



**TAKE NOTICE THAT A REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
THURSDAY, MARCH 5, 2026**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

A. CALL TO ORDER:

- 1) Roll call and possible action on the excusing of any absent member.

B. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

C. APPROVAL OF MINUTES: *Minutes for February 19, 2026- Regular Called Meeting*

- 1) Minutes for February 19, 2026 - Regular Called Meeting

D. PUBLIC HEARING: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

1) Juan Cantu, representing Apostolic Assembly of the Faith in Christ Jesus, owner, has filed 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 3.00 - acre tract of land, more or less, out of Lot 8, Block 146, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2300 Block of North Friday Avenue. **COZ# 260102**

E. ANNOUNCEMENTS:

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 (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the Board may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Board may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

G. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

H. ADJOURNMENT:


NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4200 Ext 1201 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning and Zoning Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 24th day of February 2026 at 3:30 p.m. and will remain posted continuously for at least three (3) business days preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 24th day of February 2026





ALESSANDRA GARCIA, CPM
ASSISTANT CITY CLERK

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed from the bulletin board of City Hall on the _____ day of _____, 20__ by,

Name: _____

Title: _____

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR CALLED MEETING
THURSDAY, FEBRUARY 19, 2026
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, February 19, 2026, and following is the record of attendance.

MEMBERS PRESENT: Rafael Munguia
Ruben Luna
Romeo Cantu
Roberto Carrillo Jr.

MEMBERS ABSENT Charlie Ramirez
Andy Castro
Danny Wylie
Javier Gutierrez
Mercedes Guillen

STAFF PRESENT: Ricardo Rodríguez, City Attorney
Roland Gomez, Director of Development Service
Joe Garza, Assistant Director of Development Service
Eddie Martinez, Planner III
Karina Gonzalez, Secretary

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER.

Board Member, Rafael Munguia, 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, 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 FEBRUARY 5, 2026 - REGULAR CALLED MEETING

Board Member, Rafael Munguia, introduced the item. Board Member, Romeo Cantu, **moved** to approve. Board Member, Ruben Luna, seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLATS

- 1) **NAIN ENGINEERING, REPRESENTING RAUL BOCANEGRA, IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED BOCANEGRA SUBDIVISION NO. 2. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.846 ACRE TRACT OF LAND BEING ALL OF LOT 1, BOCANEGRA SUBDIVISION AND 0.305 OUT OF LOT 178, KELLY-PHARR SUBDIVISION. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF WEST BUSINESS 83. SUB#251139**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was currently zoned General Business District (C) and stated the adjacent zones were General Business District (C) to the north, south, east and west. Mr. Martinez further stated the property was designated for single family residential and commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated proposed use of property was a car lot and stated Development Services recommended preliminary final plat approval of the proposed Bocanegra Subdivision, subject to the conditions.

Board Member , Romeo Cantu, asked if they would be adding sidewalks to this area. Mr. Joe Garza said yes, it was part of the building phase .

There being no further discussion, Board Member, Romeo Cantu, moved to approve the request for preliminary final plat approval of proposed Bocanegra Subdivision. Board Member, Ruben Luna, seconded the motion and when put to a vote, it carried unanimously

- 2) **PABLO SOTO JR., P.E., REPRESENTING JOSE ANGEL TREVINO, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED T-JAM SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.498 ACRE TRACT OF LAND, OUT OF LOT 167, KELLY-PHARR SUBDIVISION PHARR ORIGINAL TOWNSITE, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLK. OF W. INTERSTATE 2. SUB#220721**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was currently zoned Heavy Commercial District (H-C) and stated the adjacent zones were General Business District (C) and Heavy Commercial District (H-C) to the north. Furthermore, he stated Heavy Commercial District (H-C) to the east, Agricultural and/or Open Space District (A-O) and General Business District (C) to the south and General Business District (C) to the west. Mr. Martinez stated the property was designated commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated proposed use of property was a car lot and stated Development Services recommended final plat approval of the proposed T-Jam Subdivision, subject to the conditions.

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

ITEM E. ANNOUNCEMENTS

None

ITEM F. CLOSED SESSION

None

ITEM G. RECONVENE

None

ITEM H. ADJOURNMENT

There being no further business, Board Member , Ruben Luna , **moved** to adjourn. Board Member Roberto Carrillo Jr. seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:06 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS 19th DAY OF FEBRUARY 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:

KARINA GONZALEZ, SECRETARY

APPROVED:

DRAFT



AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.1.

DATE SUBMITTED: February 19, 2026

MEETING DATE: March 5, 2026

FROM: Nancy Hernandez, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Juan Cantu, representing Apostolic Assembly of the Faith in Christ Jesus, owner, has filed 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 3.00 - acre tract of land, more or less, out of Lot 8, Block 146, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2300 Block of North Friday Avenue. **COZ# 260102**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Juan Cantu, representing Apostolic Assembly of the Faith in Christ Jesus, owner, has filed 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).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request for a Change of Zone from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Created/Initiated - 02/19/2026

Pending - 01/01/1900

-



Pharr

Development Services



MEMORANDUM

DATE: THURSDAY, MARCH 5, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Townhouse Residential District (R-TH). The property is legally described as being a 3.00-acre tract of land, more or less, out of Lot 8, Block 146, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2300 Block of North Friday Avenue. COZ#260102

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Juan Cantu, representing Apostolic Assembly of the Faith in Christ Jesus, owner, has filed 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) in order to construct townhouses.

The subject site is located within the 2300 Block of North Friday Avenue. The property is legally described as being a 3.00-acre tract of land, more or less, out of Lot 8, Block 146, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Ferguson Avenue, a 120'-150' ft. principal arterial which runs east and west with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The properties to the east were rezoned from Agricultural and/or Open Space District (A-O), General Business District (C) & Heavy Commercial District (H-C) to Medium Density Multi-Family Residential District (R-3) & General Business District (C) on October 19, 2004. The properties to west were zoned Single-Family Residential District (R-1) upon comprehensive zoning in 1982. The properties to the north were zoned Residential Mobile Home District (R-MH) Upon Comprehensive Plan 1984. The properties to the south were rezoned from Single-Family Residential District (R-1) to General Business District (C) on July 26, 1983. The property is generally designated for residential use in the Land Use Plan.

The Residential Townhouse District (R-TH) is established to provide adequate space and site diversification for medium-density residential development that is single-family, on separate lots, and typically owner occupied. Townhouse development is a low to medium density use and before zoning to townhouse usage, the increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space must be met. 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.

Thirty-two (32) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on February 20, 2026, and a legal notice was published in the Advance News Journal on February 18, 2026. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the rezoning from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **March 16, 2026**, at **4:00 p.m.**

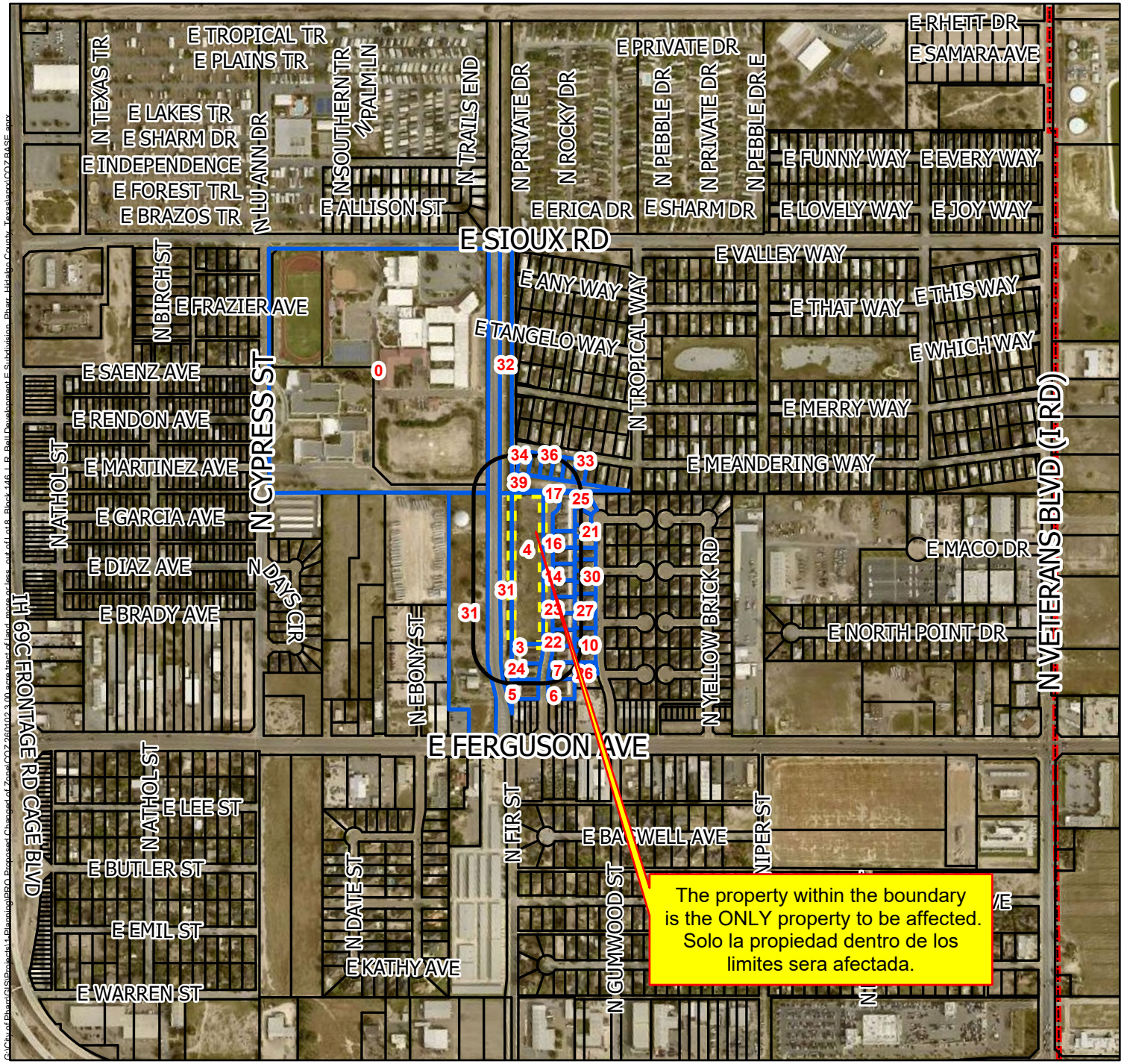
PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.

COZ 260102

3.00 acre tract of land, more or less, out of Lot 8, Block 146, L.R. Bell Development "E" JUAN CANTU

AERIAL

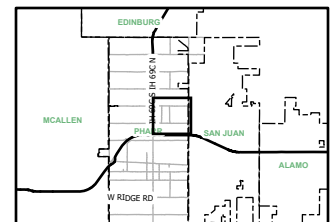
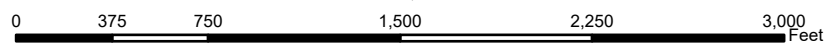


- 200ft_Buffer
- Notify
- Location
- Pharr City Limit

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:9,000



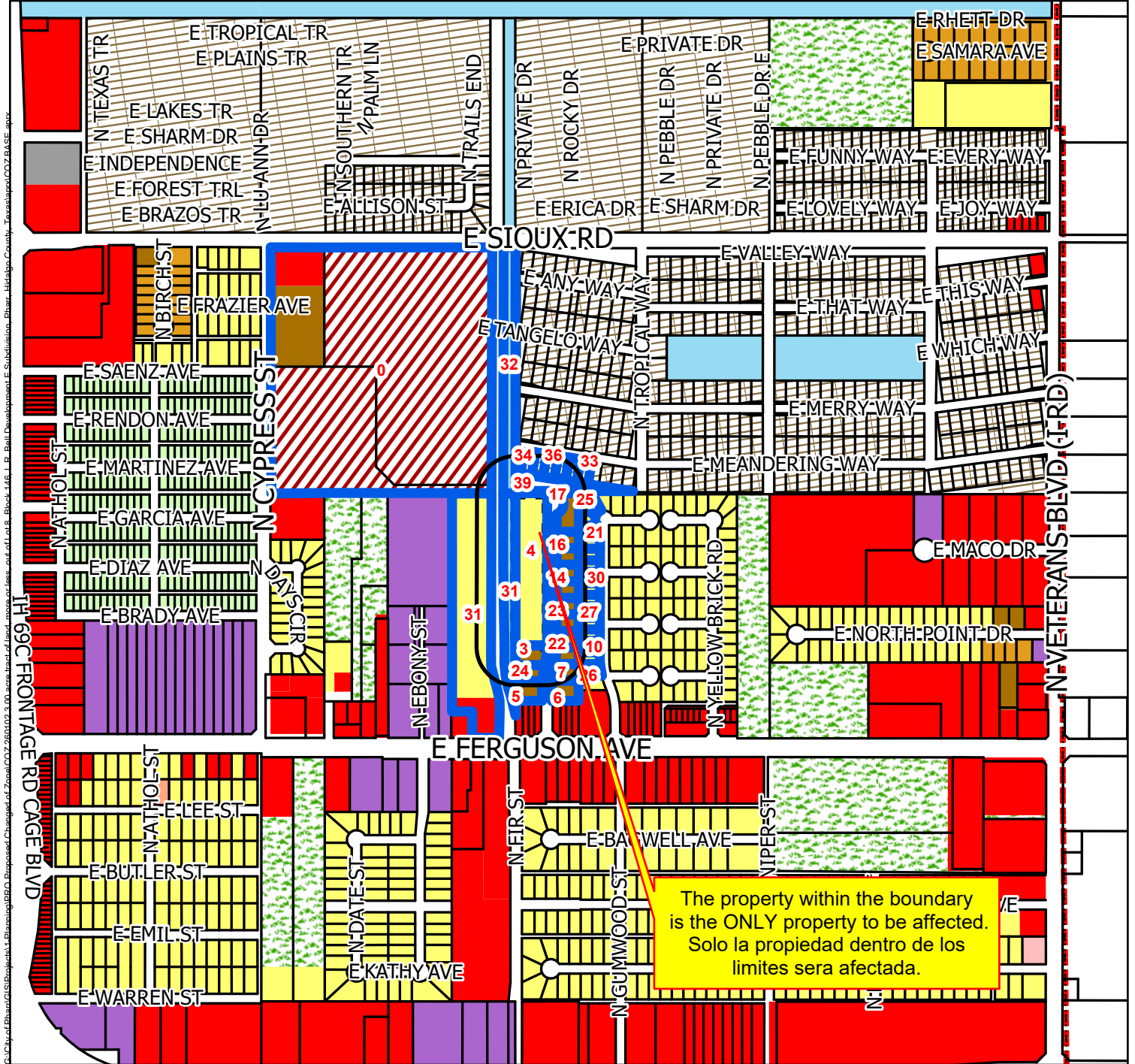
Date: 2/6/2026

COZ 260102

3.00 acre tract of land, more or less, out of Lot 8, Block 146, L.R. Bell Development "E"

JUAN CANTU

ZONING



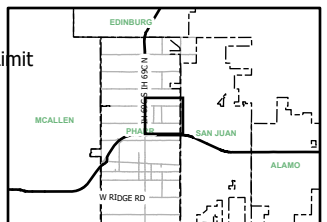
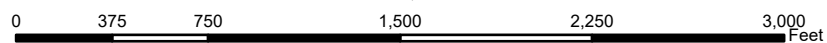
The property within the boundary is the ONLY property to be affected. Solo la propiedad dentro de los limites sera afectada.

- 200ft_Buffer
- Notify
- Zoning**
- ZONE**
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Location
- Pharr City Limit

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City of Pharr, Texas
Engineering Department
956.402.4242

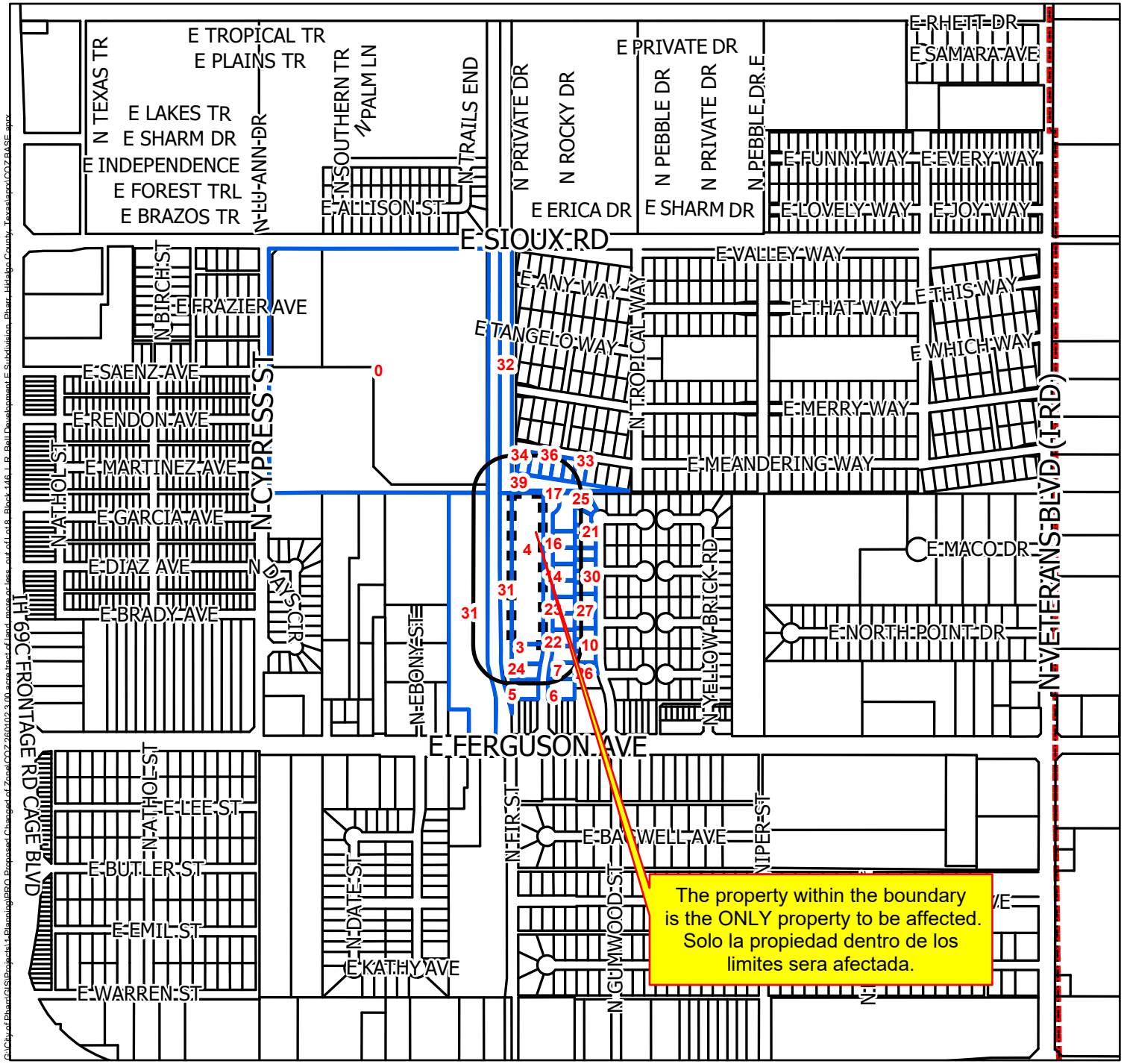
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Date: 2/6/2026

COZ 260102

3.00 acre tract of land, more or less, out of Lot 8, Block 146, L.R. Bell Development "E" JUAN CANTU RADIUS



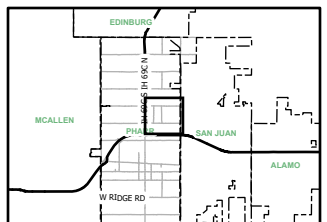
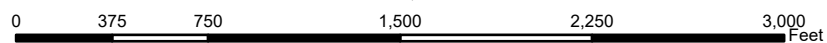
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- Notify
- Location
- Pharr City Limit

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City of Pharr, Texas Engineering Department 956.402.4242 Date: 2/6/2026

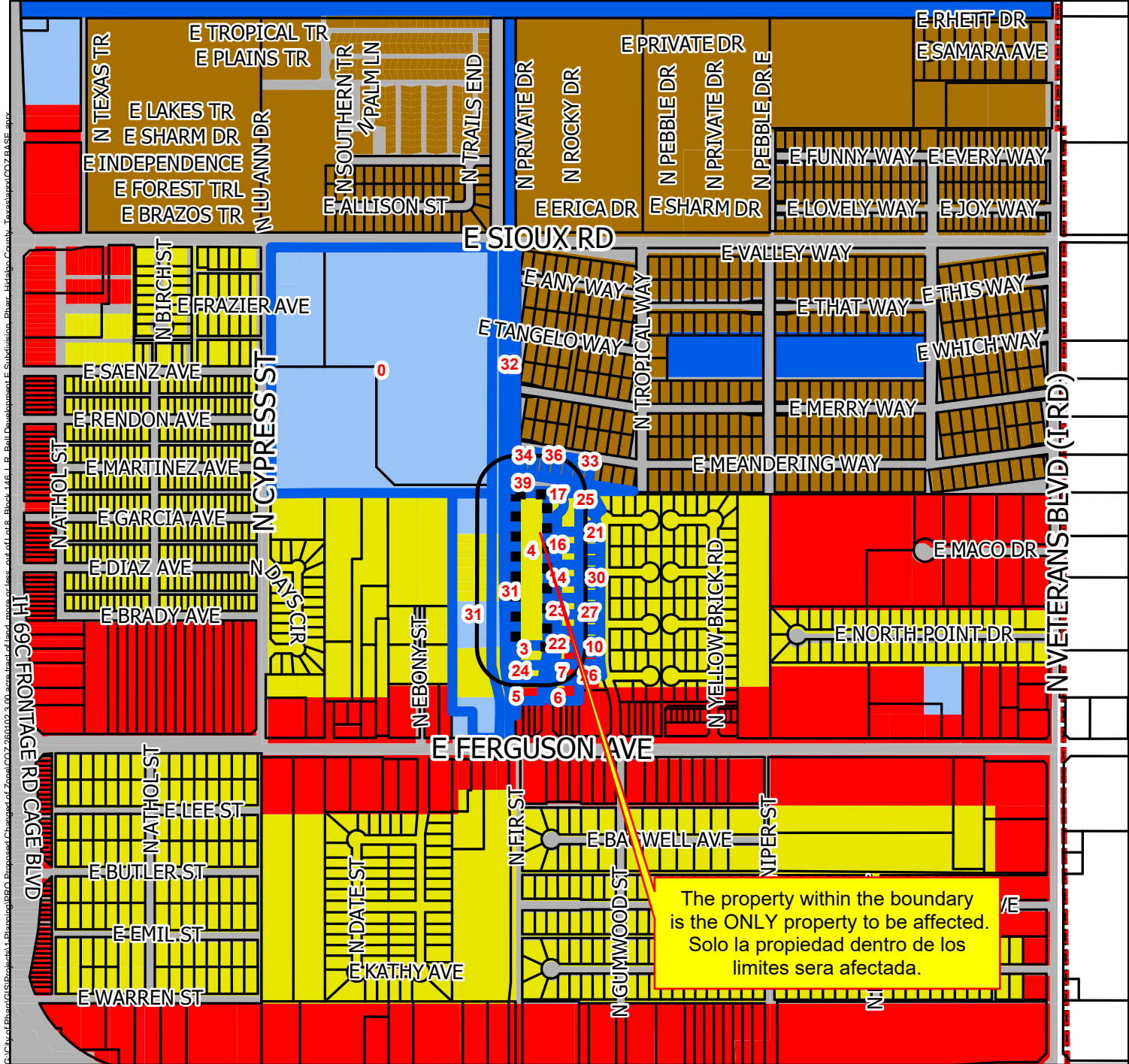
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COZ 260102

3.00 acre tract of land, more or less, out of Lot 8, Block 146, L.R. Bell Development "E" JUAN CANTU

FTLU



The property within the boundary is the ONLY property to be affected. Solo la propiedad dentro de los limites sera afectada.

- 200ft_Buffer
- Notify

Future Land Use

FUTURELAND

- Irrigation
- Agriculture

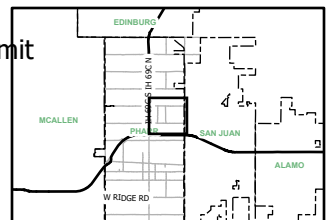
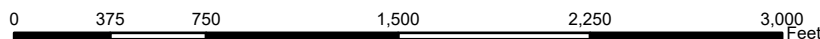
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial

- Public/Semi Public
- ROW
- Parks
- Location
- Pharr City Limit

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City of Pharr, Texas Engineering Department 956.402.4242

Scale: 1:9,000



Date: 2/11/2026



Pharr
Development Services



Site Photo

Within the 2300 Block of N Friday Avenue

