

**MINUTES
PLANNING & ZONING COMMISSION**

*City Commissioner's Room
118 S. Cage Blvd. July 28, 2025, 2025 - 4:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, July 28, 2025, and following is the record of attendance.

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

MEMBERS ABSENT: Rafael Mungia
Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Assistant Director of Development Services
Eddie Martinez, Planner III
Joanna Villarreal, Planner I

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 JULY 14, 2025 - REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

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

ITEM D. PUBLIC HEARING:

1) UMIYA SUSHI PHARR, INC., D/B/A UMIYA SUSHI, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 4-A AND 5-A, OF LOTS 4-A, 5-A, 6-A & 7-A, PARADISE COMMERCIAL PARK, AN ADDITION TO TH CITY OF PHARR, HIDLAGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 601 SOUTH JACKSON ROAD. CUP#250706

Joe Garza introduced the item and stated the applicant requested a Life-of-the-Use Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Mr. Garza went over the property's legal description and physical address and stated the property was described as being Lots 4-A and 5-A, of Lots 4-A, 5-A, 6-A and 7-A, Paradise Commercial Park, and addition to the City of Pharr, Hidalgo County, Texas. Mr. Garza stated the subject site was located at 601 South Jackson Road.

Joe Garza stated the property was zoned General Business District (C). He stated the surrounding properties to the north, east, and south, were zoned General Business District (C). He stated the city limits were to the west. He further stated the area was generally designated for commercial use in the Land Use Plan.

Joe Garza further stated six (6) surrounding property owners were notified of the request by letter on July 11, 2025, and a legal notice was published in the Advance News Journal on July 9, 2025. Staff received no response to the letter or legal notice.

Joe Garza stated Development Services was recommending approval of the request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Mr. Garza stated if approved, the owner would need to comply with all conditions noted in the packet. Mr. Garza stated the item would go before the City Commission Meeting of August 04, 2025, at 4:00 p.m.

Joe Garza stated there was representation in the audience, and the applicant had no comments. There being no further discussion, Board Member Roberto Carrillo Jr. **moved** to approve. Board Member Romeo Cantu seconded the motion and when put to vote, it carried unanimously.

ITEM E. PLATS:

- 1) SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING ADOLFO LOZANO, AGENT FOR ASL LEASING, LLC., A TEXAS LIMITED LIABILITY COMPANY, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED BEAMSLEY SUBDIVISION, LOTS 51A AND 51B. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A REPLAT OF LOT 51, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1100 BLOCK OF WEST EISENHOWER STREET. SUB#221034**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1100 Block of West Eisenhower Street. He stated the property was zoned Residential Multi-Family High Density District (R-MFHD). He stated the adjacent zones were Residential Multi-Family High Density District (R-MFHD) to the north and Single Family Residential District (R-1) to the east, south and west. Mr. Martinez stated the property was designated for multi-family residential use in the Land Use Plan.

Eddie Martinez, Planner III, recommended final plat approval of the proposed Beamsley Subdivision, Lots 51A and 51B subject to the conditions noted in the packet. Mr. Martinez stated the item would go before the City Commission Meeting of August 04, 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 Beamsley Subdivision, Lots 51A and 51B. Board Member Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

- 2) SPOOR ENGINEERING, REPRESENTING OUIDA J. HAMILIN, TRUSTEE, PONCHO'S HOLDING, LLC., A TEXAS LIMITED LIABILITY COMPANY, WAS REQUESTING FINAL 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 zoned Limited Industrial District (L-I). He stated the adjacent

zones were Limited Industrial District (L-I) to the north, east, south and west. Mr. Martinez stated the property was designated for industrial use in the Land Use Plan.

Eddie Martinez, Planner III, recommended final plat approval of the proposed 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 final approval of the proposed SRS Subdivision. Board Member Romeo Cantu seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS:

None

ITEM F. CLOSED SESSION:

None

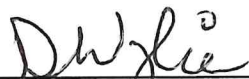
ITEM G. RECONVENE:

None

ITEM H. ADJOURMENT:

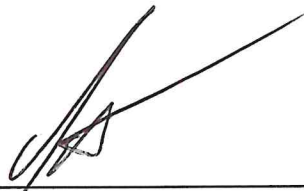
There being no further business, Board Member Ruben Luna moved to adjourn. Board Member Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:08 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

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

ON THIS 28th 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: