

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

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

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

MEMBERS ABSENT: Rafael Mungia

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Assistant Director of Development Services
Heriberto Martinez, Planner III
Nancy Hernandez, Administrative Assistant

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 JUNE 23, 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. PLATS:

1) PABLO SOTO JR., P.E., REPRESENTING ENRIQUE CASAS JR. AND LUZ VIRGINIA CASAS, OWNERS, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED RICK'S FOOD COURT STATE AVENUE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.37 OF AN ACRE OF LAND OUT OF THE UNION PACIFIC RAILROAD RIGHT OF WAY, PHARR ORIGINAL TOWNSITE, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF WEST STATE STREET. SUB#240823

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 400 Block of West State Street. He stated the property was zoned General Business District (C). He stated the adjacent zones were Business District (C-2) to the north, General Business District (C) to the east, south and west. Mr. Martinez stated the property was designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, recommended final plat approval of the proposed Rick's Food Court State Avenue Subdivision, subject to the conditions noted in the packet. Mr. Martinez stated the item would go before the City Commission Meeting of July 21, 2025, at 4:00 p.m.

There being no further discussion, Board Member Charlie Ramirez moved to approve the request for final approval of the proposed Rick's Food Court Avenue Subdivision. Board Member Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

2) SEBASTIAN SALINAS, P.E., REPRESENTING BENJAMIN ZEPEDA, OWNER, WAS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED AJZ SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.22 ACRE TRACT OF LAND, MORE OR LESS, BEING THE WEST 90FT. OF THE NORTH 105.58

FT. OF LOT 1, BLOCK 2, LOWRIE SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 600 BLOCK OF SOUTH CAGE BOULEVARD. SUB#250618

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 600 Block of South Cage Boulevard. He stated the property was zoned Office Professional District (O-P). He stated the adjacent zones were Office Professional District (O-P) to the north and west, and Single-Family Residential District (R-1) to the east and General Business District (C) to the south. Mr. Martinez stated the property was designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, recommended preliminary plat approval of the proposed AJZ Subdivision, subject to the conditions noted in the packet.

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

3) MELDEN & HUNT INC., REPRESENTING MICHAEL BIRD, MANAGING MEMBER, WAS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED REPLAT OF LOT 1 AND LOT 4, SOUTHWIND GARDENS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A REPLAT OF 6.714 ACRES BEING ALL OF LOT 1 AND LOT 4, SOUTHWIND GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1900 BLOCK OF WEST RIDGE ROAD. SUB#250411

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1900 Block of West Ridge Road. He stated the property was zoned Residential Multi-Family High Density District (R-MFHD) and General Business District (C). He stated the adjacent zones were General Business District (C) to the north, south, east and west. Mr. Martinez stated the property was designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, recommended preliminary plat approval of the proposed Replat of Lot 1 and Lot 4, Southwind Gardens 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 Replat of Lot 1 and Lot 4 Southwind Gardens Subdivision. Board Member Romeo Cantu seconded the motion and when put to a vote, it carried unanimously.

4) MELDEN & HUNT INC., REPRESENTING LAZARO GUERRA ON BEHALF OF THE PHARR HOUSING AUTHORITY, OWNER, WAS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED REPLAT OF PHARR HOUSING

DEVELOPMENT SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RESUBDIVISION OF 4.435 ACRES OUT OF LOT 165, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF WEST POLK AVENUE. SUB#250515

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 100 Block of Polk Avenue. He stated the property was zoned Residential Multi-Family High Density District (R-MFHD). He stated the adjacent zones were General Business District (C) to the north, south, east and Single-Family Residential District and General Business District (C) to the west. Mr. Martinez stated the property was designated for commercial and R.O.W. use in the Land Use Plan.

Eddie Martinez, Planner III, recommended preliminary approval of the proposed Replat of Pharr Housing Development Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Andy Castro moved to approve the request for final plat approval of the proposed Replat of Pharr Housing Development Subdivision. Board Member Javier Gutierrez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS:

Kimberly Mendoza, Development Services Director, encouraged attendees to save the date for the third Community Engagement event to be held on Thursday, July 24, 2025. She stated consultants would be present on-site, and staff would setup at Pharr Development and Research Center to collect additional feedback and offer an overview of the progress made on the plan update

ITEM F. CLOSED SESSION:

None

ITEM G. RECONVENE

None

ITEM H. ADJOURNMENT:

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 4:10 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:

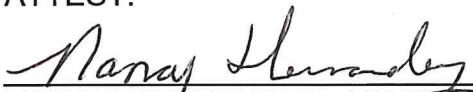


Andy Castro, Secretary

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

ON THIS THE 14th DAY OF JULY 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, **NANCY HERNANDEZ, ADMINISTRATIVE ASSISTANT**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:



NANCY HERNANDEZ, ADMINISTRATIVE ASSISTANT

APPROVED: