

**MINUTES  
PLANNING & ZONING COMMISSION  
REGULAR CALLED MEETING  
THURSDAY, APRIL 16, 2026  
118 SOUTH CAGE 2<sup>nd</sup> FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, April 16, 2026, and following is the record of attendance.

**MEMBERS PRESENT:** Danny Wylie  
Andy Castro  
Javier Gutierrez  
Mercedes Guillen  
Charlie Ramirez  
Roberto Carrillo, Jr.

**MEMBERS ABSENT:** Rafael Munguia  
Ruben Luna  
Romeo Cantu

**STAFF PRESENT:** Ricardo Rodriguez Jr., City Attorney  
Roland Gomez, Director of Development Services  
Eddie Martinez, Planner III  
Diego Perez, Planner I  
Joanna Villarreal, Planner I  
Brianna Perez, Planner I  
Nancy Hernandez, Administrative Assistant  
Karina Gonzalez, Secretary  
Alyn Cervantes, Assistant Director of Building & Code  
Dylan Rocha, Code Coordinator

**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.

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

**ITEM B. PUBLIC TESTIMONY**

One Individual signed up to speak but was not present.

**ITEM C. APPROVAL OF MINUTES**

**1) MINUTES OF APRIL 2, 2026, REGULAR CALLED MEETING**

Danny Wylie, Chairman, introduced the item. There being no discussion, Charlie Ramirez moved to approve the minutes of April 2, 2026. The motion was seconded by Roberto Carrillo, Jr., and, upon a vote, carried unanimously.

**ITEM D. PUBLIC HEARING**

- 1) **7-ELEVEN INC. DBA 7-ELEVEN CONVENIENCE STORES AND STRIPES STORES, 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 IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.99 ACRE TRACT OF LAND BEING OUT OF LOT 6, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2800 NORTH JACKSON ROAD. CUP#260302**

Brianna Perez, Planner I, introduced the item and presented the property's legal description and physical address. She stated the subject property is currently zoned General Business District (C), with adjacent zoning consisting of Limited Industrial District (L-I) to the north and east, General Business District (C) to the south, and city limits to the west. She further noted that the area is generally designated for commercial use in the Land Use Plan.

Ms. Perez reported that all required inspections had been conducted by the respective departments. She also stated that three (3) surrounding property owners were notified of the request by letter on April 2, 2026, and that a legal notice was published in the *Advance News Journal* on April 1, 2026. No responses were received from the notifications.

Ms. Perez stated that Development Services recommends approval of a 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 departmental requirements.

There being no further discussion, Charlie Ramirez moved to approve the request. The motion was seconded by Javier Gutierrez and, upon a vote, carried unanimously.

- 2) **INSIGHT WISDOM PSYCHOLOGICAL & COUNSELING SERVICES, PLLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION (PSYCHOTHERAPY) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS LOT 9, BLOCK 2, J.L. KING'S RESUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 610 W. KELLY AVE. CUP#260301**

Roland Gomez, Director of Development Services, requested that the Board skip Item #2, proceed to Item #3, and return to Item #2 at a later time.

- 3) **5D BUILDERS LLC., REPRESENTING J. JESUS CASTILLO JR., OWNER, HAS FILED WITH 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 0.470 OF ACRE TRACT OF LAND OUT OF LOT 18. SINGS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 400 BLOCK OF WEST HALL ACRES ROAD. COZ#260101**

Joanna Villarreal, Planner I, introduced the item and provided an overview of the subject property and surrounding zoning. She stated the subject property and the properties to the east, south, and west were zoned Single-Family Residential District (R-1) upon annexation on November 1, 1994, while the property to the north is zoned Agricultural and/or Open Space District (A-O). She further noted that there have been no other zoning requests within the general vicinity since that time and that the property is generally designated for residential use in the Land Use Plan.

Ms. Villarreal reported that eight (8) notices were mailed to surrounding property owners within a 200-foot radius on April 2, 2026, and that a legal notice was published in the *Advance News Journal* on April 1, 2026. She stated that staff received one response in opposition to the request.

Ms. Villarreal stated that staff recommends disapproval of the request to rezone from Single-Family Residential District (R-1) to General Business District (C), as it may have a detrimental impact on neighborhood character and is not consistent with the future land use. She further noted that the proposed rezoning does not align with current planning objectives or commercial development trends in the area. If approved, the applicant would be required to comply with all City ordinances and departmental requirements.

Chairman Danny Wylie asked if the applicant had any comments.

Mr. Martin Mendoza, designer for the project, stated that there are existing businesses in the area, including a daycare, barbershop, and pet center along Hall Acres Road, which prompted the request for a zoning change from residential to commercial.

Chairman Wylie then asked if there were any questions from the Board.

Charlie Ramirez inquired about the capacity of the proposed adult day care center. Mr. Mendoza responded that the proposed capacity would be forty (40) individuals and noted that the property owner was present to address any additional questions.

J. Jesus Castillo, Jr., stated that his mother, the owner of Lupita's Day Care, has operated the business for over 32 years and that the intent of the request is to expand the existing daycare services.

Mr. Ramirez asked about parking requirements. Mr. Mendoza, acting as the project engineer, responded that all parking and building details are reflected in the submitted site plan.

Mr. Ramirez also asked whether utilities were available. Staff confirmed that all utilities are present at the site. Ms. Villarreal added that the property would still need to be subdivided, which is why the zoning request is being considered first.

Mr. Ramirez clarified that the subdivision would apply to the 0.47-acre tract, to which Mr. Perez responded in the affirmative.

Chairman Wylie opened the public hearing and asked if anyone had signed up to speak. There being no speakers, the public hearing was closed.

Chairman Wylie then opened the item for Board discussion, at which time Charlie Ramirez suggested entering into executive session.

**ITEM E. CLOSED SESSION: THE TIME BEING 4:16P.M, CHAIRMAN WYLIE STATED THE COMMISSION WOULD BE ENTERING INTO CLOSED SESSION IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVT. CODE TO DISCUSS AGENDA ITEM LISTED IN THE PUBIC PORTION OF THE AGENDA THE PURSUANT TO SECTIONS 551.071, 551.072, 551.074, 551.076, 551.084 AND 551.087**

**ITEM F. RECONVENE:**

At 4:38 p.m., Chairman Danny Wylie reconvened the meeting in open session.

Chairman Wylie closed the public hearing and opened the floor for Board discussion. There being no further discussion, the discussion was closed and the floor was opened for a motion. Charlie Ramirez moved to approve the request. The motion was seconded by Javier Gutierrez and, upon a vote, carried unanimously.

Roland Gomez, Director of Development Services, requested clarification of the motion from the Chairman. Charlie Ramirez clarified that the motion was for approval of the rezoning request, and the vote was unanimous.

**4) INSIGHT WISDOM PSYCHOLOGICAL & COUNSELING SERVICES, PLLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION (PSYCHOTHERAPY) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS LOT 9, BLOCK 2, J.L. KING'S**

**RESUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 610 W. KELLY AVE. CUP#260301**

Joanna Villarreal, Planner I, reported that the applicant requested to table Item D.2 to the next Planning and Zoning Commission meeting scheduled for May 7, 2026, due to pending driveway installation.

Charlie Ramirez moved to table the item. The motion was seconded by Javier Gutierrez and, upon a vote, carried unanimously.

**5) BEN SMITH, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.79 ACRE TRACT OF LAND, MORE OR LESS, OF LOT 2, MATT'S CASH AND CARRY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE IS LOCATED WITHIN 600 BLOCK OF EAST POLK AVENUE. COZ#260307**

Diego Perez, Planner I, introduced the item and presented the zoning history of the subject property. He stated the property is currently zoned Residential Multi-Family High Density District (R-MFHD) and General Business District (C). He explained that portions of the property to the east and west were originally zoned Agricultural and/or Open Space District (A-O) on March 30, 1982, upon adoption of the City's current zoning ordinance. A portion of the property to the east was later rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on September 21, 2004. He further stated that properties to the south were zoned Single-Family Residential District (R-1) during the comprehensive zoning of 1982, while properties to the west were zoned General Business District (C) and Heavy Commercial District (H-C). Properties to the north are zoned General Business District (C). He noted that there have been no other zoning requests within the vicinity since that time and that the property is generally designated for commercial use in the Land Use Plan.

Mr. Perez explained that the General Business District (C) is intended to provide adequate space and site diversity for a wide range of commercial development within the City of Pharr, including larger shopping centers and commercial corridors along major arterials. He noted that such uses require appropriate buffering from residential areas due to potential impacts such as noise, traffic, and late-night activity, and that access should be limited to arterials or major collectors.

Mr. Perez reported that fifteen (15) notices were mailed to surrounding property owners within a 200-foot radius on April 2, 2026, and that a legal notice was published in the *Advance News Journal* on April 1, 2026. No responses were received.

Mr. Perez stated that staff recommends approval of the request to rezone from Residential Multi-Family High Density District (R-MFHD) to General Business District (C), as the property meets area requirements, is consistent with the Land Use Plan, provides

adequate ingress and egress, and aligns with existing development trends in the area. He noted that, if approved, the applicant must comply with all City ordinances and departmental requirements.

Mr. Perez stated that a representative for the applicant was present.

Chairman Danny Wylie asked if the applicant had any comments.

Craig Gonzalez, representing Urban Infrastructure Group, stated that the property has been subdivided and that the proposed parking lot will serve the event center and employees only. He added that the area will be fenced and signage will be installed to enforce towing.

Chairman Wylie opened the public hearing and asked if anyone had signed up to speak. There being no speakers, the public hearing was closed. He then opened the item for Board discussion.

There being no further discussion, Andy Castro moved to approve the rezoning request from Residential Multi-Family High Density District (R-MFHD) to General Business District (C). The motion was seconded by Mercedes Guillen and, upon a vote, carried unanimously.

#### **ITEM G. PLATS**

- 1) JAVIER HINOJOSA ENGINEERING, REPRESENTING DR. MARISOL ROCHA, SUPERINTENDENT OF VANGUARD ACADEMY, INC., A TEXAS CORPORATION, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED VANGUARD ACADEMY VAN GOGH CAMPUS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 14.531 ACRES OUT OF LOT 6, BLOCK 8, A.J. MCCOLL SUBDIVISION AS RECORDED IN VOLUME 21, PAGES 597-598, DEED RECORDS OF HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF WEST MOORE RD. SUB#260105**

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property is currently zoned Agricultural and/or Open Space District (A-O), with adjacent zoning consisting of Residential Townhouse District (R-TH) to the north, Agricultural and/or Open Space District (A-O) to the east, Residential Multi-Family High Density District (R-MFHD) to the south, and General Business District (C) and city limits to the west. He further noted that the property is designated for commercial use in the Land Use Plan.

Mr. Perez stated the proposed use of the property is for the Vanguard Academy Van Gogh Campus and reported that Development Services recommends approval of the preliminary plat for the proposed Vanguard Academy Van Gogh Campus Subdivision, subject to conditions.

There being no further discussion, Javier Gutierrez moved to approve the preliminary plat for the proposed Vanguard Academy Van Gogh Campus Subdivision. The motion was seconded by Mercedes Guillen and, upon a vote, carried unanimously.

- 2) **AJZ REAL ESTATE, LLC., REPRESENTING BENJAMIN ZEPEDA, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED AJZ SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.22 ACRE TRACT OF LAND, MORE OR LESS, BEING THE WEST 90-FT OF THE NORTH 105.58-FT OF LOT 1, BLOCK 2, LOWRIE SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 600 BLOCK OF S. CAGE BLVD. SUB#250618**

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property is currently zoned Office Professional District (O-P), with adjacent zoning consisting of Office Professional District (O-P) to the north and west, Single-Family Residential District (R-1) to the east, and General Business District (C) to the south. He further noted that the property is designated for commercial use in the Land Use Plan.

Mr. Perez stated the proposed use of the property is for a medical office and reported that Development Services recommends approval of the final plat for the proposed AJZ Subdivision, subject to conditions.

There being no further discussion, Roberto Carrillo, Jr., moved to approve the final plat for the proposed AJZ Subdivision. The motion was seconded by Javier Gutierrez and, upon a vote, carried unanimously.

- 3) **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**

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property is currently zoned Single-Family Residential Estate District (R1-E), with adjacent zoning consisting of Agricultural and/or Open Space District (A-O) and Single-Family Residential District (R-1) to the north, Single-Family Residential District (R-1) to the east and west, and General Business District (C) and Agricultural and/or Open Space District (A-O) to the south. He further noted that the property is designated for single-family residential use in the Land Use Plan.

Mr. Perez stated the proposed use of the property is for single-family residential lots and reported that Development Services recommends approval of the final plat for the proposed ACME Square Subdivision, subject to conditions.

Roland Gomez, Director of Development Services, noted that Item E.3 had been tabled at the previous Planning and Zoning Commission meeting on April 2, 2026, and requested that the item be brought back to the table for consideration. Charlie Ramirez moved to untable Item E.3. The motion was seconded by Javier Gutierrez and, upon a vote, carried unanimously.

There being no further discussion, Charlie Ramirez moved to approve the request for final plat approval of the proposed ACME Square Subdivision. The motion was seconded by Roberto Carrillo, Jr., and, upon a vote, carried unanimously.

- 4) **HALFF, REPRESENTING CITY OF PHARR, OWNER, IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED PHARR MULTI-USE FACILITY. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 14.55 ACRE TRACT OUT OF LOT 56, KELLY- PHARR SUBDIVISION OF PORCIONES 66, 67, 69 AND 70 AND ALL OF THE AMENDED PLAT OF M PALACIOS SUBDIVISION AND ALL OF ALTEZZA SUBDIVISION.THE PROPERTY IS LOCATED WITHIN THE 1800 BLOCK OF N. IH 69C. SUB#260309**

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property is currently zoned General Business District (C), with adjacent zoning consisting of General Business District (C) to the north and east, Residential Mobile Home District (R-MH) and General Business District (C) to the south, and Agricultural and/or Open Space District (A-O) to the west. He further noted that the property is designated for commercial use in the Land Use Plan.

Mr. Perez stated the proposed use of the property is for a multi-use facility and reported that Development Services recommends approval of the preliminary and final plat for the proposed Pharr Multi-Use Facility, subject to conditions.

There being no further discussion, Javier Gutierrez moved to approve the preliminary and final plat for the proposed Pharr Multi-Use Facility. The motion was seconded by Roberto Carrillo, Jr., and, upon a vote, carried unanimously.

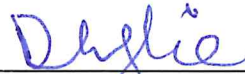
#### **ITEM H. ANNOUNCEMENTS**

None

#### **ITEM I. ADJOURNMENT**

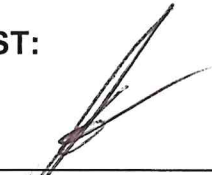
There being no further business, Board Member Roberto Carrillo Jr., **moved** to adjourn. Javier Gutierrez, seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:56 p.m.

**PLANNING & ZONING COMMISSION**



\_\_\_\_\_  
Danny Wylie, Chairman

**ATTEST:**

  
\_\_\_\_\_  
Andy Castro, Secretary

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

**ON THIS 16th 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: 4/18/2026