

**TAKE NOTICE THAT A REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF PHARR, TEXAS  
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,  
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS  
COMMENCING AT 4:00 PM ON  
THURSDAY, NOVEMBER 6, 2025**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

**A. CALL TO ORDER:**

- 1) Roll call and possible action on the excusing of any absent member.

**B. PUBLIC TESTIMONY:** *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

**C. APPROVAL OF MINUTES:**

- 1) Minutes for October 23, 2025 - Regular Called Meeting

#### D. PLATS:

1) R. E. Garcia & 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 within the 3700 Block of North Sugar Road. **SUB#240924**

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**

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**

#### E. ANNOUNCEMENTS:

**F. CLOSED SESSION:** *In accordance with Chapter 551 of the Texas Gov't. Code, the Planning and Zoning Commission hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the Board may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Board may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

**G. RECONVENE:** *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

**H. ADJOURNMENT:**

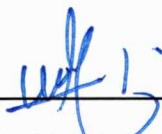
**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4200 Ext 1201 or FAX 956-475-3442 or Email [cityclerksoffice@pharr-tx.gov](mailto:cityclerksoffice@pharr-tx.gov) for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning and Zoning Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at [www.pharr-tx.gov](http://www.pharr-tx.gov). This Notice was posted on the 28<sup>th</sup> day of October 2025 at 3:30 p.m. and will remain posted continuously for at least three (3) business days preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

**WITNESS MY HAND AND SEAL, this 28<sup>th</sup> day of October 2025**



  
\_\_\_\_\_  
ALESSANDRA GARCIA, CPM  
ASSISTANT CITY CLERK

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed from the bulletin board of City Hall on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by,

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
*118 S. Cage Blvd. October 23, 2025 - 4:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 23, 2025, and following is the record of attendance.

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

**MEMBERS ABSENT:** Rafael Munguia  
Andy Castro  
Javier Gutierrez

**STAFF PRESENT:** Ricardo Rodriguez, City Attorney  
Joe Garza, Asst. Director of Development Services  
Diego Perez, Planner I  
Nancy Hernandez, Administrative Assistant

**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 Roberto Carrillo 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 09, 2025 - REGULAR CALLED MEETING**

Danny Wylie, Chairman, introduced the item.

Board Member Roberto Carrillo **moved** to approve. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

**ITEM D. PUBLIC HEARING:**

- 1) **PARMVEER LIDHAR, OWNER, HAS FILED WITH PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY. THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 2 AND 3 OF THE SOUTHWIND GARDENS SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1804 WEST RIDGE ROAD. CUP#250913**

Joe Garza, Assistant Director of Development Services, introduced the item and stated the applicant requested a Life-of-the-Use Conditional Use Permit to allow a Self-Storage Facility. Mr. Garza went over the property's legal description and physical address and stated the property was described as Lots 2 and 3, Southwind Gardens an addition to the City of Pharr, Hidalgo County, Texas. Mr. Garza stated the subject site was located at 1804 West Ridge Road.

Joe Garza, Assistant Director of Development Services, stated the property was zoned General Business District (C). He stated the surrounding area was zoned General Business District (C) to the north. Agricultural and/or Open Space District (A-O) to the east and General Business District (C) and Residential Multi-Family High Density (R-MFHD) to the west. He further stated the area was generally designated for commercial use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, further stated thirteen (13) surrounding property owners were notified of the request by letter on October 10, 2025, and a legal notice was published in the Advance News Journal on October 08, 2025. Staff received no response to the letter or legal notice.

Joe Garza, Assistant Director of Development Services, stated Development Services was recommending approval of the request for a Life-of-the-Use Conditional Use Permit to allow a Self-Storage Facility in a General Business District (C). Mr. Garza stated if approved, the owner would need to comply with all conditions noted in the packet. Mr. Garza stated the item would go before the City Commission Meeting of November 03, 2025, at 4:00 p.m.

Joe Garza, Assistant Director of Development Services, stated there was representation in the audience, and the applicant had no comments.

There being no further discussion, Board Member Ruben Luna **moved** to approve. Board Member Mercedes Guillen seconded the motion and when put to vote, it carried unanimously.

- 2) **EGS & ASSOCIATES LLC., D/B/A JT TAVERN, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALY DESCRIBED AS BEING 0.13 ACRES, MORE OR LESS, OUT OF LOTS 1, PATTERSON SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 503 WEST NOLANA LOOP. CUP#250914**

Joe Garza, Assistant Director of Development Services, introduced the item and stated the applicants were requesting a Conditional Use Permit for one (1) year to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). He stated the Conditional Use Permit is for the main building only and not for the food trucks.

Joe Garza, Assistant Director of Development Services, stated the properties to the north, south, east and west were currently zoned General Business District (C). He stated the area is generally designated for commercial use in the Land Use Plan. Mr. Garza stated four (4) surrounding property owners were notified of the request by letter on October 10, 2025 and further stated a legal notice was published in The Advance News Journal on October 08, 2024. He further stated staff received no response to the letters or legal notice.

Joe Garza, Assistant Director of Development Services, stated staff recommended **approval** of the Conditional Use Permit for one (1) year to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site shall comply with all City Ordinances and City department requirements.

Joe Garza, Assistant Director of Development Services, reported there was no representation in the audience.

There being no further discussion, Board Member Roberto Carrillo Jr. **moved** to approve. Board Member Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

- 3) **ANGELICA SANCEHZ VIGUERAS, D/B/A ANGELICA'S LITTLE SCHOLARS, HAS FILED WITH PLANNING AND ZONING COMMISSION, A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION DAYCARE. THE PROPERTY IS LEGALY DESCRIBED AS BEING ALL OF LOT 75, BRILLA SUBDIVISION PHASE VII, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 713 WEST EAGLE AVENUE. CUP#250915**

Joe Garza, Assistant Director of Development Services, stated the properties to the north, east, south and west are currently zoned Single-Family Residential District (R-1). He stated the area is generally designated for residential use in the Land Use Plan. Mr. Garza stated sixty-six (66) surrounding property owners were notified of the request by letter on October 10, 2025 and further stated a legal notice was published in The Advance News Journal on October 08, 2024. He stated staff received no response to the letters or legal notice.

Joe Garza, Assistant Director of Development Services, stated Development Services recommended **approval** of the Conditional Use Permit for one (1) year to allow a home occupation daycare in a Single-Family Residential District (R-1) subject to the applicant and site shall comply with all City Ordinances and City department requirements.

Joe Garza, Assistant Director of Development Services, reported there was representation in the audience.

There being no further discussion, Board Member Charlie Ramirez **moved** to approve. Board Member Ruben Luna seconded the motion and when put to vote, it carried unanimously.

- 4) DR. JONATHAN B. FLORES, CITY MANAGER ON BEHALF OF THE CITY OF PHARR, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPENED DISTRICT (A-O) TO GENERAL BUSINESS DISTRICT (C) THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.06 ACRES NET OUT OF THE SOUTH 165.10 FT. OF THE NORTH 260.10FT. OF THE WEST 543.20 FT. OUT OF LOT 156, KELLY-PHARR TRACT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1889 NORTH CAGE BOULEVARD.COZ#2501019**

Diego Perez, Planner I, introduced the item and stated applicant requested a Change of Zone from Agricultural and /or Open Space District (A-O) to General Business District (C) in order to construct an events center. He went over the property's legal description and physical address and stated the subject site was located on West Ferguson Avenue and west Ferguson Avenue and west of North Cage Boulevard. Mr. Perez stated the property is legally described as being 2.06 acres, net out of the South 165.10 ft. Of the North 260.10 ft. of the West 543.20 ft. out of Lot 156, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. He stated the property fronts West Ferguson Avenue, which runs east and west with a posted speed limit of 40-55 miles per hour or as identified in the City of Pharr's Thoroughfare Plan.

Diego Perez, Planner I, stated the properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on May 6, 2008, upon comprehensive zoning in 1982. He stated the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on April 5, 1983. He further stated the property to the south was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on February 1, 2016. Mr. Perez stated there have been no other zoning requests within the

general vicinity of the subject property since that time and the property is generally designated for commercial use in the Land Use Plan.

Diego Perez, Planner I, stated the General Business District (C) was established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. He stated larger shopping centers and most existing commercial strips along major arterials would be included in this district. Mr. Perez stated the noise, traffic, litter, late-night hours, and possible blighting influences required adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors.

Diego Perez, Planner I, further stated eleven (11) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 10, 2025, and a legal notice was published in the Advance News Journal on October 08, 2025. He stated staff received no response to the letters or the legal notice

Diego Perez, Planner I, stated Development Services recommended approval of the request to rezone from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. He stated the proposed rezoning aligns well with the existing development trends in the general area and if approved, the owner must comply with all City Ordinances and City department requirements

There being no further discussion, Board Member Romeo Cantu moved to approve. Board Member Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

#### **ITEM E. PLATS:**

- 1) M2 ENGINEERING, PLLC., REPRESENTING JORGE A. ANDRADE, MANAGER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED BLUE-MAN ACRES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 17.425 ACRES OUT OF LOTS 6 AND 7, RE-SUBDIVISION OF CLOSNER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PRPOERTY IS LOCATED WITHIN THE 10200 BLOCK OF SOUTH VETERANS BOULEVARD. SUB#230204**

Joe Garza, Assistant Director of Development Services, introduced the item and went over the property's legal description. He stated the property was located within the 10200 Block of South Veterans Boulevard and stated the property was currently zoned Limit Industrial District (L-I). He state the adjacent zones are Agricultural Open Space District (A-O) to the north, the City limits to the east and south are Single Family Residential District (R-1) and Agricultural Open Space District (A-O) to the west. He further stated the property was designated for industrial use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, stated staff recommended final plat approval of the proposed Blue-Man Acres Subdivision subject to the following conditions set. Danny Wylie, Chairman, asked if Lot was for parking only or for selling semi-trucks. Mr. Garza confirmed it would be for parking only at office.

There being no further discussion, Board Member Charlie Ramirez **moved** to approve the request for final plat approval of the proposed Blue-Man Acres Subdivision. Board Member Roberto Carrilo Jr. seconded the motion and when put to a vote, it carried unanimously.

**2) MELDEN & HUNT INC., REPRESENTING DEYANIRA I. GUERRERO, MANAGING MEMBER FOR LITTLE EXPLORERS DEVELOPMENT & LEARNING CENTER, LLC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED LITTLE EXPLORERS ACADEMY SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 2.958 ACRES PART OR PORTION OUT OF LOT 5, BLOCK 8, A.J. MCCOLL SUBDIVISION AND 0.458 OF ONE ACRE PART OR PORTION 1, C.D. SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S LOCATED WITHIN THE 2300 BLOCK OF SOUTH JACKSON ROAD. SUB#201030**

Joe Garza, Assistant Director of Development Services, introduced the item and went over the property's legal description as being a re-subdivision of 2.958 acres part or portion out of lot 5, block 8, A.J. McColl Subdivision and 0.458 of one acre part or portion 1, C.D. Subdivision, Pharr, Hidalgo county, Texas. He stated the property was located within the 2300 Block of South Jackson Road. He stated the property was currently zoned General Business District (C). Mr. Garza further stated the adjacent zones are Residential Multi-Family High Density District (R-MFHD) to the north, Single Family Residential District (R-1) and Agricultural Open Space District (A-O) to the east, Residential Town House District (R-TH) to the south and city limits to the west. He stated the property was designated for commercial and multi-family residential use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, stated staff recommended final plat **approval** of the proposed Little Explorers Academy Subdivision subject to the listed conditions. Board Member Romeo Cantu asked if the houses behind would have access. Mr. Garza confirmed the entrance would be on the east side through the summit.

There being no further discussion, Board Member Roberto Carrillo Jr. **moved** to approve the request for final plat approval of the proposed Little Explorers Academy 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 Ruben Luna **moved** to adjourn. Board Member Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:17 p.m.

**PLANNING & ZONING COMMISSION**

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Danny Wylie, Chairman

**ATTEST:**

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Andy Castro, Secretary

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

**ON THIS 23<sup>rd</sup> DAY OF OCTOBER 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:**

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KARINA GONZALEZ, SECRETARY

APPROVED: \_\_\_\_\_



## AGENDA MEMORANDUM

**BOARD:** PLANNING & ZONING COMMISSION

**AGENDA ITEM #:** D.1.

**DATE SUBMITTED:** October 29, 2025

**MEETING DATE:** November 6, 2025

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** R. E. Garcia & 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 within the 3700 Block of North Sugar Road.

**SUB#240924**

**Classification:** Regular

(\* If closed session, City Attorney must review and approve.)

**Issue:** R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Woodrich Landing Subdivision.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends final approval of the proposed Woodrich Landing Subdivision subject to the listed conditions.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### ROUTING:

Kimberly Mendoza  
Ricardo Rodriguez  
David Friedlein  
Kimberly Mendoza

Created/Initiated - 10/29/2025  
Approved - 10/29/2025  
Approved - 10/29/2025  
Final Approval - 10/30/2025



# Pharr

Development Services



## MEMORANDUM

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**DATE:** THURSDAY, NOVEMBER 6, 2025

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** WOODRICH LANDING SUBDIVISION  
FILE NO. **SUB# 240924**

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### GENERAL INFORMATION:

**APPLICANT:** R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Woodrich Landing Subdivision.

**LEGAL DESCRIPTION:** 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.

**LOCATION:** The property is within the 3700 Block of North Sugar Road.

**ZONING:** The property is currently zoned Residential Multifamily High Density District (R-MFHD). 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-1) and Agricultural and/or Open Space District (A-O) to the south and General Business District (C ) to the west. The property is designated for single family residential use in the Land Use Plan.

**PROPERTY PROPOSED USE:** Apartments.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Development Services recommends final approval of the proposed Woodrich Landing Subdivision subject to the following conditions:

**STREETS, PAVING AND R.O.W.:** 1. In Compliance (private streets)

**EASEMENTS:** 1. In Compliance

**SIDEWALK:  
ADA:** 1. In Compliance

**FIRE PROTECTION:** 1. In Compliance

**WATER:** 1. In Compliance

**SEWER:** 1. In Compliance

**DRAINAGE:** 1. In Compliance

**OTHER:**

This item will go before the City Commission meeting of November 17, 2025 at 4:00 p.m.

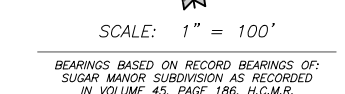
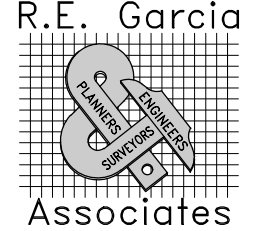
# PLAT OF WOODRICH LANDING SUBDIVISION

A 15.93 ACRE TRACT OF LAND BEING A PORTION OF LOT 120, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS; ALSO RECORDED IN VOLUME 0, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS; ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3579240, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS; ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3579256, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: AUGUST 11, 2024 SCALE IN FEET SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
 ENGINEERS, SURVEYORS, PLANNERS  
 ENGINEER (P-5001) & SURVEYOR (10015300)  
 116 NORTH 12TH AVE.  
 EDINBURG, TEXAS 78841 (956) 381-1061  
 EMAIL: REGAASOC@AOL.COM

JOB NO.: 2024-054  
 DRAWN BY: D.E.S.



LEGEND:  
 F - FOUND 1/2" IRON ROD

| CURVE | RADIUS | DELTA     | LENGTH  | CHORD  | BEARING     |
|-------|--------|-----------|---------|--------|-------------|
| C1    | 70.00' | 01°25'50" | 1.75'   | 1.75'  | S09°07'55"W |
| C2    | 70.00' | 88°34'10" | 108.21' | 97.75' | S54°07'55"W |
| C3    | 62.00' | 28°21'59" | 30.70'  | 30.38' | S29°32'47"E |
| C4    | 62.00' | 64°41'36" | 70.00'  | 66.34' | S76°04'35"E |
| C5    | 62.00' | 64°41'36" | 70.00'  | 66.34' | N39°14'00"E |
| C6    | 62.00' | 64°41'36" | 70.00'  | 66.34' | N25°27'24"W |

| LOT           | SQUARE FEET | ACRES |
|---------------|-------------|-------|
| 1             | 11,762.50   | 0.27  |
| 2-13          | 8,912.50    | 0.20  |
| DETENTION LOT | 30,175.87   | 0.69  |
| 14-17         | 9,487.51    | 0.22  |
| 18            | 12,340.45   | 0.28  |
| 19,26,27,34   | 9,306.68    | 0.21  |
| 20-22,24,25   | 9,306.68    | 0.21  |
| 23,30         | 9,962.08    | 0.23  |
| 28,29,31-33   | 9,306.68    | 0.21  |
| 35            | 10,000.90   | 0.23  |
| 36            | 9,316.47    | 0.21  |
| 37            | 9,318.72    | 0.21  |
| 38            | 9,320.96    | 0.21  |
| 39            | 9,323.21    | 0.21  |
| 40            | 9,325.46    | 0.21  |
| 41            | 9,327.71    | 0.21  |
| 42            | 9,327.27    | 0.21  |
| 43            | 7,516.83    | 0.17  |
| 44            | 13,071.37   | 0.30  |
| 45            | 7,500.31    | 0.17  |
| 46            | 9,746.97    | 0.22  |
| 47            | 8,242.50    | 0.19  |
| 48            | 10,165.00   | 0.23  |
| 49            | 48,362.50   | 1.11  |

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | N14°49'03"W | 36.86' |
| L2   | N37°31'02"W | 37.59' |
| L3   | N66°53'51"W | 27.91' |

THE STATE OF TEXAS  
 COUNTY OF HIDALGO  
 OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION  
 RICH HERITAGE CONSTRUCTION, INC.  
 OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED  
 HEREIN AS THE WOODRICH LANDING SUBDIVISION TO THE CITY OF PHARR AND WHOSE NAME IS  
 SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PRIVATE ALL STREETS, ALLEYS, PARKS, WATER  
 COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND  
 CONSIDERATION THEREIN EXPRESSED.

ROSANA RIVAS, PRESIDENT DATE \_\_\_\_\_  
 RICH HERITAGE CONSTRUCTION, INC.  
 1416 BLUEBONNETT AVE. EDINBURG, TEXAS 78839

THE STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY  
 OF AUGUST, 2024, I HAVE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE  
 FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE  
 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION  
 COMPANY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE  
 49-211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES  
 DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED  
 ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS  
 ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
 RAUL E. SESIN, P.E., C.F.M. DATE \_\_\_\_\_  
 GENERAL MANAGER

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2  
 THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE  
 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES AND BUILDINGS)  
 SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS-OF-WAY OR EASEMENTS.  
 ATTEST:  
 PRESIDENT SECRETARY

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PHARR,  
 HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION  
 REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

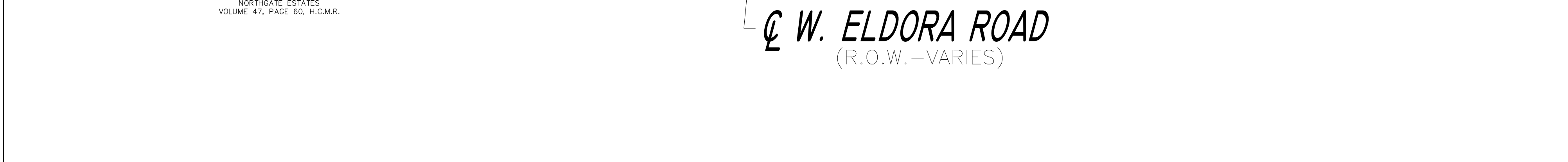
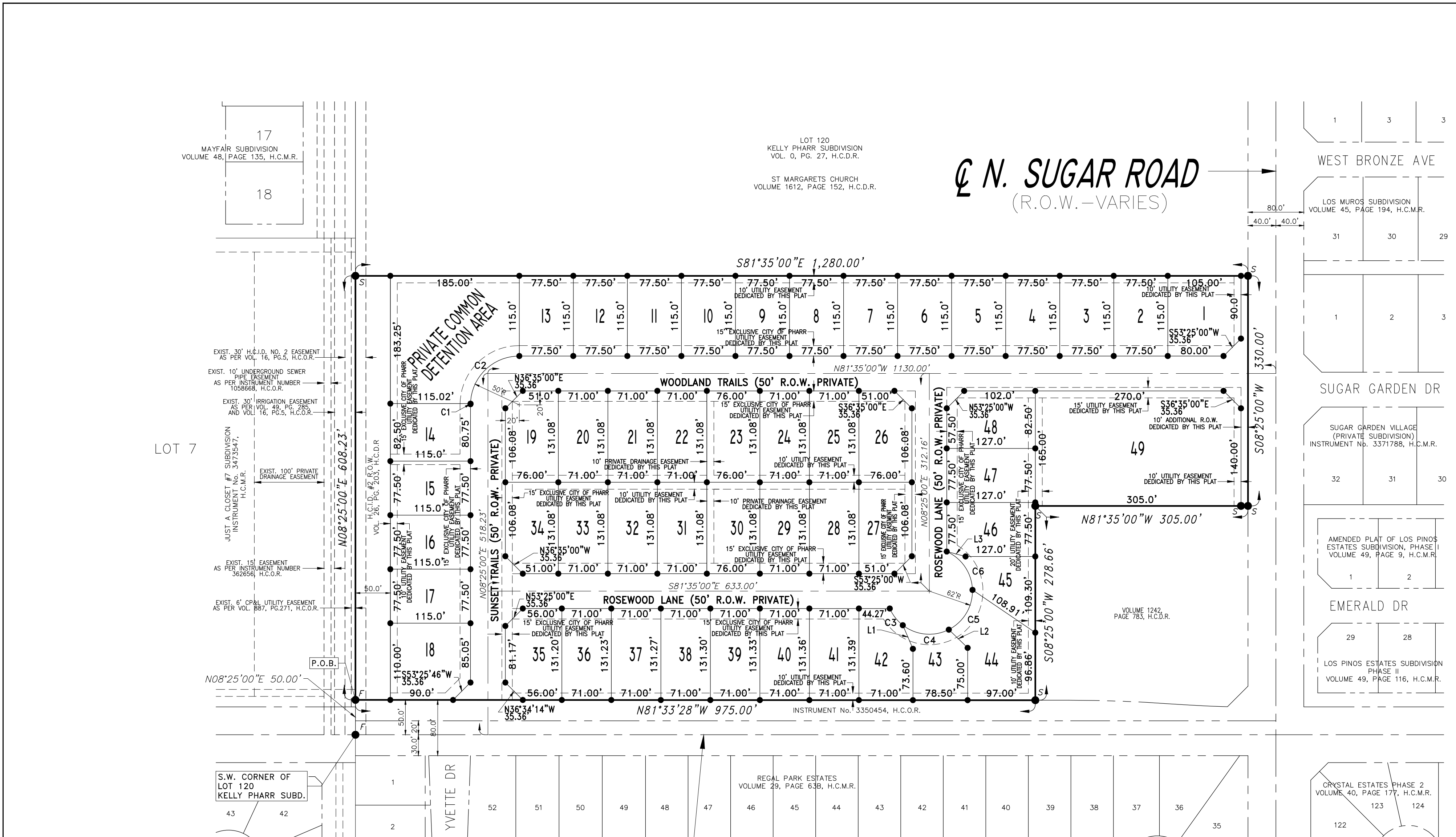
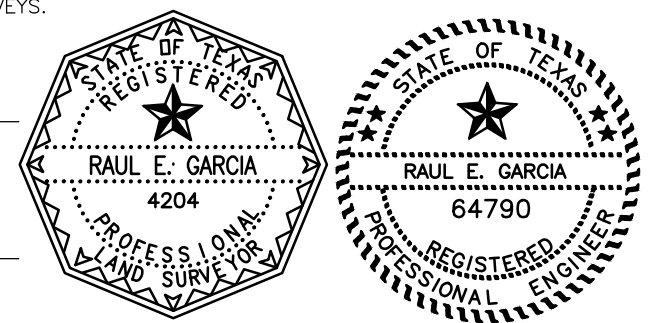
APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 DANNY WYLIE, CHAIRMAN DATE \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT,  
 CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY  
 APPROVAL IS REQUIRED.

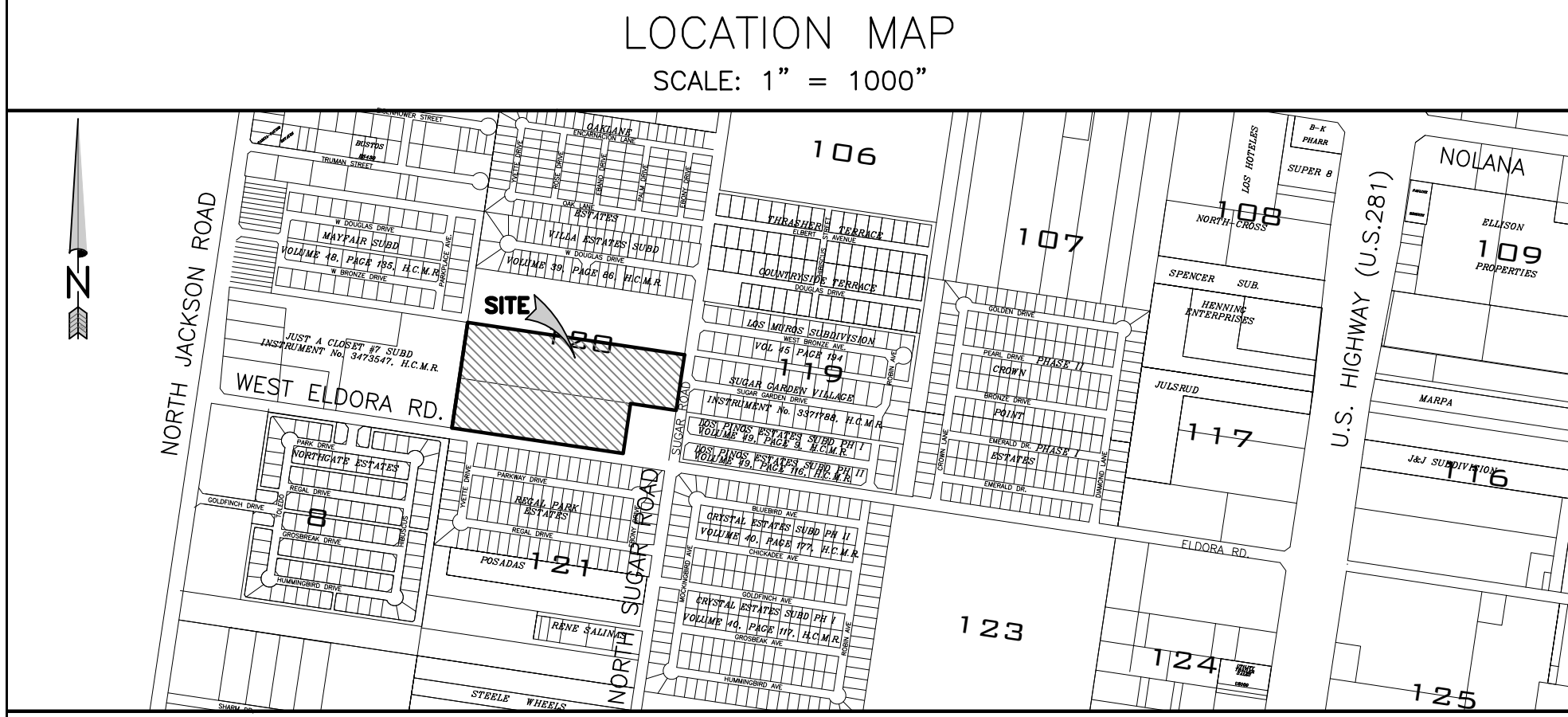
XUBROSI0 HERNANDEZ DATE \_\_\_\_\_  
 MAYOR, CITY OF PHARR  
 ATTEST:  
 CLERK, CITY OF PHARR DATE \_\_\_\_\_

THE STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, **RAUL E. GARCIA**, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED  
 PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE  
 THE PROFESSIONS OF ENGINEERING AND PUBLIC SURVEYING. HEREBY CERTIFY THAT THIS PLAT IS TRUE  
 AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY  
 SUPERVISION AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY  
 SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO  
 THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION  
 ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

REGISTERED PROFESSIONAL ENGINEER #64790  
 REGISTERED PROFESSIONAL LAND SURVEYOR #4204



| NO. | SHEET | REVISION | DATE | APPROVED |
|-----|-------|----------|------|----------|
|     |       |          |      |          |



PRINCIPAL CONTACTS:  
 NAME: ROSANA RIVAS ADDRESS: 1416 BLUEBONNETT AVE. CITY, STATE & ZIP: EDINBURG, TX 78539 PHONE NO.: (956) 821-8802  
 OWNER: RAUL E. GARCIA ADDRESS: 116 N. 12TH EDINBURG, TX 78539 (956) 381-1061  
 ENGINEER: RAUL E. GARCIA ADDRESS: 116 N. 12TH EDINBURG, TX 78539 (956) 381-1061  
 SURVEYOR: RAUL E. GARCIA ADDRESS: 116 N. 12TH EDINBURG, TX 78539 (956) 381-1061

METES AND BOUNDS DESCRIPTION  
 A 15.93 ACRE TRACT OF LAND BEING A PORTION OF LOT 120, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS; ALSO RECORDED IN VOLUME 0, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS; ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3579240, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS; ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3579256, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A FOUND ONE-HALF INCH IRON ROD ON THE WEST LINE OF SAID LOT 120, KELLY-PHARR SUBDIVISION, ALSO BEING THE EAST LINE OF JUST A CLOSET #7 SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 3473547, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF WEST ELDORA ROAD AS ESTABLISHED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3350454, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT; SAID POINT BEARS N08°25'00"E 50.00' FEET FROM A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 120, KELLY-PHARR SUBDIVISION.  
 THENCE N08°25'00"E 608.23 FEET ALONG SAID WEST LINE OF LOT 120, KELLY-PHARR SUBDIVISION, ALSO BEING THE EAST LINE OF JUST #7 SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1612, PAGE 152, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.  
 THENCE S81°35'00"E 1,280.00 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1612, PAGE 152, DEED RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE NORTH LINE OF SAID LOT 120, KELLY-PHARR SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE NORTH RIGHT-OF-WAY LINE OF WEST ELDORA ROAD AS ESTABLISHED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1528273, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.  
 THENCE S08°25'00"W 330.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH SUGAR ROAD AS ESTABLISHED BY RIGHT-OF-WAY DEED RECORDED IN DOCUMENT NUMBER 1528273, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE EAST LINE OF SAID LOT 120, KELLY-PHARR SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR THE MOST NORTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.  
 THENCE N81°35'00"W PARALLEL TO THE SOUTH LINE OF SAID LOT 120, KELLY-PHARR SUBDIVISION, PASS AT 10.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" AND CONTINUING FOR A TOTAL DISTANCE OF 305.00 FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.  
 THENCE S08°25'00"W 278.66 FEET PARALLEL TO THE EAST LINE OF SAID LOT 120, KELLY-PHARR SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE NORTH RIGHT-OF-WAY LINE OF WEST ELDORA ROAD AS ESTABLISHED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3350454, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.  
 THENCE N81°33'28"W 975.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST ELDORA ROAD AS ESTABLISHED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3350454, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO THE POINT OF BEGINNING AND CONTAINING 15.93 ACRES OF LAND GROSS, MORE OR LESS.

- PLAT NOTES & RESTRICTIONS:
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" COMMUNITY-PANEL NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.  
 AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
  - BUILDING SETBACKS AS PER CITY OF PHARR ORDINANCE.
  - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF THE STREET AT CENTER OF LOT.
  - BENCHMARK NOTE: ELEVATION = 107.35 ON DISK MONUMENT LOCATED 20.00' EAST FROM THE SOUTHEAST CORNER OF SIXTH ROAD AND POISSETTA LANE. (S.M. #54-N:16605744.213 E:1084164.334)
  - STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 15.93 ACRES AND A VOLUME OF APPROXIMATELY 137,149 CUBIC FEET OR 3.12 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
  - NO STRUCTURE OR BUILDING SHALL BE PERMITTED ON ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
  - EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
  - LOT OWNERS/DEVELOPER/H.O.A. (H.O.A. NUMBER \_\_\_\_\_) ARE TO MAINTAIN DETENTION/RETENTION AREAS (PRIVATE COMMON DETENTION LOT), AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR WOODRICH LANDING SUBDIVISION RECORDED UNDER DOCUMENT NUMBER \_\_\_\_\_ HIDALGO COUNTY OFFICIAL RECORD, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF PHARR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS.
  - OWNERS TO MAINTAIN DETENTION AREA, R.O.W. AND PERIMETER OF SUBDIVISION.
  - LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
  - 5.0' FT. SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED AT TIME OF BUILDING PERMIT PHASE. INTERNAL STREET SHALL REQUIRE ADA CURB RAMPS AND LANDINGS AT TIME OF SUBDIVISION CONSTRUCTION.
  - ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
  - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
  - PRIVATE COMMON DETENTION AREA SHALL BE USED ONLY FOR DETENTION.
  - NO ACCESS SHALL BE ALLOWED ONTO LOT 49 FROM WOODLAND TRAILS ACCESS ONTO LOT 49 SHALL BE THRU NORTH SUGAR ROAD.
  - NO ACCESS SHALL BE ALLOWED ONTO LOTS 35-44 FROM WEST ELDORA ROAD ACCESS ONTO LOT 35-44 SHALL BE THRU ROSEWOOD LANE.
  - NO ACCESS SHALL BE ALLOWED ONTO LOTS 18 FROM WEST ELDORA ROAD ACCESS ONTO LOT 18 SHALL BE THRU SUNSET TRAILS.

17  
MAYFAIR SUBDIVISION  
VOLUME 48, PAGE 135, H.C.M.R.

LOT 120  
KELLY PHARR SUBDIVISION  
VOL. 0, PG. 27, H.C.D.R.  
ST MARGARETS CHURCH  
VOLUME 1612, PAGE 152, H.C.D.R.

Q SUGAR ROAD

WEST BRONZE AVE

LOS PINOS SUBDIVISION  
VOLUME 45, PAGE 194, H.C.M.R.

SUGAR GARDEN DR

SUGAR GARDEN VILLAGE  
(PRIVATE SUBDIVISION)  
INSTRUMENT NO. 3371788, H.C.M.R.

EMERALD DR

LOS PINOS ESTATES SUBDIVISION PHASE II  
VOLUME 49, PAGE 116, H.C.M.R.

S81°35'00"E 1,280.00'

S08°25'00"W 330.00'

N81°35'00"W 305.00'

S08°25'00"W 278.66'

N81°33'28"W 975.00'

VOLUME 1242,  
PAGE 783, H.C.D.R.

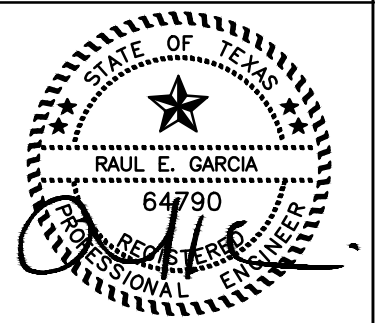
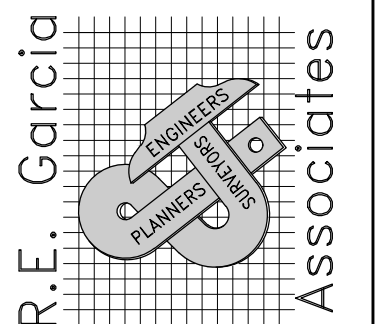
INSTRUMENT NO. 3350454, H.C.D.R.

Q ELDORA ROAD

REGAL PARK ESTATES  
VOLUME 29, PAGE 638, H.C.M.R.

CRYSTAL ESTATES PHASE 2  
VOLUME 40, PAGE 177, H.C.M.R.

**R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
ENGINEER (7-5007) & SURVEYOR (00153500)  
1116 NORTH 12th AVE.  
EDINBURG, TEXAS 78541 (956) 381-1061  
EMAIL: REGAASSOC@AOL.COM



OCTOBER 07, 2024

UTILITY SHEET  
WOODRICH LANDING SUBDIVISION  
PHARR, TEXAS

PROJECT :

JOB # 2024-054

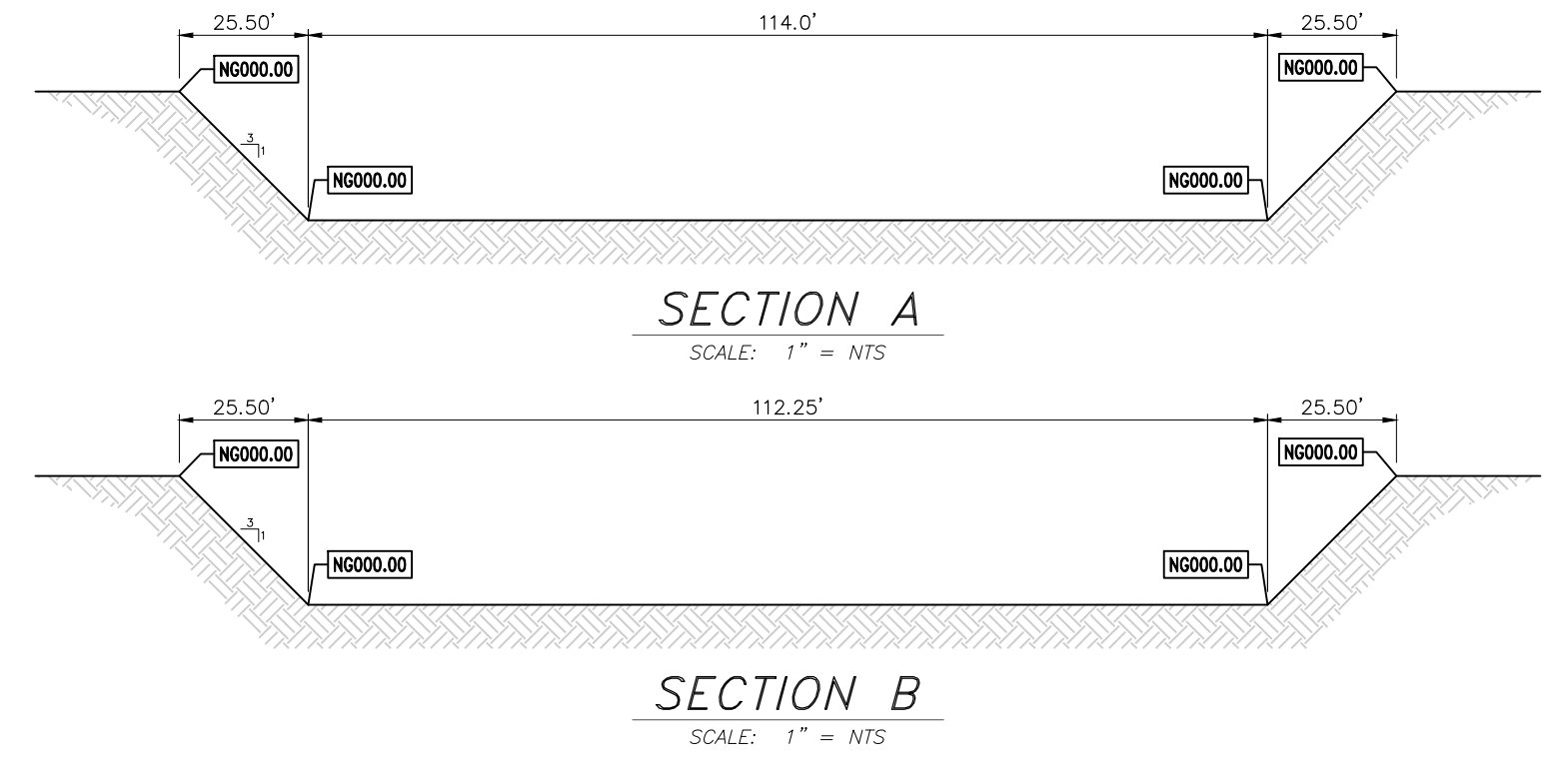
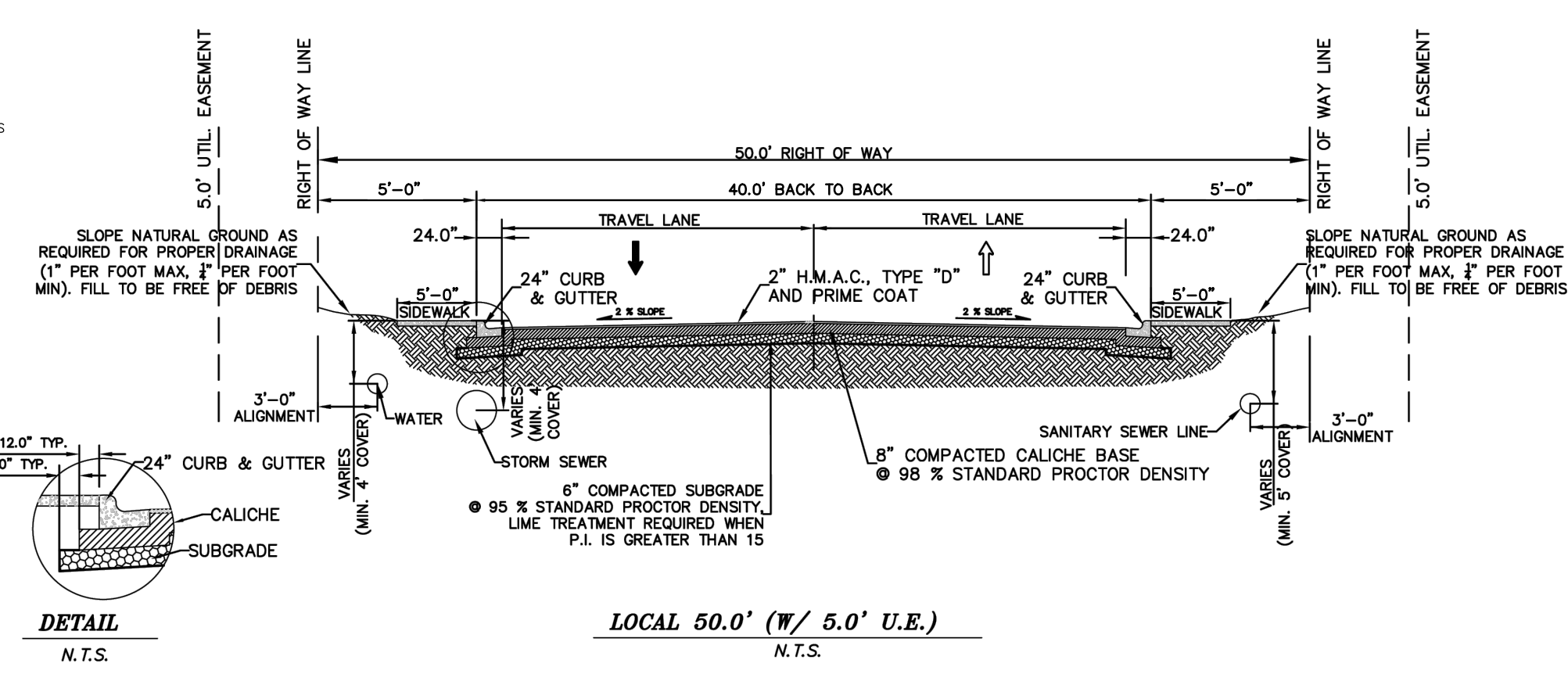
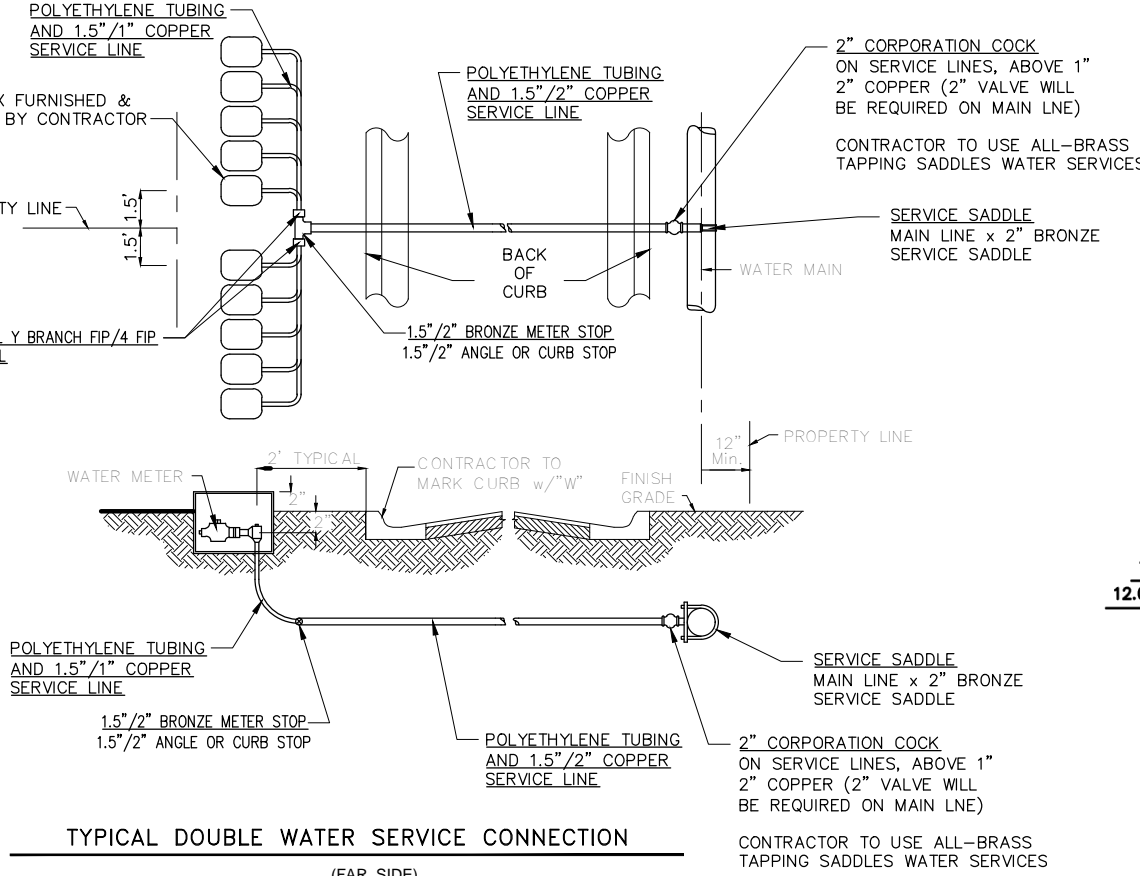
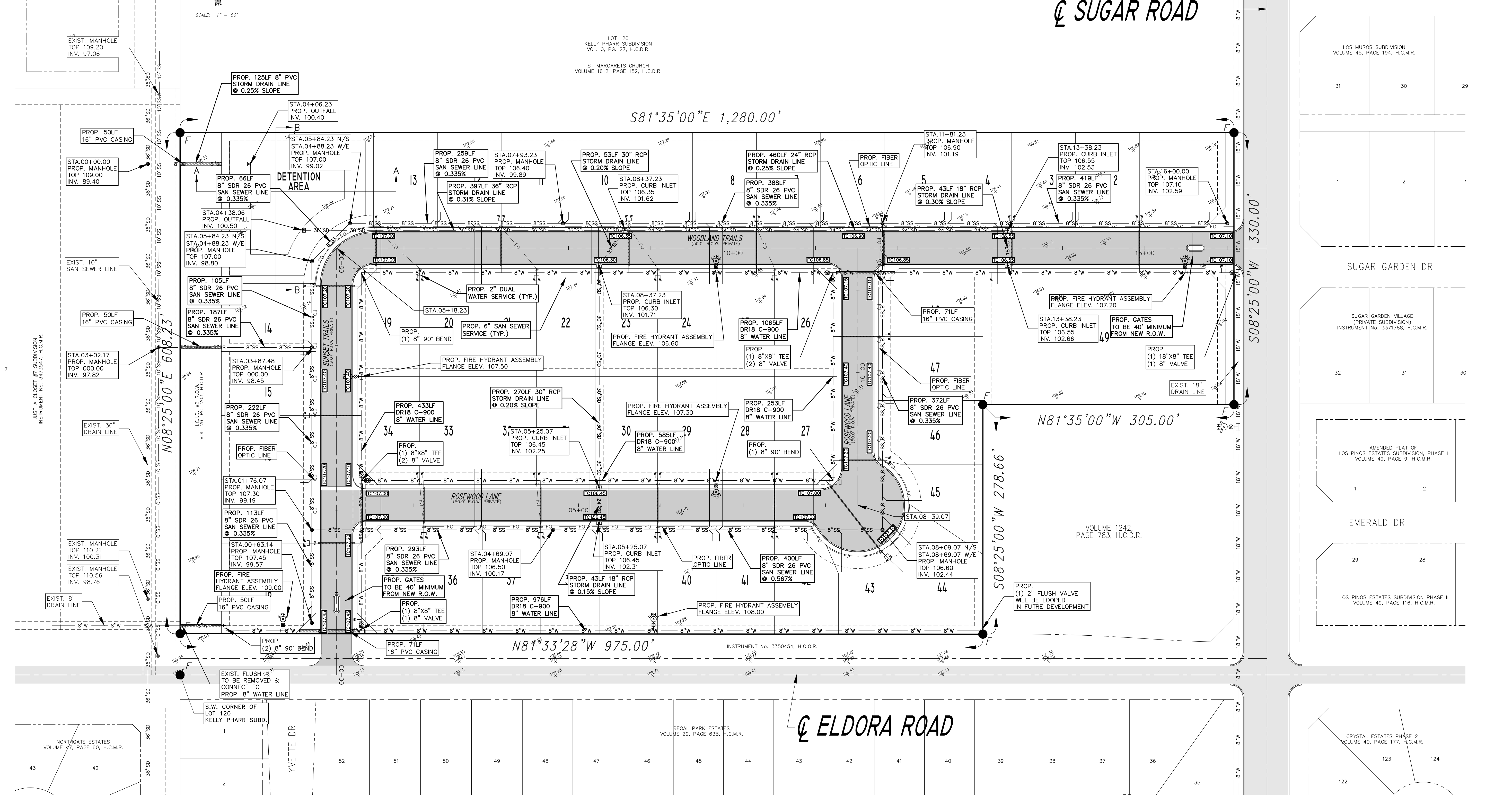
DATE: AUGUST 11, 2024

REVISIONS:

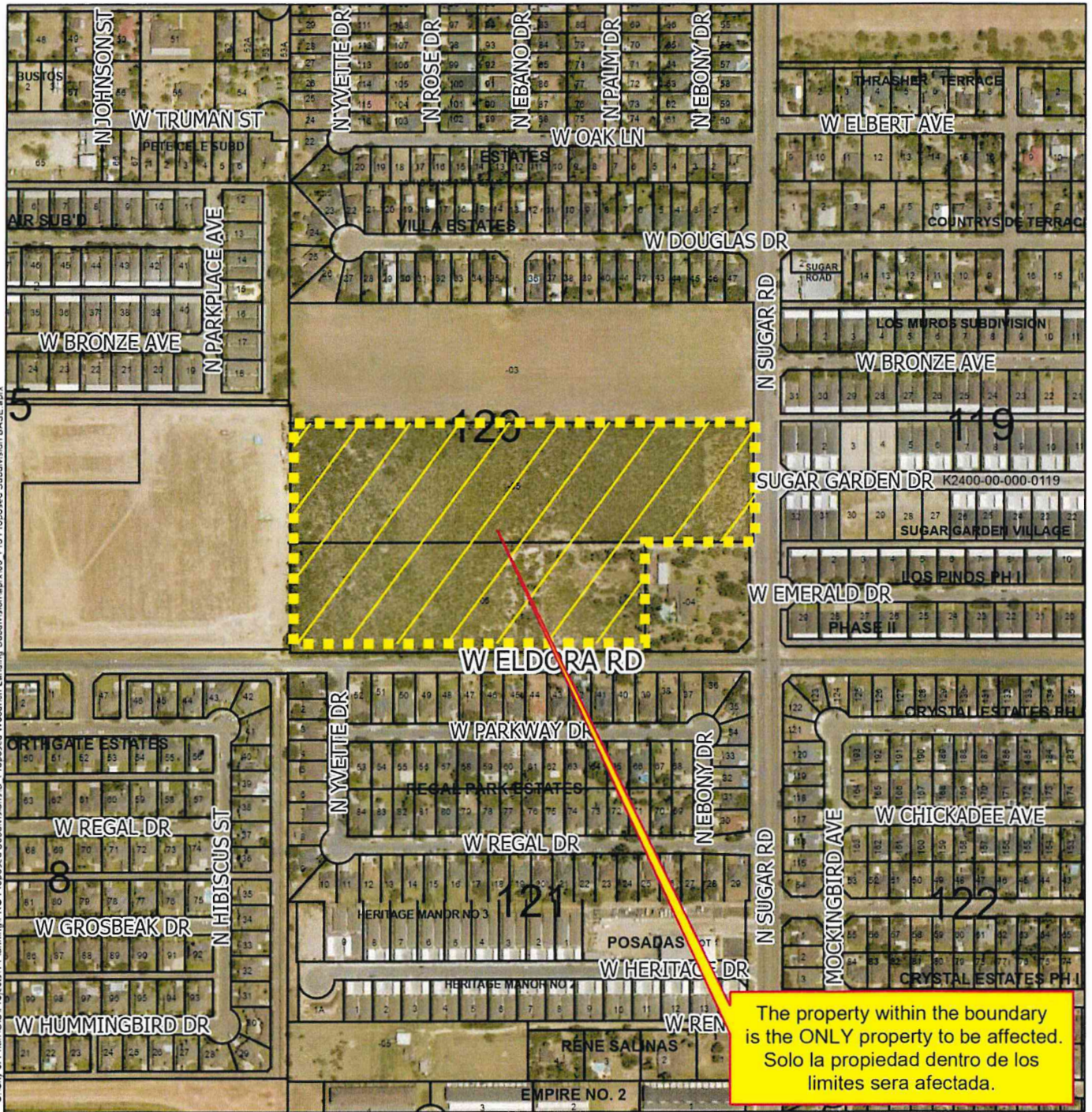
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SHEET NO.

1 / 1



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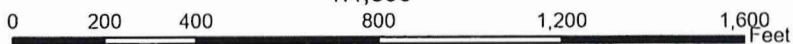


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 Subject Property

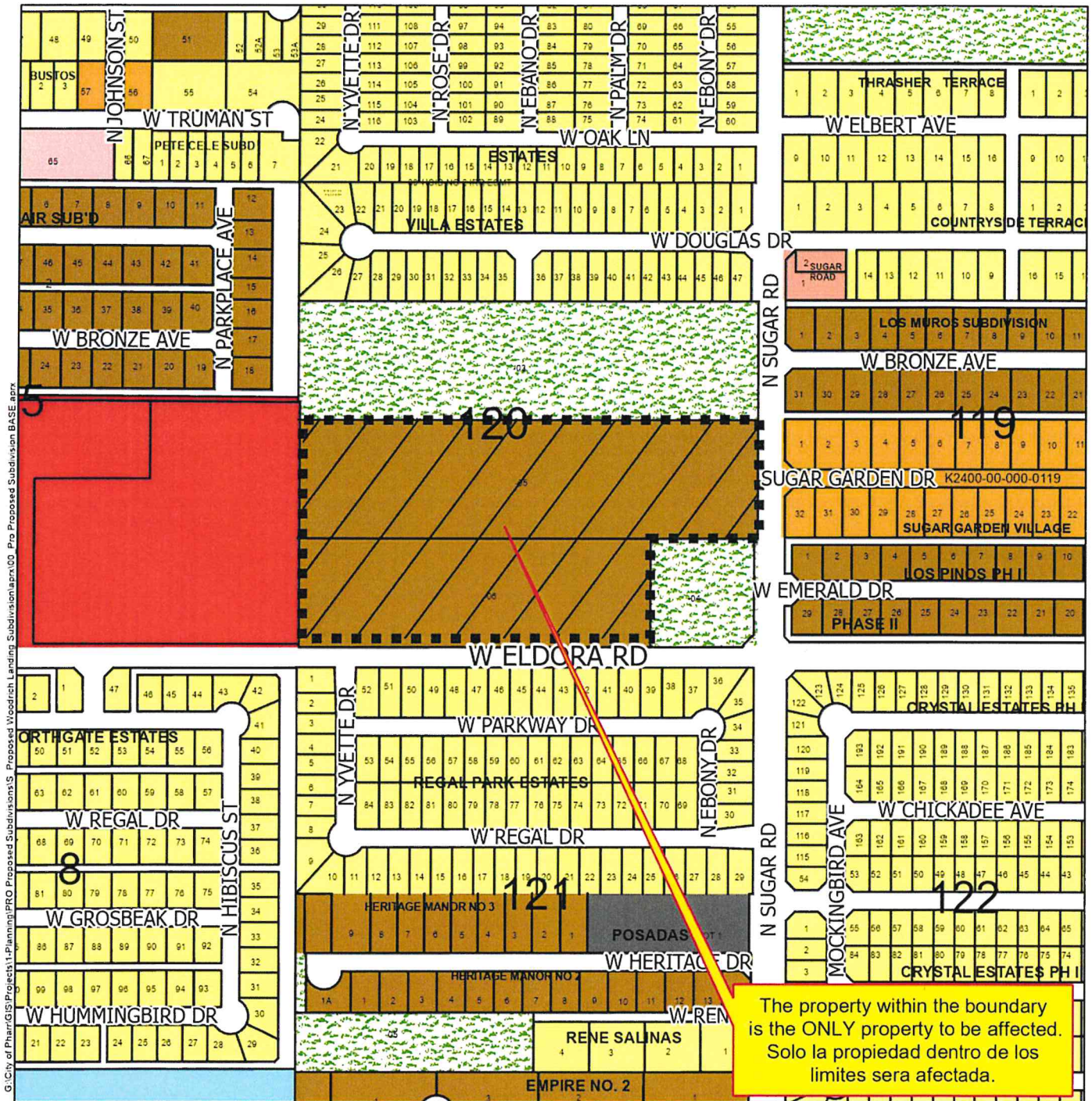
City of Pharr, Texas  
 Engineering Department  
 956.702.5355

Scale: 1:4,800



Date: 10/3/2024

ZONING



G:\City of Pharr\GIS\Projects\1-Planning\PRO-Proposed Subdivisions\Proposed Woodrich Landing Subdivision\prx00 - Pro Proposed Subdivision BASE.aprx

- |                                       |                   |                         |                          |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space               | Townhouse         | Drainage Easement       | PSJA ISD                 |
| Single Family                         | HUD Code          | Heavy Commercial        | Hidalgo ISD              |
| Single Family Small Lot               | Rail Road R.O.W   | Heavy Industrial        | Valley View ISD          |
| Residential Multi-Family              | Government Owned  | Limited Industrial      | Planned Unit Development |
| Residential Multi-Family High Density | General Business  | Neighborhood Commercial | Subject Property         |
| Mobile Home                           | Business District | Office Professional     |                          |

City of Pharr, Texas  
 Engineering Department  
 956.702.5355



Date: 10/3/2024



**Pharr**  
Development Services



**Site Photo**  
Woodrich Landing Subdivision





## AGENDA MEMORANDUM

**BOARD:** PLANNING & ZONING COMMISSION

**AGENDA ITEM #:** D.2.

**DATE SUBMITTED:** October 27, 2025

**MEETING DATE:** November 6, 2025

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** 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**

**Classification:** Regular

(\* If closed session, City Attorney must review and approve.)

**Issue:** 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.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends preliminary plat approval of the proposed Marte Commercial Subdivision subject to the listed conditions.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

---

### ROUTING:

Kimberly Mendoza  
Ricardo Rodriguez  
David Friedlein  
Kimberly Mendoza

Created/Initiated - 10/27/2025  
Approved - 10/28/2025  
Approved - 10/28/2025  
Final Approval - 10/29/2025



## MEMORANDUM

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**DATE:** THURSDAY, NOVEMBER 6, 2025  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** DEVELOPMENT SERVICES  
**SUBJECT:** MARTE COMMERCIAL SUBDIVISION  
FILE NO. **SUB250828**

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### GENERAL INFORMATION

**APPLICANT:** 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.

**LEGAL DESCRIPTION:** The property is legally described as being A 3.07 acre tract of land out of Lot 7, Block 5, AJ McColl Subdivision, Pharr, Hidalgo County, Texas

**LOCATION:** 3200 Blk. of North Jackson Road

**ZONING:** The property is currently 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 the south and City Limits to the west. The property is designated for commercial use in the Land Use Plan.

**PROPERTY PROPOSED USE:** Retail

**VARIANCES:** None Requested.

**RECOMMENDATIONS:** Development Services recommends preliminary plat approval of the proposed Marte Commercial Subdivision subject to the following conditions:

**LOCATION:**  
118 S. CAGE BLVD  
1st FLOOR  
PHARR, TX 78577  
PHONE: 956-402-4242



**REVIEWED BY:**  
HERIBERTO MARTINEZ  
PLANNER III  
EDDIE.MARTINEZ@PHARR-TX.GOV

---

## **STAFF REVIEW MEETING FOR: MARTE COMMERCIAL SUBDIVISION**

1. Plat note # 8, provide location description.
2. Provide formation documents.
3. Update location map.

LOCATION:  
801 E. SAM HOUSTON  
PHARR, TEXAS 78577  
PHONE: 956-402-4300



REVIEWED BY:  
HERIBERTO MARTINEZ  
PLANNER III  
EDDIE.MARTINEZ@PHARR-TX.GOV

## STAFF REVIEW MEETING FOR: MARTE COMMERCIAL SUBDIVISION

SUBDIVISION REVIEW FOR:  
MARTE COMMERCIAL SUBDIVISION

\*\*\*\*\*

COMMENTS:                      Initials:    J.R.                                      OCTOBER 06, 2025

\*\*\*\*\*

### WATER:

- Will need to install a 12" gate valve on tie in (southeast corner of the property)
- Will need to install a water service for irrigation.
- Fire hydrants need to be 6' back of curb.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

### SEWER:

- Ok as proposed.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply with the condition(s) or the water meter(s) will not be installed.

## STAFF REVIEW MEETING FOR: MARTE COMMERCIAL SUBDIVISION

### PLAT

1. Signature from P.E. & R.P.L.S. shall be required.
2. Dedicate an easement for a drainage area and label as "Private Drainage Easement". (Building permit phase)
3. Verify the ROW dedication, as N. Jackson Rd. is proposed to increase total ROW width to 150'-ft.
4. All ADA ramps will require truncated domes as a textured surface.

### SITE PLAN

1. Ensure all fire hydrants be positioned 6'-ft from back of curb.
2. Proper spacing shall be required between the water line and sanitary sewer service line.

### DRAINAGE

1. Provide a cross-section detail for detention pond.
2. Include full drainage layout and show where the runoff will outfall to. If out falling to HCDD No. 1 drain ditch, a permit will be required to be obtained.
3. Show full drainage layout of how runoff shall be channeled into detention ponds and include storm sewer details.
4. All detention ponds shall be required to be stabilized using sod or hydro-mulch to prevent erosion.
5. Detention ponds with depths of 3'-ft or greater shall require a perimeter fence with a minimum height of 4'-ft.

### CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:
  - As-builts must reflect current field changes. Mark all field changes as existing.
  - Must be Geo referenced, and in an AUTOCAD file.
  - Submit a physical and electronic copy (USB or CD).
- **STANDARD REQUIREMENTS**
- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- TCEQ requires 9'-ft separation between water and sewer lines. This includes manholes to be spaced out away from water lines.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards internal street and into nearest storm infrastructures.
- **SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.**

## STAFF REVIEW MEETING FOR: MARTE COMMERCIAL SUBDIVISION

Pharr fire marshal office reviewed Subdivision plat and found the following revisions shall be completed.

1. shall relocate the fire hydrant placement at the corner of Jackson and Sharm Drive to the Entrance area of Sharm Drive way.
2. shall provide fire hydrant detail to show 6 feet back of curb due to the side walk.
3. shall correct the fire lane to read (fire lane tow away zone no parking)
4. shall assure and provide a Fire hydrant valve detail to read and provide a 30x 30x 6 concrete collar.
5. shall provide more information of building layout in order to provide suffice fire protection requirements

all items that follow are standard comments that should be followed.

All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.

All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).

Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be PAINTED SILVER in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.

Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.

Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.

A \$25.00 fee for each BLUE MARKER to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE YELLOW OR RED FROM MANUFACTURE AND FINISHED WITH A COAT OF ALUMINUM AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.

Fire lanes must be painted RED: 15 feet on each side of hydrant (total of 30 feet).\*With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).

Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Shall provide a Fire hydrant detail

**LOCATION:**  
1015 E. FERGUSON  
PHARR, TX 78577  
PHONE: 956-402-4350



**REVIEWED BY:**  
HERIBERTO MARTINEZ  
PLANNER III  
EDDIE.MARTINEZ@PHARR-TX.GOV

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## **STAFF REVIEW MEETING FOR: MARTE COMMERCIAL SUBDIVISION**

Silt fence shall only use metal stakes and shall be set around the whole perimeter of the property.

Obtain any required Street Cut, Bore, Curb Cut, or Discharge permits as needed.

Concrete Washout detail Required. Washout must be 10x10ft in size and have a 7mil plastic liner minimum.

Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.

Obtain Small Construction Site Notice and all other required permits from T.C.E.Q.

## STAFF REVIEW MEETING FOR: MARTE COMMERCIAL SUBDIVISION

General Notes: Proposed Data/Telephone Access.

1. Data/Telephone Existing Access Point Location:

a. Estimated at coordinates: 26.224933° -98.199670°

2. Primary Conduit Installation:

a. A \*\*1x4" Schedule 40 conduit\*\* or \*\*1x4" SDR11 Orange conduit\*\* Sleeve shall be routed within the Utility Easement on W Sharm DR & N Jackson Rd (estimate coordinates 26.225233° -98.199579° to 26.224086° -98.199772° & 26.224086° -98.199772° to 26.223949° -98.198816°)

b. A \*\*1x4" Schedule 40 conduit\*\* or \*\*1x4" HDR11 Orange conduit\*\* Sleeve shall be routed within the Utility Easement on W Sharm Dr to within the D-Mark location in accordance with Planning and Zoning Site Plan.

To ensure the project aligns with utility standards and is future-proofed for efficient delivery service, we request the following clarifications and additions to the plans.

1. Data Pathway & Cabling Distribution:

To complete the infrastructure documentation, the following elements are absent and must be added:

· Site Plans: An overlay or detailed notation illustrating the external routing of data/telephone conduits.

Providing this information is essential for coordinating with service providers, avoiding costly future retrofits, and ensuring the development meets current industry's best practices.

We kindly request an updated set of plans that incorporate these critical infrastructure elements. Please submit the revisions at your earliest convenience.

# MARTE COMMERCIAL SUBDIVISION

A 3.07 ACRE GROSS TRACT OF LAND OUT OF LOT 7, BLOCK 5, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGES 597-598, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1760787, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

### METES AND BOUNDS

A 3.07 ACRE GROSS TRACT OF LAND OUT OF LOT 7, BLOCK 5, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGES 597-598, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1760787, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOT 7 AND THE EAST RIGHT OF WAY LINE OF N. JACKSON ROAD (F.M. 3362) AND THE NORTHWEST CORNER OF THIS TRACT, SAID POINT BEARS S 81°19'03" E, 30.00 FEET FROM THE NORTHWEST CORNER OF LOT 7.

THENCE: S 81°19'03" E, ALONG THE NORTH LINE OF LOT 7, A DISTANCE OF 309.14 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF BLACKBIRD SUBDIVISION (RECORDED UNDER INSTRUMENT NO. 2952487 MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°33'41" W, ALONG THE WEST LINE OF BLACKBIRD SUBDIVISION, A DISTANCE OF 433.09 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF SHARM DRIVE, FOR THE SOUTHWEST CORNER OF THE BLACKBIRD SUBDIVISION AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°25'32" W, ALONG THE NORTH RIGHT OF WAY LINE OF W. SHARM DRIVE, A DISTANCE OF 39.05 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 81°23'07" W, ALONG THE NORTH RIGHT OF WAY LINE OF W. SHARM DRIVE, A DISTANCE OF 270.26 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°35'00" E, ALONG THE EAST RIGHT OF WAY LINE OF N. JACKSON ROAD (F.M. 3362), A DISTANCE OF 433.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.07 ACRE GROSS OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SHARM COMMERCIAL PARK PHASE III, RECORDED IN VOLUME 47, PAGE 124, MAP RECORDS, HIDALGO COUNTY, TEXAS.

### STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.S. No. 4856

4-28-2025  
DATE

### STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

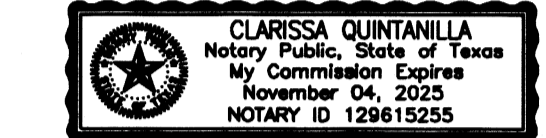
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MARTE COMMERCIAL SUBDIVISION TO THE CITY OF PHARR AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

INMOBILIARIA Y COMERCIALIZADORA DEL NORESTE, LLC  
MANAGING MEMBER: MAURICIO RODRIGUEZ  
3090 RUBEN M. TORRES BLVD.  
BROWNSVILLE, TEXAS  
CAMERON COUNTY

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared MAURICIO RODRIGUEZ MANAGING MEMBER FOR INMOBILIARIA Y COMERCIALIZADORA DEL NORESTE, LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



CLARISSA QUINTANILLA - NOTARY PUBLIC

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DANNY WYLIE, CHAIRMAN, PLANNING & ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_ DR. AMBROSIO HERNANDEZ, MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.

ATTEST: \_\_\_\_\_  
PRESIDENT SECRETARY

### STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



*Marco A. Gonzalez*  
MARCO A. GONZALEZ  
P.E. No. 120016



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

### APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

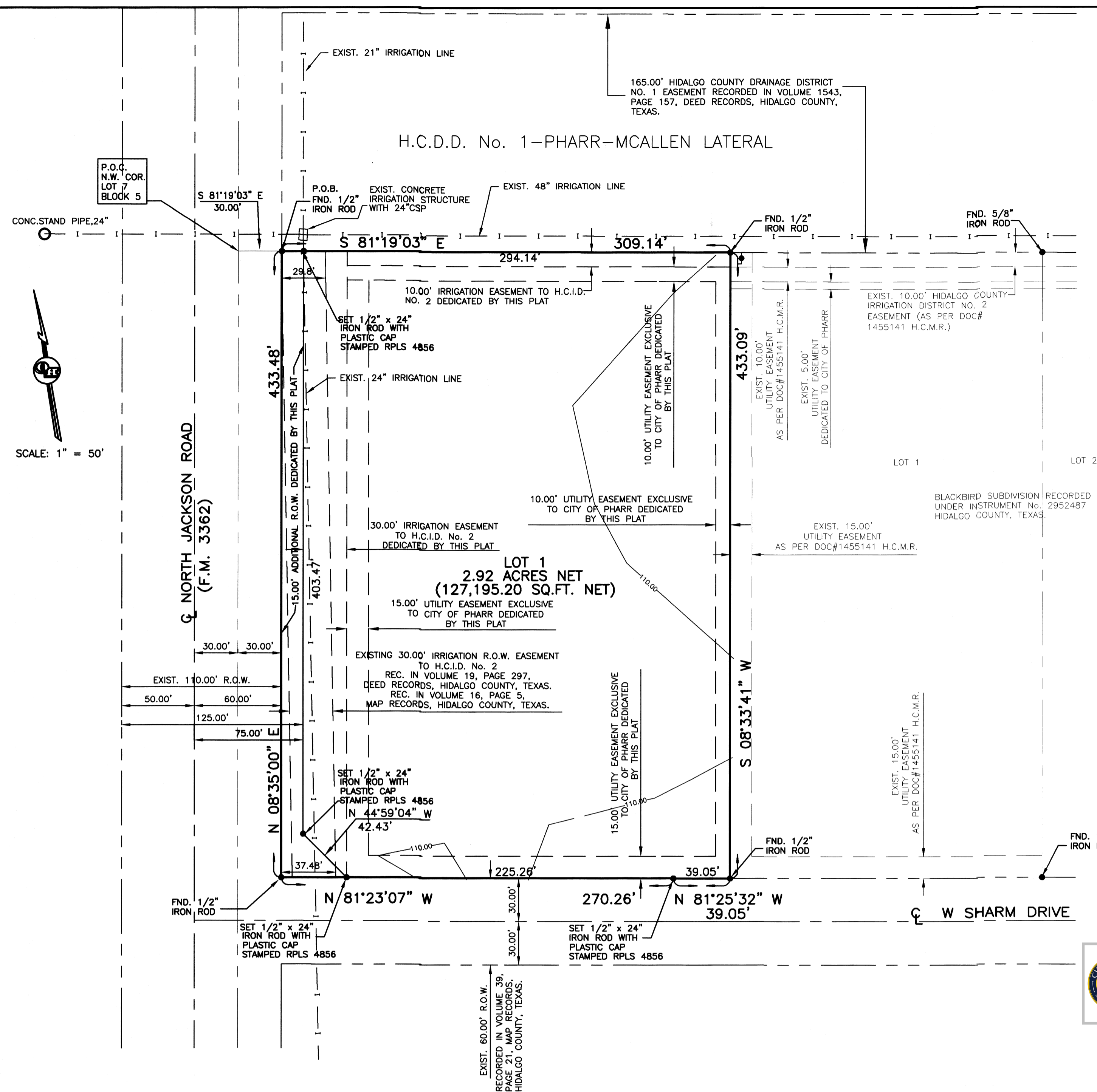
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M. \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM  
SURVEYING REGISTRATION NUMBER 100411-00

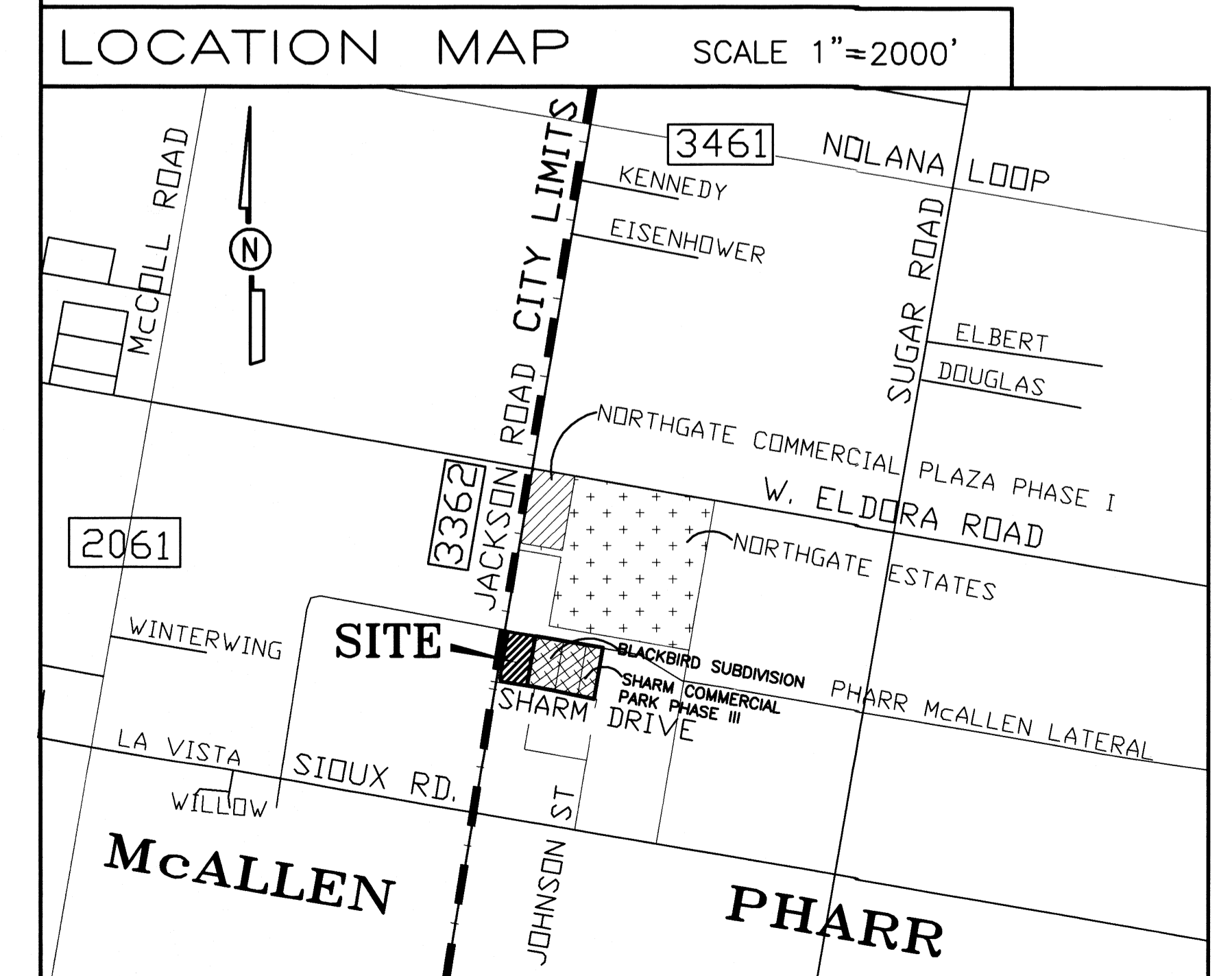
DATE OF PREPARATION: APRIL 28, 2025

| DATE PREPARED | PREPARED BY | CHECKED BY | APPROVED BY |
|---------------|-------------|------------|-------------|
| 04-28-2025    | LU          |            |             |
| DATE REVISION | REVISION BY | CHECKED BY | APPROVED BY |
| 04-16-2025    | GCANTU      |            |             |

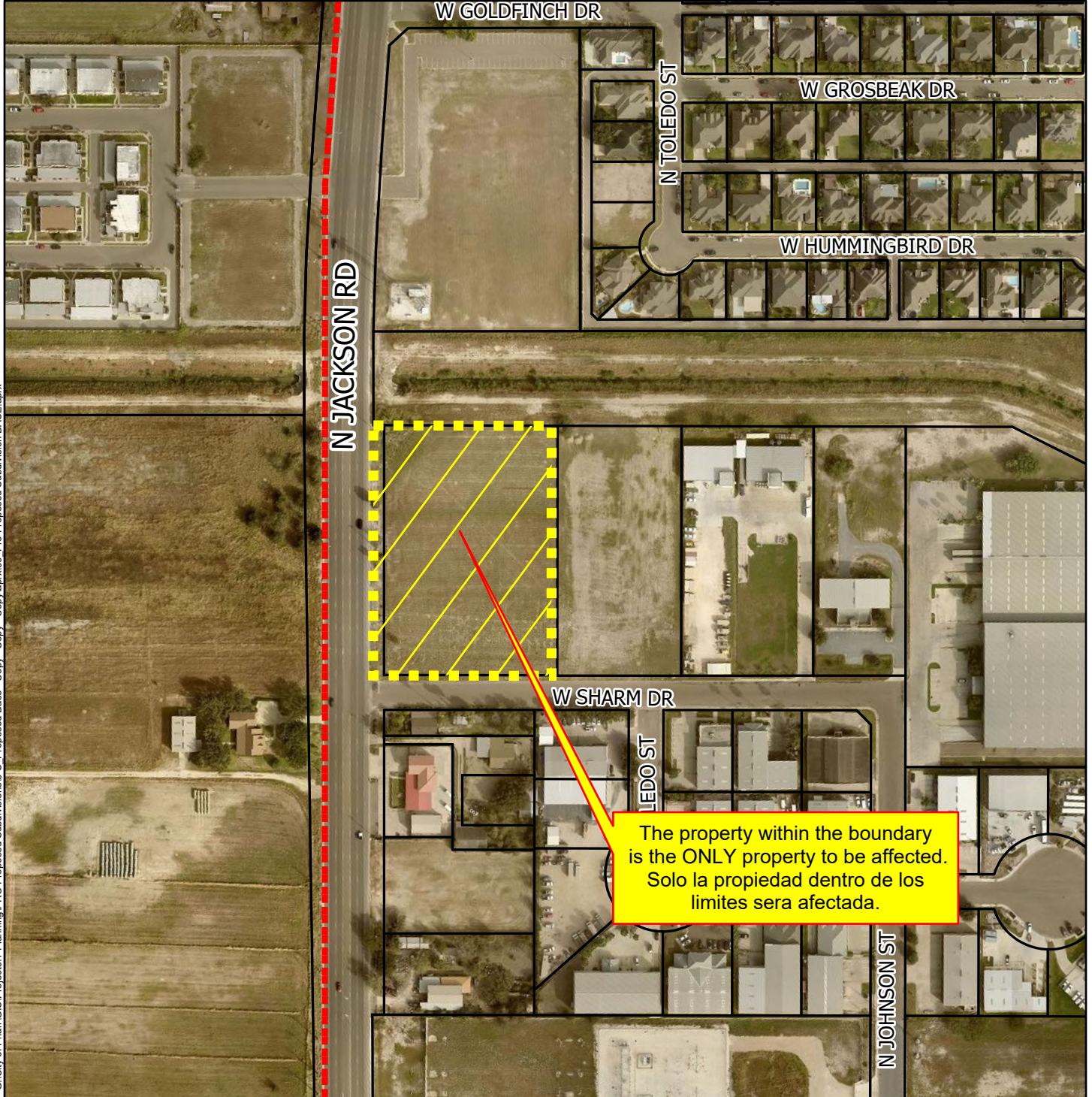


**PRELIMINARY**  
Oct 01, 2025



- #### GENERAL NOTES:
- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING (NO SHADING) COMMUNITY-PANEL NUMBER 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
  - MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB OF THE STREET AT CENTER OF LOT.
  - LEGEND ● - DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
  - SETBACKS AS PER CITY OF PHARR ORDINANCE.
  - NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.
  - STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY .14 ACRES AND A VOLUME OF APPROXIMATELY 0.83 ACRE FEET WILL BE REQUIRED FOR USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
  - A 5.0' SIDEWALK WITH ADA RAMPS WILL BE REQUIRED ALONG JACKSON ROAD AND SHARM DRIVE AT BUILDING PERMIT.
  - CITY OF PHARR BENCHMARK No. 1 ELEV.: 107.35 (NORTHING: 16605744.213-EASTING: 1084164.334) REFERENCE TO BENCHMARK #54 FROM CITY OF PHARR
  - EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH CURRENT DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S.).
  - NO CONSTRUCTION OF ANY STRUCTURES IS ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.
  - OWNERS TO MAINTAIN ROW AND PERIMETER OF SUBDIVISION
  - OWNERS TO MAINTAIN DETENTION/RETENTION AREAS
  - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.
  - ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATIONS IS GRANTED
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
  - LANDSCAPING AS PER CITY OF PHARR ORDINANCE.



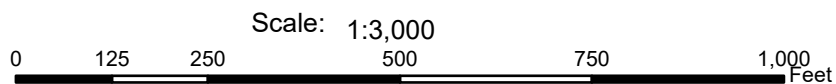
Proposed Subdivision  
Marte Commercial  
AERIAL



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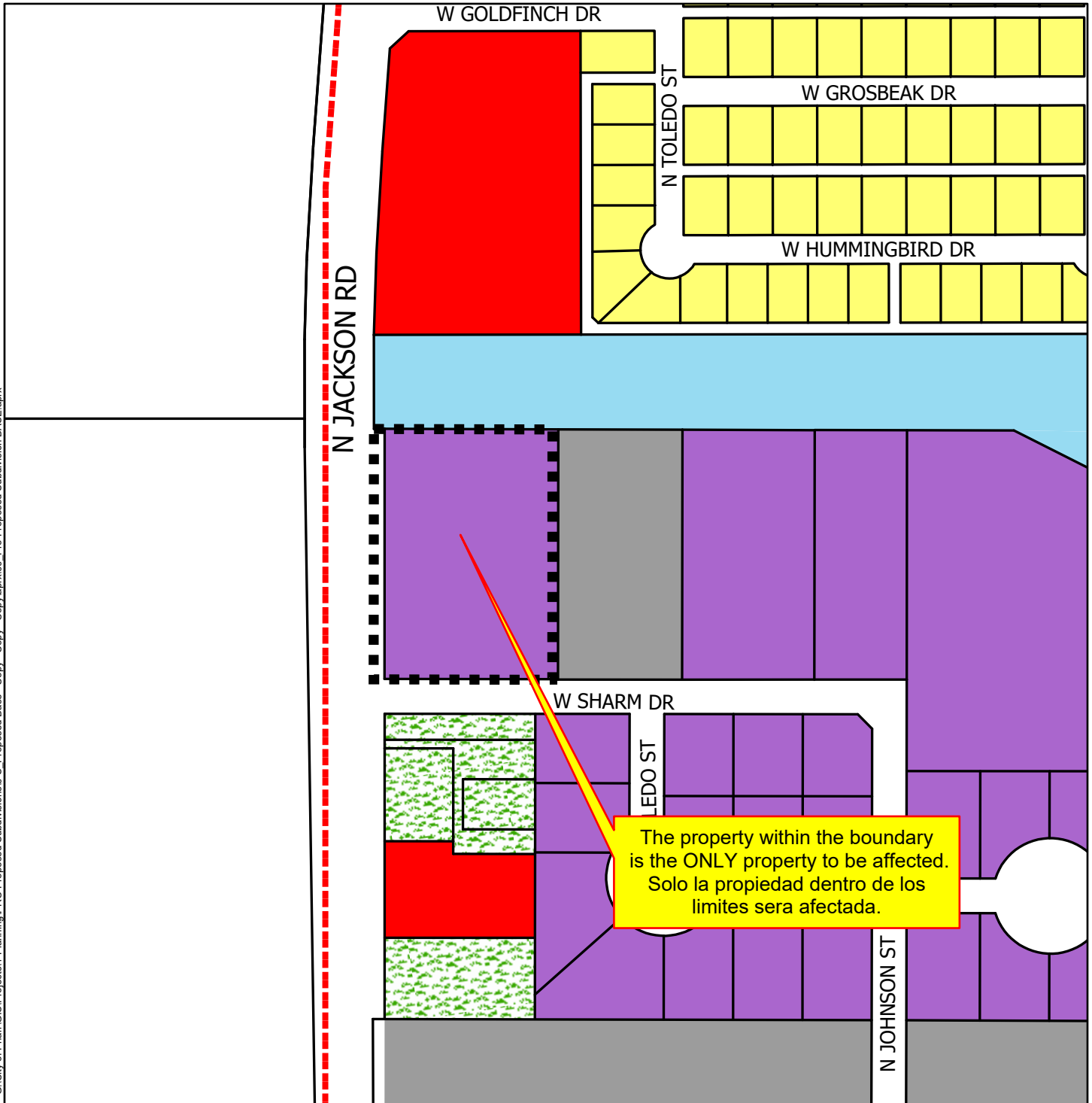
 Subject Property  
 Pharr City Limit

City of Pharr, Texas  
Engineering Department  
956.702.5355



Date: 10/7/2025

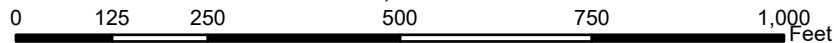
Proposed Subdivision  
 Marte Commercial  
 ZONING



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- |                          |                                       |                    |                          |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| Subject Property         | Residential Multi-Family High Density | General Business   | Neighborhood Commercial  |
| Pharr City Limit         | Mobile Home                           | Business District  | Office Professional      |
| Agricultural Open Space  | Townhouse                             | Drainage Easement  | PSJA ISD                 |
| Single Family            | HUD Code                              | Heavy Commercial   | Hidalgo ISD              |
| Single Family Small Lot  | Rail Road R.O.W                       | Heavy Industrial   | Valley View ISD          |
| Residential Multi-Family | Government Owned                      | Limited Industrial | Planned Unit Development |

Scale: 1:3,000



City of Pharr, Texas  
 Engineering Department  
 956.702.5355



Date: 10/7/2025



**Pharr**  
Development Services



## Site Photo

3200 Blk. of North Jackson Road





## AGENDA MEMORANDUM

**BOARD:** PLANNING & ZONING  
COMMISSION

**AGENDA ITEM #:** D.3.

**DATE SUBMITTED:** October 28, 2025

**MEETING DATE:** November 6, 2025

**FROM:** Kimberly Mendoza, Development  
Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** 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**

**Classification:** Regular

(\* If closed session, City Attorney must review and approve.)

**Issue:** Halff & Associates, representing Andres Zuniga, Member for Zuko Family Limited Partnership, is requesting preliminary plat approval of the proposed Pharr Logistics Center Subdivision.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends preliminary plat approval of the proposed Pharr Logistics Center Subdivision subject to the listed conditions.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### ROUTING:

Kimberly Mendoza  
Ricardo Rodriguez  
David Friedlein  
Kimberly Mendoza

Created/Initiated - 10/28/2025  
Approved - 10/28/2025  
Approved - 10/29/2025  
Final Approval - 10/29/2025



## MEMORANDUM

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**DATE:** THURSDAY, NOVEMBER 6, 2025  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** DEVELOPMENT SERVICES  
**SUBJECT:** PHARR LOGISTICS CENTER  
SUBDIVISION FILE NO. **SUB#251036**

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### GENERAL INFORMATION:

**APPLICANT:** Half, representing Andres Zuniga, Member for Zuko Family Limited Partnership, is requesting preliminary plat approval of the proposed Pharr Logistics Center Subdivision.

**LEGAL DESCRIPTION:** 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.

**LOCATION:** The property is located within the 400 Block of E. Hi-Line Road.

**ZONING:** 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. The property is designated for industrial use in the Land Use Plan.

**PROPERTY PROPOSED USE:** Warehouse.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Development Services recommends preliminary plat approval of the proposed Pharr Logistics Center Subdivision subject to the following conditions:

**STREETS, PAVING  
AND R.O.W.:**

1. Provide street light layout.

**EASEMENTS:**

1. See attached comments.

**SIDEWALK:  
ADA:**

1. Follow City of Pharr Construction Standards Manual.

**FIRE PROTECTION:**

1. See attached comments.

**WATER:**

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

**SEWER:**

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

**DRAINAGE:**

1. See attached comments.

**OTHER:**

1. Duplicated subdivision name, project engineer shall provide new name.
2. See staff comments attached.

**LOCATION:**  
118 S. CAGE BLVD  
1st FLOOR  
PHARR, TX 78577  
PHONE: 956-402-4242



**REVIEWED BY:**  
HERIBERTO MARTINEZ  
PLANNER III  
EDDIE.MARTINEZ@PHARR-TX.GOV

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## **STAFF REVIEW MEETING FOR: PHARR LOGISTICS CENTER MEETING HELD ON: 07/29/2025**

1. Add Sq. Ft. to each lot.
2. City of Pharr public utilities shall have an Exclusive easement dedicated to City of Pharr.
3. Provide status on LOMAR process.
4. Label Net or Gross for Lots.
5. Add dimension arrows along property line for bearings & distances.
6. North arrow to be at True North.
7. Provide status on the HCID 2, item drainage relocation.
8. Review the metes & bounds and make sure they match the plat layout.
9. on utility sheets make sure your north arrow is correct.
10. Show Lot numbers on utility sheets.
11. Fire hydrants shall be within easements.
12. Show water and sewer services for each Lot.

LOCATION:  
801 E. SAM HOUSTON  
PHARR, TEXAS 78577  
PHONE: 956-402-4300



REVIEWED BY:  
JAVIER RODRIGUEZ  
PUBLIC UTILITIES - WD DISTRIBUTION  
SUPERVISOR  
JAVIER.RODRIGUEZ@PHARR-TX.GOV

**STAFF REVIEW MEETING FOR: PHARR LOGISTICS CENTER  
MEETING HELD ON: 07/29/2025**

SUBDIVISION REVIEW FOR:

PHARR LOGISTICS CENTER

\*\*\*\*\*

COMMENTS:                      Initials:    J.R.                                      JULY 29, 2025  
\*\*\*\*\*

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to correct geographical north pole.
- On industrial zone water line will need to be 12' PVC C-900.
- Will need to show all water crossings and connections details.
- Will need to show water valves.
- Comments made may change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to provide all crossings and connections details.
- Sanitary sewer service will need to be 6" or grater.
- Comments made may change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply with the condition(s) or the water meter(s) will not be installed.

**LOCATION:**  
118 S. CAGE BLVD  
1st FLOOR  
PHARR, TX 78577  
PHONE: 956-402-4221



**REVIEWED BY:**  
OFSMAN QUINTANA  
GRADUATE ENGINEER  
OFSMAN.QUINTANA@PHARR-TX.GOV

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## **STAFF REVIEW MEETING FOR: PHARR LOGISTICS CENTER MEETING HELD ON: 07/29/2025**

### PLAT

1. Signatures and seals from P.E. & R.P.L.S. are required.

\*\*\*\*\*

### SITE PLAN

1. Revise waterline size to 12"-in PVC for industrial use.
2. Provide all pertinent City of Pharr details for water, sewer, storm and paving.

\*\*\*\*\*

### DRAINAGE

1. Drainage report to be reviewed and approved by HCDD No. 1.
2. Provide cross-section details of detention pond. Detention area shall require a perimeter fence if depth is 3'-ft or deeper.
3. All detention ponds shall be required to be stabilized using sod or hydro-mulch to prevent erosion.

\*\*\*\*\*

### CLOSEOUT DOCUMENTS

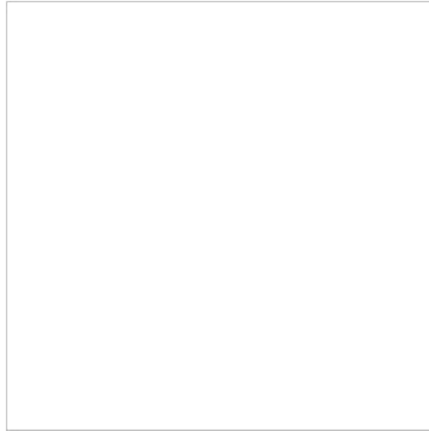
- All As-builts must have the following requirements:
  - As-builts must reflect current field changes. Mark all field changes as existing.
  - Must be Geo referenced, and in an AUTOCAD file.
  - Submit a physical and electronic copy (USB or CD).

### STANDARD REQUIREMENTS

- PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- TCEQ requires 9'-ft separation between water and sewer lines. This includes manholes to be spaced out away from water lines.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards internal street and into nearest storm infrastructures.
- SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE

ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR.  
ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.

**LOCATION:**  
Innovation & Technology



**REVIEWED BY:**  
GERARDO PADRON  
BROADBAND GRADUATE ENGINEER  
GERARDO.PADRON@PHARR-TX.GOV

---

## STAFF REVIEW MEETING FOR: PHARR LOGISTICS CENTER MEETING HELD ON: 07/29/2025

Pre-Preliminary:  
Subdivision: PHARR LOGISTICS  
CENTER

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**Plat Notes:**

- No Notes

**General Notes: Proposed Data/Telephone Access.**

1. Data/Telephone Existing Access Point Location:
2. Estimated at coordinates: coordinates (26° 6'4.29"N 98°11'44.53"W or 26° 6'3.19"N 98°11'36.48"W)
3. Primary Conduit Installation:
  - a. A \*\*1x4" Schedule 40 conduit\*\* or \*\*1x4" SDR11 Orange conduit\*\* Sleeve shall be routed from Northside of East Hi Line estimated coordinates (26° 6'4.29"N 98°11'44.53"W or 26° 6'3.19"N 98°11'36.48"W)
  - b. A \*\*1x4" (Gray conduit) Schedule 40 Type\*\* or \*\*1x4" (Orange Conduit) HDR11 \*\*1x4" (Orange Conduit) SDR11 \*\* Sleeve shall be routed within the Utility Easement from within the Subdivision Location in accordance with Planning and Zoning Site Plan.

**Pharr Connect: Your Reliable Partner for Industrial Data Services**

Pharr Connect is a premier, dependable service designed to meet the diverse needs of the industrial community. Whether you require a primary data source or secondary support, Pharr Connect delivers exceptional services tailored to your business requirements. Here's why Pharr Connect stands out as the ideal solution for your data service needs:

**1. Key Features and Benefits:**

- a. Unmatched Reliability: Pharr Connect serves as a trusted primary or secondary data source, ensuring uninterrupted access to critical information for your operations.
- b. Strategic Location: Access our services conveniently at the following coordinates: (26° 6'4.29"N 98°11'44.53"W or 26° 6'3.19"N 98°11'36.48"W).

This location provides seamless connectivity to data provided by the City of Pharr, ensuring efficiency and ease of use.

**2. Minimal Construction Requirements:**

- a. With existing access points in close proximity, setup is quick and hassle-free, minimizing downtime and disruption to your operations.

**3. Customizable Plans and Competitive Rates:** Our sales team is ready to work with you to develop a plan that fits your budget and business needs. Schedule a meeting today to discuss tailored rates and service options.

**4. Commitment to Excellence:** Pharr Connect is dedicated to providing exceptional service to the industrial community, ensuring your business stays connected, informed, and ahead of the competition.

Why Choose Pharr Connect?

- Proven Dependability<sup>\*\*</sup>: A track record of reliable service delivery.
- Convenient Access<sup>\*\*</sup>: Strategically located for easy connectivity.
- Cost-Effective Solutions<sup>\*\*</sup>: Competitive rates tailored to your needs.
- Minimal Setup<sup>\*\*</sup>: Leveraging existing infrastructure for quick deployment.
- Expert Support<sup>\*\*</sup>: A dedicated team committed to your success.

Pharr Connect is more than just a service—it's a partnership designed to empower your business with the data and connectivity you need to thrive. Contact us today to learn more and schedule a consultation with our sales team. Let Pharr Connect be the backbone of your industrial operations.

“Connect with Confidence. Choose Pharr Connect.”

Please let us know if additional details or clarification are required to proceed with this request.

**LOCATION:**  
1015 E. FERGUSON  
PHARR, TX 78577  
PHONE: 956-402-4350



**REVIEWED BY:**  
ERIK ESPINOZA  
STORMWATER INSPECTOR  
ERIK.ESPINOZA@PHARR-TX.GOV

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## **STAFF REVIEW MEETING FOR: PHARR LOGISTICS CENTER MEETING HELD ON: 07/29/2025**

- Submit an approved Sediment Erosion Control Plan
- Submit an approved copy of your TCEQ Large Construction Permit
- Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.

- Submit an approved Sediment Erosion Control Plan
- Submit an approved copy of your TCEQ Large Construction Permit
- Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.

**LOCATION:**  
118 S. CAGE BLVD  
3rd FLOOR  
PHARR, TX 78577  
PHONE: 956-402-4400



**REVIEWED BY:**  
JOSE GONZALEZ  
FIRE INVESTIGATOR  
JOSE.GONZALEZ@FD.PHARR-TX.GOV

## **STAFF REVIEW MEETING FOR: PHARR LOGISTICS CENTER MEETING HELD ON: 07/29/2025**

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be PAINTED SILVER in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each BLUE MARKER to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE YELLOW OR RED FROM MANUFACTURE AND FINISHED WITH A COAT OF ALUMINUM AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted RED: 15 feet on each side of hydrant (total of 30 feet). \*With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 \* fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.
12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2018; all weather surfaces

must be in place before any final inspection is approved. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

14. All water valves (hydrant and main) shall be open prior to final inspection.

15. Public Utilities personnel must be advised prior to opening and closing existing water valves.

16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

1. The proposed 8-inch internal waterline loop shall be a 12-inch waterline internal loop.

**From:** [John Salinas](#)  
**To:** [Eddie Martinez](#)  
**Cc:** [jl\\_hcid2@att.net](mailto:jl_hcid2@att.net)  
**Subject:** RE: Subdivision Review TPA Warehouse Pharr Subdivision  
**Date:** Monday, July 28, 2025 2:03:12 PM  
**Attachments:** [image007.png](#)  
[image004.png](#)  
[image006.png](#)  
[image008.png](#)

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\*\*\*\* This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. \*\*\*\*

Hello Eddie,

HCID2 reservations, comments and updates for the PHARR LOGISTICS CENTER:

1. We have the general right of way covering all the lot. Vol. 19, pg. 257 and Vol. 19, pg. 257.
2. The existing drain ditch will not be abandoned but removed by separate document.
3. The drain ditch will be re-routed with underground pipeline by a recorded document.
4. The 34' irrigation easement dedicated by this plat along the west side is not correct and will be a recorded instrument.
5. The 30' irrigation easement dedicated by this plat along the north side is not correct and will be a recorded instrument.
6. The 34' irrigation easement dedicated by this plat along the east side is not correct and will not be required.
7. We need the recorded warranty deed of ownership.
8. Plat will need to include the Kelly-Pharr Subdivision name into the p.o.b. label.
9. Plat will need to exclude 56.59 acres from the district.
10. Our office will need the certificate of filing for the corporation/llc and documentation who is authorized to sign.
11. Additional plat note: A permit is required for any utility service crossing a HCID2 right of way, easement or facility.

If there are any questions, please advise or call our office. Thank you.

John Salinas  
Hidalgo County Irrigation District No. 2  
P.O. Box 6  
San Juan, TX 78589  
Office: (956) 787-1422  
Fax: (956) 781-7622  
Email: [jbsalinas@hcid2.org](mailto:jbsalinas@hcid2.org)

---

**From:** Eddie Martinez [<mailto:eddie.martinez@pharr-tx.gov>]  
**Sent:** Friday, July 25, 2025 9:05 AM  
**To:** John Salinas; Javier

**Subject:** FW: Subdivision Review

Please see email below

Heriberto Martinez, Planner III  
956-402-4242  
P.O. Box 1729  
118 S. Cage Blvd.  
Pharr Texas, 78577  
Website: [www.pharr-tx.gov](http://www.pharr-tx.gov)



---

**From:** Eddie Martinez

**Sent:** Friday, July 25, 2025 9:02 AM

**To:** isaac.gonzalez@hcdd1.org; esther.mireles@hcdd1.org; hcid2@sbcglobal.net; peter.garza@usps.gov; jl3008@att.com; erick.torres@charter.com; Rafael.Macias@onegas.com; Rene.Casares@onegas.com; svallejo@rgv911.org; rafael.gonzales@psjaisd.us; tammy.saenz@psjaisd.us; mavaldes@aep.com; dlucio@aep.com; khernandez@aep.com; jolague@aep.com; jlozano@magicvalley.coop; carlosguajardo@magicvalley.coop

**Cc:** Joe Garza <joe.garza@pharr-tx.gov>

**Subject:** Subdivision Review

The attached subdivision plans are been reviewed by the City and are been routed to you for review and comments as well, if any. Please provide me with any comments that you may have, so I can make the developer aware of the comments.

If you have any questions please let me know.

Thank you

Heriberto Martinez, Planner III  
956-402-4242  
P.O. Box 1729  
118 S. Cage Blvd.  
Pharr Texas, 78577  
Website: [www.pharr-tx.gov](http://www.pharr-tx.gov)



# Pharr

Development Services



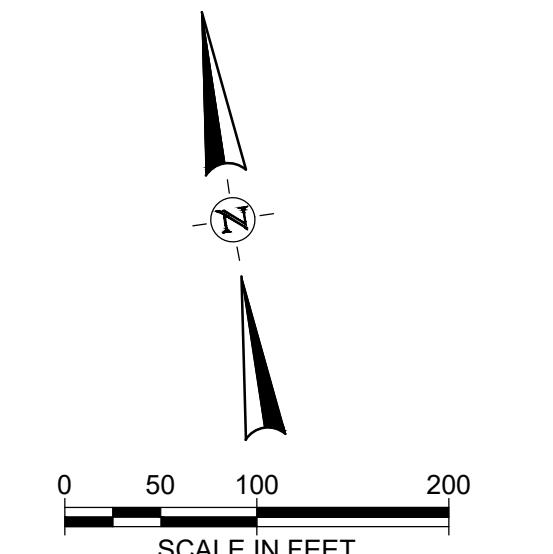
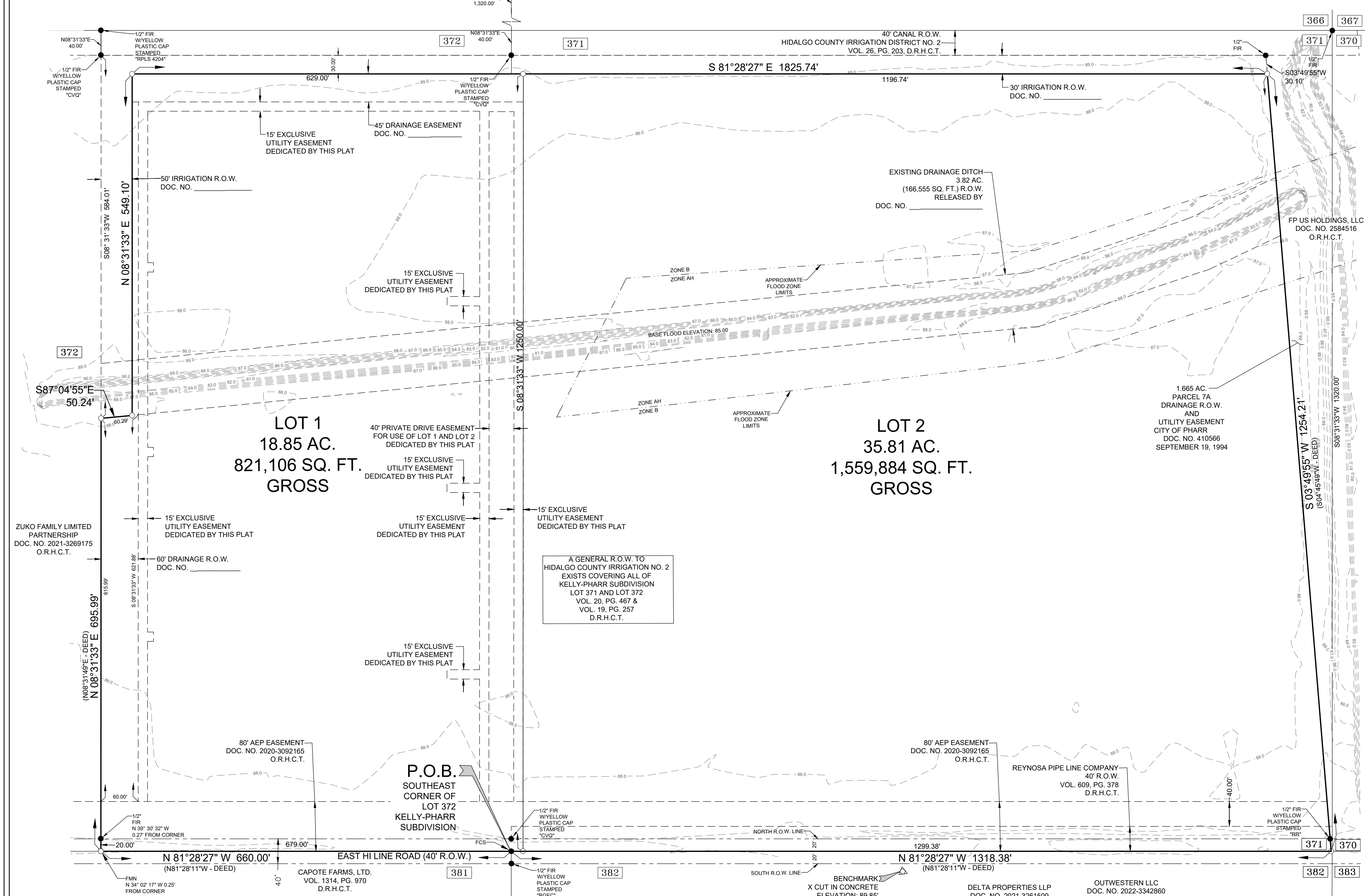
PROUD TO BE

A Certified *Scenic* City



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MAP OF THE SUBDIVISION OF PORCIONES 66, 67, 69 AND 70 AND KNOWN AS KELLY-PHARR SUBDIVISION



Basis of bearing is referenced to the Texas state-plane coordinate system (Texas South Zone 4205, North American Datum of 1983 (NAD83) 2011 adjustment, Epoch 2010.00, Geoid 18. The survey vertical datum is the North American Vertical Datum of 1988 (NAVD88). All elevations are in U.S. survey feet. All distances are shown in Grid and U.S. Survey Feet.

STATE OF TEXAS  
COUNTY OF HIDALGO:

This plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

No improvements of any kind (including without limitation, trees, fences and buildings) shall be placed upon Hidalgo County Irrigation District No. 2 rights-of-way or easements.

President \_\_\_\_\_ Attest: \_\_\_\_\_  
Secretary \_\_\_\_\_

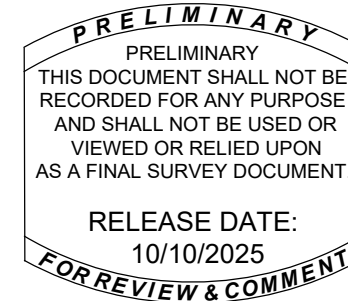
STATE OF TEXAS  
COUNTY OF HIDALGO:

Approved and authorized for record by the Planning and Zoning Commission, City of Pharr, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Planning and Zoning Commission of the City of Pharr, Texas.

Danny Wylie, Chairman \_\_\_\_\_ Date \_\_\_\_\_  
Planning and Zoning Commission

The undersigned hereby certifies that this survey was made on the ground on 04/17/2025; that the improvements on the ground are as shown hereon; that there are no visible overlappings, no apparent conflicts or visible easements, except as shown hereon. This survey conforms to or exceeds the current minimum standards as adopted by the Texas Board of Professional Engineers and Land Surveyors.

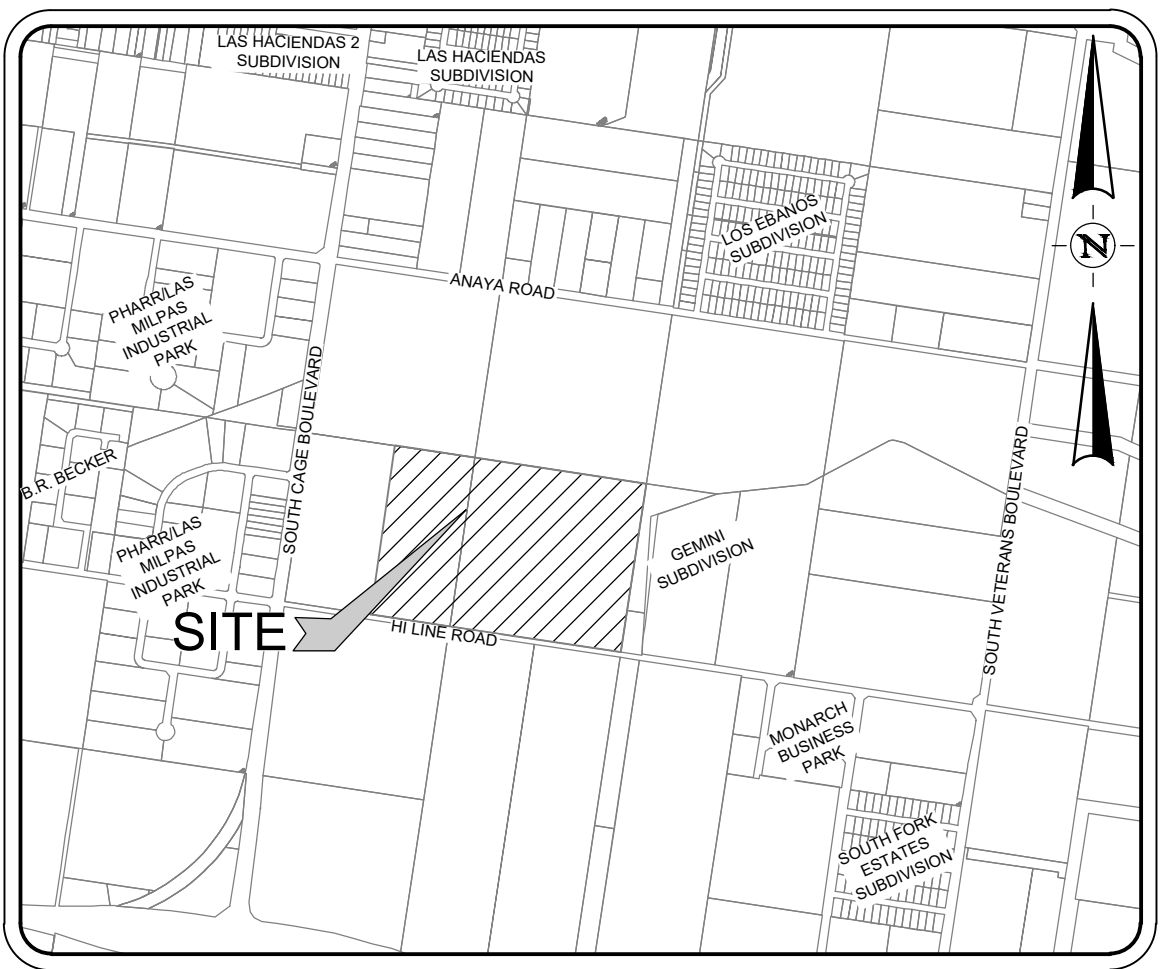
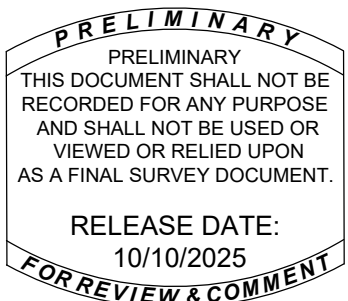
Guadalupe B. Nuñez Jr.  
Registered Professional  
Land Surveyor Texas No. 5914  
Half, Inc.



STATE OF TEXAS  
COUNTY OF HIDALGO

I, Roxiee Lee De La Cruz, a Licensed Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

Roxiee Lee De La Cruz  
Licensed Professional Engineer  
Registration No. 137892



LOCATION MAP  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF HIDALGO:

I, the undersigned owner of the land shown in this plat, and designated herein as PHARR LOGISTICS CENTER to the City of Pharr, County of Hidalgo, Texas, and whose name is subscribed hereto, do hereby subdivide such property and dedicate to the use of the public all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes of consideration therein expressed.

Andres Zuniga  
Authorized Signer  
Zuko Family Limited Partnership  
2412 S. Jackson Rd.  
Pharr, TX 78574

STATE OF TEXAS  
COUNTY OF HIDALGO:

Before me, the undersigned authority, on this day personally appeared Andres Zuniga, Manager, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary public  
Hidalgo County, Texas

STATE OF TEXAS  
COUNTY OF HIDALGO:

I, the undersigned Mayor of the City of Pharr, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this city wherein my approval is required.

Ambrosio Hernandez \_\_\_\_\_ Date \_\_\_\_\_  
Mayor, City of Pharr

City Clerk \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO:

Hidalgo County Drainage District No. 1 hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Texas Water Code 49.211(c). The district has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision based on generally accepted engineering criteria. It is the responsibility of the developer and his engineer to make these determinations.

Raul E. Sesin, P.E. C.F.M. \_\_\_\_\_ Date \_\_\_\_\_  
By, Hidalgo County Drainage District No. 1  
General Manager

GENERAL NOTES:

- Benchmark information:  
City of Pharr Benchmark #4, An aluminum disk located along the West side of the Juniper at the intersection of Gary St. N=16560518.62, E=1087052.20 (GRID) Elevation = 89.43 feet (NAVD 88)  
Benchmark "X" cut located along the south curb line of Hi Line Road, 685 feet southwest of the southeast corner of this plat. N=16562101.07, E=1084733.83 (GRID) Elevation = 89.85 feet (NAVD 88).
- The subject property lies within "Zone B" defined as areas between limits of the 100-year flood and 500-year flood; or certain areas less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (Medium Shading) and located in Zone AH defined as areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined, as depicted on the FEMA Flood Insurance Rate Map of Hidalgo County, Texas, map no. 4803340500B, dated January 2, 1981. Base Flood Elevation: 85.00
- Minimum building setback lines shall be as per City of Pharr ordinance.
- Minimum finish floor elevation: 18" above top of curb.
- No building or structures shall be constructed over any easement.
- All corner, angle points and points of curvature or tangency delineating the boundary of the land shown herein and all lot corners as being platted have been marked with a 1/2-inch iron rod with a yellow plastic cap stamped "HALFF", unless otherwise stated, or left as found those monuments that represent or reference the boundary.
- Landscaping as per City of Pharr ordinance and zoning requirements at the time of building permit.
- Storm Water detention is required for this property. The engineer of record for the subdivision plat has estimated that an on-site area of approximately 3.89 acres and an on-site volume of approximately 13.22-acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this industrial development.
- Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES).
- Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
- Additional fire protection may be required during the Building Permit Phase in order to provide any additional fire protection requirement.
- Owners to maintain R.O.W. and perimeter of subdivision.
- Owners to maintain detention and retention areas.
- A permit is required for any utility service crossing a HCID2 right of way, easement or facility.

METES AND BOUNDS DESCRIPTION

Being a 54.66 acre tract of land, more or less, out of Lots 371 and 372, Map of The Subdivision of Porciones 66, 67, 69 and 70 and known as Kelly-Pharr Subdivision, as recorded in Volume 3, Pages 133 and 134 of the Deed Records of Hidalgo County, Texas, said 54.66 acre tract further being comprised of a portion of a called 19.394 acre tract conveyed to Zuko Family Limited Partnership as recorded in Document Number 2024-3609786 of the Official Records of Hidalgo County, Texas, said 54.66 acre tract also being comprised of a called 1.34 acre tract conveyed to Zuko Family Limited Partnership as recorded in Document Number 3609787 of the Official Records of Hidalgo County, Texas, said 54.66 acre tract also being comprised of a portion of a called 37.20 acre tract conveyed to Zuko Family Limited Partnership as recorded in Document Number 2021-3269175 of the Official Records of Hidalgo County, Texas, said 54.66 acre tract being more particularly located and described as follows:

**BEGINNING** at a cotton picker spindle found in the Southeast corner of said Lot 372, said corner being in the centerline of Hi Line Road (existing 40 ft wide road right-of-way), said corner being in the South line of this 54.66 acre tract;

**THENCE**, with the South line of said Lot 372, same being the centerline of said Hi Line Road, North 81 degrees 29 minutes 27 seconds West (recorded North 81 degrees 28 minutes 11 seconds West - Deed), a distance of 660.00 feet to the Southeast corner of said Lot 372 conveyed to Zuko Family Limited Partnership as recorded in Document Number 3269175 of the Official Records of Hidalgo County, Texas, a magnetic nail found at North 34 degrees 02 minutes 17 seconds West, a distance of 0.25 feet from said corner, said corner being the Southwest corner of this 54.66 acre tract;

**THENCE**, with a line parallel to and at a distance of 660.00 feet perpendicular from the East line of said Lot 372, North 08 degrees 31 minutes 33 seconds East (recorded North 08 degrees 31 minutes 49 seconds East - Deed), a distance of 20.00 feet to the North right-of-way line of said Hi Line Road, a one-half inch iron rod found at North 39 degrees 30 minutes 32 seconds West, a distance of 0.27 feet from said point, continuing with a line parallel to and at a distance of 660.00 feet perpendicular from the East line of said Lot 372, at a total distance of 695.99 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the Southwest corner of said 1.34 acre tract, a one-half inch iron rod with a yellow plastic cap stamped "CVQ" found at North 08 degrees 31 minutes 33 seconds West, a distance of 584.01 feet from said corner, said corner being a corner of this 54.66 acre tract;

**THENCE**, with the South line of said 1.34 acre tract, South 87 degrees 04 minutes 55 seconds East, a distance of 50.24 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 54.66 acre tract;

**THENCE**, North 08 degrees 31 minutes 33 seconds East, a distance of 549.10 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for the Northwest corner of this 54.66 acre tract;

**THENCE**, with a line parallel to and at a distance of 70.00 feet from the North line of said Lot 372, South 81 degrees 28 minutes 27 seconds East, a distance of 629.00 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, continuing at a total distance of 1,825.74 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the East line of said 37.20 acre tract, same being the West line of a called 1.665 acre drainage right-of-way and utility easement conveyed to the City of Pharr as recorded in Document Number 410566 of the Official Records of Hidalgo County, Texas, for the Northeast corner of this 54.66 acre tract;

**THENCE**, with the East line of said 37.20 acre tract, same being the West line of said 1.665 acre tract, South 03 degrees 49 minutes 55 seconds West (recorded South 04 degrees 45 minutes 49 seconds West - Deed), a distance of 1,234.14 feet to an iron rod with a yellow plastic cap stamped "RR" found in the North right-of-way line of said Hi Line Road, continuing with the East line of said 37.20 acre tract, same being the West line of said 1.665 acre tract, at a total distance of 1,254.21 feet, to a cotton picker spindle found in the South line of said Lot 371, said point being the Southeast corner of said 37.20 acre tract, same being the Southwest corner of said 1.665 acre tract, said corner being the Southeast corner of this 54.66 acre tract;

**THENCE**, with the South line of said Lot 371, same being the South line of said 37.20 acre tract, North 81 degrees 28 minutes 27 seconds West (recorded North 81 degrees 28 minutes 11 seconds West - Deed), a distance of 1,318.38 feet, to the **POINT OF BEGINNING**;

Said described tract of land containing 54.66 acres, more or less.

PORCION 66, JOSE FELIX HINOJOSA SURVEY, ABSTRACT NO. 39  
PORCION 67, DOMINGO FONSECA SURVEY, ABSTRACT NO. 33  
PORCION 69, JUAN JOSE HINOJOSA SURVEY, ABSTRACT NO. 40  
PORCION 70, ANTONIO VELASCO SURVEY, ABSTRACT NO. 45

PRINCIPAL CONTACTS  
OWNER: ZUKO FAMILY LIMITED PARTNERSHIP 2412 S. JACKSON RD. PHARR, TX 78574 (770) 436-3400  
ENGINEER: HALFF ASSOCIATES, INC. 5000 W. MILITARY STE. 100 MCALLEN, TX 78503 (956) 664-0286  
SURVEYOR: HALFF ASSOCIATES, INC. 5000 W. MILITARY STE. 100 MCALLEN, TX 78503 (956) 664-0286



FILE FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

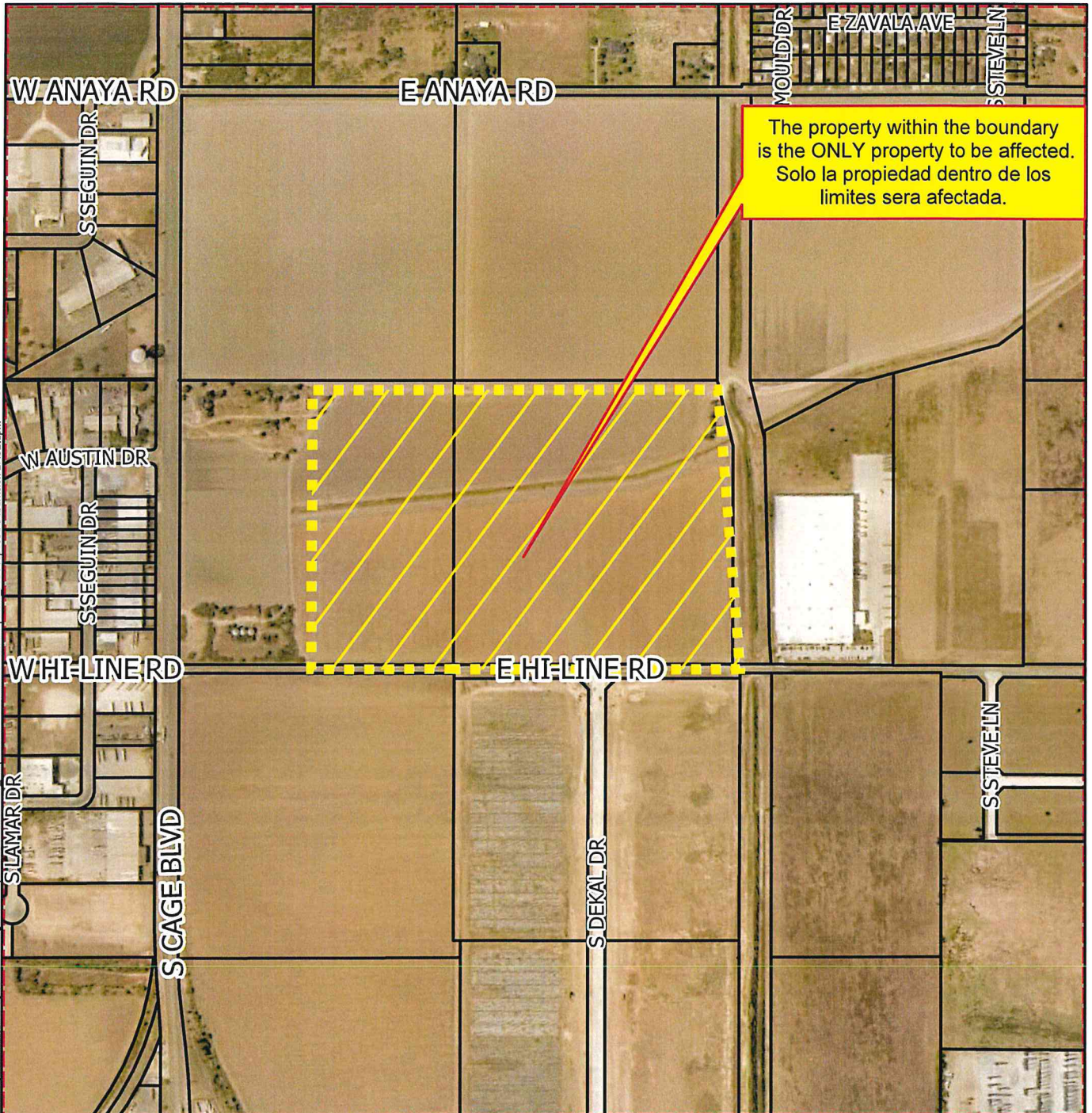
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

PRELIMINARY PLAT  
PHARR LOGISTICS  
CENTER  
A 54.66 ACRE TRACT  
OUT OF LOTS 371 AND 372  
KELLY-PHARR SUBDIVISION  
OF PORCIONES 66, 67, 69 AND 70  
SITUATED IN THE  
CITY OF PHARR,  
HIDALGO COUNTY, TEXAS  
BY





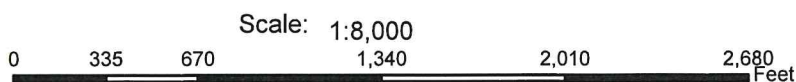
5000 WEST MILITARY, SUITE 100  
MCALLEN, TX 78503-7448  
TEL: (956) 664-0286  
TBEELS SURVEYING FIRM #10029600  
DATE OF PREPARATION: OCTOBER 2025

AERIAL



G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\S. Proposed TPA Warehouse Pharr\app\00 Pro Proposed Subdivision BASE.aprx

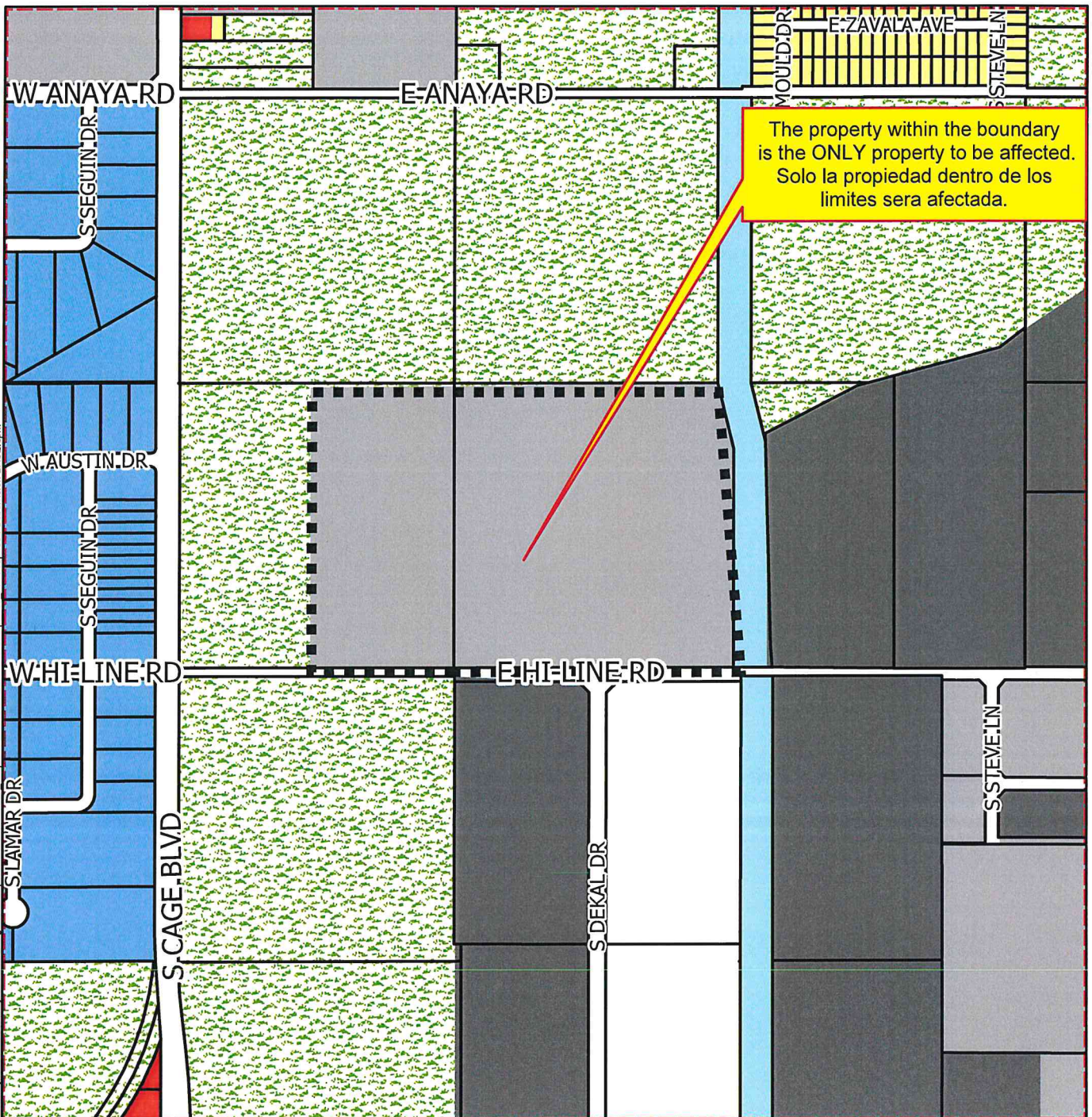
-  Subject Property
-  Pharr City Limit



Proposed Subdivision  
 Pharr Logistics Center Subdivision  
 Half Associates, Inc.



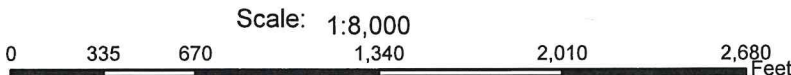
ZONING



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- |                          |                                       |                    |                          |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| Subject Property         | Residential Multi-Family High Density | General Business   | Neighborhood Commercial  |
| Pharr City Limit         | Mobile Home                           | Business District  | Office Professional      |
| Agricultural Open Space  | Townhouse                             | Drainage Easement  | PSJA ISD                 |
| Single Family            | HUD Code                              | Heavy Commercial   | Hidalgo ISD              |
| Single Family Small Lot  | Rail Road R.O.W                       | Heavy Industrial   | Valley View ISD          |
| Residential Multi-Family | Government Owned                      | Limited Industrial | Planned Unit Development |

City of Pharr, Texas  
 Engineering Department  
 956.702.5355



Date: 7/29/2025



**Pharr**  
Development Services



## Site Photo

400 Blk. of East Hi-Line Road.

