

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR CALLED MEETING
THURSDAY, AUGUST 6, 2026
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, August 6, 2026, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Ruben Luna
Andy Castro
Charlie Ramirez
Romeo Cantu
Mercedes Guillen

MEMBERS ABSENT: Rafael Munguia
Javier Gutierrez
Roberto Carrillo, Jr.

STAFF PRESENT: Andres Guerra, City Attorney
Joe Garza, Assistant Director of Development Services
Diego Perez, Planner I
Brianna Perez, Planner I
Karina Gonzalez, Secretary
Nancy Hernandez, Administrative Assistant
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.

Romeo Cantu, 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 JULY 16, 2026, REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

There being no discussion, Romeo Cantu moved to **approve** the minutes of July 16, 2026. The motion was seconded by Charlie Ramirez and, upon a vote, carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **QUINTANILLA, HEADLEY AND ASSOCIATES, INC. REPRESENTING CUBIC WALLS LLC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE USE CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.10 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 97, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 4621 NORTH VETERANS BOULEVARD. CUP#260607**

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

Brianna Perez, Planner I, reported that there are Pending inspections required of the respective departments. She stated that fifty-one (51) surrounding property owners were notified of the request by letter on July 24, 2026, and that a legal notice was published in the Advance News Journal on July 22, 2026. Staff received no response to the letters or legal notice.

Brianna Perez, Planner I, stated that Development Services recommended **approval** of the Life- of- the- Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C). Subject to the applicant and site complying with all City ordinances and departmental requirements.

Ms. 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.

Mr. Alfonso Quintanilla, engineer, stated that the project would be moving on to the next stage 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.

ITEM E. PLATS

- 1) PABLO SOTO, JR. PE, REPRESENTING JUAN CANTU, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED FERGUSON GARDENS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 3.00-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 8, BLOCK 146, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 2200 BLOCK OF N. FRIDAY AVE. SUB#260411**

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property was currently zoned Residential Townhouse District (R-TH). Mr. Perez further stated the adjacent zones were Residential Mobile Home District (R-MH) to the north, Residential Multi-Family High Density District (R-MFHD) to the east and south and Single-Family Residential District (R-1) to the 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 one townhouse per lot. He further stated Development Services recommended approval of the preliminary plat approval of the proposed Ferguson Gardens Subdivision, subject to conditions.

Mr. Perez stated there was representation in the audience.

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

- 2) CEI ENGINEERING ASSOCIATES, INC, REPRESENTING COY HAYNES, MANAGER FOR CG CAGE & MOORE LLC, A TEXAS LIMITED LIABILITY COMPANY, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED PHARR CORNERS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.34-ACRE TRACT, OUT OF THE NORTH 10 ACRES OF THE WEST ONE-HALF OF LOT 221, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY IS WITHIN THE 1800 BLOCK OF SOUTH CAGE BOULEVARD. SUB#250725**

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 were 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 Murphy's gas station. He further stated Development Services recommended **approval** of the final plat approval of the proposed Pharr Corners Subdivision, subject to conditions.

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

Board Member Ruben Luna questioned how many gas stations were in the area. Diego Perez, Planner I, responded that the proposed development would be the second gas station in the area. Joe Garza, Assistant Director of Development Service confirmed that statement. Board Member Charlie Ramirez inquired if it would be a Murphy's. Mr Garza confirmed that it would be a Murphys gas station.

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

Joe Garza, Assistant Director of Development Service, requested if the board can return to Item A for possible action on Excusing any of the Absent Members.

ITEM F. ANNOUNCEMENTS

None

ITEM G. CLOSED SESSION

None

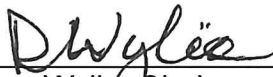
ITEM H. RECONVENE

None

ITEM I. ADJOURNMENT

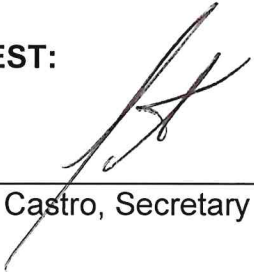
There being no further discussion, Andy Castro, **moved** to adjourn. Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:09 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:

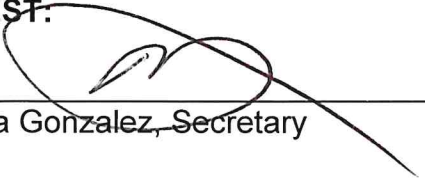


Andy Castro, Secretary

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

ON THIS 6th DAY OF AUGUST 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