

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 04, 2025 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, December 04, 2025, and following is the record of attendance.

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

MEMBERS ABSENT: Rafael Munguia

STAFF PRESENT: Ricardo Rodriguez III., City Attorney
Roland Gomez, Director of Development Services
Roy Rodriguez, Director of Building & Code
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
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, Charlie Ramirez moved to excuse the absent members. Board Member Ruben Luna 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 NOVEMBER 20, 2025 - REGULAR CALLED MEETING

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 9800 Block of South Alondra Street. He stated the property is currently zoned Limited Industrial District (L-I) and the adjacent zones are Limited Industrial District (L-I) to the north and west and Planned Unit Development District (PUD) 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 proposed use of property was for Warehouse and stated staff recommended preliminary plat approval of the ODS Logistics Subdivision, subject to the conditions.

There being no further discussion, Board Member, Charlie Ramirez, **moved** to approve the request for preliminary approval of proposed ODS Logistics. Board Member, Ruben Luna, seconded the motion and when put to a vote, it carried unanimously.

3. **CEI ENGINEERING, ASSOCIATES, INC, REPRESENTING HECTOR TREVINO & RAQUENEL V. PALACIOS REV LV TRUST, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED PHARR CORNERS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 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 LOCATED WITHIN THE 1800 BLOCK OF SOUTH CAGE BOULEVARD. SUB#250725**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1800 Block of South Cage Boulevard. He stated the property is currently zoned General Business District (C) and the adjacent zones are General Business District (C) to the north, south, east and west. He further stated the property is designated for Commercial use in the Land Use Plan.

Eddie Martinez, Planner III, Stated proposed use of property Rental Murphy gas station and recommended preliminary plat approval of the proposed Pharr Corners Subdivision, subject to the conditions.

Danny Wylie, Chairman, asked if there would be any trucks parked there overnight. Mr. Martinez stated there would not be any trucks parked overnight and stated it would only be a gas station.

There being no further discussion, Board Member, Ruben Luna, **moved** to approve the request for preliminary approval of proposed Pharr Corners Subdivision. Board Member, Javier Gutierrez, seconded the motion and when put to a vote, it carried unanimously.

4. **SAMES ENGINEERING & SURVEYING, INC., REPRESENTING EFRAIN AGUSTIN, PRESIDENT FOR MECA INVESTMENTS, INC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED ACME SQUARE**

ITEM F. ADMINISTRATIVE:

DISCUSSION AND ACTION REGARDING THE OUR PHARR OUR FUTURE CITY OF PHARR COMPREHENSIVE PLAN. THE CITY OF PHARR IS UNDERTAKING THE DEVELOPMENT OF A NEW COMPREHENSIVE PLAN TITLED OUR PHARR OUR FUTURE. THIS PLAN WILL SERVE AS A LONG-RANGE POLICY DOCUMENT GUIDING LAND USE, TRANSPORTATION, HOUSING, ECONOMIC DEVELOPMENT, INFRASTRUCTURE, AND QUALITY-OF-LIFE INITIATIVE FOR THE NEXT 10 YEARS. THE PLAN REFLECTS COMMUNITY INPUT, DEMOGRAPHIC TRENDS, AND STRATEGIC PRIORITIES IDENTIFIED BY CITY LEADERSHIP.

Joe Garza, Asst. Director of Development Services, introduced Fred Lopez, Representing Our Pharr Our Future City of Pharr Comprehensive Plan.

Fred Lopez, Representative. For Our Pharr Our Future City of Pharr Comprehensive Plan., Stated creating a thriving District for the people of Pharr with their values on safety and clean street's learning and gathering data by talking to locals during our city events like the Guacamole Festival. Setting the stage for how The District of Pharr will look in the next 10 years. Mr. Lopez introduced his colleagues Mr. Sam Schulte he went on to say that the surveys and Pharr Events help give insight to how the people of Pharr would Improve their city.

There being no further discussion, Board Member, Charlie Ramirez, **moved** to approve the request for final approval of proposed the Our Pharr Our Future City of Pharr Comprehensive Plan. Board Member, Ruben Luna, seconded the motion and when put to a vote, it carried unanimously.

ITEM G. CLOSED SESSION:

None

ITEM H. RECONVENE:

None

ITEM I. ADJOURMENT:

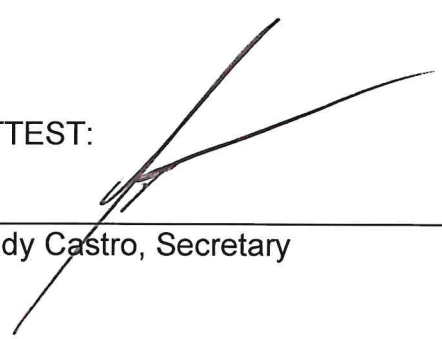
There being no further business, Board Member, Charlie Ramirez **moved** to adjourn. Board Member, Ruben Luna, seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:35 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

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

ON THIS THE 4th DAY OF DECEMBER 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: