

MINUTES
PLANNING & ZONING COMMISSION

City Commissioner's Room
118 S. Cage Blvd. May 27, 2025, 2025 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Tuesday, May 27, 2025, and following is the record of attendance.

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

MEMBERS ABSENT: Roberto Carrillo Jr.
Rafael Munguia
Javier Gutierrez

STAFF PRESENT: Dr. David D. Friedlein, Assistant City Manager
Kimberly Mendoza, Director of Development Services
Joe Garza, Assistant Director of Development Services
Eddie Martinez, Planner III
Laura Fonseca, Planner II
Joanna Villarreal, Planner I
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 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 MAY 12, 2025 - REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

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

ITEM D. PUBLIC HEARING:

- 1) HALFF ASSOCIATES, INC., REPRESENTING ZUKO FAMILY LIMITED PARTNERSHIP, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 56.59 ACRES, MORE OR LESS, OUT OF LOTS 371 AND 372, MAP OF THE SUBDIVISION OF PORCIONES 66, 67, 69 AND 70, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 400 EAST HI-LINE ROAD. COZ#250407**

Laura Fonseca, Planner II, introduced the item and stated the applicant requested a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) in order to develop and construct a cold storage warehouse. She went over the property's legal description and physical address and stated the property had frontage along East Hi-Line Road, a 70 ft. major collector street which ran 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 56.59 acres, more or less, out of Lots 371 and 372, map of the subdivision of Porciones 66, 67, 69 and 70, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. Mrs. Fonseca stated the subject site was located on the north side of East Hi-Line Road, approximately 0.21 miles east of South Cage Boulevard and had a physical address of 400 East Hi Line Road.

Laura Fonseca, Planner II, stated the properties to the north, and west were zoned Agricultural and/or Open Space District (A-O), when the city was annexed in 1989. She stated the property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) on April 4, 2022. Mrs. Fonseca stated the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Heavy

Industrial District (H-I) on February 7, 2019. She 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 industrial use in the Land Use Plan.

Laura Fonseca, Planner II, stated Limited Industrial District was intended for industrial parks and larger, cleaner types of industries. She stated the manufacturing uses should be conducted within a totally enclosed building. Mrs. Fonseca stated if any activities were conducted outside it should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. Mrs. Fonseca stated the sites for such use were typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.

Laura Fonseca, Planner II, further stated seven (7) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 9, 2025, and legal notice was published in the Advance News Journal on May 7, 2025. She 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 Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property met area requirements, complied with the land use plan, and had adequate ingress and egress. She stated the proposed rezoning aligned well with the surrounding development trends and land use patterns in the general area. Mrs. Fonseca stated if approved, the owner would need to comply with all City Ordinances and City Department requirements. Mrs. Fonseca further stated the item would go before the City Commission Meeting of June 2, 2025, at 4:00 p.m.

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

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

2) HALFF ASSOCIATES, INC., REPRESENTING ECS-MCALLEN PROPCO, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 3.45 ACRES, MORE OR LESS, OUT OF LOTS 361, AND 376, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1529 WEST ANAYA ROAD. COZ#250408

Laura Fonseca, Planner II, introduced the item and stated the applicant requested a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) in order to develop and expand an addition to an existing cold storage warehouse. Mrs. Fonseca went over the property's legal description and physical address

and stated the property sat between West Anaya Road and East Hi-Line Road, both 70-ft major collector streets that run 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 3.45 acres, more or less, out of Lots 361, and 376, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. Mrs. Fonseca stated the subject site was located on the rear portion of 1400 East Hi-Line Road, approximately 0.21 miles north of 1400 East Hi-Line Road and had a physical address of 1529 West Anaya Road.

Laura Fonseca, Planner II, stated the property, and the property to the west were zoned Agricultural and/or Open Space District, when the city was annexed in 1989. She stated the property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on September 3, 2013. Mrs. Fonseca stated the property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on November 4, 2003. She stated the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) on July 15, 2003. Mrs. Fonseca stated there had been no other zoning requests within the general vicinity of the subject property since that time. The property was generally designated for industrial use in the Land Use Plan.

Laura Fonseca, Planner II, stated the Limited Industrial District was intended for industrial parks and larger cleaner types of industries. Mrs. Fonseca stated the manufacturing uses should be conducted within a completely enclosed building and any activities conducted outside should be screened and buffered with no external effects such as excessive noise or odor should extend beyond the property lines. She stated the sites for such uses were typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.

Laura Fonseca, Planner II, further stated Seven (7) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 9, 2025, and legal notice was published in the Advance News Journal on May 7, 2025. She 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 Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property met the area requirements, complied with the land use plan, and had adequate ingress and egress. She stated the proposed rezoning aligned well with the surrounding development trends and land use patterns in the general area. Mrs. Fonseca stated if approved, the owner would need to comply with all City Ordinances and City Department requirements. Mrs. Fonseca stated the item would go before the City Commission Meeting of June 2, 2025, at 4:00 p.m.

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

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

3) MICHAEL L. ROSALES HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A TOWING COMPANY IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 3.38 ACRES OF LOT 1, DURA SUBDIVISION NO. 2, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1403 NORTH SUGAR ROAD. SUP#250501

Joe Garza, Assistant Director of Development Services, introduced the item and stated applicant requested a Special Use Permit to allow a towing company in a General Business District (C). He went over the property's legal description and physical address and stated the property was located at 1403 North Sugar Road and consisted of 3.38 acres of Lot 1, Dura Subdivision No. 2, Pharr, Hidalgo County, Texas. Mr. Garza further stated the property was currently General Business (C). He stated the adjacent zones were General Business (C) to the north, south, east and west. Mr. Garza stated the area was generally designated for industrial use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, briefly stated that Code Compliance, Fire, and Development Services had completed their inspections related to the Special Use Permit. He also stated that eight (8) surrounding property owners had been notified of the request by letter on May 9, 2025, and that a legal notice had been published in the Advance News Journal on May 7, 2025. Staff received no responses to the letters or the legal notice.

Joe Garza, Assistant Director of Development Services, further stated that staff had recommended approval of the Special Use Permit to allow a towing company in a General Business District (C), subject to the applicant and site complying with all City Ordinances and City Department requirements

Joe Garza, Assistant Director of Development Services, stated that there was representation in the audience; however, the applicant had no comments.

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

4) ANTONIO MURAIRA, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION, A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT FOR AN EXISTING TOWING COMPANY IN A HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 4, ALBRAD BUSINESS PARK SUBDIVISION, AN ADDITION TO THE CITY OF PHARR,

HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1106 WEST ALBRAD AVENUE. CUP#250404

Joanna Villarreal, Planner I, introduced the item and stated applicant requested a Conditional Use Permit to allow the outside storage of materials and/or equipment for an existing towing company (Thunder Towing) in a Heavy Commercial District (H-C). She went over the property's legal description and physical address and stated the property was located at 1106 West Albrad Avenue and described as being Lot 4, Albrad Business Park Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. Mrs. Villarreal further stated the property and the property to the west were currently zoned Heavy Commercial District (H-C). She stated the properties to the north and east were zoned General Business District (C). She further stated the properties to the south were zoned General Business District (C) and Limited Industrial District (L-I). Mrs. Villarreal stated the 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 recommending approval of the Conditional Use Permit. Mrs. Villarreal stated Nine (9) surrounding property owners were notified of the request by letter on May 07, 2025, and a legal notice was published in the Advance News Journal on May 05, 2025. She stated staff received one (1) response in opposition to the letter and/or the legal notice.

Joanna Villarreal, Planner I, further stated staff recommended approval of the Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

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

Danny Wylie, Chairman, asked if there was anyone in the affected area who had signed up to speak on the item.

Tania Goo, Secretary, stated that one surrounding property owner had signed up to speak; however, the individual was not present.

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

ITEM E. PLATS:

- 1) SPOOR ENGINEERING, REPRESENTING OUIDA J. HAMLIN, TRUSTEE, PONCHO'S HOLDING, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED SRS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.06**

ACRE TRACT OF LAND OUT OF THAT PORTION OF THE SOUTH 330.0 FEET OF LOT 117, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3700 BLOCK OF NORTH IH 69C. SUB#250513

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 3700 Block of North IH 69C. He stated the property was Limited Industrial District (L-I) with adjacent zones being Limited Industrial District (L-I) to the north, east, south and west. He further stated the property is designated for industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended the preliminary plat approval of SRS Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Charlie Ramirez, moved to approve the request for preliminary plat approval of the proposed SRS Subdivision. Board Member Romeo Cantu Jr. seconded the motion and when put to a vote, it carried unanimously.

2) SAMES, REPRESENTING ALEJANDRO SANCHEZ, DIRECTOR FOR PRIMERA IGLESIA BAUTISTA EN LAS MILPAS, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED PRIMERA IGLESIA BAUTISTA EN LAS MILPAS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.12 ACRES GROSS, TRACT OF LAND MORE OR LESS, OUT OF LOT 315, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 600 BLOCK OF WEST THOMAS ROAD. SUB#250208

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 600 Blk. West Thomas Rd. Mr. Martinez stated the property was Agricultural and/or Open Space District (A-O) with the adjacent zones Single Family Residential District (R-1) to the north, east, south and west. He further stated the property was designated for Single Family Residential use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Primera Iglesia Bautista En Las Milpas Subdivision subject to the conditions noted in the packet.

There being no further discussion, Board Member Romeo Cantu Jr., moved to approve the request for preliminary plat approval of the proposed Primera Iglesia Bautista En Las Milpas Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

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. ADJOURMENT:

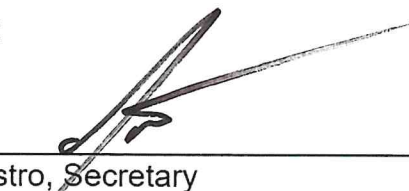
There being no further business, Board Member Andy Castro **moved** to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:18 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

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

ON THIS THE 27th 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: