

**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, SEPTEMBER 3, 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 20, 2026 – Regular Called Meeting

D. PUBLIC HEARING: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

E. PLATS:

1) RIO DELTA ENGINEERING, representing Maria Belen Naranjo Palacios, Managing member for PNRB LLC, owner, is requesting preliminary plat approval of the proposed PNRB SUBDIVISION. The property is legally described as being a 1.52 acre tract out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of N. Sugar Rd. **SUB#260720**

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 25th day of August, 2026 at 5:00 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 25th day of August, 2026





ALESSANDRA GARCIA, CPM
ASSISTANT CITY CLERK

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed from the bulletin board of City Hall on the ____ day of _____, 20__ by,

Name: _____

Title: _____

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR CALLED MEETING
THURSDAY, AUGUST 20, 2026
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, August 20, 2026, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Ruben Luna
Charlie Ramirez
Romeo Cantu
Mercedes Guillen
Roberto Carrillo, Jr.

MEMBERS ABSENT: Rafael Munguia
Javier Gutierrez
Andy Castro

STAFF PRESENT: Roland Gomez, Director of Development Services
Eddie Martinez, Planner III
Diego Perez, Planner I
Brianna Perez, Planner I
Joanna Villarreal, Planner I
Karina Gonzalez, Secretary

ITEM A. CALL TO ORDER

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

Danny Wylie, Chairman, called the meeting to order at 4:00 p.m. Roll call established a quorum.

Charlie Ramirez, 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 AUGUST 6, 2026, REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

There being no discussion, Romeo Cantu moved to approve the minutes of August 6, 2026. The motion was seconded by Ruben Luna and, upon a vote, carried unanimously.

ITEM D. PUBLIC HEARING

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

Joanna Villarreal, Planner I, introduced the item and presented the property's legal description and physical address. She stated the subject property was currently zoned Agricultural and/or Open Space District (A-O). Mrs. Villarreal further stated A portion of the properties to the east were zoned Single-Family Residential District (R-1) and city limits. City limits lie to the north, south, and west. She lastly stated this area was generally designated for residential use in the Land Use Plan.

Joanna Villarreal, Planner I, reported that there were pending inspections required of the respective departments. She stated that eleven (11) surrounding property owners were notified of the request by letter on August 7, 2026, and that a legal notice was published in the Advance News Journal on August 5, 2026. Staff received no response to the letters or legal notice.

Joanna Villarreal, Planner I, stated that Development Services recommended approval of the 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: Subject to the applicant and site complying with all City ordinances and departmental requirements.

Mrs. Villarreal, 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.

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

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, H.IDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 8901 SOUTH CAGE BOULEVARD. COZ# 260712

Joanna Villarreal, Planner I, introduced the item and presented the zoning history of the subject property. She stated 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. Mrs. Villarreal explained that portions of the property to the north were rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on December 19, 2006. She stated the property to the south and east were zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989. She further stated the other portion of 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. Lastly, she stated there have been no other zoning requests within the vicinity of the subject property since that time. She stated the property was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, explained that the Heavy Commercial District (H-C) was 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. She stated these uses included in this district were 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. Mrs. Villarreal reported this district is commercial in nature but had some aspects that were 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.

Joanna Villarreal, Planner I, reported that two (2) notices were mailed to surrounding property owners within a 200-foot radius on August 7, 2026, and that 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.

Joanna Villarreal, Planner I, stated that staff recommended **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 met area requirements, complies with the Land Use Plan, and had adequate ingress and egress. She further stated the proposed rezoning aligned well with the existing development trends in the general area. She reported that if approved, the owner must comply with all City Ordinances and City Department requirements.

Mrs. Villarreal 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.

There being no further discussion, Charlie Ramirez moved to **approve** the rezoning request from Single-Family Residential District (R-1) and General Business District (C) to Heavy Commercial District (H-C). The motion was seconded by Ruben Luna and, upon a vote, carried unanimously.

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

Joanna Villarreal, Planner I, introduced the item and presented the zoning history of the subject property. She stated 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. Mrs. Villarreal explained that portions of the property to the north were rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on December 19, 2006. She further stated the other portion of 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. Lastly, she stated there have been no other zoning requests within the vicinity of the subject property since that time. The property was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, explained that the Heavy Commercial District (H-C) was 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. She stated these uses included in this district were 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. Mrs. Villarreal reported this district is commercial in nature but had some aspects that were 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.

Joanna Villarreal, Planner I, reported that two (2) notices were mailed to surrounding property owners within a 200-foot radius on August 7, 2026, and that 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.

Joanna Villarreal, Planner I, stated that staff recommended approval of the request to rezone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property met area requirements, complies with the Land Use Plan, and had adequate ingress and egress. She further stated the proposed rezoning aligned well with the existing development trends in the general area. She reported that if approved, the owner must comply with all City Ordinances and City Department requirements.

Mrs. Villarreal 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.

There being no further discussion, Charlie Ramirez moved to approve the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The motion was seconded by Ruben Luna and, upon a vote, carried unanimously.

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 1.40 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

Brianna Perez, Planner I, introduced the item and presented the zoning history of the subject property. She stated the property to the south and north were zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989. Ms.

Perez explained that portions of the property to the west were rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 10, 2012. She further stated the other portion of 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. Lastly, she stated there had been no other zoning requests within the vicinity of the subject property since that time. She stated the property was generally designated for commercial use in the Land Use Plan.

Brianna Perez, Planner I, explained that the Heavy Commercial District (H-C) was 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. She stated these uses included in this district were 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. Ms. Perez reported this district is commercial in nature but had some aspects that were 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.

Brianna Perez, Planner I, reported that four (4) notices were mailed to surrounding property owners within a 200-foot radius on August 7, 2026, and that 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.

Brianna Perez, Planner I, stated that staff recommended 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 met area requirements, complies with the Land Use Plan, and had adequate ingress and egress. She further stated the proposed rezoning aligned well with the existing development trends in the general area. She reported that if approved, the owner must comply with all City Ordinances and City Department 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.

There being no further discussion, Roberto Carrillo, Jr. moved to approve the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The motion was seconded by Charlie Ramirez and, upon a vote, carried unanimously.

Roland Gomez, Director of Planning and Zoning, requested that the Board return to Item 4 so that the item could be read and a motion could be made. Ms. Perez read Item 5, and the motion was approved.

Romeo Cantu, Board Member, asked whether Item 5 needed to be amended. Mr. Gomez clarified for the record that Item 5 had already been approved and that Item 4 would be read and presented to the Board for consideration.

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 1.68 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

Brianna Perez, Planner I, introduced the item and presented the zoning history of the subject property. She stated 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. Ms. Perez explained that 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. She further stated the other portion of 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. Lastly, she stated there have been no other zoning requests within the vicinity of the subject property since that time. She stated the property was generally designated for commercial use in the Land Use Plan.

Brianna Perez, Planner I, explained that the Heavy Commercial District (H-C) was 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. She stated these uses included in this district were 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. Ms. Perez reported this district is commercial in nature but had some aspects that were 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.

Brianna Perez, Planner I, reported that four (4) notices were mailed to surrounding property owners within a 200-foot radius on August 7, 2026, and that 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.

Brianna Perez, Planner I, stated that staff recommended **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 met area requirements, complies with the Land Use Plan, and has adequate ingress and egress. She further stated the proposed rezoning aligned well with the existing development trends in the general area. She reported that if approved, the owner must comply with all City Ordinances and City Department requirements.

Mrs. Villarreal 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.

There being no further discussion, Charlie Ramirez moved to **approve** the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The motion was seconded by Ruben Luna and, upon a vote, carried unanimously.

ITEM 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 27.591 ACRES OUT OF LOT 106 KELLEY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY. THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF W. NOLANA LOOP.SUB#250829

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) and Residential Townhouse District (R-TH). Mr. Perez further stated the adjacent zones were 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. Mr. Perez lastly stated the property was designated for commercial use in the Land Use Plan.

Diego Perez, Planner I, stated that the proposed use of the property was for Retail/Townhouses. He further stated Development Services recommended **approval** of the preliminary plat approval of the proposed Nolana Gardens Subdivision, subject to conditions.

Mr. Perez stated there was representation in the audience.

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

2) SAMES INC, REPRESENTING JENNIFER VAN ALYSTYNE, 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. SUB#250724

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property was currently zoned Residential Multi-Family High Density District (RMFHD) and Agricultural and/or Open Space District (A-O). Mr. Perez further stated the adjacent zones were 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. Lastly Mr. Perez stated the property was designated for single family residential and commercial use in the Land Use Plan.

Diego Perez, Planner I, stated the proposed use of the property was for one townhouse. He further stated that Development Services recommended approval of the final plat approval of the proposed Whitechapel Park Subdivision, subject to conditions.

Mr. Perez stated there was representation in the audience.

There being no further discussion, Roberto Carrillo, Jr. moved to approve the final plat approval of the proposed Whitechapel Park Subdivision. The motion was seconded by Ruben Luna and, upon a vote, carried unanimously.

3) JAVIER HINOJOSA ENGINEERING, REPRESENTING DR. MARISOL ROCHA, SUPERINTENDENT FOR VANGUARD ACADEMY, INC., A TEXAS CORPORATION, OWNER, IS REQUESTING PRELIMINARY 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 OF HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF WEST MOORE RD. SUB#260105

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property was currently zoned Agricultural and/or Open

Space District (A-O). Mr. Perez further stated the adjacent zones were 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. 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 Vanguard Academy School. He further stated Development Services recommended **approval** of the preliminary plat approval of the proposed Vanguard Academy Van Gogh Campus 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 Vanguard Academy Van Gogh Campus Subdivision. The motion was seconded by Mercedes Guillen and, upon a vote, carried unanimously.

ITEM F. ANNOUNCEMENTS

None

ITEM G. CLOSED SESSION

None

ITEM H. RECONVENE

None

ITEM I. ADJOURNMENT

There being no further discussion, Ruben Luna, **moved** to adjourn. Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:27 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS 20th 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 #: E.1.

DATE SUBMITTED: August 25, 2026

MEETING DATE: September 3, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: RIO DELTA ENGINEERING, representing Maria Belen NaranjoPalacios, Managing member for PNRB LLC, owner, is requesting preliminary plat approval of the proposed PNRB SUBDIVISION. The property is legally described as being a 1.52 acre tract out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of N. Sugar Rd.
SUB#260720

Classification: Regular

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

Issue: RIO DELTA ENGINEERING, representing Maria Belen NaranjoPalacios, Managing member for PNRB LLC, owner, is requesting preliminary plat approval of the proposed PNRB SUBDIVISION.

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Roland Gomez

Created/Initiated - 08/25/2026
Final Approval - 08/25/2026



MEMORANDUM

DATE: THURSDAY, SEPTEMBER 3, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: PNRB SUBDIVISION
FILE NO. **SUB260720**

GENERAL INFORMATION

APPLICANT: RIO DELTA ENGINEERING, representing Maria Belen Naranjo Palacios, Managing member for PNRB LLC, owner, is requesting preliminary plat approval of the proposed PNRB SUBDIVISION.

LEGAL DESCRIPTION: The property is legally described as being a 1.52 acres tract out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1400 Block of N. Sugar Rd.

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

PROPERTY PROPOSED USE: Medical office/clinic.

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed PNRB 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: PNRB SUBDIVISION

1. On plat layout remove the extra distance and bearing.
2. Make sure to match the distance & bearing been callout from layout to the metes & bounds.
3. Monuments make sure they match the metes & bounds.
4. Remove plat note #14.
5. Will the off-site easement be recorded along with the plat.
6. Provide name of person to sign plat. provide title.

STAFF REVIEW MEETING FOR: PNRB SUBDIVISION

STAFF REVIEW MEETING FOR:
PNRB SUBDIVISION

COMMENTS: Initials: J.R. AUGUST 4, 2026

WATER:

- Easements will need to be 15' exclusive to City of Pharr.
- Will need to install a water service for irrigation.
- All fittings must be MJ with mega locks.
- On the northwest corner will need to install MJ tee with flush valve to the south.
- Will need to install gate valves on all tie-ins.
- Will need to obtain a RULIS permit form TxDot for water line installation.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed.
- 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: PNRB SUBDIVISION

PLAT

1. Signature from P.E. & R.P.L.S. are required.
2. Note no. 4---revise Northing value 16600687.202 and easting value 1083244.195.
3. Include an easement for drainage area and label as private drainage easement.

SITE PLAN

1. Ensure adequate spacing between water and sewer services. At least 9'-ft of separation.
2. Provide a sidewalk and driveway layout with details. Improvements shall be required to meet all ADA guidelines.

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).

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



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

STAFF REVIEW MEETING FOR: PNRB SUBDIVISION

Assistant Fire Marshal Roberto Romero has conducted a fire review of the submitted plan. At this stage, the submittal appears to be in reasonable compliance with the following items:

Waterline sizing and looping requirements as outlined in the City of Pharr Fire Department standards.

- Fire hydrant spacing and placement, including distribution distances and maximum intervals.

- Fire hydrant details, including hydrant color standards, marker requirements, and installation specifications.

The remaining fire protection and access requirements will be reviewed and enforced at later phases of development as applicable. Based on the information provided, this review serves as Notice to Proceed.

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



Pharr
Public Works



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

STAFF REVIEW MEETING FOR: PNRB SUBDIVISION

- Sediment Erosion Control Plan missing.
- Obtain any necessary curb cut, street cut, or bore permits.
- Submit an approved copy of your TCEQ Permit
- Submit a digital copy of your SW3P for your review. Once approved a physical copy must be present at all times during construction.

STAFF REVIEW MEETING FOR: PNRB 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 fiber optic line callout path must be revised to reflect the required conduit type, size, and depth.
 - a. Replace with: "PROP 2x 2" SDR11 or 2x 2" Schedule 40 Conduit".
 - b. This conduit shall extend from the utility easement adjacent to the N Sugar Rd Exclusive Utility Easement or right of way to PNRB Subdivision
- b. Hand-Hole Installation: All (17"x30"x30", 15"x20"x12", 30"x48"x36" hand-holes,) must be installed within the utility exclusive easement to provide future access and maintenance.
 - a. Include on plans as: "COP: HH: SIZE".

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 not shown adjacent along the utility easement.

b. Preliminary Site Plan Proposal:

- a. While the fiber optic cabling pathway is not indicated on Utility site plan, 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 in the final plans.
- c. Dedicated Exclusive Easement: The submitted plans do not identify or dedicate the required 5-foot exclusive easement to the City of Pharr. In accordance with the City of Pharr Fiber Optic Ordinance, a 5-foot exclusive easement shall be dedicated to the City of Pharr and located adjacent to the 10-foot Utility easement along the frontage of each lot. The plat and associated construction plans shall be revised to clearly illustrate and dedicate the required easement.

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.

From: jbs_hcid2@att.net
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: RE: Subdivision Review - PNRB SUBDIVISION review lot 168, k-p
Date: Friday, July 31, 2026 4:33:22 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. 19, Pg. 41 deed records.
2. No apparent facilities.
3. We need the general warranty deed for the owner.
4. We need the certificate of filing and the certificate of formation for the entity.
5. The proposed Subdivision is excluded from the District and will not require to submit a petition form.

If there are any questions or concerns please advise and thank you.

Best regards,

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

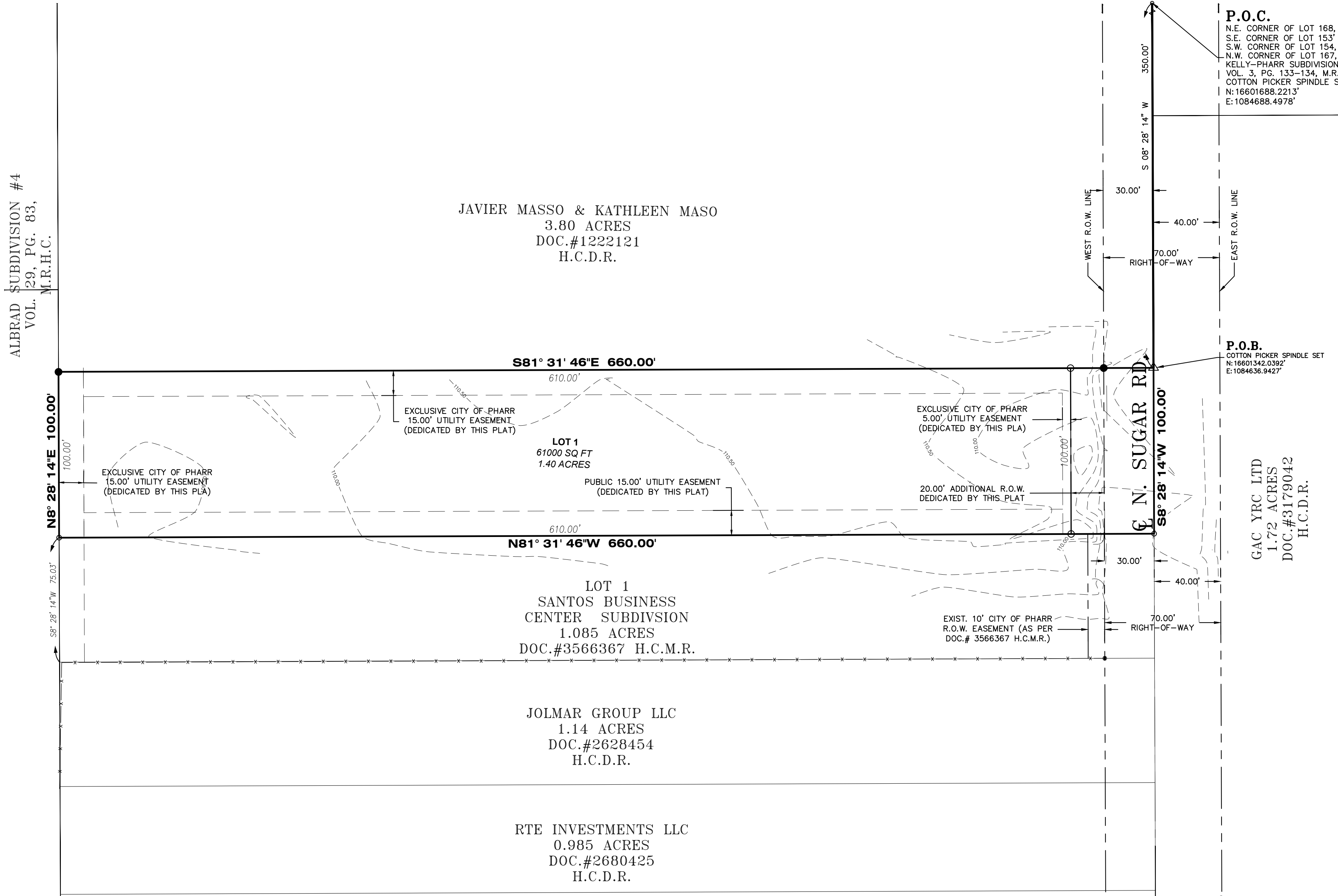
From: Eddie Martinez <eddie.martinez@pharr-tx.gov>
Sent: Tuesday, July 28, 2026 11:32 AM
To: isaac.gonzalez@hcdd1.org; esther.mireles@hcdd1.org; hcid2@sbcglobal.net; jbs_hcid2@att.net; jl_hcid2@att.net; peter.garza@usps.gov; jl3008@att.com; Erick.Torres@charter.com; Rafael.Macias@onegas.com; Rene.Casares@onegas.com; svallejo@rgv911.org; rafael.gonzales@psjaisd.us; tammy.saez@psjaisd.us; mavaldes@aep.com; dlucio@aep.com; khernandez@aep.com; jolague@aep.com; jlozano@magicvalley.coop; Lucas.Pena@txdot.gov
Subject: Subdivision Review

Ladies and Gentlemen,

The attached preliminary subdivision plans are been reviewed by the City of Pharr and

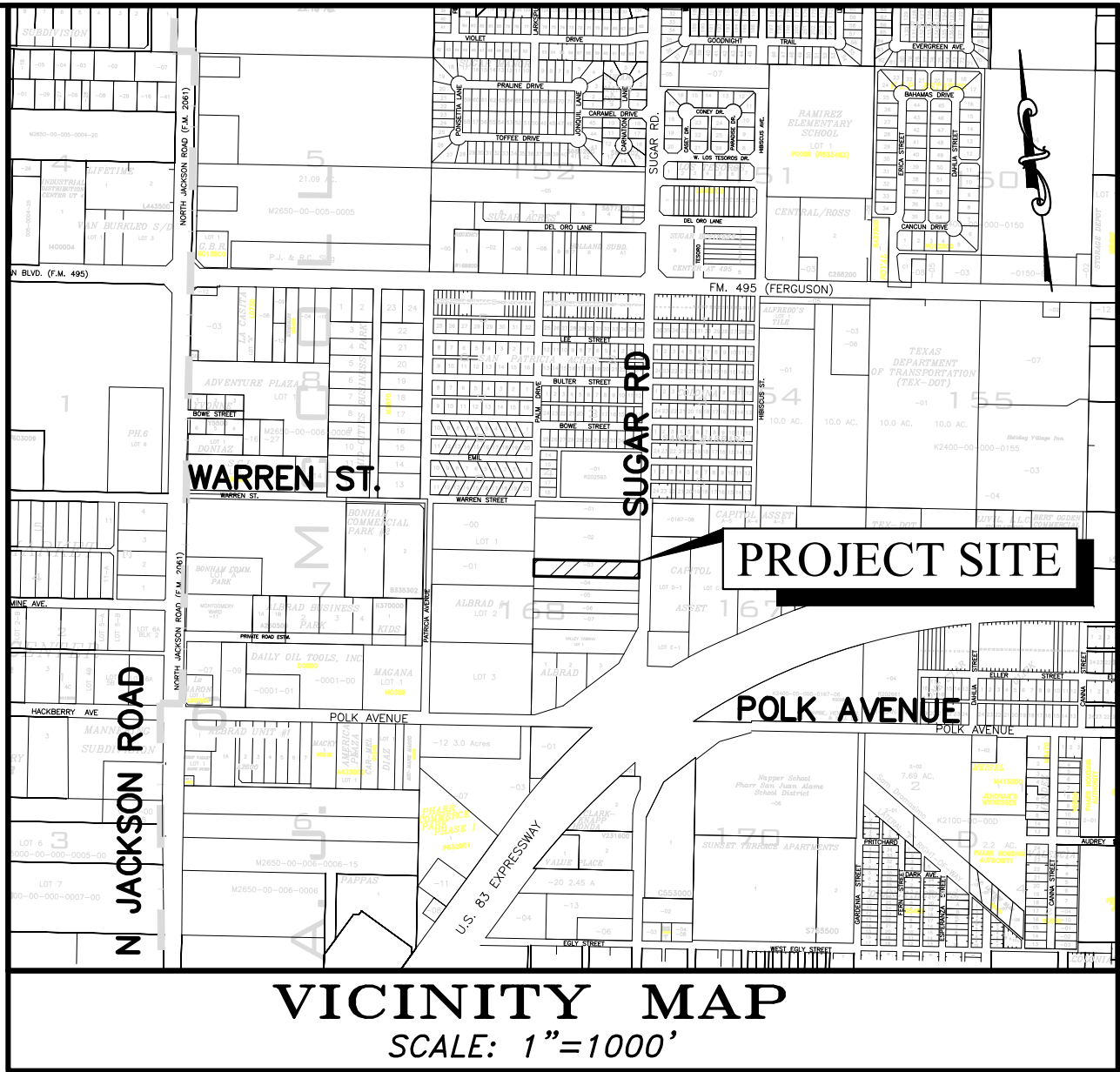
PNRB SUBDIVISION

A 1.52 ACRES TRACT OUT OF LOT 168, KELLY-PHARR SUBDIVISION,
VOLUME 3, PAGE 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS,



SCALE: 1" = 40'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH (4205)
(NAD 83)

LEGEND	
⊙	FOUND 4" IRON PIPE
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
⊙	FOUND CONCRETE MONUMENT
⬢	BENCHMARK HUB WITH NAIL
△	SET COTTON-PICKER-SPINDLE
△	FOUND PK NAIL
P.O.B.	PLACE OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
⌒	CENTER LINE
⌒	LOT LINE
U.E.	UTILITY EASEMENT
S.E.C.	SOUTHEAST CORNER
X.X.X.X.	NATURAL GROUND
(X.X.X.X.)	DEED RECORDED IN DOC#2848808



GENERAL NOTES:

- FINISHED FLOOR ELEVATION SHALL BE 18" FROM TOP OF CURB OF ROAD AS MEASURED FROM THE CENTER OF EACH LOT.
- THE SUBDIVISION IS IN ZONE "B" (MEDIUM SHADING) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480347 0005 C, REVISED DATE OCTOBER 19, 1982.
- NO STRUCTURES SHALL BE BUILT ON TOP OF ANY EASEMENTS.
- CITY OF PHARR BENCHMARK No. 49, ELEVATION = 111.45 FOUND MONUMENT ON THE EAST-SIDE OF SAN PATRICIA GRID COORDINATES N:16600687.202 E:1083244.195
- 5.0'-FT SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING BUILDING REVIEW TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- LANDSCAPING REQUIREMENT SHALL BE AS PER CITY OF PHARR ORDINANCE
- MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.288 ACRE FEET AND A VOLUME OF APPROXIMATELY 12,524 CUBIC FEET WILL BE REQUIRED FOR THE SUBDIVISION. 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.
- OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS.
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- 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 SYSTEMS (TPDES).

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

I (WE), DR. MARIA BELEN NARANJO THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE PNRB SUBDIVISION AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE 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 I (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.

MARIA BELEN NARANJO PALACIO (MANAGING MEMBER)
PNRB LLC, A TEXAS LIMITED LIABILITY COMPANY
1103 TRAVIS ST.
MISSION, TEXAS 78572

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, MARIA BELEN NARANJO PALACIO, PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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 CITY OF PHARR

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST: CITY CLERK DATE

STATE OF TEXAS CITY OF HIDALGO

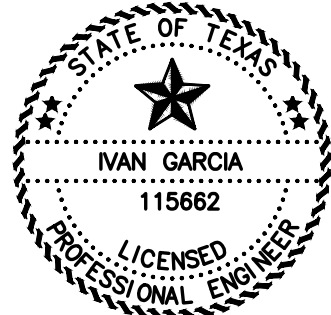
I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF PNRB SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE DATED THIS ____ DAY OF _____, 2026.

DANNY WYLIE CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS COUNTY OF HIDALGO

I, IVAN GARCIA P.E., R.P.L.S., A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

IVAN GARCIA, P.E., R.P.L.S. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 115662
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027



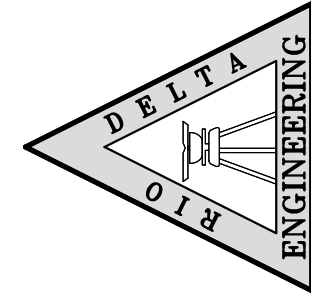
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

NAME	ADDRESS	PHONE & FAX
OWNER(S): PNRB LLC	1103 TRAVIS ST MISSION, TX 78572	(956) 271-3444
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
JULY 1, 2026
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

PLAT SHEET
PNRB SUBDIVISION
CITY OF PHARR
HIDALGO COUNTY, TEXAS

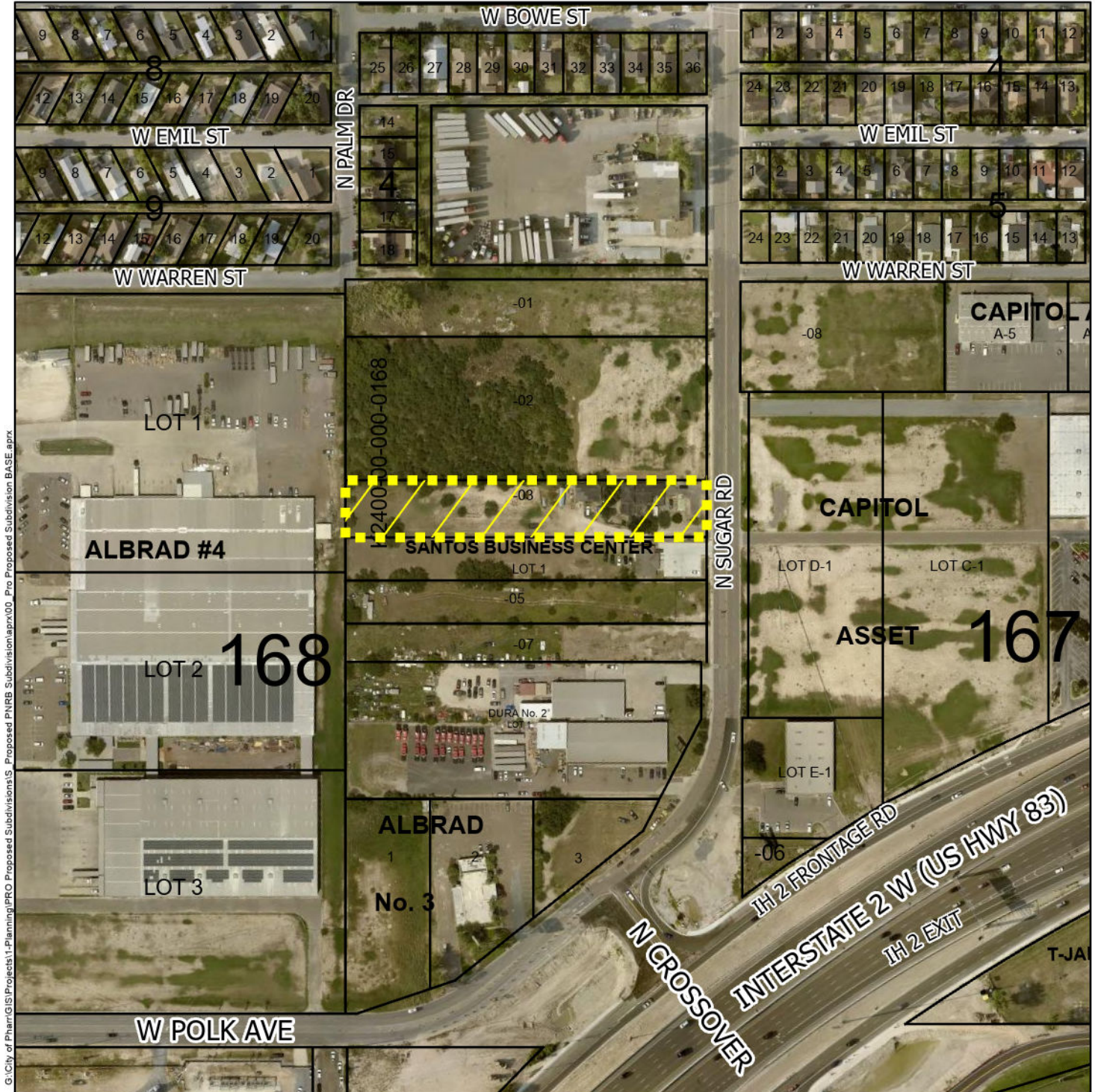
PROJECT :

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	JLC
SCALE:	N.T.S.
DATE:	JULY 1, 2026
PROJECT:	SUB 26 015
REVISIONS:	
PAGE NO.:	SHT 2

Proposed Subdivision PNRB Subdivision



AERIAL



Subject Property
 Pharr City Limit

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:3,000

0 125 250 500 750 1,000 Feet



Date: 7/30/2026

Pharr
Engineering

[illegible]

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



Date: 7/30/2026



Pharr
Development Services



Site Photo

1400 Block of N. Sugar Rd.

