

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR CALLED MEETING
THURSDAY, FEBRUARY 5, 2026
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, February 5, 2026, and following is the record of attendance.

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

MEMBERS ABSENT Charlie Ramirez
Rafael Munguia

STAFF PRESENT: Joe Garza, Assistant Director of Development Service
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, Ruben Luna, **moved** to excuse the absent members. Board Member, Javier Gutierrez, 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 JANUARY 22, 2026 - REGULAR CALLED MEETING

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

ITEM D. PLATS

- 1) **HALFF, REPRESENTING ANDRES ZUNIGA, MEMBER FOR ZUKO FAMILY LIMITED PARTNERSHIP, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED PHARR TRADE 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 E. HI-LINE ROAD. SUB#251036**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property is currently zoned Limited Industrial District (L-I). He stated the adjacent zones were 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. Mr. Martinez stated the property is designated for industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated proposed use of property were warehouses and stated Development Services recommended final plat approval of the proposed Pharr Trade Center Subdivision, subject to the conditions.

There being no further discussion, Board Member Andy Castro, **moved** to approve the request for final plat approval of proposed Pharr Trade Center 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

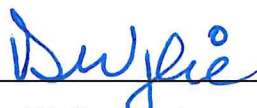
ITEM H. RECONVENE

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 4:04 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:

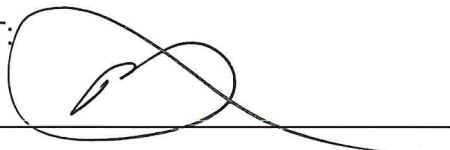


Andy Castro, Secretary

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

ON THIS 5th DAY OF FEBRUARY 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: