

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 18, 2025 - 4:00 p.m.

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

MEMBERS PRESENT: Danny Wylie
Ruben Luna
Romeo Cantu Jr.
Roberto Carrillo Jr.
Andy Castro

MEMBERS ABSENT: Rafael Munguia
Mercedes Guillen
Javier Gutierrez
Charlie Ramirez

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Roland Gomez, Director of Development Service
Eddie Martinez, Planner III
Joanna Villarreal, Planner I
Diego Perez, Planner I
Karina Gonzalez, Secretary

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 4:02 p.m. Roll call established a quorum.

Board Member Ruben Luna moved to excuse the absent members. Board Member Romeo Cantu 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 DECEMBER 04, 2025 - REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item. Board Member Roberto Carrillo Jr., **moved** to approve. Board Member Ruben Luna, seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

- 1) **EL RODEO GRILL LLC., DBA 7 MARES, 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 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 3 & 4. CUP#251116**

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a Conditional Use 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 current zoning was General Business District (C). Mrs. Villarreal stated the property and properties to the north and south were currently zoned General Business District (C). The adjacent zoning was Residential Multi-Family High Density District (R-MFHD) to the east. The city limits were located to the west. The area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated all inspections had been conducted by the respective departments. Health and Fire were pending re-inspection of the Conditional Use Permit. She also reported that twenty-Seven (27) surrounding property owners were notified of the request by letter on December 5, 2025, and that a legal notice was published in The Advance News Journal on December 3, 2025. Staff received no response to the letters or the legal notice.

Joanna Villarreal, Planner I, stated Development Services recommended **approval** of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C), subject to the applicant and site complying with all City ordinances and City department requirements.

Joanna Villarreal, Planner I, reported there was no representation in the audience.

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

- 2) **HALFF ASSOCIATES, INC., REPRESENTING CAPOTE FARMS LTD., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 36.97 ACRES OF LAND, MORE OR LESS, BEING ALL OF 40-ACRE LOT 379 SAVE AND EXCEPT 3.03 ACRES CONVEYED TO S.B. & R.G.V. RAILWAY CO. BY DEED DATED APRIL 22, 1925, FROM NICK DOFFING, ETUX, WHICH DEED IS RECORDED IN VOLUME 190, PAGE 257 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, BEING OUT OF THE KELLY-PHARR SUBDIVISION PORCIONES 66, 67, 69 AND 70, ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGES 133-134 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, KELLY-PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 501 WEST HI-LINE ROAD. COZ#251120**

Joanna Villarreal, Planner I, introduced the item and stated applicant requested a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) in order to construct a warehouse. The subject site was located south of West Hi-Line Road and had a physical address of 501 West Hi-Line Road. The property was legally described as being 36.97 acres of land, more or less, being all of 40-acre Lot 379, Kelly-Pharr, Hidalgo County, Texas. The property fronted West Hi-Line Road, an 80 ft. major collector that ran east and west with a posted speed limit of 30 miles per hour or less, as identified in the City of Pharr's Thoroughfare Plan.

Joanna Villarreal, Planner I, stated the properties to the east were rezoned from Agricultural and/or Open Space District (A-O) to Planned Unit Development (PUD) on April 21, 1987. The properties to the west were rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on September 3, 2013. The properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on February 21, 1995. The property to the south was zoned Agricultural and/or Open Space District upon comprehensive zoning in 1982. The property was generally designated for industrial use in the Land Use Plan.

Joanna Villarreal, Planner I, stated the Heavy Industrial District (H-I) was established to provide adequate space and site diversification. The area requirements in this district were minimal and allowed both large and small industrial uses either on separate small lots or as part of a park. Some screening was required; however, due to the potential for hazardous or possibly blighting uses, this district should not be located close to residential areas of any type. Areas should not be zoned to this usage unless they were located on or near to arterials capable of carrying commercial and truck traffic.

Joanna Villarreal, Planner I, further stated Nineteen (19) letters were mailed out to the surrounding property owners within a two hundred (200) - foot radius on December

5, 2025, and a legal notice was published in the Advance News Journal on December 3, 2025. Staff received no response to the letters or the legal notice.

Joanna Villarreal, Planner I, stated Development Services recommended **approval** of the rezoning from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I), as the property met area requirements, complied with the Land Use Plan, and had adequate ingress and egress. The proposed rezoning aligned well with the existing development trends in the general area. If approved, the owner would be required to comply with all City ordinances and City department requirements.

Joanna Villarreal, Planner I, reported there was representation in the audience.

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

- 3) HALFF ASSOCIATES, INC., REPRESENTING CAPOTE FARMS LTD., OWNER, HAS FILLED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT NO. THREE HUNDRED EIGHTY-EIGHT (388) OF THE KELLY-PHARR SUB-DIVISION, AS SHOWN UPON A MAP OR PLAT OF SAID SUBDIVISION OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 400 W MILITARY HWY. COZ#251121**

Diego Perez, Planner I, introduced the item and stated the applicant requested a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) in order to construct a warehouse. The subject site was located north of Military Highway and west of South Cage Boulevard and had a physical address of 400 W Military Highway. The property was legally described as being all of Lot No. Three Hundred Eighty-Eight (388) of the Kelly-Pharr Sub-Division, as shown upon a map or plat of said subdivision of record in the office of the County Clerk of Hidalgo County, Texas. The property fronted West Military Highway, a 120 to 150-foot principal arterial street that ran west and east with a posted speed limit of 40 to 55 miles per hour, as identified in the City of Pharr's Thoroughfare Plan.

Diego Perez, Planner I, stated the property to the north was zoned Agricultural and/or Open Space District (A-O) upon annexation to the City on October 18, 1994. The property to the east was zoned Agricultural and/or Open Space District (A-O) upon annexation to the city on October 3, 1989. The properties to the south and west were zoned Agricultural and/or Open Space District (A-O) upon comprehensive zoning in 1982. The property was generally designated for industrial use in the Land Use Plan.

Diego Perez, Planner I, stated the Heavy Industrial district (H-I) was established to provide adequate space and site diversification for commercial establishments that would have involved influences that would be objectionable in other commercial districts or adjacent to residential districts. Included in this district were commercial uses involving

large volumes of truck traffic, outside operations, and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or other possibly blighting influences.

Diego Perez, Planner I, further stated nineteen (19) letters were mailed out to surrounding property owners within a two hundred (200)-foot radius on December 5, 2025, and that a legal notice was published in the Advance News Journal on December 3, 2025. Staff received no response to the letters or the legal notice.

Diego Perez, Planner I, stated Development Services recommended **approval** of the rezoning from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I), as the property met area requirements, complied with the Land Use Plan, and had adequate ingress and egress. The proposed rezoning aligned well with existing development trends in the general area. If approved, the owner would be required to comply with all City ordinances and City department requirements.

Diego Perez, Planner I, reported there was representation in the audience.

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

E. PLATS:

- 1) TURBO ENGINEERING, PLLC., REPRESENTING ESPINO CONSTRUCTION, LLC, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED GILBERTO ESPINO SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.636 ACRE TRACT OF LAND, BEING A PART OR PORTION OF LOT 38, AND 39, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF NORTH LINDEN STREET. SUB#250827**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 100 Block of North Linden Street. He stated The property is currently zoned Residential Multi-Family High Density District (R-MFHD). The adjacent zones are Residential Single Family District (R-1) and Neighborhood Commercial District (N-C) to the north, Residential Multi-Family High Density District (R-MFHD) to the east, Heavy Industrial District (H-I) and General Business District (C) to the south and Single Family Small Lots District (R-1A) to the west. The property is designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated proposed use of property was Apartments. Development Services recommended preliminary plat approval of the proposed Gilberto Espino Subdivision, subject to the conditions.

There being no further discussion, Board Member, Romeo Cantu, **moved** to approve the request for preliminary approval of proposed Gilberto Espino 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:

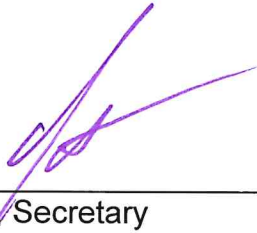
None

ITEM I. ADJOURNMENT:

There being no further business, Board Member Andy Castro, **moved** to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:20 p.m.

PLANNING & ZONING COMMISSION

ATTEST:



Andy Castro, Secretary



Danny Wylie, Chairman

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

ON THIS 18th DAY OF DECEMBER 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