

MINUTES
PLANNING & ZONING COMMISSION
City Commissioners' Room
118 S. Cage Blvd.
March 5, 2026 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, March 5, 2026, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Cantu
Javier Gutierrez
Mercedes Guillen
Ruben Lun
Andy Castro
Roberto Carrillo, Jr.

MEMBERS ABSENT: Charlie Ramirez
Rafael Munguia

STAFF PRESENT: Eddie Martinez, Planner III
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 4:00 p.m. Roll call established a quorum.

Ruben Luna moved to **excuse** the absent members. Javier Gutierrez seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY:

None

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF FEBRUARY 19, 2026, REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

There being no discussion, Romeo Cantu, moved to **approve** the minutes of February 19, 2026. Ruben Luna, seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 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**

Diego Perez, Planner I, introduced the item and stated the property was zoned Single-Family Residential District (R-1). He stated the properties to the east were rezoned from Agricultural and/or Open Space District (A-O) Multi-Family High-Density Residential District (R-4) on October 19, 2004. Mr. Perez stated the properties to west were zoned Single-Family Residential District (R-1) and he stated the properties to the north were zoned Residential Mobile Home District (R-MH) in March of 1982 when the city adopted the zoning plan we use today. He stated the properties to the south were rezoned from Single-Family Residential District (R-1) to General Business District (C) on July 26, 1983 and stated the property is generally designated for residential use in the Land Use Plan. Mr. Perez further stated there have been no other zoning requests within the general vicinity of the subject property since that time. He further reported 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. Mr. Perez stated staff received no response to the letters or the legal notice.

Diego Perez, Planner I, further stated staff recommended approval of the request to re-zone from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH) as the property met area requirements, had adequate ingress and egress. Lastly, he stated if approved; the owner must comply with all City Ordinances and City Department requirements.

Danny Wylie, Chairman, opened the public hearing and asked if anyone signed up to speak.

There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the items for discussion.

Ruben Luna asked what the purpose was for the zoning as he understood the church was requesting zoning change.

Diego Perez, Planner I, stated the use of this land was for Townhouses and stated the church had sold the land for development of townhouses.

There being no further discussion, Roberto Carrillo Jr., moved to **approve** the rezoning request from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH). Ruben Luna seconded the motion and when put to a vote, it carried unanimously .

ITEM E. ANNOUNCEMENTS

None

ITEM F. CLOSED SESSION

None

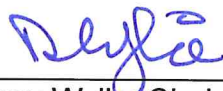
ITEM G. RECONVENE

None

ITEM H. ADJOURNMENT

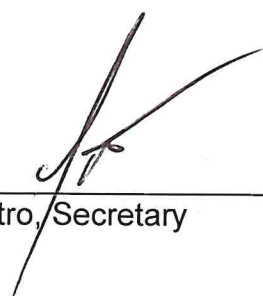
There being no further business Ruben Luna **moved** to adjourn. Andy Castro seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:05 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:

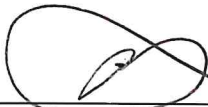


Andy Castro, Secretary

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

ON THIS 5th DAY OF MARCH 2026, the Planning and Zoning Commission of the City of Pharr, Texas, convened in a **REGULAR CALLED MEETING** at the Commissioners' Room located at 118 S. Cage Blvd., 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, of the 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: