



**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 19, 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 February 05, 2026 - Regular Called Meeting

D. PLATS:

1) NAIN ENGINEERING, representing Raul Bocanegra, is requesting preliminary and final plat approval of the proposed BOCANEGRA SUBDIVISION NO. 2. The property is legally described as being a 0.846 acre tract of land being all of Lot 1, Bocanegra Subdivision and 0.305 out of Lot 178, Kelly-Pharr Subdivision. The property is located within the 700 Block of West Business 83. **SUB#251139**

2) Pablo Soto Jr., P.E., representing Jose Angel Trevino, Owner, is requesting final plat approval of the proposed T-Jam Subdivision. The property is legally described as being a 2.498 acre tract of land, out of Lot 167, Kelly-Pharr Subdivision Pharr Original Townsite, Hidalgo County, Texas. The property is located within the 700 Blk. of W. Interstate 2. **SUB#220721**

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 10th day of February 2026 at 4:30 p.m. and will remain posted continuously for at least three (3) business days preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 10th day of February 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, FEBRUARY 5, 2026
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, February 5, 2026, and following is the record of attendance.

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

MEMBERS ABSENT Charlie Ramirez
Rafael Munguia

STAFF PRESENT: Joe Garza, Assistant Director of Development Service
Eddie Martinez, Planner III
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, Ruben Luna, moved to excuse the absent members. Board Member, Javier Gutierrez, 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 JANUARY 22, 2026 - REGULAR CALLED MEETING

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

ITEM 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**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property is currently zoned Limited Industrial District (L-I). He stated the adjacent zones were 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. Mr. Martinez stated the property is designated for industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated proposed use of property were warehouses and stated Development Services recommended final plat approval of the proposed Pharr Trade Center Subdivision, subject to the conditions.

There being no further discussion, Board Member Andy Castro, **moved** to approve the request for final plat approval of proposed Pharr Trade Center 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 4:04 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS 5th DAY OF FEBRUARY 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: February 3, 2026

MEETING DATE: February 19, 2026

FROM: Nancy Hernandez, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: NAIN ENGINEERING, representing Raul Bocanegra, is requesting preliminary and final plat approval of the proposed BOCANEGRA SUBDIVISION NO. 2. The property is legally described as being a 0.846 acre tract of land being all of Lot 1, Bocanegra Subdivision and 0.305 out of Lot 178, Kelly-Pharr Subdivision. The property is located within the 700 Block of West Business 83. **SUB#251139**

Classification: Regular

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

Issue: NAIN ENGINEERING, representing Raul Bocanegra, is requesting preliminary and final plat approval of the proposed BOCANEGRA SUBDIVISION NO. 2.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Bocanegra Subdivision No. 2.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Created/Initiated - 02/03/2026

Approved - 02/06/2026

Final Approval - 02/06/2026



MEMORANDUM

DATE: THURSDAY, FEBRUARY 19, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: BOCANEGRA SUBDIVISION NO. 2
FILE NO. **SUB251139**

GENERAL INFORMATION

APPLICANT: NAIN ENGINEERING, representing Raul Bocanegra, is requesting preliminary and final plat approval of the proposed BOCANEGRA SUBDIVISION NO. 2.

LEGAL DESCRIPTION: The property is legally described as being a 0.846 acre tract of land being all of Lot 1, Bocanegra Subdivision and 0.305 out of Lot 178, Kelly-Pharr Subdivision.

LOCATION: The property is located within the 700 Block of West Business 83.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south, east and west. The property is designated for commercial and single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Car lot.

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Bocanegra Subdivision No. 2 subject to the following conditions:

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

STAFF REVIEW MEETING FOR: BOCANEGRA SUBDIVISION NO. 2

SUBDIVISION: Bocanegra Subdivision DATE: 1/20/2026
REVIEW: Preliminary (Comments for plans dated: 1-13-2026)

PLAT

1. Signatures from P.E. & R.P.L.S. shall be required.
2. Verify the ROW along W. Bus 83. Show additional 10'-ft ROW dedication.
3. Note No. 8--- Use the correct drainage directive... "Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ 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."
4. Detention area shall be required to be within a Private drainage easement.

SITE PLAN

1. All proposed driveways and sidewalks are within Tx Dot ROWs and will require a permit for construction. Inspections for sidewalks and driveways shall be conducted by Tx Dot representatives. Any unused existing driveways shall be closed off with reinforced curb and gutter.

DRAINAGE

1. Drainage layout may be reviewed at the time of the building permit phase.
2. Drainage outfall pipe shall be flush with concrete rip-rap.
3. All detention areas shall be stabilized using sod or hydromulch.
4. A perimeter fence may be required if the depth of detention areas exceeds 2.5'-ft. and with a minimum height of 4'-ft.
5. Please verify the total required volume for drainage, peak value as shown is 10,210 cf.

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: BOCANEGRA SUBDIVISION NO. 2

Fire Access roads to be a minimum of 20 ft wide. Vertical clearance shall be 13.5 ft. Provide a letter of Certification from a licensed soil engineer on non-paved all weather roads that provide fire access, which shall support a 40,000 fire apparatus at a minimum.

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

9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).

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

11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

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

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

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

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

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

Additional Comments before Final Shall provide a Knox Lock for gate once Gate is installed.

STAFF REVIEW MEETING FOR: BOCANEGRA SUBDIVISION NO. 2

General Notes:

Proposed Data/Telephone Access.

1. Data/Telephone Existing Access Point Location:

a. Estimated at coordinates: 26.195477° -98.192877°

2. Primary Conduit Installation:

a. A **1x2" Schedule 40 conduit** or **1x2" HDR Orange conduit** Sleeve shall be routed within the Utility Easement on south-side of W Park Ave (estimate coordinates

26.195477° -98.192877°).

b. A **1x2" Schedule 40 conduit** or **1x2" HDR Orange conduit** Sleeve shall be routed within the Utility Easement on W Park Ave to within the Structural & Subdivision Location in accordance with Planning and Zoning Site Plan.

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: BOCANEGRA SUBDIVISION NO. 2

1. Verify the bearing, make sure they match the metes & bounds.
2. Label net or gross on the metes & bounds and plat layout.
3. Show the dedicated additional R.O.W., along U.S Highway Business 83.
4. Follow the City detention directive for plat note # 8.
5. Text to be consistent.
6. As per owner the alley will remain in place will not abandoned.
7. Need to make sure property lines do not overlap into R.O.W.

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: BOCANEGRA SUBDIVISION NO. 2

- Obtain any Bore, Street Cut, and Discharge permit to be obtained from the appropriate departments.
- Detention pond with a depth of 3 feet or deeper requires a perimeter fence with a minimum height of 4 feet.
- Obtain any Bore, Street Cut, and Discharge permit to be obtained from the appropriate departments.
- Detention pond with a depth of 3 feet or deeper requires a perimeter fence with a minimum height of 4 feet.

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



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

STAFF REVIEW MEETING FOR: BOCANEGRA SUBDIVISION NO. 2

PLAT REVIEW FOR:
BOCANEGRA No2 SUBDIVISION

COMMENTS: Initials: J.R. /O.D.L. JANUARY 21, 2026

WATER:

- All utilities are ok as shown, if changes are made comments will change to new proposal.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- All utilities are ok as shown, if changes are made comments will change to new proposal.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

BOCANEGRA SUBDIVISION No. 2

A 0.846 ACRE TRACT OF LAND BEING A REPLAT OF LOT 1, BOCANEGRA SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 3438998, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND A 0.306 ACRE TRACT OF LAND OUT OF LOT 178, KELLY PHARR SUBDIVISION, ACCORDING TO DOCUMENT NUMBER 3689889, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A 0.846 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF 0.54 OF AN ACRE TRACT, BEING ALL OF LOT 1, BOCANEGRA SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 3438998, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND A 0.306 ACRE TRACT, BEING OUT OF LOT 178, KELLY PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 0.306 ACRE TRACT FURTHER DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED OCTOBER 08, 2025, DOCUMENT NUMBER 3689889, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH ARE MADE FOR ALL PURPOSES, LOCATED IN THE CITY OF PHARR ON THE SOUTH SIDE OF HIGHWAY BUSINESS US 83 (LOOP 374) APPROXIMATELY 450.00 FEET EAST OF HIBISCUS STREET, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT OF REFERENCE FOR THE APPARENT NORTHEAST CORNER OF LOT 178, THENCE, N 78° 32' 07" W WITH THE APPARENT NORTH LINE OF SAID LOT 178, A DISTANCE OF 220.40 FEET TO A POINT FOR THE APPARENT NORTHEAST CORNER OF SAID 0.306 OF AN ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING OF SAID 0.846 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: S 08° 34' 53" W, WITH THE APPARENT EAST LOT LINE OF SAID 0.306 OF AN ACRE TRACT, A DISTANCE OF 9.46 FEET TO A CUT OUT SQUARE FOUND IN THE EXISTING CONCRETE ON THE APPARENT EXISTING SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY BUSINESS US 83 (LOOP 374) FOR AN INTERNAL CORNER OF SAID 0.846 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: S 78° 29' 32" E, WITH THE SAID HIGHWAY BUSINESS US 83 (LOOP 374) EXISTING SOUTH RIGHT OF WAY AND THE APPARENT NORTH LINE OF LOT 1, BOCANEGRA SUBDIVISION, A DISTANCE OF 80.10 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 1, BOCANEGRA SUBDIVISION AND THE NORTHEAST CORNER OF SAID 0.846 ACRE TRACT HEREIN DESCRIBED:

THENCE: S 08° 40' 36" W, WITH THE APPARENT EAST LINE OF LOT 1, BOCANEGRA SUBDIVISION, AND THE APPARENT EAST LINE OF SAID 0.846 ACRE TRACT FOR A TOTAL DISTANCE 292.39 FEET TO A HALF INCH IRON ROD FOUND ON THE APPARENT NORTH RIGHT OF WAY LINE OF W. PARK AVENUE FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.846 ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: N 81° 19' 24" W, WITH SAID W. PARK AVENUE EXISTING NORTH RIGHT OF WAY LINE, THE SOUTH LINE OF SAID LOT 1 BOCANEGRA SUBDIVISION, A DISTANCE OF 80.00 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 1 BOCANEGRA SUBDIVISION AND THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 0.846 ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: N 08° 40' 36" E, WITH THE APPARENT WEST LINE OF SAID LOT 1, BOCANEGRA SUBDIVISION, A DISTANCE OF 160.00 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.306 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

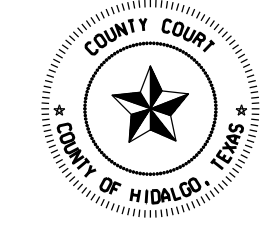
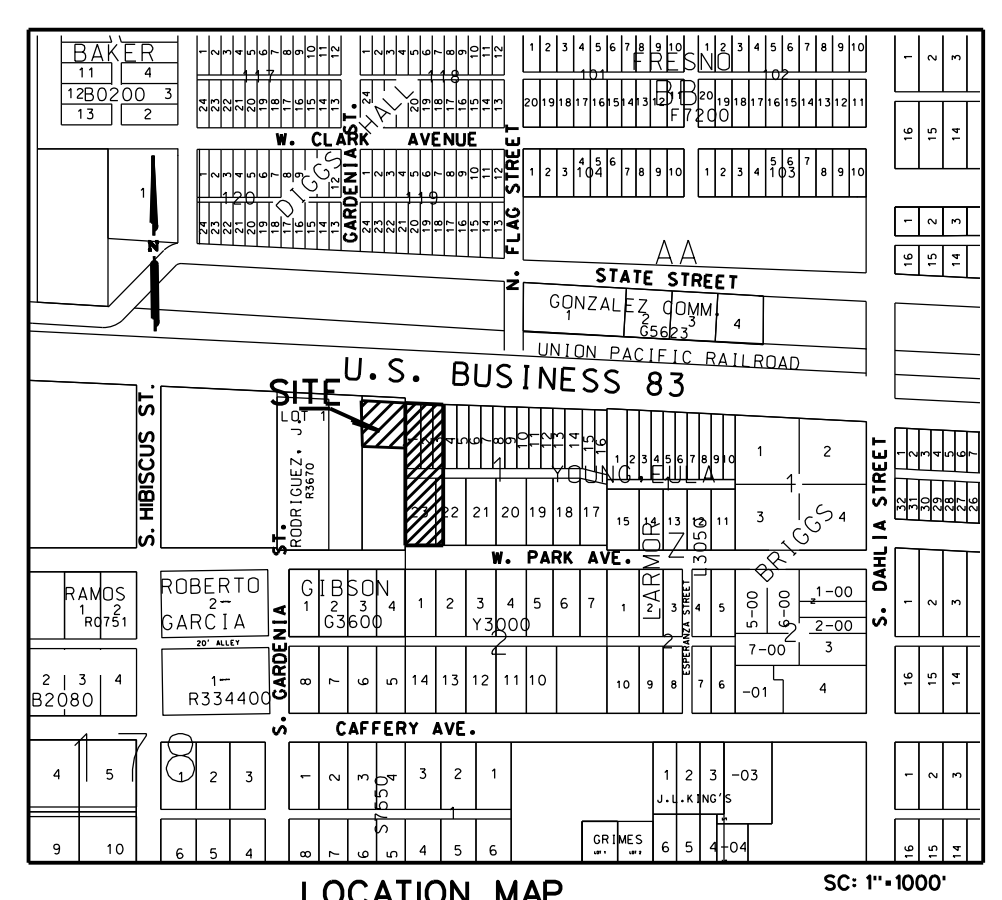
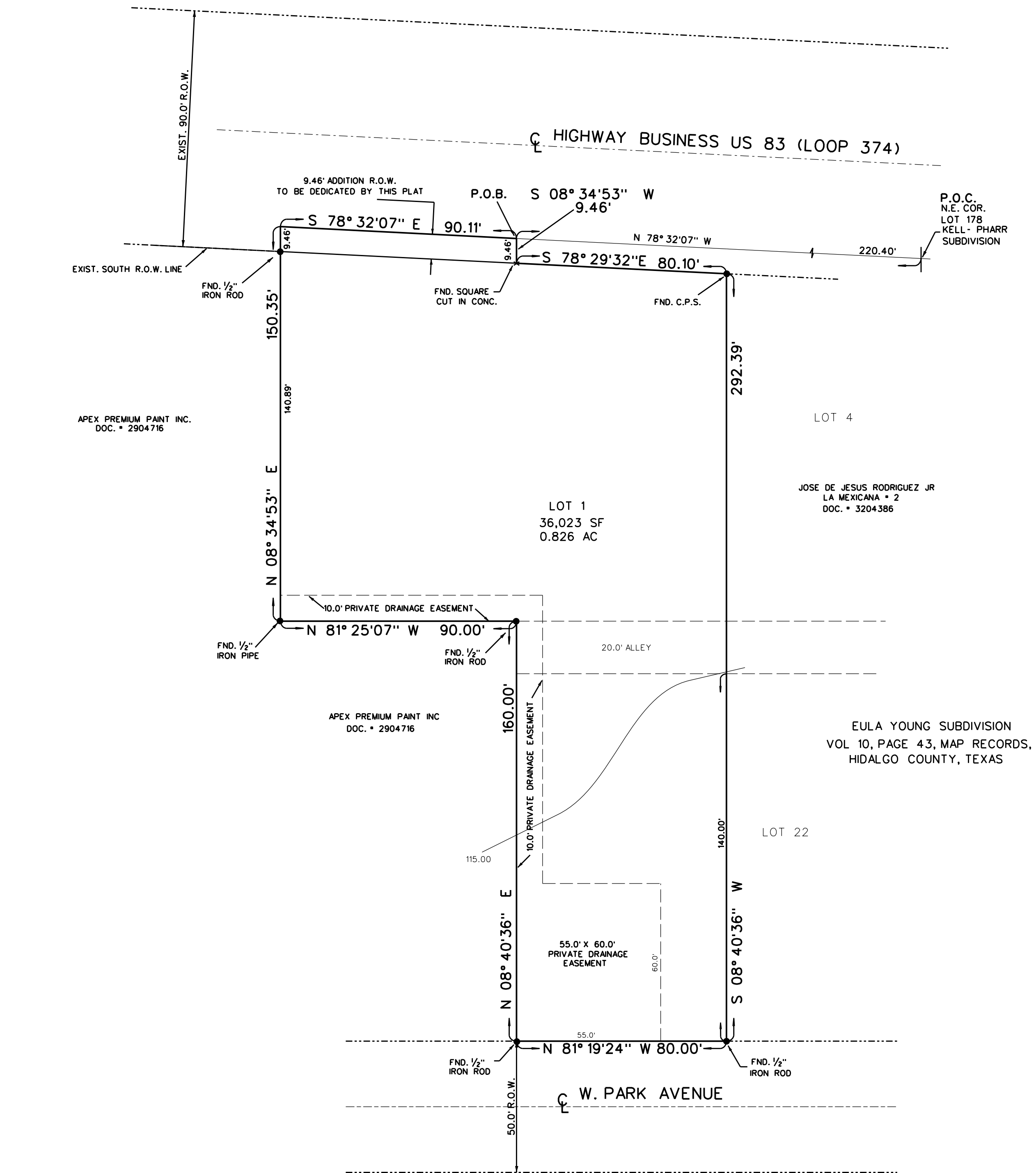
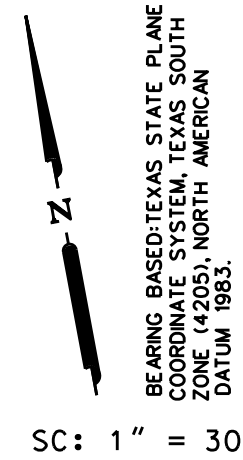
THENCE: N 81° 25' 07" W, WITH THE APPARENT SOUTH LINE OF SAID 0.306 OF AN ACRE TRACT AND THE SOUTHERNMOST SOUTH LINE OF SAID 0.846 OF AN ACRE TRACT, A DISTANCE OF 90.00 FEET TO A HALF INCH IRON PIPE FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.306 OF AN ACRE TRACT OF LAND AND THE MOST NORTHEAST SOUTHWEST CORNER OF SAID 0.846 ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: N 08° 34' 53" E WITH THE APPARENT WEST LINE OF SAID 0.306 OF AN ACRE TRACT, A DISTANCE OF 140.89 FEET PASS A HALF INCH IRON ROD FOUND ON THE EXISTING SOUTH RIGHT OF WAY LINE OF HIGHWAY BUSINESS US 83 (LOOP 374), CONTINUING FOR A TOTAL DISTANCE OF 150.35 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 0.306 OF AN ACRE TRACT AND OF SAID 0.846 OF AN ACRE OF LAND HEREIN DESCRIBED:

THENCE: S 78° 32' 07" E, WITH THE NORTH LINE OF SAID 0.306 ACRE TRACT OF LAND, A DISTANCE OF 90.11 FEET TO THE POINT OF BEGINNING AND CONTAINING A GROSS OF 0.846 OF AN ACRE OF LAND, WHICH 0.02 OF AN ACRE TO BE DEDICATED VIA THIS PLAT FOR AN NET OF 0.826 OF AN ACRE MORE OR LESS.

GENERAL NOTES:

- MINIMUM BUILDING SETBACK AS PER CITY OF PHARR ORDINANCE;
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
- MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB AT CENTER OF THE LOT.
- FLOOD ZONE B (MEDIUM SHADING) 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; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL No. 480347 0005 C MAP REVISED: OCTOBER 19, 1982.
- ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
- BENCH MARK: NO. 42 ELEV. = 112.36 (CITY OF PHARR) N=1659292.291, E=1083312.965 LOCATED AT THE NORTHWEST CORNER OF OLD US BUSINESS 83 AND PALM DRIVE
- 5.0'- FT SIDEWALK WITH ADA AND LANDINGS ALONG ALL STREETS SHALL BE REQUIRED TO BE CONSTRUCTED AT THE TIME OF BUILDING PERMIT STAGE
- DRAINAGE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER FOR RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.846 ACRES AND A VOLUME OF APPROXIMATELY 0.23 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
- LANDSCAPE AS PER CITY OF PHARR ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES)
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT PHASE
- OWNERS TO MAINTAIN DETENTION/RETENTION AREAS
- ALL DETENTION AREAS SHALL BE STABILIZED USING SOD OR HYDRO MULCH



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

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

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS BOCANEGRA SUBDIVISION No. 2 TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, WATER COURSES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: BOCANEGRA INVESTMENTS, LLC
PRESIDENT: RAUL BOCANEGRA
ADDRESS: 909 W. U.S. HIGHWAY 83
PHARR, TEXAS, 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAUL BOCANEGRA, 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.



NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12/19/2026

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.

ATTEST:

PRESIDENT SECRETARY

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH ALL THE CITY REQUIREMENTS

ATTEST:
AMBROSIO HERNANDEZ-CITY OF PHARR, MAYOR DATE _____ CITY OF PHARR, CLERK DATE _____

APPROVAL BY PLANNING AND ZONING COMMISSION:

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS THE _____ DAY OF _____, 2026, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

DANNY WYLIE-CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
2600 SAN DIEGO
MISSION, TEXAS 78572



STATE OF TEXAS
COUNTY OF HIDALGO

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

Guillermo Arratia P.E. 1/27/2026
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER - 94001
526 N. 5TH ST.
DONNA, TEXAS, 78537

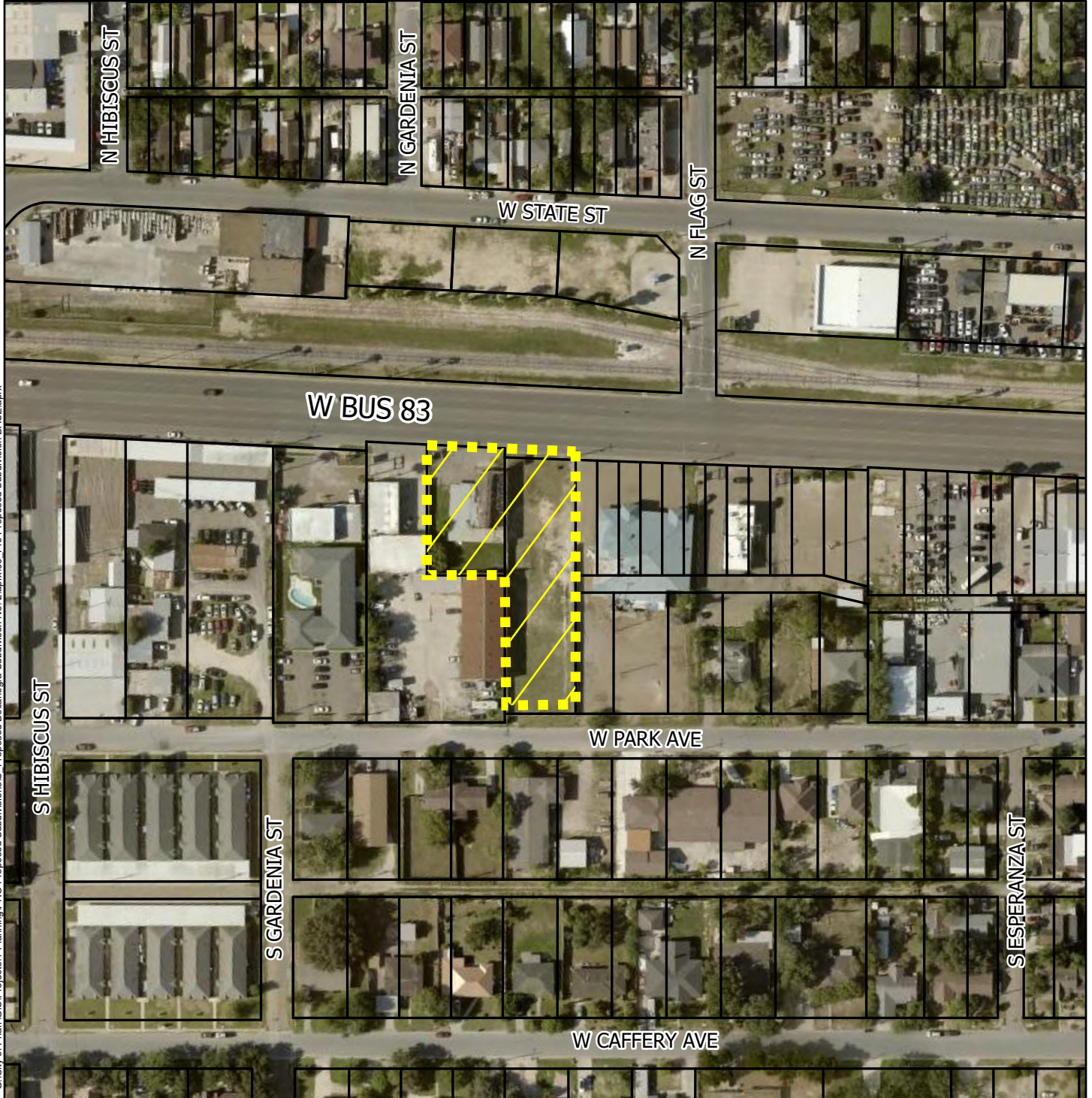


DATE OF PREPARATION: OCTOBER 23, 2025

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

526 N. 5TH STREET DONNA, TEXAS, 78537 FIRM NO. F-9050 PH. (956) 784-0218 E-MAIL: NAINENGINEERING@AHO.COM

AERIAL

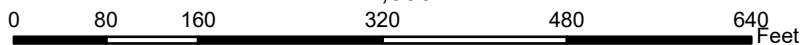


G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\S. Proposed Bocanegra Subdivision No. 2.aprx\000 Pro Proposed Subdivision BASE.aprx

Subject Property
 Pharr City Limit

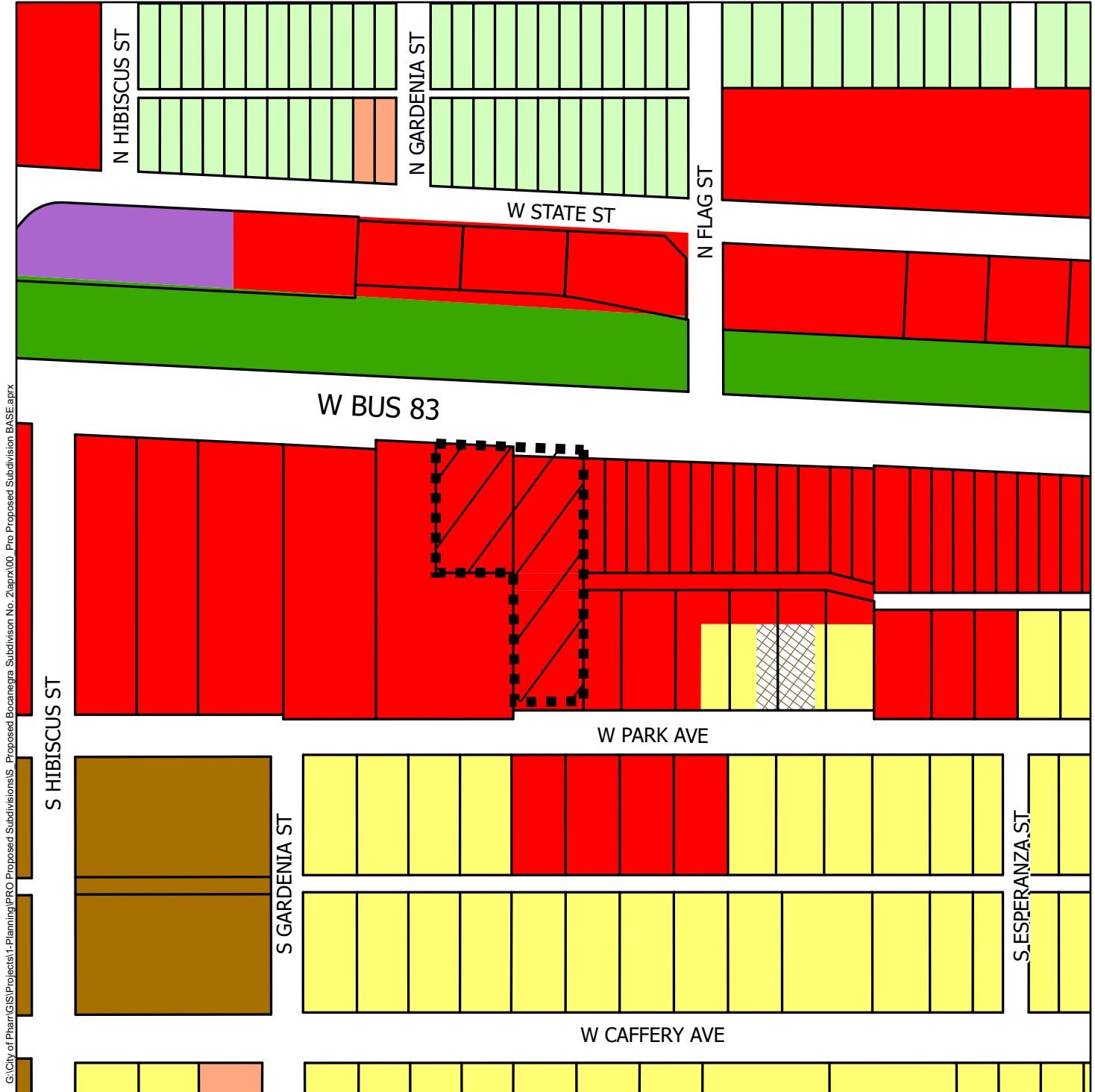
City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:2,000



Date: 1/21/2026

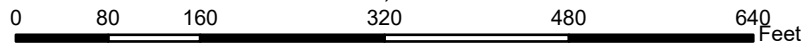
ZONING



G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\Bocanegra Subdivision No. 2\aprx\001 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 |

Scale: 1:2,000





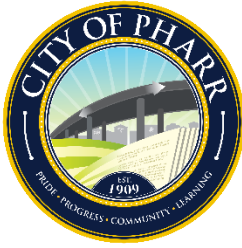
Pharr
Development Services



Site Photo

700 Blk. of West Business 83





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING COMMISSION

AGENDA ITEM #: D.2.

DATE SUBMITTED: February 6, 2026

MEETING DATE: February 19, 2026

FROM: Joe Garza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Pablo Soto Jr., P.E., representing Jose Angel Trevino, Owner, is requesting final plat approval of the proposed T-Jam Subdivision. The property is legally described as being a 2.498 acre tract of land, out of Lot 167, Kelly-Pharr Subdivision Pharr Original Townsite, Hidalgo County, Texas. The property is located within the 700 Blk. of W. Interstate 2. **SUB#220721**

Classification: Regular

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

Issue: Pablo Soto Jr., P.E., representing Jose Angel Trevino, Owner, is requesting final plat approval of the proposed T-Jam Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed T-Jam Subdivision

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Joe Garza

Created/Initiated - 02/06/2026

Joe Garza

Approved - 02/06/2026

Roland Gomez

Final Approval - 02/06/2026



MEMORANDUM

DATE: MONDAY, FEBRUARY 19, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: T-JAM SUBDIVISION
FILE NO. **SUB#220721**

GENERAL INFORMATION:

APPLICANT: Pablo Soto Jr., P.E., representing Jose Angel Trevino, Owner, is requesting final plat approval of the proposed T-Jam Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.498 acre tract of land, out of Lot 167, Kelly-Pharr Subdivision Pharr Original Townsite, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Blk. of W. Interstate 2.

ZONING: The property is currently zoned Heavy Commercial District (H-C). The adjacent zones are General Business District (C) and Heavy Commercial District (H-C) to the north, Heavy Commercial District (H-C) to the east, Agricultural and/or Open Space District (A-O) and General Business District (C) to the south and General Business District (C) to the west. The property is designated commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Car lot dealership.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed T-Jam Subdivision subject to the following conditions:

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

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

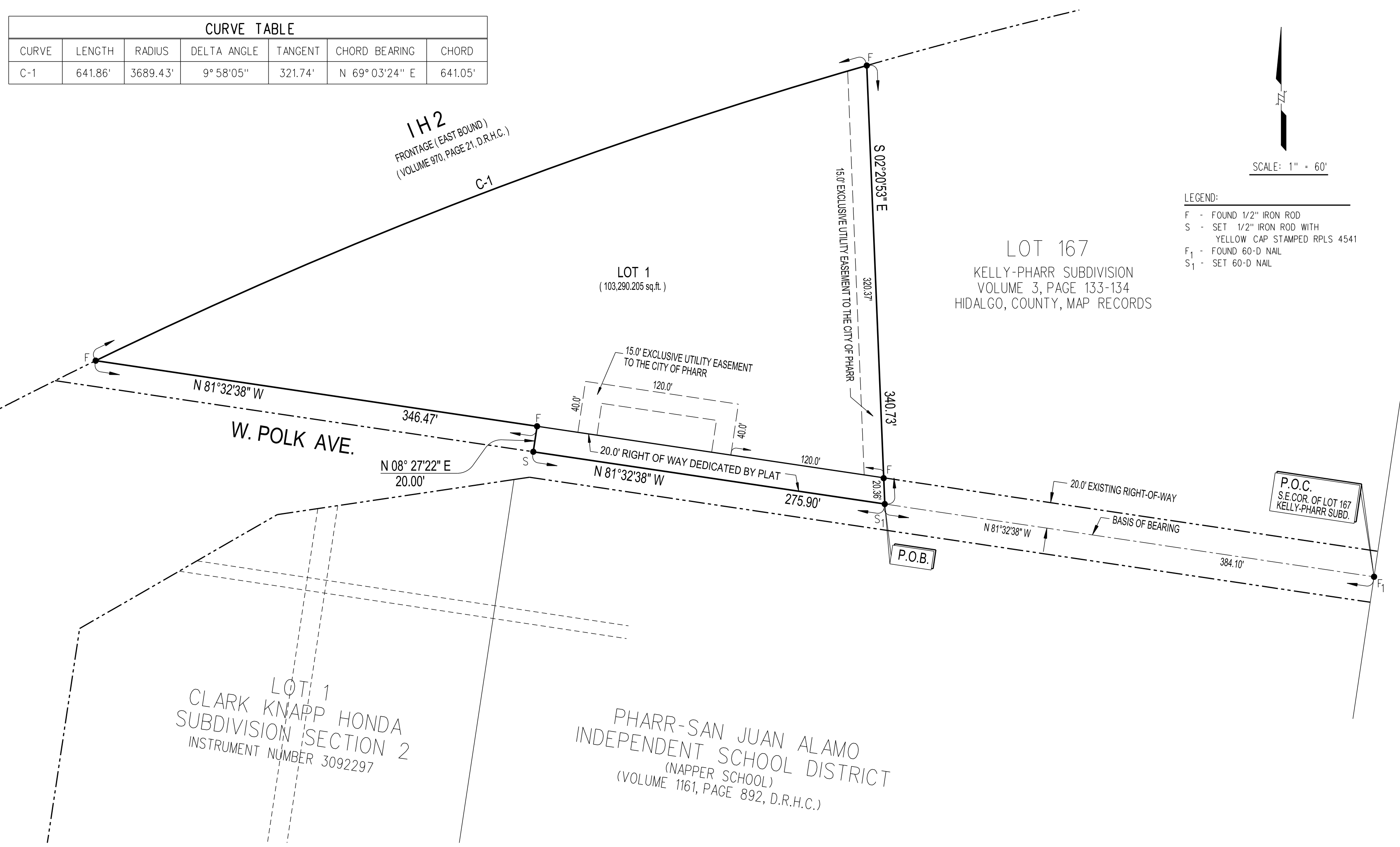
SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before City Commission on March 02, 2026 at 4:00 p.m.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD
C-1	641.86'	3689.43'	9° 58' 05"	321.74'	N 69° 03' 24" E	641.05'



LEGEND:
 F - FOUND 1/2" IRON ROD
 S - SET 1/2" IRON ROD WITH YELLOW CAP STAMPED RPLS 4541
 F₁ - FOUND 60-D NAIL
 S₁ - SET 60-D NAIL

PLAT OF T - JAM SUBDIVISION

A 2.498 ACRE TRACT OF LAND, OUT OF LOT 167, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY : PABLO SOTO JR. P.E. DATE : JAN. 20, 2025

GENERAL SUBDIVISION PLAT NOTES:

- MINIMUM BUILDING SETBACK LINE: AS PER CITY OF PHARR ORDINANCE
- THIS SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF 100-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: AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY PANEL No.: 480334 0500 B MAP REVISED: OCTOBER 19, 1982
- MINIMUM FINISH FLOOR ELEVATION SHALL BE SET AT A MINIMUM OF 18 INCHES ABOVE THE TOP OF CURB LOCATED IN THE CENTER FRONT OF THE LOT, OR 18 INCHES ABOVE HIGHEST NATURAL GROUND, WHICHEVER IS HIGHER.
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- ALL LOT CORNERS MARKED WITH No. 4 REBARS UNLESS OTHERWISE NOTED.
- CITY OF PHARR BENCHMARK No. 42, LOCATED AT THE INTERSECTION OF NORTH PALM ROAD AND BUSSINESS 83 (20.0' WEST OF THE NORTH PALM ROAD, AND 15.0' NORTH OF BUSSINESS 83) NGVD 88 (NORTHING 16597292.291 - EASTING: 1083312.965) ELEV.: 112.36 ELEVATION WAS TRANSFERRED TO TOP OF STORM INLET LID ELEVATION = 111.14
- AN OPAQUE BUFFER FENCE SHALL BE PROVIDED BETWEEN THIS LOT AND RESIDENTIAL AREAS.
- A 25.0 FT. LANDSCAPE AS PER CITY OF PHARR ORDINANCE, WILL BE REQUIRE ALONG IH 2 FRONTAGE ROAD
- A 5.0' SIDEWALK WITH ADA RAMP AND LANDINGS WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT STAGE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSABILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- STORM WATER DEDICATION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.41 ACRES AND A VOLUME OF APPROXIMATELY 0.69 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.
- LOT 1 WILL BE DESIGNED FOR COMMERCIAL USE.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- OWNERS TO MAINTAIN DETENTION / RETENTION AREA.
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

METES AND BOUNDS

A 2.498 ACRE TRACT OF LAND OUT OF LOT 167, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGE 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 2.498 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 60-D NAIL FOUND AT THE SOUTHEAST CORNER OF LOT 167, KELLY-PHARR SUBDIVISION, THENCE NORTH 81 DEGREE 32 MINUTES 38 SECOND WEST, WITH THE SOUTH LINE OF LOT 167, KELLY-PHARR SUBDIVISION, A DISTANCE OF 384.10 FEET TO A 60-D NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING.

THENCE CONTINUING NORTH 81 DEGREES 32 MINUTES 38 SECOND WEST, WITH THE SOUTH LINE OF SAID LOT 167, KELLY-PHARR SUBDIVISION, A DISTANCE OF 275.90 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF W. POLK AVENUE FOR AN INNER CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 32 MINUTES 38 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID W. POLK AVENUE, A DISTANCE OF 346.47 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

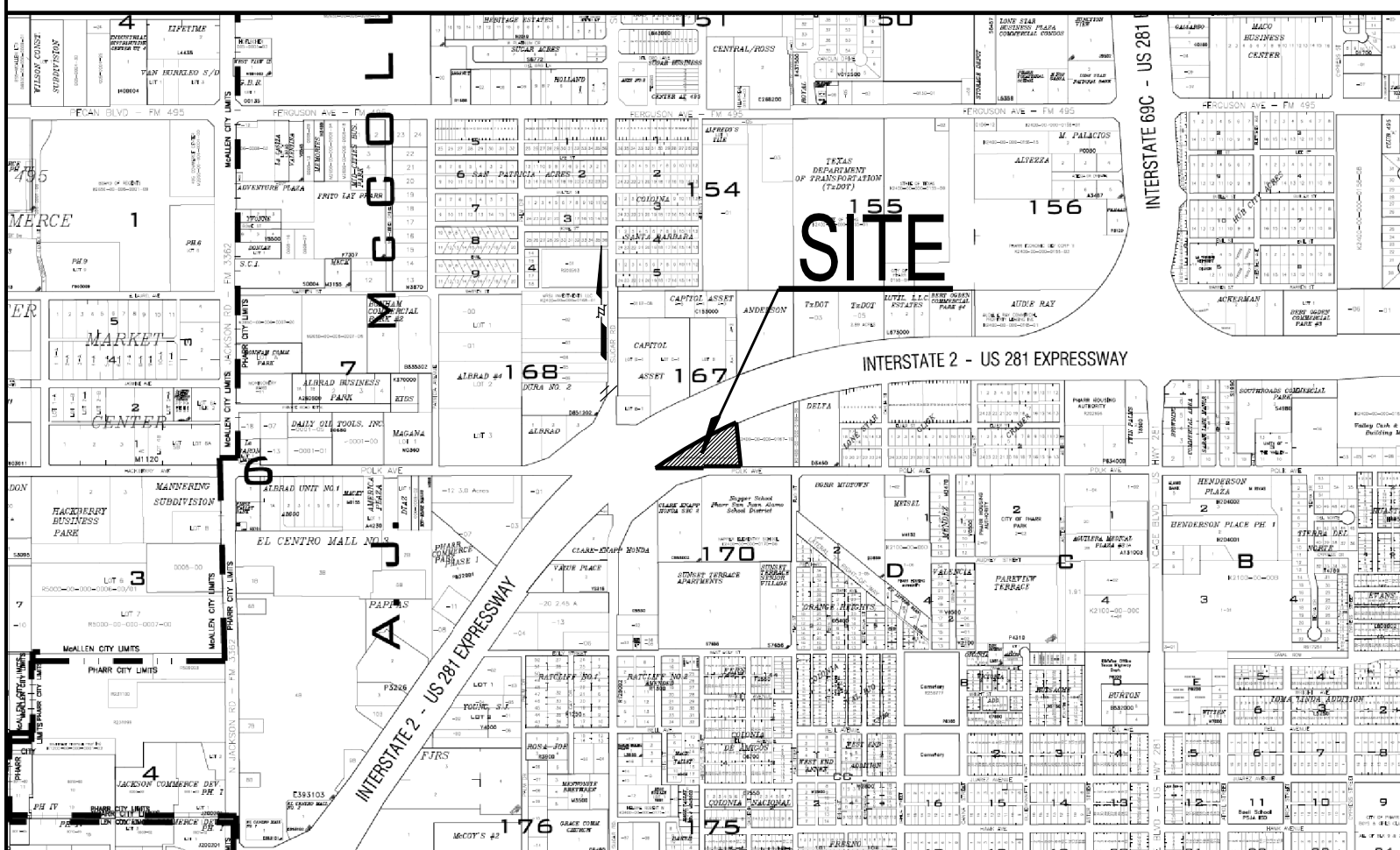
THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,689.43 FEET, A DELTA ANGLE OF 9 DEGREES 58 MINUTES 05 SECOND, A TANGENT OF 321.74 FEET, A CHORD BEARING OF NORTH 69 DEGREES 03 MINUTES 24 SECONDS EAST, A CHORD LENGTH OF 641.05 FEET AND AN ARC LENGTH OF 641.86 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 02 DEGREES 20 MINUTES 53 SECONDS EAST, AT A DISTANCE OF 320.37 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF SAID W. POLK AVENUE, AT A TOTAL DISTANCE OF 340.73 FEET TO THE POINT OF BEGINNING, CONTAINING 2.498 ACRES, MORE OR LESS.

I, PABLO SOTO, JR., DO HEREBY STATE THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY DIRECTION.

LOCATION MAP

SCALE: 1" = 500'



PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: JOSE ANGEL TREVIÑO	2409 S. 23rd. STREET McALLEN, TX. 78503	(956)XXX-XXXX
ENGINEER: PABLO SOTO JR. P.E.	1208 S. IRONWOOD PHARR, TX. 78577	(956)460-1605
SURVEYOR: PABLO SOTO JR. R.P.L.S.	1208 S. IRONWOOD PHARR, TX. 78577	(956)460-1605

THE STATE OF TEXAS
 COUNTY OF HIDALGO

I, JOSE ANGEL TREVIÑO, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "T-JAM SUBDIVISION", TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

JOSE ANGEL TREVIÑO
 2409 S. 23rd. STREET
 McALLEN, TEXAS 78503

THE STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ AND _____, PROVIDED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025

NOTARY PUBLIC MY COMMISSION EXPIRES _____

HIDALGO COUNTY DRAINAGE DISTRICT No.1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 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. ONE
 RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

DATE

HIDALGO COUNTY DRAINAGE DISTRICT No.2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE _____ DAY OF _____, 2025

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREE, FENCES, AND BUILDING) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT-OF-WAY OR EASEMENTS.

PRESIDENT ATTEST: SECRETARY

CITY OF PHARR CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, THE MAYOR OF 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, MAYOR, CITY OF PHARR DATE

CITY CLERK DATE

THIS SUBDIVISION PLAT OF T-JAM SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSIONS OF THE CITY OF PHARR AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2025 A.D.

DANNY WYLIE, CHAIRMAN, PLANNING & ZONING COMMISSION

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, STATE THAT THIS PLAT IS AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS THE _____ DAY OF _____, 2025.

PABLO SOTO, JR., R.P.L.S. 4541
 1208 S. IRONWOOD PHARR, TEXAS 78577
 TEL: (956) 460-1605 FAX: (956) 287-4634

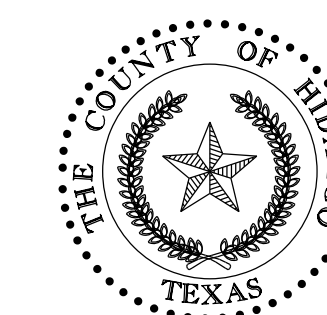


ENGINEER CERTIFICATE

I, THE UNDERSIGNED, PABLO SOTO JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AS HEREIN SHOWN.

DATED THIS THE _____ DAY OF _____, 2025.

REGISTERED PROFESSIONAL ENGINEER No. 66278



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

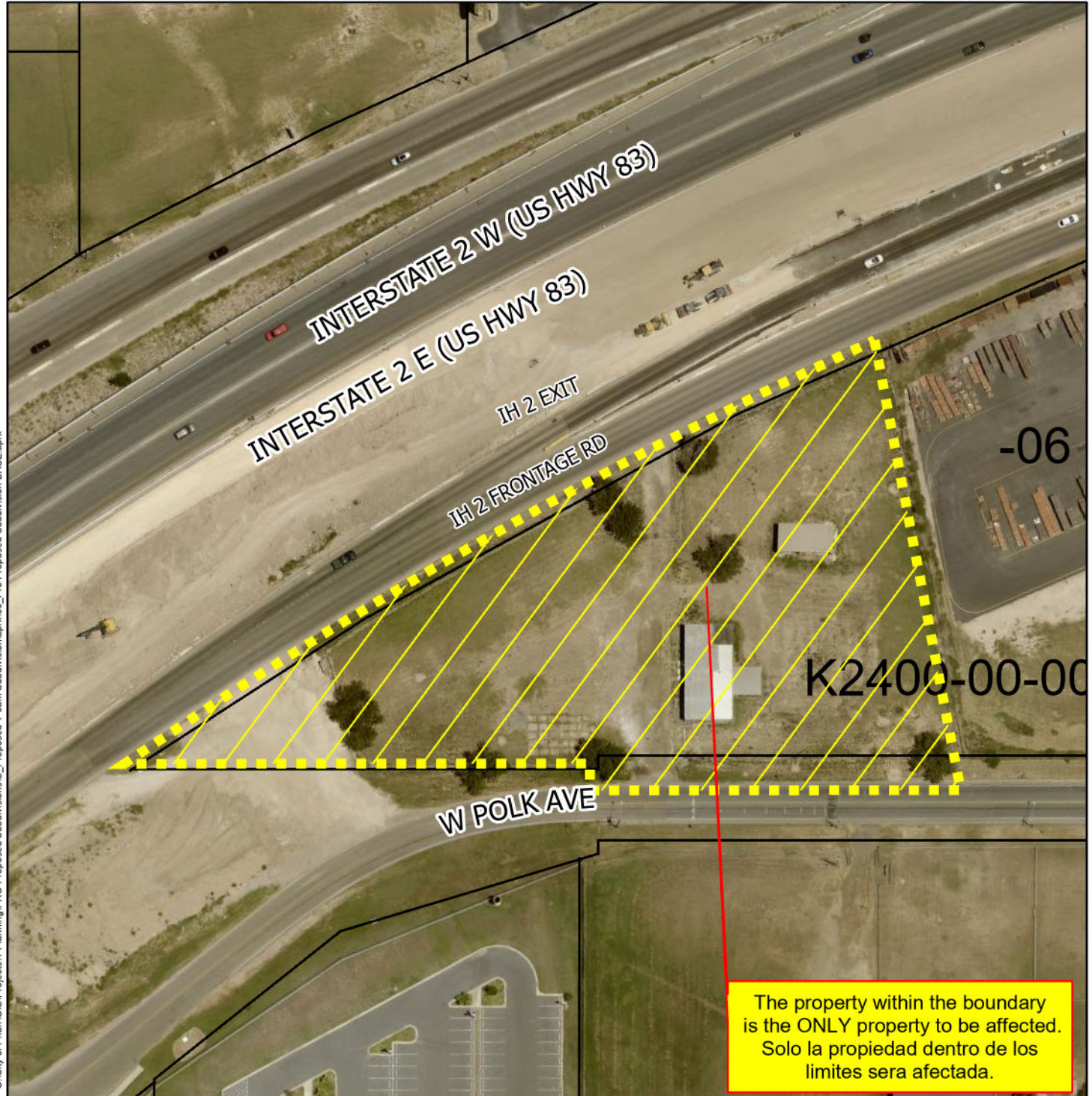
ON _____ AT _____ AM/PM
 INSTRUMENT NUMBER
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY _____ DEPUTY

T.B.P.E. FIRM No. 20208

PABLO SOTO JR. P.E.
 1208 S. IRONWOOD STREET TEL: (956) 460-1605
 PHARR, TEXAS 78577

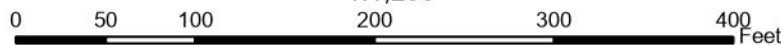
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 Subject Property

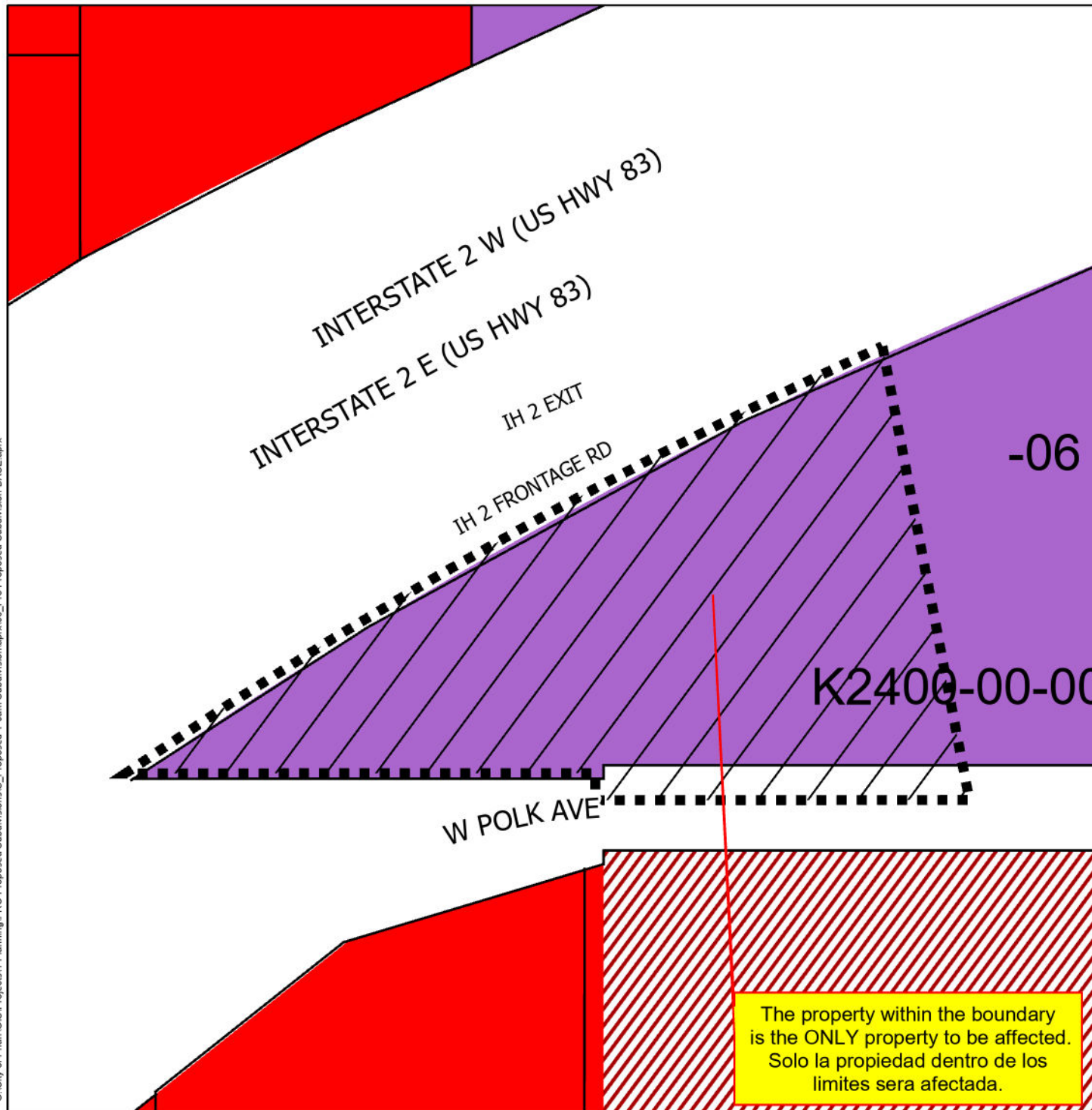
City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:1,285



Date: 2/24/2025

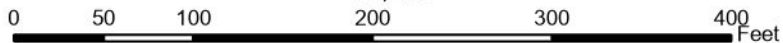
ZONING



G:\City of Pharr\GIS\Projects\11-Planning\PRO Proposed Subdivisions\T-Jam Subdivision\aprx\00_Pro Proposed Subdivision BASE.aprx

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

Scale: 1:1,285





Pharr
Development Services



Site Photo

700 Block of W. Interstate 2.

