

MINUTES
PLANNING & ZONING COMMISSION

City Commissioner's Room
118 S. Cage Blvd. June 9, 2025, 2025 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 9, 2025, and following is the record of attendance.

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

MEMBERS ABSENT: Rafael Mungia
Ruben Luna

STAFF PRESENT: Ricardo Rodriguez, City Attorney
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 Andy Castro 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 MAY 27, 2025 - REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

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

ITEM D. PUBLIC HEARING:

- 1) MELDEN & HUNT, INC., REPRESENTING HOMERO RIVAS, 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 TOWNHOUSE RESIDENTIAL DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 17.196 ACRES, MORE OR LESS, OUT OF LOT 106, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT 4300 NORTH SUGAR ROAD. COZ#250511**

Joe Garza, Assistant Director of Development Services, introduced the item and stated the applicant requested a Change of Zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH) in order to develop and construct townhomes. He went over the property's legal description and physical address and stated the property had frontage along North Sugar Road, a 70 ft. minor collector street which runs north and south with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan. He further stated the property was legally described as being 17.196 acres, more or less, out of Lot 106, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. Mr. Garza stated the subject site was on the east side of North Sugar Road, just south of West Nolana Loop, with the physical address of 4300 North Sugar Road.

Joe Garza, Assistant Director of Development Services, stated the property to the north was zoned General Business District (C) upon annexation on September 4, 1990. Mr. Garza 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 April 26, 2021. He stated the property to the south was zoned Single-Family Residential District upon annexation on September 4, 1990 and a portion of the property to the west was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on September 20, 1994. He stated the remaining portion of the west was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District

(R-1) on May 21, 1991. Mr. Garza stated there had been no other zoning requests within the vicinity of the subject property since that time. He stated the property was generally designated for commercial use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, stated the Residential Townhouse District (R-TH) was established to provide adequate space and site diversification for medium-density residential development that was single-family, on separate lots, and typically owner occupied. He stated townhouse development was a low to medium- density use and before zoning to townhouse usage, the increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space would need to be met. Mr. Garza stated Townhouse developments would need to be properly buffered from non-residential uses and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

Joe Garza, Assistant Director of Development Services, further stated thirty (30) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 23, 2025, and a legal notice was published in the Advance News Journal on May 21, 2025. Staff received one call in opposition and one response to the letters or the legal notice for information only.

Joe Garza, Assistant Director of Development Services, stated Development Services recommended approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH), as the property meets all required lot area specifications, complies with the surrounding nearby residential uses and provides sufficient ingress and egress for accessibility. Mr. Garza stated if approved, the owner would need to comply with all City Ordinances and City Department requirements. Mr. Garza further stated the item would go before the City Commission Meeting of June 16, 2025, at 4:00 p.m.

Joe Garza, Assistant Director of Development Services, stated there was representation in the audience and one surrounding property owner to speak in opposition of the request. Edgar Garcia, Director of Land Development and representative for Melden & Hunt, Inc., addressed the board members stating intent for the project if approved.

Board member, Romeo Cantu Jr. inquired whether the proposed townhomes would be a gated community and if they would include sidewalks.

Edgar Garcia, representative of Melden & Hunt, Inc., stated that the development would not be gated.

Joe Garza, Assistant Director of Development Services, stated in accordance with city regulations, all subdivisions are required to include sidewalks, pavement, and utility infrastructure.

Mrs. Nora Ochoa, a nearby surrounding property owner, spoke in opposition to the zone change request. She addressed the commission for a total of ninety (90) seconds. Mrs. Ochoa expressed concerns regarding infrastructure, road traffic, and overcrowding and privacy.

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

- 2) CRISANDRA ALANIZ, REPRESENTING CENTRO DE ALABANZA OASIS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF PRINCIPLE SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 5224 NORTH CAGE BOULEVARD, SUITES 4-5. CUP#250505**

Joe Garza, Assistant Director of Development Services, introduced the item and stated the applicant requested a Life-of-the-Use Conditional Use Permit to allow a church in a Limited Industrial District (L-I). Mr. Garza went over the property's legal description and physical address and stated the property was described as being all of Principle Subdivision, an Addition to the City of Pharr, Hidalgo County, Texas. Mr. Garza stated the subject site was located at 5224 North Cage Boulevard, Suites 4-5.

Joe Garza, Assistant Director of Development Services, stated the property was zoned Limited Industrial District (L-I). He stated the surrounding properties to the east, south, and west were zoned Limited Industrial District (L-I). He stated the property to the north was zoned General Business District (C). He further stated the area was generally designated for commercial use in the Land Use Plan. Mr. Garza stated all inspections have been recommended for approval from Development Services, Fire and the Building Departments.

Joe Garza, Assistant Director of Development Services, further stated five (5) surrounding property owners were notified of the request by letter on May 23, 2025, and a legal notice was published in the Advance News Journal on May 19, 2025. Staff received no response to the letter or legal notice.

Joe Garza, Assistant Director of Development Services, stated Development Services was recommending approval of the request for a Life-of-the-Use Conditional Use Permit to allow a church in a Limited Industrial District (L-I). Mr. Garza stated if approved, the owner would need to comply with all conductions notice in the packet. Mr. Garza stated the item would go before the City Commission Meeting of June 16, 2025, at 4:00 p.m.

Joe Garza, Assistant Director of Development Services, stated there was representation in the audience, and the applicant had no comments. There being no further discussion, Board Member Javier Guttierrez moved to approve. Board Member Mercedes Guillen seconded the motion and when put to vote, it carried unanimously.

ITEM E. PLATS:

- 1) R. E. GARCIA & ASSOCIATES, REPRESENTING RAMIRO RIVAS, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED RIVAS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 10.00 ACRE TRACT OF LAND BEING THE EAST 10.00 ACRES OF THE WEST 20.00 ACRES OF LOT 375, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF WEST HI-LINE ROAD. SUB#230822**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1000 Block of West Hi-Line Rd. He stated the property zoned Limited Industrial District (L-I). He stated the adjacent zones were Limited Industrial District (L-I) to the north and south, Agricultural Open Space District (A-O) and Limited Industrial District (L-I) to the east and Agricultural Open Space District (A-O) to the west. Mr. Martinez stated the property was designated for industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the Rivas Subdivision, subject to the conditions noted in the packet. Mr. Martinez stated the item would go before the City Commission Meeting of June 16, 2025, at 4:00 p.m.

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

- 2) WINDROSE LAND SURVEYING AND PLATTING, REPRESENTING MARCELLA B. ROCHA, ASSISTANT SECRETARY OF CIRCLE K STORES, INC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED CIRCLE-K #2709238 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.987 ACRE TRACT OF LAND OUT OF THE JUAN JOSE HINOJOSA SURVEY AND BEING A PORTION OUT OF LOT 340, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 8000 BLOCK OF SOUTH CAGE BOULEVARD. SUB#241236**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 8000 Block of S. Cage Blvd. Mr. Martinez stated the property was zoned General Business District (C). He stated the adjacent zones were Single Family Residential District (R-1) to the north and south,

General Business District (C) to the east and west. He further stated the property was designated commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Circle-K #2709238 Subdivision subject to the conditions noted in the packet. Mr. Martinez stated the item would go before the City Commission Meeting of June 16, 2025, at 4:00 p.m.

There being no further discussion, Board Member Romeo Cantu Jr. moved to approve the request for final plat approval of the proposed Circle-K #2709238 Subdivision. Board Member, Javier Gutierrez 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 Charlie Ramirez 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 9th DAY OF JUNE 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: (06/23/2025)