

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

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, April 2, 2026, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Charlie Ramirez
Romeo Cantu
Mercedes Guillen

MEMBERS ABSENT: Rafael Munguia
Ruben Luna
Roberto Carrillo, Jr.
Andy Castro
Javier Gutierrez

STAFF PRESENT: Roland Gomez, Director
Joe Garza, Assistant Director
Eddie Martinez, Planner III
Joanna Villarreal, Planner I
Diego Perez, Planner I
Brianna Perez, Planner I
Nancy Hernandez, Administrative Assistant
Karina Gonzalez, Secretary

ITEM A. CALL TO ORDER

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

Chairman, Danny Wylie called the meeting to order at 4:00 p.m. Roll call established a quorum.

Charlie Ramirez moved to excuse the absent members. Mercedes Guillen, seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

None

ITEM C. APPROVAL OF MINUTES

1) MINTUES FOR MARCH 5, 2026 - REGULAR CALLED MEETING

Chairman, Danny Wylie, introduced the item. There being no discussion Romeo Cantu, who moved to **approve** the minutes of March 5, 2026. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) ARTURO GABRIEL CASTELLO DURAN, REPRESENTING AW & R GREGG LLC, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.48-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 6-7 & W1/2 LOT 8, BLOCK 1, VAN WILLIAMS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 201 WEST SAM HOUSTON AVENUE. COZ#260203**

Brianna Perez, Planner I, introduced the item and stated the property was zoned Single-Family Residential District (R-1) and the property to the east was zoned to Single-Family Residential District (R-1) upon comprehensive zoning 1982. She later stated the properties to the west were zoned Two Family Residential District (R-2) from Single-Family Residential District (R-1) on November 19, 1996. Miss Perez further stated the properties to the north were zoned Residential Multi-Family High Density District (R-3) upon comprehensive zoning 1982. She further reported that the properties to the south were zoned General Business District (C) upon comprehensive zoning 1982. Lastly, she stated the property was generally designated for commercial use in the Land Use Plan.

Brianna Perez, Planner I, further stated there have been no other zoning requests within the general vicinity of the subject property since that time. She further reported sixteen (16) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 20, 2026, and a legal notice was published in the Advance News Journal on March 18, 2026. Staff received no response to the letters or the legal notice.

Brianna Perez, Planner I, lastly stated staff recommended approval of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C) as the property met area requirements, had adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, 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.

Charlie Ramirez asked if there were enough parking spaces for that area. Joe Garza, Assistant Director, replied there was more than enough room since zoned general

business minimum lot size is 9,000 sq ft. Mr. Garza stated setbacks were in compliance with fire codes and required zero setbacks.

There being no further discussion, Charlie Ramirez moved to **approve** the rezoning request from Single-Family Residential District (R-1) to General Business District (C). Romeo Cantu, seconded the motion and when put to a vote, it carried unanimously.

- 2) OMAR CANO, REPRESENTING ALDAPE DEVELOPMENT LLC, 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 TOWNHOUSE RESIDENTIAL DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.0-ACRE TRACT OF LAND OUT OF LOT 236, KELLY-PHARR SUBDIVISION OF PORCIONES 69 AND 70, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 200 BLOCK OF WEST HALL ACRES ROAD. COZ#260204**

Brianna Perez, Planner I, introduced the item and stated the property was zoned Agricultural and/or Open Space District (A-O). She mentioned the properties to the north were zoned Agricultural and/or Open Space District (A-O) and Single-Family Residential District (R-1). Miss Perez stated that the properties to the east were zoned Agricultural and/or Open Space District (A-O) and General Business District (C) and to the south the property was zoned Agricultural and/or Open Space District (A-O). She further stated the properties to the west were zoned Agricultural and/or Open Space District (A-O) when the city annexed on June 21, 1983. She stated the property was generally designated for residential use in the Land Use Plan.

Brianna Perez, Planner I, mentioned there have been no other zoning requests within the general vicinity of the subject property since that time. She reported that Twenty-Three (23) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 20, 2026, and a legal notice was published in the Advance News Journal on March 18, 2026. She stated staff received no response to the letters or the legal notice.

Brianna Perez, Planner I, lastly stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH) as the property met area requirements, had adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, 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.

Chairman, Mr. Wylie asked if there was someone to speak on behalf of this project. Mr. Omar Cano, Engineer, replied he will be speaking on behalf of the owners. Mr. Cano

stated that the owner was ready to start building 35 private garden-style homes. Board member Romeo Cantu asked if the levels would be raised due to flooding in the area. Mr Cano stated they would look into that once they reached that stage in the project.

There being no further discussion, Charlie Ramirez moved to approve the rezoning request from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH). Mercedes Guillen, seconded the motion and when put to a vote, it carried unanimously.

3) ROSA HILDA CAVAZOS, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 1, ANGEL S. C. SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 229 WEST SAM HOUSTON AVENUE. COZ#260205

Joanna Villarreal, Planner I, introduced the item and stated the property to the east was rezoned from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF) on May 5, 2021. She stated the property and the properties to the south and west were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) upon comprehensive zoning 1982. She further reported 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 Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density (R-MFHD) upon comprehensive zoning 1982. Lastly, she stated that the property was generally designated for residential use in the Land Use Plan.

Joanna Villarreal, Planner I, further stated there have been no other zoning requests within the general vicinity of the subject property since that time. She reported that Twenty -Three (23) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 20, 2026, and a legal notice was published in the Advance News Journal on March 18, 2026. Staff received no response to the letters or legal notice.

Joanna Villarreal, Planner I, lastly stated staff recommended approval of the request to re-zone from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1) as the property met area requirements, had adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, 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.

There being no further discussion, Charlie Ramirez moved to approve the rezoning request from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1). Romeo Cantu, seconded the motion and when put to a vote, it carried unanimously.

- 4) SAMES INC., REPRESENTING MECA INVESTMENTS INC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF) TO SINGLE-FAMILY RESIDENTIAL ESTATE DISTRICT (R1-E). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 20-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 95, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1100 EAST MINNESOTA ROAD. COZ#260306**

Joanna Villarreal, Planner I, stated the property was currently zoned Residential Multi-Family District (R-MF) and was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on May 16, 2022. She stated a portion of the properties to the north were zoned Agricultural and/or Open Space District (A-O) and the other portion was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on July 2, 2018. She further reported the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on May 15, 2023. Mrs. Villarreal explained that a portion of the properties to the south were zoned Agricultural and/or Open Space District (A-O) and the other portion was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on September 20, 2011. She added that the properties to the west were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on March 1, 2005 and there have been no other zoning requests within the general vicinity of the property since that time. Lastly, Mrs. Villarreal stated the property was generally designated for residential use in the Land Use Plan.

Joanna Villarreal, Planner I, further stated there have been no other zoning requests within the general vicinity of the subject property since that time. She reported that Fifty-one (51) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 20, 2026, and a legal notice was published in the Advance News Journal on March 18, 2026. Staff received one call for information only.

Joanna Villarreal, Planner I, lastly stated staff recommended approval of the request to re-zone from Residential Multi-Family District (R-MF) to Single-Family Residential Estate District (R1-E) as the property met area requirements, had adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, 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.

Board Member Charlie Ramirez was concerned about the sufficient overhead line and of the maintenance of the lots. Mr. Mendez, Engineer, representing the owners, stated that it was a good project and that there would be adequate space, and that the homeowners would maintain the landscaping in compliance with the city ordinance.

There being no further discussion, Romeo Cantu, moved to **approve** the rezoning request from Residential Multi-Family District (R-MF) to Single-Family Residential Estate District (R1-E). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLATS

- 1) **SAMES ENGINEERING & SURVEYING, INC., REPRESENTING EFRAIN AGUSTIN, PRESIDENT OF MECA INVESTMENTS, INC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED ACME SQUARE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 20.00 ACRE GROSS TRACT OF LAND OUT OF LOT 95, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF EAST MINNESOTA RD. SUB#220618**

Roland Gomez, Director, reported that the applicant had requested to table item E.1 for the next Planning and Zoning Meeting on April 16, 2026. The board was informed that the item was tabled due to changes to the plat.

Romeo Cantu, **motioned** to table the item. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS

None

ITEM G. CLOSED SESSION

None

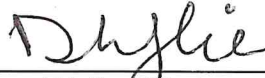
ITEM H. RECONVENE

None

ITEM I. ADJOURNMENT

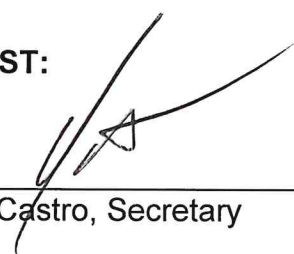
There being no further business, Board Member Charlie Ramirez, **moved** to adjourn. Romeo Cantu, seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:23 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:




Andy Castro, Secretary

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

ON THIS 2nd DAY OF APRIL 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: 4/7/2026