

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR CALLED MEETING
THURSDAY, AUGUST 20, 2026
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, August 20, 2026, and following is the record of attendance.

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

MEMBERS ABSENT: Rafael Munguia
Javier Gutierrez
Andy Castro

STAFF PRESENT: Roland Gomez, Director of Development Services
Eddie Martinez, Planner III
Diego Perez, Planner I
Brianna Perez, Planner I
Joanna Villarreal, Planner I
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. 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 AUGUST 6, 2026, REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

There being no discussion, Romeo Cantu moved to **approve** the minutes of August 6, 2026. The motion was seconded by Ruben Luna and, upon a vote, carried unanimously.

ITEM D. PUBLIC HEARING

1) JAMES KELLER, REPRESENTING WALTER KELLER THE UPPER ROOM RGV FROM PRAYER TO PRAISE, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH IN AN AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 249, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1201 WEST JAVELINA DRIVE. CUP#260709

Joanna Villarreal, Planner I, introduced the item and presented the property's legal description and physical address. She stated the subject property was currently zoned Agricultural and/or Open Space District (A-O). Mrs. Villarreal further stated A portion of the properties to the east were zoned Single-Family Residential District (R-1) and city limits. City limits lie to the north, south, and west. She lastly stated this area was generally designated for residential use in the Land Use Plan.

Joanna Villarreal, Planner I, reported that there were pending inspections required of the respective departments. She stated that eleven (11) surrounding property owners were notified of the request by letter on August 7, 2026, and that a legal notice was published in the Advance News Journal on August 5, 2026. Staff received no response to the letters or legal notice.

Joanna Villarreal, Planner I, stated that Development Services recommended **approval** of the Life-of-the-Use Conditional Use Permit to allow a church in an Agricultural and/or Open Space District (A-O). If approved, this item must comply with the following conditions: 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, Roberto Carrillo, Jr. moved to approve the request. The motion was seconded by Mercedes Guillen and, upon a vote, carried unanimously.

2) JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (A-O) AND GENERAL BUSINESS DISTRICT (C) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.55 ACRES, MORE OR LESS, OUT OF LOT 356, KELLY-PHARR SUBDIVISION, PHARR, H.IDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 8901 SOUTH CAGE BOULEVARD. COZ# 260712

Joanna Villarreal, Planner I, introduced the item and presented the zoning history of the subject property. She stated the property was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on August 16, 2005. Mrs. Villarreal explained that portions of the property to the north were rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on December 19, 2006. She stated the property to the south and east were zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989. She further stated the other portion of the property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 10, 2012. Lastly, she stated there have been no other zoning requests within the vicinity of the subject property since that time. She stated the property was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, explained that the Heavy Commercial District (H-C) was established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. She stated these uses included in this district were commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. Mrs. Villarreal reported this district is commercial in nature but had some aspects that were similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Joanna Villarreal, Planner I, reported that two (2) notices were mailed to surrounding property owners within a 200-foot radius on August 7, 2026, and that a legal notice was published in the Advance News Journal on August 5, 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 re-zone from Single-Family Residential District (R-1) and General Business

District (C) to Heavy Commercial District (H-C) as the property met area requirements, complies 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 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 rezoning request from Single-Family Residential District (R-1) and General Business District (C) to Heavy Commercial District (H-C). The motion was seconded by Ruben Luna and, upon a vote, carried unanimously.

3) JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.13 ACRES, MORE OR LESS, OUT OF LOT 356, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 8911 SOUTH CAGE BOULEVARD. COZ#260713

Joanna Villarreal, Planner I, introduced the item and presented the zoning history of the subject property. She stated the property to the south were zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989. 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 August 16, 2005. Mrs. Villarreal explained that portions of the property to the north were rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on December 19, 2006. She further stated the other portion of the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on October 6, 2015. Lastly, she stated there have been no other zoning requests within the vicinity of the subject property since that time. The property was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, explained that the Heavy Commercial District (H-C) was established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. She stated these uses included in this district were commercial uses that involve large volumes of truck traffic, outside

operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. Mrs. Villarreal reported this district is commercial in nature but had some aspects that were similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Joanna Villarreal, Planner I, reported that two (2) notices were mailed to surrounding property owners within a 200-foot radius on August 7, 2026, and that a legal notice was published in the Advance News Journal on August 5, 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 Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property met area requirements, complies 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 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 rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The motion was seconded by Ruben Luna and, upon a vote, carried unanimously.

4) JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.40 ACRES, MORE OR LESS, OUT OF LOT 356, KELLY-PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICALLY LOCATED AT 8915 SOUTH CAGE BOULEVARD. COZ#260715

Brianna Perez, Planner I, introduced the item and presented the zoning history of the subject property. She stated the property to the south and north were zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989. Ms.

Perez explained that portions of the property to the west were rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 10, 2012. She further stated the other portion of the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on October 6, 2015. Lastly, she 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 commercial use in the Land Use Plan.

Brianna Perez, Planner I, explained that the Heavy Commercial District (H-C) was established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. She stated these uses included in this district were commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. Ms. Perez reported this district is commercial in nature but had some aspects that were similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Brianna Perez, Planner I, reported that four (4) notices were mailed to surrounding property owners within a 200-foot radius on August 7, 2026, and that a legal notice was published in the Advance News Journal on August 5, 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 re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property met area requirements, complies 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.

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.

There being no further discussion, Roberto Carrillo, Jr. moved to approve the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The motion was seconded by Charlie Ramirez and, upon a vote, carried unanimously.

Roland Gomez, Director of Planning and Zoning, requested that the Board return to Item 4 so that the item could be read and a motion could be made. Ms. Perez read Item 5, and the motion was approved.

Romeo Cantu, Board Member, asked whether Item 5 needed to be amended. Mr. Gomez clarified for the record that Item 5 had already been approved and that Item 4 would be read and presented to the Board for consideration.

5) JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.68 ACRES, MORE OR LESS, OUT OF LOT 356, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 8907 SOUTH CAGE BOULEVARD. COZ #260714

Brianna Perez, Planner I, introduced the item and presented the zoning history of the subject property. She stated the property, a portion of the northeast, and the property to the south were zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989. Ms. Perez explained that the remaining portion of the property to the northwest was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on August 16, 2005. She further stated the other portion of the property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 10, 2012. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on October 6, 2015. Lastly, she stated there have been no other zoning requests within the vicinity of the subject property since that time. She stated the property was generally designated for commercial use in the Land Use Plan.

Brianna Perez, Planner I, explained that the Heavy Commercial District (H-C) was established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. She stated these uses included in this district were commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. Ms. Perez reported this district is commercial in nature but had some aspects that were similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Brianna Perez, Planner I, reported that four (4) notices were mailed to surrounding property owners within a 200-foot radius on August 7, 2026, and that a legal notice was published in the Advance News Journal on August 5, 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 re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property met area requirements, complies with the Land Use Plan, and has 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 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 rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The motion was seconded by Ruben Luna and, upon a vote, carried unanimously.

ITEM E. PLATS

1) MELDEN & HUNT INC, REPRESENTING HARJINDER SINGH, MANAGER FOR CREATIVE HOTEL GROUP LLC, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED NOLANA GARDENS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 27.591 ACRES OUT OF LOT 106 KELLEY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY. THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF W. NOLANA LOOP.SUB#250829

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) and Residential Townhouse District (R-TH). Mr. Perez further stated the adjacent zones were General Business District (C) to the north, Residential Multi-Family High Density District (R-MFHD) and General Business District (C) to the east, Single Family Residential District (R-1) to the south and General Business District (C) and Single Family Residential District (R-1) to the west. Mr. Perez lastly stated the property was designated for commercial use in the Land Use Plan.

Diego Perez, Planner I, stated that the proposed use of the property was for Retail/Townhouses. He further stated Development Services recommended **approval** of the preliminary plat approval of the proposed Nolana Gardens Subdivision, subject to conditions.

Mr. Perez stated there was representation in the audience.

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

2) SAMES INC, REPRESENTING JENNIFER VAN ALYSTYNE, VICE PRESIDENT FOR MCALLEN RADIATOR SERVICE, INC., AND KELLIE FAYE WILLIAMS, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED WHITECHAPEL PARK SUBDIVISION. LEGAL DESCRIPTION THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 13.84 GROSS ACRE TRACT OF LAND OUT OF LOT 186, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. LOCATION THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF W. SAM HOUSTON AVE. SUB#250724

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property was currently zoned Residential Multi-Family High Density District (RMFHD) and Agricultural and/or Open Space District (A-O). Mr. Perez further stated the adjacent zones were Residential Multi-Family High Density District (R-MFHD), Residential Townhouse District (R-TH), Office Professional District (O-P) and Agricultural and/or Open Space District (A-O) to the north, Residential Single Family District (R-1) to the east and south and Residential Mobile Home District (R-MH) to the west. Lastly Mr. Perez stated the property was designated for single family residential and commercial use in the Land Use Plan.

Diego Perez, Planner I, stated the proposed use of the property was for one townhouse. He further stated that Development Services recommended approval of the final plat approval of the proposed Whitechapel Park Subdivision, subject to conditions.

Mr. Perez stated there was representation in the audience.

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

3) JAVIER HINOJOSA ENGINEERING, REPRESENTING DR. MARISOL ROCHA, SUPERINTENDENT FOR 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 was currently zoned Agricultural and/or Open

Space District (A-O). Mr. Perez further stated the adjacent zones were Residential Townhouse District (C) to the north, Agricultural and/or Open Space District (A-O) to the east, Residential Multi-Family High Density (R-MFHD) to the south and General Business District (C) and City limits to the 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 Vanguard Academy School. He further stated Development Services recommended approval of the preliminary plat approval of the proposed Vanguard Academy Van Gogh Campus 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 Vanguard Academy Van Gogh Campus Subdivision. The motion was seconded by Mercedes Guillen and, upon a vote, carried unanimously.

ITEM F. ANNOUNCEMENTS

None

ITEM G. CLOSED SESSION

None

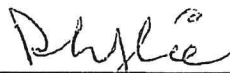
ITEM H. RECONVENE

None

ITEM I. ADJOURNMENT

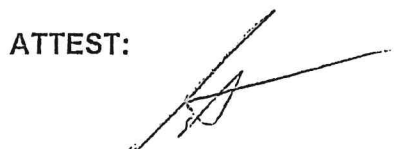
There being no further discussion, Ruben Luna, moved to adjourn. Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:27 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS 20th 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