

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

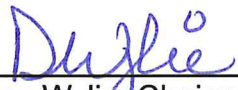
ITEM H. RECONVENE:

None

ITEM I. ADJOURNMENT:

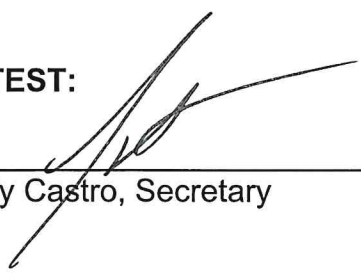
There being no further business, Board Member Andy Castro moved to adjourn. Board Member Javier Gutierrez seconded the motion and when put to vote, the motion carried unanimously. Meeting adjourned at 4:48 p.m.

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.