C. SUB#250102**

Joe Garza, Assistant Director of Development Services, introduced the item and went over the property's legal description. He stated the property was located within the 5000 Block of North IH 69C and stated 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. Mr. Garza stated the property was designated for industrial use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, stated Development Services recommended preliminary plat approval of the proposed Lot 1 Blue Beacon Subdivision subject to the following conditions noted in the packet.

Chairman Danny Wylie inquired whether there was a moratorium for the car washes.

Joe Garza, Assistant Director of Development Services, stated there was none.

There being no further discussion, Board Member Charlie Ramirez moved to approve the request for final plat approval of the proposed Lot 1 Blue Beacon Subdivision. Board Member Mercades Guillen seconded the motion and when put to a vote, it carried unanimously.

- 3) R. E. Garcia & Associates, representing Andres Zuniga, Manager for Zuko Family Limited Partnership, is requesting preliminary plat approval of the proposed Veterans Industrial Park Subdivision. The property is legally described as being a 14.88 acre tract of land being a portion of Lot 5, Closner Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1700 Block of South Veterans Blvd. ("I" Rd.). SUB#231027**

Joe Garza, Assistant Director of Development Services, introduced the item and went over the property's legal description. He stated the property was located within the 1700 Block of South Veterans Blvd. ("I" Rd.) and stated the property was zoned Heavy Industrial District (H-I). He further stated the adjacent zones were City limits to the north, Agricultural and/or Open Space District (A-O) and City limits to the east, Agricultural and/or Open Space District (A-O) to the south and Limited Industrial District (L-I) to the west. Mr. Garza stated the property was designated for industrial use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, stated Development Services recommended preliminary plat approval of the proposed Veterans Industrial Park Subdivision subject to the following conditions noted in the packet.

There being no further discussion, Board Member Rafael Mungia moved to approve the request for final plat approval of the proposed Veterans Industrial Park Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS:

None

ITEM F. CLOSED SESSION:

None

ITEM G. RECONVENE:

None

ITEM H. 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 4:06 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: 3/24/25