



**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 20, 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 November 6, 2025 - Regular Called Meeting

D. PUBLIC HEARING: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

E. PLATS:

1) 1. Supreme Engineering, PLLC, representing Hugo A. De La Garza, Owner, is requesting final plat approval of the proposed Yellow Storage Subdivision. The property is legally described as being 1.667 acres out of the south, 5.00 acres of the west, 10.0 acres of the east 20 acres of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of W. Dicker Rd. **SUB#231236**

F. ANNOUNCEMENTS:

G. 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.

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

I. 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 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. This Notice was posted on the 10th day of November 2025 at 4:30 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 10th day of November 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. November 06, 2025 - 4:00 p.m.

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

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

MEMBERS ABSENT: Charlie Ramirez
Ruben Luna

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

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

Danny Wylie, Chairman, called the meeting to order at 4:00 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY:

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES

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

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

ITEM D. PLATS:

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

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

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

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

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

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

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

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

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

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

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

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

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

ITEM E. ANNOUNCEMENTS:

None

ITEM F. CLOSED SESSION:

None

ITEM G. RECONVENE:

None

ITEM H. ADJOURMENT:

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

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS THE 6th DAY OF NOVEMBER 2025 the Planning and Zoning Commission of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner’s Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **KARINA GONZALEZ, SECRETARY**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

KARINA GONZALEZ, SECRETARY

APPROVED:



AGENDA MEMORANDUM

BOARD: PLANNING & ZONING COMMISSION

AGENDA ITEM #: E.1.

DATE SUBMITTED:

MEETING DATE: November 20, 2025

FROM: Joe Garza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Joe Garza

Agenda Item: 1. Supreme Engineering, PLLC, representing Hugo A. De La Garza, Owner, is requesting final plat approval of the proposed Yellow Storage Subdivision. The property is legally described as being 1.667 acres out of the south, 5.00 acres of the west, 10.0 acres of the east 20 acres of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of W. Dicker Rd. SUB#231236

Classification: Regular

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

Issue: Subdivision Plat

Fiscal Consideration:

Staff Recommendation: Staff Recommends Approval

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Joe Garza
Kimberly Mendoza
Joe Garza

Created -
-
-



MEMORANDUM

DATE: THURSDAY, NOVEMBER 20, 2025
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: YELLOW STORAGE SUBDIVISION
FILE NO. **SUB#231236**

GENERAL INFORMATION:

APPLICANT: Supreme Engineering, PLLC, representing Hugo A. De La Garza, Owner, is requesting final plat approval of the proposed Yellow Storage Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.667 acres out of the south 5.00 acres of the west 10.0 acres of the east 20 acres of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 500 Block of W. Dicker Rd.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) and Agricultural and or Open/Space District (A-O) to the east and west, Single Family Residential District (R-1) to the north and south. The property is designated for single family residential and commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail/storages.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Yellow Storage Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.: 1. In compliance.

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: 1. In compliance.

This item will go before the City Commission meeting of December 01, 2025 at 4:00 p.m.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **YELLOW STORAGE SUBDIVISION**, TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF PHARR, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF PHARR.

HUGO A. DE LA GARZA
33 CONSTRUCTION & ENERGY LLC.
A TEXAS LIMITED LIABILITY COMPANY
2600 SALAMANCA ST.
PHARR, TEXAS 78577

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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____

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

PLANNING & ZONING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION 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.

DANNY WYLIE, CHAIRMAN _____ DATE _____

MAYOR, CITY OF PHARR

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.

DR. AMBROSIO HERNANDEZ, M.D. _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

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

APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE 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 No. 2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT

ATTEST: _____
SECRETARY

METES AND BOUNDS

A 1.667 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 5.0 ACRES OF THE WEST 10.0 ACRES OF THE EAST 20.0 ACRES OF LOT THREE HUNDRED TWENTY SIX (326), KELLY PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 AND 134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.667 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF WEST DICKER ROAD (80.0'RIGHT-OF-WAY) AT THE SOUTHWEST CORNER OF WEST DICKER SUBDIVISION AS RECORDED IN VOLUME 27, PAGE 47, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 326 BEARS, SOUTH 81°35'00"EAST A DISTANCE OF 440.00 FEET;

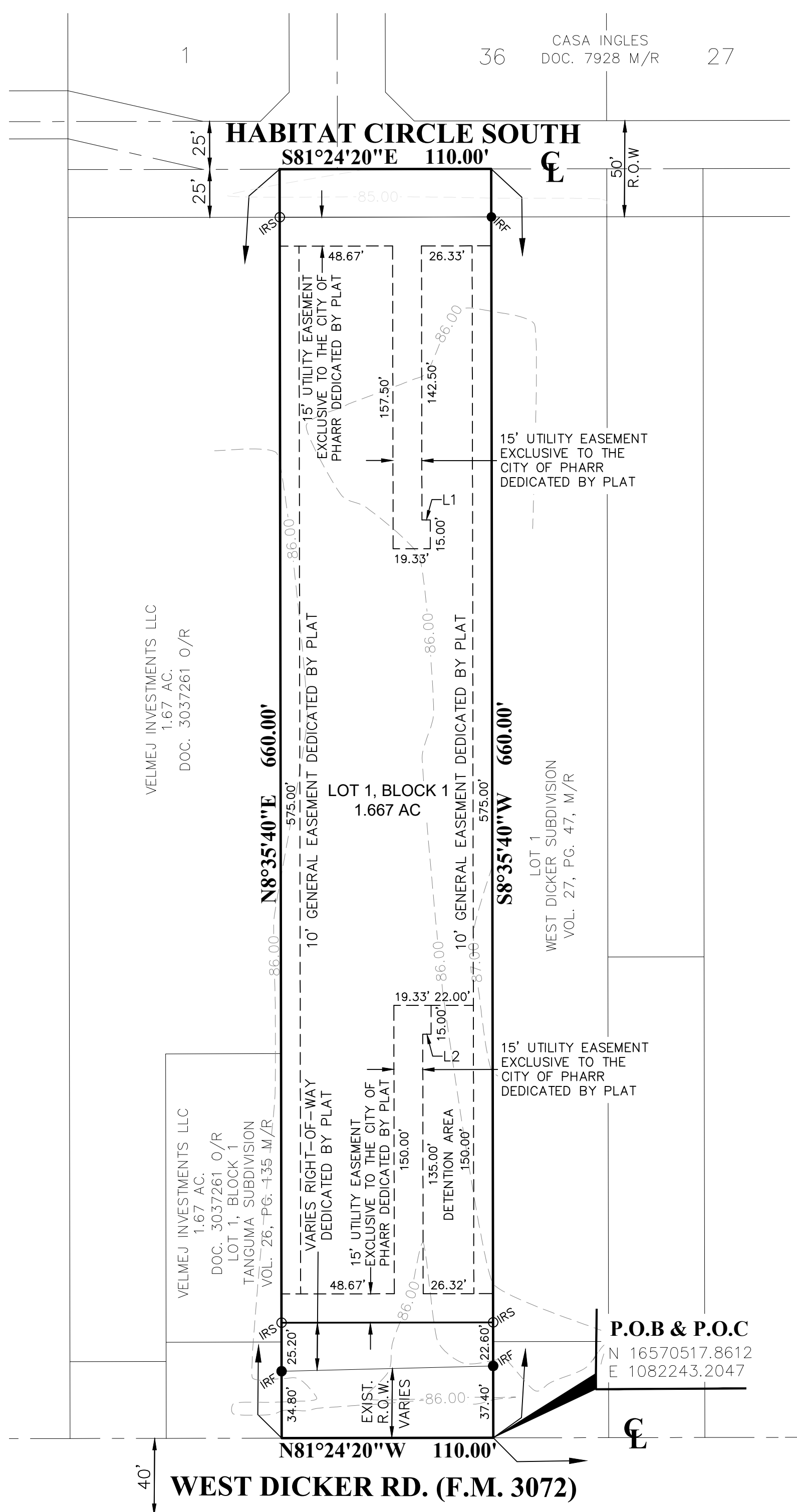
THENCE, NORTH 81°24'20"WEST, ALONG THE CENTERLINE OF SAID WEST DICKER ROAD AND THE SOUTH BOUNDARY LINE OF SAID LOT 326, A DISTANCE OF 110.00 FEET, TO A POINT AT THE SOUTHEAST CORNER OF TANGUMA SUBDIVISION AS RECORDED IN VOLUME 26, PAGE 135, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08°35'40"EAST, ALONG THE EAST BOUNDARY LINE OF SAID TANGUMA SUBDIVISION AND THE EAST BOUNDARY LINE OF THAT CERTAIN 1.67 ACRE TRACT OF LAND RECORDED IN DOCUMENT 3037261, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 34.80 FEET, PASS A 1/2 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SAID WEST DICKER ROAD, AT A DISTANCE OF 635.00 FEET, PASS A 1/2 INCH IRON ROD SET WITH A SURVEYOR'S CAP STAMPED "SOUTHPOINT 5974" ON THE SOUTH RIGHT-OF-WAY LINE OF HABITAT CIRCLE SOUTH (50.0'RIGHT-OF-WAY), CONTINUING A TOTAL DISTANCE OF 660.00 FEET, TO A POINT IN THE CENTERLINE OF HABITAT CIRCLE SOUTH AT THE NORTHEAST CORNER OF THE AFOREMENTIONED 1.67 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81°24'20"EAST, ALONG THE CENTERLINE OF HABITAT CIRCLE SOUTH, A DISTANCE OF 110.00 FEET, TO A POINT AT THE NORTHWEST CORNER OF WEST DICKER SUBDIVISION AS DEPICTED AND RECORDED IN VOLUME 27, PAGE 47, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°35'40"WEST, ALONG THE WEST BOUNDARY LINE OF SAID WEST DICKER SUBDIVISION, AT A DISTANCE OF 23.89 FEET, PASS A 1/2 INCH IRON ROD FOUND FOR REFERENCE, AT A DISTANCE OF 25.00 FEET, PASS THE SOUTH RIGHT-OF-WAY LINE OF HABITAT CIRCLE SOUTH, AT A DISTANCE OF 622.60 FEET, PASS A 1/2 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF WEST DICKER ROAD, CONTINUING A TOTAL DISTANCE OR 660.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID TRACT CONTAINS 1.667 ACRES, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER:	33 CONSTRUCTION & ENERGY LLC	2600 SALAMANCA ST. PHARR, TEXAS 78577	(956)617-0367
ENGINEER:	OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7 EDINBURG, TEXAS 78539	(956)403-1314
SURVEYOR:	R. MICHAEL WOOD, R.P.L.S.	1409 N. STUART PLACE RD. SUITE A HARLINGEN, TEXAS 78550	(956)245-1937




THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REVIEW COPY

OMAR CANO, P.E.
LICENSE PROFESSIONAL ENGINEER No. 120081

DATE _____




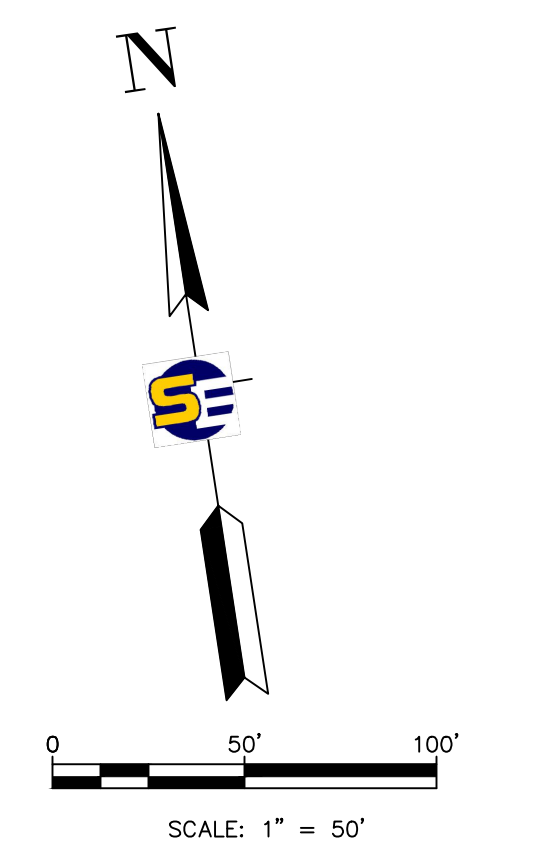
THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY

R. MICHAEL WOOD R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5974
SURVEY FIRM No. 10194358

DATE _____

BEARINGS ARE GRID NORTH, BASED TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE (4205), NAD83 (2007)

LEGEND

● 1/2" IRON ROD FOUND
○ 1/2" IRON ROD SET W/CAP STAMPED "SOUTHPOINT 5974"

FILED 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

Line Table		
LINE	BEARING	DISTANCE
L1	S81°24'20"E	4.33'
L2	S81°24'20"E	4.33'

S.E. CORNER
LOT 326
KELLY-PHARR
SUBDIVISION

N 16570517.8612
E 1082243.2047



LOCATION MAP
SCALE: 1" = 50'

LOCATION OF YELLOW STORAGE SUBDIVISION WITH RESPECT TO THE CITY LIMITS OF THE PHARR MUNICIPALITY:

YELLOW STORAGE SUBDIVISION IS LOCATED WEST FROM THE INTERSECTION OF S. CAGE BLVD (U.S. 281) & DICKER RD. IN THE NEARBY MUNICIPALITY IS THE CITY OF PHARR, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF PHARR. YELLOW STORAGE SUBDIVISION LIES WITHIN THE CITY LIMITS OF PHARR IN HIDALGO COUNTY PRECINCT No. 2. THE ESTIMATE POPULATION OF THE CITY OF PHARR IS 79,715 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

- GENERAL NOTES**
- ZONING DISTRICT: GENERAL BUSINESS DISTRICT (C)
 - BUILDING SETBACKS AS PER CITY ORDINANCE
 - FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B".
THIS PROPERTY APPEARS TO LIE WITHIN ZONE "B" (AREAS BETWEEN LIMITS OF THE 100-YEARS FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH 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) ACCORDING TO THE FLOOD INSURANCE RATE MAP OF COMMUNITY PANEL NO. 480334 0425 C, REVISED NOVEMBER 16, 1982.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.
 - STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
 - A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG W. DICKER RD. AT THE TIME OF BUILDING PERMIT.
 - STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1.67 ACRES AND A VOLUME OF APPROXIMATELY 12,885 CUBIC FEET OR 0.30 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 RESIDENTIAL DEVELOPMENT.
 - LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 - ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 - PROPERTY OWNER/S SHALL MAINTAIN ROW AND PERIMETER OF THE PROPERTY.
 - PROPERTY OWNER/S SHALL MAINTAIN AND NOT COVER THE DETENTION/RETENTION AREA.
 - EROSION & SEDIMENT CONTROLS MUST BE IN ACCORDANCE WITH TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S.) AND TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (T.C.E.Q.)
 - BENCHMARK: CITY OF PHARR MONUMENT No. 16 - ELEVATION 84.02 . BENCHMARK IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CAGE BLVD. AND W. DICKER ROAD (FM 3072). [NORTHING: 16570233.296, EASTING: 1083822.613]
 - FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET ADDITIONAL FIRE PROTECTION REQUIREMENTS.



SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7
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PLAT OF YELLOW STORAGE SUBDIVISION

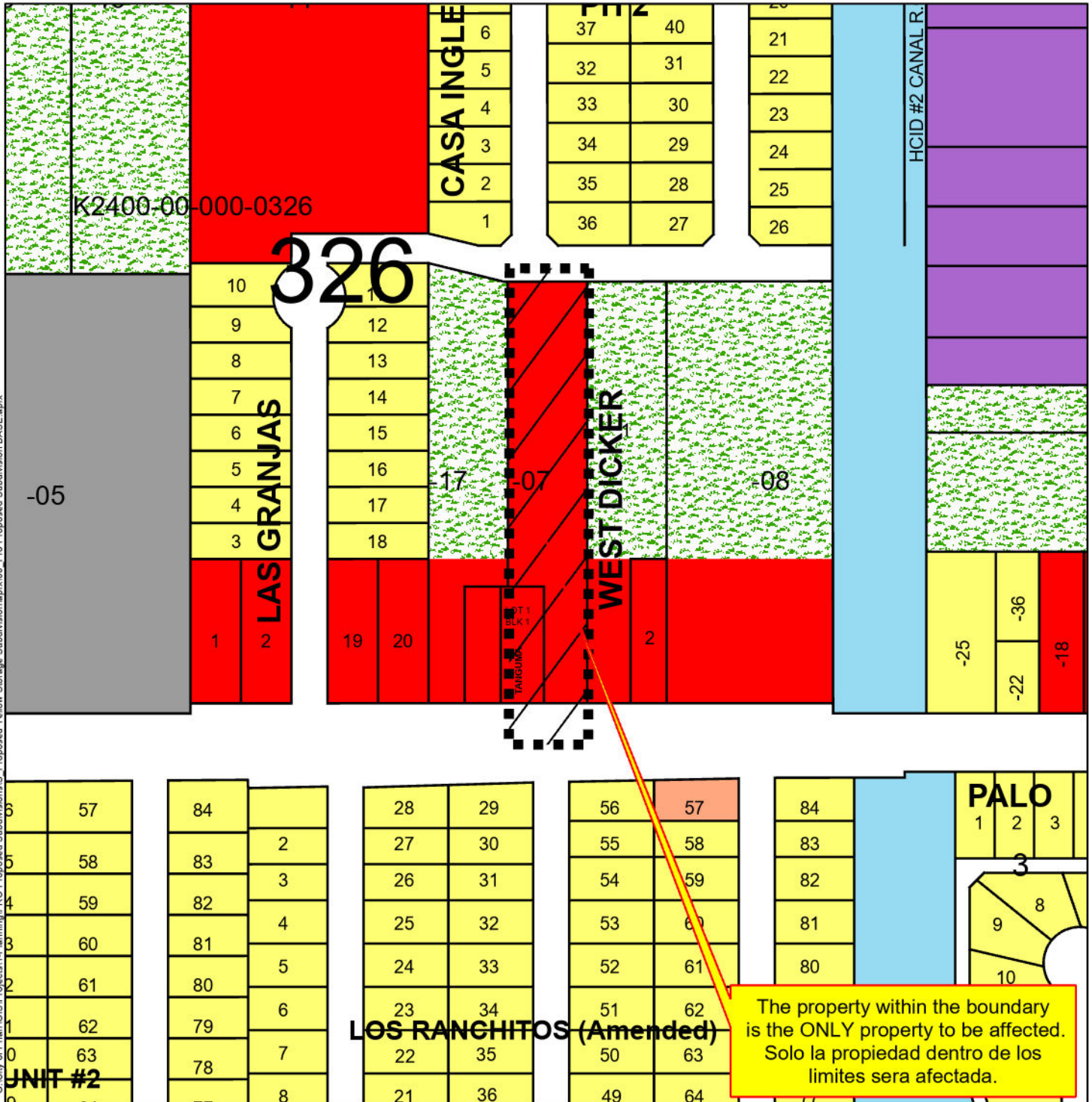
1.667 ACRES OUT OF THE SOUTH 5.0 ACRES OF THE WEST 10.0 ACRES OF THE EAST 20.0 ACRES OF LOT 326 KELLY PHARR SUBDIVISION, VOLUME 3, PAGES 133 AND 134, DEED RECORDS HIDALGO COUNTY, TEXAS.

DATE: MAY 2024

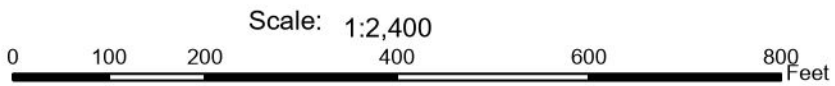
E23-009 Plat.dwg

3/19/2007

ZONING



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 | |
| Mobile Home | Business District | Office Professional | |





Pharr
Development Services



Site Photo

500 Block of W. Dicker Rd.

