

**MINUTES
PLANNING & ZONING COMMISSION**

*City Commissioner's Room
118 S. Cage Blvd. November 06, 2025 - 4:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, November 06, 2025, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Andy Castro
Javier Gutierrez
Romeo Cantu Jr.
Mercedes Guillen
Roberto Carrillo Jr.
Rafael Mungia

MEMBERS ABSENT: Charlie Ramirez
Ruben Luna

STAFF PRESENT: Ricardo Rodriguez Jr., City Attorney
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Nancy Hrenandez 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.

Board Member, Rafael Munguia moved to excuse the absent members. Board Member Roberto Carrillo Jr. seconded the motion and when put to a vote, it carried unanimously.

ITEM B. PUBLIC TESTIMONY:

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR OCTOBER 23, 2025 - REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item. Board Member, Romeo Cantu, **moved** to approve. Board Member, Mercedes Guillen, second the motion and when put to a vote, it carried unanimously.

ITEM D. PLATS:

- 1) **R.E. GARICA & ASSOCIATES, REPRESENTING ROSANA RIOJAS, PRESIDENT FOR RICH HERITAGE CONSTRUCTION, INC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED WOODRICH LANDING SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 15.93 ACRE TRACT OF LAND BEING A PORTION OF LOT 120, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3700 BLOCK OF NORTH SUGAR ROAD. SUB#240924**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 3700 Block of North Sugar Road. He stated the property was zoned Residential Multifamily High Density District (R-MFHD) and the adjacent zones are Agricultural and/or Open Space District (A-O) to the north, Residential Multifamily District (R-MF) and Agricultural and/or Open Space District (A-O) to the east, Single Family Residential District (R-I) to the south, General Business District (C) to the west. The property is designated for a single family residential use in the Proposed Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Woodrich Landing Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member, Rafael Munguia, **moved** to approve the request for final approval of proposed Woodrich Landing Subdivision. Board Member, Andy Castro, seconded the motion and when put to a vote, it carried unanimously.

- 2) **QUINTANILLA HEADLEY & ASSOCIATES, INC., REPRESENTING MAURICIO RODRIGUEZ, MANAGING MEMBER FOR INMOBILIARIA Y COMERCIALIZADORA DEL NORESTE LLC., OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MARTE COMMERCIAL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.07 ACRE TRACT OF LAND, OUT OF LOT 7, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3200 BLOCK OF NORTH JACKSON ROAD. SUB#250828**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 3200 Block of North Jackson Road. He stated the property was zoned Heavy Commercial District (H-C). The adjacent zones are General Business District (C) to the north Limited Industrial District (L-I) to the east, Agricultural Open space District (A-O) and Heavy Commercial District (H-C) to

south and City Limits to the west. He further stated the property is designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended Preliminary plat approval of the proposed Marte Commercial Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member, Javier Gutierrez, moved to approve the request for preliminary plat approval of proposed Marte Commercial Subdivision. Board Member, Romeo Cantu, seconded the motion and when put to a vote, it carried unanimously.

3) HALFF & ASSOCIATES, REPRESENTING ANDRES ZUNIGA, MEMBER FOR ZUKO FAMILY LIMITED PARTNERSHIP, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED PHARR LOGISTICS CENTER SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 54.66 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 371 AND 372, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF EAST HI-LINE ROAD. SUB#251036

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 400 Block of East Hi-Line Road. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are. Agricultural Open Space District (A-O) to the north and west, Agricultural Open Space District (A-O) and Heavy Industrial District (H-I) to the east and south. He further stated the property is designated for industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended Preliminary plat approval of the proposed Pharr Logistics Center Subdivision, subject to the conditions noted in the packet. Chairman Danny Wylie, asked if this was a Warehouse Mr. Martinez, responded it would be a dry storage warehouse.

There being no further discussion, Board Member, Rafael Munguia, moved to approve the request for preliminary plat approval of proposed Pharr Logistics Center Subdivision. Board Member, Roberto Carrillo Jr., seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS:

None

ITEM F. CLOSED SESSION:

None

ITEM G. RECONVENE:

None

ITEM H. ADJOURNMENT:

There being no further business, Board Member, Andy Castro **moved** to adjourn. Board Member, Javier Gutierrez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:07 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

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

ON THIS THE 6th DAY OF NOVEMBER 2025 the Planning and Zoning Commission of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, 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

APPROVED: