

**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, JANUARY 8, 2026**

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 December 18, 2025 - Regular Call 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.*

1) Auto Diagnostic Center LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH). The property is legally described as being a 3.79-acre tract of land, more or less, out of Lot 207, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas as per map recorded in Volume 3, pages 133-134, Deed Records of Hidalgo County, Texas. The property is physically located within the 900 Block of East Ridge Road. **COZ#251222**

**E. PLATS:**

1) M GARCIA ENGINEERING, representing David R. Cantu - Member, owner, is requesting preliminary plat approval of the proposed Bridgepoint Insurance Pharr. The property is legally described as being a 7.10 Acre Tract out of the South 11.0 Acres of Lot 92, Kelly-Pharr Subdivision, Pharr Hidalgo County, Texas. The property is located within the 4900 block of North IH 69C. **SUB250620**

**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](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 2<sup>nd</sup> day of January 2026 at 1:00 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 2<sup>nd</sup> day of January 2026**



\_\_\_\_\_  
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. December 18, 2025 - 4:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, *December 18, 2025*, and following is the record of attendance.

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

**MEMBERS ABSENT:** Rafael Munguia  
Mercedes Guillen  
Javier Gutierrez  
Charlie Ramirez

**STAFF PRESENT:** Ricardo Rodriguez III, City Attorney  
Roland Gomez, Director of Development Service  
Eddie Martinez, Planner III  
Joanna Villarreal, Planner I  
Diego Perez, Planner I  
Karina Gonzalez, Secretary

**ITEM A. CALL TO ORDER**

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

Danny Wylie, Chairman, called the meeting to order at 4:02 p.m. Roll call established a quorum.

Board Member Ruben Luna moved to excuse the absent members. Board Member Romeo Cantu 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 DECEMBER 04, 2025 - REGULAR CALLED MEETING**

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

**ITEM D. PUBLIC HEARING:**

- 1) **EL RODEO GRILL LLC., DBA 7 MARES, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.070 ACRES, MORE OR LESS, OUT OF LOT A, MEDICAL RIDGE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1401 SOUTH JACKSON ROAD, SUITES 3 & 4. CUP#251116**

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Mrs. Villarreal went over the property's legal description and physical address and stated the current zoning was General Business District (C). Mrs. Villarreal stated the property and properties to the north and south were currently zoned General Business District (C). The adjacent zoning was Residential Multi-Family High Density District (R-MFHD) to the east. The city limits were located to the west. The area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated all inspections had been conducted by the respective departments. Health and Fire were pending re-inspection of the Conditional Use Permit. She also reported that twenty-Seven (27) surrounding property owners were notified of the request by letter on December 5, 2025, and that a legal notice was published in The Advance News Journal on December 3, 2025. Staff received no response to the letters or the legal notice.

Joanna Villarreal, Planner I, stated Development Services recommended **approval** of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C), subject to the applicant and site complying with all City ordinances and City department requirements.

Joanna Villarreal, Planner I, reported there was no representation in the audience.

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

- 2) **HALFF ASSOCIATES, INC., REPRESENTING CAPOTE FARMS LTD., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 36.97 ACRES OF LAND, MORE OR LESS, BEING ALL OF 40-ACRE LOT 379 SAVE AND EXCEPT 3.03 ACRES CONVEYED TO S.B. & R.G.V. RAILWAY CO. BY DEED DATED APRIL 22, 1925, FROM NICK DOFFING, ETUX, WHICH DEED IS RECORDED IN VOLUME 190, PAGE 257 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, BEING OUT OF THE KELLY-PHARR SUBDIVISION PORCIONES 66, 67, 69 AND 70, ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGES 133-134 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, KELLY-PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 501 WEST HI-LINE ROAD. COZ#251120**

Joanna Villarreal, Planner I, introduced the item and stated applicant requested a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) in order to construct a warehouse. The subject site was located south of West Hi-Line Road and had a physical address of 501 West Hi-Line Road. The property was legally described as being 36.97 acres of land, more or less, being all of 40-acre Lot 379, Kelly-Pharr, Hidalgo County, Texas. The property fronted West Hi-Line Road, an 80 ft. major collector that ran east and west with a posted speed limit of 30 miles per hour or less, as identified in the City of Pharr's Thoroughfare Plan.

Joanna Villarreal, Planner I, stated the properties to the east were rezoned from Agricultural and/or Open Space District (A-O) to Planned Unit Development (PUD) on April 21, 1987. The properties to the west were rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on September 3, 2013. The properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on February 21, 1995. The property to the south was zoned Agricultural and/or Open Space District upon comprehensive zoning in 1982. The property was generally designated for industrial use in the Land Use Plan.

Joanna Villarreal, Planner I, stated the Heavy Industrial District (H-I) was established to provide adequate space and site diversification. The area requirements in this district were minimal and allowed both large and small industrial uses either on separate small lots or as part of a park. Some screening was required; however, due to the potential for hazardous or possibly blighting uses, this district should not be located close to residential areas of any type. Areas should not be zoned to this usage unless they were located on or near to arterials capable of carrying commercial and truck traffic.

Joanna Villarreal, Planner I, further stated Nineteen (19) letters were mailed out to the surrounding property owners within a two hundred (200) - foot radius on December

5, 2025, and a legal notice was published in the Advance News Journal on December 3, 2025. Staff received no response to the letters or the legal notice.

Joanna Villarreal, Planner I, stated Development Services recommended **approval** of the rezoning from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I), as the property met area requirements, complied with the Land Use Plan, and had adequate ingress and egress. The proposed rezoning aligned well with the existing development trends in the general area. If approved, the owner would be required to comply with all City ordinances and City department requirements.

Joanna Villarreal, Planner I, reported there was representation in the audience.

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

- 3) HALFF ASSOCIATES, INC., REPRESENTING CAPOTE FARMS LTD., OWNER, HAS FILLED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT NO. THREE HUNDRED EIGHTY-EIGHT (388) OF THE KELLY-PHARR SUB-DIVISION, AS SHOWN UPON A MAP OR PLAT OF SAID SUBDIVISION OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 400 W MILITARY HWY. COZ#251121**

Diego Perez, Planner I, introduced the item and stated the applicant requested a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) in order to construct a warehouse. The subject site was located north of Military Highway and west of South Cage Boulevard and had a physical address of 400 W Military Highway. The property was legally described as being all of Lot No. Three Hundred Eighty-Eight (388) of the Kelly-Pharr Sub-Division, as shown upon a map or plat of said subdivision of record in the office of the County Clerk of Hidalgo County, Texas. The property fronted West Military Highway, a 120 to 150-foot principal arterial street that ran west and east with a posted speed limit of 40 to 55 miles per hour, as identified in the City of Pharr's Thoroughfare Plan.

Diego Perez, Planner I, stated the property to the north was zoned Agricultural and/or Open Space District (A-O) upon annexation to the City on October 18, 1994. The property to the east was zoned Agricultural and/or Open Space District (A-O) upon annexation to the city on October 3, 1989. The properties to the south and west were zoned Agricultural and/or Open Space District (A-O) upon comprehensive zoning in 1982. The property was generally designated for industrial use in the Land Use Plan.

Diego Perez, Planner I, stated the Heavy Industrial district (H-I) was established to provide adequate space and site diversification for commercial establishments that would have involved influences that would be objectionable in other commercial districts or adjacent to residential districts. Included in this district were commercial uses involving

large volumes of truck traffic, outside operations, and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or other possibly blighting influences.

Diego Perez, Planner I, further stated nineteen (19) letters were mailed out to surrounding property owners within a two hundred (200)-foot radius on December 5, 2025, and that a legal notice was published in the Advance News Journal on December 3, 2025. Staff received no response to the letters or the legal notice.

Diego Perez, Planner I, stated Development Services recommended **approval** of the rezoning from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I), as the property met area requirements, complied with the Land Use Plan, and had adequate ingress and egress. The proposed rezoning aligned well with existing development trends in the general area. If approved, the owner would be required to comply with all City ordinances and City department requirements.

Diego Perez, Planner I, reported there was representation in the audience.

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

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

- 1) TURBO ENGINEERING, PLLC., REPRESENTING ESPINO CONSTRUCTION, LLC, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED GILBERTO ESPINO SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.636 ACRE TRACT OF LAND, BEING A PART OR PORTION OF LOT 38, AND 39, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF NORTH LINDEN STREET. SUB#250827**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 100 Block of North Linden Street. He stated The property is currently zoned Residential Multi-Family High Density District (R-MFHD). The adjacent zones are Residential Single Family District (R-1) and Neighborhood Commercial District (N-C) to the north, Residential Multi-Family High Density District (R-MFHD) to the east, Heavy Industrial District (H-I) and General Business District (C) to the south and Single Family Small Lots District (R-1A) to the west. The property is designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated proposed use of property was Apartments. Development Services recommended preliminary plat approval of the proposed Gilberto Espino Subdivision, subject to the conditions.

There being no further discussion, Board Member, Romeo Cantu, **moved** to approve the request for preliminary approval of proposed Gilberto Espino 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. ADJOURMENT:**

There being no further business, Board Member Andy Castro, **moved** to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:20 p.m.

**PLANNING & ZONING COMMISSION**

\_\_\_\_\_  
Danny Wylie, Chairman

**ATTEST:**

\_\_\_\_\_  
Andy Castro, Secretary

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

**ON THIS 18<sup>th</sup> DAY OF DECEMBER 2025**, the Planning and Zoning Commission of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner’s Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **KARINA GONZALEZ, SECRETARY**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

**ATTEST:**

\_\_\_\_\_

KARINA GONZALEZ, SECRETARY

DRAFT



## AGENDA MEMORANDUM

**BOARD:** PLANNING & ZONING  
COMMISSION

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

**DATE SUBMITTED:** January 2, 2026

**MEETING DATE:** January 8, 2026

**FROM:** Nancy Hernandez, Secretary

**DEPARTMENT:** Development Services

**DIRECTOR:** Roland Gomez

**Agenda Item:** Auto Diagnostic Center LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH). The property is legally described as being a 3.79-acre tract of land, more or less, out of Lot 207, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas as per map recorded in Volume 3, pages 133-134, Deed Records of Hidalgo County, Texas. The property is physically located within the 900 Block of East Ridge Road. **COZ#251222**

**Classification:** Regular

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

**Issue:** Auto Diagnostic Center LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH).

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends approval of the request for a Change of Zone from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH).

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### ROUTING:

Nancy Hernandez  
Roland Gomez  
Ricardo Rodriguez

Created/Initiated - 01/02/2026  
Approved - 01/02/2026  
Final Approval - 01/02/2026



## MEMORANDUM

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**DATE:** THURSDAY, JANUARY 8, 2026

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** Re-zoning Request: From Single-Family Residential District (R-1) to Townhouse Residential District (R-TH). The property is legally described as being a 3.79-acre tract of land, more or less, out of Lot 207, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas as per map recorded in Volume 3, Pages 133-134, Deed Records of Hidalgo County, Texas. The property is physically located within the 900 Block of East Ridge Road. COZ#251222

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Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

**DESCRIPTION OF PROPERTY:**

Auto Diagnostic Center LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH) in order to construct townhouses.

The subject site is located within the 900 Block of East Ridge road. The property is legally described as being a 3.79-acre tract of land, more or less, out of Lot 207, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas as per map recorded in Volume 3, pages 133-134, Deed Records of Hidalgo County, Texas.

The property fronts East Ridge Road, a 100 ft. minor arterial which runs east and west with a posted speed limit of 30 to 45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The properties to the east were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on April 20, 2004. The property to west is zoned Agricultural and/or Open Space District (A-O). The properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (A-O) upon comprehensive zoning 1982. The property to the south Hidalgo County Irrigation District No. 2. The property is generally designated for residential use in the Land Use Plan.

The Residential Townhouse District (R-TH) is established to provide adequate space and site diversification for medium-density residential development that is single-family, on separate lots, and typically owner occupied. Townhouse development is a low to medium-density use and before zoning to townhouse usage, the increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space must be met. Townhouse developments must be properly buffered from non-residential uses and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

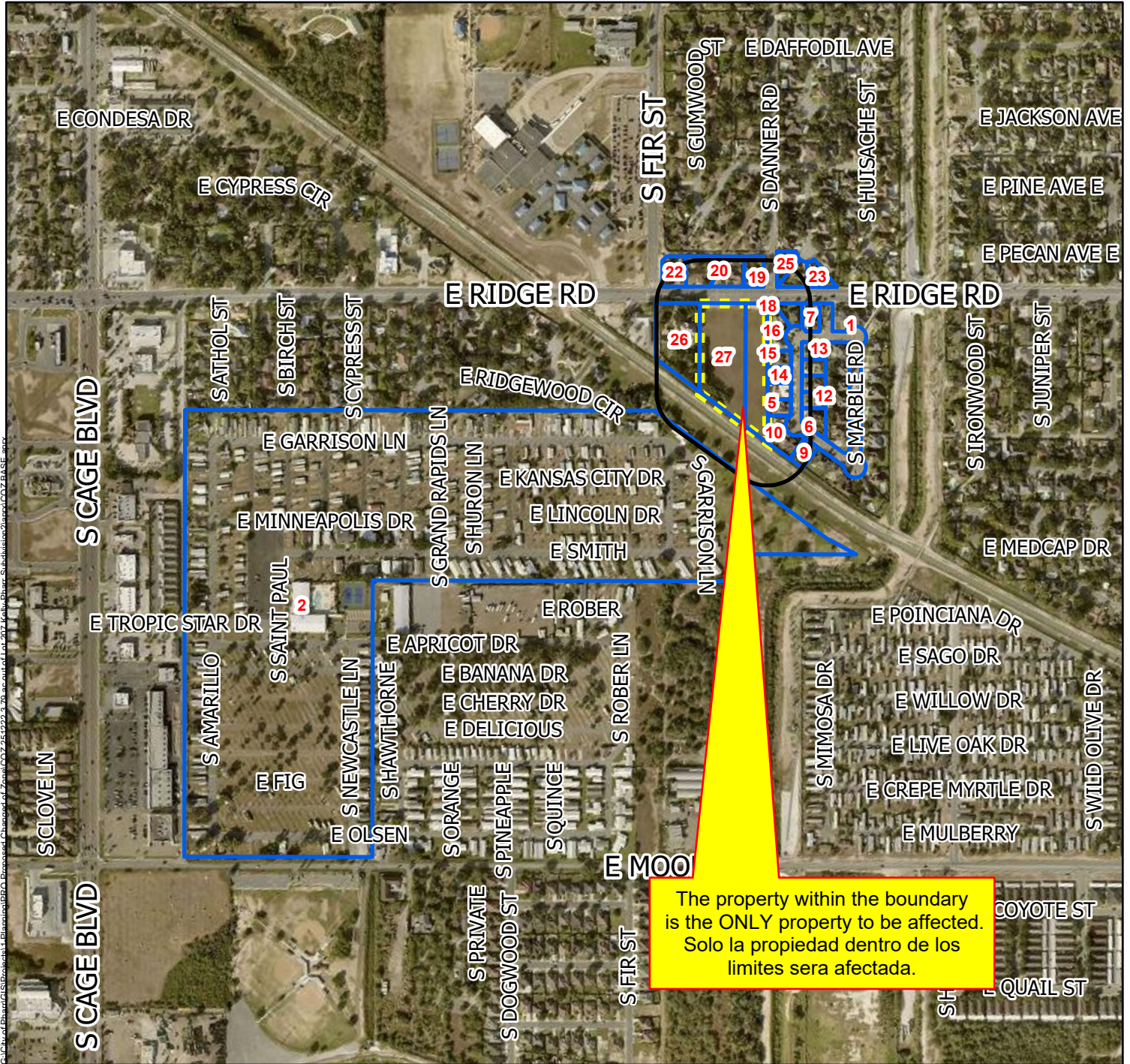
Twenty-nine (29) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on December 26, 2025, and a legal notice was published in the Advance News Journal on December 17, 2025. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the rezoning from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

**NOTE:** This item will go before the City Commission Meeting of **January 19, 2026**, at **4:00 p.m.**

**PLANNING COMMISSION OPTIONS:**

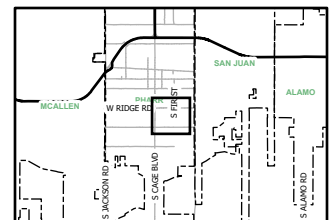
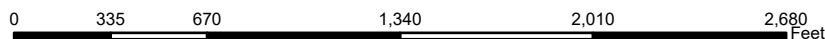
1. Approve the rezoning request;
2. Table the item for:
  - a) consideration by the full board;
  - b) additional information;
  - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.

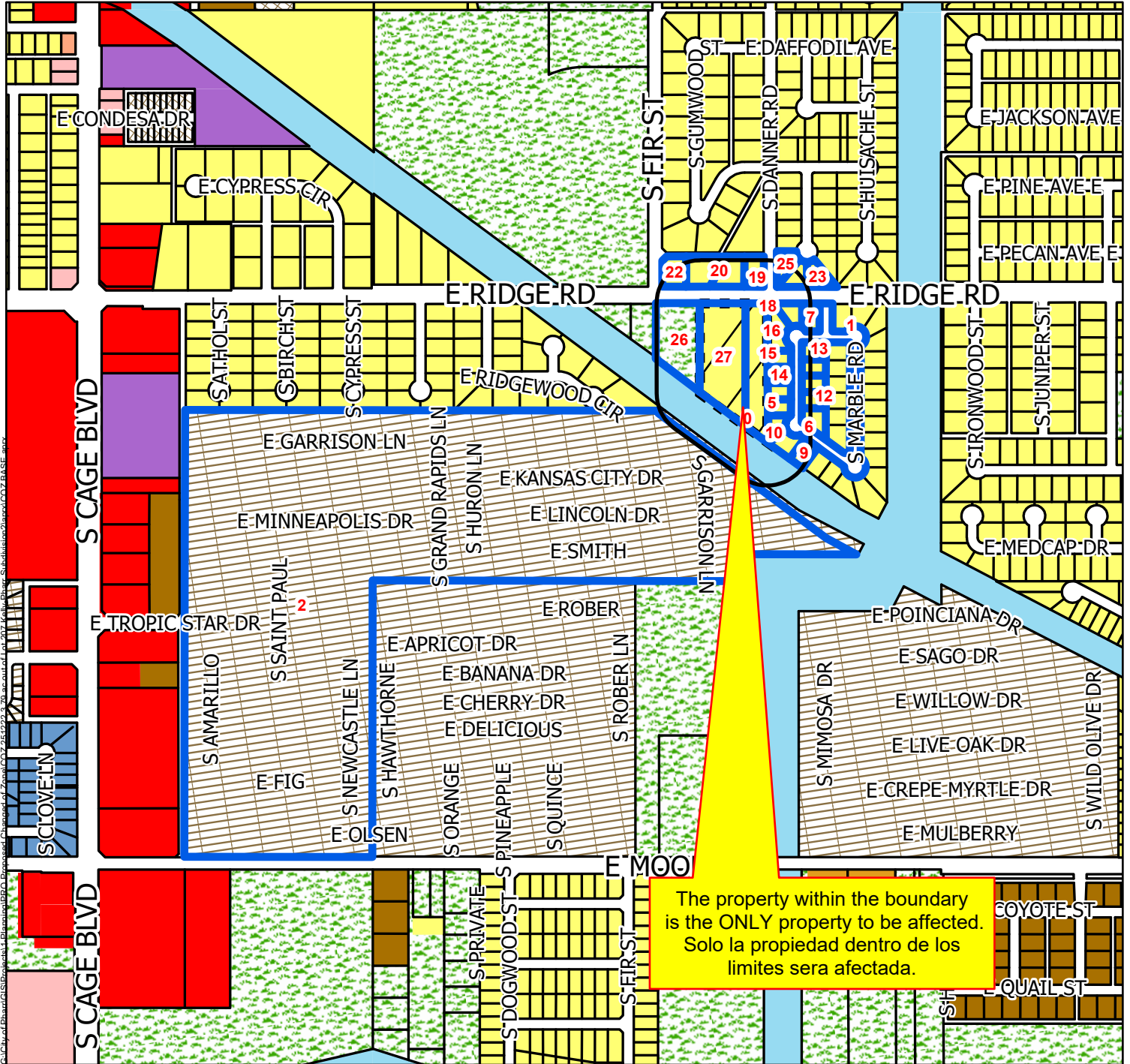


The property within the boundary is the ONLY property to be affected.  
 Solo la propiedad dentro de los limites sera afectada.

- 200ft\_Buffer
- Notify
- Location
- Pharr City Limit

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

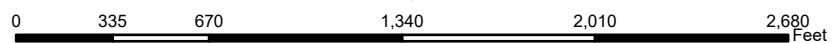
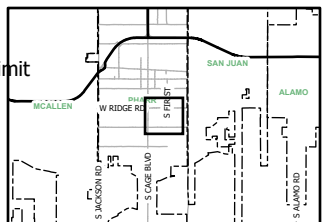


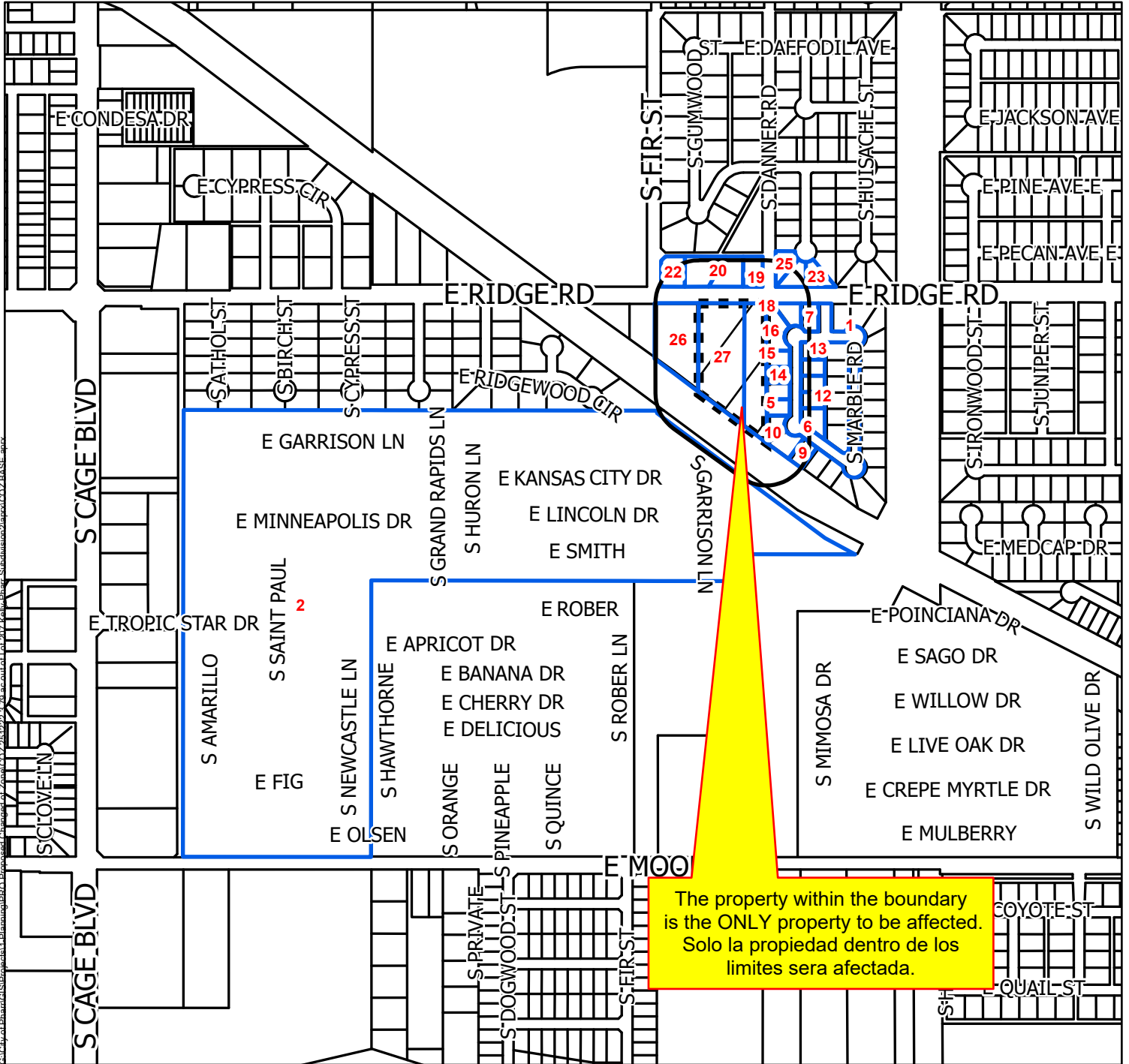


The property within the boundary is the ONLY property to be affected.  
 Solo la propiedad dentro de los limites sera afectada.

<b>Zoning</b>	Mobile Home	Drainage Easement	Hidalgo ISD
<b>ZONE</b>	Townhouse	Heavy Commercial	Valley View ISD
Agricultural Open Space	HUD Code	Heavy Industrial	Planned Unit Development
Single Family	Rail Road R.O.W	Limited Industrial	200ft Buffer
Single Family Small Lot	Government Owned	Neighborhood Commercial	Notify
Residential Multi-Family	General Business	Office Professional	Location
Residential Multi-Family High Density	Business District	PSJA ISD	Pharr City Limit

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

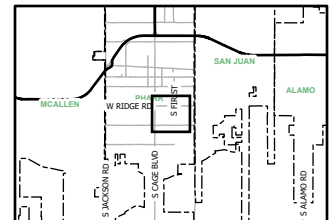
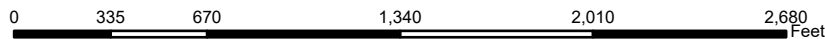


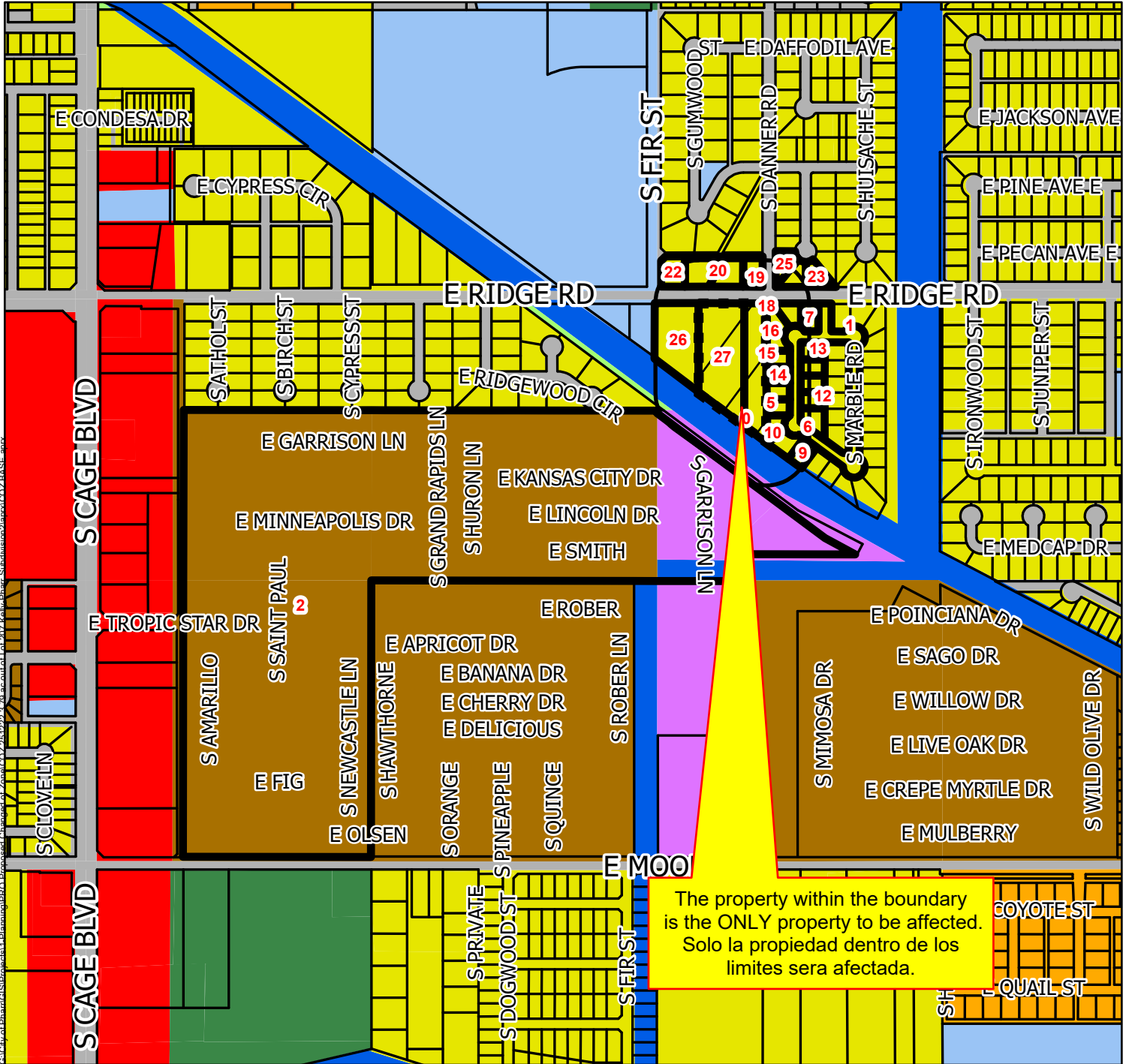


The property within the boundary is the ONLY property to be affected.  
 Solo la propiedad dentro de los limites sera afectada.

- 200ft\_Buffer
- Notify
- Location
- Pharr City Limit

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





- 200ft\_Buffer
- Notify

**Future Land Use**

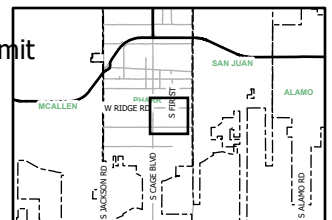
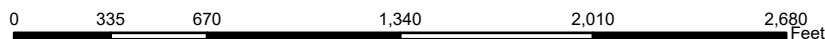
**FUTURELAND**

- Irrigation
- Agriculture

- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial

- Public/Semi Public
- ROW
- Parks
- Location
- Pharr City Limit

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





**Pharr**  
Development Services



**ROAD**

## Site Photo

**LOCATED WITHIN THE 900 BLOCK OF EAST RIDGE**





## AGENDA MEMORANDUM



**BOARD:** PLANNING & ZONING  
COMMISSION

**AGENDA ITEM #:** E.1.

**DATE SUBMITTED:** January 2, 2026

**MEETING DATE:** January 8, 2026

**FROM:** Nancy Hernandez, Secretary

**DEPARTMENT:** Development Services

**DIRECTOR:** Roland Gomez

**Agenda Item:** M GARCIA ENGINEERING, representing David R. Cantu - Member, owner, is requesting preliminary plat approval of the proposed Bridgepoint Insurance Pharr. The property is legally described as being a 7.10 Acre Tract out of the South 11.0 Acres of Lot 92, Kelly-Pharr Subdivision, Pharr Hidalgo County, Texas. The property is located within the 4900 block of North IH 69C. SUB250620

**Classification:** Regular

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

**Issue:** M GARCIA ENGINEERING, representing David R. Cantu - Member, owner, is requesting preliminary plat approval of the proposed Bridgepoint Insurance Pharr.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends preliminary plat approval of the proposed Bridgepoint Insurance Pharr subject to the listed conditions.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

---

### ROUTING:

Nancy Hernandez  
Roland Gomez  
Ricardo Rodriguez

Created/Initiated - 01/02/2026  
Approved - 01/02/2026  
Final Approval - 01/02/2026



## MEMORANDUM

---

**DATE:** THURSDAY, JANUARY 8, 2026  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** DEVELOPMENT SERVICES  
**SUBJECT:** BRIDGEPOINT INSURANCE PHARR  
FILE NO. **SUB250620**

---

### GENERAL INFORMATION

**APPLICANT:** M GARCIA ENGINEERING, representing David R. Cantu - Member, owner, is requesting preliminary plat approval of the proposed Bridgepoint Insurance Pharr.

**LEGAL DESCRIPTION:** The property is legally described as being a 7.10 Acre Tract out of the South 11.0 Acres of Lot 92, Kelly-Pharr Subdivision, Pharr Hidalgo County, Texas.

**LOCATION:** The property is located within the 4900 block of North IH 69C.

**ZONING:** The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north and east, Agricultural Open Space District (A-O) and Limited Industrial District (L-I) to the south and Residential Multi-Family District (R-MF) to the west. The property is designated for industrial use in the Land Use Plan.

**PROPERTY PROPOSED USE:** Warehouses.

**VARIANCES:** None requested

**RECOMMENDATIONS:** Development Services recommends preliminary plat approval of the proposed Bridgepoint Insurance Pharr 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: BRIDGEPOINT INSURANCE PHARR**

1. Make callouts legible within plat.
2. Provide dimensions within plat, see redlines.
3. Verify the double lines at entrance.
4. Verify the gap south of property.
5. Will need to install fence between residential and industrial an opaque.



---

# STAFF REVIEW MEETING FOR: BRIDGEPOINT INSURANCE PHARR

SUBDIVISION: Bridgepoint Insurance Pharr Subdivision

DATE: December 10, 2025

REVIEW: Preliminary (plans dated: 11-24-2025)

## PLAT

1. Add note: Owners to maintain detention/retention area.
2. Will an off-site easement be required for future 24"-in drainage line?

## SITE PLAN

1. Waterline shall be upgraded and installed within an easement as per City of Pharr Master plan. Asbestos line shall be required to be removed as per TX Dot specifications.
2. Show full existing water line south of the property.
3. Sidewalk and driveway along U.S. 281 shall require a permit from TX Dot prior to construction. Both shall meet all ADA & TX Dot requirements.

## DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. Stabilize on-site detention pond prior to final inspection/walkthrough. On-site detention pond shall require a perimeter fence with a minimum height of 4'-ft.
3. Show how runoff will be conveyed to the detention pond.
4. Provide a detail of the outfall structure. Will this structure reduce the flow rate of runoff into the proposed storm system.
5. Who will be installing future 24"-in line. Please coordinate with Engineer on Record regarding future improvements.

## 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: BRIDGEPOINT INSURANCE PHARR

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.
- 002 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.n9. 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. Shall provide additional information on the type of occupancy. 2. Shall provide a true waterline loop. Extend proposed 12-inch waterline on the south of property to the west. 3. Shall provide a secondary entrance/exit on the frontage. Please contact TEXDOT for permits.

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



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

---

## STAFF REVIEW MEETING FOR: BRIDGEPOINT INSURANCE PHARR

- Obtain required permits from TX Dot.
- Submit a copy of your approved TCEQ permits.
- Submit 1 digital copy in for review of the Storm Water Pollution Prevention Plan at pre-construction meeting. This item will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued. A physical copy of the SW3P must be on location at all times
- Obtain required permits from TX Dot.
- Submit a copy of your approved TCEQ permits.
- Submit 1 digital copy in for review of the Storm Water Pollution Prevention Plan at pre-construction meeting. This item will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued. A physical copy of the SW3P must be on location at all times

## STAFF REVIEW MEETING FOR: BRIDGEPOINT INSURANCE PHARR

### Plat Notes:

#### SECTION X FIBER OPTIC?

X 1 General?The purpose of this section is to define the general requirements for the design of the city fiber ?optic improvements and to provide details for its correct implementation. All?new proposed subdivisions shall design and escrow conduit and handholes designated?exclusively to the city of Pharr optic network. All designs shall adhere to the?standards located within this directive. The City of Pharr Innovation & Technology (IT)?and Engineering Departments shall be consulted if variations from these standards are?anticipated.?

#### X 2 Design

1. A main (2)" PVC conduit with (30"x48"x30")distribution handholes shall be designed to?reach and provide connection to each service handhole in the subdivision.?
2. A 1.25" PVC conduit shall be run from every service handhole on the main conduit?side, across the roadway, and to a service handhole between every other lot on?the opposite side of the roadway.?
3. A (17"x30") service-handhole shall be installed between every other lot.?
4. All PVC conduits shall be a minimum of 3-ft deep when parallel to roadway and 5?ft deep at roadway crossings. ?
- 5.All fiber optic improvements shall be located inside a 5ft Communication?Easement Exclusive to the City of Pharr or inside an existing or proposed 15-ft?Utility Easement Exclusive to the City of Pharr if permitted by Public Utilities?Department.?
6. A proposed passive optical network (PON) cabinet adjacent to the city's fiber?backbone shall be included in the design depending on the size of the subdivision?as requested by the City's IT Department during plan review.

#### X-3 Required Submittals?

A. Preliminary Approval Phase?To properly review and consider projects and grant preliminary approval, the?following items must be addressed and shown on a fiber conduit site plan (1'= 50'):

1. Communication Easement(s) (if needed) Exclusive to the City of Pharr,?width(s) and location(s)?
2. PON cabinet(s), size(s) and location(s)?
3. Handhole(s), size(s) and location(s)?
4. Conduit(s), size(s) and location(s) PWN?B. Construction Phase?After preliminary approval has been granted by the COP-P&Z, the City will accept?construction documents for review and approval.

The submittal should include the?following:?

1. Plan and profiles showing service arrangements.?
2. Complete construction details?
3. Cost Estimate for all fiber optic utility improvements. Unit costs will be provided?by the City's IT Department.?

After the IT Department reviews and approves the submittals, the following shall be submitted as part of the subdivision process:

1. Approved design for all fiber optic utility improvements in shapefile or KMZ file?
2. Escrow amount for fiber optic utilities. These two items shall be required as part of the subdivision process to obtain a Notice to Proceed for the Subdivision. If the developer is required to extend fiber optic utilities past their property limits and through other properties a reimbursement contract may be executed to allow the developer to recover that cost.

X 4 Standard Details The following Standard Details (see appendix B) show the adopted standards required by the City of Pharr: FO 1 Typical Fiber Optic Layout F O 2 Typical Utility Service Arrangements STR 1 local 50' with 15' utility easements a General Notes: Proposed Data/Telephone Access.

Data/Telephone Existing Access Point Location: Estimated at coordinates: 26.187031° -98.185161°

Hand Hole with Core-Fiber has been allocated coordinates: 26.187031° -98.185161° for 801 S Cage Blvd future Development.

**From:** [John Salinas](#)  
**To:** [Eddie Martinez](#)  
**Cc:** [jl\\_hcid2@att.net](mailto:jl_hcid2@att.net)  
**Subject:** RE: Bridgepoint Insurance Pharr Subdivision lot 92 k-p  
**Date:** Thursday, December 4, 2025 1:25:54 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image007.png](#)

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Hello Eddie,

HCID2 reservations, comments and updates for the proposal:

1. We have the general right of way in the South 15.0 feet of the development. Vol. 26, pg. 234. No easement on the 7.10 acre property as per document 3322212.
2. The signature block script is correct.
3. Any utility needing to cross a District facility is required to apply and submit a permit application form.
4. If the city requires the proposal to petition from the District, a petition can be submitted with the final/mylar.

If there are any questions or concerns, please advise and send the updated plans to review. Thank you.

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

---

**From:** Eddie Martinez [mailto:[eddie.martinez@pharr-tx.gov](mailto:eddie.martinez@pharr-tx.gov)]  
**Sent:** Thursday, December 4, 2025 10:07 AM  
**To:** isaac.gonzalez@hcdd1.org; esther.mireles@hcdd1.org; hcid2@sbcglobal.net; jbs\_hcid2@att.net; jl\_hcid2@att.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  
**Cc:** Joe Garza  
**Subject:** Bridgepoint Insurance Pharr Subdivision

Good morning,

**From:** [Macias, Rafael](#)  
**To:** [Eddie Martinez](#)  
**Cc:** [Casares, Rene C.](#)  
**Subject:** RE: Bridgepoint Insurance Pharr Subdivision - Gas Line Location MAP  
**Date:** Thursday, December 4, 2025 1:50:24 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image005.png](#)  
[Bridgepoint Insurance Pharr Subdivision- Location Map.pdf](#)

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Hello Mr. Martinez,

Please see attached location map indicating the gas lines within the boundaries of your project. Let us know if you have any questions.

Best regards,

**Rafael Macias**

Project Designer II  
P: 956-444-3967, C: 956-264-3908  
[Rafael.Macias@txgas.com](mailto:Rafael.Macias@txgas.com)



5602 E. Grimes Rd., Harlingen, TX 78550 | [texasgasservice.com](http://texasgasservice.com)



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---

**From:** Eddie Martinez <[eddie.martinez@pharr-tx.gov](mailto:eddie.martinez@pharr-tx.gov)>

**Sent:** Thursday, December 4, 2025 10:07 AM

**To:** [isaac.gonzalez@hcdd1.org](mailto:isaac.gonzalez@hcdd1.org); [esther.mireles@hcdd1.org](mailto:esther.mireles@hcdd1.org); [hcid2@sbcglobal.net](mailto:hcid2@sbcglobal.net); [jbs\\_hcid2@att.net](mailto:jbs_hcid2@att.net); [jl\\_hcid2@att.net](mailto:jl_hcid2@att.net); [peter.garza@usps.gov](mailto:peter.garza@usps.gov); [jl3008@att.com](mailto:jl3008@att.com); [Erick.Torres@charter.com](mailto:Erick.Torres@charter.com); Macias, Rafael <[Rafael.Macias@onegas.com](mailto:Rafael.Macias@onegas.com)>; Casares, Rene C. <[Rene.Casares@onegas.com](mailto:Rene.Casares@onegas.com)>; [svallejo@rgv911.org](mailto:svallejo@rgv911.org); [rafael.gonzales@psjaisd.us](mailto:rafael.gonzales@psjaisd.us); [tammy.saenz@psjaisd.us](mailto:tammy.saenz@psjaisd.us); [mavaldes@aep.com](mailto:mavaldes@aep.com);



## Legend

- Hazard Point Verified
- <all other values>
- Threat Point**
- Verified
- <all other values>
- Hazard Area**
- Verified
- <all other values>
- Designer Drip
- Designer Test Point
- Designer Anode
- Designer Rectifier
- Designer Bond Junction
- Designer Ground Bed
- Designer Cable
- Bond Wire
- Rectifier Cable
- Designer Rural Tap
- Designer Gas Pipe Casing
- Casing
- Insertion
- Designer Meter Setting
- Designer Non-Controllable Fitting
- Coupling
- Ell
- End Cap
- Expansion Joint
- Flange
- Reducer
- Reinforcing Sleeve
- Screw
- Tee
- Transition
- Purge Point
- Threaded O-ring
- Unknown
- Designer Gas Valve
- Designer Location Notes
- Designer Controllable Fitting**
- Short Stop
- Three-Way Tee
- Designer Regulator Station
- Designer Town Border Station
- Designer Utility Easement
- Designer Abandon Service Line**
- to be Removed (Contains Gas)
- to be Abandoned (Contains Gas)
- Removed (No Longer Contains Gas)
- Abandoned (No Longer Contains Gas)
- Designer Service Line**
- Proposed
- Approved
- Under Construction
- Operating
- New Design - Status Pending
- Status Not Available
- Designer Abandon Mains**

416.7                      0                      208.33                      416.7

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

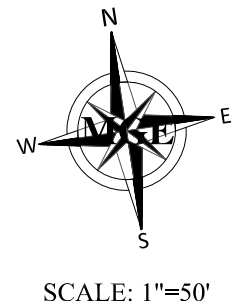
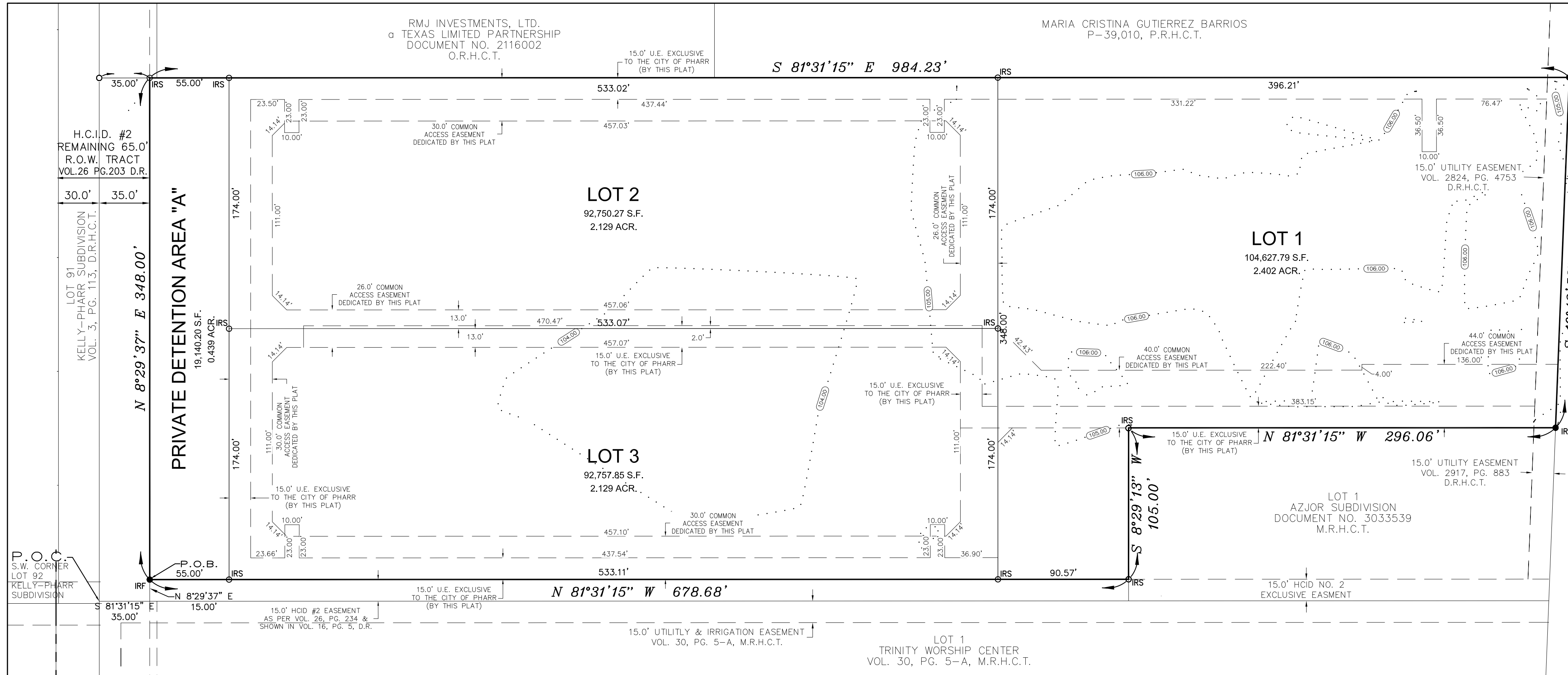
Feet

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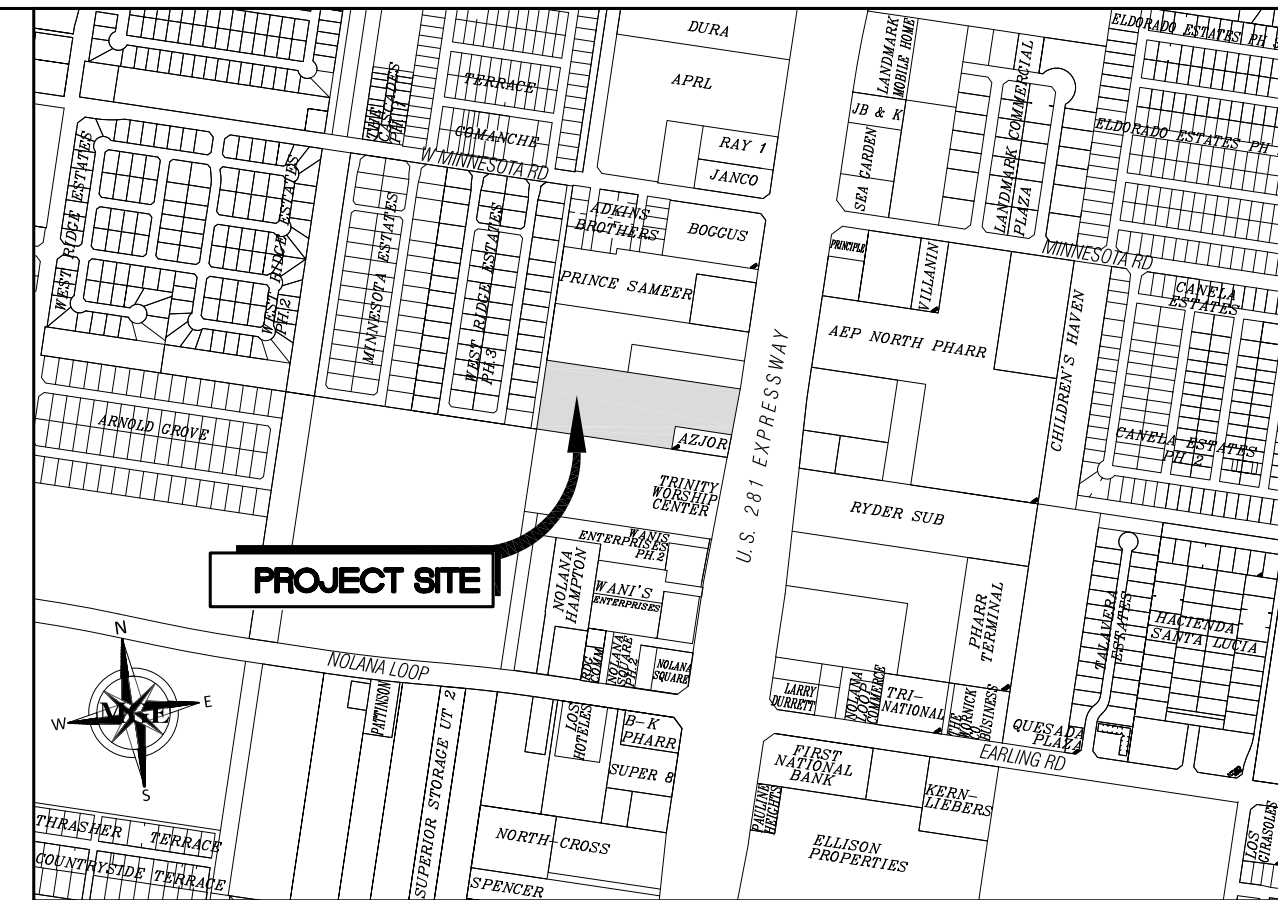
Notes

1: 2,500





**LEGEND**  
 ● IRF = FOUND 1/2" IRON ROD  
 ○ IRS = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "RDS"



**LOCATION MAP** SCALE: 1"=1,000'  
 PREPARED BY: M. GARCIA ENGINEERING, LLC.  
 1022 E. GRIFFIN PARKWAY SUITE 202B  
 MISSION TX 78572  
 DATE PREPARED: 12-17-25  
 DATE SURVEYED: 05-08-24 PROJECT NO. 24-107

**METES & BOUNDS DESCRIPTION:**  
 A 7.10 (NET) ACRE TRACT OF LAND OUT OF THE SOUTH 11.0 ACRES OF LOT 92, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 3 PAGE 113, DEED RECORDS OF HIDALGO COUNTY, TEXAS SAID 7.10 ACRE TRACT BEING THE SAME LAND DESCRIBED IN DOC. # 3367993 O.R. AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 92, KELLY-PHARR SUBDIVISION, THENCE S 81°31'15" E, WITH THE SOUTH LINE OF SAID LOT 92, A DISTANCE OF 35.00'; THENCE N 08°29'37" E, A DISTANCE OF 15.00' TO A 1/2" ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND, AND THE POINT OF BEGINNING;  
 THENCE N 08°29'37" E, WITH THE EAST LINE OF THE H.C.I.D. # 2 SIXTY-NINTH TRACT (VOL. 26 PG 203 D.R.), A DISTANCE OF 348.00' TO A 1/2" ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°31'15" E, A DISTANCE OF 984.23' TO A 1/2" ROD FOUND ON THE WEST RIGHT OF WAY LINE OF U.S. EXPRESSWAY 281 (CAGE BLVD) FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;  
 THENCE S 10°43'58" W, WITH THE WEST LINE OF SAID U.S. EXPRESSWAY 281, A DISTANCE OF 243.19' TO A 1/2" ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N 81°31'15" W, WITH THE NORTH LINE OF THE AZJOR SUBDIVISION (DOC # 3033539 O.R.) A DISTANCE OF 296.06' TO A 1/2" ROD FOUND AT THE NORTHWEST CORNER OF SAID AZJOR SUBDIVISION, FOR AN INNER CORNER OF THIS TRACT OF LAND;  
 THENCE S 08°29'13" W, WITH THE WEST LINE OF SAID AZJOR SUBDIVISION, A DISTANCE OF 105.00' TO A 1/2" ROD SET ON THE NORTH LINE OF A 15' H.C.I.D. #2 TRACT (VOL. 26 PG 234 & VOL. 16 PG 5 D.R.) FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 81°31'15" W, WITH THE SOUTH LINE OF SAID LOT 92, A DISTANCE OF 678.68' TO THE POINT OF BEGINNING, CONTAINING 7.10 ACRES OF LAND, MORE OR LESS.

FILE 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

**GENERAL PLAT NOTES AND RESTRICTONS:**

- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 480347 0005 C, MAP REVISED OCTOBER 19, 1982.  
 FLOOD ZONE "B" DESIGNATION: AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AN 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. (MEDIUM SHADING)
- BENCH MARK CITY OF PHARR'S BENCH MARK: BM #60 LOCATED NEAR THE SOUTHEAST INTERSECTION OF W. MINNESOTA RD. AND IH 69C SOUTH BOUND FRONTAGE ROAD  
 NORTHING= 16612698.878  
 EASTING= 1090088.420  
 ELEVATION= 104.31
- FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED FROM THE CENTER OF THE LOT.
- OWNERS TO MAINTAIN DETENTION/RETENTION PONDS.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.439 ACRES AND A VOLUME OF APPROXIMATELY 1,252 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 STRUCTURES SHALL BE CONSTRUCTED ON ANY EASEMENTS.
- MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE.
- 5' SIDEWALK WITH ADA COMPLIANT RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
- LANDSCAPING SHALL BE AS PER CITY OF PHARR ORDINANCE.
- EROSION & SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF ENTIRE SUBDIVISION.
- COMMON AREAS MUST BE MAINTAINED BY THE DEVELOPER/BUSINESSOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AND NOT THE CITY OF PHARR.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BRIDGEPOINT INSURANCE SUBDIVISION, RECORDED AS DOCUMENT NUMBER \_\_\_\_\_ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/BUSINESSOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF PHARR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE.
- A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. NO. 2 RIGHT OF WAY, EASEMENT OR FACILITY.

STATE OF TEXAS  
 COUNTY OF HIDALGO

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

AMBROSIO HERNANDEZ  
 MAYOR, CITY OF PHARR

ATTEST:  
 CITY CLERK

DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

DANNY WYLIE, CHAIRMAN  
 PLANNING AND ZONING COMMISSION

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 TEXAS WATER CODES §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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.

RAUL E. SESIN, P.E., C.F.M.  
 GENERAL MANAGER

DATE: \_\_\_\_\_

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 \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE BRIDGEPOINT INSURANCE PHARR 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 FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

DAVID R. CANTU - MEMBER  
 TINNEY PROPERTY LLC  
 1408 E. 8TH STREET  
 WESLACO, TEXAS 78596

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID R. CANTU, THE ABOVE NAMED TRUSTEES, KNOWN TO ME BY THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSED AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
 COUNTY OF HIDALGO

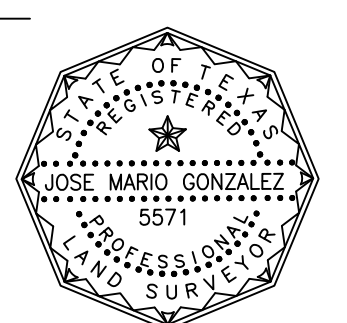
I, MARIANO GARCIA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.



MARIANO GARCIA, P.E.  
 REG. PROFESSIONAL ENGINEER No. 90956

STATE OF TEXAS  
 COUNTY OF HIDALGO

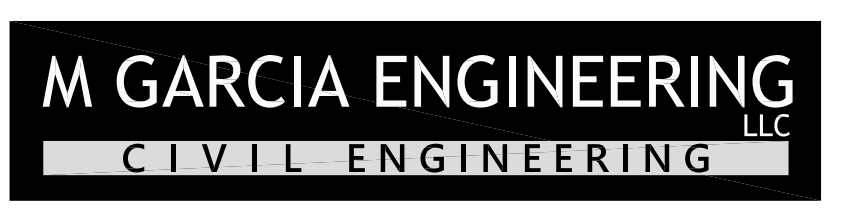
I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF BRIDGEPOINT INSURANCE PHARR SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



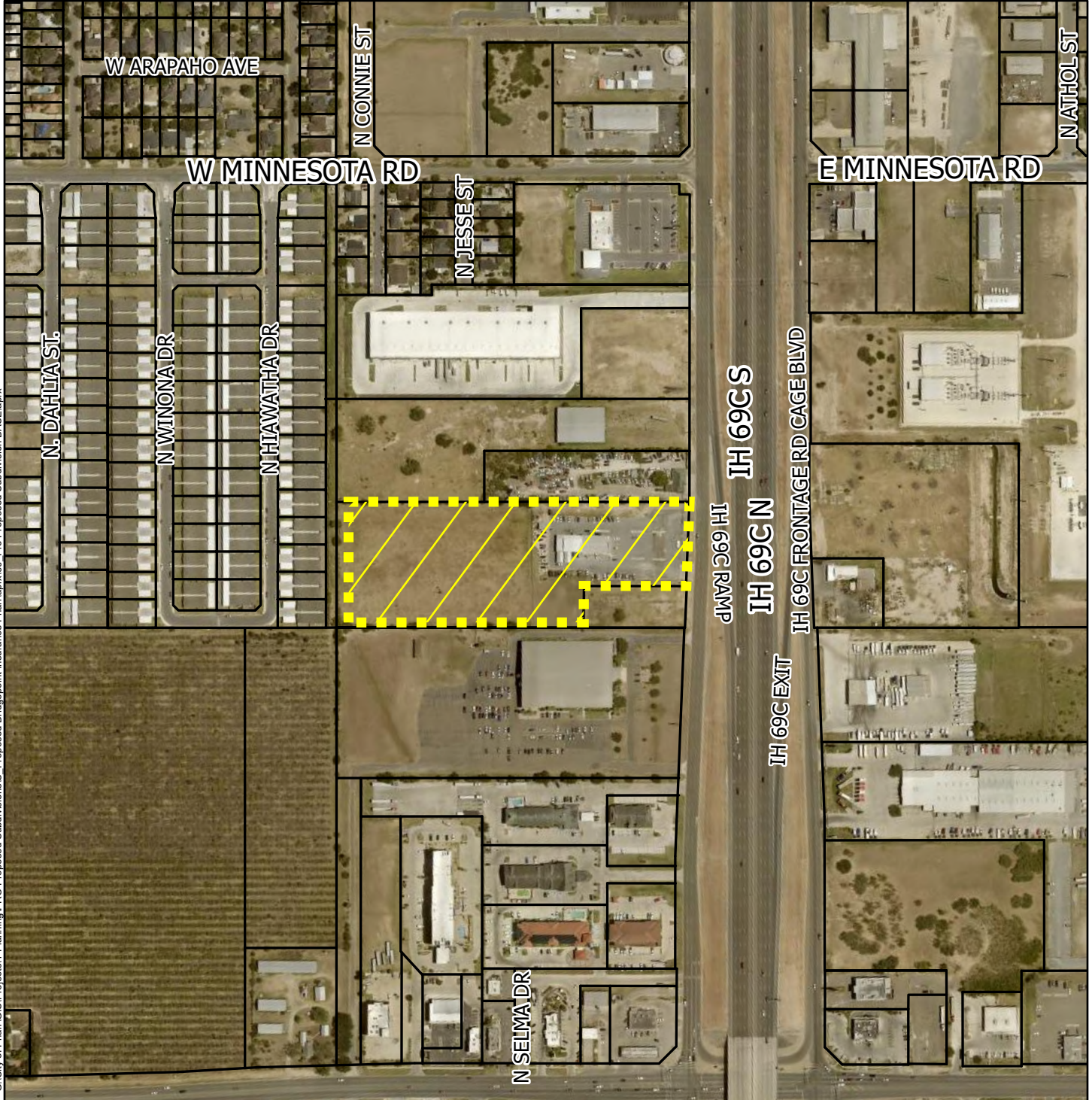
JOSE MARIO GONZALEZ, R.P.L.S.  
 REG. PROFESSIONAL LICENSED SURVEYOR No. 5571  
 RIO DELTA SURVEYING, LLC  
 24593 FM 88  
 MONTE ALTO, TEXAS 78538  
 T.B.P.L.S. FIRM # 10013900

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: TINNEY PROPERTY LLC	1408 E. 8TH STREET	WESLACO, TEXAS 78596	---	---
ENGINEER: MARIANO GARCIA	1022 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 598-5417	
SURVEYOR: MARIO GONZALEZ, R.P.L.S.	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 380-5154	(956) 380-5156



**PRELIMINARY REVIEW**  
 THIS DOCUMENT HAS BEEN RELEASED FOR PRELIMINARY REVIEW BY MARIANO GARCIA, P.E. No. 90956. THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY.  
 DECEMBER 2025



1022 E. Griffin Parkway #202B  
 Mission TX, 78572  
 Bus. 956.598.5417  
 Firm Reg. No. F-9828

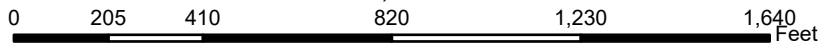


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 Subject Property  
 Pharr City Limit

City of Pharr, Texas  
 Engineering Department  
 956.702.5355

Scale: 1:5,000



Date: 12/10/2025

Proposed Subdivision  
 Bridgepoint Insurance Pharr  
 Mariano Garcia  
 ZONING

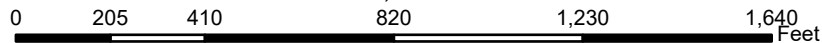


G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\S. Proposed Bridgepoint Insurance Pharr\prx100 Pro Proposed Subdivision BASE.aprx

- |                          |                                       |                    |                          |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| 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

Scale: 1:5,000



Date: 12/10/2025



**Pharr**  
Development Services



## Site Photo

4900 Blk. of North IH 69 C.

