

**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 22, 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 from January 8, 2026 - 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) Salinas Engineering, representing Jacinto Cano and Alice R. Cano, Owners, are requesting final plat approval of the proposed Jacinto Cano Subdivision. The property is legally described as being a 1.72 acre tract of land, more or less, out of and forming a part of Lot 274, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3100 Block of South Gardenia St. **SUB#240513**

2) Weaver Consultants Group, representing Chris ILekis, member for 801 S Cage LLC, is requesting final plat approval of the proposed D. Pearson Subdivision. The property is legally described as being a 1.738 acre tract of land, more or less, out of Lots 1 Thru 8, Lots 11 Thru 13 and a strip of land 20.00 feet wide lying east and adjacent to and along the full length of Lot 11, Orange Grove Addition, Pharr, Hidalgo County, Texas. The property's physical address is 801 S. Cage Boulevard. **SUB#250930**

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 13th day of January 2026 at 4:15 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 13th 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
REGULAR CALLED MEETING
THURSDAY, JANUARY 8, 2026
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, January 8, 2026, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Ruben Luna
Romeo Cantu
Roberto Carrillo Jr.
Mercedes Guillen
Javier Gutierrez
Charlie Ramirez
Rafael Munguia

MEMBERS ABSENT: Andy Castro

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
Briana Perez, Planner I

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 Romeo Cantu moved to excuse the absent members. Board Member Ruben Luna seconded the motion and when put to a vote it, carried unanimously.

ITEM B. PUBLIC TESTIMONY

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR DECEMBER 18, 2025 - REGULAR CALL MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Ruben Luna **moved** to approve. Board Member Javier Gutierrez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) AUTO DIAGNOSTIC CENTER LLC., OWNER, HAS FILLED 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**

Joanna Villarreal, Planner I, introduced the item and stated applicant requested a Change of Zone from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH). She stated the property was 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 the Hidalgo County, Texas. Mrs. Villarreal stated the property is physically located within the 900 Block of East Ridge Road and stated 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.

Joanna Villarreal, Planner I, stated 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. She stated the property to west was zoned Agricultural and/or Open Space District (A-O) and stated the properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) and stated the property to the south were rezoned from Agricultural and/or Open Space District (A-O) to Mobile Home District (M-H) upon comprehensive zoning 1982. The property was generally designated for residential use in the Land Use Plan.

Joanna Villarreal, Planner I, stated the Residential Townhouse District (R-TH) was established to provide adequate space and site diversification for medium-density residential development that was single-family, on separate lots, and typically owner occupied. She stated Townhouse development was low to medium density use and before zoning to townhouse usage, the increased requirements for street, water & fire

protection, wastewater, drainage, and adequate open space must be met. Furthermore, she stated 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.

Joanna Villarreal, Planner I, further stated 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. Mrs. Villarreal stated staff received no response to the letters or the legal notice.

Joanna Villarreal, Planner I, stated Development Services recommended **approval** of the rezoning from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH) as the property met area requirements, complied with the Land Use Plan, and had adequate ingress and egress. She stated the proposed rezoning aligned well with the existing development trends in the general area and if approved, the owner must comply with all City Ordinances and City Department requirements.

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

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

ITEM 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

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 4900 Block of North IH 69 C and stated the property was currently zoned Limited Industrial District (L-I). Mr. Martinez stated 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. He stated the property is designated for industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated proposed use of property was warehouses and stated Development Services recommended preliminary plat approval of the proposed Bridgepoint Insurance Pharr Subdivision, subject to the conditions.

There being no further discussion, Board Member, Javier Gutierrez, **moved** to approve the request for preliminary approval of proposed Bridgepoint insurance Pharr Subdivision. Board Member, Rafael Munguia, seconded the motion and when put to a vote, it carried unanimously

ITEM F. ANNOUNCEMENTS

Roland Gomez, Director of Development Services introduced Brianna Perez as the new Planner I for development services.

ITEM G. ADJOURNMENT

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

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS 8th DAY OF JANUARY 2026, the Planning and Zoning Commission of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner’s Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **KARINA GONZALEZ, SECRETARY**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

KARINA GONZALEZ, SECRETARY

APPROVED:

DRAFT



AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.1.

DATE SUBMITTED: January 13, 2026

MEETING DATE: January 22, 2026

FROM: Nancy Hernandez, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Salinas Engineering, representing Jacinto Cano and Alice R. Cano, Owners, are requesting final plat approval of the proposed Jacinto Cano Subdivision. The property is legally described as being a 1.72 acre tract of land, more or less, out of and forming a part of Lot 274, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3100 Block of South Gardenia St.
SUB#240513

Classification: Regular

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

Issue: Salinas Engineering, representing Jacinto Cano and Alice R. Cano, Owners, are requesting final plat approval of the proposed Jacinto Cano Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Jacinto Cano Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Created/Initiated - 01/13/2026

Approved - 01/13/2026

Final Approval - 01/13/2026



MEMORANDUM

DATE: THURSDAY, JANUARY 22, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: JACINTO CANO SUBDIVISION
FILE NO. **SUB#240513**

GENERAL INFORMATION:

APPLICANT: Salinas Engineering, representing Jacinto Cano and Alice R. Cano, Owners, are requesting final plat approval of the proposed Jacinto Cano Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.72 acre tract of land, more or less, out of and forming a part of Lot 274, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3100 Block of South Gardenia St.

ZONING: The property is currently zoned Residential Single Family Residential District (R-1). The adjacent zones are Single Family Residential District (R-1) to the north, east, south and west. The property is designated for single family residential and commercial use in the Land Use Plan.

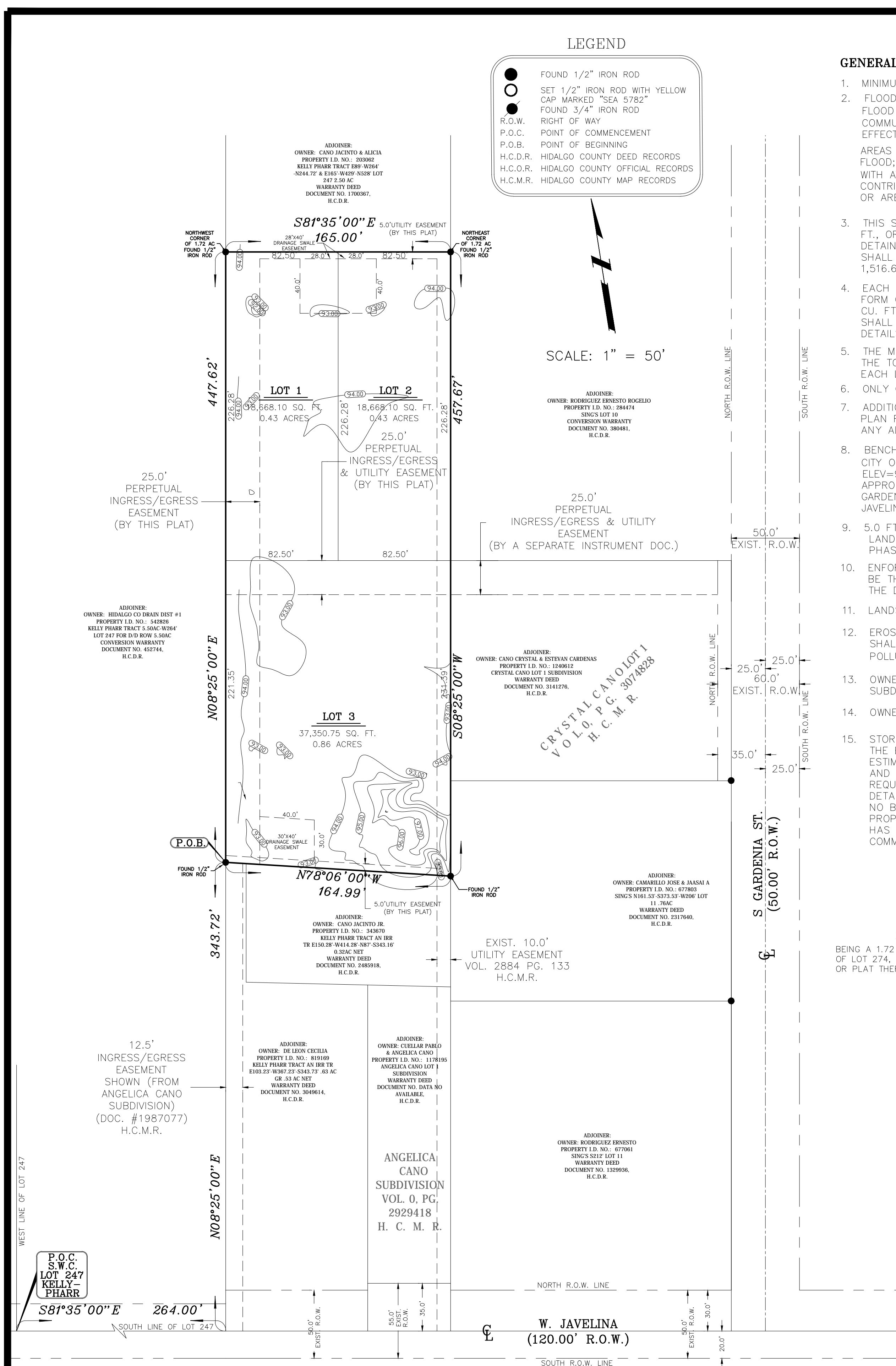
PROPERTY PROPOSED USE: Single family homes.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Jacinto Cano subject to the following conditions set before you.

- 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 February 02, 2026 at 4:00 p.m.



PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: JACINTO CANO	2830 S. GARDENIA ST. APT. F	PHARR, TEXAS 78577	(956) 250-7565	NONE
OWNER: ALICE R. CANO	2830 S. GARDENIA ST. APT. F	PHARR, TEXAS 78577	(956) 250-7565	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

GENERAL PLAT NOTES:

- MINIMUM BUILDING SETBACKS AS PER CITY OF PHARR ORDINANCE.
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY PANEL NO. 480334 0425 C
EFFECTIVE NOVEMBER 16, 1982.
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- THIS SUBDIVISION SHALL PROVIDE FOR A MIN. OF 3,033.25 CU. FT., OR, 0.07 ACRE FEET, LOT 1 AND 2 SHALL BE REQUIRED TO DETAIN A PRO-RATED MINIMUM OF 758.31 CU. FT., AND, LOT 3 SHALL BE REQUIRED TO DETAIN A PRO-RATED MINIMUM OF 1,516.62 CU. FT.
- EACH LOT SHALL BE REQUIRED TO PROVIDED DETENTION IN THE FORM OF A SWALE IN THE AMOUNT OF NOT LESS THAN 450.0 CU. FT. AT TIME OF BUILDING PERMIT. THE BUILDING PERMIT SHALL INCLUDE A SITE GRADING PLAN OUTLINING LOCATION AND DETAILS OF THE RESPECTIVE SWALE.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF THE CURB OF ROAD LOCATED AT THE CENTER OF EACH LOT.
- ONLY ONE SINGLE-FAMILY DWELLING UNIT PER LOT.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION EQUIPMENT.
- BENCHMARK NOTE:
CITY OF PHARR B.M. #26
ELEV=98.09, N: 16584078.001, E: 1080687.31, LOCATED APPROXIMATELY 2,010 FEET WEST OF THE INTERSECTION OF S. GARDENIA ST. AND W. JAVELINA, ON THE SOUTH SIDE OF W. JAVELINA.
- 5.0 FT. SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED AT TIME OF BUILDING PERMIT PHASE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE SYSTEM (TPDES).
- OWNERS ARE TO MAINTAIN RIGHT-OF-WAY AND PERIMETER OF SUBDIVISION.
- OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.004 ACRES AND A VOLUME OF APPROXIMATELY 0.09 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.

JACINTO CANO SUBDIVISION

BEING A 1.72 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 274, KELLY PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGE 133, DEED RECORDS OF HIDALGO COUNTY, TEXAS;

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

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

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

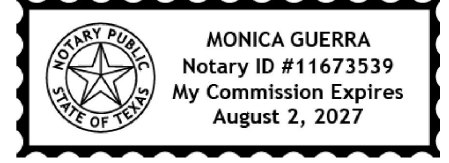
I (WE), JACINTO CANO, AND ALICE R. CANO, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE JACINTO CANO SUBDIVISION, TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER: JACINTO CANO
2830 S. GARDENIA STREET, APT. F
PHARR, TEXAS 78577

OWNER: ALICE R. CANO
2830 S. GARDENIA STREET, APT. F
PHARR, TEXAS 78577

**STATE OF TEXAS
COUNTY OF HIDALGO**
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JACINTO CANO AND ALICE R. CANO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024 A.D.



NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

THIS PLAT OF JACINTO CANO SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2024.

DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

AMBROSIO HERNANDEZ, MAYOR

DATE

ATTEST:

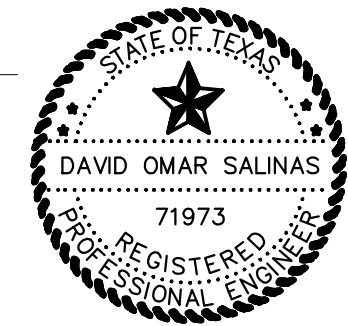
CLERK

DATE

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DAVID O. SALINAS, A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCES AND ALL STATE STATUTES GOVERNING SURVEYS.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973



DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

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 CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

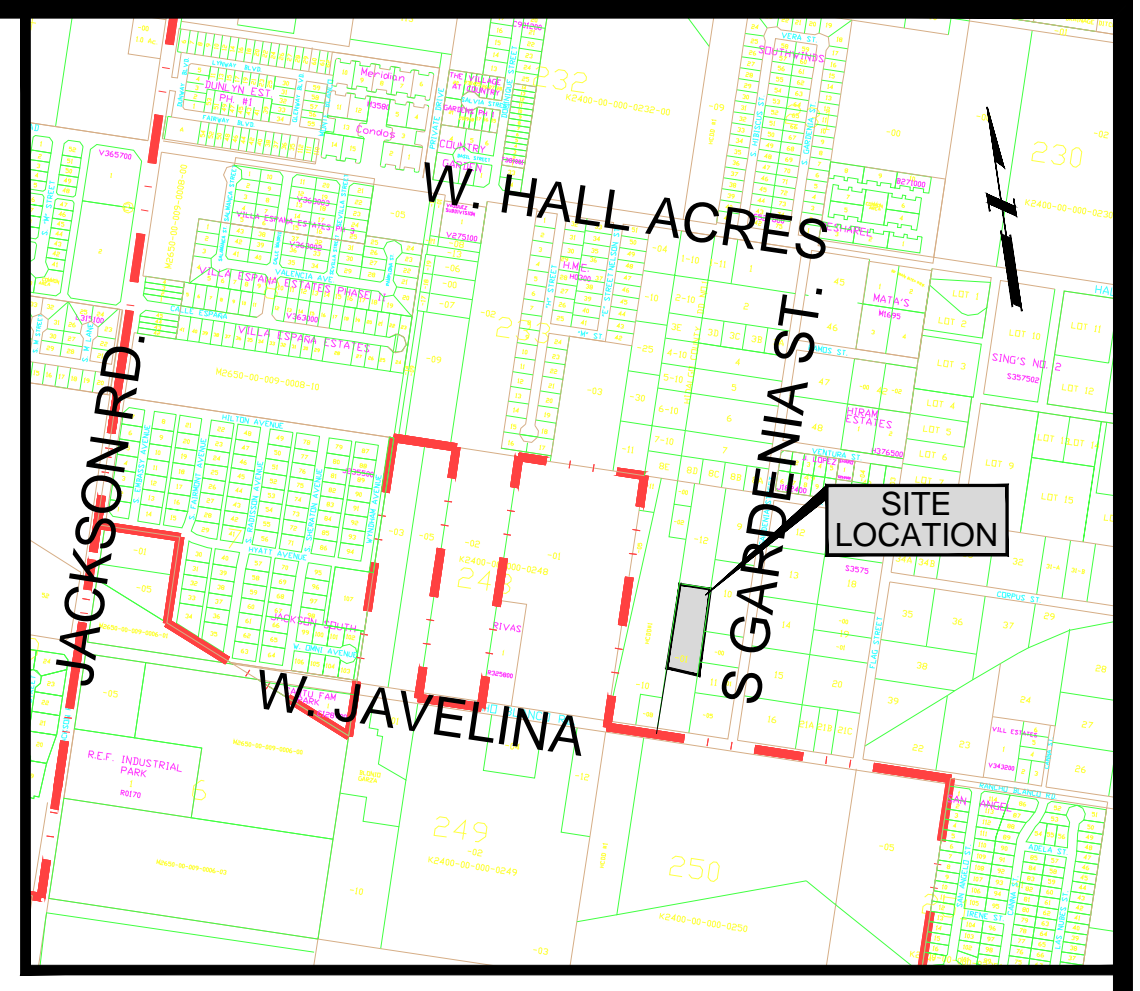
**STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2**

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 2024.

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

PRESIDENT _____

ATTEST: _____
SECRETARY



LOCATION MAP SCALE: 1" = 1,000'

METES AND BOUNDS DESCRIPTION

BEING A 1.72 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 274, KELLY PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGE 133, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.72 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT SOUTHWEST CORNER OF SAID LOT 247 LOCATED IN THE CENTER OF W. RANCHO BLANCO ROAD; THENCE, AS FOLLOWS:

SOUTH 81 DEGREES 35 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 274, A DISTANCE OF 264.0 FEET AND THENCE, NORTH 08 DEGREES 25 MINUTES EAST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 274, A DISTANCE OF 373.72 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 08 DEGREES 25 MINUTES EAST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 274, A DISTANCE OF 447.62 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 81 DEGREES 35 MINUTES EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 274, A DISTANCE OF 164.99 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 08 DEGREES 25 MINUTES WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 274, A DISTANCE OF 457.67 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 78 DEGREES 06 MINUTES WEST, A DISTANCE OF 164.99 FEET TO THE POINT OF BEGINNING, CONTAINING 1.72 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: WARRANTY DEED
N:\SUBDIVISION\PLATS\JACINTOCANO.SUB\1.72.rev.052124

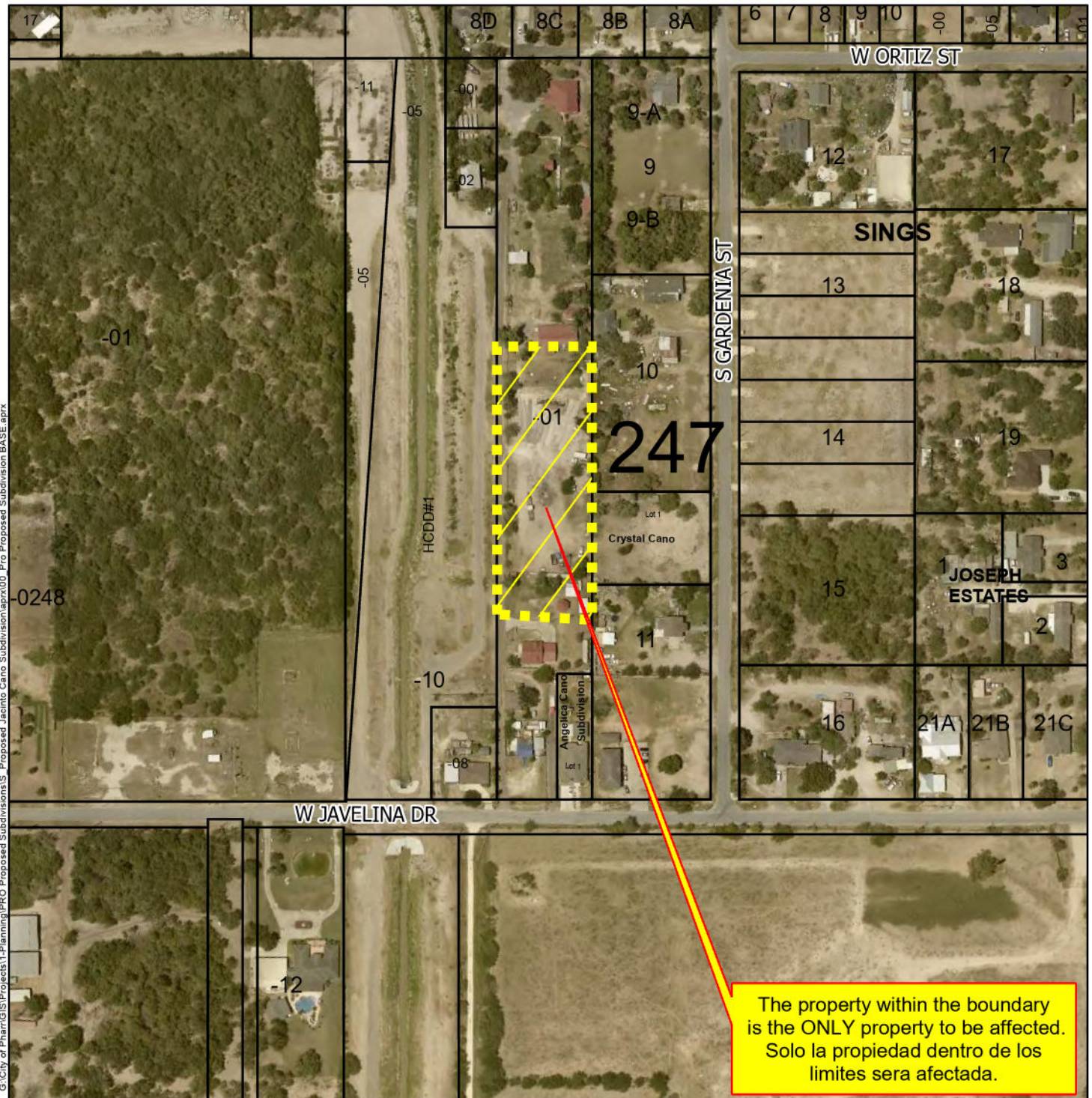
DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF PHARR ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON JUNE 17, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

JACINTO CANO SUBDIVISION

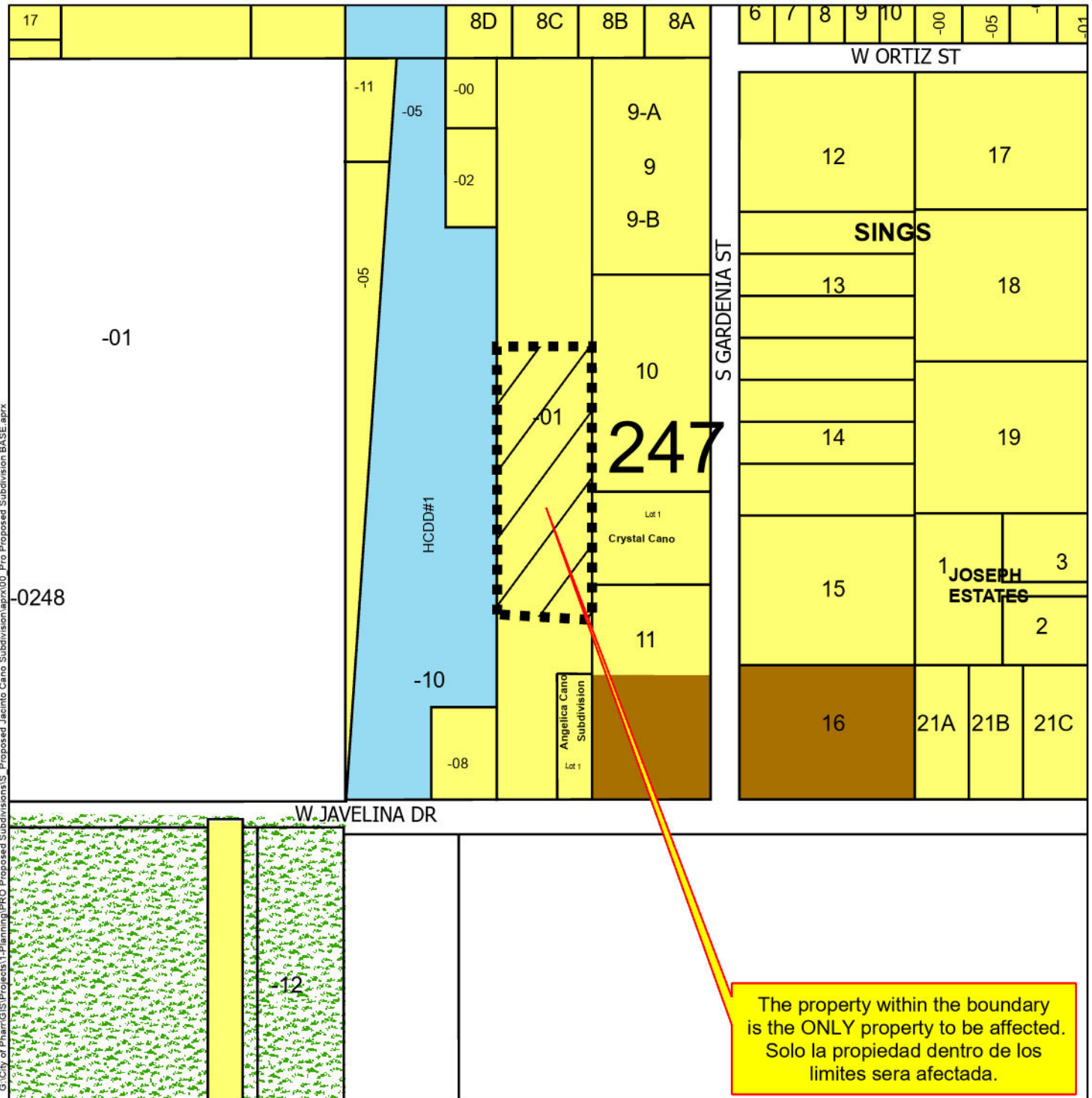
PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: JUNE 17, 2024.
JOB NUMBER: SP-24-26106
OWNER: JACINTO CANO
2830 S. GARDENIA ST., APT. F
PHARR, TEXAS 78577

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
16PLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

AERIAL

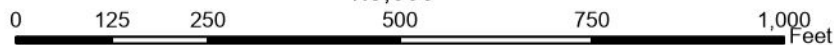


ZONING



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

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





Pharr
Development Services



Site Photo

3100 Blk. of South Gardenia St.





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.2.

DATE SUBMITTED: January 13, 2026

MEETING DATE: January 22, 2026

FROM: Nancy Hernandez, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Weaver Consultants Group, representing Chris ILekis, member for 801 S Cage LLC, is requesting final plat approval of the proposed D. Pearson Subdivision. The property is legally described as being a 1.738 acre tract of land, more or less, out of Lots 1 Thru 8, Lots 11 Thru 13 and a strip of land 20.00 feet wide lying east and adjacent to and along the full length of Lot 11, Orange Grove Addition, Pharr, Hidalgo County, Texas. The property's physical address is 801 S. Cage Boulevard. **SUB#250930**

Classification: Regular

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

Issue: Weaver Consultants Group, representing Chris ILekis, member for 801 S Cage LLC, is requesting final plat approval of the proposed D. Pearson Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed D. Pearson Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 01/13/2026
Approved - 01/13/2026
Final Approval - 01/13/2026



MEMORANDUM

DATE: THURSDAY, JANUARY 22, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: D. PEARSON SUBDIVISION
FILE NO. **SUB250930**

GENERAL INFORMATION

APPLICANT: Weaver Consultants Group, representing Chris Ilekis, Member for 801 S Cage LLC, is requesting final plat approval of the proposed D. Pearson Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.738 acre Tract of Land, More or Less, Out of Lots 1 Thru 8, Lots 11 Thru 13 and a Strip of Land of 20.00 Feet wide Lying east and adjacent to and along the full length of Lot 11, Orange Grove Addition, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 801 S. Cage Boulevard.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north and west, Residential Multi-Family District (R-MF) and Single Family Residential District (R-1) to the east and Office Professional District (O-P) and Single Family Residential District (R-1) to the south. The property is designated for commercial and single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Stripes store and gas station.

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed D. Pearson Subdivision subject to the following conditions:

This item will go before City Commission on February 2, 2026 at 4:00pm.

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: D. PEARSON SUBDIVISION

1. Project engineer shall record offsite easement prior to public improvement installation.
2. Financial guarantee submitted.

STAFF REVIEW MEETING FOR: D. PEARSON SUBDIVISION

SUBDIVISION: D. Pearson Subdivision

DATE: December 10, 2025

REVIEW: Preconstruction (comments plans dated 12-5-2025)

PLAT

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

SITE PLAN

1. Escrow for 1/3 widening shall be required for E. Sam Houston Ave. and these items include:
 - 24"-in curb and gutter with 3 #3 rebar.
 - 6"-in Lime treated subgrade
 - 8" flexbase material
 - 2"-in HMAc
2. Site plan ROW may not be reflecting what is shown on the plat. Please verify, include corner clips and additional ROW.
3. Use the correct sanitary sewer composite manhole lid. Please refer to detail provided.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.

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).

STAFF REVIEW MEETING FOR: D. PEARSON SUBDIVISION

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.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted RED: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.
12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings, or portions of buildings hereafter constructed

shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

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

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

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

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

STAFF REVIEW MEETING FOR: D. PEARSON SUBDIVISION

- Construction Entrance shall measure 20 feet in width and 50 feet in length with 4–8-inch bull rock. This must be corrected on both the detail and sediment erosion control plan sheet.
- Silt fence shall surround the entirety of the property.
- Concrete washout detail and location required on the Sediment Erosion Control Plan. Washout detail must be at least 10x10 feet in size with a 7mil plastic liner to prevent any spills/illicit discharges of concrete washout.
- Dumpster location required for the Sediment Erosion Control Plan.
- Obtain any required Street Cut, Bore, Curb Cut, or Discharge permits for the two curb cuts, two street cuts, and detention pond outfall.
- 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 at all times on location.

STAFF REVIEW MEETING FOR: D. PEARSON SUBDIVISION

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:

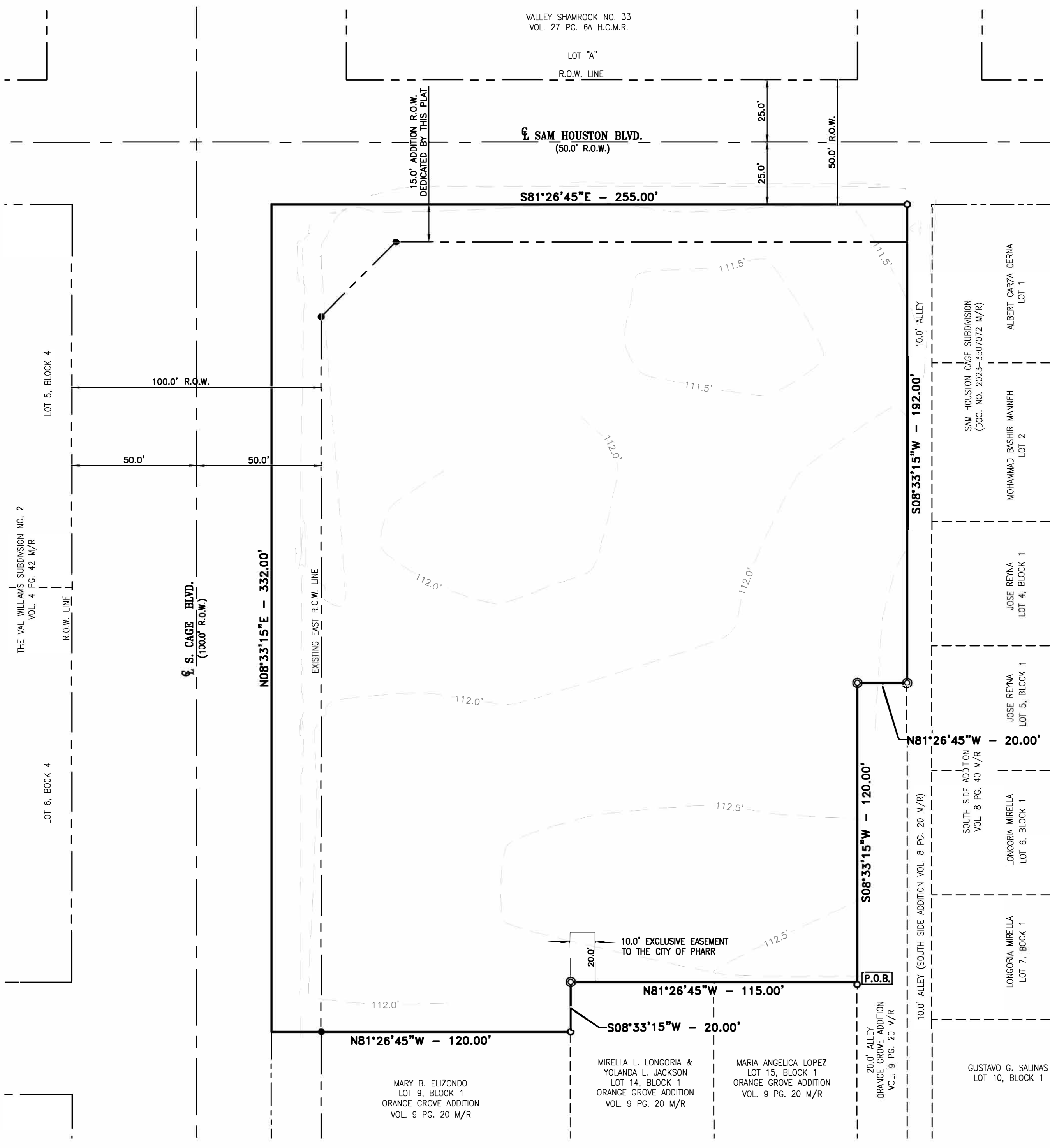
1. Plan and profiles showing service arrangements.
2. Complete construction details
3. Cost Estimate for all fiber optic utility improvements. Unit costs will be provided by the City's IT Department.

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



STATE OF TEXAS
COUNTY OF HIDALGO

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

AMBROSIO HERNANDEZ, M.B.
MAYOR, CITY OF PHARR

CITY CLERK DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 TEX. WATER CODE § 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS _____ DAY OF _____, 202__.

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

PRESIDENT ATTEST: SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE D. PEARSON 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, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED

OWNER AND ADDRESS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED (OWNER) KNOW TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 202__.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

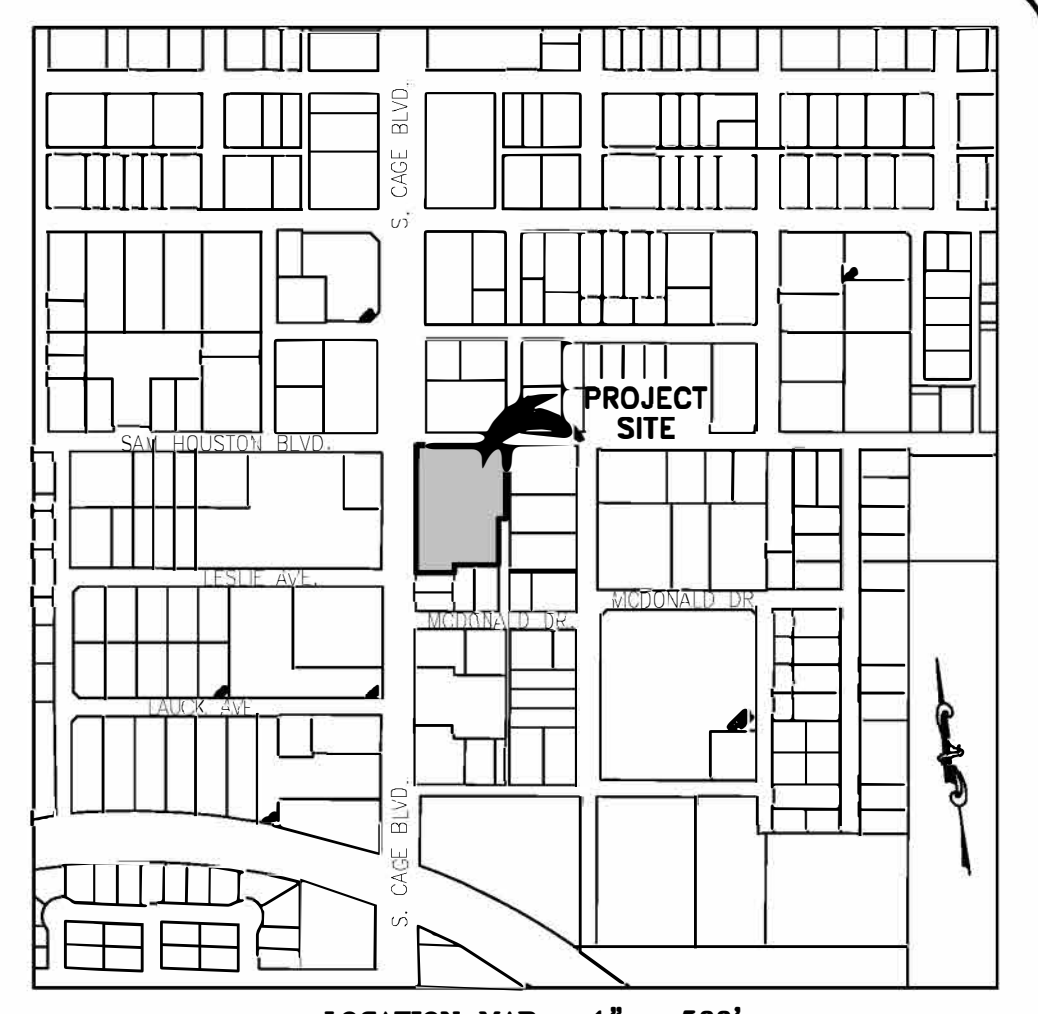
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

APPROVED THIS THE _____ DAY OF _____ 2020__.

DANNY WYLE DATE
CHAIRMAN, PLANNING COMMISSION

LEGEND	
○	1/2" IRON ROD FOUND OR AS NOTED
○	1" IRON PIPE FOUND
●	1/2" IRON ROD SET W/CAP STAMPED "STS 5974"
- - -	R.O.W. RIGHT OF WAY
M/R	MAP RECORDS

- NOTES:
1. THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD) ACCORDING TO THE FLOOD INSURANCE COMMUNITY-PANEL NUMBER 480347 0005 C, REVISED DATE OCTOBER 19, 1982. (FLOOD ZONE IS DETERMINED BY GRAPHIC SCALING ONLY. SOUTHPOINT TEXAS SURVEYING, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.)
 2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB OF ROAD MEASURED OF FRONT OF LOT.
 3. MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE.
 4. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1.738 ACRES AND A VOLUME OF APPROXIMATELY 0.1562 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.
 5. BENCHMARK: NEAREST CITY OF PHARR BENCHMARK IS LOCATED ON THE INTERSECTION OF E. SAM HOUSTON AVE. AND S. CAGE BLVD. MONUMENT #40 ELEVATION: 110.72 (NORTHING: 16593593.187, EASTING: 1087438.540)
 6. NO BUILDING STRUCTURES SHALL BE CONSTRUCTED ON ANY EASEMENT DEDICATED BY THIS PLAT.
 7. CONSTRUCTION WILL COMPLY WITH T.P.D.E.S. REQUIREMENTS AND SITE'S STORM WATER POLLUTION PREVENTION PLAN.
 8. A 5.0' SIDEWALK WITH ADA WHEELCHAIR RAMP AND LANDINGS SHALL BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
 9. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 10. OWNER(S) TO MAINTAIN DETENTION/RETENTION AREA.
 11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
 12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE IRRESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 13. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
 14. EROSION AND SIDEMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATOR SYSTEM (TPDES).
 15. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT, IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS BEING GREATER, THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATION FOR THE SUBDIVISION.
 16. ALL BEARING AND DISTANCE ARE BASE ON GRID COORDINATE.



METES AND BOUNDS

BEING A 1.738 ACRE TRACT OF LAND, COSTING OF LOT 1 THRU 8, 11 THRU 13 AND A STRIP OF LAND 20.00 FEET WIDE LYING EAST AND ADJACENT THE FULL LENGTH OF LOTS 4 & 11, SECOND AMENDED SUBDIVISION OF ORANGE GROVE ADDITION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 9, PAGE 20, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.738 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AT A 1 INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 13, BLOCK 1, AND THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°26'45" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, BLOCK 1, A DISTANCE OF 115.00 FEET, TO A 1 INCH IRON PIPE FOUND, ON THE EAST LINE OF LOT 8, BLOCK 1, FOR THE SOUTHWEST CORNER OF SAID LOT 13, BLOCK 1, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°33'15" WEST, ALONG THE EAST LINE OF SAID LOT 8, BLOCK 1, A DISTANCE OF 20.00 FEET, TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 1, AND AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°26'45" WEST, ALONG THE SOUTH LINE OF SAID LOT 8, BLOCK 1, A DISTANCE OF 100.00 FEET, TO A 1/2 INCH IRON ROD SET WITH A SURVEYOR'S CAP STAMPED "STS 5974" ON THE EAST RIGHT OF WAY LINE OF SOUTH CAGE BOULEVARD (100.00' RIGHT-OF-WAY), CONTINUING FOR A TOTAL DISTANCE OF 120.00 FEET, TO POINT FOR THE SOUTHWEST CORNER OF SAID LOT 8, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBE TRACT;

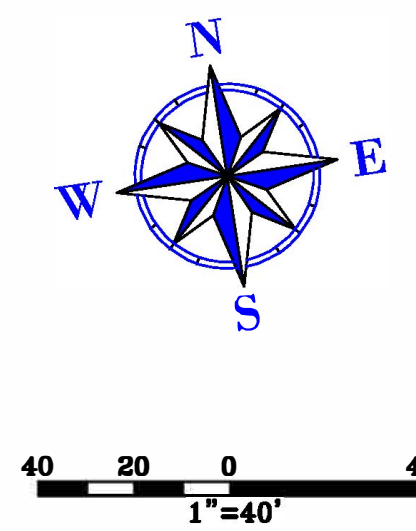
THENCE, NORTH 08°33'15" EAST, ALONG THE WEST LINE OF LOTS 8 THRU 5 AND 1, A DISTANCE OF 332.00 FEET, TO A POINT FOR THE NORTHEAST CORNER OF LOT 1 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81°26'45" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAM HOUSTON BOULEVARD (50.00' RIGHT-OF-WAY), A DISTANCE OF 20.00 FEET, PASSING THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH CAGE BOULEVARD, IN TOTAL A DISTANCE OF 255.00 FEET, TO A 1/2 INCH IRON ROD FOUND, FOR THE NORTHWEST INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAM HOUSTON BOULEVARD AND THE WEST RIGHT-OF-WAY LINE OF A 10.00 FOOT WIDE ALLEY, BEING NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°33'15" WEST, ALONG THE WEST BOUNDARY LINE OF SAID ALLEY, A DISTANCE OF 192.00 FEET, TO A 1 INCH IRON PIPE FOUND ON THE WEST LINE OF SAID ALLEY AND AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°26'45" WEST, OVER AND ACROSS SAID 20.0' STRIP OF LAND, A DISTANCE OF 20.00 FEET, TO A 1 INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 11 AND NORTHEAST CORNER OF LOT 12, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°33'15" WEST, ALONG THE EAST LINE OF LOTS 12 AND 13, AT A DISTANCE OF 120.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID TRACT CONTAINS 1.738 OF AN ACRE, MORE OR LESS, WITHIN THESE METES AND BOUNDS.



PEARSON SUBDIVISION

A 1.738 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 1 THRU 8, LOTS 11 THRU 13, AND A STRIP OF LAND 20.00 FEET WIDE LYING EAST AND ADJACENT TO AND ALONG THE FULL LENGTH OF LOT 11, ORANGE GROVE ADDITION, MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 20, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	801 S CAGE LLC	226 N. MORGAN ST. STE 300 CHICAGO, IL 60607	(312) 985-0980
ENGINEER:	WILLIAM H. PERRY	6420 SOUTHWEST BVD FORT WORTH, TEXAS 76109	(630) 717-4848
SURVEYOR:	R. MICHAEL WOOD	P.O. BOX 55 COMBES, TEXAS 78535	(956) 368-5074

Weaver Consultants Group
6420 SOUTHWEST BOULEVARD, SUITE 206
FORT WORTH, TEXAS 76109
(630) 717-4848
TBPE REGISTRATION NO. F-3727



Southpoint Texas Surveying, LLC
1409 N. Stuart Place Rd., Suite A (956) 368-5074
Harlingen, TX 78550 TBPLS Firm No. 1019438

PROJECT No. 25107

AERIAL

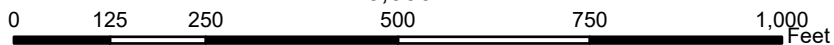


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 Subject Property
 Pharr City Limit

City of Pharr, Texas
Engineering Department
956.702.5355

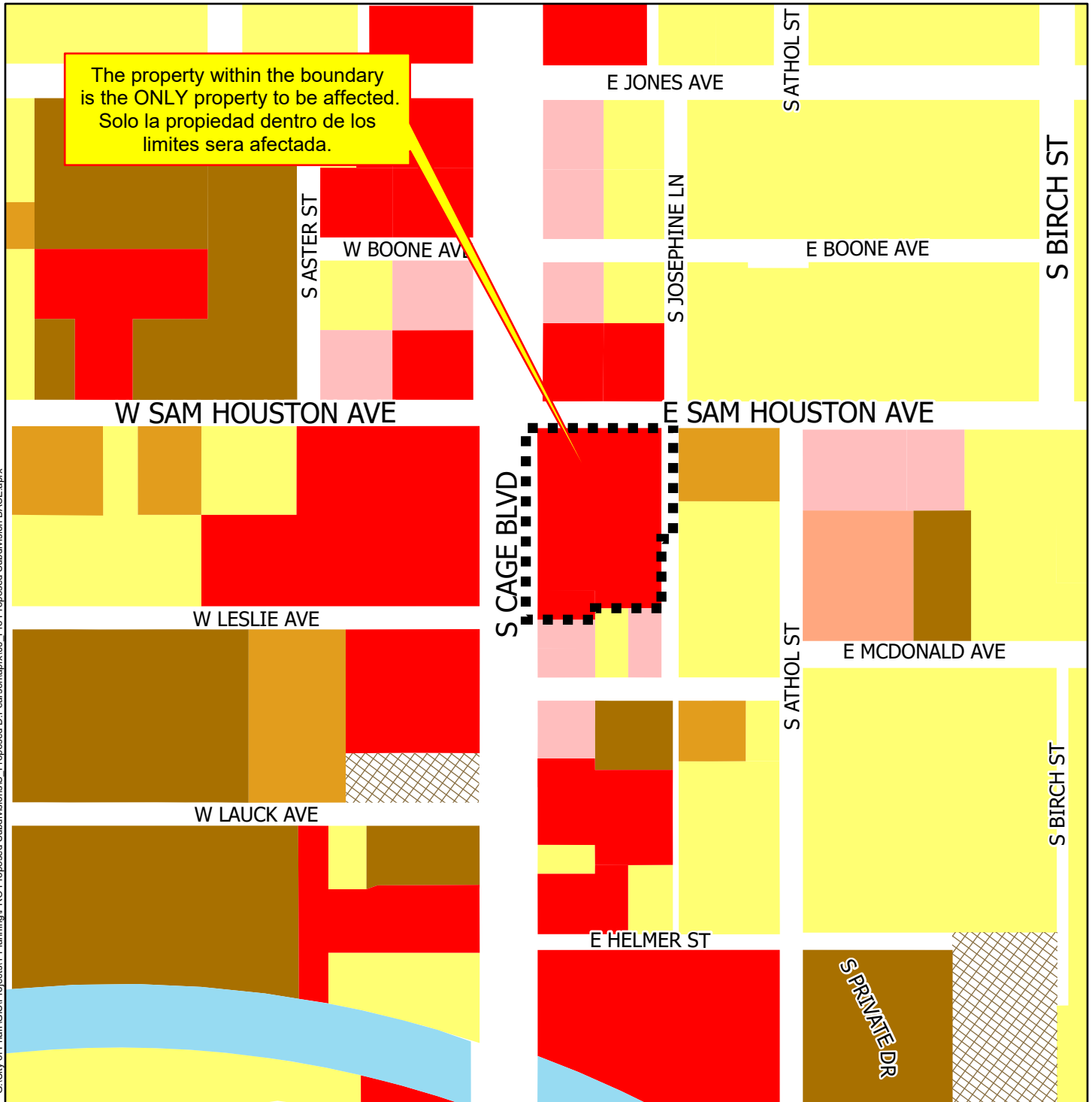
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Date: 9/11/2025

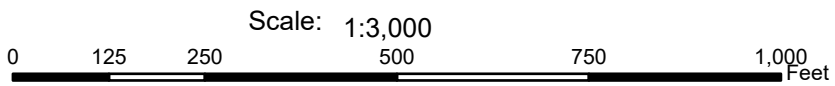
ZONING

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



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





Pharr
Development Services



Site Photo
801 S. Cage Boulevard

