

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. October 23, 2025 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 23, 2025, and following is the record of attendance.

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

MEMBERS ABSENT: Rafael Munguia
Andy Castro
Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Joe Garza, Asst. Director of Development Services
Diego Perez, Planner I
Nancy Hernandez, Administrative Assistant

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 Roberto Carrillo 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 OCTOBER 09, 2025 - REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Roberto Carrillo moved to approve. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

- 1) **PARMVEER LIDHAR, OWNER, HAS FILED WITH PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY. THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 2 AND 3 OF THE SOUTHWIND GARDENS SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1804 WEST RIDGE ROAD. CUP#250913**

Joe Garza, Assistant Director of Development Services, introduced the item and stated the applicant requested a Life-of-the-Use Conditional Use Permit to allow a Self-Storage Facility. Mr. Garza went over the property's legal description and physical address and stated the property was described as Lots 2 and 3, Southwind Gardens an addition to the City of Pharr, Hidalgo County, Texas. Mr. Garza stated the subject site was located at 1804 West Ridge Road.

Joe Garza, Assistant Director of Development Services, stated the property was zoned General Business District (C). He stated the surrounding area was zoned General Business District (C) to the north. Agricultural and/or Open Space District (A-O) to the east and General Business District (C) and Residential Multi-Family High Density (R-MFHD) to the west. He further stated the area was generally designated for commercial use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, further stated thirteen (13) surrounding property owners were notified of the request by letter on October 10, 2025, and a legal notice was published in the Advance News Journal on October 08, 2025. Staff received no response to the letter or legal notice.

Joe Garza, Assistant Director of Development Services, stated Development Services was recommending approval of the request for a Life-of-the-Use Conditional Use Permit to allow a Self-Storage Facility 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 November 03, 2025, at 4:00 p.m.

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 Ruben Luna **moved** to approve. Board Member Mercedes Guillen seconded the motion and when put to vote, it carried unanimously.

- 2) **EGS & ASSOCIATES LLC., D/B/A JT TAVERN, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALY DESCRIBED AS BEING 0.13 ACRES, MORE OR LESS, OUT OF LOTS 1, PATTERSON SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 503 WEST NOLANA LOOP. CUP#250914**

Joe Garza, Assistant Director of Development Services, introduced the item and stated the applicants were requesting a Conditional Use Permit for one (1) year to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). He stated the Conditional Use Permit is for the main building only and not for the food trucks.

Joe Garza, Assistant Director of Development Services, stated the properties to the north, south, east and west were currently zoned General Business District (C). He stated the area is generally designated for commercial use in the Land Use Plan. Mr. Garza stated four (4) surrounding property owners were notified of the request by letter on October 10, 2025 and further stated a legal notice was published in The Advance News Journal on October 08, 2024. He further stated staff received no response to the letters or legal notice.

Joe Garza, Assistant Director of Development Services, stated staff recommended **approval** of the Conditional Use Permit for one (1) year to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site shall comply with all City Ordinances and City department requirements.

Joe Garza, Assistant Director of Development Services, reported there was no representation in the audience.

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

- 3) **ANGELICA SANCEHZ VIGUERAS, D/B/A ANGELICA'S LITTLE SCHOLARS, HAS FILED WITH PLANNING AND ZONING COMMISSION, A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION DAYCARE. THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 75, BRILLA SUBDIVISION PHASE VII, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 713 WEST EAGLE AVENUE. CUP#250915**

Joe Garza, Assistant Director of Development Services, stated the properties to the north, east, south and west are currently zoned Single-Family Residential District (R-1). He stated the area is generally designated for residential use in the Land Use Plan. Mr. Garza stated sixty-six (66) surrounding property owners were notified of the request by letter on October 10, 2025 and further stated a legal notice was published in The Advance News Journal on October 08, 2024. He stated staff received no response to the letters or legal notice.

Joe Garza, Assistant Director of Development Services, stated Development Services recommended **approval** of the Conditional Use Permit for one (1) year to allow a home occupation daycare in a Single-Family Residential District (R-1) subject to the applicant and site shall comply with all City Ordinances and City department requirements.

Joe Garza, Assistant Director of Development Services, reported there was representation in the audience.

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

- 4) DR. JONATHAN B. FLORES, CITY MANAGER ON BEHALF OF THE CITY OF PHARR, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPENED DISTRICT (A-O) TO GENERAL BUSINESS DISTRICT (C) THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.06 ACRES NET OUT OF THE SOUTH 165.10 FT. OF THE NORTH 260.10FT. OF THE WEST 543.20 FT. OUT OF LOT 156, KELLY-PHARR TRACT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1889 NORTH CAGE BOULEVARD.COZ#2501019**

Diego Perez, Planner I, introduced the item and stated applicant requested a Change of Zone from Agricultural and /or Open Space District (A-O) to General Business District (C) in order to construct an events center. He went over the property's legal description and physical address and stated the subject site was located on West Ferguson Avenue and west Ferguson Avenue and west of North Cage Boulevard. Mr. Perez stated the property is legally described as being 2.06 acres, net out of the South 165.10 ft. Of the North 260.10 ft. of the West 543.20 ft. out of Lot 156, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. He stated the property fronts West Ferguson Avenue, which runs east and west with a posted speed limit of 40-55 miles per hour or as identified in the City of Pharr's Thoroughfare Plan.

Diego Perez, Planner I, stated the properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on May 6, 2008, upon comprehensive zoning in 1982. He stated the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on April 5, 1983. He further stated the property to the south was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on February 1, 2016 Mr. Perez 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 commercial use in the Land Use Plan.

Diego Perez, Planner I, stated the General Business District (C) was 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. Perez stated the noise, traffic, litter, late-night hours, and possible blighting influences required adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors.

Diego Perez, Planner I, further stated eleven (11) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 10, 2025, and a legal notice was published in the Advance News Journal on October 08, 2025. He stated staff received no response to the letters or the legal notice

Diego Perez, Planner I, stated Development Services recommended **approval** of the request to rezone from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. He stated the proposed rezoning aligns well with the existing development trends in the general area and if approved, the owner must comply with all City Ordinances and City department requirements

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

ITEM E. PLATS:

- 1) M2 ENGINEERING, PLLC., REPRESENTING JORGE A. ANDRADE, MANAGER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED BLUE-MAN ACRES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 17.425 ACRES OUT OF LOTS 6 AND 7, RE-SUBDIVISION OF CLOSER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PRPOERTY IS LOCATED WITHIN THE 10200 BLOCK OF SOUTH VETERANS BOULEVARD. SUB#230204**

Joe Garza, Assistant Director of Development Services, introduced the item and went over the property's legal description. He stated the property was located within the 10200 Block of South Veterans Boulevard and stated the property was currently zoned Limit Industrial District (L-I). He state the adjacent zones are Agricultural Open Space District (A-O) to the north, the City limits to the east and south are Single Family Residential District (R-1) and Agricultural Open Space District (A-O) to the west. He further stated the property was designated for industrial use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, stated staff recommended final plat approval of the proposed Blue-Man Acres Subdivision subject to the following conditions set. Danny Wylie, Chairman, asked if Lot was for parking only or for selling semi-trucks. Mr. Garza confirmed it would be for parking only at office.

There being no further discussion, Board Member Charlie Ramirez **moved** to approve the request for final plat approval of the proposed Blue-Man Acres Subdivision. Board Member Roberto Carrillo Jr. seconded the motion and when put to a vote, it carried unanimously.

2) MELDEN & HUNT INC., REPRESENTING DEYANIRA I. GUERRERO, MANAGING MEMBER FOR LITTLE EXPLORERS DEVELOPMENT & LEARNING CENTER, LLC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED LITTLE EXPLORERS ACADEMY SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 2.958 ACRES PART OR PORTION OUT OF LOT 5, BLOCK 8, A.J. MCCOLL SUBDIVISION AND 0.458 OF ONE ACRE PART OR PORTION 1, C.D. SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S LOCATED WITHIN THE 2300 BLOCK OF SOUTH JACKSON ROAD. SUB#201030

Joe Garza, Assistant Director of Development Services, introduced the item and went over the property's legal description as being a re-subdivision of 2.958 acres part or portion out of lot 5, block 8, A.J. McColl Subdivision and 0.458 of one acre part or portion 1, C.D. Subdivision, Pharr, Hidalgo county, Texas. He stated the property was located within the 2300 Block of South Jackson Road. He stated the property was currently zoned General Business District (C). Mr. Garza further stated the adjacent zones are Residential Multi-Family High Density District (R-MFHD) to the north, Single Family Residential District (R-1) and Agricultural Open Space District (A-O) to the east, Residential Town House District (R-TH) to the south and city limits to the west. He stated the property was designated for commercial and multi-family residential use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, stated staff recommended final plat **approval** of the proposed Little Explorers Academy Subdivision subject to the listed conditions. Board Member Romeo Cantu asked if the houses behind would have access. Mr. Garza confirmed the entrance would be on the east side through the summit.

There being no further discussion, Board Member Roberto Carrillo Jr. **moved** to approve the request for final plat approval of the proposed Little Explorers Academy Subdivision. Board Member Ruben Luna 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 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 4:17 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

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

ON THIS 23rd DAY OF OCTOBER 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: 11/6/25