

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 14, 2025 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 14, 2025, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Andy Castro
Javier Gutierrez
Charlie Ramirez
Romeo Cantu Jr.
Mercedes Guillen
Ruben Luna
Roberto Carrillo Jr.

MEMBERS ABSENT: Rafael Mungia

STAFF PRESENT: Ricardo Rodriguez Jr., City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
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: *Ordinance No. 0-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is*

scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR MARCH 24, 2025 - REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

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

ITEM D. PLATS:

1) RIO DELTA ENGINEERING, REPRESENTING THOMAS F. PHILLIPS, OWNER IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED JACKSON PLACE COMMERCIAL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.99 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 6, BLOCK 5, A. J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2700 BLOCK OF NORTH JACKSON ROAD. SUB#240206

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 2700 Block of North Jackson Road. He stated the property was zoned General Business District (C) and the adjacent zones were Limited Industrial District (L-I) to the north and east, General Business District (C) to the south and City limits to the west. He further stated the property was designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Jackson Place Commercial Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member, Charlie Ramirez, **moved** to approve the request for final plat approval of proposed Jackson Place Commercial Subdivision. Board Member, Ruben Luna, seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS:

Kimberly Mendoza, Development Services Director, informed the board members about the comprehensive plan survey and explained that the department had been actively working to gather input from the community. She stated the objective was to identify the improvements the public wished to see within the City of Pharr over the next

10 years. She noted that the plan encompassed key areas such as land use, transportation, economic development, and public spaces.

Kimberly Mendoza, Development Services Director, also encouraged attendees to save the date for the second Community Engagement event to be held on Tuesday, May 13, 2025. She stated consultants would be present on-site, and staff would setup at Jose "Pepe" Salinas Memorial Recreation Center to collect additional feedback and offer an overview of the progress made on the plan update.

Mr. Wylie inquired about the availability of the survey.

Kimberly Mendoza, Development Services Director, stated it was available online and at Pharr City Hall.

ITEM F. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Planning and Zoning Commission hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

None

ITEM G. RECONVENE: *into regular session, and consider action, if necessary on any items(s) discussed in closed session.*

None

ITEM H. ADJOURMENT:

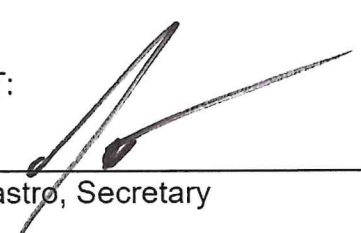
There being no further business, Board Member, Andy Castro moved to adjourn. Board Member, Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:04 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:

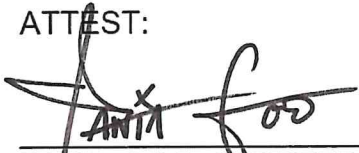


Andy Castro, Secretary

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS THE 14th DAY OF APRIL 2025 the Planning and Zoning Commission of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **TANIA GOO, SECRETARY**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:



TANIA GOO, SECRETARY

APPROVED: (04/14/2025)