

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR CALLED MEETING
MONDAY, AUGUST 25, 2025
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 25, 2025, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Rafael Munguia
Andy Castro
Romeo Cantu
Mercedes Guillen
Charlie Ramirez
Ruben Luna
Roberto Carrillo Jr.

MEMBERS ABSENT: Javier Gutierrez

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

ITEM A. CALL ORDER

Danny Wylie, Chairman, called the meeting to order at 4:00 p.m. Roll call established a quorum.

Board Member Ruben Luna **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 August 11, 2025 - Regular Called Meeting

Danny Wylie, Chairman, introduced the item. Board Member Rafael Munguia **moved** to approve. Board Member Charlie Ramírez second the motion and when put to a vote, it carried unanimously

ITEM D. PUBLIC HEARING

- 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, and Addition to the City of Pharr, Pharr, Hidalgo County, Texas. The properties are physically located at 817 and 821 South Cage Boulevard. COZ#250714**

Laura Fonseca, Planner II, introduced the item and stated the applicant had requested a Change of Zone from Office and Professional District (O-P) to General Business District (C) to construct an auto diagnostic center, that was currently operating just north to this address. She reviewed the property's legal description as Lots 9 and 10, Block 1, Orange Grove Subdivision, an addition to the City of Pharr, Hidalgo County, Texas.

Laura Fonseca stated the properties fronted South Cage Boulevard, a 120 ft-150 ft principal arterial, which ran north and south with a posted speed limit of 40-50 miles per hours as identified in the City of Pharr's Thoroughfare Plan 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 McDonald 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 City of Pharr Thoroughfare Plan.

Laura Fonseca, Planner II, stated the properties 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 was generally designed for commercial use In the Land Use Plan.

Laura Fonseca, Planner II, explained the General Business District (C) had been 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 the possible blighting influence require adequate buffering from residential areas, and traffic from such uses should not pass-through residential areas, except on arterial or major collectors.

Laura Fonseca, Planner II, stated fourteen (14) letters had been mailed to surrounding property owners within a two hundred (200) foot radius on August 8, 2025, and a legal notice had been published in the Advance News Journal on August 6, 2025. Staff received one (1) response in opposition to the rezoning request.

Laura Fonseca, Planner II, stated Development Services recommended approval of the rezoning request from Office and Professional District (O-P) to General Business District (C) as the property was in conformance with the Land Use Plan, met area requirements and had adequate ingress and egress. The proposed rezoning aligned well with the existing development trends in the general area. 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, September 2, 2025, at 4:00 p.m.

Danny Wylie, Chairman asked about the hours of operations. Owner replied that the hours of operation were from 8:00 am to 5:00 pm Monday – Friday and on Saturday from 8:00 am – 2:00 pm.

There being no further discussion, Board Member Charlie Ramirez moved to approve. Board Member Ruben Luna seconded the motion, and when put to a vote, it carried unanimously.

ITEM E. PLATS

M2 Engineering, PLLC., representing Abel Hernandez, Managing Member for HDZ Holdings LLC., is requesting final 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

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the

3100 block of North Veterans Boulevard. He stated the property was zoned Residential Multi-Family District (R-MF). He stated the adjacent zones were 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. Mr. Martinez stated the property was designated for manufactured homes in the Land Use Plan.

Eddie Martinez, Planner III, recommended final Plat approval of the proposed Veterans Oaks Apartments Subdivision subject to the conditions as noted.

There being no further discussion, Board Member Rafael Munguia moved to approve the request for final plat approval of the proposed Veterans Oaks Apartments Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS

NONE

ITEM G. CLOSED SESSION

NONE

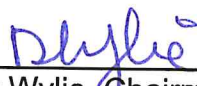
ITEM H. RECONVENE

NONE

ITEM I. ADJOURNMENT

There being no further business, Board Member Andy Castro moved to adjourn. Board Member Ruben Luna seconded the motion and when put to vote, the motion carried unanimously. Meeting adjourned at 4:09 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:

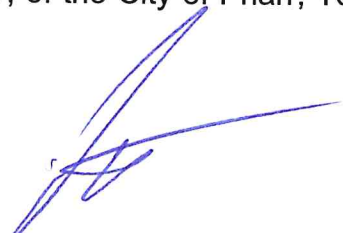


Andy Castro, Secretary

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS 25th 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, **KARINA GONZALEZ, SECRETARY**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:



KARINA GONZALEZ, SECRETARY

APPROVED: 9/14/25