

**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, FEBRUARY 5, 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 January 22, 2026 - Regular Called Meeting

D. PLATS:

1) Halff, representing Andres Zuniga, Member for Zuko Family Limited Partnership, is requesting final plat approval of the proposed Pharr Trade Center Subdivision. The property is legally described as being a 54.66 acre tract of land, more or less, out of Lots 371 and 372, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of E. Hi-Line Road. **SUB#251036**

E. ANNOUNCEMENTS:

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

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

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

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

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

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

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

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

H. ADJOURNMENT:


NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4200 Ext 1201 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov 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 28th of January 2026 at 10:45 a.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 28th 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 22, 2026
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, January 22, 2026, and following is the record of attendance.

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

MEMBERS ABSENT Charlie Ramirez
Mercedes Guillen
Javier Gutierrez

STAFF PRESENT: Roland Gomez, Director of Development Service
Joe Garza, Assistant Director of Development Service
Eddie Martinez, Planner III
Diego Perez, Planner I
Briana 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 4:00 p.m. Roll call established a quorum.

Board Member, Rafael Munguia, 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 FROM JANUARY 8, 2026 - REGULAR CALLED MEETING

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

ITEM D. PUBLIC HEARING

There were no comments from the public.

ITEM E. PLATS

- 1) SALINAS ENGINEERING, REPRESENTING JACINTO CANO AND ALICE R. CANO, OWNERS, WHERE REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED JACINTO CANO SUBDIVISION. THE PROPERTY WAS 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 WAS LOCATED WITHIN THE 3100 BLOCK OF SOUTH GARDENIA ST. SUB#240513**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 3100 Block of South Gardenia St. and stated the property was currently zoned Single Family Residential District (R-1). Mr. Martinez stated the adjacent zones were Single Family Residential District (R-1) to the north, east, south and west. He stated the property was designated for single family residential and commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated proposed use of property were Single family homes and stated Development Services recommended final plat approval of the proposed Jacinto Cano Subdivision, subject to the conditions.

Board member, Rafael Munguia, asked where the entrance would be. Eddie Martinez stated there would be a 30 ft easement as mentioned in the description. He further stated the property owners were giving City an entry from Gardenia to the rear .

There being no further discussion, Board Member, Rafael Munguia, **moved** to approve the request for final plat approval of proposed Jacinto Cano Subdivision. Board Member, Ruben Luna, seconded the motion and when put to a vote, it carried unanimously

- 2) WEAVER CONSULTANTS GROUP, REPRESENTING CHRIS ILEKIS, MEMBER FOR 801 S CAGE LLC, WHERE REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED D. PEARSON SUBDIVISION. THE PROPERTY WAS 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. THE PROPERTY'S PHYSICAL ADDRESS IS 801 S. CAGE BOULEVARD. SUB#250930

Eddie Martinez, Planner III, introduced the item and went over the property's legal description as being a 1.738 acres tract of Land, More or Less, out of Lots 1 through 8, Lots 11 through 13, and a strip of Land of 20 feet wide lying east and adjacent to and along the full length of Lot 11, Orange Grove Addition. He stated the property was currently zoned 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 (OP) and Single-Family Residential District (R-1) to the south. He stated the property was designated for commercial and single-family residential use in the Land Use Plan.

Eddie Martinez, Planner III, stated proposed use of property was a Stripes store and gas station and stated Development Services recommended final plat approval of the proposed D. Pearson Subdivision Pharr Subdivision, subject to the conditions.

Chairman, Danny Wylie, asked if semi-trucks could park at location overnight. Eddie Martinez stated this would be one of the smaller store and would not have overnight parking for semi-trucks.

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

ITEM F. ANNOUNCEMENTS

None

ITEM G. CLOSED SESSION

None

ITEM H. RECONVENE

None

ITEM I. ADJOURNMENT

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

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS 22nd 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:



AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.1.

DATE SUBMITTED: January 27, 2026

MEETING DATE: February 5, 2026

FROM: Nancy Hernandez, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Halff, representing Andres Zuniga, Member for Zuko Family Limited Partnership, is requesting final plat approval of the proposed Pharr Trade Center Subdivision. The property is legally described as being a 54.66 acre tract of land, more or less, out of Lots 371 and 372, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of E. Hi-Line Road. SUB#251036

Classification: Regular

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

Issue: Halff, representing Andres Zuniga, Member for Zuko Family Limited Partnership, is requesting final plat approval of the proposed Pharr Trade Center Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Pharr Trade Center Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 01/27/2026
Approved - 01/27/2026
Final Approval - 01/27/2026



MEMORANDUM

DATE: THURSDAY, FEBRUARY 05, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: PHARR TRADE CENTER SUBDIVISION
FILE NO. **SUB#251036**

GENERAL INFORMATION:

APPLICANT: Halff, representing Andres Zuniga, Member for Zuko Family Limited Partnership, is requesting final plat approval of the proposed Pharr Trade Center Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 54.66 acre tract of land, more or less, out of Lots 371 and 372, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

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

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

PROPERTY PROPOSED USE: Warehouse.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Pharr Trade Center Subdivision subject to the following conditions:

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

1. Provide street light layout.

EASEMENTS:

1. See attached comments.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. See attached comments.

OTHER:

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

This item will go before City Commission on February 17, 2026 at 4:00 p.m.

STAFF REVIEW FOR:

PHARR TRADE CENTER SUBDIVISION

COMMENTS: Initials: J.R./E.D.L. OCTOBER 14,
2025

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- All fittings will need to be MJ with megalocks.
- On industrial zone water line will need to be 12' PVC C-900.
- Will need to show all water crossings and connections details.
- Will need to verify all surrounding utilities in the area.
- Comments made may change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Sanitary sewer must not be within another easement.
- Will need to provide all crossings and connections details.
- Sanitary sewer service will need to be 6" or grater.
- Will need to verify all surrounding utilities in the area (Force main)
- Comments made may change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

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

Print Name: _____

Signature: _____

Date: _____



Pharr

Fire Department



118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: PHARR TRADE CENTER SUBDIVISION

Reviewed by: MIKE NAVARRO

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **PAINTED SILVER** in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM (SHERWIN-WILLIAMS SILVER BRIGHT 631-1336)** 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.
17. General Plat Notes & Restrictions: **ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIEMENTS.**

Additional Comments: PHARR FIRE DEPARTMENT REVIEWED SUBDIVIOSN PLANS FOR TPA WAREHOUSE PHARR SUBDIVISON BY ASST FIRE MARSHAL MIKE NAVARRO AND FOUND THAT THE FOLLWING ITEMS ARE PENDING.

- 1. SHALL PROVIDE FIRE HYDRANT DETAIL TO INCLUDE 6 FEET BEHIND CURB IF SIDE WALK WILL BE INSTALLED.**



Pharr Public Work



Staff-Construction Meeting
Pharr Trade Center Subdivision
Pharr Tx, 78577

DATE: 7/29/2025
59.59 Acres

Plat Notes:

- **No comments**

General Notes:

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



SUBDIVISION REVIEW COMMENTS

City of Pharr • 118 S. Cage Blvd., 1st Floor • Pharr, TX 78577 • 956.402.4221

SUBDIVISION: Pharr Trade Cetner
Subdivision

DATE: October 15, 2025

REVIEW: Preliminary (Comments for plans dated: 10-13-2025)

PLAT

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

SITE PLAN

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

DRAINAGE

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

CLOSEOUT DOCUMENTS

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

STANDARD REQUIREMENTS

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

Gerardo Padron
Broadband Grad Engineer
Innovation & Technology Department
O: 956-402-2000
Gerardo.padron@pharr-tx.gov
104 Polk Ave
Pharr, TX 78577



Date: 10/15/2025
Staff -Plat Review: Subdivision:
Pharr Trade Cetner Subdivision

Plat Notes:

- No Notes

General Notes: Proposed Data/Telephone Access.

- 1. Data/Telephone Existing Access Point Location:**
 - a. Estimated at coordinates: 26° 6'4.29"N 98°11'44.53"W or 26° 6'3.19"N 98°11'36.48"W.
- 2. Primary Conduit Installation:**
 - a. A ****1x4" Schedule 40 conduit**** or ****1x4" SDR11 Orange conduit**** Sleeve shall be routed within the Utility Easement on Hi Line Rd (estimate coordinates 26° 6'4.29"N 98°11'44.53"W or 26° 6'3.19"N 98°11'36.48"W).
 - b. A ****1x4" Schedule 40 conduit**** or ****1x4" SDR11 Orange conduit**** Sleeve shall be routed within the Utility Easement on East Hi Line to within the Subdivision Location in accordance with Planning and Zoning Site Plan.
- 3. Following up on the comments from July 31, 2025, please make the following update to the utility site plan:**
 - a. · Action: Display the City of Pharr utility fiber cable within the Utility Site Plan.
 - b. · Data Provided: The coordinates for the fiber cable path and its hand-holes were included in the July 31 comment letter.
 - c. · Reason: This is a critical utility that must be shown to prevent excavation conflicts and ensure network integrity and part of City of Pharr Utilities.



Pharr Connect: Your Reliable Partner for Industrial Data Services

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

1. Key Features and Benefits:

a. **Unmatched Reliability:** Pharr Connect serves as a trusted primary or secondary data source, ensuring uninterrupted access to critical information for your operations.

b. **Strategic Location:** Access our services conveniently at the following coordinates: 26° 6'4.29"N 98°11'44.53"W or 26° 6'3.19"N 98°11'36.48"W.

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

2. Minimal Construction Requirements:

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

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

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

Why Choose Pharr Connect?

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

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

“Connect with Confidence. Choose Pharr Connect.”

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

RE: Subdivision Review TPA Warehouse Pharr Subdivision

From John Salinas <jbs_hcid2@att.net>
Date Mon 7/28/2025 2:03 PM
To Eddie Martinez <eddie.martinez@pharr-tx.gov>
Cc jl_hcid2@att.net <jl_hcid2@att.net>

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

Hello Eddie,

HCID2 reservations, comments and updates for the TPA Warehouse Pharr Subdivision:

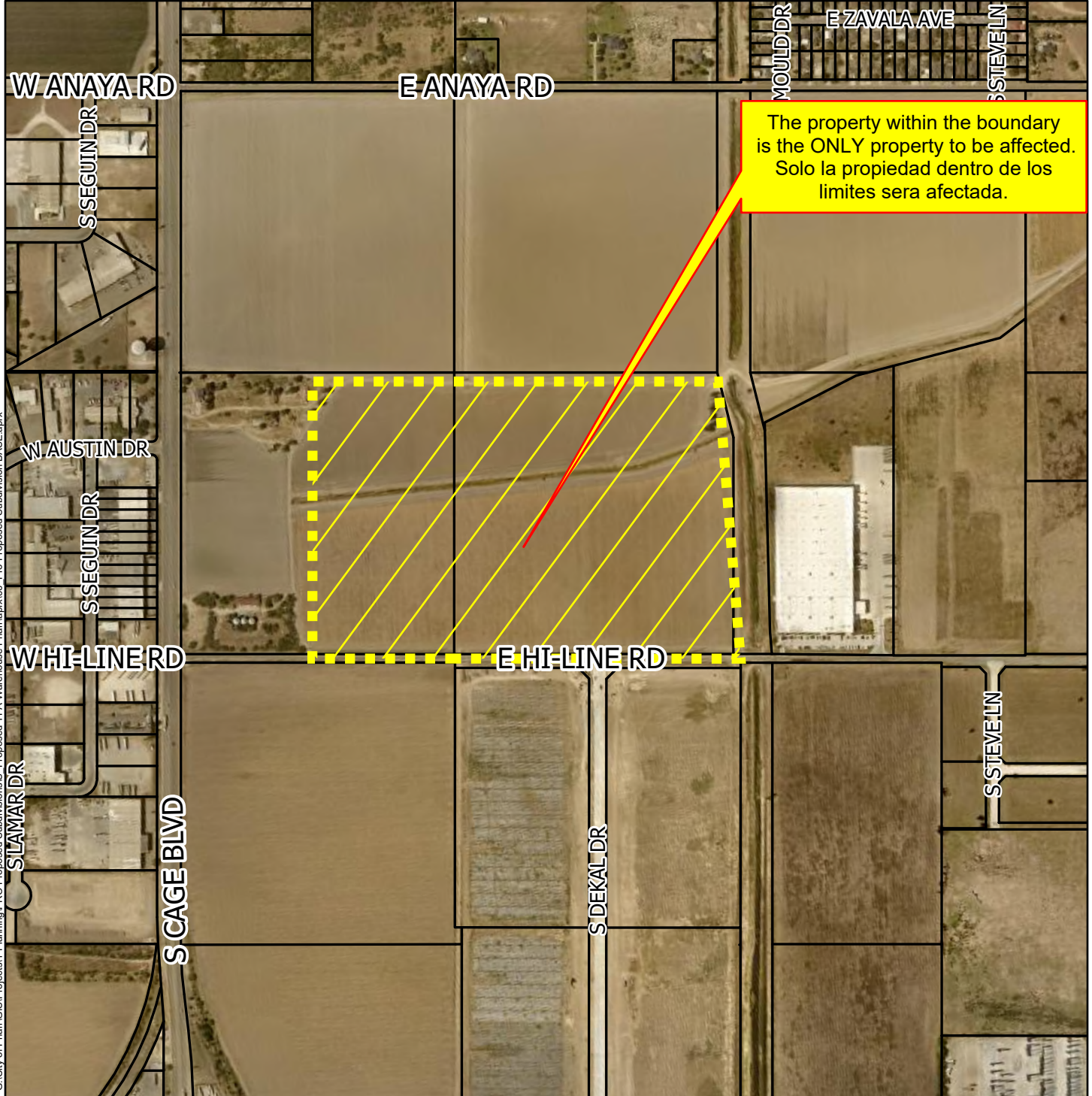
1. We have the general right of way covering all the lot. Vol. 19, pg. 257 and Vol. 19, pg. 257.
2. The existing drain ditch will not be abandoned but removed by separate document.
3. The drain ditch will be re-routed with underground pipeline by a recorded document.
4. The 34' irrigation easement dedicated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

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



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

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

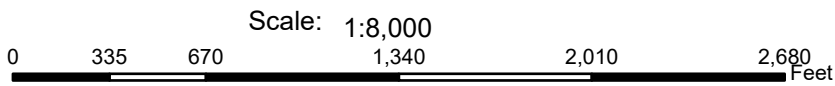
AERIAL



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

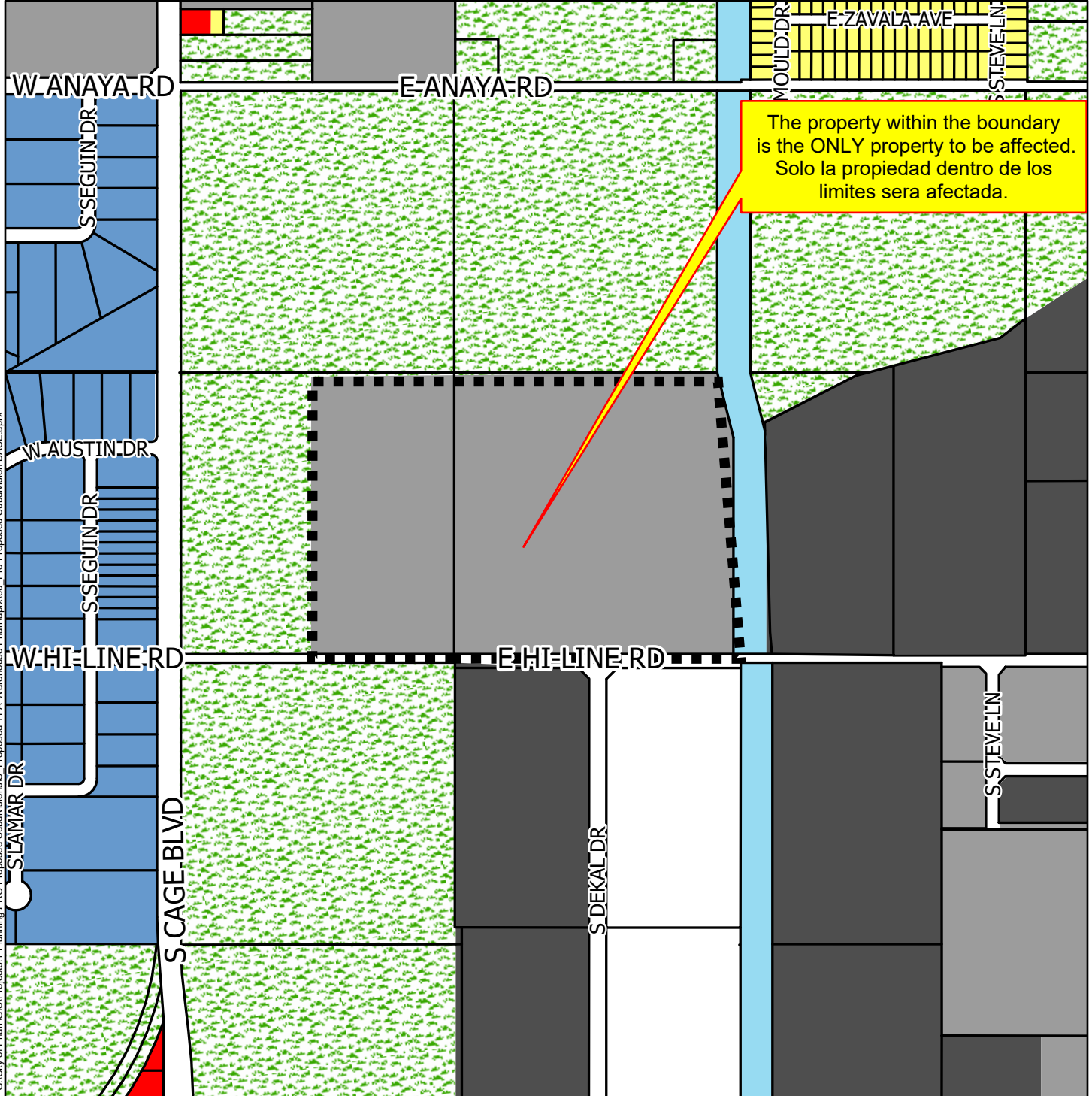
 Subject Property
 Pharr City Limit

City of Pharr, Texas
Engineering Department
956.702.5355

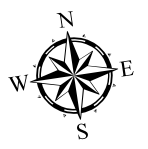
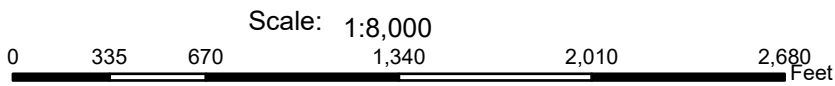


Date: 7/29/2025

ZONING



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

400 Blk. of East Hi-Line Road.

