

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR CALLED MEETING
THURSDAY, JANUARY 8, 2026
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, January 8, 2026, and following is the record of attendance.

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

MEMBERS ABSENT: Andy Castro

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
Briana Perez, Planner I

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 Romeo Cantu moved to excuse the absent members. Board Member Ruben Luna 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 18, 2025 - REGULAR CALL MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Ruben Luna moved to approve. Board Member Javier Gutierrez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **AUTO DIAGNOSTIC CENTER LLC., OWNER, HAS FILLED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO TOWNHOUSE RESIDENTIAL DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.79-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 207, KELLY- PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 900 BLOCK OF EAST RIDGE ROAD. COZ#251222**

Joanna Villarreal, Planner I, introduced the item and stated applicant requested a Change of Zone from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH). She stated the property was legally described as being a 3.79-acre tract of land, more or less, out of Lot 207, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas as per map recorded in Volume 3, pages 133-134 Deed Records of the Hidalgo County, Texas. Mrs. Villarreal stated the property is physically located within the 900 Block of East Ridge Road and stated the property fronts East Ridge Road, a 100 ft. minor arterial which runs east and west with a posted speed limit of 30 to 45 miles per hour 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 Single-Family Residential District (R-1) on April 20, 2004. She stated the property to west was zoned Agricultural and/or Open Space District (A-O) and stated the properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) and stated the property to the south were rezoned from Agricultural and/or Open Space District (A-O) to Mobile Home District (M-H) upon comprehensive zoning 1982. The property was generally designated for residential use in the Land Use Plan.

Joanna Villarreal, Planner I, stated the Residential Townhouse District (R-TH) was established to provide adequate space and site diversification for medium-density residential development that was single-family, on separate lots, and typically owner occupied. She stated Townhouse development was low to medium density use and before zoning to townhouse usage, the increased requirements for street, water & fire protection, wastewater, drainage, and adequate open space must be met. Furthermore, she stated Townhouse developments must be properly buffered from non-residential

uses and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

Joanna Villarreal, Planner I, further stated twenty-nine (29) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on December 26, 2025, and a legal notice was published in the Advance News Journal on December 17, 2025. Mrs. Villarreal stated staff received no response to the letters or the legal notice.

Joanna Villarreal, Planner I, stated Development Services recommended **approval** of the rezoning from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH) as the property met area requirements, complied with the Land Use Plan, and had adequate ingress and egress. She stated the proposed rezoning aligned 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.

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

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

ITEM E. PLATS

1) M GARCIA ENGINEERING, REPRESENTING DAVID R. CANTU - MEMBER, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED BRIDGEPOINT INSURANCE PHARR. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 7.10 ACRE TRACT OUT OF THE SOUTH 11.0 ACRES OF LOT 92, KELLY-PHARR SUBDIVISION, PHARR HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4900 BLOCK OF NORTH IH 69C. SUB250620

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 4900 Block of North IH 69 C and stated the property was currently zoned Limited Industrial District (L-I). Mr. Martinez stated the adjacent zones are Limited Industrial District (L-I) to the north and east, Agricultural Open Space District (A-O) and Limited Industrial District (L-I) to the south and Residential Multi-Family District (R-MF) to the west. He stated the property is designated for industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated proposed use of property was warehouses and stated Development Services recommended preliminary plat approval of the proposed Bridgepoint Insurance Pharr Subdivision, subject to the conditions.

There being no further discussion, Board Member, Javier Gutierrez, **moved** to approve the request for preliminary approval of proposed Bridgepoint insurance Pharr Subdivision. Board Member, Rafael Munguia, seconded the motion and when put to a vote, it carried unanimously

ITEM F. ANNOUNCEMENTS

Roland Gomez, Director of Development Services introduced Brianna Perez as the new Planner I for development services.

ITEM G. ADJOURNMENT

There being no further business, Board Member Romeo Cantu, **moved** to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:08 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:


Andy Castro, Secretary

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

ON THIS 8th DAY OF JANUARY 2026, 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, consisting of a large, stylized loop followed by a horizontal line extending to the right, positioned above a solid horizontal line.

KARINA GONZALEZ, SECRETARY

APPROVED: