

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 24, 2025 - 4:00 p.m.

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

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

MEMBERS ABSENT: Roberto Carrillo Jr.
Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Assistant 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 Charlie Ramirez 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 24, 2025 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

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

ITEM D. PUBLIC HEARING:

- 1) RIO DELTA ENGINEERING, REPRESENTING AGUIRRE FAMILY LIMITED PARTNERSHIP LP., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM HEAVY COMMERCIAL DISTRICT (H-C) TO LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.13 ACRES, MORE OR LESS, OUT OF LOT 1, BLACKBIRD SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1908 WEST SHARM DRIVE. COZ#250203**

Laura Fonseca, Planner II, introduced the item and stated the applicant requested a Change of Zone from Heavy Commercial District (H-C) to Limited Industrial District (L-I) in order to develop and construct flex warehouses. She went over the property's legal description and physical address and stated the property had frontage along West Sharm Drive, a 50-ft – 60-ft local street which runs east and west with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan. She further stated the property was legally described as being 2.13 acres, more or less, out of Lot 1, Blackbird Subdivision, Pharr, Hidalgo County, Texas. She stated the subject site was located on the north side of West Sharm Drive, approximately 350 ft. east of North Jackson Road and had a physical address of 1908 West Sharm Drive.

Laura Fonseca, Planner II, stated the property was rezoned from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) on June 20, 2000, and stated the Pharr-McAllen Lateral Drainage Canal was to the north of the property. She further stated there had been no other zoning requests within the general vicinity of the subject property since that time and the property was generally designated for commercial and industrial use in the Future Land Use Plan.

Laura Fonseca, Planner II, stated the Limited Industrial District was intended for industrial parks and larger, more environmentally sustainable industries. She stated the manufacturing should be conducted within a totally enclosed building. She further stated any activities conducted outside would need to be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. The sites for such use were typically a minimum of two acres and average five (5) to ten (10) acres, with a significant amount of land dedicated to landscaping.

Laura Fonseca, Planner II, further stated thirteen (13) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 7, 2025, and a legal notice was published in the Advance News Journal on March 5, 2025. She stated staff received no response to the letters or the legal notice.

Laura Fonseca, Planner II, stated Development Services was recommending approval of the rezoning request from Heavy Commercial District (H-C) to Limited Industrial District (L-I) as the property met area requirements, complied with the Future Land Use Plan, and had adequate ingress and egress. She stated the proposed rezoning was consistent with the existing development trends and land use patterns in the general area. She stated, if approved, the owner would need to comply with all City Ordinances and city department requirements. She further stated this item would go before the City Commission Meeting of April 7, 2025, at 4:00 p.m.

Laura Fonseca, Planner II, stated there was representation in the audience and stated applicant had no comments.

Board member Charlie Ramirez inquired about the dumpster area.

Laura Fonseca, Planner II, stated it was a preliminary site plan which had not been approved yet and the preliminary site plan would go through modifications if the change of zone was approved. Additionally, she stated the applicant would need to coordinate with Waste Management to ensure the dumpster was positioned at an appropriate angle for the dumpster trucks.

Board member Rafael Mungia inquired about the buffer requirements for industrial zones located near subdivisions.

Kimberly Mendoza, Director of Development Services, stated it was only required when directly abutting residential zones / uses.

Board member Andy Castro inquired about the fire department review.

Laura Fonseca, Planner II, stated that there had not yet been a review by the fire department since this was a preliminary site plan. She further stated once the applicant officially submitted the plans, they would undergo a review by the fire department and applicant would be required to comply with all fire safety regulations and conditions.

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

- 2) OSCAR GARZA, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION, A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.98 ACRES, MORE OR LESS, OUT OF LOT 180, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 324 SOUTH VETERANS BOULEVARD. COZ#250204

Laura Fonseca, Planner II, introduced the item and stated the applicant requested a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct commercial development. She went over the property's legal description and physical address and stated the property had frontage along South Veterans Boulevard, a 100 ft. minor arterial which runs north and south with a posted speed limit of 30 - 45 miles per hour as identified in the City of Pharr's Thoroughfare Plan. She stated the property also had frontage along East Kelly Avenue, an 80 ft. major collector that runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan. Mrs. Fonseca further stated the property was legally described as being 0.98 acres, more or less, out of Lot 180, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas with a physical address of 324 South Veterans Boulevard, Pharr, Hidalgo County, Texas.

Laura Fonseca, Planner II, stated the properties to the west and a portion of the property to the north were zoned Single-Family Residential District (R-1), when the city adopted the current Zoning Ordinance in 1982 and the remaining portion of the property to the north was rezoned from Office and Professional District (O-P) to Neighborhood Commercial District (N-C) on May 11, 2010. She stated the property to the south was rezoned from Single-Family Residential District (R-1) to Office and Professional District (O-P) on September 16, 2014, and the city limits were to the east side of the property. Ms. Fonseca stated there had been no other zoning requests within the general vicinity of the subject property since that time. She further stated the property was generally designated for Single Family Residential use in the Future Land Use Plan.

Laura Fonseca, Planner II, stated the General Business District (C) was established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. She stated larger shopping centers and most existing commercial strips along major arterials would be included in this district. Ms. Fonseca stated the noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses and should not pass through residential areas, except on arterials or major collectors.

Laura Fonseca, Planner II, further stated sixteen (16) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 7, 2025, and a legal notice was published in the Advance News Journal on March 5, 2025. She stated staff received no response to the letters or the legal notice.

Laura Fonseca, Planner II, stated Development Services was recommending approval of the rezoning request from Single-Family Residential District (R-1) to General Business District (C) as the property met area requirements and had adequate ingress and egress. She stated the proposed rezoning aligned well with the existing development trends in the general area. If approved, the owner would need to comply with all City Ordinances and city department requirements. She further stated this item would go before the City Commission Meeting of April 7, 2025, at 4:00 p.m.

Laura Fonseca, Planner II, stated there was representation in the audience.

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

ITEM E. PLATS:

- 1) **SAMES, REPRESENTING JENNIFER VAN ALYSTYNE, MANAGING MEMBER FOR MCALLEN RADIATOR SERVICE, INC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED WHITECHAPEL PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 13.17 ACRE TRACT OF LAND OUT OF LOT 186, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF WEST SAM HOUSTON AVENUE. SUB#241234**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 800 Block of West Sam Houston Avenue and stated the property was legally described as being a 13.17 acre tract of land out of Lot 186, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

Eddie Martinez, Planner III, stated Development Services Department was recommending preliminary plat approval of the proposed Whitechapel Park Subdivision subject to the listed conditions noted in the packet. He stated there was no representation in the audience.

There being no further discussion, Board Member Rafael Mungia moved to approve the request for preliminary plat approval of the proposed Whitechapel Park Subdivision. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

ITEM G. CLOSED SESSION:

None

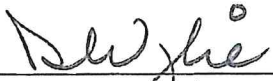
ITEM H. RECONVENE:

None

ITEM I. ADJOURNMENT:

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 4:13 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: _____