

**MINUTES  
PLANNING & ZONING COMMISSION  
REGULAR CALLED MEETING  
THURSDAY, JANUARY 22, 2026  
118 SOUTH CAGE 2<sup>nd</sup> FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, January 22, 2026, and following is the record of attendance.

**MEMBERS PRESENT:** Danny Wylie  
Ruben Luna  
Romeo Cantu  
Roberto Carrillo Jr.  
Rafael Munguia  
Andy Castro

**MEMBERS ABSENT** Charlie Ramirez  
Mercedes Guillen  
Javier Gutierrez

**STAFF PRESENT:** Roland Gomez, Director of Development Service  
Joe Garza, Assistant Director of Development Service  
Eddie Martinez, Planner III  
Diego Perez, Planner I  
Briana Perez, 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.

Board Member, Rafael Munguia, 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 FROM JANUARY 8, 2026 - REGULAR CALLED MEETING**

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

**ITEM D. PUBLIC HEARING**

There were no comments from the public.

**ITEM E. PLATS**

- 1) SALINAS ENGINEERING, REPRESENTING JACINTO CANO AND ALICE R. CANO, OWNERS, WHERE REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED JACINTO CANO SUBDIVISION. THE PROPERTY WAS LEGALLY DESCRIBED AS BEING A 1.72 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 274, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY WAS LOCATED WITHIN THE 3100 BLOCK OF SOUTH GARDENIA ST. SUB#240513**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 3100 Block of South Gardenia St. and stated the property was currently zoned Single Family Residential District (R-1). Mr. Martinez stated the adjacent zones were Single Family Residential District (R-1) to the north, east, south and west. He stated the property was designated for single family residential and commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated proposed use of property were Single family homes and stated Development Services recommended final plat approval of the proposed Jacinto Cano Subdivision, subject to the conditions.

Board member, Rafael Munguia, asked where the entrance would be. Eddie Martinez stated there would be a 30 ft easement as mentioned in the description. He further stated the property owners were giving City an entry from Gardenia to the rear .

There being no further discussion, Board Member, Rafael Munguia, **moved** to approve the request for final plat approval of proposed Jacinto Cano Subdivision. Board Member, Ruben Luna, seconded the motion and when put to a vote, it carried unanimously

- 2) WEAVER CONSULTANTS GROUP, REPRESENTING CHRIS ILEKIS, MEMBER FOR 801 S CAGE LLC, WHERE REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED D. PEARSON SUBDIVISION. THE PROPERTY WAS LEGALLY DESCRIBED AS BEING A 1.738 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 1 THRU 8, LOTS 11 THRU 13 AND A STRIP OF LAND OF 20.00 FEET WIDE LYING EAST AND ADJACENT TO AND ALONG THE FULL LENGTH OF**

**LOT 11, ORANGE GROVE ADDITION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 801 S. CAGE BOULEVARD. SUB#250930**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description as being a 1.738 acres tract of Land, More or Less, out of Lots 1 through 8, Lots 11 through 13, and a strip of Land of 20 feet wide lying east and adjacent to and along the full length of Lot 11, Orange Grove Addition. He stated the property was currently zoned General Business District (C) to the north and west, Residential Multi-Family District (R-MF) and Single-Family Residential District (R-1) to the east and Office Professional District (OP) and Single-Family Residential District (R-1) to the south. He stated the property was designated for commercial and single-family residential use in the Land Use Plan.

Eddie Martinez, Planner III, stated proposed use of property was a Stripes store and gas station and stated Development Services recommended final plat approval of the proposed D. Pearson Subdivision Pharr Subdivision, subject to the conditions.

Chairman, Danny Wylie, asked if semi-trucks could park at location overnight. Eddie Mrtinez stated this would be one of the smaller store and would not have overnight parking for semi-trucks.

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

**ITEM F. ANNOUNCEMENTS**

None

**ITEM G. CLOSED SESSION**

None

**ITEM H. RECONVENE**

None

**ITEM I. ADJOURNMENT**

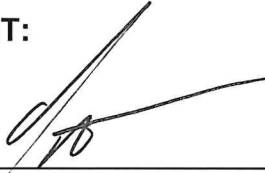
There being no further business, Board Member , Andy Castro, **moved** to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:08 p.m.

**PLANNING & ZONING COMMISSION**



Danny Wylie, Chairman

**ATTEST:**



Andy Castro, Secretary

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

**ON THIS 22<sup>nd</sup> DAY OF JANUARY 2026**, 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:**