

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR CALLED MEETING
THURSDAY, JUNE 18, 2026
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, June 18, 2026, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Ruben Luna
Roberto Carrillo, Jr.
Romeo Cantu
Andy Castro
Mercedes Guillen
Charlie Ramirez

MEMBERS ABSENT: Rafael Munguia
Javier Gutierrez

STAFF PRESENT: Roland Gomez, Director of Development Services
Eddie Martinez, Planner III
Diego 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.

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. Romeo Cantu, 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 21, 2026, REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

There being no discussion, Roberto Carrillo, Jr., moved to **approve** the minutes of May 21, 2026. The motion was seconded by Ruben Luna, and upon a vote, carried unanimously.

ITEM D. PUBLIC HEARING

1) BEN SMITH, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.398 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 163, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 500 BLOCK OF EAST POLK AVENUE. CUP#260505

Diego Perez, Planner I, introduced the item and presented the property's legal description and physical address. He stated the subject properties to the north were currently zoned Heavy Commercial District (H-C). Mr. Perez stated the adjacent properties to the east and west were zoned Single-Family Residential District (R-1). Mr. Perez, further stated a portion of the properties to the south were zoned Residential Multi-Family High Density District (R-MFHD) and the other portion Single-Family Residential District (R-1). He lastly stated the area was generally designated for commercial use in the Land Use Plan.

Diego Perez, Planner I, reported that all required inspections had been conducted by the respective departments. He stated that twenty-three (23) surrounding property owners were notified of the request by letter on June 5, 2026, and that a legal notice was published in the Advance News Journal on June 3, 2026. Staff received no response to letters or the legal notice.

Diego Perez, Planner I, stated that Development Services recommended approval of the Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C), subject to the applicant and site complying with all City ordinances and departmental requirements.

Mr. Perez 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.

Board Member Charlie Ramirez asked whether pavement would be added to the property and what materials would be stored on-site. Mr. Perez responded that the proposed storage area would serve the principal use of the existing site. Mr. Ramirez requested clarification regarding the site layout prior to the placement of the storage facility. Mr. Perez further stated that demolition activities would also take place.

Roland Gomez, Director of Development Services, clarified that the request was for the approval of the on-site storage and materials. He explained that the applicant would still be required to complete the subdivision process and obtain all necessary building permits and other approvals before any construction could occur. Mr. Gomez added that Planning and Zoning sought approval of this request so the applicant could proceed to the next phase of development.

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

2) PICARO'S PIZZA, LLC., D/B/A PICARO'S PIZZA, 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 0.02 ACRES, MORE OR LESS, OUT OF LOT 3, RIVERAINE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE IS LOCATED AT 6502 SOUTH CAGE BOULEVARD, SUITE 2. CUP#260506

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

Diego Perez, Planner I, reported that all required inspections had been conducted by the respective departments. He stated that nine (9) surrounding property owners were notified of the request by letter on June 5, 2026, and that a legal notice was published in the Advance News Journal on June 3, 2026. Staff received no response to letters or the legal notice.

Diego Perez, Planner I, stated that Development Services recommended approval of the 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.

Mr. Perez 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, Andy Castro, moved to **approve** the request. The motion was seconded by Charlie Ramirez, and upon a vote, carried unanimously.

Board Member Roberto Carrillo Jr. abstained from voting on Item E.2 due to conflict of interest.

ITEM E. PLATS

2) HALFF ASSOCIATES, REPRESENTING PHIL DYER, MANAGER FOR CAPOTE FARMS, LTD, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MARMON FOOD SERVICE TECHNOLOGIES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 42.05 ACRE TRACT OUT OF LOTS 379 AND 388 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF W. MILITARY HWY. SUB#260513

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 Limited Industrial District (L-I) and Heavy Industrial District (H-I). Mr. Martinez stated to the north Planned Unit Development District (PUD) were Agricultural Open Space District (A-O) and Heavy Commercial District (H-C). He stated to the east were Agricultural Open Space District (A-O). He further stated to the south were Limited Industrial District (L-I) and Agricultural Open Space District (A-O) to the west. Mr. Martinez lastly stated the property was designated for industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated the proposed use of the property was for Warehouses. He lastly stated Development Services recommends approval of the preliminary plat approval of the proposed Marmon Food Service Technologies Subdivision, subject to the following conditions.

There being no further discussion, Charlie Ramirez, moved to **approve** the preliminary plat approval of the proposed Marmon Food Service Technologies Subdivision. The motion was seconded by Ruben Luna, and upon a vote, carried unanimously.

1) PABLO SOTO JR., P.E., REPRESENTING DAVID RAMIREZ, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ROUTE 83 FOOD TRUCK PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.37 – ACRE TRACK OF LAND OUT OF THE UNION PACIFIC RAILROAD,

ORIGINAL TOWNSITE OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 300 BLOCK OF WEST STATE STREET. SUB#250935

Eddie Martinez, Planner III, introduced the item and presented the property's legal description. He stated the subject property was currently zoned General Business District (C). Mr. Martinez further stated the adjacent zoning was Business District (C-2) to the north, General Business District (C) to the south, east and west. He lastly 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 a food truck park. He lastly stated Development Services recommended approval of the preliminary plat approval of the proposed Route 83 Food Truck Park Subdivision, subject to the following conditions.

There being no further discussion, Romeo Cantu, moved to approve the preliminary plat approval of the proposed Route 83 Food Truck Park Subdivision. The motion was seconded by Roberto Carrillo, Jr., 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, Charlie Ramirez, moved to adjourn. Ruben Luna, seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:11 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS 18th DAY OF JUNE 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