

MINUTES
PLANNING & ZONING COMMISSION

City Commissioner's Room
118 S. Cage Blvd. May 12, 2025, 2025 - 3:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 12, 2025, and following is the record of attendance.

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

MEMBERS ABSENT: Romeo Cantu Jr.

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Laura Fonseca, Planner II
Joanna Villarreal, Planner I
Juan Vasquez, Development Assistant Specialist
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 3:03 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: *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 APRIL 14, 2025 - REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

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

ITEM D. PUBLIC HEARING:

- 1) MELDEN & HUNT, INC., REPRESENTING PHARR HOUSING DEVELOPMENT CORPORATION, OWNER, HAS 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 4.435 ACRES, MORE OR LESS, OUT OF LOT 165, AND ALL OF LOT 2, PHARR HOUSING AUTHORITY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 104 WEST POLK AVENUE. COZ#250406**

Laura Fonseca, Planner II, introduced the item and stated 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 one hundred ninety six (196) apartment units. She went over the property's legal description and physical address and stated the property had frontage along West Polk Avenue, an 80-ft major collector street which 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. She further stated the property was legally described as being 4.435 acres, more or less, out of Lot 165, and all of Lot 2, Pharr Housing Authority Subdivision, Pharr, Hidalgo County, Texas. Mrs. Fonseca stated the subject site was located on the north side of West Polk Avenue, approximately 230 ft. west of North Cage Boulevard and had a physical address of 104 West Polk Avenue.

Laura Fonseca, Planner II, stated a portion of the property to the south, was rezoned from Medium Density Multi-Family Residential District (R3) to General Business District (C) on January 7, 2003. The remaining portion to the south was zoned General Business District (C), when the city was annexed in 1982. She stated the property to the east was zoned General Business District (C), when the city was annexed in 1982 and a portion of the property to the west was zoned General Business District (C), She further

stated a portion was zoned Residential Single-Family District (R-1) when the city was annexed in 1982 and stated Interstate Highway 2 lied to the north. She stated there had been no other zoning requests within the general vicinity of the subject property since that time. Mrs. Fonseca stated the property was generally designated for commercial use in the Land Use Plan.

Laura Fonseca, Planner II, 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. She stated this may be a zone for transitional areas developed for single-family usage, however because of the need for rehabilitation, or changes in the character of the neighborhood, they were deemed suitable for some multifamily development. Mrs. Fonseca stated the zone allowed medium-to-high density developments and should have been located where additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space would be met. She stated R-MFHD uses were not supposed to run traffic over long distances of single-family residential-sized streets or neighborhoods and were to be located close to arterials or collectors capable of carrying additional traffic. She stated multi-family developments were not considered a buffer between single-family and commercial uses and were to be properly buffered from non-residential land uses and traffic, or from pollution and environmental hazards.

Laura Fonseca, Planner II, further stated seventeen (17) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on April 25, 2025, and a legal notice was published in The Advance News Journal on April 23, 2025. Mrs. Fonseca stated staff received no response to the letters or the legal notice.

Laura Fonseca, Planner II, stated Development Services recommended approval of the rezoning request 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. Mrs. Fonseca stated the proposed rezoning aligned well with the surrounding 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 the item would go before the City Commission Meeting of Monday, May 19, 2025, at 4:00 p.m.

Laura Fonseca, Planner II, stated there was no representation in the audience.

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

- 2) 33 CONSTRUCTION AND ENERGY, LLC., REPRESENTING NORMA D. RODRIGUEZ TREJO, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.67 ACRES, MORE OR LESS, OUT OF**

**LOT 326, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS.
THE PROPERTY'S PHYSICAL ADDRESS IS 500 WEST DICKER ROAD.
CUP#250403**

Joanna Villarreal, Planner I, introduced the item and stated applicant requested a Life of the Use Conditional Use Permit to allow a self-storage facility in a General Business District (C). She went over the property's legal description and physical address and stated the property was located at 500 West Dicker Road and being a 1.67 acres, more or less, out of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. Mrs. Villarreal further stated the property was currently zoned General Business District(C). and the surrounding area was zoned Agricultural and/or Open Space District (A-O). She stated General Business District (C) to the east and Agricultural and/or Open Space District (A-O) and General Business District (C) to the west. She further stated Single-Family Residential District (R-1) to the north and south and area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated Code Compliance, Fire and Development Services were pending the Conditional Use Permit inspections since the property was still vacant. Mrs. Villarreal reported seventy (70) surrounding property owners were notified of the request by letter on April 25, 2025, and a legal notice was published in the The Advance News Journal on April 23, 2025. Mrs. Villarreal stated staff received no response to the letters or the legal notice.

Joanna Villarreal, Planner I, further stated staff recommended **approval** of the Life of the Use Permit to allow a self-storage facility in a General Business District (C) subject to applicant and site should comply with all City Ordinances and City Department requirements.

Joanna Villarreal, Planner stated there was representation in the audience but applicant had no comments.

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

ITEM E. PLATS:

- 1) MELDEN & HUNT INC., REPRESENTING JAIME ROEL GARCIA, DIRECTOR FOR GARCIA-REYNA FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED ARBOR VISTA ESTATES PHASE 1, LOT 1 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RESUBDIVISION OF 6.00 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**

Joe Garza, Asst. Director of Development Services, 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.). He stated the property was Residential Multifamily High-Density District (R-MFHD) and the adjacent zones were Residential Multifamily High Density District (R-MFHD), 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, Residential Multifamily High Density District (R-MFHD) to the south and Single Family Residential District (R-1) to the west. He stated the property was designated for commercial and single family residential use in the Land Use Plan.

Joe Garza, Asst. Director of Development Services, stated staff recommended final plat approval of Arbor Vista Estates Phase 1, Lot 1 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 the proposed Arbor Vista Estates Phase 1, Lot 1 Subdivision. Board Member Ruben Luna, seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

Kimberly Mendoza, Development Services Director, informed 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 ten (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.

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

None

ITEM I. ADJOURNMENT:

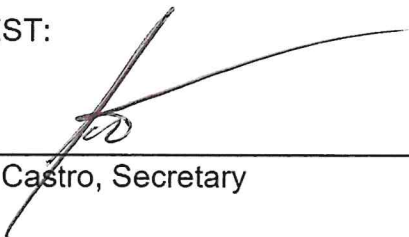
There being no further business, Board Member Andy Castro **moved** to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:15 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:

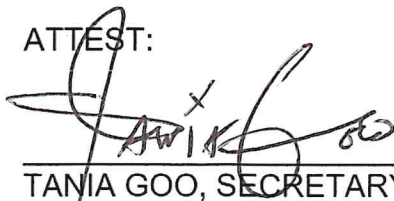


Andy Castro, Secretary

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

ON THIS THE 12th DAY OF MAY 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: (05/12/2025)