

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR CALLED MEETING
THURSDAY, SEPTEMBER 18, 2025
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, September 18, 2025, and following is the record of attendance.

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

MEMBERS ABSENT: Rafael Munguia
Javier Gutierrez

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

ITEM A. CALL TO 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 Charlie Ramirez 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 Romeo Cantu moved to approve. Board Member Charlie Ramírez second the motion and when put to a vote, it carried unanimously

ITEM D. PUBLIC HEARING

- 1) **SHOUKATALI DHANANI, DBA PIZZA HUT, 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 THE EAST 125 FEET OF BLOCK 1, PALM HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1001 WEST BUSINESS HIGHWAY 83. CUP#250810**

Joe Garza, Assistant Director of Development Services, introduced the item and stated the applicant requested a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. Mr. Garza went over the property's legal description and physical address East 125 feet of Block 1, Palm Heights Subdivision, an addition to the City of Pharr Hidalgo County, Texas. The property is physically located at 1001 West Business Highway 83.

Joe Garza, Assistant Director of Development Services, further stated Sixteen (16) surrounding property owners were notified of the request by letter on September 5, 2025, and a legal notice was published in the Advance News Journal on September 3, 2025. Staff received no response to the letters of legal notice.

Joe Garza, Assistant Director of Development Services, stated Development Services recommended approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Joe Garza, Assistant Director of Development Services, stated there was representation in the audience, and the applicant had no comments.

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

- 2) **RAUL GARICA, RE PRESENTING RICH HERITAGE CONSTRUCTION INC, FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD) TO GENERAL BUSINESS DISTRICT (C) THE PROPERTIES ARE LEGALLY DESCRIBED AS BEING 1.11 ACRES, MORE OR LESS, OUT OF LOT 120, KELLY- PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 3801 NORTH SUGAR ROAD.COZ250816**

Joe Garza, Assistant Director of Development Services, introduced the item and stated applicant requested a Change of Zone from Residential Multi-Family High Density

District (R-MFHD) to General Business District (C) in order to construct a retail plaza. He went over the property's legal description and physical address and state the subject site was located on the west side of North Sugar Road, approximately 345 ft. north of West Eldora Road, and had a physical address of 3801 N Sugar Road. He further stated the property is legally described as being 1.11 acres, more or less, out of Lot 120, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. Mr. Garza stated the property fronts North Sugar Road, a 70-ft minor collector, which runs 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.

Joe Garza, Assistant Director of Development Services, stated the properties to the north and west were rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) on June 17, 2024. He stated the property to the south was zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989, and the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on April 5, 2021. He further stated there have been no other zoning requests within the general vicinity of the subject property since that time and the property is generally designated for residential use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, stated 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. He stated larger shopping centers and most existing commercial strips along major arterials would be included in this district. Mr. Garza stated 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.

Joe Garza, Assistant Director of Development Services, further stated Nine (9) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on September 5, 2025, and a legal notice was published in the Advance News Journal on September 3, 2025. Staff received no response to the letters or the legal notice.

Joe Garza, Assistant Director of Development Services, stated Development Services is recommending disapproval of the request to rezone from Residential Multi-Family High Density District (R-MFHD) to General Business District (C) as it may have detrimental impact to the neighborhood character and is not in line with the future land use. He stated the proposed rezoning does not reflect the current planning objectives or commercial development trends within the area. Lastly, he stated, if approved, the owner must comply with all City Ordinances and City Department requirements.

At this time, Chairman Danny Wylie stated they would deviate from the agenda and go into closed session. There was no objection.

ITEM F. 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 SESSION (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 4:11 p.m., Chairman Wylie stated the board would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

ITEM G. RECONVENE:

The time being 4:27 p.m., Chairman Danny Wylie stated the Board would be resuming the open meeting.

Raul Garcia, Engineer, introduced Owner to board members. Chairman Danny Wylie asked owner Ruben Ruiz if he would consider a neighborhood commercial. Mr. Ruben Ruiz then asked Joe Garza, Assistant Director of Development Services, to describe the meaning of a neighborhood commercial business. Joe Garza described it as being small businesses and shops for residents nearby. He further provided examples as being barber shops, doctor offices, and local owned convenience stores. The owner acknowledged this was the type of plaza he wanted to build.

ITEM E. ANNOUNCEMENTS

None

ITEM H. ADJOURNMENT

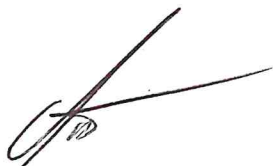
There being no further business, Board Member Charlie Ramirez moved to adjourn. Board Member Ruben Luna seconded the motion and when put to vote, the motion carried unanimously. Meeting adjourned at 4:30 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

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

ON THIS 18th DAY OF SEPTEMBER 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:

A handwritten signature in black ink, appearing to be 'Karina Gonzalez', written over a horizontal line.

KARINA GONZALEZ, SECRETARY

APPROVED: 11/16/25