

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR CALLED MEETING
THURSDAY, JULY 16, 2026
118 SOUTH CAGE 2nd FLOOR**

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

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

MEMBERS ABSENT: Rafael Munguia
Andy Castro

STAFF PRESENT: Roland Gomez, Director of Development Services
Joe Garza, Assistant Director of Development Services
Diego Perez, Planner I
Joanna Villarreal, Planner I
Brianna Perez, Planner I
Karina Gonzalez, Secretary
Abrianna Maldonado, Intern

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 JUNE 18, 2026, REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

There being no discussion, Romeo Cantu moved to **approve** the minutes of June 18, 2026. The motion was seconded by Javier Gutierrez and, upon a vote, carried unanimously.

ITEM D. PUBLIC HEARING

NONE

ITEM E. PLATS

- 1) TRIMAD CONSULTANTS, REPRESENTING ALFREDO ORTIZ, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED A. ORTIZ SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.00 ACRE TRACT OF LAND BEING ALL OF LOT 17, SING'S SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF W. ORTIZ ST. SUB#250933**

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

Diego Perez, Planner I, stated the proposed use of the property was for single family residential homes. He further stated Development Services recommended approval of the preliminary plat approval of the proposed A. Ortiz Subdivision, subject to conditions.

Mr. Perez stated there was no representation in the audience.

There being no further discussion, Ruben Luna moved to **approve** the preliminary plat approval of the proposed A. Ortiz Subdivision. The motion was seconded by Roberto Carrillo, Jr. and, upon a vote, carried unanimously.

- 2) R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING VICTOR HUGO RESENDEZ AND WIFE, ROSALINDA RESENDEZ, OWNER, IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED ROSALINDA RESENDEZ SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.20 ACRE TRACT OF LAND OUT OF LOT "Q", ORIGINAL TOWNSITE OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF S. DOGWOOD ST. SUB#260515**

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

Diego Perez, Planner I, stated the proposed use of the property was for Single family Residential Homes. He further stated Development Services recommended approval of the preliminary and final plat approval of the proposed Rosalinda Resendez Subdivision, subject to conditions.

Mr. Perez stated there was representation in the audience.

Board Member Javier Gutierrez abstained from voting due to conflict of interest.

There being no further discussion, Roberto Carrillo, Jr. moved to **approve** the preliminary and final plat approval of the proposed Rosalinda Resendez Subdivision. The motion was seconded by Ruben Luna and, upon a vote, carried unanimously

3) R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING LUIS ALFONSO ZUNIGA LEDEZMA, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED STATE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.45 OF ONE ACRE TRACT OF LAND, OUT OF LOT "AA", ORIGINAL TOWNSITE OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 500 BLOCK OF W. STATE ST. SUB#260514

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property was currently zoned General Business District (C). Mr. Perez further stated the adjacent zoning was General Business District (C) to the north, south, east and west. Mr. Perez lastly stated the property was designated for commercial use in the Land Use Plan.

Diego Perez, Planner I, stated the proposed use of the property was for a car lot. He further stated Development Services recommended approval of the preliminary plat approval of the proposed State Subdivision, subject to the following conditions.

Mr. Perez stated there was representation in the audience.

Board Member Javier Gutierrez abstained from voting due to conflict of interest.

There being no further discussion, Charlie Ramirez moved to **approve** the final plat approval of the proposed State Subdivision. The motion was seconded by Romeo Cantu and, upon a vote, carried unanimously.

- 4) DAVILA & JAIMES ENGINEERING, REPRESENTING MIGUEL A. PEREZ, REGISTERED AGENT FOR NOVELLINI, LTD, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED CAGE BUSINESS PARK SUBDIVISION THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.235 ACRE TRACT OF LAND OUT OF LOT 237, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2600 BLOCK OF S. CAGE BLVD. SUB#260516

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property was currently zoned Planned Unit Development District (PUD). Mr. Perez stated the adjacent zoning was Planned Unit Development District (PUD) to the north, east, and south. Mr. Perez further stated to the west was General Business District (C). Mr. Perez lastly stated the property was designated for commercial use in the Land Use Plan.

Diego Perez, Planner I, stated the proposed use of the property was for Commercial use. He further stated Development Services recommended approval of the preliminary plat approval of the proposed Cage Business Park Subdivision, subject to conditions.

Mr. Perez stated there was no representation in the audience.

Board Member Romeo Cantu inquired about the proposed development and whether sidewalks would be included. Mr. Perez responded that the proposed development would consist of retail uses. Joe Garza, Assistant Director of Development Services, stated that in the completion of the subdivision process the developer would proceed with obtaining the necessary building permits.

There being no further discussion, Roberto Carrillo, Jr. moved to approve the preliminary plat approval of the proposed Cage Business Park Subdivision. The motion was seconded by Mercedes Guillen and, upon a vote, carried unanimously.

ITEM F. ANNOUNCEMENTS

None

ITEM G. CLOSED SESSION

None

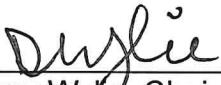
ITEM H. RECONVENE

None

ITEM I. ADJOURNMENT

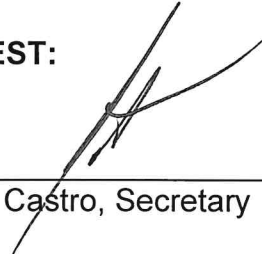
There being no further discussion, Ruben Luna, **moved** to adjourn. Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:07 p.m.

PLANNING & ZONING COMMISSION



Danny Wyle, Chairman

ATTEST:



Andy Castro, Secretary

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

ON THIS 16th DAY OF JULY 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