

**MINUTES
PLANNING & ZONING COMMISSION**

*City Commissioner's Room
118 S. Cage Blvd. June 23, 2025, 2025 - 4:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 23, 2025, and following is the record of attendance.

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

MEMBERS ABSENT: Rafael Mungia
Ruben Luna
Roberto Carillo Jr.
Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Assistant Director of Development Services
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 JUNE 9, 2025 - REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

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

ITEM D. PUBLIC HEARING:

- 1) GERARDO RODRIGUEZ, REPRESENTING MARIA GARCIA, OWNER, FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL SMALL LOT (R-1A) TO NEIGHBORHOOD COMMERCIAL DISTRICT (N-C). THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 6 AND 7, BLOCK 93, HACKBERRY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT 409 NORTH FIR STREET. COZ#250512**

Laura Fonseca, Planner II, introduced the item and stated the applicant had requested a Change of Zone from Single-Family Residential Small Lot (R-1A) to Neighborhood Commercial District (N-C) in order to bring into compliance a pre-existing neighborhood grocery store. She reviewed the property's legal description and physical address and stated the property fronted North Fir Street, a 70 ft. minor collector street that ran 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. Mrs. Fonseca stated it also fronted East Lucas Avenue, a 50 ft. – 60 ft. local street which ran east and west with a posted speed limit of 20–30 miles per hour, as identified in the Thoroughfare Plan. She further stated the property was legally described as Lots 6 and 7, Block 93, Hackberry Subdivision, Pharr, Hidalgo County, Texas. Mrs. Fonseca stated the property was located at the southwest intersection of North Fir Street and East Lucas Avenue, with a physical address of 409 North Fir Street.

Laura Fonseca, Planner II, stated the property, as well as the properties to the north, south, east, and west, had been zoned Single-Family Residential Small Lot District (R-1A) upon comprehensive zoning in 1982. She further stated there had been no other zoning requests within the vicinity of the subject property since that time. Mrs. Fonseca stated the property was generally designated for residential use in the Land Use Plan.

Laura Fonseca, Planner II, explained the Neighborhood Commercial District (N-C) had been established as a limited retail category intended for use near neighborhood

areas for the purpose of supplying day-to-day retail needs of the residents. Mrs. Fonseca stated the city did not zone for N-C usage in advance unless requested by the property owner. She stated the district could be considered a "floating zone" since the site was typically small and surrounded by residential-type land uses and/or the zoning could appear to be a spot zone. However, Mrs. Fonseca clarified it was not an illegal spot zone if it was supported by the comprehensive plan or if it served a neighborhood need.

Laura Fonseca, Planner II, stated twenty-eight (28) letters had been mailed to surrounding property owners within a two hundred (200) foot radius on June 6, 2025, and a legal notice had been published in the Advance News Journal on June 4, 2025. Staff received one (1) response to the letters requesting information regarding the legal notice.

Laura Fonseca, Planner II, stated Development Services recommended approval of the rezoning request from Single-Family Residential Small Lot (R-1A) to Neighborhood Commercial District (N-C), as the property met area requirements and had adequate ingress and egress. Mrs. Fonseca stated if approved, the owner would need to comply with all City Ordinances and City Department requirements. She further stated that the item would be presented before the City Commission Meeting on Monday, July 7, 2025, at 4:00 p.m.

Laura Fonseca, Planner II, noted there was representation in the audience, and no surrounding property owner had signed up to speak in opposition to the request.

Gerardo Rodriguez, representing property owner Maria Garcia, addressed the board members and stated the intent for the project if approved.

Board Member Romeo Cantu Jr. inquired about the zoning history of the location.

Laura Fonseca, Planner II, stated the location had previously been zoned Single-Family Residential Small Lot (R-1A).

Board Member Romeo Cantu Jr. also inquired about sidewalks and parking.

Laura Fonseca, Planner II, stated the sidewalk would be required along East Lucas. She further stated the parking would be on the front of the property. Mrs. Fonseca stated the applicant would seek an agreement with the neighboring church to use the parking on the West side of the building.

Gerardo Rodriguez, representing Maria Garcia, addressed the board members again and stated they had submitted a set of plans and were planning to construct the parking area along East Lucas Street.

There being no further discussion, Board Member Charle Ramirez moved to approve. Board Member Andy Castro 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 Charlie Ramirez moved to adjourn. Board Member Mercedes Guillen seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:08 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



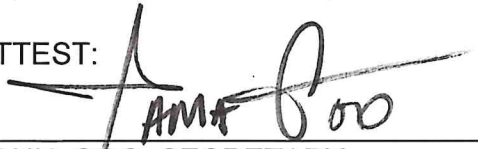
Andy Castro, Secretary

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

ON THIS THE 23rd 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: (07/14/2025)