

**TAKE NOTICE THAT A REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, AUGUST 25, 2025**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

A. CALL TO ORDER:

- 1) Roll call and possible action on the excusing of any absent member.

B. PUBLIC TESTIMONY: *(Ordinance No. O-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.*

C. APPROVAL OF MINUTES:

- 1) Minutes for August 11, 2025 - Regular Called Meeting

D. PUBLIC HEARING: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

1) Octavio Cantu, representing Mickey Elizondo, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C). The properties are legally described as Lots 9 & 10, Block 1, Orange Grove Subdivision, an Addition to the City of Pharr, Pharr, Hidalgo County, Texas. The properties are physically located at 817 and 821 South Cage Boulevard. **COZ#250714**

E. PLATS:

1) M2 Engineering, PLLC., representing Abel Hernandez, Managing Member for HDZ Holdings LLC., is requesting final plat approval of the proposed Veterans Oaks Apartments Subdivision. The property is legally described as being a 5.576 acre tract of land, out of Lot 129, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3100 Block of North Veterans Boulevard. **SUB#240101**

F. ANNOUNCEMENTS:

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.*

Pursuant to Section 551.071, the Board may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Board may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

H. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

I. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4200 Ext 1201 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning and Zoning Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 19th day of August 2025 at 6:30 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 19th day of August 2025




IMELDA PEREZ, TRMC
CITY CLERK

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed from the bulletin board of City Hall on the ____ day of _____, 20__ by,

Name: _____

Title: _____

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 11, 2025- 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 11, 2025, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Rafael Munguia
Andy Castro
Romeo Cantu
Mercedes Guillen
Javier Gutierrez

MEMBERS ABSENT: Charlie Ramirez
Ruben Luna
Roberto Carrillo Jr.

STAFF PRESENT: Ricardo Rodriguez, City Attorney
David Friedlein, Assistant City Manager
Kimberly Mendoza, Director of Development Services
Joe Garza, Assistant Director of Development Services
Eddie Martinez, Planner III
Joanna Villarreal, Planner I
Nancy Hernandez, Administrative Assistant
Juan Vasquez, Development Assistance Specialist

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 4:30 p.m. Roll call established a quorum.

Board Member Romeo Cantu moved to excuse the absent members. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM B. PUBLIC TESTIMONY

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR JULY 28, 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) REYNA CASTILLO, D/B/A THE KINDER CORNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION DAYCARE IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 1, BLOCK 2, 2ND AMENDED MAP OF RIDGE TERRACE SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1300 SOUTH LINDEN STREET. CUP#250707**

Joanna Villarreal, Planner I, introduced the item and stated the applicant requested a Conditional Use Permit to allow a home occupation daycare in a Single-Family Residential District (R-1). The proposed days and hours of operation were from 7:30 am to 6:00 pm Monday through Friday and from 7:30am to 1:00pm on Saturday. Mrs. Villarreal went over the property's legal description and physical address and stated the property was described as being all of Lot 1, Block 2, 2nd Amended Map of Ridge Terrace Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. She stated the property was physically located at 1300 South Linden Street.

Joanna Villarreal, Planner I, stated the properties to the north, east, south and west were zoned Single-Family Residential District (R-1). She further stated the area was generally designated for residential use in the Land Use Plan.

Joanna Villarreal, Planner I, further stated thirty-three (33) surrounding property owners were notified of the request by letter on July 25, 2025, and a legal notice was published in the Advance News Journal on July 23, 2025. Staff received two (2) letters in opposition.

Joanna Villarreal stated Development Services recommended approval of the request for the Conditional Use Permit to allow a home occupation daycare in a Single-Family Residential District (R-1). She further stated the applicant shall comply with all City Ordinances and City Department requirements and is subject to the conditions noted in the packet.

Joanna Villarreal stated there was representation in the audience, and the applicant commented that she wished to provide service for the community and her surrounding neighbors. Board Member Andy Castro asked if they had a designated area for pick up and drop off. Mrs. Villarreal stated they had the U-shaped driveway designated for pickup.

There being no further discussion, Board Member Andy Castro **moved** to approve. Board Member Rafael Munguia seconded the motion and when put to vote, it carried unanimously.

- 2) **MARTIN TALAVERA, DBA KATOSABI SUSHI BAR, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.070 ACRES, MORE OR LESS, OUT OF LOT A, MEDICAL RIDGE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1401 SOUTH JACKSON ROAD, SUITES 7 & 8. CUP#250708**

Joanna Villarreal, Planner I, introduced the item and stated the applicant requested a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Mrs. Villarreal went over the property's legal description and physical address and stated the property was described as being 0.070 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas. She stated the property was physically located at 1401 South Jackson Road, Suites 7 & 8.

Joanna Villarreal stated the properties to the north and south were zoned General Business District (C) and the adjacent zoning was Residential Multi-Family High Density District (R-MFHD) to the east and stated the city limits were to the west. She further stated the area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, further stated thirteen (13) surrounding property owners were notified of the request by letter on July 25, 2025, and a legal notice was published in the Advance News Journal on July 23, 2025. Mrs. Villarreal staff received one call for information only and further recommended approval of the request for the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in General Business District (C).

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

There being no further discussion, Board Member Rafael Munguia **moved** to approve. Javier Gutierrez seconded the motion and when put to vote, it carried unanimously.

- 3) **DR. DANIEL P. KING, REPRESENTING THE POSSABLE DREAM FOUNDATION, HAS FILED WITH THE PLANNING AND ZONING COMMISSION, A REQUEST FOR A CONDITIONAL USE PERMIT FOR ONE YEAR TO ALLOW AN INSTITUTIONAL USE (SCHOOL) IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1A, LOT 1A, & LOT 1B, RE-PLAT OF LOT 1, TIP-O-TEXAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 3000 NORTH CAGE BOULEVARD. CUP#250709**

Joanna Villarreal, Planner I, introduced the item and stated the applicant requested a Conditional Use Permit for one year to allow an Institutional Use (school) in a General Business District (C). Mrs. Villarreal went over the property's legal description and physical address and stated the property was described as being all of Lot 1A, Lot 1A, & Lot 1B, Re-plat of Lot 1, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas. She stated the property was physically located at 3000 North Cage Boulevard.

Joanna Villarreal, Planner I, stated the property was zoned in the General Business District (C). Mrs. Villarreal stated the Drainage Easement was to the north and the properties to the east were zoned Residential Mobile Home District (R-MH). She stated the property to the south was zoned Limited Industrial District (L-I) and properties to the west were zoned Limited Industrial District (L-I) and General Business District (C). She further stated the area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, further stated two (2) surrounding property owners were notified of the request by letter on July 25, 2025, and a legal notice was published in The Monitor on July 26, 2025. Staff received no response to the letter or legal notice.

Joanna Villarreal, Planner I, stated Development Services, recommended approval of the request for the Conditional Use Permit for one year to allow an Institutional Use (school) in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Joanna Villarreal stated there was representation in the audience, and the applicant commented that she thanked the City of Pharr, and she hoped the Commission would consider approving this establishment.

There being no further discussion, Board Member Rafael Munguia **moved** to approve. Board Member Andy Castro seconded the motion and when put to vote, it carried unanimously.

ITEM E. PLATS

- 1) SUPREME ENGINEERING, REPRESENTING JAVIER ALDAPE, MANAGER FOR ALDAPE DEVELOPMENT, LLC., OWNER IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE RESERVE AT CAGE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.88 ACRE TRACT OF LAND OUT OF LOT 245, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3000 BLOCK OF SOUTH CAGE BOULEVARD. SUB#250409**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 3000 Block of South Cage Boulevard. He stated the property was zoned Residential Multi-Family High Density District (R-MFHD). He stated the adjacent zones were Agricultural and/or Open Space District (A-O) to the north, Planned Unit Development District (PUD) to the east and

south, General Business District (C) and Single-Family Residential District (R-1) to the west. Mr. Martinez stated the property was designated for commercial and single-family residential use in the Land Use Plan.

Eddie Martinez, Planner III, recommended preliminary plat approval of the proposed The Reserve at Cage Subdivision subject to the conditions as noted.

There being no further discussion, Board Member Javier Gutierrez moved to approve the request for preliminary plat approval of the proposed The Reserve at Cage Subdivision. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) SAMES INC., REPRESENTING JENNIFER VAN ALYSTYNE, VICE PRESIDENT FOR MCALLEN RADIATOR SERVICE, INC., AND KELLIE FAYE WILLIAMS, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED WHITECHAPEL PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 13.84 GROSS ACRE TRACT OF LAND OUT OF LOT 186, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF WEST SAM HOUSTON AVENUE. SUB#250724**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 800 Block of West Sam Houston Avenue. He stated the property was zoned Residential Multi-Family High Density District (R-MFHD) and Agricultural and/or Open Space District (A-O). The adjacent zones were Residential Multi-Family High Density District (R-MFHD), Residential Townhouse District (R-TH), Office Professional District (O-P) and Agricultural and/or Open Space District (A-O) to the north, Residential Single-Family District (R-1) to the east and south and Residential Mobile Home District (RT-MH) to the west. Mr. Martinez stated the property was designated for Single-family residential and commercial use in the Land Use Plan.

Eddie Martinez, Planner III, recommended preliminary approval of the proposed Whitechapel Park Subdivision subject to the conditions as noted.

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

ITEM F. ANNOUNCEMENTS:

None

ITEM G. CLOSED SESSION:

None

ITEM H. RECONVENE:

None

ITEM I. ADJOURNMENT:

There being no further business, Board Member Andy Castro moved to adjourn. Board Member Javier Gutierrez seconded the motion and when put to vote, the motion carried unanimously. Meeting adjourned at 4:48 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS 11th DAY OF AUGUST 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:



AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.1.

DATE SUBMITTED: August 18, 2025

MEETING DATE: August 25, 2025

FROM: Kimberly Mendoza, Development
Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Octavio Cantu, representing Mickey Elizondo, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C). The properties are legally described as Lots 9 & 10, Block 1, Orange Grove Subdivision, an Addition to the City of Pharr, Pharr, Hidalgo County, Texas. The properties are physically located at 817 and 821 South Cage Boulevard. **COZ#250714**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: Octavio Cantu, representing Mickey Elizondo, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C) in order to construct an auto diagnostic center, that is currently operating just north to this address.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Office and Professional District (O-P) to General Business District (C) as the property is in conformance with the Land Use Plan, meets area requirements, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 08/18/2025
Approved - 08/20/2025
Final Approval - 08/20/2025



MEMORANDUM

DATE: MONDAY, AUGUST 25, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Office and Professional District (O-P) to General Business District (C). The properties are legally described as Lots 9 & 10, Block 1, Orange Grove Subdivision, an Addition to the City of Pharr, Pharr, Hidalgo County, Texas. The properties are physically located at 817 and 821 South Cage Boulevard. COZ#250714

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Octavio Cantu, representing Mickey Elizondo, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C) in order to construct an auto diagnostic center, that is currently operating just north to this address.

The subject site is located on the intersection of South Cage Boulevard and East McDonald Avenue, approximately 350 ft. south of West Sam Houston Avenue and has a physical address of 817 and 821 South Cage Boulevard. The properties are legally described as Lots 9 and 10, Block 1, Orange Grove Subdivision, an Addition to the City of Pharr, Pharr, Hidalgo County, Texas.

The properties front South Cage Boulevard, a 120 ft - 150 ft principal arterial, which runs north and south with a posted speed limit of 40 - 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan. Property also fronts East McDonald Avenue, a 50 ft – 60 ft local street, which runs east and west with a posted speed limit of 20 – 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The properties and the property to the south were zoned Office and Professional District (O-P) upon comprehensive zoning in 1982. The property to the north was rezoned from Office and Professional District (O-P) to General Business District (C) on May 1, 1984. The property to the west was zoned General Business District (C) upon comprehensive zoning in 1982. The property to the east was zoned Single-Family Residential District (R-1) upon comprehensive zoning in 1982. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors.

Fourteen (14) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on August 8, 2025, and a legal notice was published in the Advance News Journal on August 6, 2025. Staff received one response in opposition to the rezoning request.

Development Services is recommending **approval** of the rezoning request from Office and Professional District (O-P) to General Business District (C) as the property is in conformance with the Land Use Plan, meets area requirements, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **September 2, 2025**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Octavio Cantu, representing Mickey Elizondo, owner
APPLICANT

Office and Professional District (O-P)
CURRENT ZONE

817 and 821 South Cage Boulevard
ADDRESS

General Business District (C)
PROPOSED ZONE

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?		X
8 Will a buffer be required?	X	
9 Is the proposed change in line with the Future Land Use Plan?	X	

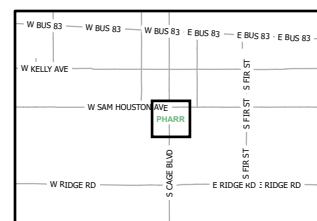
STAFF RECOMMENDATIONS:

Approval

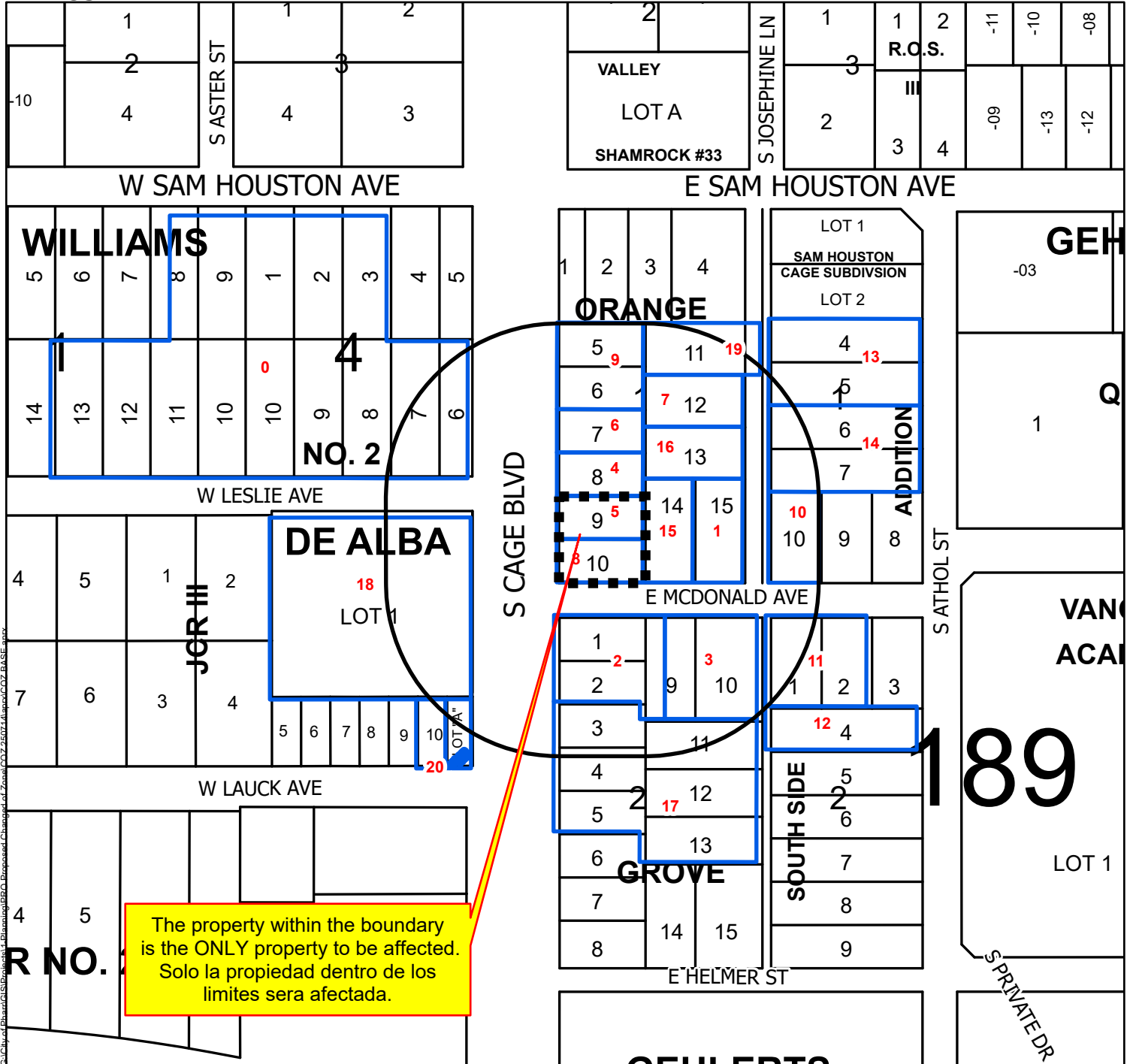
Development Services is recommending approval of the rezoning request from Office and Professional District (O-P) to General Business District (C) as the property is in conformance with the Land Use Plan, meets area requirements and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II
PREPARED BY

July 31, 2025
DATE



RADIUS



- Location
- 200ft_Buffer
- Notify
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks

Future Land Use

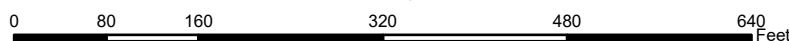
FUTURELAND

Irrigation

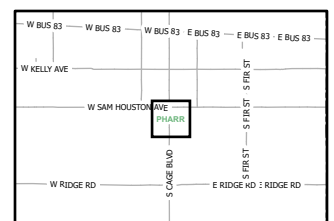
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 7/30/2025

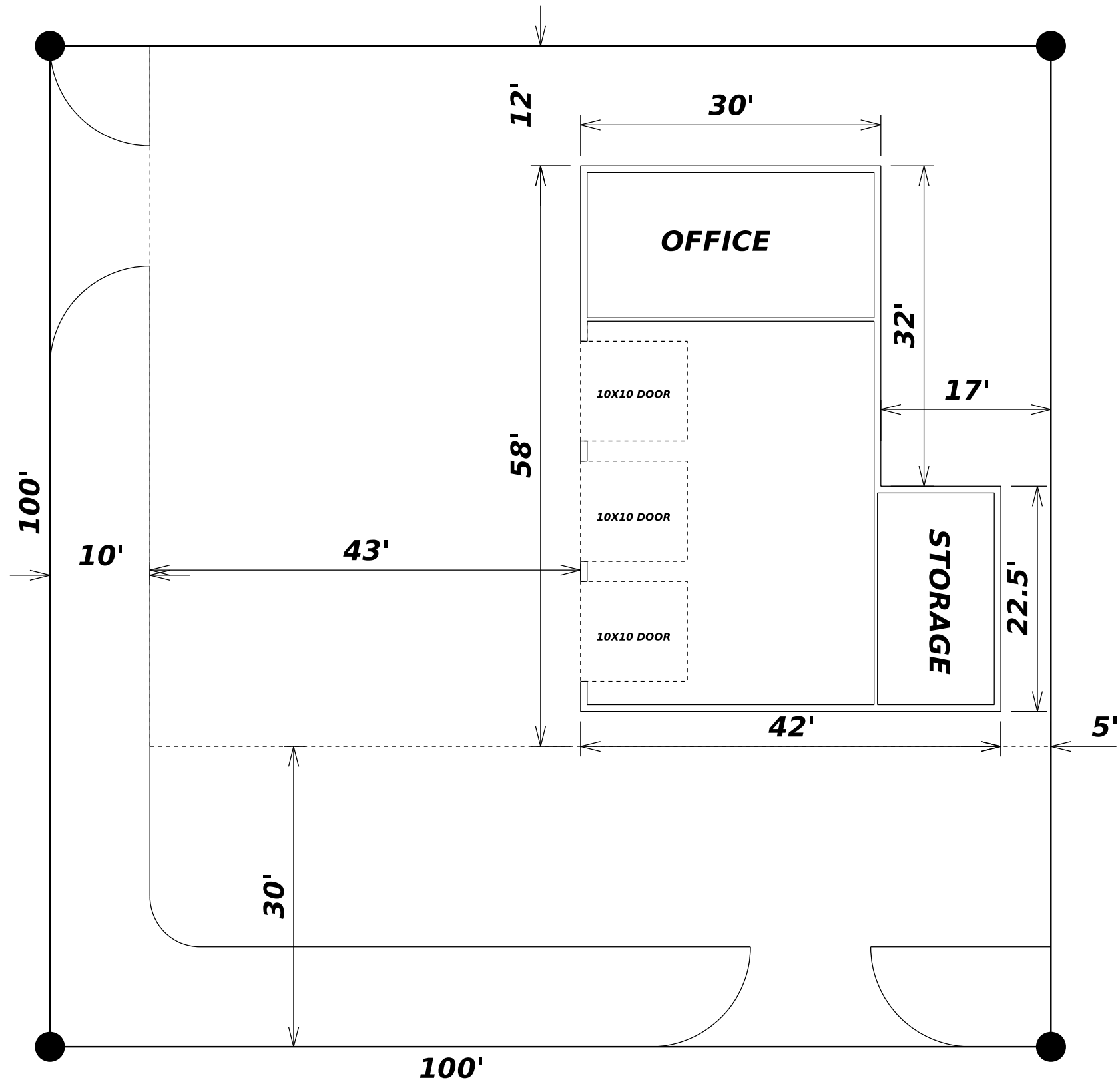
Scale: 1:2,000



All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



CAGE BOULEVARD



MCDONALD AVE





Pharr
Development Services



Site Photo

817 & 821 South Cage Boulevard





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.1.

DATE SUBMITTED: August 18, 2025

MEETING DATE: August 25, 2025

FROM: Kimberly Mendoza, Development
Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: M2 Engineering, PLLC., representing Abel Hernandez, Managing Member for HDZ Holdings LLC., is requesting final plat approval of the proposed Veterans Oaks Apartments Subdivision. The property is legally described as being a 5.576 acre tract of land, out of Lot 129, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3100 Block of North Veterans Boulevard. **SUB#240101**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: M2 Engineering, PLLC., representing Abel Hernandez, Managing Member for HDZ Holdings LLC., is requesting final plat approval of the proposed Veterans Oaks Apartments Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Veterans Oaks Apartments Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 08/18/2025
Approved - 08/19/2025
Final Approval - 08/20/2025



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 25, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: VETERANS OAKS APARTMENTS SUBDIVISION
FILE NO. **SUB#240101**

GENERAL INFORMATION:

APPLICANT: M2 Engineering, PLLC., representing Abel Hernandez, Managing Member for HDZ Holdings LLC., is requesting final plat approval of the proposed Veterans Oaks Apartments Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 5.576 acre tract of land, out of Lot 129, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3100 Block of North Veterans Blvd.

ZONING: The property is currently zoned Residential Multi-family District (R-MF). The adjacent zones are Single Family Residential District (R-1) and General Business District (C) to the north, City Limits to the east, Single Family Residential District (R-1) to the south and Agricultural Open Space District (A-O) to the west. The property is designated for manufactured homes in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Veterans Oaks Apartments Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission meeting of September 02, 2025 at 4:00 p.m.

POINT OF COMMENCEMENT

N.E. CORNER LOT 129
KELLY-PHARR SUBD.
N=18605520.3010
E=1094784.0873

POINT OF BEGINNING

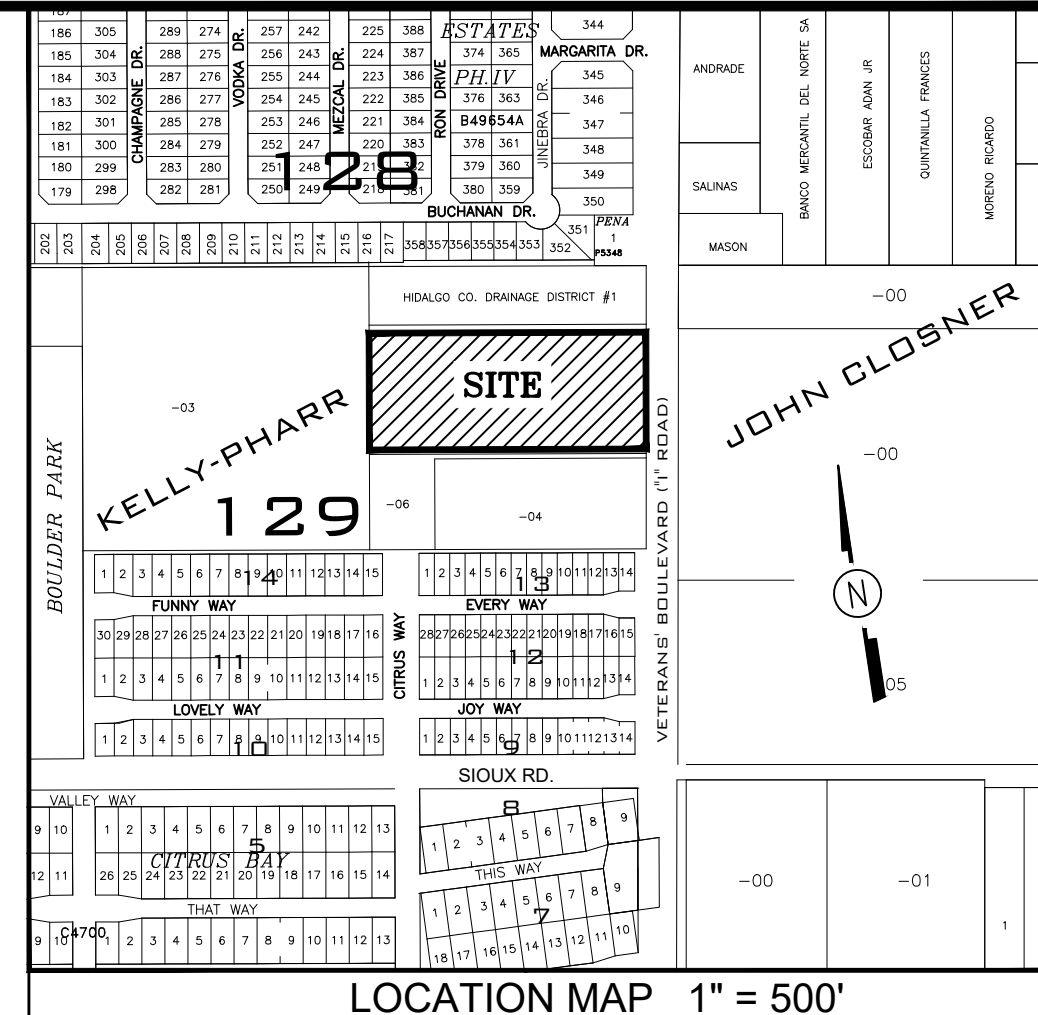
SCALE 1" = 50'
BEARING BASIS - TEXAS STATE
PLANE COORDINATE SYSTEM,
TEXAS SOUTH ZONE 4205
(NAD 83, NAVD 88, GEOID 12B)LOT 9, BLOCK 147
JOHN CLOSNER SUBDIVISION
VOL. 0, PG. 4
M.R.H.C.T.CITY OF SAN JUAN
DOC. No. 552555
D.R.H.C.T.METES AND BOUNDS
5.275 ACRESBEING 5.275 ACRES OF LAND OUT OF LOT 129 KELLY-PHARR SUBDIVISION RECORDED IN
VOLUME 3, PAGE 133, MAP RECORDS HIDALGO COUNTY, TEXAS, SAID 5.275 ACRE TRACT
OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT, THE NORTHEAST CORNER OF THE SAID LOT 129;

THENCE, S08°32'44"W, ALONG THE EAST LINE OF THE SAID LOT 129, A DISTANCE OF 185.00
FEET TO A CALCULATED POINT ON THE EAST LINE OF THE SAID LOT 129, FOR THE
NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT BEGINNING;THENCE, S08°32'44"W, ALONG THE EAST LINE OF THE SAID LOT 129, A DISTANCE OF 303.78
FEET TO A CALCULATED POINT ON THE EAST LINE OF THE SAID LOT 129, FOR THE
SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;THENCE, N81°31'25"W, ACROSS THE SAID LOT 129, PASSING AT A DISTANCE OF 66.30 FEET
A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON THE
WEST RIGHT-OF-WAY LINE OF VETERANS ROAD, CONTINUING FOR A TOTAL DISTANCE OF
756.39 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET,
FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;THENCE, N08°32'44"W, ACROSS THE SAID LOT 129, A DISTANCE OF 303.81 FEET A 1/2 INCH
IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET, FOR THE NORTHWEST
CORNER OF THE HEREIN DESCRIBED TRACT;THENCE, S81°31'16"E, ACROSS THE SAID LOT 129, PASSING AT A DISTANCE OF 690.09 FEET
TO A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON
THE WEST RIGHT-OF-WAY LINE OF VETERANS ROAD, CONTINUING FOR A TOTAL DISTANCE
OF 756.39 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.275 ACRES OF LAND,
MORE OR LESS.

CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	77.79'	50.00'	89° 08' 41"	N83° 03' 04"E	70.18'
C2	106.33'	50.00'	121° 50' 38"	S8° 32' 44"W	87.40'
C3	77.68'	50.00'	89° 00' 41"	N66° 01' 36"W	70.10'

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

LEGEND

- 1/2" FIR ● — 1/2" IRON ROD FOUND
- 1/2" SIR ○ — 1/2" IRON ROD SET WITH A PINK PLASTIC
CAP STAMPED C.L.S. RPLS #2791
- △ — CALCULATED POINT "CP"
- (500'0"00"W 0.0')
- — EASEMENT LINE
- — PROPERTY LINE
- P.O.B. — POINT OF BEGINNING
- R.O.W. — RIGHT OF WAY
- D.R.H.C. — DEED RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C. — MAP RECORDS HIDALGO COUNTY TEXAS
- O.R.H.C.T. — OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- VOL. — VOLUME
- PG. — PAGE
- SWD: — SPECIAL WARRANTY DEED
- TBM — TEMPORARY BENCH MARK

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGOWE, HDZ HOLDING LLC, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VETERANS OAKS
APARTMENTS SUBDIVISION ADDITION OF THE CITY OF PHARR, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE
TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC
PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.HDZ HOLDING LLC
ABEL HERNANDEZ, MEMBER
2802 COUNTY CLUB DR.
MISSION, TEXAS 78572HDZ HOLDING LLC
IRADIER HERNANDEZ, MEMBER
2600 COUNTY CLUB DR.
MISSION, TEXAS 78572STATE OF TEXAS
COUNTY OF HIDALGOBEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED..

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

MAYOR CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION
PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY
WHEREIN MY APPROVAL IS REQUIRED.AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST: CITY SECRETARY

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY
THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY
WHEREIN MY APPROVAL IS REQUIRED.

APPROVED THIS THE _____ DAY OF _____, 2025.

DANNY WYLIE,
CHAIRMAN, PLANNING AND ZONING COMMISSIONCERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 2THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS
THE ____ DAY OF _____, 20____NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS)
SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR
EASEMENTS.

PRESIDENT _____ ATTEST: _____ SECRETARY

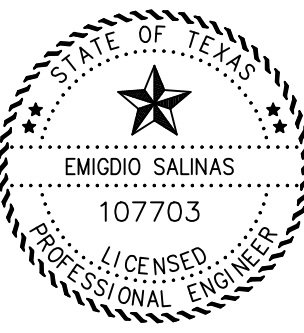
CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS
SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER
CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE
STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY
ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO
MAKE THESE DETERMINATIONS.RAUL E. SESIN, P.E., C.F.M. DATE _____
GENERAL MANAGERSTATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYORI, HOMERO LUIS GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY
CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF
THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS,
OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE
ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER
MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PHARR, TEXAS.

DATED THIS THE _____ DAY OF _____, 2025.

HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEERI, THE UNDERSIGNED, EMIGDIO "MILO" SALINAS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY
CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 2025.

EMIGDIO "MILO" SALINAS, P.E. DATE _____
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F-19545VETERANS OAKS
APARTMENTS
SUBDIVISIONBEING A 5.275 ACRES TRACT OF LAND, OUT OF LOT 129,
KELLY-PHARR SUBDIVISION, AS RECORDED IN VOL. 3, PG.
133-134, DEED RECORDS HIDALGO COUNTY, TEXASM2
Engineering, PLLC

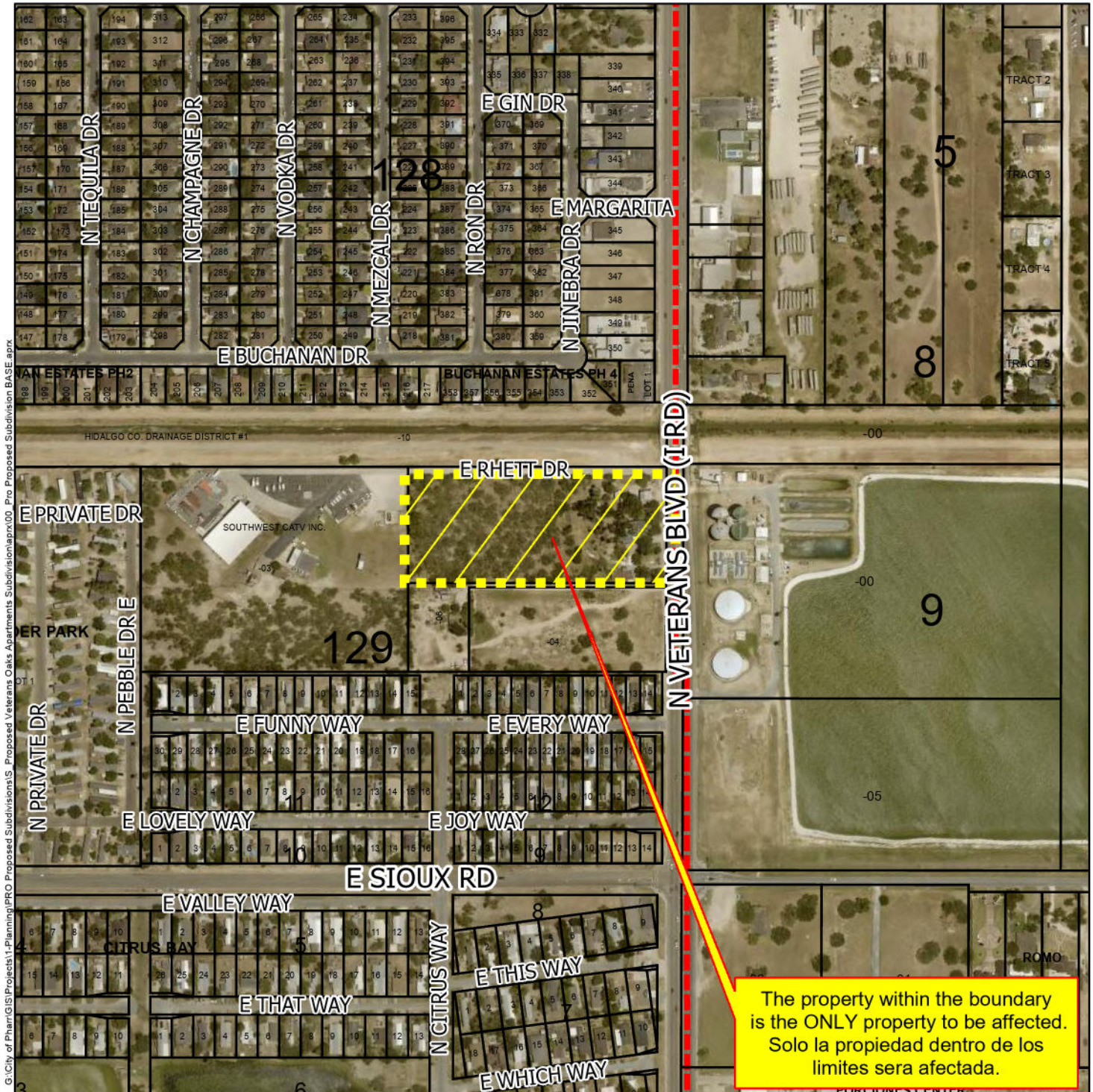
TBPELS FIRM REGISTRATION F-19545

1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: HDZ HOLDING LLC, ABEL HERNANDEZ	2600 COUNTY CLUB DR.	MISSION, TEXAS 78572	(956) -
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: HOMERO LUIS GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988

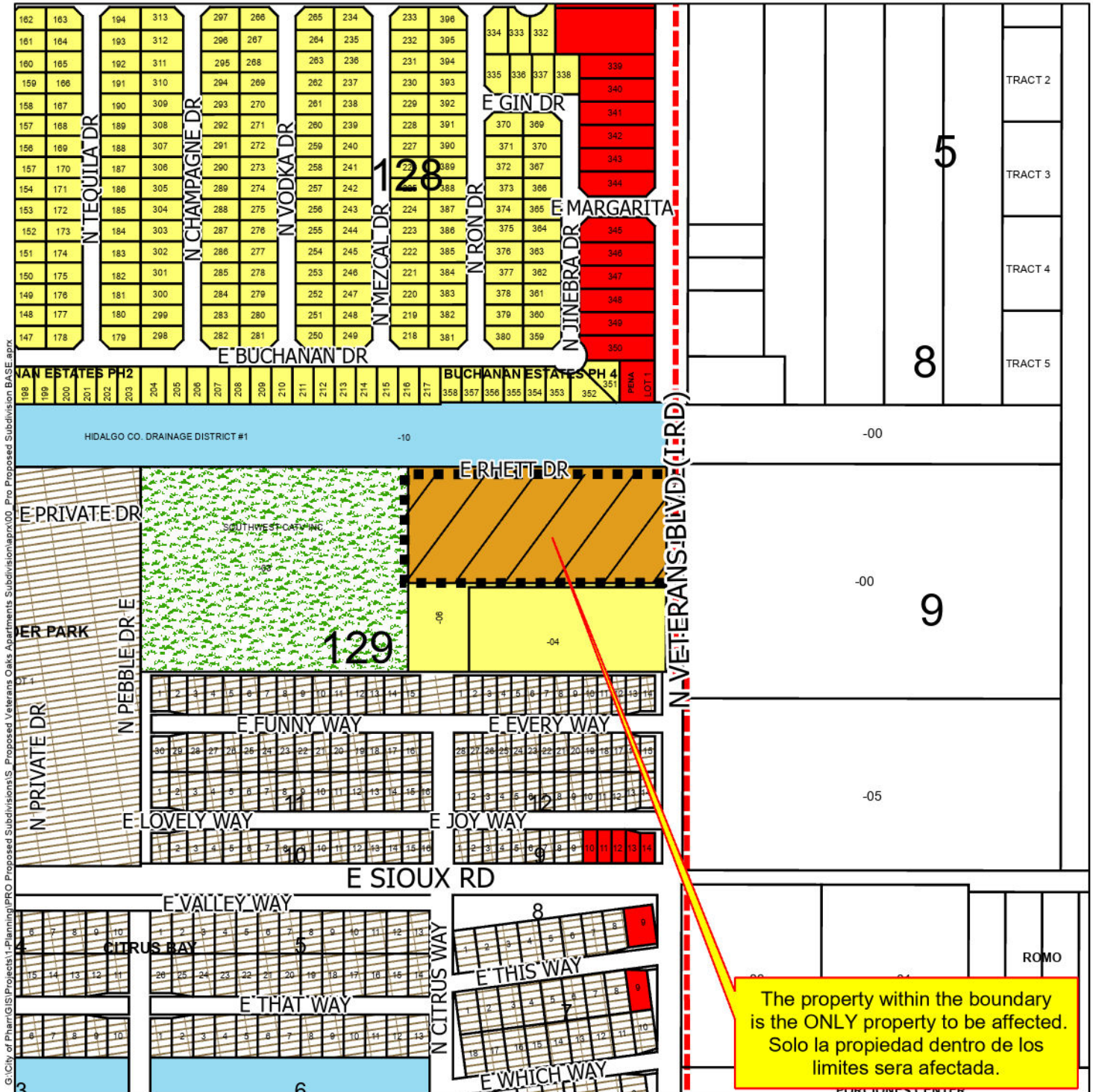
AERIAL



- | | | | | |
|--|---|--|---|--|
| <ul style="list-style-type: none"> Agricultural Open Space Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse HUD Code | <ul style="list-style-type: none"> Rail Road R.O.W Government Owned General Business Business District Drainage Easement Heavy Commercial Heavy Industrial Limited Industrial | <ul style="list-style-type: none"> Neighborhood Commercial Office Professional PSJA ISD Hidalgo ISD Valley View ISD Planned Unit Development | <p>Future Land Use</p> <p>FUTURELAND</p> <ul style="list-style-type: none"> Irrigation Agriculture Single Family Res. Multi-Family Res. Manufactured Homes | <ul style="list-style-type: none"> Industrial Commercial Public/Semi Public ROW Parks Subject Property |
|--|---|--|---|--|



ZONING



The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.



Pharr
Development Services



Site Photo

3100 Block of North Veterans Blvd.

