

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR CALLED MEETING
THURSDAY, MAY 21, 2026
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, May 21, 2026, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Ruben Luna
Javier Gutierrez
Charlie Ramirez
Roberto Carrillo, Jr.

MEMBERS ABSENT: Rafael Munguia
Romeo Cantu
Andy Castro
Mercedes Guillen

STAFF PRESENT: 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
Ruben Rosales, Public Utilities Director

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.

Charlie Ramirez moved to **excuse** the absent members. Ruben Luna, 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 MAY 7, 2026, REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

There being no discussion, Javier Gutierrez moved to **approve** the minutes of May 7, 2026. The motion was seconded by Ruben Luna and, upon a vote, carried unanimously.

ITEM D. PUBLIC HEARING

- 1) CELIA G. MALDONADO, D/B/A FIESTA BRAVA, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A BUSINESS DISTRICT (C-2). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.05 ACRES, MORE OR LESS, OUT OF LOTS 13 THROUGH 16 AND A PORTION OF LOT 12, BLOCK 32, PHARR ORIGINAL TOWNSITE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 410 WEST STATE AVENUE, SUITE D. CUP#260404

Joanna Villarreal, Planner I, introduced the item and presented the property's legal description and physical address. She stated the subject properties to the east and west were currently zoned Business District (C-2). Mrs. Villarreal further stated the adjacent properties to the north were zoned Single-Family Residential District (R-1) and General Business District (C) to the south. She lastly stated the area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, reported that all required inspections had been conducted by the respective departments. She stated that twenty-six (26) surrounding property owners were notified of the request by letter on May 08, 2026, and that a legal notice was published in the Advance News Journal on May 06, 2026. Staff received one call for information only.

Joanna Villarreal, Planner I, stated that Development Services recommended approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2), subject to the applicant and site complying with all City ordinances and departmental requirements.

Mrs. Villarreal stated there was representation in the audience.

Danny Wylie, Chairman, opened the public hearing and asked if anyone had 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 request. The motion was seconded by Roberto Carrillo, Jr. and, upon a vote, carried unanimously.

- 2) **DR. JONATHAN B. FLORES, CITY MANAGER FOR THE BETTERMENT OF THE CITY, 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 4.85 ACRES, MORE OR LESS, OUT OF LOT 3, TRI-CITY ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE IS LOCATED AT 5515 NORTH SUGAR ROAD. COZ#260409**

Joanna Villarreal, Planner I, introduced the item and presented the zoning history of the subject property. She stated the property was currently zoned Residential Multi-Family District (R-MF). Mrs. Villarreal explained that the property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on May 16, 2022. She stated that the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on March 20, 2017. She further stated the property to the west was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on September 8, 2020, and the property to the south was currently zoned Agricultural and/or Open Space District (A-O). Mrs. Villarreal stated there had been no other zoning requests within the vicinity of the subject property since that time. Lastly, she stated the property was generally designated for residential use in the Land Use Plan.

Joanna Villarreal, Planner I, explained that the Single-Family District was intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. She further stated the areas that were zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. She lastly stated it was intended for areas that were properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Joanna Villarreal, Planner I, reported that nineteen (19) notices were mailed to surrounding property owners within a 200-foot radius on May 08, 2026, and that a legal notice was published in the Advance News Journal on May 06, 2026. Staff received no response to the letters or the legal notice.

Joanna Villarreal, Planner I, stated that staff recommended approval of the request to rezone from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1) as the property met area requirements, complied with the Land Use Plan, and had adequate ingress and egress. She further stated the proposed rezoning aligned

well with the existing development trends in the general area. She reported that if approved, the owner must comply with all City Ordinances and City Department requirements.

Mrs. Villarreal stated there was no representation in the audience.

Danny Wylie, Chairman, opened the public hearing and asked if anyone had 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, Roberto Carrillo, Jr. moved to **approve** the rezoning request from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1). The motion was seconded by Ruben Luna and, upon a vote, carried unanimously.

3) DR. JONATHAN B. FLORES, CITY MANAGER FOR THE BETTERMENT OF THE CITY, 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 4.85 ACRES, MORE OR LESS, OUT OF LOT 2, TRI-CITY ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE IS LOCATED AT 5525 NORTH SUGAR ROAD. COZ#260410

Joanna Villarreal, Planner I, introduced the item and presented the zoning history of the subject property. She stated the property was currently zoned Residential Multi-Family District (R-MF). Mrs. Villarreal explained that the property and the property to the south were rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on May 16, 2022. She further stated the properties to the north were zoned Agricultural and/or Open Space District (A-O). Mrs. Villarreal 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 March 20, 2017. She stated the properties to the west were rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on September 8, 2020. She lastly stated there had been no other zoning requests within the vicinity of the subject property since that time. She stated the property was generally designated for residential use in the Land Use Plan.

Joanna Villarreal, Planner I, explained that the Single-Family District was intended to have been composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. She further stated the areas that were zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. She

lastly stated that it was intended for areas that were properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Joanna Villarreal, Planner I, reported that nineteen (19) notices were mailed to surrounding property owners within a 200-foot radius on May 08, 2026, and that a legal notice was published in the Advance News Journal on May 06, 2026. Staff received no response to the letters or the legal notice.

Joanna Villarreal, Planner I, stated that staff recommended approval of the request to rezone from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1) as the property met area requirements, complied with the Land Use Plan, and had adequate ingress and egress. She further stated the proposed rezoning aligned well with the existing development trends in the general area. She reported that if approved, the owner must comply with all City Ordinances and City Department requirements.

Mrs. Villarreal stated there was no representation in the audience.

Danny Wylie, Chairman, opened the public hearing and asked if anyone had 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, Ruben Luna moved to **approve** the rezoning request from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1). The motion was seconded by Javier Gutierrez and upon a vote, carried unanimously.

- 4) 5D BUILDERS LLC., REPRESENTING J. JESUS CASTILLO JR., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO NEIGHBORHOOD COMMERCIAL DISTRICT (N-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.470 OF ACRE TRACT OF LAND OUT OF LOT 18, SING'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE IS LOCATED WITHIN THE 400 BLOCK OF WEST HALL ACRES ROAD. COZ#260411**

Brianna Perez, Planner I, introduced the item and presented the zoning history of the subject property. She stated the property was currently zoned Single-Family Residential District (R-1). Mrs. Perez explained that the property and the surrounding properties to the east, south and west were zoned Single-Family Residential District (R-1) when the property was annexed on November 1, 1994. She further stated the property

to the north was zoned Agricultural and/or Open Space District (A-O). She stated there had been no other zoning requests within the vicinity of the subject property since that time. She lastly stated the property was generally designated for residential use in the Land Use Plan.

Brianna Perez, Planner I, explained that the Neighborhood Commercial District was established as a limited retail category intended for use near neighborhood areas for the purpose of supplying day-to-day retail needs of the residents in the area. She stated the city would not zone for N-C usage in advance unless asked to do so by the property owner and the district could, therefore, be considered a "floating zone". She lastly stated the site was typically small and surrounded by residential type land uses, this zoning would have the appearance of a spot zone. Mrs. Perez stated It is not an illegal spot zone, however if it was called for in the comprehensive plan, or if it served a need in the neighborhood.

Brianna Perez, Planner I, reported that eight (8) notices were mailed to surrounding property owners within a 200-foot radius on May 08, 2026, and that a legal notice was published in the Advance News Journal on May 06, 2026. Staff received no response to the letters or the legal notice.

Brianna Perez, Planner I, stated that staff recommended approval of the request to rezone from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C) as the property met area requirements and had adequate ingress and egress. She reported that if approved, the owner must comply with all City Ordinances and City Department requirements.

Mrs. Perez stated there was representation in the audience.

Danny Wylie, Chairman, opened the public hearing and asked if anyone had 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, Javier Gutierrez moved to **approve** the rezoning request from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C). The motion was seconded by Roberto Carrillo, Jr. and, upon a vote, carried unanimously.

ITEM E. PLATS

- 1) ACHC ENGINEERING, REPRESENTING EZ TOP BUILDERS - ERIC DIAZ, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED SAN FERNANDO ESTATE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING APPROX. 0.9053 OF AN ACRE TRACT**

**BEING ALL OF LOT 1, HIRAM STATES SUBDIVISION, VOLUME 49, PAGE 21,
COUNTY OF HIDALGO, TEXAS. THE PROPERTY IS LOCATED WITHIN THE
700 BLOCK OF WEST VENTURA ST. SUB#260308**

Eddie Martinez, Planner III, introduced the item and presented the property's legal description. He stated the subject property was currently zoned Single Family Residential District (R-1). The adjacent zoning was Single Family Residential District (R-1) to the north, east, south and west. Mr. Martinez stated the property was designated for single family residential use in the Land Use Plan.

Eddie Martinez, Planner III, stated the proposed use of the property was for Single Residential Homes per lot. He further stated Development Services recommended approval of the preliminary plat approval of the proposed San Fernando Estates Subdivision, subject to conditions.

There being no further discussion, Roberto Carrillo, Jr. moved to **approve** the preliminary plat approval of the proposed San Fernando Estates Subdivision. The motion was seconded by Charlie Ramirez and, upon a vote, carried unanimously.

2) M2 ENGINEERING, PLLC., REPRESENTING GREG JAY PALMER, AGENT FOR PARK PLACE VENTURE ONE, LTD., OWNER, IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A AND LOT 11A PHASE IV SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.146-ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF WEST 1.416 ACRES OUT OF LOT 9 AND ALL OF LOT 11, JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV, VOLUME 33, PAGE 34. MAP RECORDS HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN 400 BLK. OF NORTH JACKSON ROAD. SUB#260410

Eddie Martinez, Planner III, introduced the item and presented the property's legal description. He stated the subject property was currently zoned Heavy Industrial District (H-I) and adjacent zoning were Heavy Industrial District (H-I) to the north, east and city limits to the south and west. Mr. Martinez stated the property was designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated the proposed use of the property was for retail. He further stated Development Services recommends approval of the preliminary and final plat approval of the proposed Jackson Commerce Development Subdivision Lot 9A and Lot 11A Phase IV Subdivision, subject to conditions.

There being no further discussion, Javier Gutierrez. moved to **approve** the preliminary and final plat approval of the proposed Jackson Commerce Development Subdivision Lot 9A and Lot 11A Phase IV Subdivision. The motion was seconded by Charlie Ramirez and, upon a vote, carried unanimously.

- 3) **J&J ENGINEERING, LLC., REPRESENTING AIDA CUELLAR, MANAGING MEMBER FOR CARRILLO PROPERTIES I, LTD., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED JAVELINA ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 8.000 ACRE TRACT OF LAND OUT OF LOT 245, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS.THE PROPERTY IS LOCATED WITHIN THE 3200 BLOCK OF SOUTH CAGE BLVD. SUB#230923**

Eddie Martinez, Planner III, introduced the item and presented the property's legal description. He stated the subject property was currently zoned Single-Family Residential District (R-1) and General Business District (C). Mr. Martinez stated the adjacent zoning was Single-Family Residential District (R-1) and General Business District (C) to the north, Agricultural and/or Open Space District (A-O) and General Business District (C) to the east and south Single-Family Residential District (R-1) to the west. Mr. Martinez reported the property was designated for single family residential and commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated the proposed use of the property was for single family lots and retail for commercial lots. He further stated Development Services recommends approval of the final plat approval of the proposed Javelina Estates Subdivision, subject to the following conditions.

Board Member Roberto Carrillo Jr. abstained from voting due to conflict of interest.

There being no further discussion, Javier Gutierrez moved to **approve** the final plat approval of the proposed Javelina Estates Subdivision. The motion was seconded by Ruben Luna and, upon a vote, carried unanimously.

ITEM F. ANNOUNCEMENTS

None

ITEM G. CLOSED SESSION

None

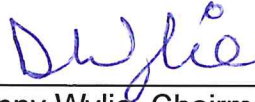
ITEM H. RECONVENE

None

ITEM I. ADJOURNMENT

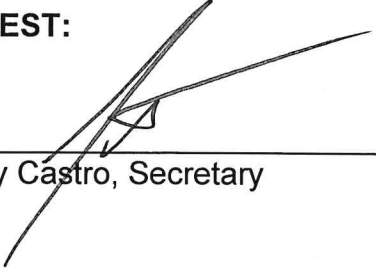
There being no further business, Ruben Luna, **moved** to adjourn. Charlie Ramirez, seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:22 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

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

ON THIS 21st DAY OF MAY 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, here of, 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