



**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, AUGUST 20, 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 August 6, 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.

1) James Keller, representing Walter Keller the Upper Room RGV from Prayer to praise, owner, has filed with the Planning and Zoning Commission a request for a Life-Of -the -Use Conditional Use Permit to allow a church in an Agricultural and/or Open Space District (A-O). The property is legally described as being all of Lot 249, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1201 West Javelina Drive. **CUP#260709**

2) Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (A-O) and General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 0.55 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 8901 South Cage Boulevard. **COZ# 260712**

3) Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.13 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 8911 South Cage Boulevard. **COZ#260713**

4) Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.68 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 8907 South Cage Boulevard. **COZ #260714**

5) Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.40 acres, more or less, out of Lot 356, Kelly-Pharr, Hidalgo County, Texas. The property's physically located at 8915 South Cage Boulevard. **COZ#260715**

E. PLATS:

1) Melden & Hunt Inc., representing Harjinder Singh, Manager for Creative Hotel Group LLC., owner, is requesting preliminary plat approval of the proposed Nolana Gardens Subdivision. The property is legally described as being 18.670 acres out of Lot 106 Kelly Pharr Subdivision, Pharr, Hidalgo County. The property is located within the 800 Block of W. Nolana Loop. **SUB# 250829**

2) SAMES INC, representing Jennifer Van Alostyne, Vice President for McAllen RadiatorService, Inc., and Kellie Faye Williams, is requesting final plat approval of the proposed Whitechapel Park Subdivision. The property is legally described as being a 13.84 gross acre tract of land out of Lot 186, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of W. Sam Houston Ave. **SUB#250724**

3) Javier Hinojosa Engineering, representing Dr. Marisol Rocha, Superintendent of Vanguard Academy, Inc., A Texas Corporation, is requesting final plat approval of the proposed Vanguard Academy Van Gogh Campus Subdivision. The property is legally described as being 14.531 acres out of Lot 6, Block 8, A.J. McColl Subdivision as recorded in Volume 21, Pages 597-598, Deed Records, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West Moore Rd. **SUB#260105**

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 11th day of August 2026 at 4:00 p.m. and will remain posted continuously for at least three (3) business days preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 11th day of August 2026



IMELDA PEREZ, TRMC
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, AUGUST 6, 2026
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, August 6, 2026, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Ruben Luna
Andy Castro
Charlie Ramirez
Romeo Cantu
Mercedes Guillen

MEMBERS ABSENT: Rafael Munguia
Javier Gutierrez
Roberto Carrillo, Jr.

STAFF PRESENT: Andres Guerra, City Attorney
Joe Garza, Assistant Director of Development Services
Diego Perez, Planner I
Brianna Perez, Planner I
Karina Gonzalez, Secretary
Nancy Hernandez, Administrative Assistant
Abrianna Maldonado, Intern

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.

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

ITEM B. PUBLIC TESTIMONY

None

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF JULY 16, 2026, REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

There being no discussion, Romeo Cantu moved to approve the minutes of July 16, 2026. The motion was seconded by Charlie Ramirez and, upon a vote, carried unanimously.

ITEM D. PUBLIC HEARING

- 1) QUINTANILLA, HEADLEY AND ASSOCIATES, INC. REPRESENTING CUBIC WALLS LLC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE USE CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.10 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 97, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 4621 NORTH VETERANS BOULEVARD. CUP#260607

Brianna Perez, Planner I, introduced the item and presented the property's legal description and physical address. She stated the subject properties to the north were zoned Single-Family Residential District (R-1). Ms. Perez further stated the adjacent properties to the south and west were zoned General Business District (C). The city limits lie to the east. She lastly stated the area was generally designated for commercial use in the Land Use Plan.

Brianna Perez, Planner I, reported that there are Pending inspections required of the respective departments. She stated that fifty-one (51) surrounding property owners were notified of the request by letter on July 24, 2026, and that a legal notice was published in the Advance News Journal on July 22, 2026. Staff received no response to the letters or legal notice.

Brianna Perez, Planner I, stated that Development Services recommended approval of the Life- of- the- Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C). Subject to the applicant and site complying with all City ordinances and departmental requirements.

Ms. Perez, stated there was representation in the audience.

Danny Wylie, Chairman, opened the public hearing and asked if anyone had signed up to speak.

There being no one in the affected area who signed up, the public hearing was closed.

Mr. Wylie opened the items for discussion.

Mr. Alfonso Quintanilla, engineer, stated that the project would be moving on to the next stage of development.

There being no further discussion, Charlie Ramirez moved to **approve** the request. The motion was seconded by Mercedes Guillen and, upon a vote, carried unanimously.

ITEM E. PLATS

- 1) PABLO SOTO, JR. PE, REPRESENTING JUAN CANTU, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED FERGUSON GARDENS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 3.00-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 8, BLOCK 146, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 2200 BLOCK OF N. FRIDAY AVE. SUB#260411**

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property was currently zoned Residential Townhouse District (R-TH). Mr. Perez further stated the adjacent zones were Residential Mobile Home District (R-MH) to the north, Residential Multi-Family High Density District (R-MFHD) to the east and south and Single-Family Residential District (R-1) to the west. Mr. Perez lastly stated the property was designated for single family residential use in the Land Use Plan.

Diego Perez, Planner I, stated the proposed use of the property was for one townhouse per lot. He further stated Development Services recommended **approval** of the preliminary plat approval of the proposed Ferguson Gardens Subdivision, subject to conditions.

Mr. Perez stated there was representation in the audience.

There being no further discussion, Ruben Luna moved to **approve** the preliminary plat approval of the proposed Ferguson Gardens Subdivision. The motion was seconded by Charlie Ramirez and, upon a vote, carried unanimously.

- 2) CEI ENGINEERING ASSOCIATES, INC, REPRESENTING COY HAYNES, MANAGER FOR CG CAGE & MOORE LLC, A TEXAS LIMITED LIABILITY COMPANY, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED PHARR CORNERS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.34-ACRE TRACT, OUT OF THE NORTH 10 ACRES OF THE WEST ONE-HALF OF LOT 221, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY IS WITHIN THE 1800 BLOCK OF SOUTH CAGE BOULEVARD. SUB#250725**

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property was currently zoned General Business District (C). Mr. Perez further stated the adjacent zoning were General Business District (C) to the north, south, east and west. Mr. Perez lastly stated the property was designated for commercial use in the Land Use Plan.

Diego Perez, Planner I, stated the proposed use of the property was for a Murphy's gas station. He further stated Development Services recommended **approval** of the final plat approval of the proposed Pharr Corners Subdivision, subject to conditions.

Mr. Perez stated there was no representation in the audience.

Board Member Ruben Luna questioned how many gas stations were in the area. Diego Perez, Planner I, responded that the proposed development would be the second gas station in the area. Joe Garza, Assistant Director of Development Service confirmed that statement. Board Member Charlie Ramirez inquired if it would be a Murphy's. Mr Garza confirmed that it would be a Murphys gas station.

There being no further discussion, Charlie Ramirez moved to **approve** the final plat approval of the proposed Pharr Corners Subdivision. The motion was seconded by Ruben Luna and, upon a vote, carried unanimously.

Joe Garza, Assistant Director of Development Service, requested if the board can return to Item A for possible action on Excusing any of the Absent Members.

ITEM F. ANNOUNCEMENTS

None

ITEM G. CLOSED SESSION

None

ITEM H. RECONVENE

None

ITEM I. ADJOURNMENT

There being no further discussion, Andy Castro, **moved** to adjourn. Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:09 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS 6th DAY OF AUGUST 2026, the Planning and Zoning Commission of the City of Pharr, Texas, convened in a **REGULAR CALLED MEETING** at the Commissioners' Room located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, here of, having been posted in accordance with Chapter 551, of the 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



AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.1.

DATE SUBMITTED: August 11, 2026

MEETING DATE: August 20, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: James Keller, representing Walter Keller the Upper Room RGV from Prayer to praise, owner, has filed with the Planning and Zoning Commission a request for a Life-Of -the -Use Conditional Use Permit to allow a church in an Agricultural and/or Open Space District (A-O). The property is legally described as being all of Lot 249, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1201 West Javelina Drive. **CUP#260709**

Classification: Regular

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

Issue: James Keller, representing Walter Keller the Upper Room RGV from Prayer to praise, owner, has filed with the Planning and Zoning Commission a request for a Life-Of -the -Use Conditional Use Permit to allow a church in an Agricultural and/or Open Space District (A-O).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the Life-Of -the -Use Conditional Use Permit to allow a church in an Agricultural and/or Open Space District (A-O).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 08/11/2026
Approved - 08/11/2026
Final Approval - 08/11/2026



MEMORANDUM

DATE: THURSDAY, AUGUST 20, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH FILE NO. CUP#260709 (THE UPPER ROOM RGV FROM PRAYER TO PRAISE)
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GENERAL INFORMATION:

APPLICANT: James Keller, representing Walter Keller, owner of the Upper Room RGV from Prayer to Praise, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in an Agricultural and/or Open Space District (A-O).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 249, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 1201 West Javelina Drive.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). A portion of the properties to the east is zoned Single-Family Residential District (R-1) and city limits. City limits lie to the north, south, and west. This area is generally designated for residential use in the Land Use Plan.

COMMENTS: **FIRE DEPARTMENT:** Pending inspection of the Conditional Use Permit.

CODE COMPLIANCE: Pending inspection approval of the Conditional Use Permit.

DEVELOPMENT SERVICES:

Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC:

Eleven (11) surrounding property owners were notified of the request by letter on August 7, 2026, and a legal notice was published in the Advance News Journal on August 5, 2026. Staff received no response to the letter or legal notice.

DEVELOPMENT SERVICES RECOMMENDATION:

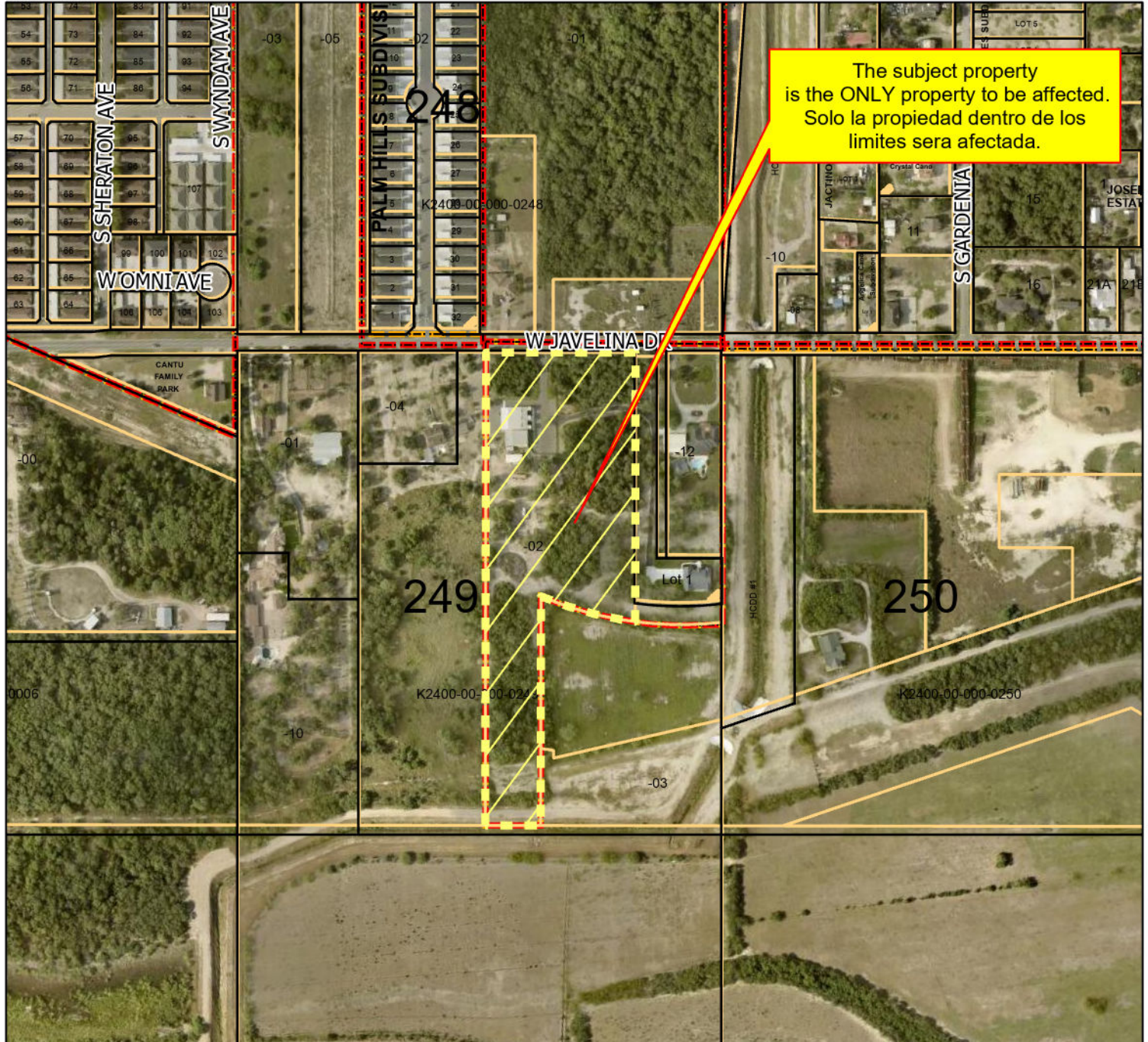
Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow a church in an Agricultural and/or Open Space District (A-O). If approved, this item must comply with the following conditions:

1. This permit shall be for the Life-of-the Use and issued to the applicant only;
2. Parking requirements as per Ordinance is one parking space for every four seats in the main sanctuary. Based on the proposed seating of 80 seats, a total of 20 parking spaces is required. The parking spaces provided is 27.
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
5. Applicant must acquire a building permit before start of construction;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission Meeting of **September 8, 2026**, at **4:00 p.m.**



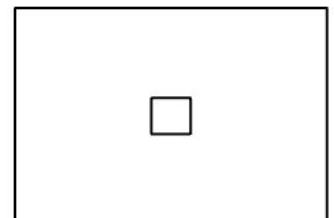
AERIAL

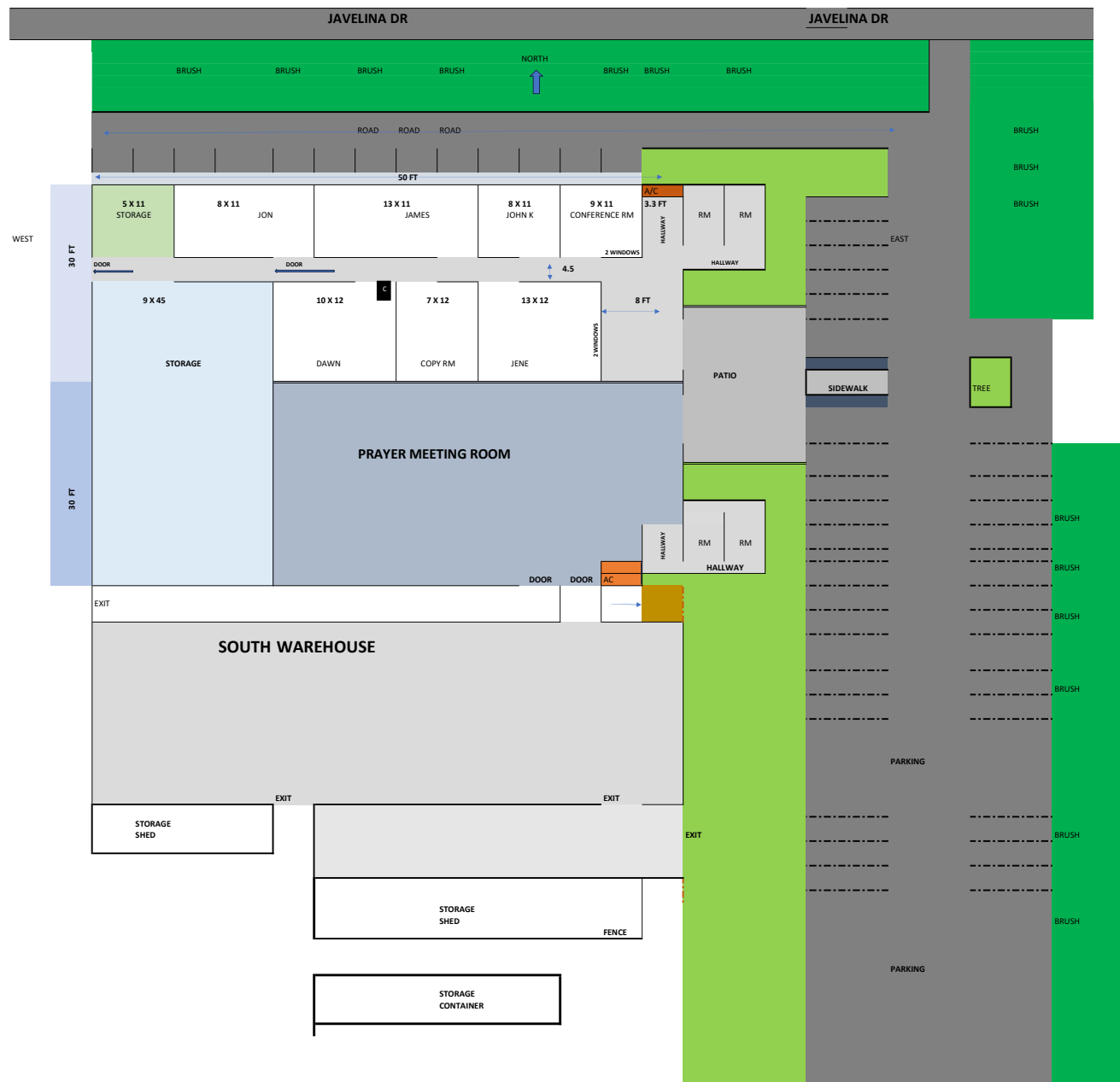


G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 260709 1201 W JAVELINA DR\aprx\00_BASE Project File.aprx

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

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







Pharr
Development Services



Site Photo

1201 W JAVELINA DRIVE





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.2.

DATE SUBMITTED: August 11, 2026

MEETING DATE: August 20, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (A-O) and General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 0.55 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 8901 South Cage Boulevard. **COZ# 260712**

Classification: Regular

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

Issue: Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (A-O) and General Business District (C) to Heavy Commercial District (H-C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request for a Change of Zone from Single-Family Residential District (A-O) and General Business District (C) to Heavy Commercial District (H-C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 08/11/2026
Approved - 08/11/2026
Final Approval - 08/11/2026



MEMORANDUM

DATE: MONDAY, AUGUST 20, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) and General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 0.55 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8901 South Cage Boulevard. COZ#260712

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

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

DESCRIPTION OF PROPERTY:

Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) and General Business District (C) to Heavy Commercial District (H-C) in order to develop and construct a warehouse.

The subject site is located at the east side of South Cage Boulevard and has a physical address of 8901 South Cage Boulevard. The property is legally described as being 0.55 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120 ft - 150 ft. principal arterial street which runs north and south with a posted speed limit of 40 – 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on August 16, 2005. The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on December 19, 2006. The property to the south and east were zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 10, 2012. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Heavy Commercial District (H-C) is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Two (2) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on August 7, 2026, and a legal notice was published in the Advance News Journal on August 5, 2026. Staff received no response to the letters or the legal notice.

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

NOTE: This item will go before the City Commission Meeting of **September 8, 2026**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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

Proposed Change of Zone
8901 S CAGE BLVD
Jorge Pena
AERIAL

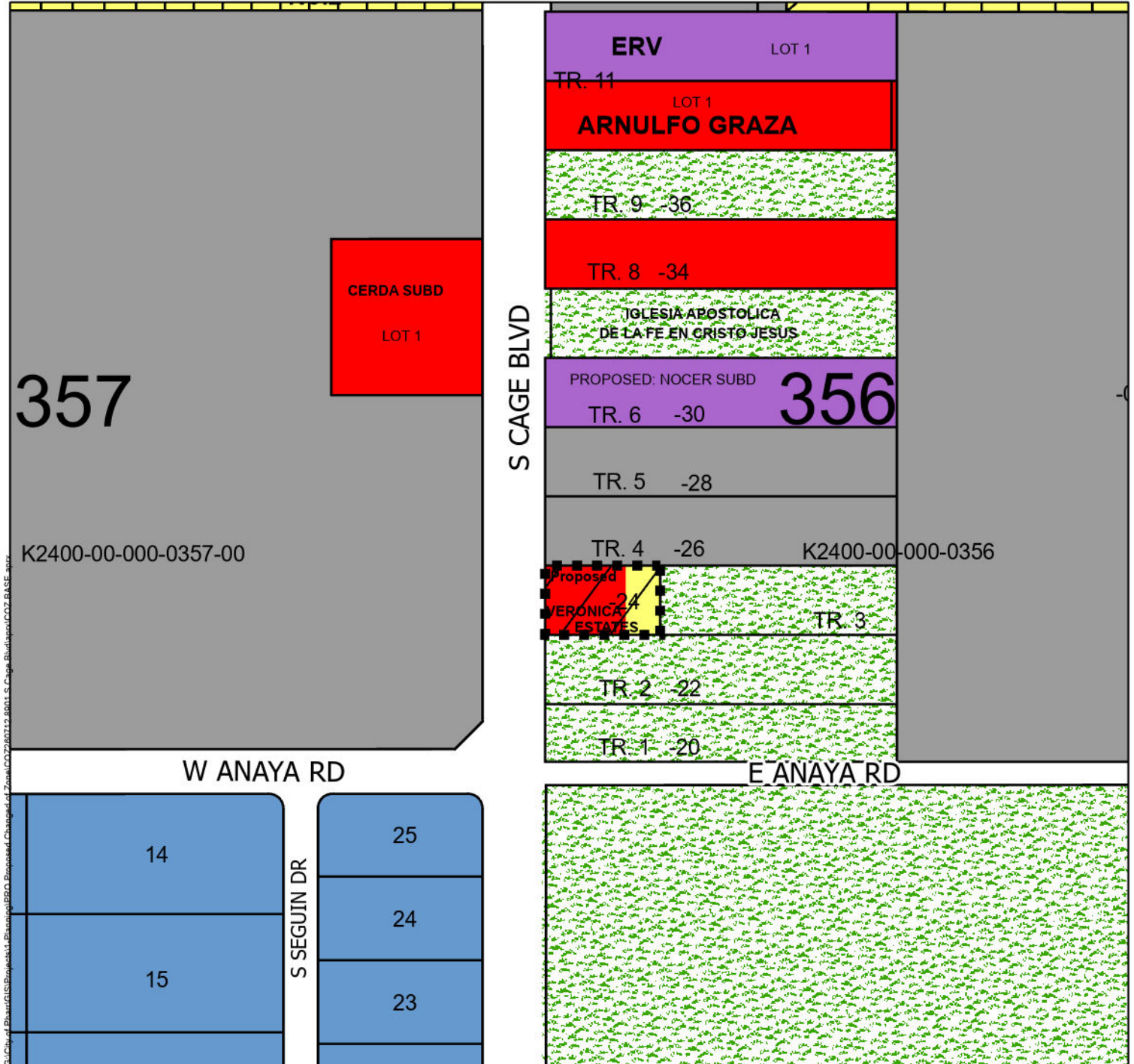


Pharr City Limit
 Location

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



Proposed Change of Zone
8901 S CAGE BLVD
Jorge Pena
ZONING

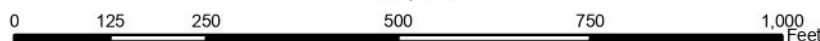


- | | | |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit | Mobile Home | Heavy Industrial |
| Location | Townhouse | Limited Industrial |
| Zoning | HUD Code | Neighborhood Commercial |
| ZONE | Rail Road R.O.W | Office Professional |
| Agricultural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

City of Pharr, Texas
Engineering Department
956.402.4221

Date: 8/3/2026

Scale: 1:3,000



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



PENA ENGINEERING

1001 WHITEWING • P.O. BOX 4320
(956) 882-8812 • McALLEN, TEXAS 78502 • FAX (956) 637-PENA

LEGEND

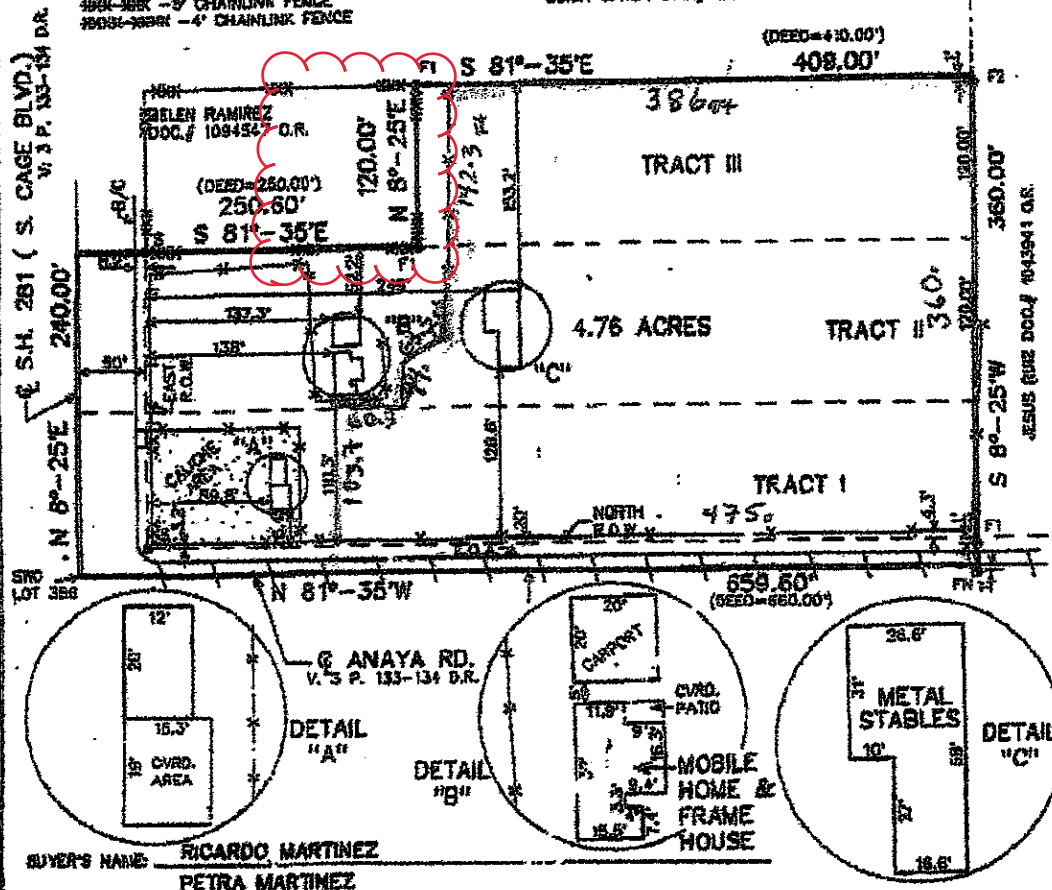
FN - FOUND 800 NAIL
F1 - FOUND 1/2" DIAMETER IRON ROD
F2 - FOUND 3/8" DIAMETER IRON ROD
S - SET 1/2" DIAMETER IRON ROD
B/C - BACK OF CONCRETE CURB & GUTTER
E.O.A. - EDGE OF ASPHALT
C.V.R.D. - COVERED
E.O.A. - EDGE OF ASPHALT
X-X - 4" HOUSING FENCE
1001-1001 - 8
1001-1001 - 8 CHAINLINK FENCE
1001-1001 - 4 CHAINLINK FENCE

BASIS OF BEARING IS THE SOUTH LINE
OF LOT 356 KELLY-PHARR SUB. V. 3
P. 133-134 D.R. HIDALGO COUNTY TEXAS.

BLANKET EASEMENTS, RULES, REGULATIONS AND
RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION
DISTRICT No.2

SOMIA GARZA D.D.C. # 1228564 D.R.

SCALE: 1"=100'
CADD-KELLY356



BUYER'S NAME: RICARDO MARTINEZ
PETRA MARTINEZ

FLOOD ZONE: By GRAPHICAL PLOTTING Community Panel Number: 480334 0500 B
Map Revised: Jan 2, 1981

- ☐ Zone "A" - This is to certify that this property is in a flood prone area.
- ☐ Zone "B" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- ☐ Zone "C" - This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements except as shown on this plat. © copyright 2008 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this survey. Survey valid only if print has original seal and signature.

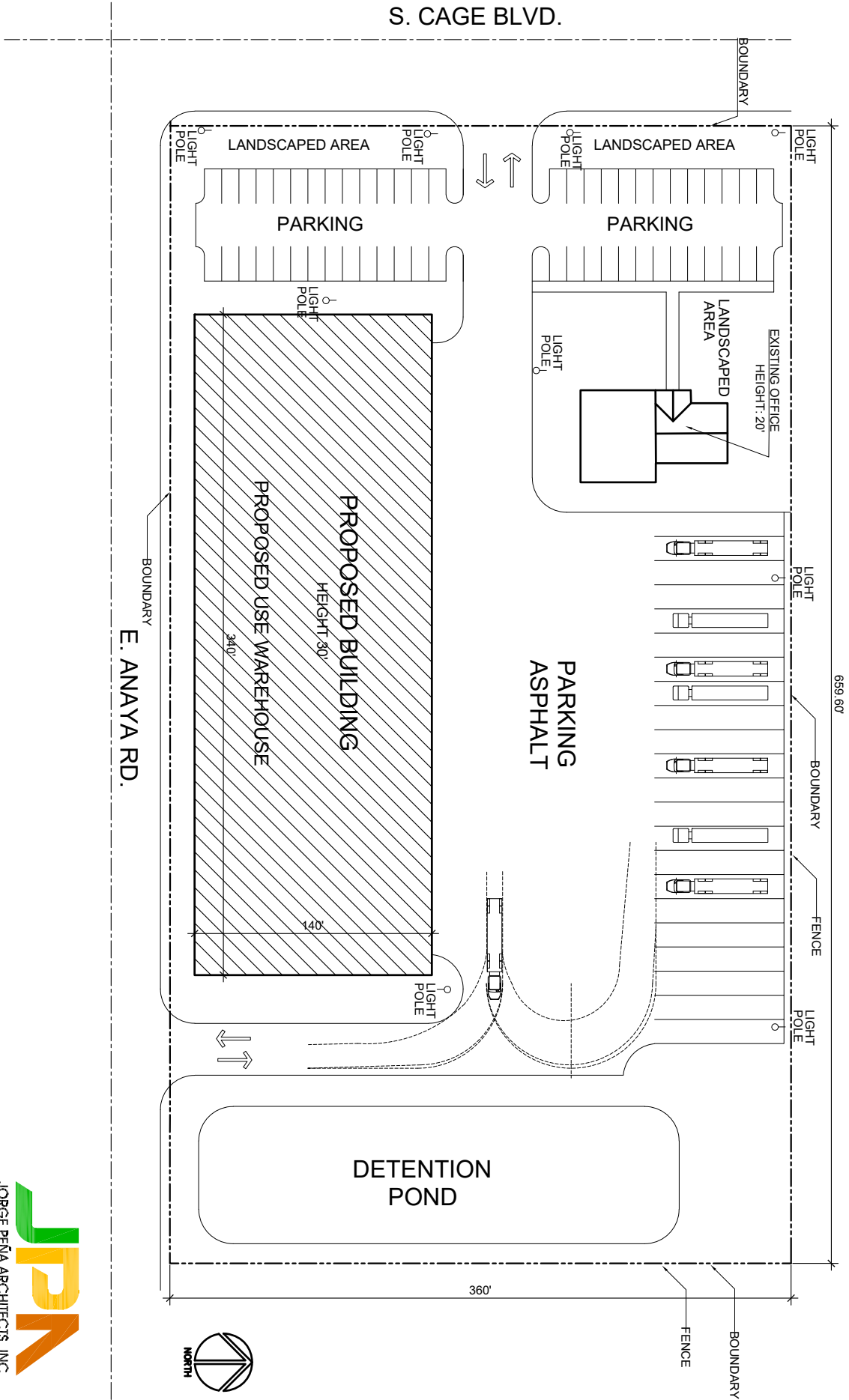
ADDRESS:

LEGAL DESCRIPTION: Plat showing 4.76 acres in 3 Tracts out of Lot 356
KELLY-PHARR SUBDIVISION, Hidalgo County Texas.

ACCORDING TO THE MAP RECORDED IN VOLUME 3 PAGE 133-134
OF THE Deed RECORDS OF Hidalgo COUNTY, TEXAS.

03-26-2008
DATE

REG. PROFESSIONAL LAND SURVEYOR R.P.L.S. No. 8242





Pharr
Development Services



Site Photo
8901 S CAGE BLVD





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.3.

DATE SUBMITTED: August 11, 2026

MEETING DATE: August 20, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.13 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 8911 South Cage Boulevard. **COZ#260713**

Classification: Regular

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

Issue: Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 08/11/2026
Approved - 08/11/2026
Final Approval - 08/11/2026



MEMORANDUM

DATE: MONDAY, AUGUST 20, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.13 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8911 South Cage Boulevard. COZ#260713

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

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

DESCRIPTION OF PROPERTY:

Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) in order to develop and construct a warehouse.

The subject site is located at the east side of South Cage Boulevard and has a physical address of 8911 South Cage Boulevard. The property is legally described as being 1.13 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property is located to the rear of 8911 South Cage Boulevard, a 120 ft - 150 ft. principal arterial street which runs north and south with a posted speed limit of 40 – 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the south were zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on August 16, 2005. The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on December 19, 2006. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on October 6, 2015. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Heavy Commercial District (H-C) is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Two (2) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on August 7, 2026, and a legal notice was published in the Advance News Journal on August 5, 2026. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. The property rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **September 8, 2026**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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

Proposed Change of Zone
8911 S CAGE BLVD
Jorge Pena
AERIAL

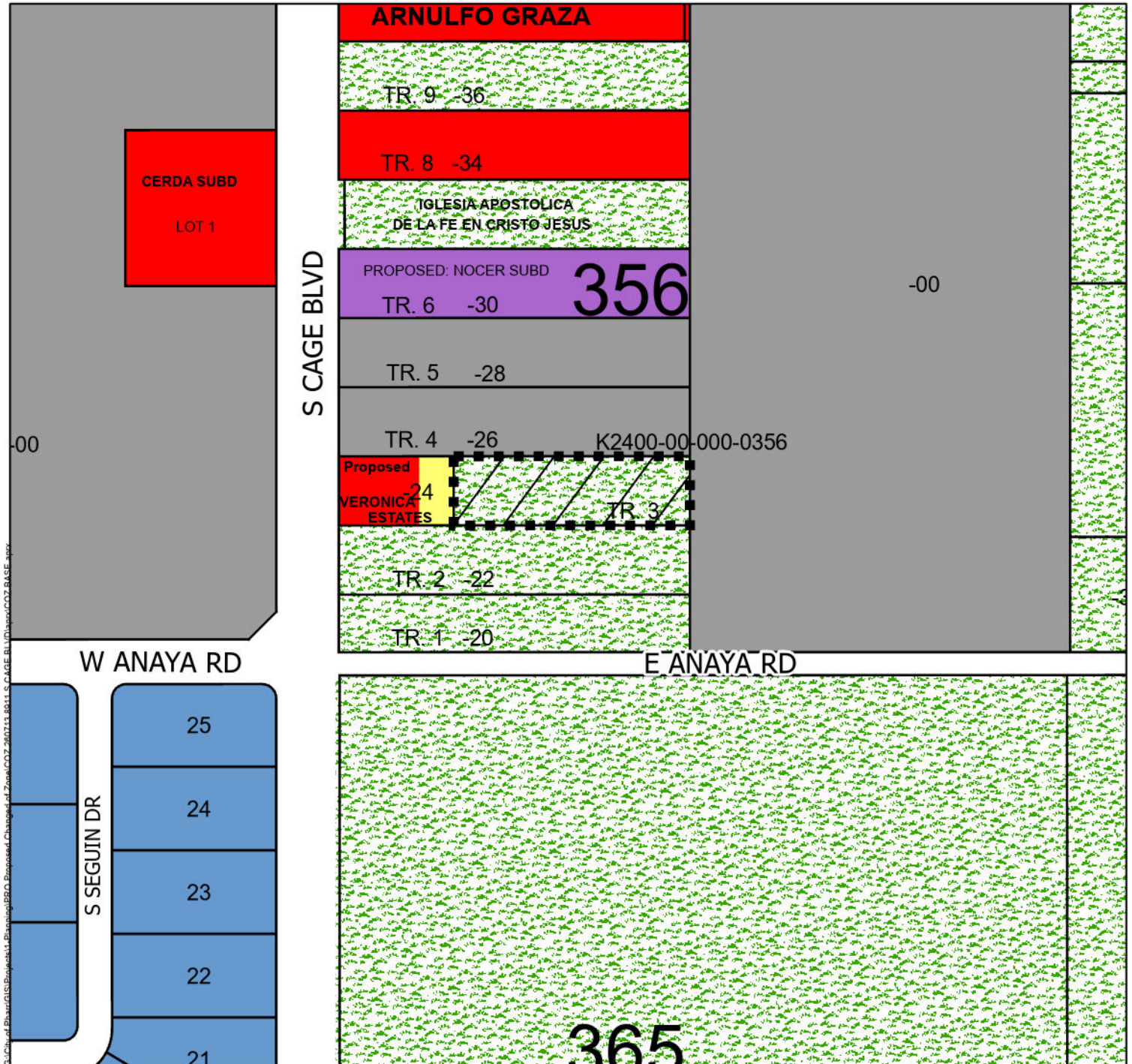


-  Pharr City Limit
-  Location

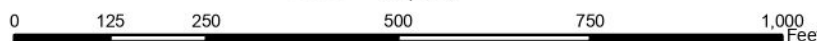
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Change of Zone
8911 S CAGE BLVD
Jorge Pena
ZONING



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LEGEND

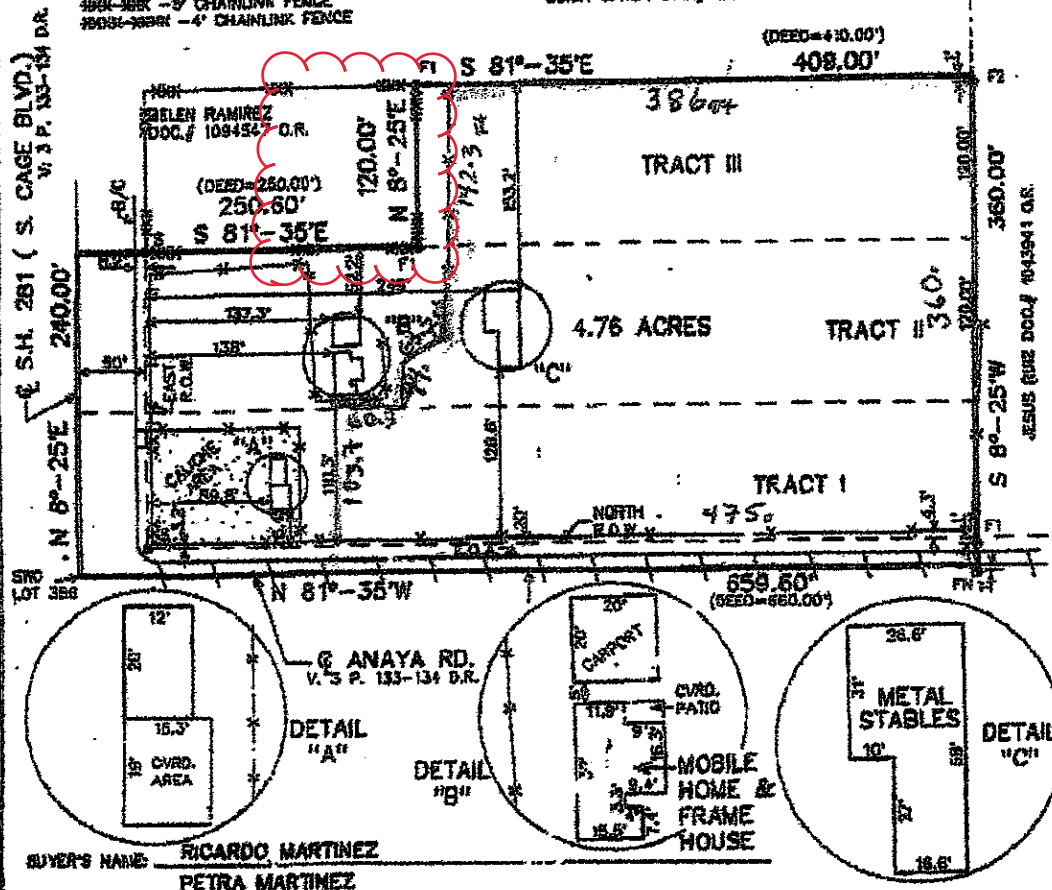
FN - FOUND 800 NAL.
F1 - FOUND 1/2" DIAMETER IRON ROD
F2 - FOUND 3/8" DIAMETER IRON ROD
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B/C - BACK OF CONCRETE CURB & GUTTER
E.O.A. - EDGE OF ASPHALT
C.V.R.D. - COVERED
E.O.A. - EDGE OF ASPHALT
X-X - 4" HOUSING FENCE
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BASIS OF BEARING IS THE SOUTH LINE
OF LOT 356 KELLY-PHARR SUB. V. 3
P. 133-134 D.R. HIDALGO COUNTY TEXAS.

BLANKET EASEMENTS, RULES, REGULATIONS AND
RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION
DISTRICT No. 2

SOMA GARZA D.D.C. # 1228564 D.R.

SCALE: 1"=100'
CADD-KELLY356



BUYER'S NAME: RICARDO MARTINEZ
PETRA MARTINEZ

FLOOD ZONE: By GRAPHICAL PLOTTING Community Panel Number: 480334 0500 B
Map Revised: Jan 2, 1981

- ☐ Zone "A" - This is to certify that this property is in a flood prone area.
- ☐ Zone "B" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- ☐ Zone "C" - This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements except as shown on this plat. © copyright 2008 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this survey. Survey valid only if print has original seal and signature.

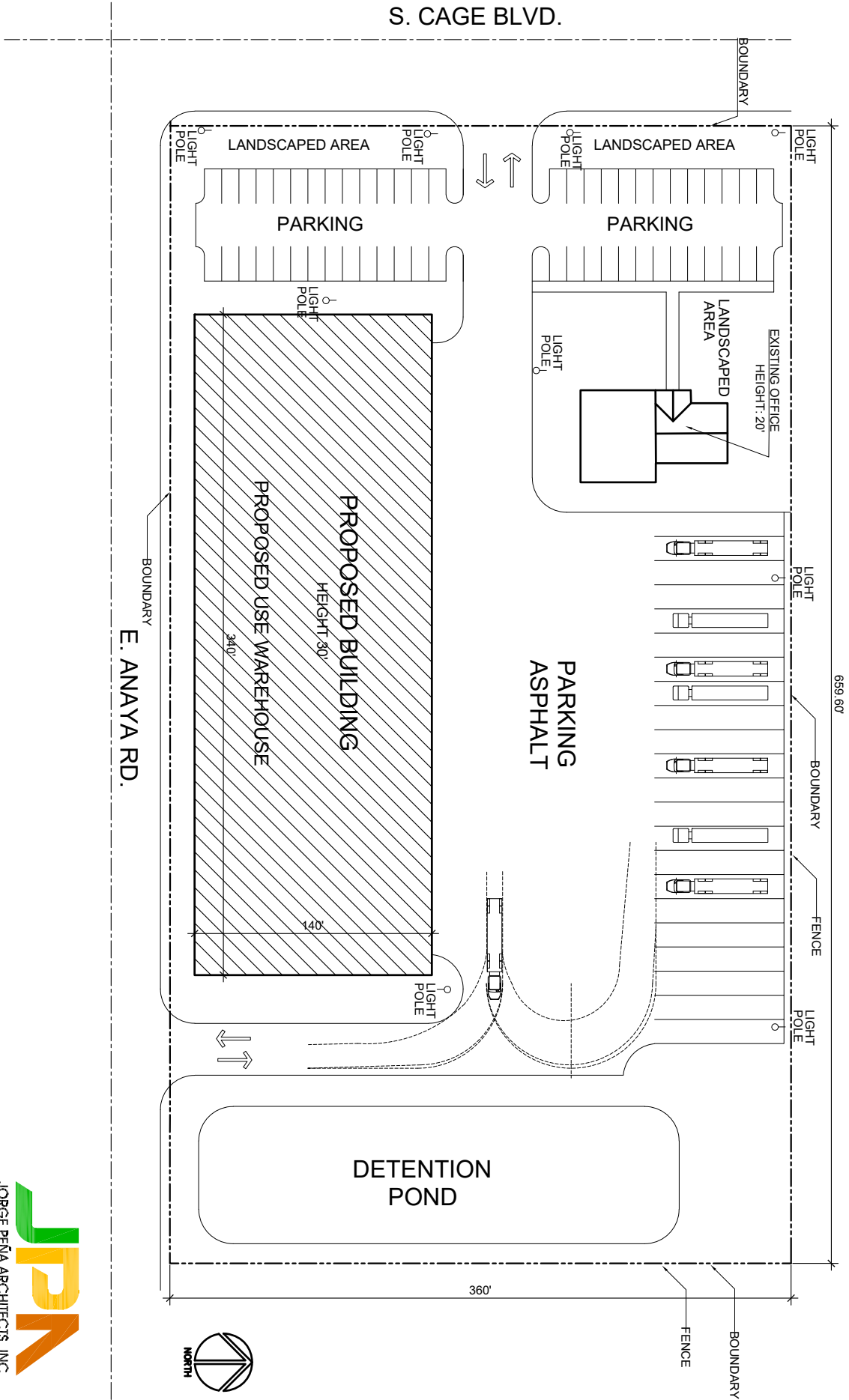
ADDRESS:

LEGAL DESCRIPTION: Plat showing 4.76 acres in 3 Tracts out of Lot 356
KELLY-PHARR SUBDIVISION, Hidalgo County Texas.

ACCORDING TO THE MAP RECORDED IN VOLUME 3 PAGE 133-134
OF THE Deed RECORDS OF Hidalgo COUNTY, TEXAS.

03-26-2008
DATE

REG. PROFESSIONAL LAND SURVEYOR R.P.L.S. No. 8242





Pharr
Development Services



Site Photo
8911 S CAGE BLVD





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.4.

DATE SUBMITTED: August 11, 2026

MEETING DATE: August 20, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.68 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 8907 South Cage Boulevard. **COZ #260714**

Classification: Regular

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

Issue: Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 08/11/2026
Approved - 08/11/2026
Final Approval - 08/11/2026



MEMORANDUM

DATE: MONDAY, AUGUST 20, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.68 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8907 South Cage Boulevard. COZ#260714

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

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

DESCRIPTION OF PROPERTY:

Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) in order to develop and construct a warehouse.

The subject site is located at the east side of South Cage Boulevard and has a physical address of 8907 South Cage Boulevard. The property is legally described as being 1.68 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120 ft - 150 ft. principal arterial street which runs north and south with a posted speed limit of 40 – 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property, a portion of the northeast, and the property to the south were zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989. The remaining portion of the property to the northwest was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on August 16, 2005. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 10, 2012. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on October 6, 2015. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Heavy Commercial District (H-C) is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Four (4) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on August 7, 2026, and a legal notice was published in the Advance News Journal on August 5, 2026. Staff received no response to the letters or the legal notice.

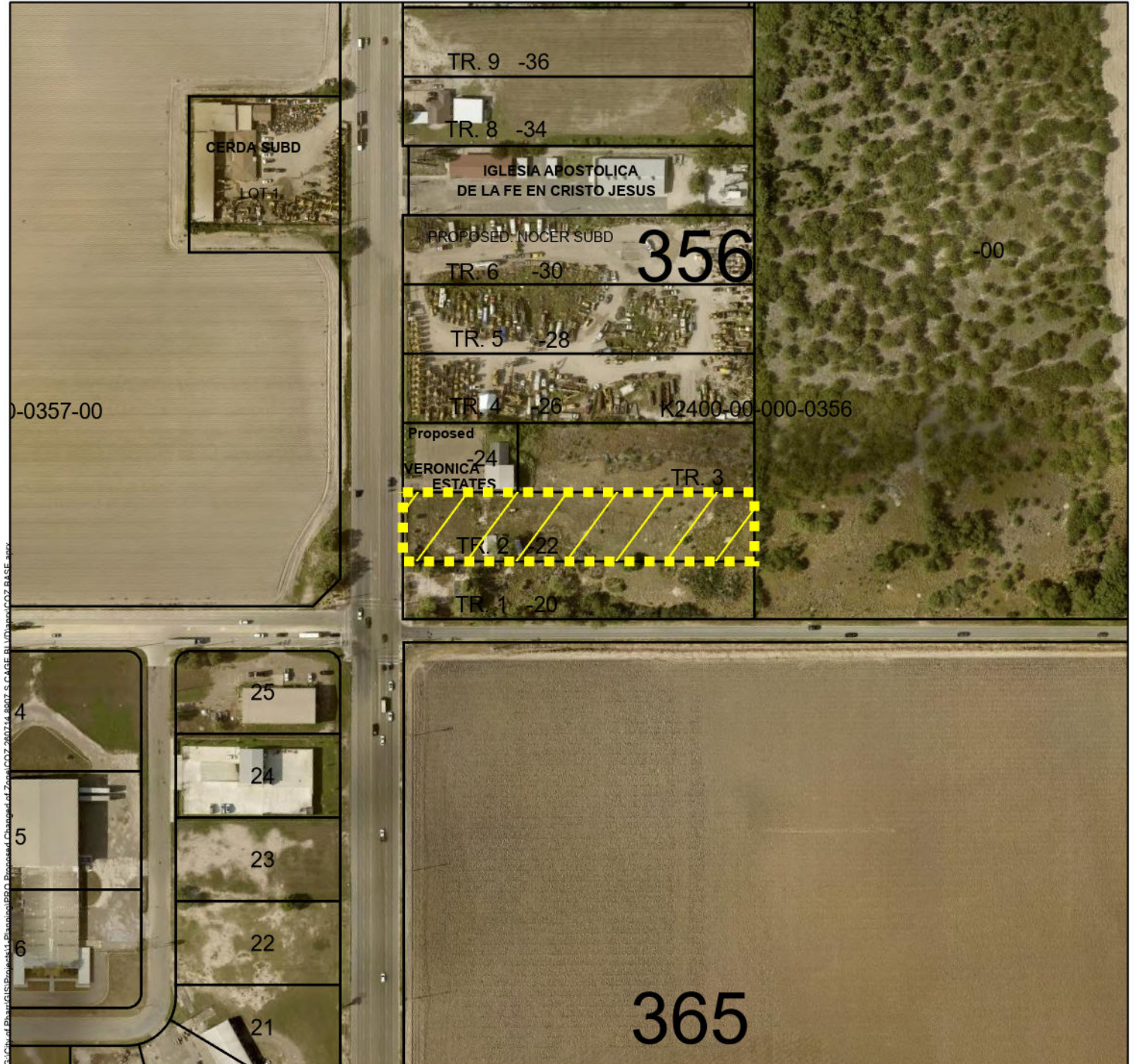
Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **September 8, 2026**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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

Proposed Change of Zone
8907 S CAGE BLVD
Jorge Pena
AERIAL

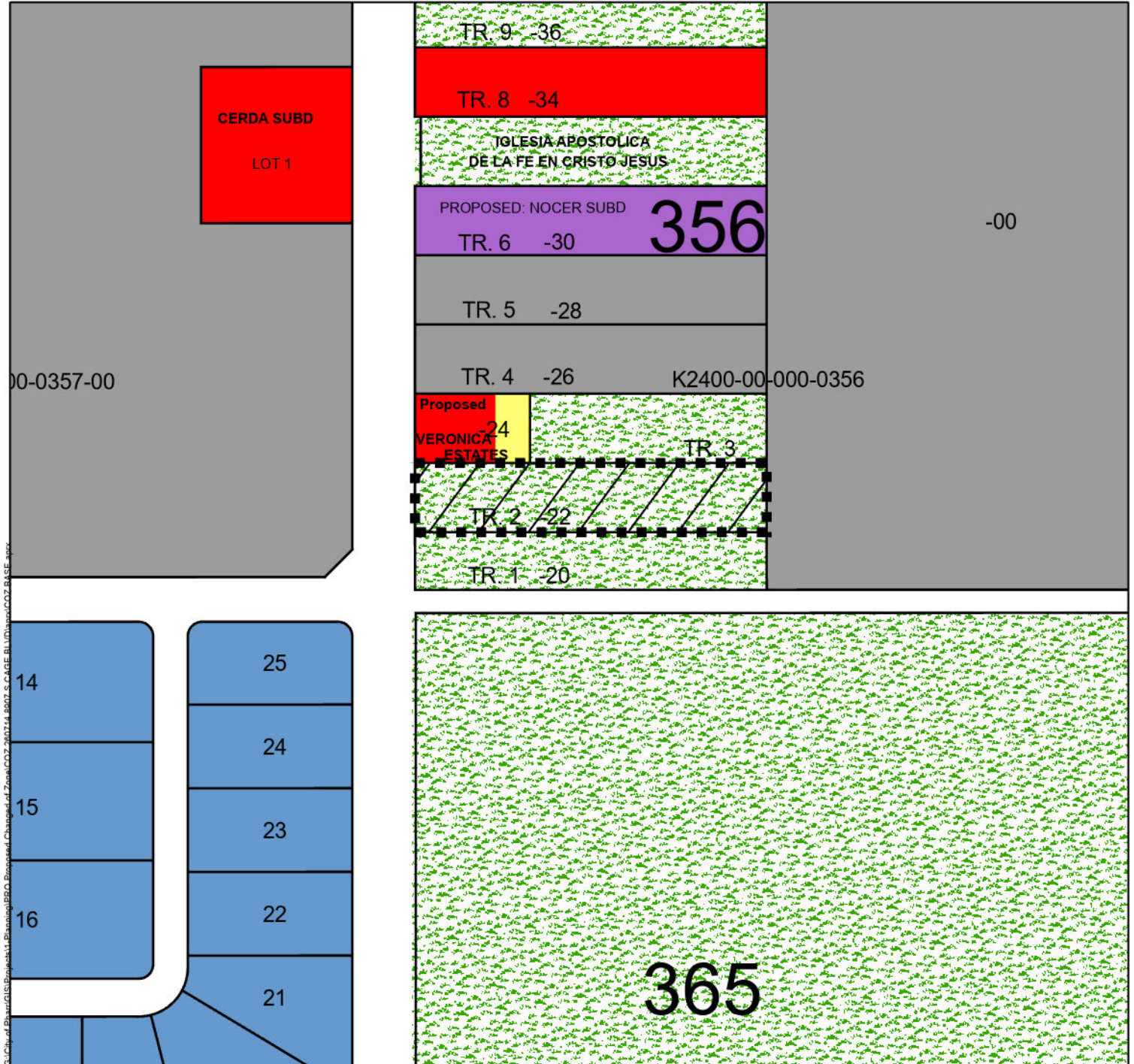


Pharr City Limit
 Location

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Proposed Change of Zone
8907 S CAGE BLVD
Jorge Pena
ZONING



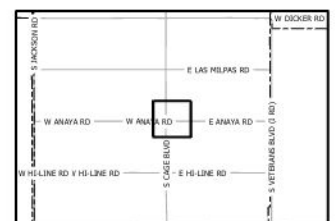
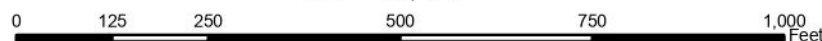
- | | | |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit | Mobile Home | Heavy Industrial |
| Location | Townhouse | Limited Industrial |
| Zoning | HUD Code | Neighborhood Commercial |
| ZONE | Rail Road R.O.W | Office Professional |
| Single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

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City of Pharr, Texas
Engineering Department
956.402.4221

Date: 7/29/2026

Scale: 1:3,000



PENA ENGINEERING

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(956) 882-8812 • McALLEN, TEXAS 78502 • FAX (956) 631-PENA

LEGEND

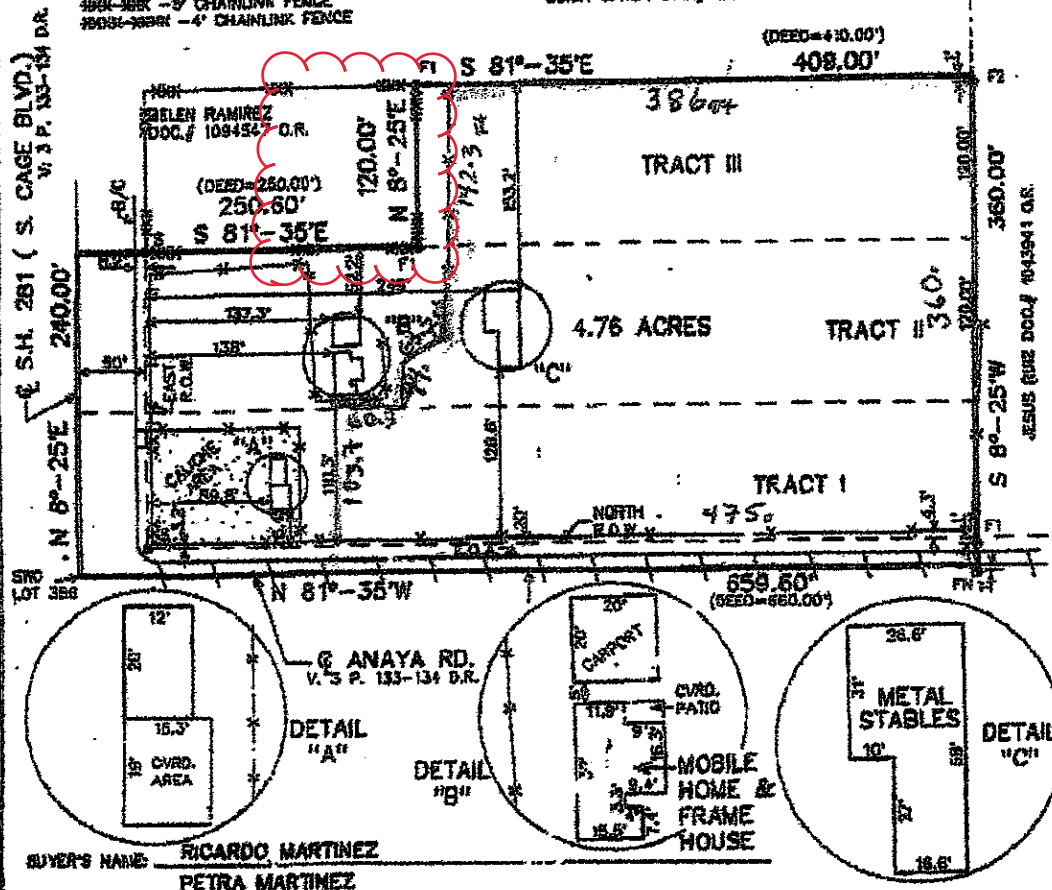
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F2 - FOUND 3/8" DIAMETER IRON ROD
S - SET 1/2" DIAMETER IRON ROD
B/C - BACK OF CONCRETE CURB & GUTTER
E.O.A. - EDGE OF ASPHALT
C.V.R.D. - COVERED
E.O.A. - EDGE OF ASPHALT
X-X - 4" HOUSING FENCE
1001-1001 - 8
1001-1001 - 8 CHAINLINK FENCE
1001-1001 - 4 CHAINLINK FENCE

BASIS OF BEARING IS THE SOUTH LINE
OF LOT 356 KELLY-PHARR SUB. V. 3
P. 133-134 D.R. HIDALGO COUNTY TEXAS.

BLANKET EASEMENTS, RULES, REGULATIONS AND
RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION
DISTRICT No. 2

SOMA GARZA D.D.C. # 1228564 D.R.

SCALE: 1"=100'
CADD-KELLY356



BUYER'S NAME: RICARDO MARTINEZ
PETRA MARTINEZ

FLOOD ZONE: By GRAPHICAL PLOTTING Community Panel Number: 480334 0500 B
Map Revised: Jan 2, 1981

- ☐ Zone "A" - This is to certify that this property is in a flood prone area.
- ☐ Zone "B" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- ☐ Zone "C" - This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements except as shown on this plat. © copyright 2008 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this survey. Survey valid only if print has original seal and signature.

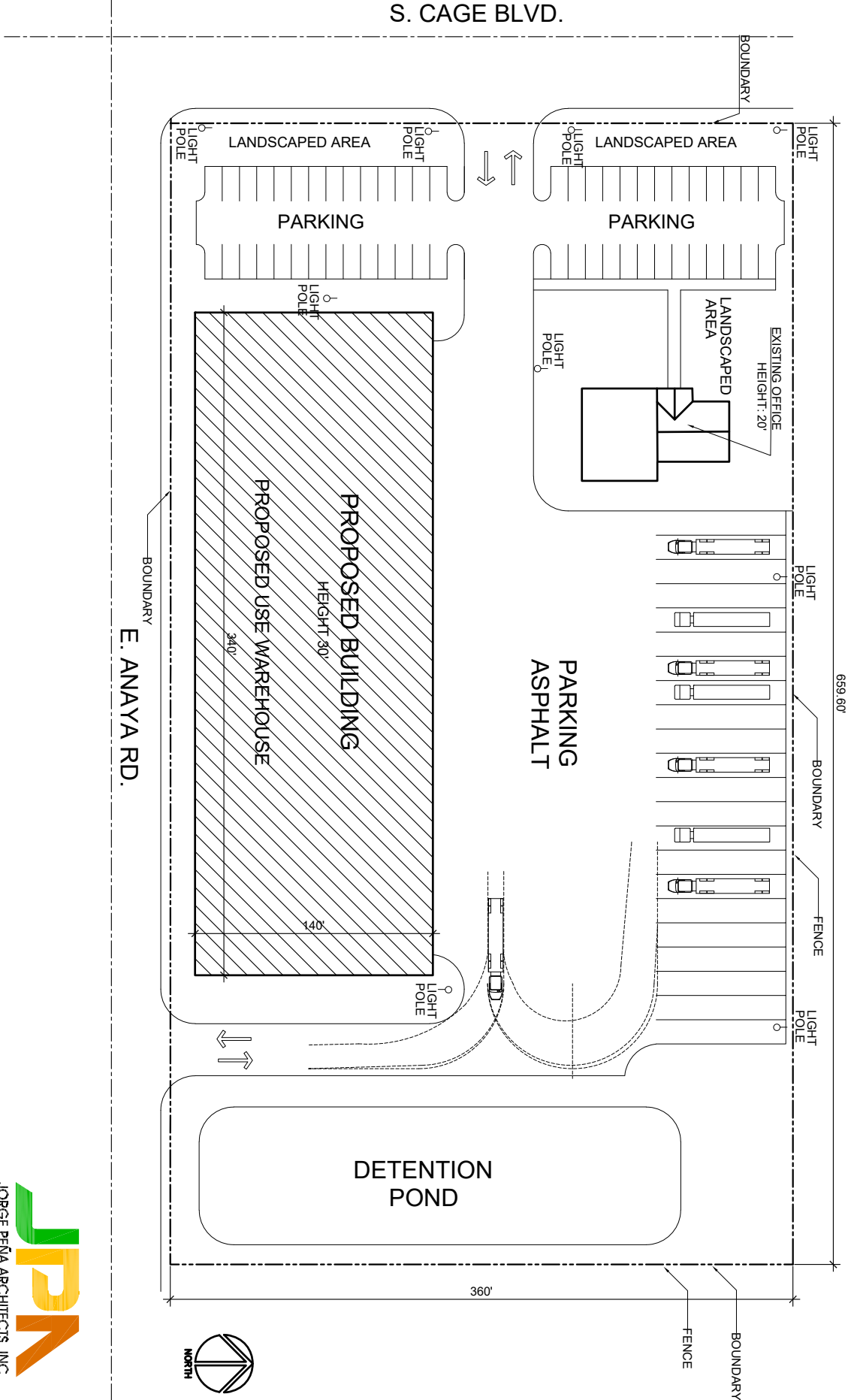
ADDRESS:

LEGAL DESCRIPTION: Plat showing 4.76 acres in 3 Tracts out of Lot 356
KELLY-PHARR SUBDIVISION, Hidalgo County Texas.

ACCORDING TO THE MAP RECORDED IN VOLUME 3 PAGE 133-134
OF THE Deed RECORDS OF Hidalgo COUNTY, TEXAS.

03-26-2008
DATE

REG. PROFESSIONAL LAND SURVEYOR R.P.L.S. No. 8242





Pharr
Development Services



Site Photo
8907 S CAGE BLVD





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.5.

DATE SUBMITTED: August 11, 2026

MEETING DATE: August 20, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.40 acres, more or less, out of Lot 356, Kelly-Pharr, Hidalgo County, Texas. The property's physically located at 8915 South Cage Boulevard. **COZ#260715**

Classification: Regular

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

Issue: Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 08/11/2026
Approved - 08/11/2026
Final Approval - 08/11/2026



MEMORANDUM

DATE: MONDAY, AUGUST 20, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.40 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8915 South Cage Boulevard. COZ#260715

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

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

DESCRIPTION OF PROPERTY:

Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) in order to develop and construct a warehouse.

The subject site is located at the southeast corner of South Cage Boulevard and has a physical address of 8915 South Cage Boulevard. The property is legally described as being 1.40 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120 ft - 150 ft. principal arterial street which runs north and south with a posted speed limit of 40 – 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the south and north were zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 10, 2012. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on October 6, 2015. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Heavy Commercial District (H-C) is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Four (4) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on August 7, 2026, and a legal notice was published in the Advance News Journal on August 5, 2026. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **September 8, 2026**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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

Proposed Change of Zone
8915 S CAGE BLVD
Jorge Pena
AERIAL

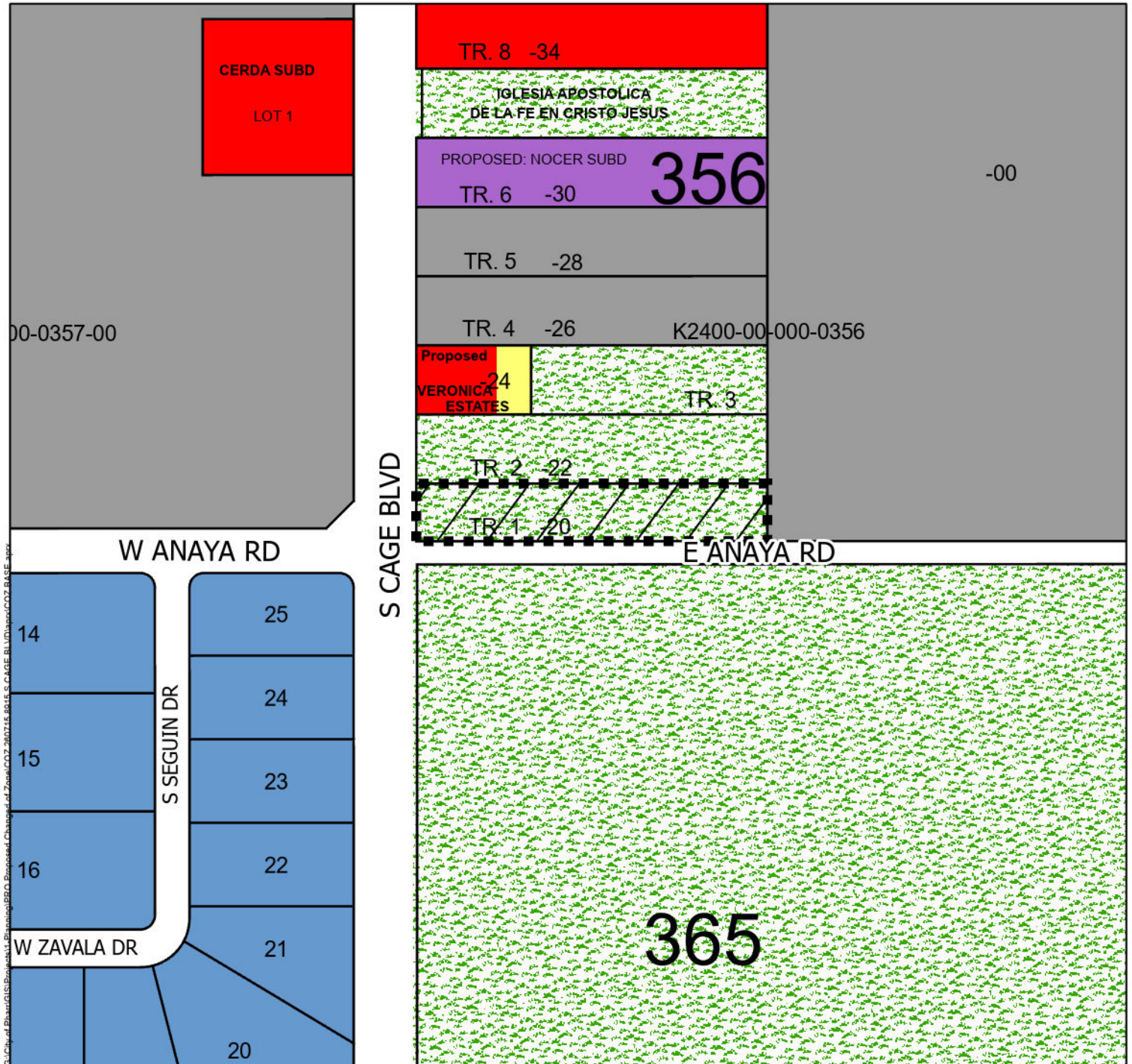


-  Pharr City Limit
-  Location

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



Proposed Change of Zone 8915 S CAGE BLVD Jorge Pena ZONING



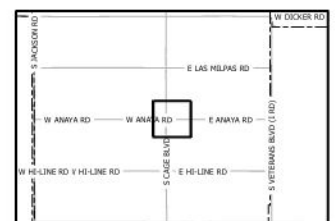
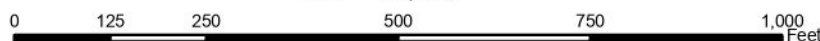
- | | | |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit | Mobile Home | Heavy Industrial |
| Location | Townhouse | Limited Industrial |
| Zoning | HUD Code | Neighborhood Commercial |
| ZONE | Rail Road R.O.W | Office Professional |
| Agricultural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

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

City of Pharr, Texas
Engineering Department
956.402.4221

Date: 8/3/2026

Scale: 1:3,000



PENA ENGINEERING

1001 WHITEWING • P.O. BOX 4320
(956) 882-8812 • McALLEN, TEXAS 78502 • FAX (956) 631-PENA

LEGEND

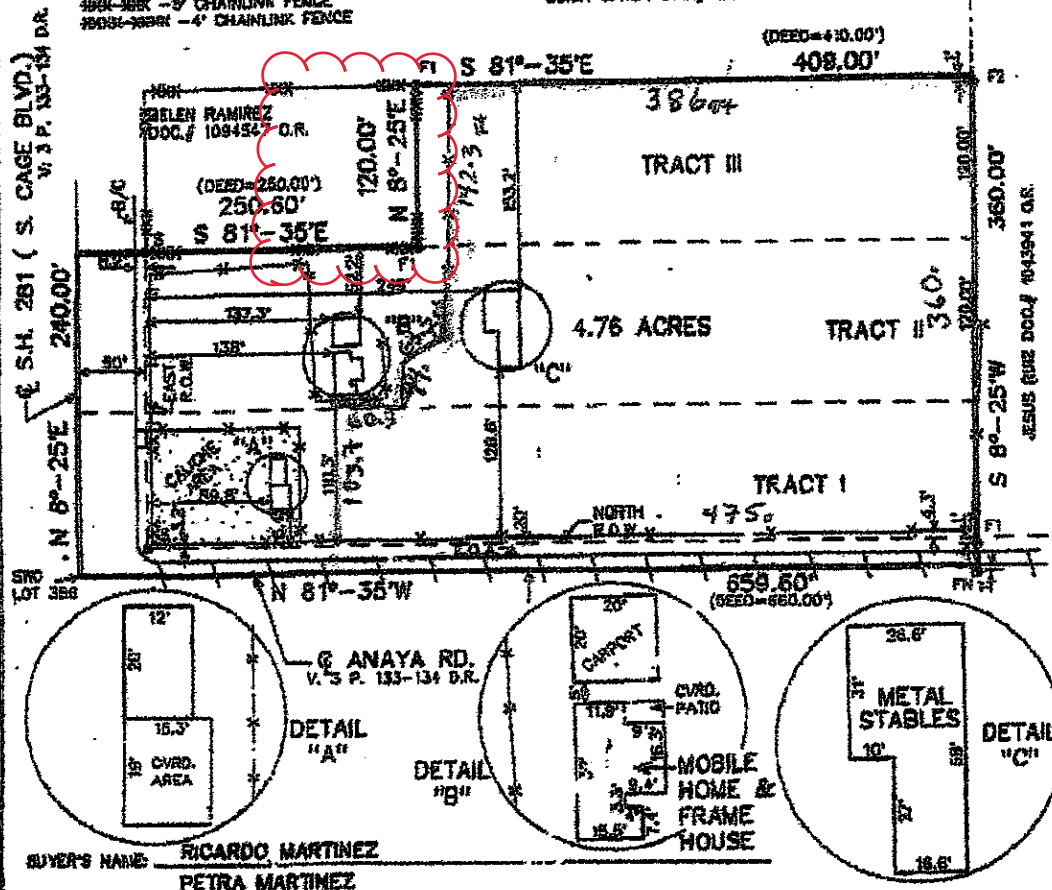
FN - FOUND 800 NAIL
F1 - FOUND 1/2" DIAMETER IRON ROD
F2 - FOUND 3/8" DIAMETER IRON ROD
S - SET 1/2" DIAMETER IRON ROD
B/C - BACK OF CONCRETE CURB & GUTTER
E.O.A. - EDGE OF ASPHALT
C.V.R.D. - COVERED
E.O.A. - EDGE OF ASPHALT
X-X - 4" HOUSING FENCE
1001-1001 - 8
1001-1001 - 8 CHAINLINK FENCE
1001-1001 - 4 CHAINLINK FENCE

BASIS OF BEARING IS THE SOUTH LINE
OF LOT 356 KELLY-PHARR SUB. V. 3
P. 133-134 D.R. HIDALGO COUNTY TEXAS.

BLANKET EASEMENTS, RULES, REGULATIONS AND
RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION
DISTRICT No. 2

SOMA GARZA D.D.C. # 1228564 D.R.

SCALE: 1"=100'
CADD-KELLY356



BUYER'S NAME: RICARDO MARTINEZ
PETRA MARTINEZ

FLOOD ZONE: By GRAPHICAL PLOTTING Community Panel Number: 480334 0500 B
Map Revised: Jan 2, 1981

- ☐ Zone "A" - This is to certify that this property is in a flood prone area.
- ☐ Zone "B" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- ☐ Zone "C" - This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements except as shown on this plat. © copyright 2008 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this survey. Survey valid only if print has original seal and signature.

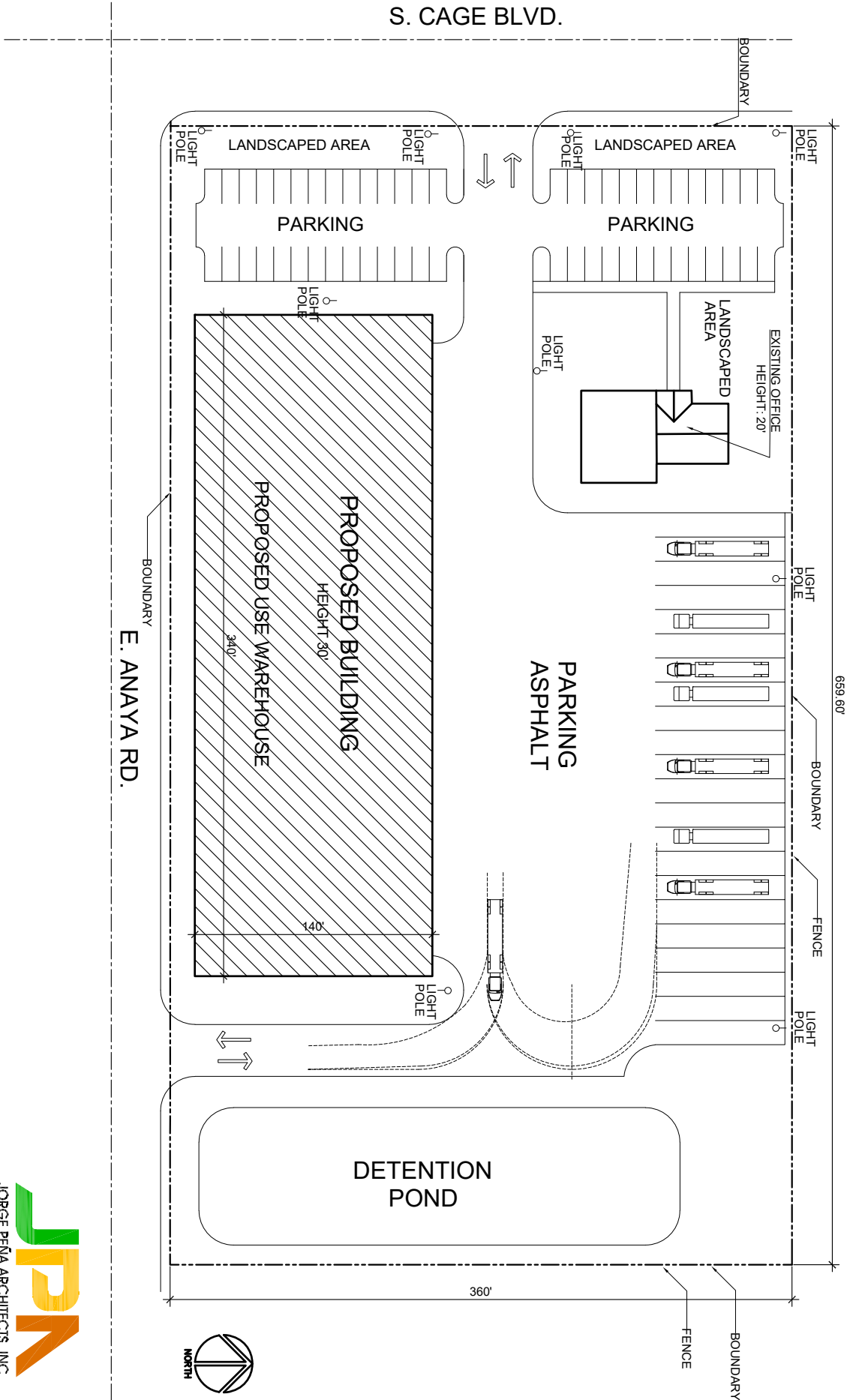
ADDRESS:

LEGAL DESCRIPTION: Plat showing 4.76 acres in 3 Tracts out of Lot 356
KELLY-PHARR SUBDIVISION, Hidalgo County Texas.

ACCORDING TO THE MAP RECORDED IN VOLUME 3 PAGE 133-134
OF THE Deed RECORDS OF Hidalgo COUNTY, TEXAS.

03-26-2008
DATE

REG. PROFESSIONAL LAND SURVEYOR R.P.L.S. No. 8242





Pharr
Development Services



Site Photo
8915 S CAGE BLVD





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.1.

DATE SUBMITTED: August 11, 2026

MEETING DATE: August 20, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt Inc., representing Harjinder Singh, Manager for Creative Hotel Group LLC., owner, is requesting preliminary plat approval of the proposed Nolana Gardens Subdivision. The property is legally described as being 18.670 acres out of Lot 106 Kelly Pharr Subdivision, Pharr, Hidalgo County. The property is located within the 800 Block of W. Nolana Loop. **SUB# 250829**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing Harjinder Singh, Manager for Creative Hotel Group LLC., owner, is requesting preliminary plat approval of the proposed Nolana Gardens Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Nolana Gardens Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 08/11/2026
Approved - 08/11/2026
Final Approval - 08/11/2026



MEMORANDUM

DATE: THURSDAY, AUGUST 20, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: NOLANA GARDENS SUBDIVISION
FILE NO. **SUB250829**

GENERAL INFORMATION

APPLICANT: Melden & Hunt Inc, representing Harjinder Singh, Manager for Creative Hotel Group LLC, owner, is requesting preliminary plat approval of the proposed Nolana Gardens Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 18.670 acres out of Lot 106 Kelley Pharr Subdivision, Pharr, Hidalgo County.

LOCATION: The property is located within the 800 Block of W. Nolana Loop.

ZONING: The property is currently zoned General Business District (C) and Residential Townhouse District (R-TH). The adjacent zones are General Business District (C) to the north, Residential Multi-Family High Density District (R-MFHD) and General Business District (C) to the east, Single Family Residential District (R-1) to the south and General Business District (C) and Single Family Residential District (R-1) to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Townhouses.

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Nolana Gardens Subdivision subject to the following conditions:

LOCATION:
118 S. CAGE BLVD
1st FLOOR
PHARR, TX 78577
PHONE: 956-402-4242



Pharr
Development Services



REVIEWED BY:
HERIBERTO MARTINEZ
PLANNER III
EDDIE.MARTINEZ@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: NOLANA GARDENS SUBDIVISION

1. Label Center of N. Sugar Rd., provide correct line type.
2. Label the easement on the west side of the property.
3. Remove easement from street.
4. Verify the building setbacks.
5. Provide letter from HCID 2. for the east side easement.
6. On owner's dedication verify the name of subdivision.
7. Provide street light sheet, max. spacing 250'

STAFF REVIEW MEETING FOR: NOLANA GARDENS SUBDIVISON

STAFF REVIEW MEETING FOR:
NOLANA GARDENS SUBDIVISION

COMMENTS: Initials: J.R. JULY 22, 2026

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show water crossings and connections details.
- Will need to verify all callouts.
- Hydrants will need to be installed at lot line.
- Will need to show steel casing 16" for water line on Sugar Rd.
- All water service will need to be 1"x3/4"
- Will need to show water services for commercial lots.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show all sewer crossings and connections details.
- Will need to show easements on utility layout page.
- All manhole rim and lid will need to be composite base with City of Pharr logo.
- Will need to show sanitary sewer services for commercial lots.
- All sewer services will need to be 4" for residential zone and 6" for commercial zone.
- 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.

STAFF REVIEW MEETING FOR: NOLANA GARDENS SUBDIVISION

PLAT

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

SITE PLAN

1. Provide a trip generation (trip gen) for this development.
2. Include ADA ramps and landing details. Ramps shall be required to have truncated domes.
3. Sidewalk/driveway permit from TX Dot shall be required prior to subdivision construction.
4. Lab testing shall be provided at the developer's expense. Private roads shall be required to meet all current City requirements and provide lab results.
5. Include all water & sanitary sewer details.
6. Please revise residential street section & utility alignment detail to reflect what is proposed on the site plan. Minimum width of internal streets shall be 34'-ft B-B.
7. Provide a street light layout if applicable.
8. Include a layout for striping and signage.

DRAINAGE

1. Drainage report to be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Detention area shall be closed off by a perimeter fence.
4. Permit for discharge to HCDD No. 1 must be acquired prior to subdivision construction.

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.
- All sanitary sewer service “wye’s” shall require concrete cradles.
- 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.
- 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: NOLANA GARDENS SUBDIVISON

Fire Hydrant Placement — Fire hydrants shall be located a minimum of 6 feet behind the curb line, coordinated with the sidewalk plan to maintain unobstructed pedestrian access and to keep the hydrant clear of vehicular overhang and door-swing conflicts. Confirm the following:

Hydrant setback from curb face: minimum 6 feet

Hydrant location does not conflict with proposed sidewalk width or ADA accessible route
Clear zone maintained around hydrant (typically 3-foot radius, per local standard) free of landscaping, signage, or utility conflicts

Provide Fire Hydrant detail and Valve Box detail 30x30 concrete collar

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).

Initial Comments #2

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 &

#5. Shall assure to submit Fire wall details to separate each town home with a Minimum

of 6 inch Block. Fire wall.

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



Pharr
Public Works



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

STAFF REVIEW MEETING FOR: NOLANA GARDENS SUBDIVISION

- Submit a Sediment Erosion Control Plan.
- Obtain necessary street cut, curb cut, discharge permits from required entities.
- Shall obtain all TCEQ Permits.
- Must submit 1 electronic copy of their SW3P for review and approval prior to any earthwork disturbance. Once approved a physical copy of the SW3P must be on site at all times.
- Submit a Sediment Erosion Control Plan.
- Obtain necessary street cut, curb cut, discharge permits from required entities.
- Shall obtain all TCEQ Permits.
- Must submit 1 electronic copy of their SW3P for review and approval prior to any earthwork disturbance. Once approved a physical copy of the SW3P must be on site at all times.

STAFF REVIEW MEETING FOR: NOLANA GARDENS SUBDIVISION

Upon review of the submitted preliminary plat and site plans, the following revisions are required to ensure compliance with City of Pharr Utility Fiber Optical Infrastructure Ordinances. Please incorporate the items below into your documentation prior to resubmission.

1. Required Conduit and Hand-Hole Details

- a. Conduit Specifications: The Proposed 2" fiber optic line callout must be revised to reflect the required conduit type.
- a. Replace with: "PROP 2x 2" HDPE or 2x 2" Schedule 40 Conduit".
- b. This conduit shall extend from the utility easement adjacent within N Sugar and within the Nolana Gardens Subdivision City of Pharr Exclusive Utility Easement or right of way of N Sugar Rd
- b. Hand-Hole Installation: A 2x (17"x30"x30" hand-hole) must be installed within the utility easement to provide future access and maintenance.
- a. Include on plans as: "COP: HH: 17"x30"x30".

2. Clarifications for Site Plans and General Notes

- a. The current site plans do not fully document the proposed pathway for Pharr Connect utility conduit and fiber optic cable, which is shown externally along the easement.
- b. Preliminary Utility Site Plan Proposal:
 - a. While the fiber optic cabling pathway is indicated on Sheet 2 & 3, the site plans must clearly specify the entry method (via underground utility easement) and the final termination point.
 - b. These details are to be determined at the discretion of Pharr Connect IT but must be clearly documented on the final plans.
 - c. All new development fiber optic improvements shall be located inside a 5-ft Communication easement or inside an existing or proposed 15-ft Utility easement dedicated to the City of Pharr, as permitted by the Public Utilities Department.

3. Note: Escrow and Infrastructure Requirements:

The escrow amount cannot be determined until the IT infrastructure design has been completed and approved. Upon completion of the design, an engineer's cost estimate will be prepared to establish the required escrow amount.

At the developer's discretion, the required IT infrastructure may either:

- 1. Be secured through an escrow deposit with the City of Pharr based on the approved design and cost estimate; or

2. Be constructed directly by the property owner/developer's contractor in accordance with the City of Pharr's approved IT design standards and specifications.

Final approval will be contingent upon completion of the required IT infrastructure improvements in compliance with City of Pharr requirements.

4. Inspection Requirement:

a. Pharr Connect Infrastructure must be inspected and approved prior to the Final Subdivision Meeting. This inspection is mandatory for project approval.

Please revise the plat and site plans to include all items noted above. These updates will ensure complete and accurate documentation of Pharr Connects infrastructure within the development.

Should you have questions or need further clarification, do not hesitate to contact our office.

Thank you for your prompt attention to these requirements. Escrow is required.

IT Design is required.

KMZ file is required.

PDF File without call-out notes are required.

General Notes: Proposed Data/Telephone Access.

Data/Telephone Existing Access Point Location: Estimated at coordinates: 26.232716° -98.189919°

Hand Hole with Core-Fiber has been allocated coordinates: 26.232716° -98.189919° for 800 W Nolana Loop future Development.

2x2" conduit sleeve is required from Sugar Rd East easement (estimate coordinates: 26.232677° -98.189689°) to Sugar Rd West easement (estimate coordinates: 26.232716° -98.189919°)

From: jbs_hcid2@att.net
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: RE: Nolana Gardens Subdivision
Date: Monday, June 1, 2026 4:37:43 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

***** 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,

H.C.I.D. No. 2 initial reservations and comments for the proposal:

1. We have the general right of way covering all the lot. Vol. 26, Pg. 234 deed records.
2. We need the general warranty deed from the current owner.
3. Update the year in our signature block.
4. We have a pipeline and a drain line along the east boundary line. Vol. 16, pg. 5 map records.
5. Plat will need to reference a corner Lot, KELLY-PHARR Subdivision.
6. We need the certificate of filing and the certificate of formation for the entity.
7. Add plat note: A permit is required for any utility service crossing H.C.I.D. No. 2 rights of way, easement or facility.
8. If the Subdivision is to be excluded from the District, a petition for exclusion form is available at the District's office.

If there are any questions or concerns, please advise.

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 <eddie.martinez@pharr-tx.gov>

Sent: Friday, May 29, 2026 3:18 PM

To: isaac.gonzalez@hcdd1.org; esther.mireles@hcdd1.org; hcid2@sbcglobal.net; jbs_hcid2@att.net; jl_hcid2@att.net; peter.garza@usps.gov; jl3008@att.com; Erick.Torres@charter.com; Rafael.Macias@onegas.com; Rene.Casares@onegas.com; svallejo@rgv911.org;

NOLANA GARDENS
SUBDIVISION

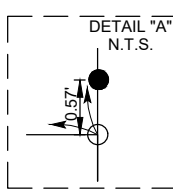
(PRIVATE)

A TRACT OF LAND CONTAINING 18.670
ACRES BEING A PART OR PORTION OUT OF
LOT 106, KELLY-PHARR SUBDIVISION,
ACCORDING TO PLAT THEREOF RECORDED
VOLUME 3, PAGE 133-134,
CITY OF PHARR, HIDALGO COUNTY, TEXAS

GENERAL NOTES:

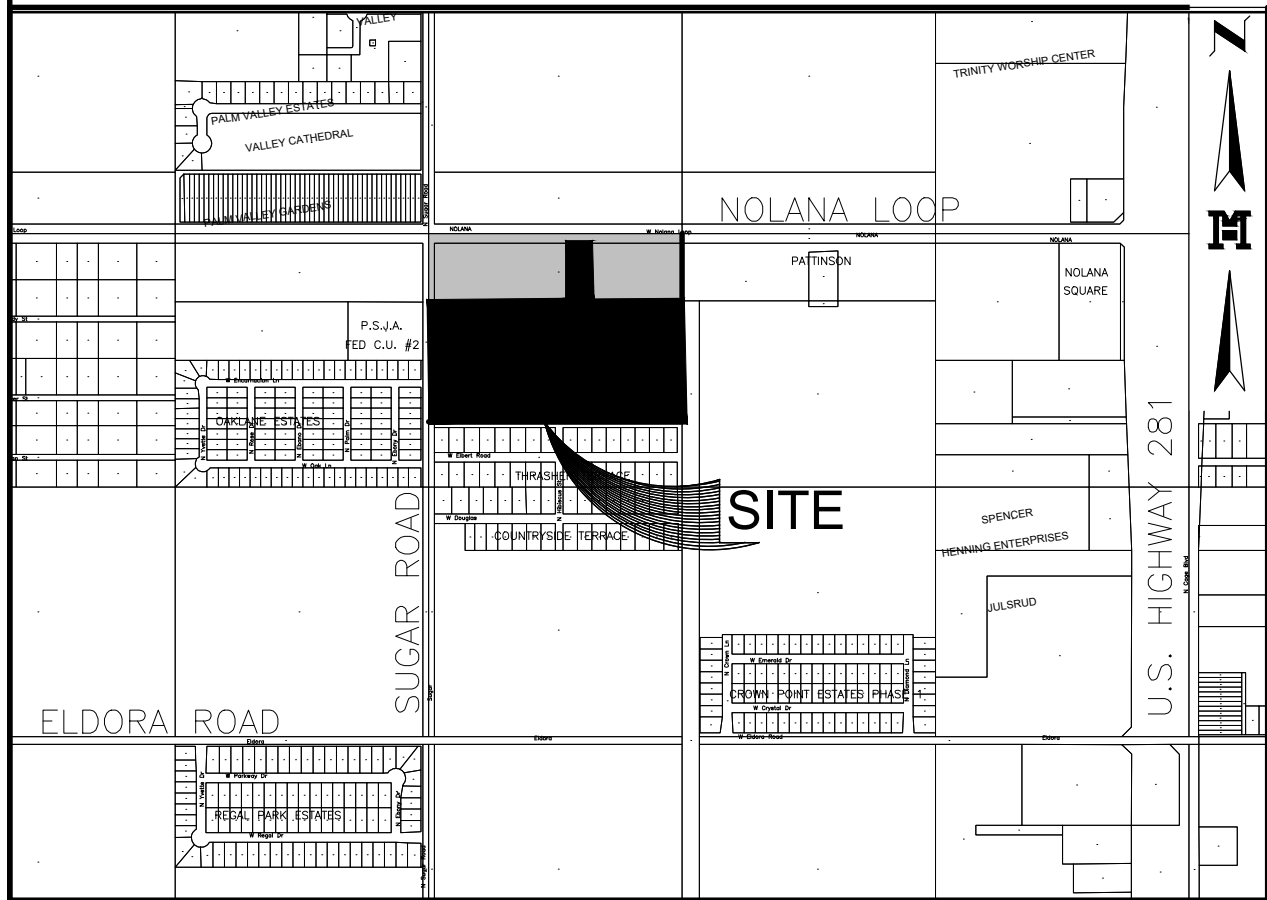
- BUILDING SETBACK INFORMATION.
FRONT: 20.0' OR GREATER FOR EASEMENT
SIDE: 5.0' OR GREATER FOR EASEMENT
CORNER: 10.0' OR GREATER FOR EASEMENT
REAR: 10.0' OR GREATER FOR EASEMENT
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18"
ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
- THIS SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND
500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH ACREAGE
DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN
1 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD INSURANCE RATE
MAP COMM. PANEL NO. 480334-0425 C,
MAP REVISED: NOVEMBER 16, 1982.
- BENCH MARK: DOCUMENTATION FOR CITY OF PHARR BENCHMARK SYSTEM INDICATES
INFORMATION FOR THE NEAREST MONUMENT AS POINT BM#57.
ACTUAL N: 166100939.412 E: 1085278.755
ELEV: 106.96 (GEOID) 1985
- STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD
FOR THIS SUBDIVISION HAS ESTIMATED THAT AN AREA AND A VOLUME (AS LISTED BELOW)
WILL BE REQUIRED FOR SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL USE.

THIS IS AN ESTIMATE ONLY AND A 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.
- A 5.0-FOOT ADA COMPLIANT SIDEWALK IS REQUIRED ALONG NORTH SUGAR ROAD AND
SUBDIVISION CONSTRUCTION STAGE. INTERNAL STREETS SHALL REQUIRE ADA RAMPS ALONG
ALL INTERSECTIONS TO BE CONSTRUCTED AT THE TIME OF SUBDIVISION CONSTRUCTION.
INTERNAL STREETS 5-FT ADA COMPLIANT SIDEWALKS TO BE BUILT AT BUILDING PERMIT
STAGE.
- NO BUILDINGS ALLOWED OVER ANY EASEMENT.
- LOTS 1-10 AND 115-116 SHALL NOT HAVE CURB CUT ACCESS, OR LOT FRONTAGE ALONG N.
SUGAR ROAD.
- ALL LOTS WILL HAVE A NO. 4 REBAR SET ON THE EACH CORNER WITH A PLASTIC CAP STAMPED
MELDEN & HUNT, INC.
- INTERIOR STREET CORNERS SHOULD HAVE A 15.0x15.0-FOOT CORNER CLIP EASEMENT AND A
25.0x25.0-FOOT CORNER AT SUBDIVISION ENTRANCE.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- OWNERS TO MAINTAIN R.O.W./ FRONTAGE AND PERIMETER OF SUBDIVISION.
- OWNERS TO MAINTAIN DETENTION/ RETENTION AREA.
- 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).
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN
ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- ALL FIRE PROTECTION UNDERGROUND LINES TO BE INSTALLED BY A LICENSE FIRE
PROTECTION COMPANY.
- ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
- DETENTION WILL BE COMMON AREA AND SHALL BE MAINTAINED BY
THE PROPERTY OWNERS/HOA AND NOT THE CITY OF PHARR.
- COMMON/DETENTION AREAS, ANY SERVICE DRIVE, GATE AREAS, ETC.
MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF
PHARR.
- DAFFODIL AVENUE TO PROVIDE ACCESS TO ADJACENT COMMERCIAL
PROPERTIES.



LEGEND

- FOUND NO. 4 REBAR
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- SQ. FT. - SQUARE FEET
- W.D. - WARRANTY DEED
- U.E. - UTILITY EASEMENT
- D.B.P. - DEDICATED BY THIS PLAT
- N.T.S. - NOT TO SCALE

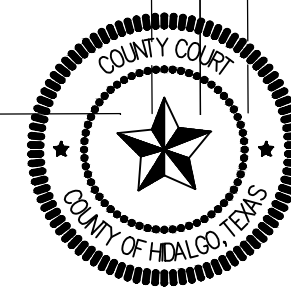


LOCATION MAP SCALE: 1"=1000'

DRAWN BY: L.U.Z. HDZ DATE: 08/25/2023
REVISED BY: A.G.P./A.A. DATE: 05/15/2026
SURVEYED CHECKED: DATE:
FINAL CHECK: DATE:

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CREATIVE HOTEL GROUP, LLC C/O HARJINDER SINGH	5807 N. 3RD LANE	McALLEN, TX 78504	(956)	N/A
ENGINEER: MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERT N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

NOLANA GARDENS
SUBDIVISION

(PRIVATE)

A TRACT OF LAND CONTAINING 18.670
ACRES BEING A PART OR PORTION OUT OF
LOT 106, KELLY-PHARR SUBDIVISION,
ACCORDING TO PLAT THEREOF RECORDED
VOLUME 3, PAGE 133-134,
CITY OF PHARR, HIDALGO COUNTY, TEXAS

METES ANDS BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 18.670 ACRES SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 106, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS, WHICH SAID 18.670 ACRES WERE CONVEYED TO HOMERO RIVAS, M.D. FERNANDO AND ALONZO RIVERA BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2871507, HIDALGO COUNTY OFFICIAL RECORDS, GIFTED TO HOMERO MD. AND GILMA RIVAS AS PER PROBATED WILL INSTRUMENT NUMBER P-39,183, HIDALGO COUNTY OFFICIAL RECORDS, SAID 18.670 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 106;

THENCE, S 08° 27' 39" W ALONG THE WEST LINE OF SAID LOT 106 AND WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH SUGAR ROAD A DISTANCE OF 990.00 FEET TO A NAIL SET;

THENCE, S 81° 32' 22" E WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH SUGAR ROAD A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET [NORTHING:16609841.144, EASTING:1085948.247] FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN TRACT;

1. THENCE, N 08° 27' 38" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF NORTH SUGAR ROAD A DISTANCE OF 605.00 FEET TO A NO. 4 REBAR SET AT THE SOUTHERNMOST NORTHWEST OF THIS TRACT;

2. THENCE, S 81° 32' 21" E A DISTANCE OF 746.26 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

3. THENCE, N 53° 27' 38" E A DISTANCE OF 21.21 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

4. THENCE N 08° 27' 39" E A DISTANCE OF 270.68 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;

5. THENCE S 78° 10' 22" E A DISTANCE OF 40.28 FEET TO A NO. 4 REBAR SET FOR A POINT ON THIS TRACT;

6. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 000° 08' 50", A RADIUS OF 7,714.44 FEET, AN ARC LENGTH OF 19.82 FEET, A TANGENT OF 9.91 FEET, AND A CHORD THAT BEARS S 78° 14' 47" E A DISTANCE OF 19.82 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

7. THENCE, S 08° 27' 39" W A DISTANCE OF 267.18 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

8. THENCE, S 36° 32' 21" E A DISTANCE OF 21.21 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

9. THENCE, S 81° 32' 21" E A DISTANCE OF 312.79 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

10. THENCE, N 08° 27' 39" E A DISTANCE OF 270.73 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

11. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 000° 34' 45", A RADIUS OF 11,359.01 FEET, AN ARC LENGTH OF 114.79 FEET, A TANGENT OF 57.40 FEET, AND A CHORD THAT BEARS S 81° 10' 42" E A DISTANCE OF 114.79 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

12. THENCE, S 08° 24' 20" W A DISTANCE OF 875.01 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

13. THENCE, N 81° 32' 21" W ALONG THE NORTH LINE OF THRASHER TERRACE ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 15, PAGE 7, HIDALGO COUNTY MAP RECORDS AT A DISTANCE OF 1,264.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.670 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

AMBROSIO HERNANDEZ DATE
MAYOR, CITY OF PHARR, TEXAS

ATTEST: CITY CLERK DATE

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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 (TWO)

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 (TWO) ON THIS THE DAY OF , 2026.

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

PRESIDENT

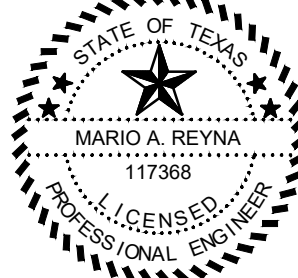
ATTEST: SECRETARY

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE DAY OF , 20 .

TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 11/26/2025
ENGINEERING JOB No. 25052.00

STATE OF TEXAS
COUNTY OF HIDALGO

I / WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE NOLANA GARDENS SUBDIVISION (PRIVATE) TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, DO HEREBY GRANT AS EASEMENT TO THE CITY OF PHARR AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE SURFACE USE OF THE STREETS, COMMON AREAS AND UTILITY EASEMENTS THEREON SHOWN AS PRIVATE AND RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF PHARR, EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. OWNERSHIP AND MAINTENANCE OF ALL STREET IMPROVEMENTS AND COMMON AREA(S) SHALL REMAIN WITH AND BE THE RESPONSIBILITY OF THE WEST OAK MANOR HOME OWNER'S ASSOCIATION.

CREATIVE HOTEL GROUP, LLC
A TEXAS LIMITED LIABILITY COMPANY

HARJINDER SINGH , AUTHORIZED AGENT
5807 N. 3RD LANE
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HARJINDER SINGH KNOWN TO ME TO BE THE PERSON WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF , 20 .

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

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 , 20 .

DANNY WYLIE CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERT N. TAMEZ , A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATED THIS THE DAY OF , 20 .



ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED: 11/21/2016
T-995, PGS 61-64
SURVEY JOB # 15105.08



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

ON: AT AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: DEPUTY

Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	3777.17	0.087	41	3240.00	0.074	81	3240.00	0.074	121	3420.06	0.079
2	3781.74	0.087	42	3240.00	0.074	82	3240.00	0.074	122	3420.05	0.079
3	3781.74	0.087	43	3240.00	0.074	83	3240.00	0.074	123	3420.05	0.079
4	3781.74	0.087	44	3240.00	0.074	84	3240.00	0.074	124	3420.05	0.079
5	3781.74	0.087	45	3240.00	0.074	85	3240.00	0.074	125	3420.04	0.079
6	3781.75	0.087	46	3240.00	0.074	86	3240.00	0.074	126	3420.04	0.079
7	3781.75	0.087	47	3240.00	0.074	87	3240.00	0.074	127	3420.04	0.079
8	3781.75	0.087	48	3240.00	0.074	88	3487.47	0.080	128	3420.04	0.079
9	3781.75	0.087	49	3240.00	0.074	89	3487.46	0.080	129	3420.04	0.079
10	3886.81	0.089	50	3240.00	0.074	90	3240.00	0.074	130	3420.04	0.079
11	3487.45	0.080	51	3240.00	0.074	91	3240.00	0.074	131	3420.04	0.079
12	3240.00	0.074	52	3240.00	0.074	92	3240.00	0.074	132	3420.03	0.079
13	3240.00	0.074	53	3240.00	0.074	93	3240.00	0.074	133	3420.03	0.079
14	3240.00	0.074	54	3240.00	0.074	94	3240.00	0.074	134	3420.03	0.079
15	3240.00	0.074	55	3240.00	0.074	95	3240.00	0.074	135	3420.03	0.079
16	3240.00	0.074	56	3240.00	0.074	96	3240.00	0.074	136	3420.03	0.079
17	3240.00	0.074	57	3240.00	0.074	97	3240.00	0.074	137	3420.02	0.079
18	3240.00	0.074	58	3240.00	0.074	98	3240.00	0.074	138	3420.02	0.079
19	3240.00	0.074	59	3240.00	0.074	99	3240.00	0.074	139	3420.02	0.079
20	3240.00	0.074	60	3240.00	0.074	100	3240.00	0.074	140	3420.02	0.079
21	3240.00	0.074	61	3240.00	0.074	101	3240.00	0.074	141	3420.02	0.079
22	3240.00	0.074	62	3487.45	0.080	102	3240.00	0.074	142	3420.01	0.079
23	3240.00	0.074	63	3487.45	0.080	103	3240.00	0.074	143	3820.02	0.088
24	3240.00	0.074	64	3240.00	0.074	104	3240.00	0.074	144	3531.65	0.081
25	3240.00	0.074	65	3240.00	0.074	105	3240.00	0.074	145	4002.10	0.092
26	3240.00	0.074	66	3240.00	0.074	106	3240.00	0.074	146	5595.07	0.128
27	3240.00	0.074	67	3240.00	0.074	107	3240.00	0.074	147	5009.31	0.115
28	3240.00	0.074	68	3240.00	0.074	108	3240.00	0.074	148	5424.76	0.125
29	3240.00	0.074	69	3240.00	0.074	109	3240.00	0.074	149	3795.23	0.087
30	3240.00	0.074	70	3240.00	0.074	110	3240.00	0.074	150	3795.22	0.087
31	3240.00	0.074	71	3240.00	0.074	111	3240.00	0.074	151	3795.22	0.087
32	3240.00	0.074	72	3240.00	0.074	112	3240.00	0.074	D.P. A	65146.33	1.496
33	3240.00	0.074	73	3240.00	0.074	113	3240.00	0.074			
34	3240.00	0.074	74	3240.00	0.074	114	3487.45	0.080			
35	3240.00	0.074	75	3240.00	0.074	115	5593.35	0.128			
36	3487.51	0.080	76	3240.00	0.074	116	5597.02	0.128			
37	3487.49	0.080	77	3240.00	0.074	117	5216.47	0.120			
38	3240.00	0.074	78	3240.00	0.074	118	4221.84	0.097			
39	3240.00	0.074	79	3240.00	0.074	119	3624.70	0.083			
40	3240.00	0.074	80	3240.00	0.074	120	3420.06	0.079			

Line Table		
Line #	Direction	Length
"1.1"	N 53° 27' 38" E	21.21'
"1.2"	S 34° 51' 21" E	36.38'
"1.3"	N 78° 10' 22" W	74.19'
"1.4"	S 85° 03' 31" W	34.34'
"1.5"	S 08° 28' 30" W	242.76'
"1.6"	S 36° 32' 21" E	21.21'

Line Table		
Line #	Length	Direction
L1	15.00'	N08° 27' 39"E
L2	35.36'	S36° 32' 21"E
L3	21.21'	N53° 27' 39"E
L4	21.21'	N53° 27' 39"E
L5	21.21'	N36° 32' 21"W
L6	21.21'	N53° 27' 39"E
L7	21.21'	S36° 32' 21"E
L8	21.21'	S53° 27' 39"W
L9	21.21'	N36° 32' 21"W
L10	21.21'	S53° 27' 39"W
L11	21.21'	S36° 32' 21"E
L12	9.70'	N08° 27' 39"E
L13	18.00'	N81° 32' 21"W
L14	22.21'	N81° 32' 21"W
L15	21.21'	S36° 32' 21"E
L16	35.24'	N53° 27' 39"E
L17	10.71'	S08° 27' 39"W

Curve Table					
Curve #	Delta	Radius	Length	Tangent	Chord Length
"C1"	000° 19' 56"	7729.27'	35.82'	17.91'	35.82'
"C2"	000° 34' 45"	11359.01'	114.79'	57.40'	114.79'

Curve Table					
Curve #	Delta	Radius	Length	Tangent	Chord Length
C1	060° 00' 01"	50.00'	52.36'	28.87'	50.00'
C2	029° 39' 42"	50.00'	25.88'	13.24'	25.80'
C3	044° 49' 51"	50.00'	39.12'	20.62'	38.13'
C4	044° 49' 51"	50.00'	39.12'	20.62'	38.13'
C5	028° 24' 19"	50.00'	24.79'	12.85'	24.54'
C6	034° 47' 04"	50.00'	30.36'	15.66'	29.89'
C7	043° 48' 14"	50.00'	38.23'	20.10'	37.30'
C8	043° 48' 14"	50.00'	38.23'	20.10'	37.30'
C9	043° 48' 14"	50.00'	38.23'	20.10'	37.30'
C10	043° 48' 14"	50.00'	38.23'	20.10'	37.30'
C11	090° 00' 00"	41.00'	64.40'	41.00'	57.98'
C12	090° 00' 00"	41.00'	64.40'	41.00'	57.98'

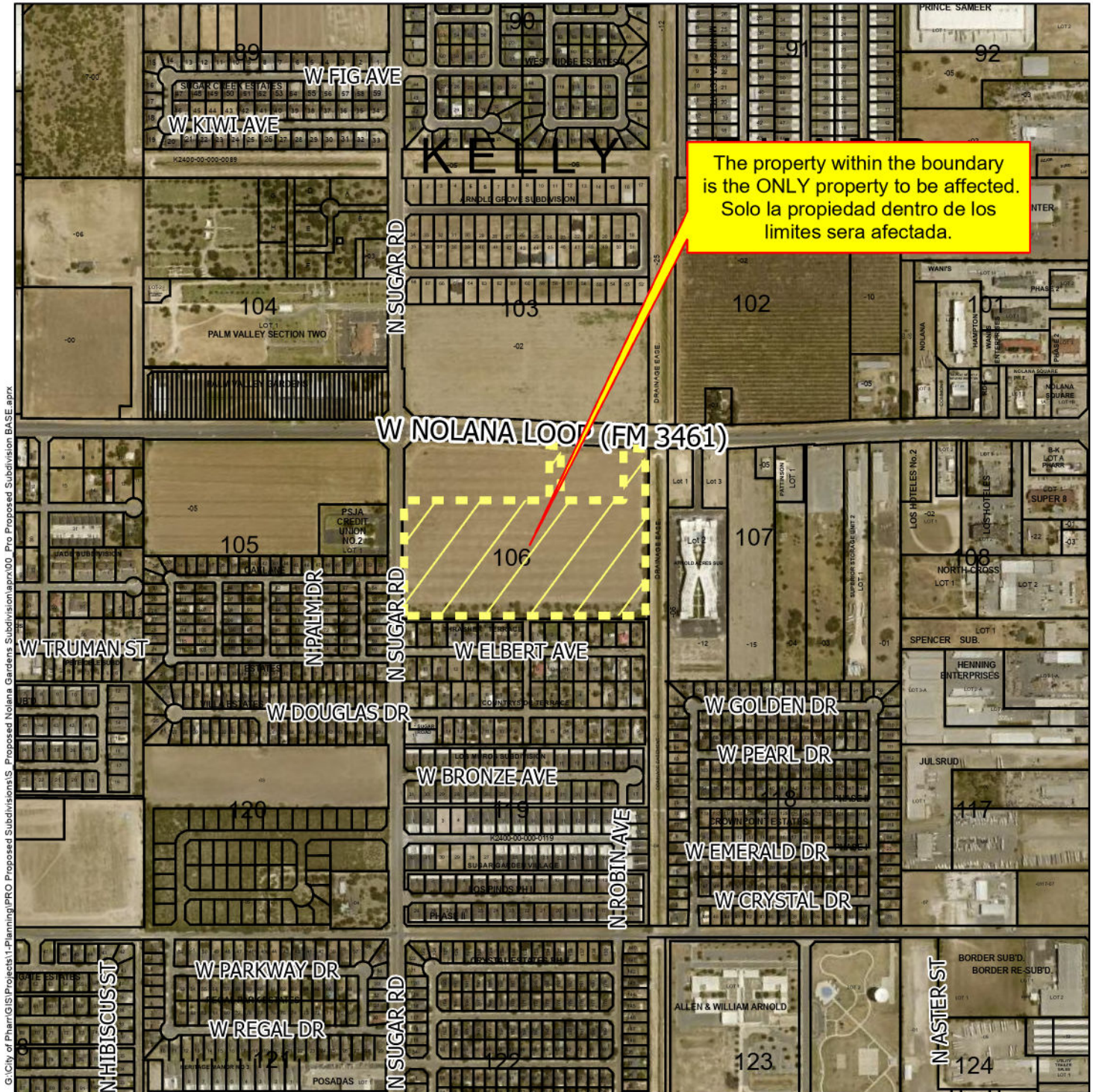
DRAWN BY: LUZ HDZ DATE: 08/25/2025
REVISED BY: A.G.P./A.A. DATE: 06/15/2026
SURVEYED CHECKED: DATE:
FINAL CHECK: DATE:

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
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PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CREATIVE HOTEL GROUP, LLC C/O HARJINDER SINGH	5807 N. 3RD LANE	MCALLEN, TX 78504	(956)	N/A
ENGINEER:	MARIO A. REYNA, P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERT N. TAMEZ, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

Proposed Subdivision Nolana Gardens Subdivision

AERIAL



G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\1-Proposed Nolana Gardens Subdivision\aprx000 Pro Proposed Subdivision BASE.aprx

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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:9,000

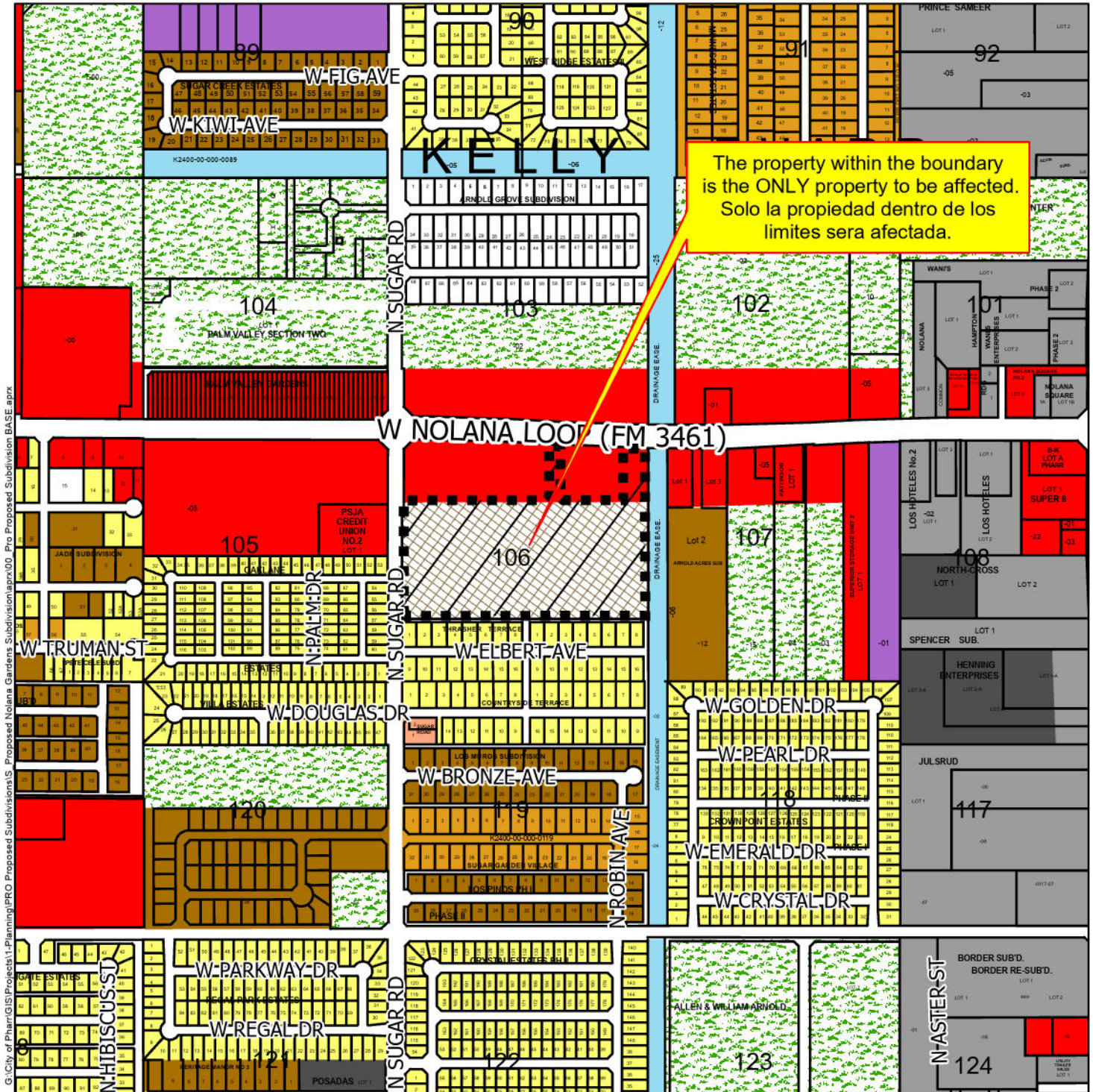
0 375 750 1,500 2,250 3,000 Feet



Date: 7/17/2026

Proposed Subdivision Nolana Gardens Subdivision

ZONING



G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\Nolana Gardens Subdivision\aprx000 Pro Proposed Subdivision BASE.aprx

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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:9,000

0 375 750 1,500 2,250 3,000 Feet



Date: 7/17/2026



Pharr
Development Services



Site Photo

800 Block of W. Nolana Loop





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.2.

DATE SUBMITTED: August 11, 2026

MEETING DATE: August 20, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: SAMES INC, representing Jennifer Van Alstyne, Vice President for McAllen RadiatorService, Inc., and Kellie Faye Williams, is requesting final plat approval of the proposed Whitechapel Park Subdivision. The property is legally described as being a 13.84 gross acre tract of land out of Lot 186, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of W. Sam Houston Ave. **SUB#250724**

Classification: Regular

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

Issue: SAMES INC, representing Jennifer Van Alstyne, Vice President for McAllen RadiatorService, Inc., and Kellie Faye Williams, is requesting final plat approval of the proposed Whitechapel Park Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Whitechapel Park Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 08/11/2026
Approved - 08/11/2026
Final Approval - 08/11/2026



MEMORANDUM

DATE: THURSDAY, AUGUST 20, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: WHITECHAPEL PARK SUBDIVISION
FILE NO. **SUB250724**

GENERAL INFORMATION

APPLICANT: SAMES INC, representing Jennifer Van Alosty, Vice President for McAllen Radiator Service, Inc., and Kellie Faye Williams, is requesting final plat approval of the proposed Whitechapel Park Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 13.84 gross acre tract of land out of Lot 186, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 800 Block of W. Sam Houston Ave.

ZONING: The property is currently zoned Residential Multi-Family High Density District (R-MFHD) and Agricultural and/or Open Space District (A-O). The adjacent zones are Residential Multi-Family High Density District (R-MFHD), Residential Townhouse District (R-TH), Office Professional District (O-P) and Agricultural and/or Open Space District (A-O) to the north, Residential Single Family District (R-1) to the east and south and Residential Mobile Home District (R-MH) to the west. The property is designated for Single Family Residential and commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Townhouses

VARIANCES: None Requested.

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

This item will go before City Commission on Tuesday, September 8, 2026 at 4:00pm.

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



Pharr
Public Works



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

STAFF FINAL INSPECTION REVIEW FOR: WHITECHAPEL PARK SUBDIVISION

1. In compliance.

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



Pharr
Public Utilities



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

STAFF FINAL INSPECTION REVIEW FOR: WHITECHAPEL PARK SUBDIVISION

1. In compliance.

LOCATION:
118 S. CAGE BLVD
1st FLOOR
PHARR, TX 78577
PHONE: 956-402-4221



REVIEWED BY:
OFSMAN QUINTANA
GRADUATE ENGINEER
OFSMAN.QUINTANA@PHARR-TX.GOV

STAFF FINAL INSPECTION REVIEW FOR: WHITECHAPEL PARK SUBDIVISION

1. In compliance.

LOCATION:
118 S. CAGE BLVD
3rd FLOOR
PHARR, TX 78577
PHONE: 956-402-4400



Pharr
Fire Department



REVIEWED BY:
JOSE NAVARRO
FIRE INVESTIGATOR/INSPECTOR
JOSE.NAVARRO@FD.PHARR-TX.GOV

STAFF FINAL INSPECTION REVIEW FOR: WHITECHAPEL PARK SUBDIVISION

1. In compliance.

LOCATION:
104 W. POLK AVE
PHARR, TX 78577
PHONE: 956-402-4900



Pharr
Innovation & Technology



REVIEWED BY:
GERARDO PADRON
BROADBAND GRADUATE ENGINEER
GERARDO.PADRON@PHARR-TX.GOV

STAFF FINAL INSPECTION REVIEW FOR: WHITECHAPEL PARK SUBDIVISION

1. In compliance.

LOCATION:
118 S. CAGE BLVD
1st FLOOR
PHARR, TX 78577
PHONE: 956-402-4242



Pharr
Development Services



REVIEWED BY:
HERIBERTO MARTINEZ
PLANNER III
EDDIE.MARTINEZ@PHARR-TX.GOV

STAFF FINAL INSPECTION REVIEW FOR: WHITECHAPEL PARK SUBDIVISION

1. In compliance.

STATE OF TEXAS
COUNTY OF HIDALGO

I, **McAlLEN RADIATOR SERVICES INC.**, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **WHITECHAPEL PARK SUBDIVISION**, DO HEREBY GRANT AN EASEMENT TO THE CITY OF PHARR, TEXAS, AND THOSE WHOSE MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE PRIVATE ACCESS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS, AND OTHER IMPROVEMENTS AND EASEMENTS, HERON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF HIDALGO AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

OWNER: McAlLEN RADIATOR SERVICE, INC.
MANAGING MEMBER: JENNIFER VAN ALYSTYNE, VICE PRESIDENT
ADDRESS: 104 N. 12TH ST. McAlLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, **JENNIFERVAN ALYSTYNE**, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, **KELLIE FAYE WILLIAMS**, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **WHITECHAPEL PARK SUBDIVISION**, DO HEREBY GRANT AN EASEMENT TO THE CITY OF PHARR, TEXAS, AND THOSE WHOSE MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE PRIVATE ACCESS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS, AND OTHER IMPROVEMENTS AND EASEMENTS, HERON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF HIDALGO AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

OWNER: KELLIE FAYE WILLIAMS
ADDRESS: 750 W SAM HOUSTON BLVD, PHARR, TX 78577

COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, **KELLIE FAYE WILLIAMS**, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

JESSICA M. MALDONADO, PE, PMP, CFM NO. 111579 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

SAMUEL D. MALDONADO, RPLS, PE NO. 6027 DATE

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E.
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 _____, 20____.

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

PRESIDENT ATTEST:
SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

DR. AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

DATE

CITY CLERK DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

CHAIRMAN: DANNY WYLIE
PLANNING AND ZONING COMMISSION

DATE



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

ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

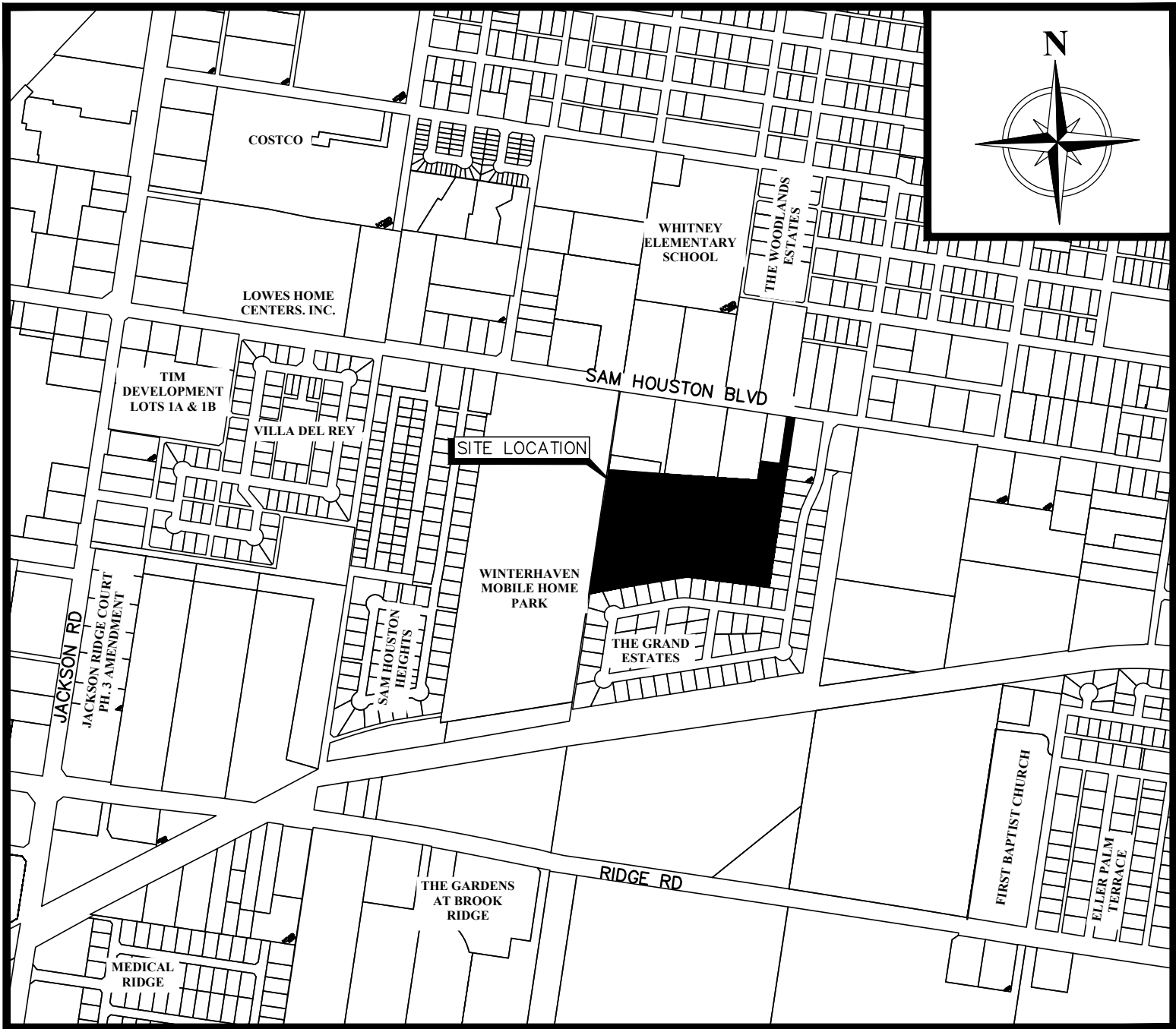
BY: _____ DEPUTY.

GENERAL NOTES:

- FLOOD INSURANCE RATING:
INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0500 B.
REVISED NOVEMBER 16, 1982, ZONE B
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 CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- NO STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- BUILDING SETBACK AS PER CITY OF PHARR ORDINANCE.
FRONT SETBACK: 10 FT
SIDE SETBACK: 0 FT
REAR SETBACK: 10 FT
OR EASEMENT; WHICHEVER IS GREATER FOR ALL CASES.
- BENCHMARK: CITY OF PHARR BENCHMARK #41 LOCATED ON THE NORTH SIDE OF SAM HOUSTON RD. HORIZONTAL DATUM IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988; GEO ID MODEL 1999.
NORTHING: 16594557.838'
EASTING: 1082341.543'
ELEVATION: 112.70'
BENCHMARK 1: SQUARE CUT ON AN EXISTING CURB INLET ON THE SOUTH SIDE OF SAM HOUSTON RD.
NORTHING: 16594348.3500'
EASTING: 1083403.9010'
ELEVATION: 111.252'
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.98 ACRES AND A VOLUME OF APPROXIMATELY 3.1616 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS RESIDENTIAL DEVELOPMENT.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG THE FRONT OF RESIDENTIAL LOTS AT THE ISSUANCE OF A BUILDING PERMIT.
- ADA RAMPS AND LANDINGS ALONG SAM HOUSTON RD. AND INTERNAL SUBDIVISION ROADS WILL BE CONSTRUCTED BY DEVELOPER AT SUBDIVISION CONSTRUCTION STAGE.
- THE HOME OWNERS ASSOCIATION MUST COLLECT DUES AND MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON DRAINAGE AREAS, STREET LIGHTS ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION. REFERENCE HOA DOCUMENT RECORDED IN DOCUMENT NUMBER _____ HIDALGO COUNTY, OFFICIAL RECORDS.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S.).
- STORM WATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH CITY OF PHARR.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY WHOM THE DEDICATION IS GRANTED.
- OWNERS AND HOA TO MAINTAIN R.O.W., PERIMETER OF SUBDIVISION.
- OWNERS AND HOA TO MAINTAIN COMMON AREAS.
- OWNERS AND HOA TO MAINTAIN DETENTION AREA.
- 1/2" IRON RODS WITH A CAP MARKED "SAMES" SET AT ALL LOT CORNERS.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.
- NO DWELLINGS OR HOMES SHALL BE BUILT ON COMMON AREA LOTS.
- A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING AN HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAY, EASEMENT OR FACILITY.

SURVEY NOTES:

- BASIS OF BEARING THE WEST LINE OF LOT 4, BLOCK 12 AND LOT 1, BLOCK 13, A.J. MCCOLL SUBDIVISION, AS PER MAP RECORDED IN VOLUME 21, PAGE 598, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- ALL COORDINATES, BEARINGS, AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE .US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
- ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
- ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



LOCATION MAP
SCALE: 1"=800'

WHITECHAPEL PARK SUBDIVISION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 13.84 (603,007.15 SQUARE FEET) GROSS ACRE TRACT OF LAND OUT OF LOT 186, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 27, DEED RECORDS, HIDALGO COUNTY, TEXAS.

**PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 8/5/2025 THIS DOCUMENT
SHALL NOT BE RELIED ON FOR RECORDING OR
ANY OTHER INTENDED USE**

DATE OF PREPARATION: AUGUST 2025

SHEET 2 OF 2

	200 S. 10TH ST. SUITE 1500.	TEL. (956) 702-8880
	McAlLEN, TEXAS 78501	FAX: (956) 702-8883
	TEX. REG. ENGINEERING	FIRM F-10602
	TEX. REG. SURVEYING	FIRM No. 101416-00

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	McAlLEN RADIATOR SERVICE, INC.	104 N. 12TH ST	McAlLEN, TEXAS 78501	(956) 289-3288	
OWNER:	KELLY FAYE WILLIAMS	750 W. SAM HOUSTON BLVD	PHARR, TEXAS 78577	(956) 702-8880	
ENGINEER:	JESSICA M. MALDONADO, PE, PMP, CFM, SIT	200 S. 10TH ST. STE. 1500	McAlLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS, PE	200 S. 10TH ST. STE. 1500	McAlLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

Proposed Subdivision
WhiteChapel Park

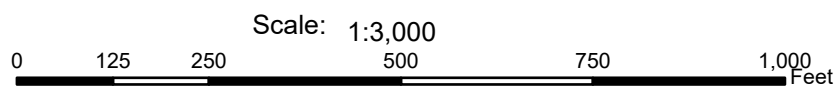
AERIAL



G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\SS - Proposed WhiteChapel Park Subdivision\aprx\00 - Pro Proposed Subdivision BASE.aprx

-  Subject Property
-  Pharr City Limit

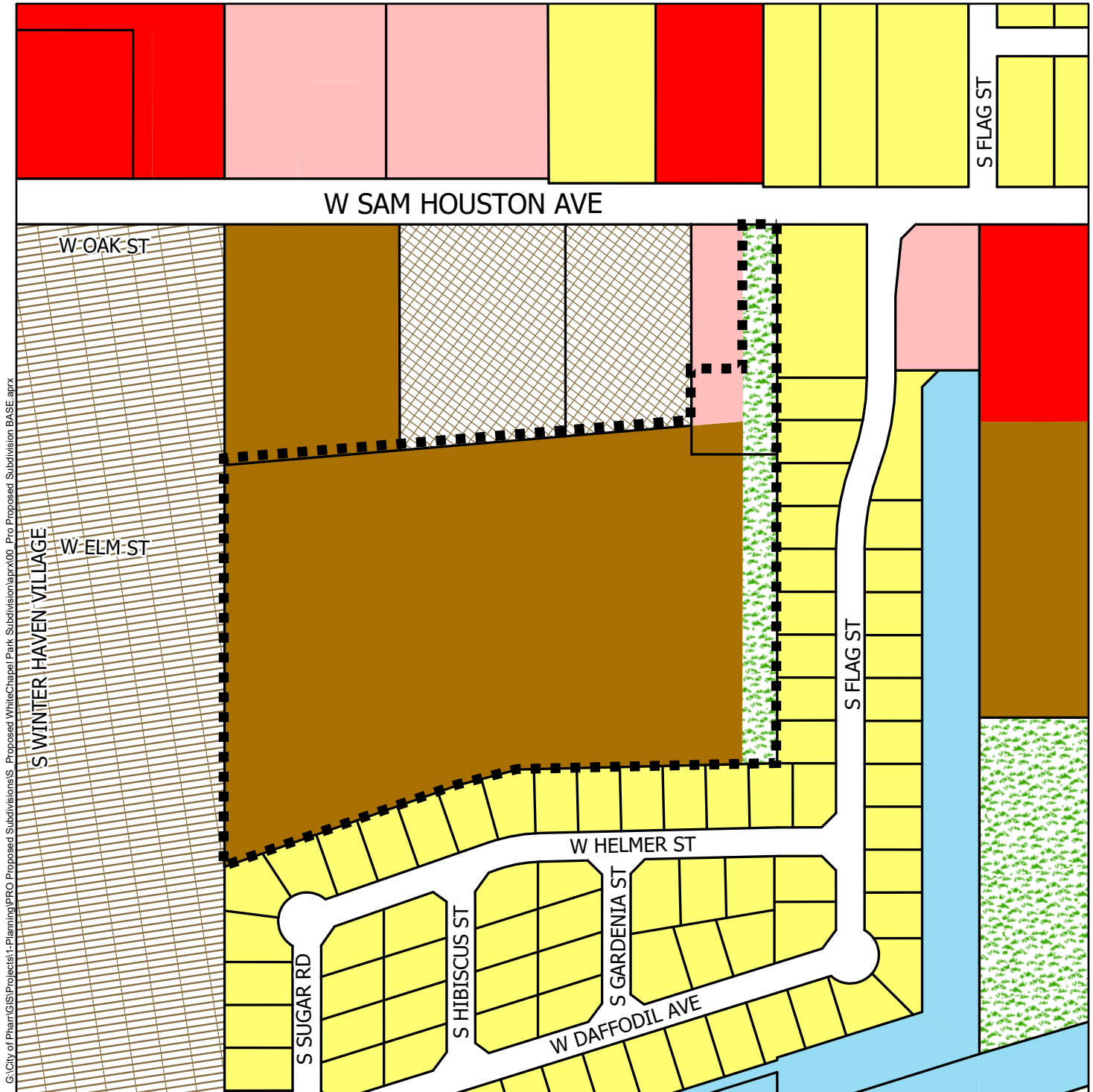
City of Pharr, Texas
Engineering Department
956.702.5355



Date: 7/24/2025

Proposed Subdivision WhiteChapel Park

ZONING

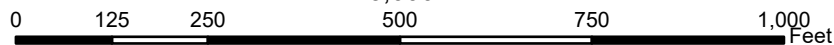


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- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| Subject Property | Residential Multi-Family High Density | General Business | Neighborhood Commercial |
| Pharr City 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 |

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:3,000



Date: 7/24/2025



Pharr
Development Services



Site Photo

800 Block of West Sam Houston Ave.





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.3.

DATE SUBMITTED: August 11, 2026

MEETING DATE: August 20, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Javier Hinojosa Engineering, representing Dr. Marisol Rocha, Superintendent of Vanguard Academy, Inc., A Texas Corporation, is requesting final plat approval of the proposed Vanguard Academy Van Gogh Campus Subdivision. The property is legally described as being 14.531 acres out of Lot 6, Block 8, A.J. McColl Subdivision as recorded in Volume 21, Pages 597-598, Deed Records, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West Moore Rd. **SUB#260105**

Classification: Regular

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

Issue: Javier Hinojosa Engineering, representing Dr. Marisol Rocha, Superintendent of Vanguard Academy, Inc., A Texas Corporation, is requesting final plat approval of the proposed Vanguard Academy Van Gogh Campus Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Vanguard Academy Van Gogh Campus Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 08/11/2026
Approved - 08/11/2026
Final Approval - 08/11/2026



MEMORANDUM

DATE: THURSDAY, AUGUST 20, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: VANGUARD ACADEMY VAN GOGH CAMPUS SUBDIVISION
FILE NO. **SUB260105**

GENERAL INFORMATION

APPLICANT: Javier Hinojosa Engineering, representing Dr. Marisol Rocha, Superintendent for Vanguard Academy, Inc., A Texas Corporation, is requesting final plat approval of the proposed Vanguard Academy Van Gogh Campus Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 14.531 acres out of Lot 6, Block 8, A.J. McColl Subdivision as recorded in Volume 21, Pages 597-598, Deed Records, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1400 Block of West Moore Rd.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Residential Townhouse District (C) to the north, Agricultural and/or Open Space District (A-O) to the east, Residential Multi-Family High Density (R-MFHD) to the south and General Business District (C) and City limits to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Vanguard Academy School.

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Vanguard Academy Van Gogh Campus Subdivision subject to the following conditions:

This item will go before City Commission on Tuesday, September 8, 2026 at 4:00pm.

STAFF REVIEW MEETING FOR: VANGUARD ACADEMY VAN GOGH CAMPUS SUBDIVISION

1. Update note # 3, as shown on redlines.
2. Benchmark note # 5, reference City of Pharr system, use nearest to site BM# 33.
3. Detention note #6, follow the Ordinance.
4. Plat note # 8 & 11, has the HCID#2 requested this two notes.
5. Turn counter clock wise the plat layout.
6. Verify the acreage on the metes & bounds and address redlines.
7. Provide additional plat notes as shown on plat and staff comments.
8. Easements within properties to be Exclusive to City of Pharr for water & Sewer.
9. Label easements existing or dedicated by plat.
10. Clean up plat layout, make sure there is no overlapping text.
11. Remove the word "Prop." and use Dedicated by plat.
12. Owners signature block Change Mission to City of Pharr.
13. Provide streetlight along S. Jackson Rd. and W. Moore Rd.
14. T.I.A. report shall be implemented as per City staff comments.
15. Submitted bond for recording, bond #4412235.

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: VANGUARD ACADEMY VAN GOGH CAMPUS SUBDIVISION

STAFF PRELIMINARY REVIEW FOR:
VANGUARD ACADEMY VAN GOGH CAMPUS SUBDIVISION

COMMENTS: Initials: J.R. MARCH 17, 2026

WATER:

- Easement will need to be 15' exclusive to the City of Pharr.
- Water line on Jackson Rd. will need to be upgrade to 12" PVC C-900.
- Internal loop will need to be 12" as per city standards (educational facilities).
- Water line on W. Moore Rd. will need to be upgrade to 12" PVC C-900 to and through the property.
- Verify water meter size.
- Will need to show all water crossing and connection details.
- All tie-ins will need to be MJ with mega locks (mechanical joint)
- Will need to obtain Irrigation crossing permit from HCID #2.
- Proposed easements on the southeast must continue to the lot line.
- Comments made may change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Easement will need to be 15' exclusive to the City of Pharr.
- Will need to show all sewer crossing details.
- Manhole rim and lid will need to be composite base with City of Pharr logo.
- 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.

STAFF REVIEW MEETING FOR: VANGUARD ACADEMY VAN GOGH CAMPUS SUBDIVISION

PLAT

1. Signatures from P.E. & R.P.L.S. shall be required.
2. Note No. 6--- 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."
3. Detention area shall be required to be within a Private drainage easement.
4. Add note--- Owners to maintain detention/retention area.
5. Add note--- Owners to maintain ROW and perimeter of subdivision.
6. Add note--- A 5'-ft sidewalk with ADA ramps and landings shall be required to be constructed at the time of building permit phase.
7. Add note--- Enforcement of plat notes and dedication shall be the responsibility of the agency to whom the dedication is granted.
8. Provide City of Pharr benchmark information, and include northing, easting and elevation.

SITE PLAN

1. Waterline along W. Moore Rd. shall be required to be installed within a City exclusive utility easement.
2. Existing waterline will be required to be upgraded to 12"-in as per City Masterplan.
3. Provide cross-section details of utility crossing.

DRAINAGE

1. Drainage layout may be reviewed at the time of the building permit phase.
2. Tie-in to the Jackson Rd. inlet shall require a discharge permit from TX Dot via Rulis application.
3. Drainage outfall pipe shall be flush with concrete rip-rap.
4. All detention areas shall be stabilized using sod or hydromulch.
5. A perimeter fence may be required if the depth of detention areas exceeds 2.5'-ft. and with a minimum height of 4'-ft.

TRAFFIC IMPACT ANALYSIS

1. Internal fence to allow queue on-site.
2. No student drop off or pick up ingress traffic access from Moore rd.
3. Exterior gates shall open at least 2 hours prior to afternoon pick up.
4. All ingress student drop off or pick up traffic shall be from Moore Rd.
5. Egress traffic onto Moore Rd. Shall not turn left by City Ordinance; failure to comply

may require school staff to implement mitigating measures.

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: VANGUARD ACADEMY VAN GOGH CAMPUS 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.
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:

1. Shall add City of Pharr Fire department standard plat note: Additional fire protection may be required during the building review phase in order to provide additional fire protection requirements.

2. All proposed waterlines shall be 12-inch waterline as per City of Pharr standards.

3. Shall call out existing and proposed fire hydrants.

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



Pharr
Public Works



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

STAFF REVIEW MEETING FOR: VANGUARD ACADEMY VAN GOGH CAMPUS SUBDIVISION

- Obtain any required Street Cut, Bore, Curb Cut, and Discharge permits as needed.
- Submit a Sediment Erosion Control plan.
- Obtain Permits with TCEQ
- Submit a Digital copy of your SW3P binder for review and approval. Once approved you are to have a physical copy on site prior to any earthwork disturbance.
- Obtain any required Street Cut, Bore, Curb Cut, and Discharge permits as needed.
- Submit a Sediment Erosion Control plan.
- Obtain Permits with TCEQ
- Submit a Digital copy of your SW3P binder for review and approval. Once approved you are to have a physical copy on site prior to any earthwork disturbance.

STAFF REVIEW MEETING FOR: VANGUARD ACADEMY VAN GOGH CAMPUS 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 fiber 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 in the opposite side of the roadway.?
3. A (17"x30") service-handhole shall be installed between every other lot.?
4. All PVC conduits shall be a minimum of 3-ft deep when parallel to roadway and 5?ft deep at roadway crossings. ?
- 5.All fiber optic improvements shall be located inside a 5ft Communication?Easement Exclusive to the City of Pharr or inside an existing or proposed 15-ft?Utility Easement Exclusive to the City of Pharr if permitted by Public Utilities?Department.?
6. A proposed passive optical network (PON) cabinet adjacent to the city's fiber?backbone shall be included in the design depending on the size of the subdivision?as requested by the City's IT Department during plan review.

X-3 Required Submittals?

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

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

The submittal should include the?following:?

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

After the IT Department reviews and approves the submittals, the following shall?be

submitted as part of the subdivision process:?

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

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

General Notes:

Existing Pharr Connect Fiber Optical Data/Telephone Infrastructure Access.

1. Data/Telephone Existing Access Point Location:

a. Estimated at coordinates: 26.176156° -98.207281°.

b. Estimated at coordinates: 26.176178° -98.207831°nRevisions Required of Plat and Water & Sewer Site Plan Review for SUB260105 Vanguard Academy Van Gogh Campus Subdivision

The Site plan review for SUB260105 requires Revisions.

Upon thorough examination, we identified a significant deficiency in the submitted materials: the complete absence of an engineered design for the City of Pharr, Pharr Connect Data/Telecommunication infrastructure.

The currently provided C-5 sheets site sheets don't fulfill the necessary documentation requirements.

The following deficiencies must be addressed in full during your resubmission:

Deficiency 1: Lack of a Dedicated Pharr Connect Data/Telecommunications Plan & Essential Site-Wide Omissions

The submitted plans do not include a distinct, comprehensive Pharr Connect Data/Telephone wiring routing for the entire easement.

Subdivision Utility Infrastructure: The proposed Utility site plans lack the illustration of the Pharr Connect utility Fiber optic cables existing located within the utility easement on S Jackson Rd & W Moore Rd.

Deficiency 2: 5" City of Pharr Exclusive easement is required within W Moore Rd, if City of Pharr Utility is not requesting the 15ft easement.

Note: For Future Structural Plan Review:

The design must clearly depict a continuous, engineered pathway from the service provider's point of connection at the property line to the outlet within the building

The provided/proposed 4" conduit from E Hi-Line easement is merely the initial segment of this required pathway. The resubmission must include the following details in the new Data/Telecommunication plan set:

1. Demarcation Point & MDF Details: Clearly label the building entry point for the 2"

conduit and provide construction details for the MDF.

2. Telecommunications Rooms (TRs): Specify the location, size, and details of telecommunications Rooms (TRs) or closets on each floor of all multi-story buildings, ensuring they are visibly included in the architectural floor plans.
3. Grounding and Bonding: Provide details on how all telecommunications cabinets, racks, and conduits will be integrated with the building's grounding electrode system.
4. Point of Entry (POE): The entry point for data/telephone services, through the underground utility easement (e.g. at the access hand-hole located within W Moore Rd Easement), is not explicitly indicated.
5. The final decision regarding the entry location is at the owner's discretion.

SUBDIVISION PLAT OF
**VANGUARD ACADEMY VAN GOGH
CAMPUS SUBDIVISION**

A TRACT OF LAND CONTAINING 14.531 ACRES OF LAND,
SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A
PART OR PORTION OF LOT 6, BLOCK 8, A.J. MCCOLL
SUBDIVISION, RECORDED IN VOLUME 21, PAGES 597-598,
DEED RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN
AS VANGUARD ACADEMY VAN GOGH CAMPUS SUBDIVISION, AN ADDITION TO THE CITY OF
PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATED TO THE USE
OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM
SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL
CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF
THE CITY OF PHARR, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON
THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF
PHARR.

VANGUARD ACADEMY, INC., A TEXAS CORPORATION
BY: DR. MARISOL ROCHA, SUPERINTENDENT
2510 S. VETERANS' BOULEVARD
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY
APPEARED DR. MARISOL ROCHA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE
CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 2026 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

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.

MAYOR, CITY OF PHARR
AMBROSIO HERNANDEZ

CITY CLERK
DATE

THIS SUBDIVISION PLAT OF VANGUARD ACADEMY VAN GOGH CAMPUS SUBDIVISION HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF
PHARR, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

THIS THE _____ DAY OF _____, 2026 A.D.

DANNY WYLIE, CHAIRMAN
CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

I, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
TEXAS, WHEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF
THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

MANUEL CARRIZALES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6388

CARRIZALES LAND SURVEYING, LLC
4807 GONDOLA AVENUE
EDINBURG, TEXAS 78542
TEL. (956) 567-2167 DATE SURVEYED: 12/01/25
TBPELS FIRM No. 10194417

LEGEND:

- IRON ROD FOUND
- IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- I.E. = IRRIGATION EASEMENT

SCALE: 1" = 100'

BASIS OF BEARING AS PER
TEXAS STATE PLANE
COORDINATE SYSTEM NAD
83, SOUTH ZONE

REVISED
11:17 am, Mar 24, 2026

Pharr
Development Services
PRELIMINARY
Mar 24, 2026



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

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

GENERAL NOTES

- THE FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" WHICH IS DEFINED AS "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 (MEDIUM SHADING)" AS PER FEMA'S FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480334 0425 C, REVISED NOVEMBER 15, 1982.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE EIGHTEEN (18) INCHES ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS PER ZONING ORDINANCE OF THE CITY OF PHARR.
- NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- CITY OF PHARR BENCH MARK #33: N.16589322.485 E. 1081647.397 ELEV.=111.85
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1.384 ACRES AND A VOLUME OF APPROXIMATELY 5.255 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 HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- OWNERS SHALL MAINTAIN DETENTION AREAS.
- OWNERS SHALL MAINTAIN RIGHT OF WAY AND PERIMETER OF THE SUBDIVISION.
- A 5' CONCRETE SIDEWALK WITH ADA RAMPS AND LANDINGS SHALL BE REQUIRED TO BE CONSTRUCTED AT THE TIME OF BUILDING PERMIT PHASE.
- ENFORCEMENT OF PLAT NOTES AND DEDICATION SHALL BE THE RESPONSIBILITY OF THE AGENCY TO WHOM THE DEDICATION IS GRANTED.
- SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CLS RPLS #6388" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT No. 2, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. No. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW PHASE IN ORDER TO PROVIDE ADDITIONAL FIRE PROTECTION REQUIREMENTS.

METES AND BOUNDS

BEING A 14.531 ACRE [632,980.85 SQ.FT.] TRACT OF LAND, MORE OR LESS, COMPRISED OF THE FOLLOWING THREE TRACTS OF LAND:

TRACT 1: A 3.093 ACRE (RECORD ~ 3.077 ACRE) TRACT BEING THE REMAINDER OF THAT CERTAIN 33.9 ACRES OUT OF THE NORTH 35.8 ACRES OF LOT 6, BLOCK 8, A. J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGES 597-598, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

TRACT 2: A 0.892 ACRE TRACT BEING THE WEST 185.00 FEET OF THE NORTH 210.00 FEET OF LOT 6, BLOCK 8, A. J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGES 597-598, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

TRACT 3: A 10.546 ACRE TRACT OF LAND BEING A PORTION OF LOT 6, BLOCK 8, A.J. MCCOLL SUBDIVISION, AS RECORDED IN VOLUME 21, PAGE 597 AND 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT #465008, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SAID 14.531 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT [N:16589531.6637, E:1080059.9273] AT THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 8, AT THE NORTHWEST CORNER OF SAID TRACT 2 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE SOUTH 81 DEGREES 28 MINUTES 32 SECONDS EAST (RECORD ~ SOUTH 81 DEGREES 09 MINUTES 00 SECONDS EAST), ALONG THE NORTH LINE OF SAID LOT 6, BLOCK 8 A DISTANCE OF 633.30 FEET TO A CALCULATED POINT AT THE NORTHEAST CORNER OF SAID TRACT 3 FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 31 MINUTES 28 SECONDS WEST (RECORD ~ SOUTH 08 DEGREES 51 MINUTES 00 SECONDS WEST), PARALLEL TO THE WEST LINE OF SAID LOT 6, BLOCK 8 AT A DISTANCE OF 40.00 PASS A 1/2" IRON ROD FOUND AT THE SOUTH RIGHT OF WAY LINE OF SAID MOORE ROAD, CONTINUING TO A TOTAL DISTANCE OF 1,069.52 FEET TO A 1/2" IRON ROD WITH PINK CAP STAMPED "CLS RPLS #6388" SET AT THE SOUTHEAST CORNER OF SAID TRACT 2 FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 29 MINUTES 28 SECONDS WEST (RECORD ~ NORTH 81 DEGREES 09 MINUTES 55 SECONDS WEST), OVER AND ACROSS SAID LOT 6, BLOCK 8 AT A DISTANCE OF 599.24 FEET PASS A 1/2" IRON ROD FOUND AT THE EAST RIGHT OF WAY LINE OF SAID JACKSON ROAD CONTINUING TO A TOTAL DISTANCE OF 633.30 FEET TO A CALCULATED POINT AT THE SOUTHWEST CORNER OF SAID TRACT 2 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

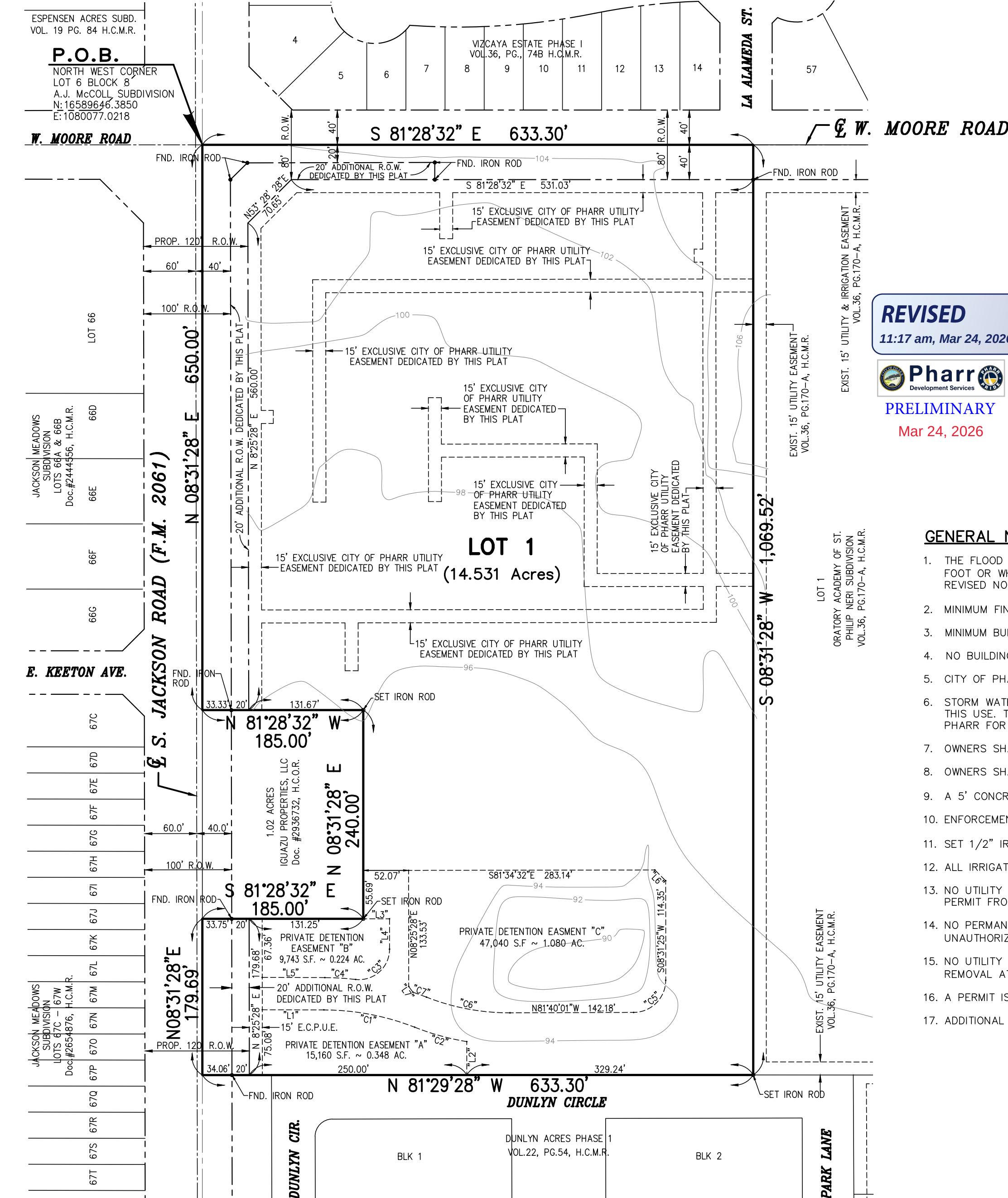
THENCE NORTH 08 DEGREES 31 MINUTES 28 SECONDS EAST (RECORD ~ NORTH 08 DEGREES 51 MINUTES 00 SECONDS EAST), ALONG THE WEST LINE OF SAID LOT 6, BLOCK 8 A DISTANCE OF 179.69 FEET TO A CALCULATED POINT AT THE MOST SOUTHERLY NORTHWEST CORNER OF SAID TRACT 2 FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 28 MINUTES 32 SECONDS EAST (RECORD ~ SOUTH 81 DEGREES 09 MINUTES 00 SECONDS EAST), PARALLEL TO THE NORTH LINE OF SAID LOT 6, BLOCK 8 AT A DISTANCE OF 33.75 FEET PASS A 1/2" IRON ROD FOUND AT THE EAST RIGHT OF WAY LINE OF SAID JACKSON ROAD CONTINUING TO A TOTAL DISTANCE OF 185.00 FEET TO A 1/2" IRON ROD WITH PINK CAP STAMPED "CLS RPLS #6388" SET AT AN INTERIOR CORNER OF SAID TRACT 2 FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 31 MINUTES 28 SECONDS EAST (RECORD ~ NORTH 08 DEGREES 51 MINUTES 00 SECONDS EAST), PARALLEL TO THE WEST LINE OF SAID LOT 6, BLOCK 8 A DISTANCE OF 240.00 FEET TO A 1/2" IRON ROD WITH PINK CAP STAMPED "CLS RPLS #6388" SET AT AN EXTERIOR CORNER OF SAID TRACT 2 FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 28 MINUTES 32 SECONDS WEST, PARALLEL TO THE NORTH LINE OF SAID LOT 6, BLOCK 8 AT A DISTANCE OF 151.67 FEET PASS A 1/2" IRON PIPE FOUND FOR THE EAST RIGHT OF WAY LINE OF SAID JACKSON ROAD CONTINUING TO A TOTAL DISTANCE OF 185.00 FEET TO A CALCULATED POINT AT THE SOUTHWEST CORNER OF SAID TRACT 1 FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 31 MINUTES 28 SECONDS EAST (RECORD ~ NORTH 08 DEGREES 51 MINUTES 00 SECONDS EAST), ALONG THE WEST LINE OF SAID LOT 6, BLOCK 8 A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14.531 ACRES [632,980.85 SQ.FT.] OF LAND, MORE OR LESS.



THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT 2 ON THIS
THE _____ DAY OF _____, 2026 A.D.
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES AND
BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS
OF WAY OR EASEMENTS.

ATTEST: _____
PRESIDENT SECRETARY

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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

UPDATED: MARCH 23, 2026
UPDATED: MARCH 12, 2026
DATE OF PREPARATION: NOVEMBER, 2025

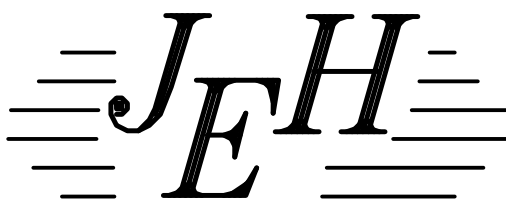
DRAWN BY: G. TEEGARDIN
DRAWN BY: G. TEEGARDIN
DRAWN BY: P.GONZALEZ

CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
C1	21°20'36"	286.79'	54.04'	106.83'	S 70°40'05" E	106.22'
C2	12°01'11"	296.86'	31.25'	62.28'	S 66°00'22" E	62.16'
C3	96°41'07"	35.00'	39.34'	59.06'	S 56°46'02" W	52.30'
C4	06°22'53"	318.44'	17.75'	35.47'	N 78°04'50" W	35.45'
C5	89°48'35"	37.00'	36.88'	38.00'	S 53°25'42" E	52.24'
C6	21°40'14"	259.69'	49.70'	98.22'	N 70°49'54" W	97.64'
C7	08°56'35"	324.04'	8.32'	16.64'	N 61°28'04" W	16.64'

LINE DATA		
LINE	CHORD BEARING	CHORD
L1	S 81°20'23" E	70.82'
L2	S 08°25'28" W	38.36'
L3	S 81°28'32" E	30.16'
L4	S 08°25'28" W	34.89'
L5	N 81°16'17" W	71.96'
L6	S 36°31'34" E	17.66'
L7	N 27°28'42" W	8.10'

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: VANGUARD ACADEMY INC.	2510 S. VETERANS BOULEVARD	EDINBURG, TX 78539	(956) 781-1701
ENGINEER: JAVIER HINOJOSA, P.E.	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TX 78542	(956) 567-2167



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1295

Proposed Subdivision
Vanguard Academy Van Gogh Campus

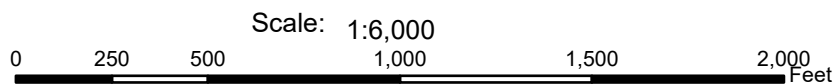
AERIAL



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

Subject Property
 Pharr City Limit

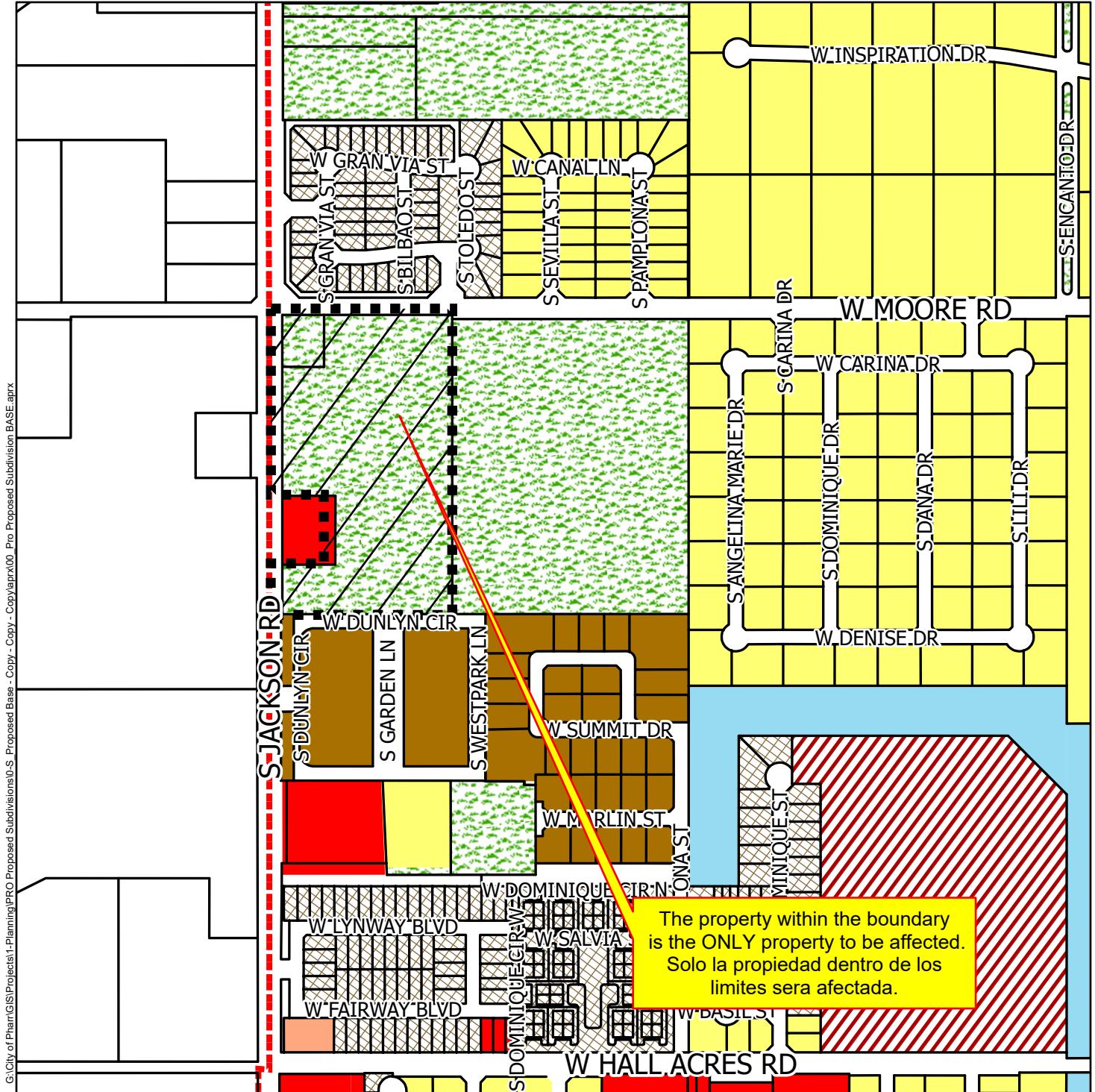
City of Pharr, Texas
Engineering Department
956.702.5355



Date: 3/16/2026

Proposed Subdivision Vanguard Academy Van Gogh Campus

ZONING



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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 |

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Scale: 1:6,000

0 250 500 1,000 1,500 2,000 Feet



Date: 3/16/2026



Pharr
Development Services



Site Photo

1400 Blk. of West Moore Rd.

