

**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
MONDAY, AUGUST 11, 2025**

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 July 28, 2025 - 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) Reyna Castillo, d/b/a The Kinder Corner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation daycare in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 1, Block 2, 2nd Amended Map of Ridge Terrace Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 1300 South Linden Street. **CUP#250707**

2) Martin Talavera, DBA Katosabi Sushi bar, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being 0.070 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1401 South Jackson Road, Suites 7 & 8. **CUP#250708**

3) Dr. Daniel P. King, representing The PossAble Dream Foundation, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for one year to allow an Institutional Use (school) in a General Business District (C). The property is legally described as being Lot 1A, Lot 1A, & Lot 1B, Re-plat of Lot 1, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 3000 North Cage Boulevard. **CUP#250709**

E. PLATS:

1) Supreme Engineering, representing Javier Aldape, Manager for Aldape Development, LLC., owner is requesting preliminary plat approval of the proposed The Reserve At Cage Subdivision. The property is legally described as being a 4.88 acre tract of land out of Lot 245, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of South Cage Boulevard. **SUB#250409 (DEVELOPMENT SERVICES)**

2) Sames Inc., representing Jennifer Van Alosty, Vice President for McAllen Radiator Service, Inc., and Kellie Faye Williams, owner, is requesting preliminary 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 West Sam Houston Avenue. **SUB#250724 (DEVELOPMENT SERVICES)**

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 8th day of August 2025 at 12:00 p.m. and will remain posted continuously for at least 72 hours 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 8th day of August 2025



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
City Commissioner's Room
118 S. Cage Blvd. July 28, 2025, 2025 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, July 28, 2025, and following is the record of attendance.

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

MEMBERS ABSENT: Rafael Mungia
Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Assistant Director of Development Services
Eddie Martinez, Planner III
Joanna Villarreal, Planner I

ITEM A. CALL TO ORDER:

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

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

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

ITEM B. PUBLIC TESTIMONY: *Ordinance No. 0-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk 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.

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES:

1) MINUTES FOR JULY 14, 2025 - REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Romeo Cantu Jr. **moved** to approve. Board Member Roberto Carillo Jr. second the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

1) UMIYA SUSHI PHARR, INC., D/B/A UMIYA SUSHI, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 4-A AND 5-A, OF LOTS 4-A, 5-A, 6-A & 7-A, PARADISE COMMERCIAL PARK, AN ADDITION TO TH CITY OF PHARR, HIDLAGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 601 SOUTH JACKSON ROAD. CUP#250706

Joe Garza introduced the item and stated the applicant requested a Life-of-the-Use Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Mr. Garza went over the property's legal description and physical address and stated the property was described as being Lots 4-A and 5-A, of Lots 4-A, 5-A, 6-A and 7-A, Paradise Commercial Park, and addition to the City of Pharr, Hidalgo County, Texas. Mr. Garza stated the subject site was located at 601 South Jackson Road.

Joe Garza stated the property was zoned General Business District (C). He stated the surrounding properties to the north, east, and south, were zoned General Business District (C). He stated the city limits were to the west. He further stated the area was generally designated for commercial use in the Land Use Plan.

Joe Garza further stated six (6) surrounding property owners were notified of the request by letter on July 11, 2025, and a legal notice was published in the Advance News Journal on July 9, 2025. Staff received no response to the letter or legal notice.

Joe Garza stated Development Services was recommending approval of the request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Mr. Garza stated if approved, the owner would need to comply with all conditions noted in the packet. Mr. Garza stated the item would go before the City Commission Meeting of August 04, 2025, at 4:00 p.m.

Joe Garza stated there was representation in the audience, and the applicant had no comments. There being no further discussion, Board Member Roberto Carrillo Jr. **moved** to approve. Board Member Romeo Cantu seconded the motion and when put to vote, it carried unanimously.

ITEM E. PLATS:

- 1) SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING ADOLFO LOZANO, AGENT FOR ASL LEASING, LLC., A TEXAS LIMITED LIABILITY COMPANY, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED BEAMSLEY SUBDIVISION, LOTS 51A AND 51B. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A REPLAT OF LOT 51, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1100 BLOCK OF WEST EISENHOWER STREET. SUB#221034**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1100 Block of West Eisenhower Street. He stated the property was zoned Residential Multi-Family High Density District (R-MFHD). He stated the adjacent zones were Residential Multi-Family High Density District (R-MFHD) to the north and Single Family Residential District (R-1) to the east, south and west. Mr. Martinez stated the property was designated for multi-family residential use in the Land Use Plan.

Eddie Martinez, Planner III, recommended final plat approval of the proposed Beamsley Subdivision, Lots 51A and 51B subject to the conditions noted in the packet. Mr. Martinez stated the item would go before the City Commission Meeting of August 04, 2025, at 4:00 p.m.

There being no further discussion, Board Member Charlie Ramirez **moved** to approve the request for final approval of the proposed Beamsley Subdivision, Lots 51A and 51B. Board Member Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

- 2) SPOOR ENGINEERING, REPRESENTING OUIDA J. HAMILIN, TRUSTEE, PONCHO'S HOLDING, LLC., A TEXAS LIMITED LIABILITY COMPANY, WAS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED SRS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.06 ACRE TRACT OF LAND OUT OF THAT PORTION OF THE SOUTH 330.0 FEET OF LOT 117, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3700 BLOCK OF NORTH IH 69C. SUB#250513**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 3700 Block of North IH 69C. He stated the property was zoned Limited Industrial District (L-I). He stated the adjacent

zones were Limited Industrial District (L-I) to the north, east, south and west. Mr. Martinez stated the property was designated for industrial use in the Land Use Plan.

Eddie Martinez, Planner III, recommended final plat approval of the proposed SRS Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Charlie Ramirez **moved** to approve the request for final approval of the proposed SRS Subdivision. Board Member Romeo Cantu seconded the motion and when put to a vote, it carried unanimously. `

ITEM E. ANNOUNCEMENTS:

None

ITEM F. CLOSED SESSION:

None

ITEM G. RECONVENE:.

None

ITEM H. ADJOURMENT:

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

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS THE 28th DAY OF JULY 2025 the Planning and Zoning Commission of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **NANCY HERNANDEZ, ADMINISTRATIVE ASSISTANT**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

NANCY HERNANDEZ, ADMINISTRATIVE ASSISTANT

APPROVED:



AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.1.

DATE SUBMITTED: August 6, 2025

MEETING DATE: August 11, 2025

FROM: Kimberly Mendoza, Development
Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Reyna Castillo, d/b/a The Kinder Corner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation daycare in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 1, Block 2, 2nd Amended Map of Ridge Terrace Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 1300 South Linden Street. **CUP#250707**

Classification: Public Hearing

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

Issue: Reyna Castillo, d/b/a The Kinder Corner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation daycare in a Single-Family Residential District (R-1).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow a home occupation daycare in a Single Family Residential District (R-1) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements as noted. If approved, the applicant shall reside at the location of the permit and obtain approval of all inspections by the respective departments prior to issuance of the Conditional Use Permit.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 08/06/2025
Approved - 08/07/2025
Final Approval - 08/07/2025



MEMORANDUM

DATE: MONDAY, AUGUST 11, 2025
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCCUPATION DAYCARE FILE NO. CUP#250707 (The Kinder Corner)
--

GENERAL INFORMATION:

APPLICANT: Reyna Castillo, d/b/a The Kinder Corner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation daycare in a Single-Family Residential District (R-1). The proposed days and hours of operation are from 7:30 am to 6:00 pm Monday through Friday and from 7:30 am to 1:00 pm on Saturday.

LEGAL DESCRIPTION: The property is legally described as being all of Lot 1, Block 2, 2nd Amended Map of Ridge Terrace Subdivision, an addition to the City of Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 1300 South Linden Street.

ZONING: The property and properties to the north, east, south, and west are currently zoned Single-Family Residential District (R-1). The area is generally designated for residential in the Land Use Plan.

COMMENTS:

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE:	Pending inspection of the Conditional Use Permit.
HEALTH:	Pending inspection of the Conditional Use Permit.
DEVELOPMENT SERVICES:	Shall comply with all conditions and requirements of the Conditional Use Permit as noted.

NOTIFICATION OF PUBLIC: Thirty-three (33) surrounding property owners were notified of the request by letter on July 25, 2025, and a legal notice was published in the Advance News Journal on July 23, 2025. Staff received no response to the letter or legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending **approval** of the Conditional Use Permit to allow a home occupation daycare in a Single-Family Residential District (R-1) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

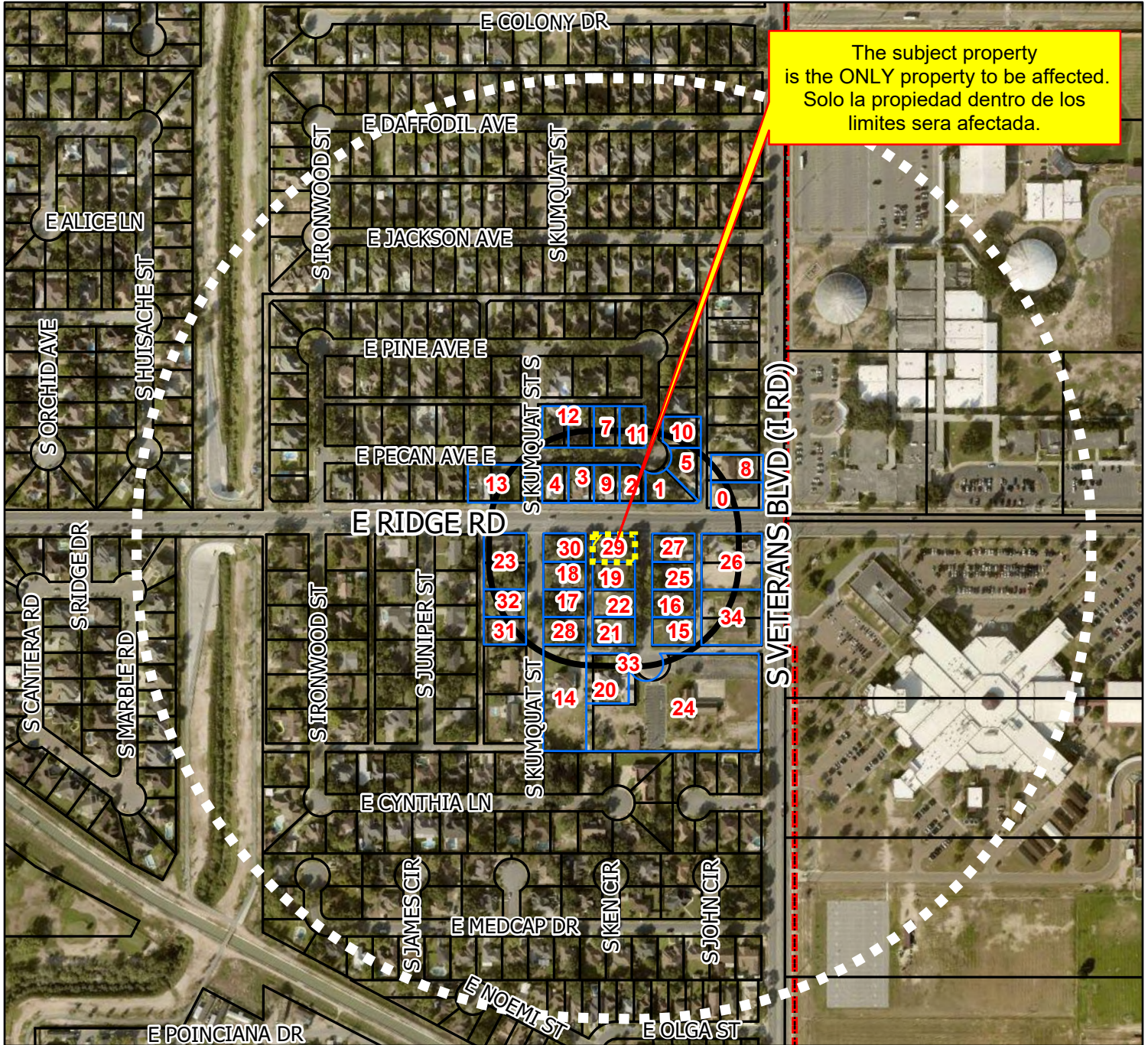
1. The applicant shall comply with all City of Pharr Ordinance requirements; any violation of City Ordinance will terminate this Conditional Use Permit;
2. Applicant shall conform to all Texas Department of Protective and Regulatory Service requirements;
3. **The area used in conducting the home occupation will be clearly secondary to the home use;**
4. **The applicant must reside at the location of the permit.**
5. A paved area adjacent to the street for pickup and delivery of children off the street shall be provided.
6. Fenced areas for outside play yards shall be provided.
7. A non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her title or occupation may be permitted when attached flush to the main building;
8. There shall be no more than one (1) additional unrelated employee other than immediate members of the family residing on the premises;
9. There shall be at least 30 square feet of indoor activity space, measured wall-to-wall on the inside, for each child in the center, not including restrooms and kitchens;
10. There shall be 80 square feet of outdoor play space for each child using the outdoor area at one time;
11. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;

12. All outdoor play areas regularly used by children must be accessible by a safe route and enclosed by a building or fence at least 4 feet high with at least two exits. An entrance to the house may count as one exit, but one exit must be away from the house. Staff must be able to open exits immediately in an emergency;
13. Restrooms must be inside and located and equipped so that children can use them independently and staff can supervise as needed;
14. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
15. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal thirty (30) days before its expiration date;
16. Garages, carports or accessory buildings, shall not be used for **home occupation** other than for the storage of an automobile;
17. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
18. There shall be no entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the **home occupation** thereon;
19. A **home occupation** that serves as a daycare, group home, registered home, or the like, shall be incidental to the use of a dwelling unit for residential purposes. No more than 360 square feet of indoor floor area of the dwelling may be used in connection with a **home occupation** or for storage purposes. Floor area of a dwelling shall include the floor area of all heated and ventilated and thereby habitable rooms and areas within the dwelling;
20. No more than one (1) **home occupation** shall be permitted within any single dwelling;
21. The Conditional Use Permit shall limit the number of children to a **maximum of 12 at one time**; any violation of this condition will terminate this Conditional Use Permit;
22. All doors must open towards the outside;
23. The kitchen cannot be used as the primary entry/exit for the home occupation;
24. Applicant shall be in full compliance with all conditions as set forth by all City Departments; and
25. The following shall be considered as grounds for the revocation of a **home occupation** Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the dwelling being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.

Conditional Use Permits for **home occupations** that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

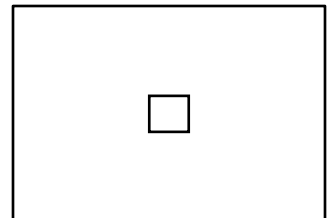
AERIAL

G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 250707 1300 S Linden St\aprx\00_BASE Project File.aprx

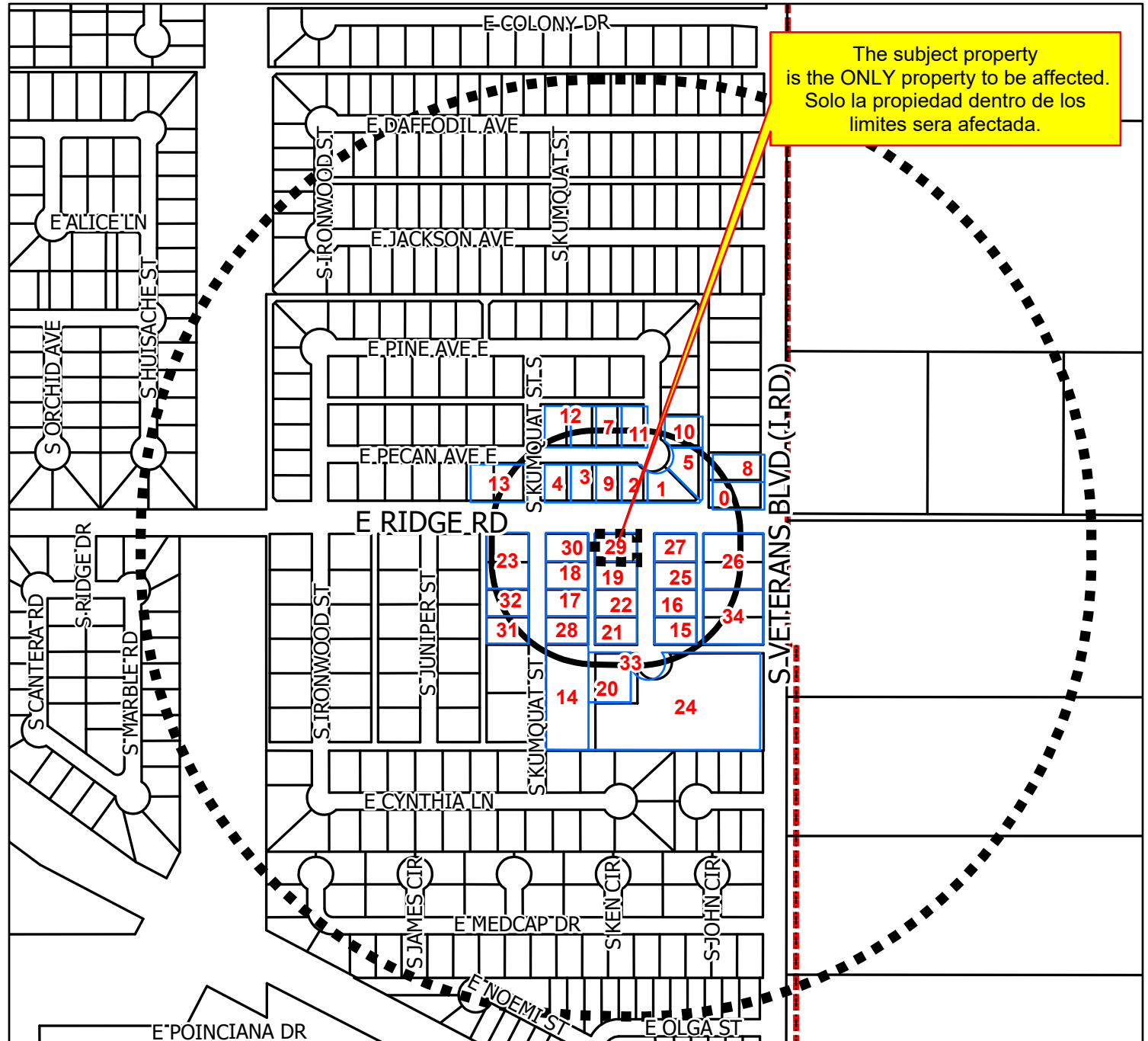


- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Quarter Mile Radius
- Location

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.

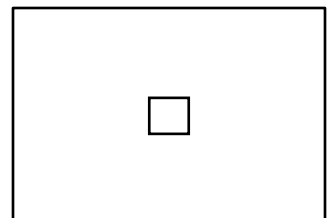


RADIUS

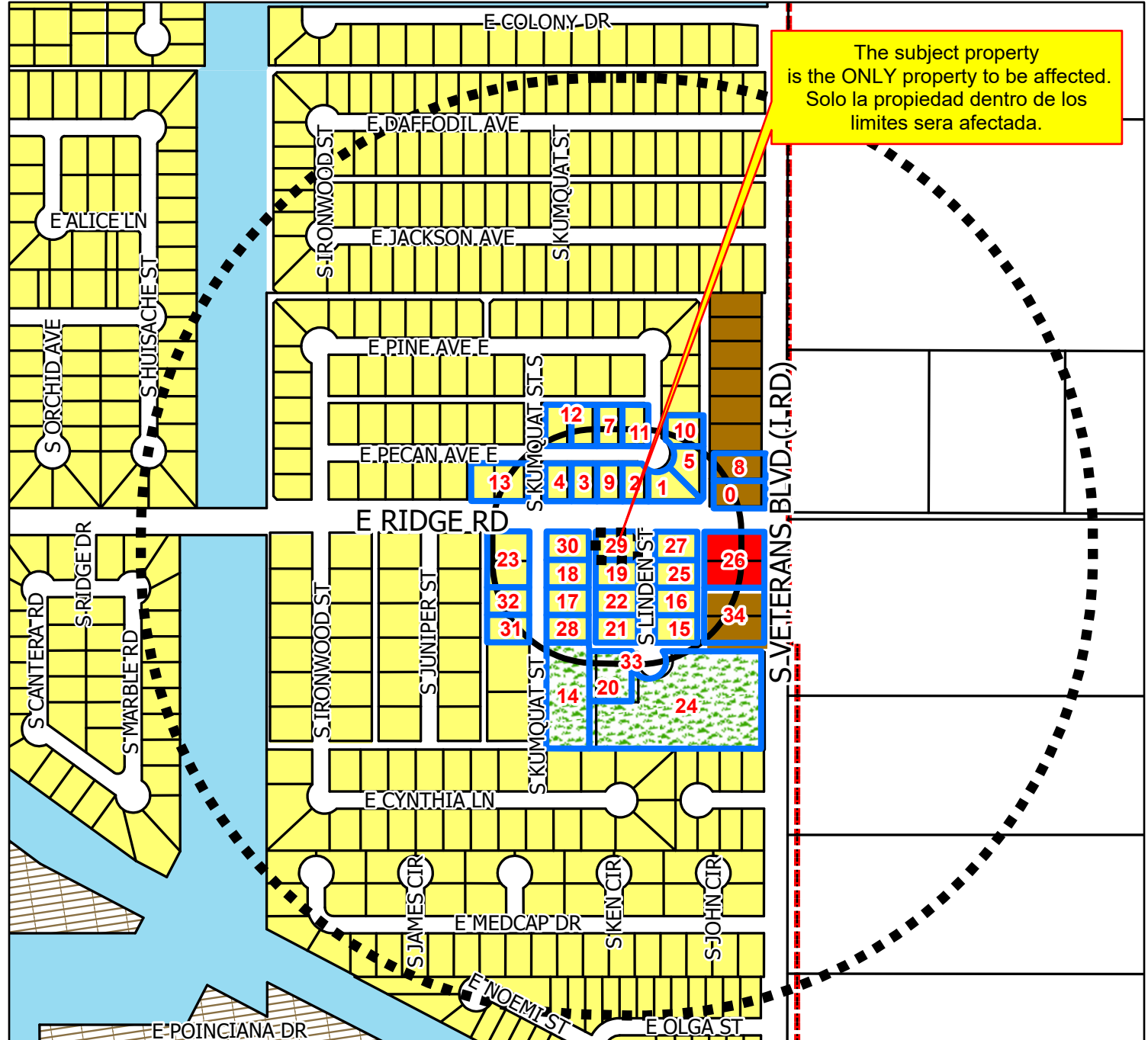


- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Quarter Mile Radius
- Location

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.

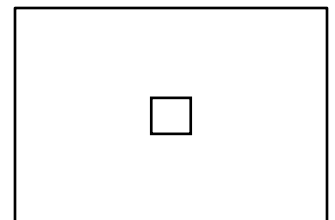


ZONING



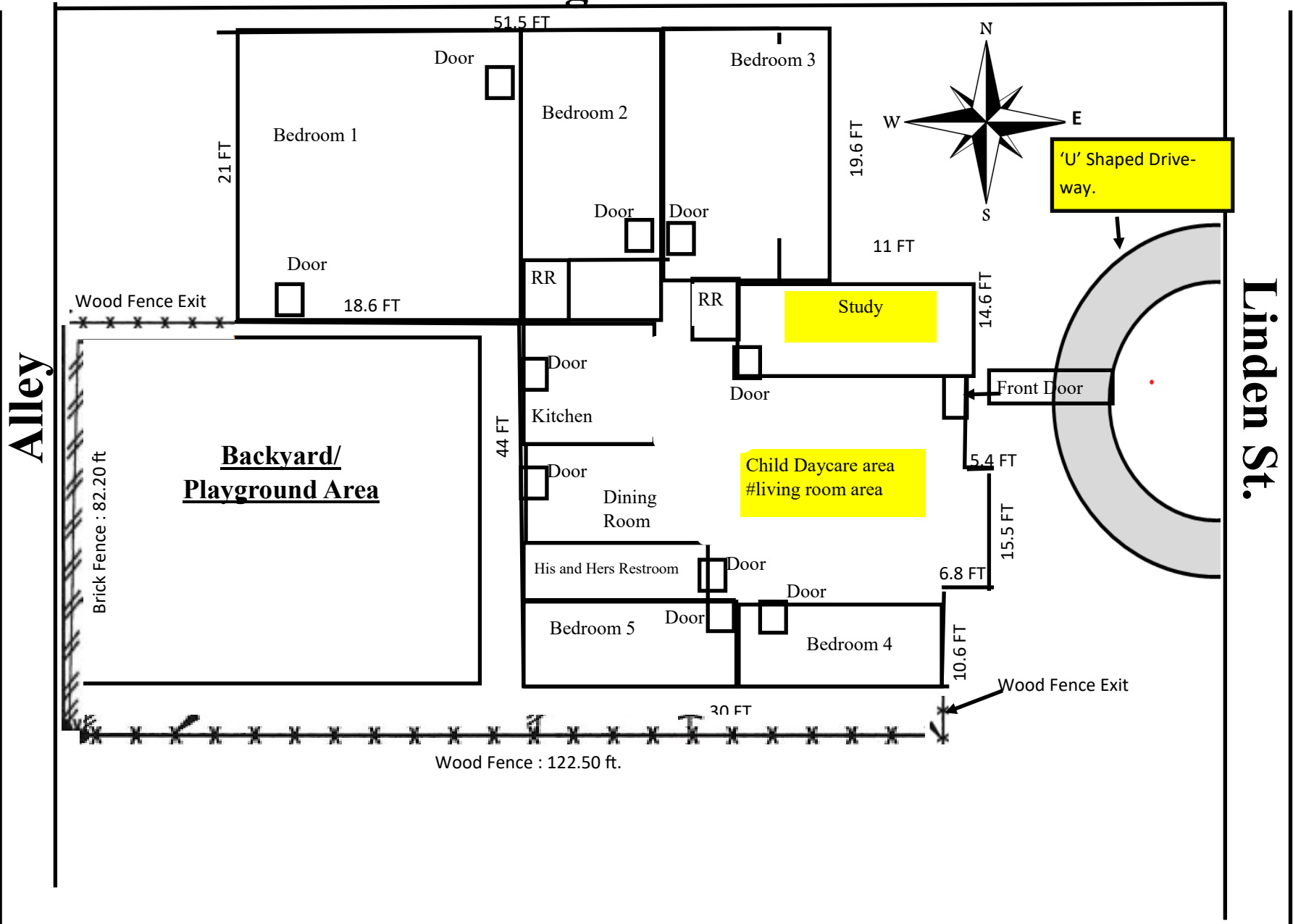
- | | | |
|-----------------------------|---------------------------------------|--------------------------|
| Pharr City Limit | Residential Multi-Family High Density | Heavy Commercial |
| 300 ft. Notification Buffer | Mobile Home | Heavy Industrial |
| Notified Properties | Townhouse | Limited Industrial |
| Quarter Mile Radius | 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 |

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.



The Kinder Corner

Ridge Road





Pharr
Development Services



Site Photo

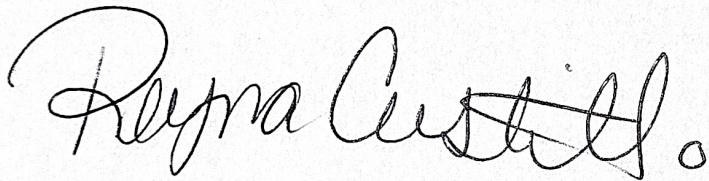
1300 S Linden Street



To whom it may concern,

I, Reyna Castillo, am fully aware that the alley way behind the house at 1300 S. Linden St. in Pharr, TX. 78577, will not be used as an access point for dropping off or picking up children. Drop off/ pickup area will ONLY be through the front door, in which parents will have to park for a maximum of 5 to 10 minutes on the front driveway (Linden St.). They must get off of their vehicles and sign in/out children daily. If there are any questions, please do not hesitate to make contact through any of the following methods: Cell- 956-238-0644 or email at thekindercorner1300@gmail.com

Sincerely,

A handwritten signature in cursive script that reads "Reyna Castillo". The signature is written in dark ink and is positioned above the printed name.

Reyna Castillo



AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.2.

DATE SUBMITTED: August 6, 2025

MEETING DATE: August 11, 2025

FROM: Kimberly Mendoza, Development
Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Martin Talavera, DBA Katosabi Sushi bar, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being 0.070 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1401 South Jackson Road, Suites 7 & 8. **CUP#250708**

Classification: Public Hearing

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

Issue: Martin Talavera, DBA Katosabi Sushi bar, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 08/06/2025
Approved - 08/07/2025
Final Approval - 08/07/2025



MEMORANDUM

DATE: MONDAY, AUGUST 11, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC
FILE NO. **CUP#250708** (Katosabi Sushi Bar)

GENERAL INFORMATION:

APPLICANT: Martin Talavera, DBA Katosabi Sushi bar, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.070 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 1401 South Jackson Road, Suites 7 & 8.

ZONING: The property and properties to the north and south are currently zoned General Business District (C). The adjacent zoning is Residential Multi-Family High Density District (R-MFHD) to the east. The city limits lie to the west. The area is generally designated for commercial in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE:	Recommends approval of the Conditional Use Permit.
HEALTH:	Recommends approval of the Conditional Use Permit.
DEVELOPMENT SERVICES:	Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Thirteen (13) surrounding property owners were notified of the request by letter on July 25, 2025, and a legal notice was published in the Advance News Journal on July 23, 2025. Staff received one call for information only.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **Monday, August 18, 2025, at 4:00 p.m.**

Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.
4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across

intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:

- A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- 5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- 6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.
- 7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
- 8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.

9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.

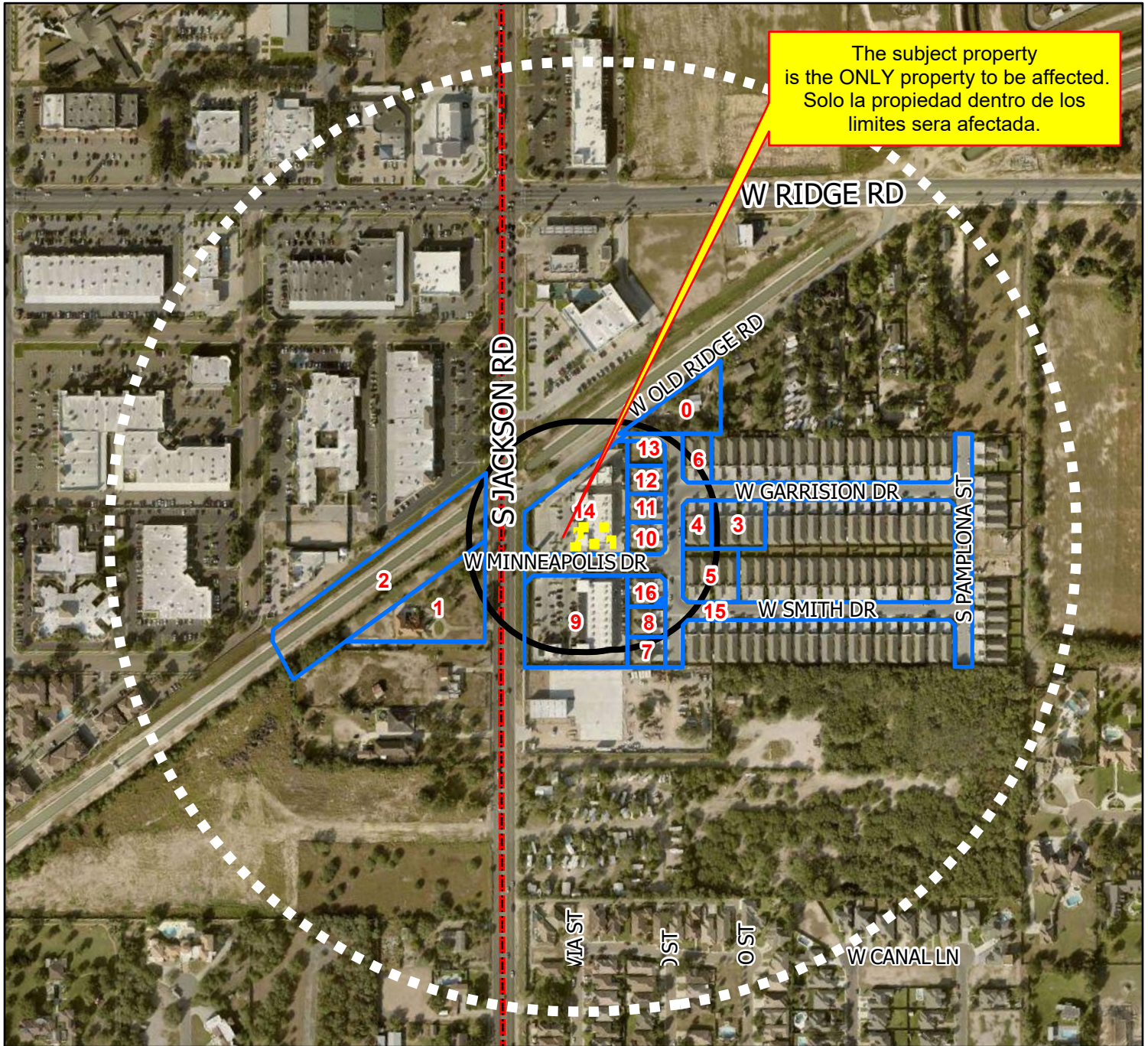
10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.

11. The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.

12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).

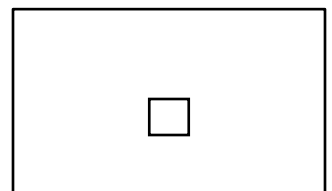
13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.

AERIAL

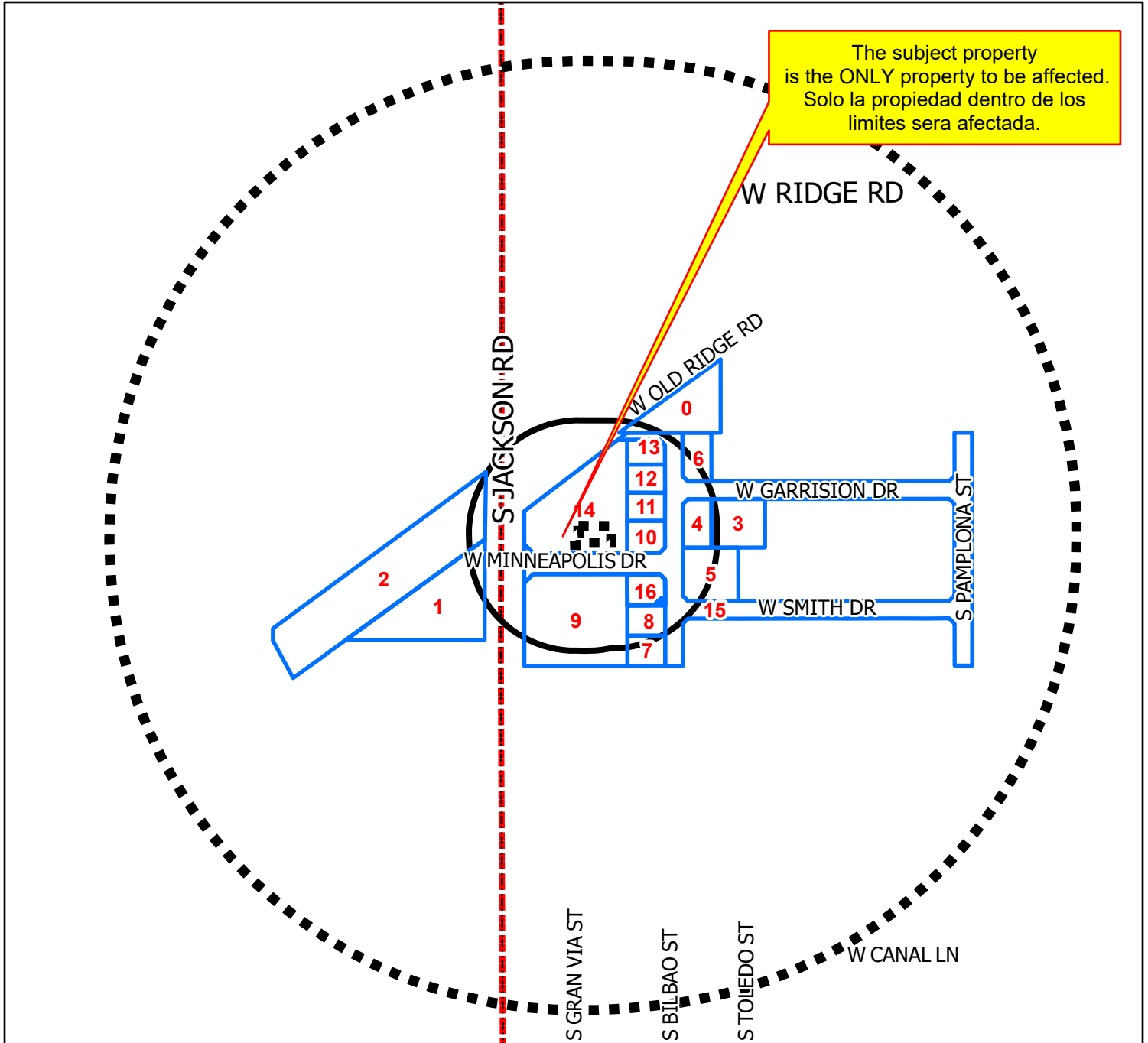


- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location

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.

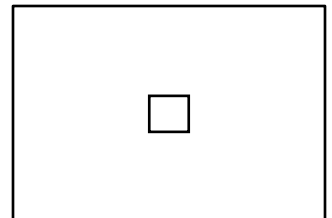


G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 250708\aprx\00_BASE Project File.aprx



-  Pharr City Limit
-  300 ft. Notification Buffer
-  Notified Properties
-  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.

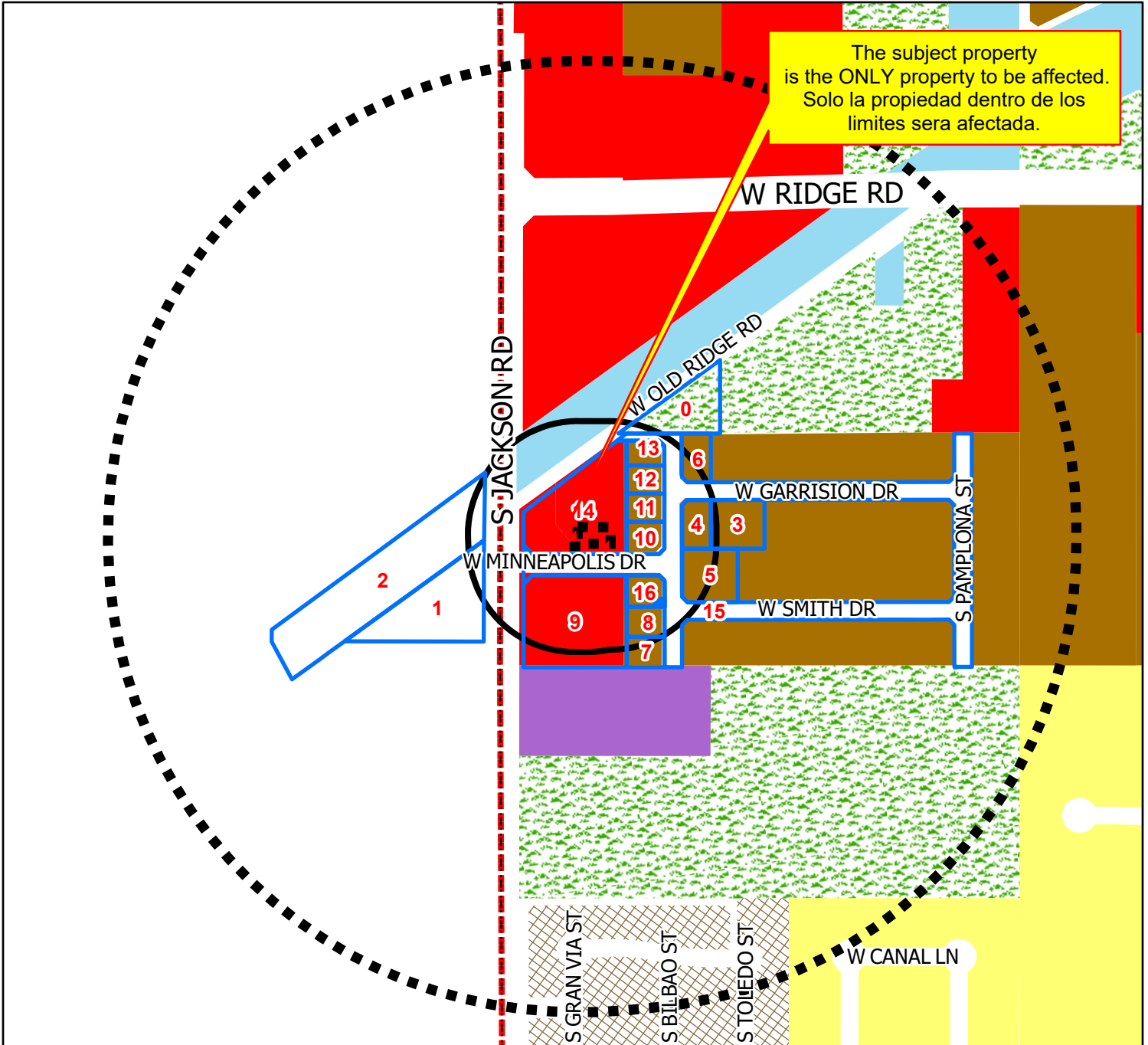


Proposed Conditional Use Permit 1401 S JACKSON RD

ZONING

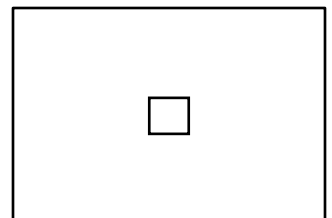


G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 250708-japr\00_BASE Project File.aprx



- | | | |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit | Mobile Home | Heavy Industrial |
| 300 ft. Notification Buffer | Townhouse | Limited Industrial |
| Notified Properties | 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 | |

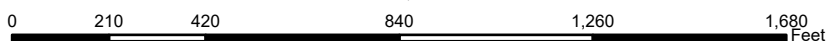
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



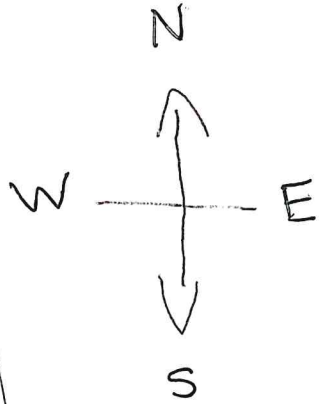
City of Pharr, Texas
Engineering Department
956.402.4221

Date: 7/23/2025

Scale: 1:5,000



JACKSON ROAD.



Patio

puerta

Host.

TABLE

PRIVADO

SUSHI BAR

Bar

water

HALL

MEN
RESTROOMS

OFIC.

LADY'S
RESTROOM

KITCHEN



Pharr
Development Services



Site Photo

1401 South Jackson Road, Suites 7 & 8





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.3.

DATE SUBMITTED: August 6, 2025

MEETING DATE: August 11, 2025

FROM: Kimberly Mendoza, Development
Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Dr. Daniel P. King, representing The PossAble Dream Foundation, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for one year to allow an Institutional Use (school) in a General Business District (C). The property is legally described as being Lot 1A, Lot 1A, & Lot 1B, Re-plat of Lot 1, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 3000 North Cage Boulevard. **CUP#250709**

Classification: Public Hearing

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

Issue: Dr. Daniel P. King, representing The PossAble Dream Foundation, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for one year to allow an Institutional Use (school) in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit for one year to allow an Institutional Use (school) in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 08/06/2025
Approved - 08/07/2025
Final Approval - 08/07/2025



MEMORANDUM

DATE: MONDAY, AUGUST 11, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR INSTITUTIONAL USE FILE NO. CUP#250709 (The PossAble Dream Foundation)
--

GENERAL INFORMATION:

APPLICANT: Dr. Daniel P. King, representing The PossAble Dream Foundation, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for one year to allow an Institutional Use (school) in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lot 1A, Lot 1A, & Lot 1B, Re-plat of Lot 1, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 3000 North Cage Boulevard.

ZONING: The property is currently zoned General Business District (C). Drainage Easement to the north. The properties to the east are zoned Residential Mobile Home District (R-MH). The property to the south is zoned Limited Industrial District (L-I) and the properties to the west are zoned Limited Industrial District (L-I) and General Business District (C). The area is generally designated for commercial in the Land Use Plan.

COMMENTS:

FIRE DEPARTMENT:

Pending inspection of the Conditional Use Permit.

CODE COMPLIANCE:	Pending inspection of the Conditional Use Permit.
HEALTH:	Pending inspection of the Conditional Use Permit.
DEVELOPMENT SERVICES:	Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Two (2) surrounding property owners were notified of the request by letter on July 25, 2025, and a legal notice was published in The Monitor on July 26, 2025. Staff received no response to the letter or legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending approval of the Conditional Use Permit for one year to allow an Institutional Use (school) in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

*Conditional Use Permit
Conditions:*

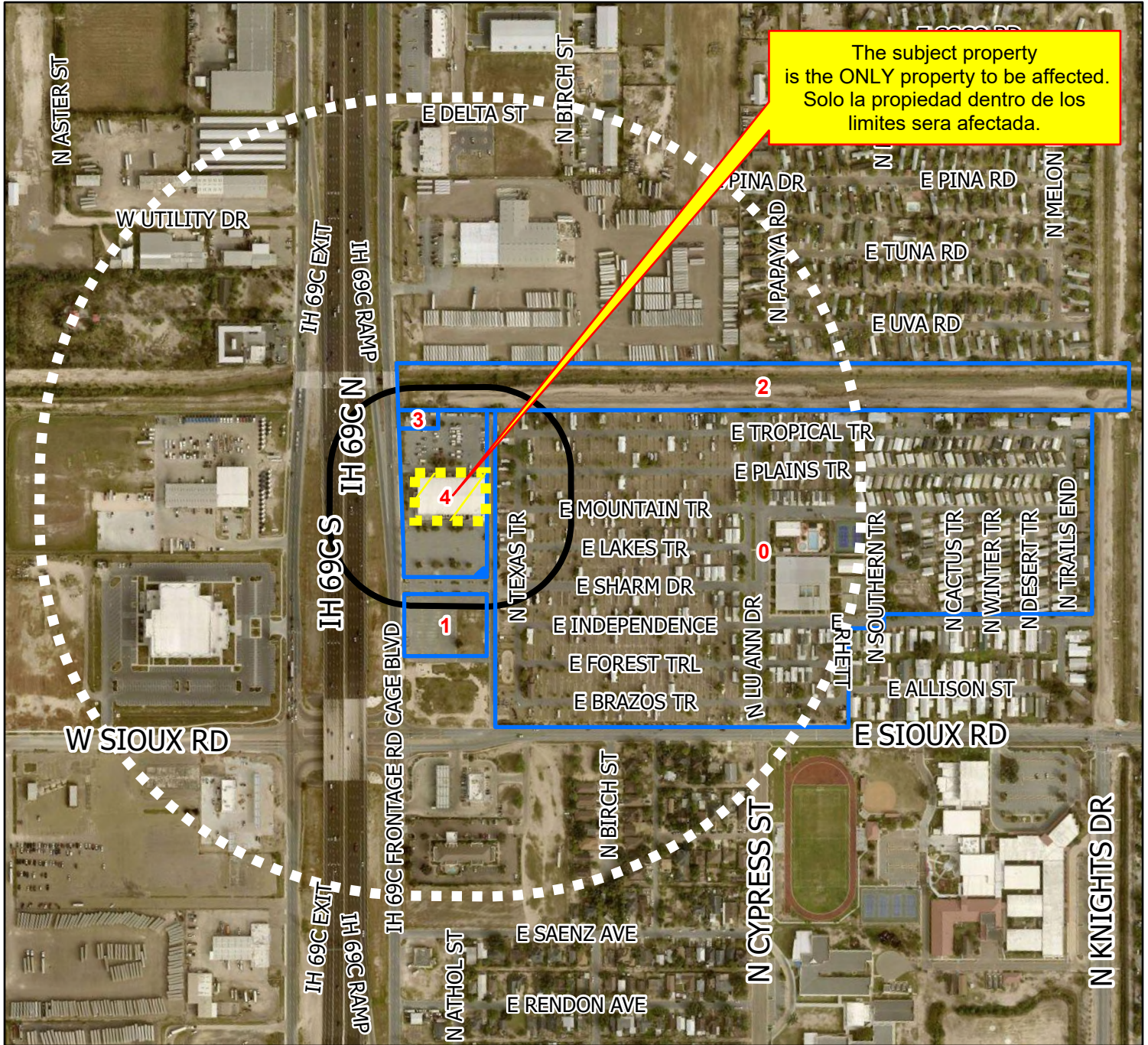
1. This permit shall be for one year only and issued to the current owner only;
2. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
3. A fire alarm system must be installed in every unit and/or classroom;
4. An all-weather surface must be provided for emergency access; and
5. The following shall be considered as grounds for revocation of the Conditional Use Permit; and
 - 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 (1) year has lapsed from the date of revocation.

Proposed Conditional Use Permit
3000 N Cage Blvd

AERIAL



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 3000 N CAGE BLVD\aprx00_BASE Project File.aprx



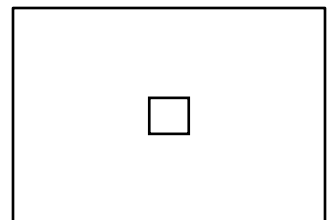
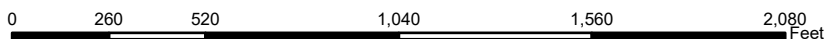
- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location

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.

City of Pharr, Texas
Engineering Department
956.402.4221

Date: 7/23/2025

Scale: 1:6,200

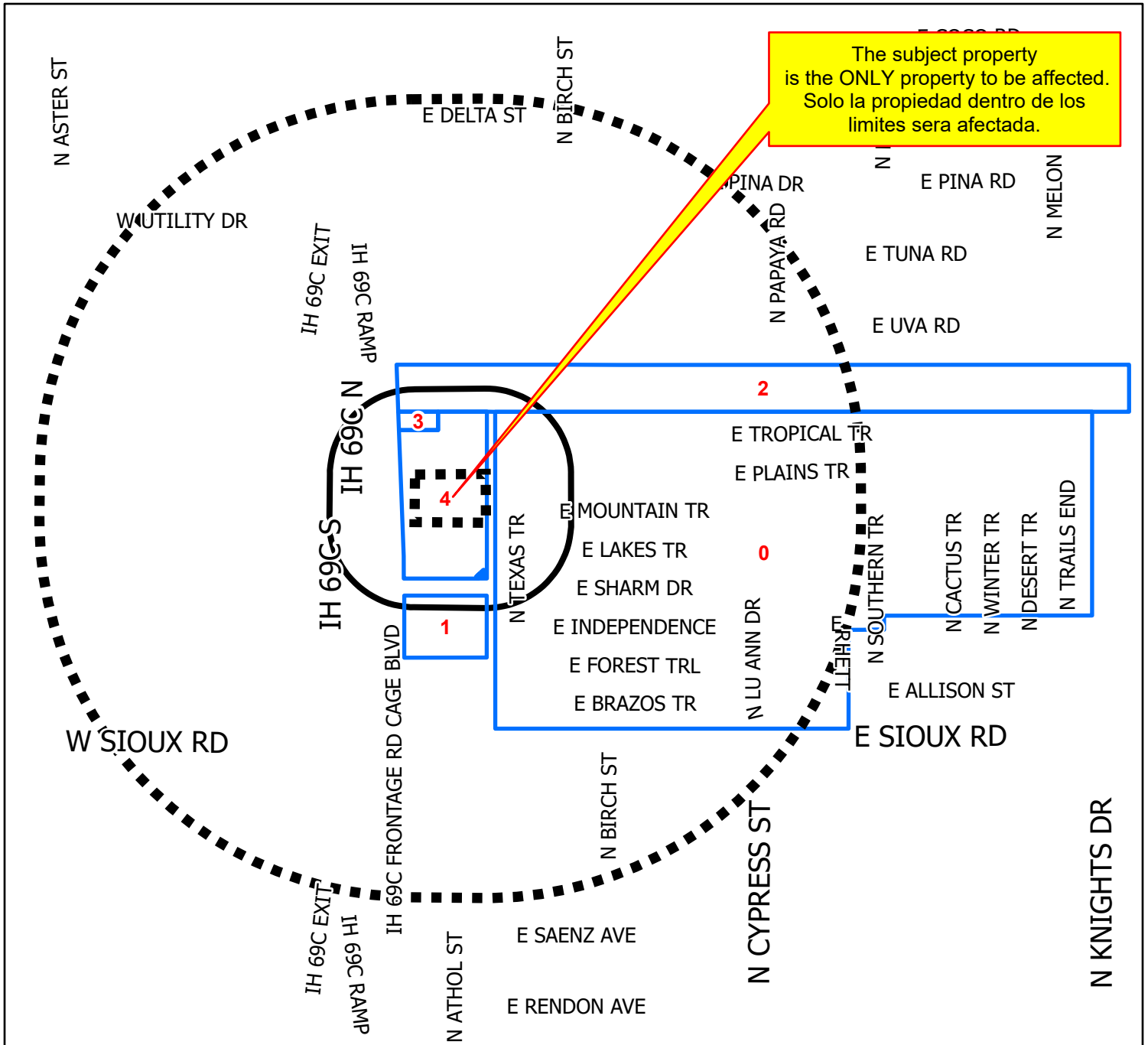


Proposed Conditional Use Permit 3000 N Cage Blvd

RADIUS

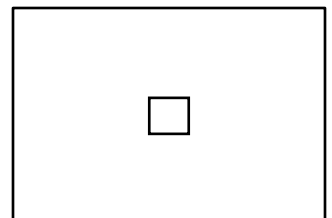


G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 3000 N CAGE BLVD\aprx00_BASE Project File.aprx



- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location

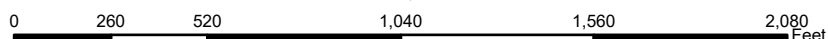
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



City of Pharr, Texas
Engineering Department
956.402.4221

Date: 7/23/2025

Scale: 1:6,200

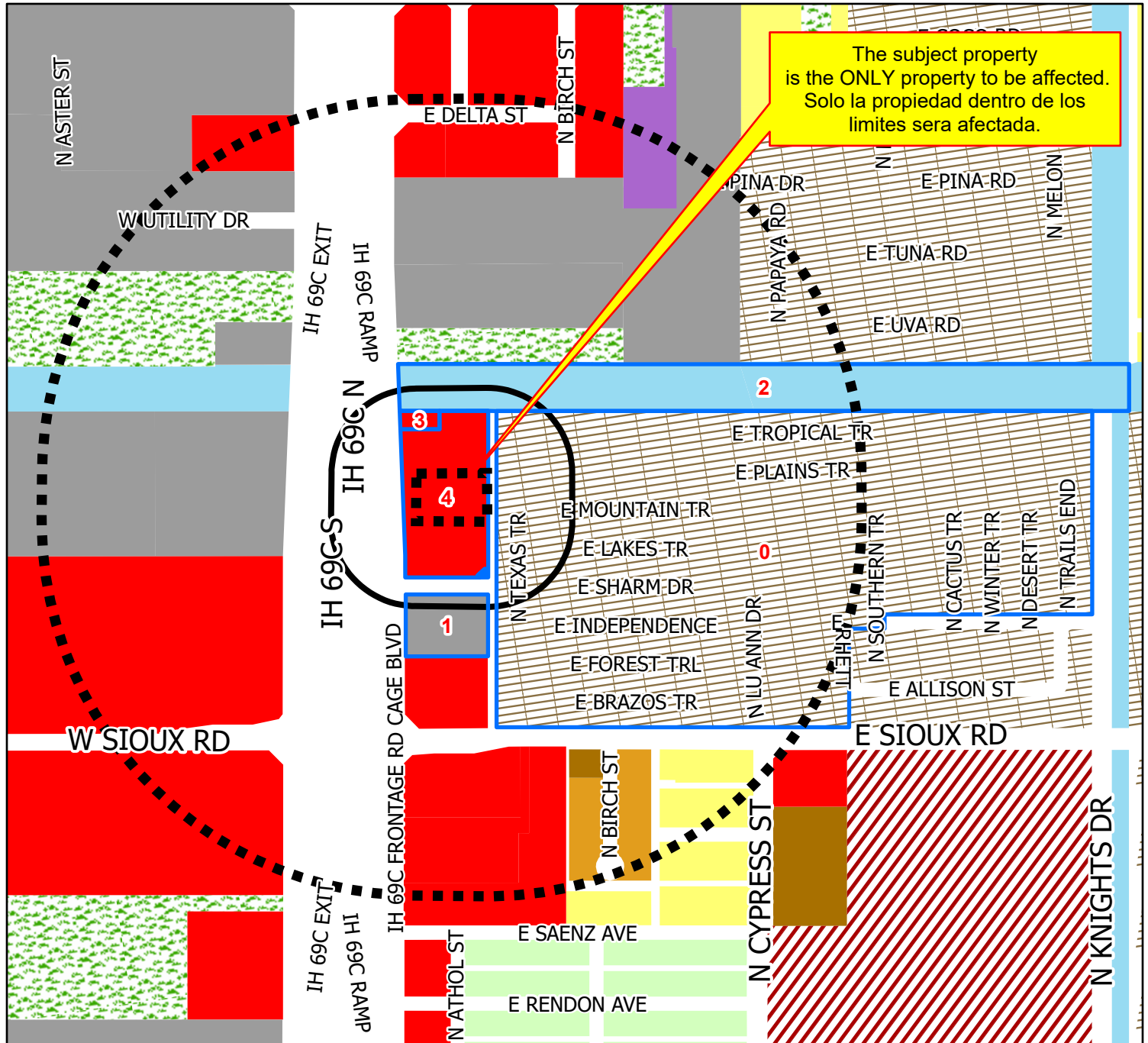


Proposed Conditional Use Permit 3000 N Cage Blvd

ZONING

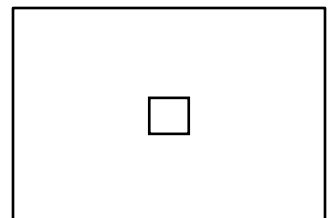


G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 3000 N CAGE BLVD\aprx00_BASE Project File.aprx



- | | | |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit | Mobile Home | Heavy Industrial |
| 300 ft. Notification Buffer | Townhouse | Limited Industrial |
| Notified Properties | 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 | |

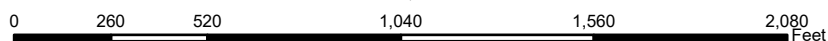
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



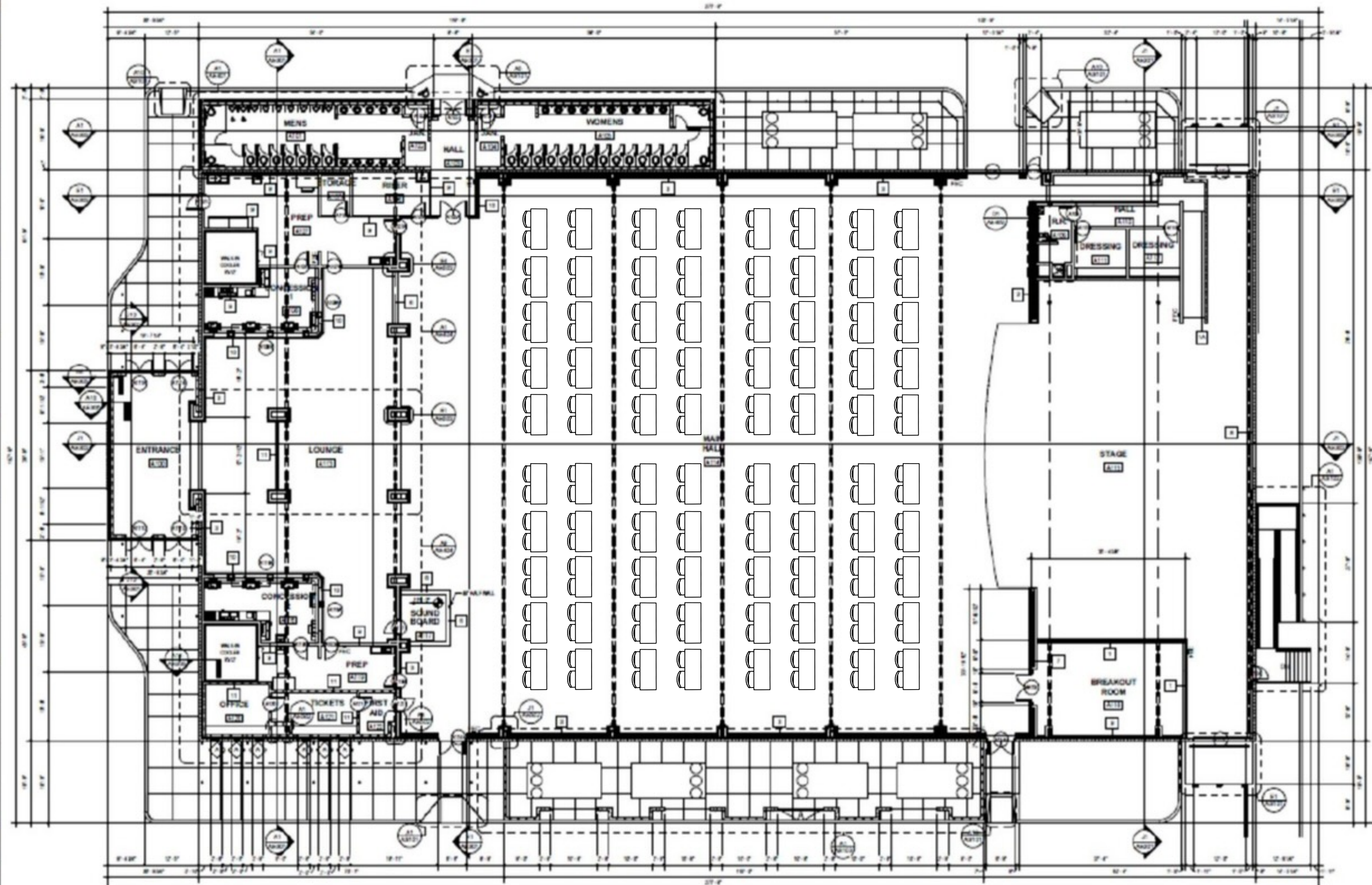
City of Pharr, Texas
Engineering Department
956.402.4221

Date: 7/23/2025

Scale: 1:6,200



03/20/2018 10:08 AM
C:\Users\jacob\OneDrive\Documents\180724_1.dwg



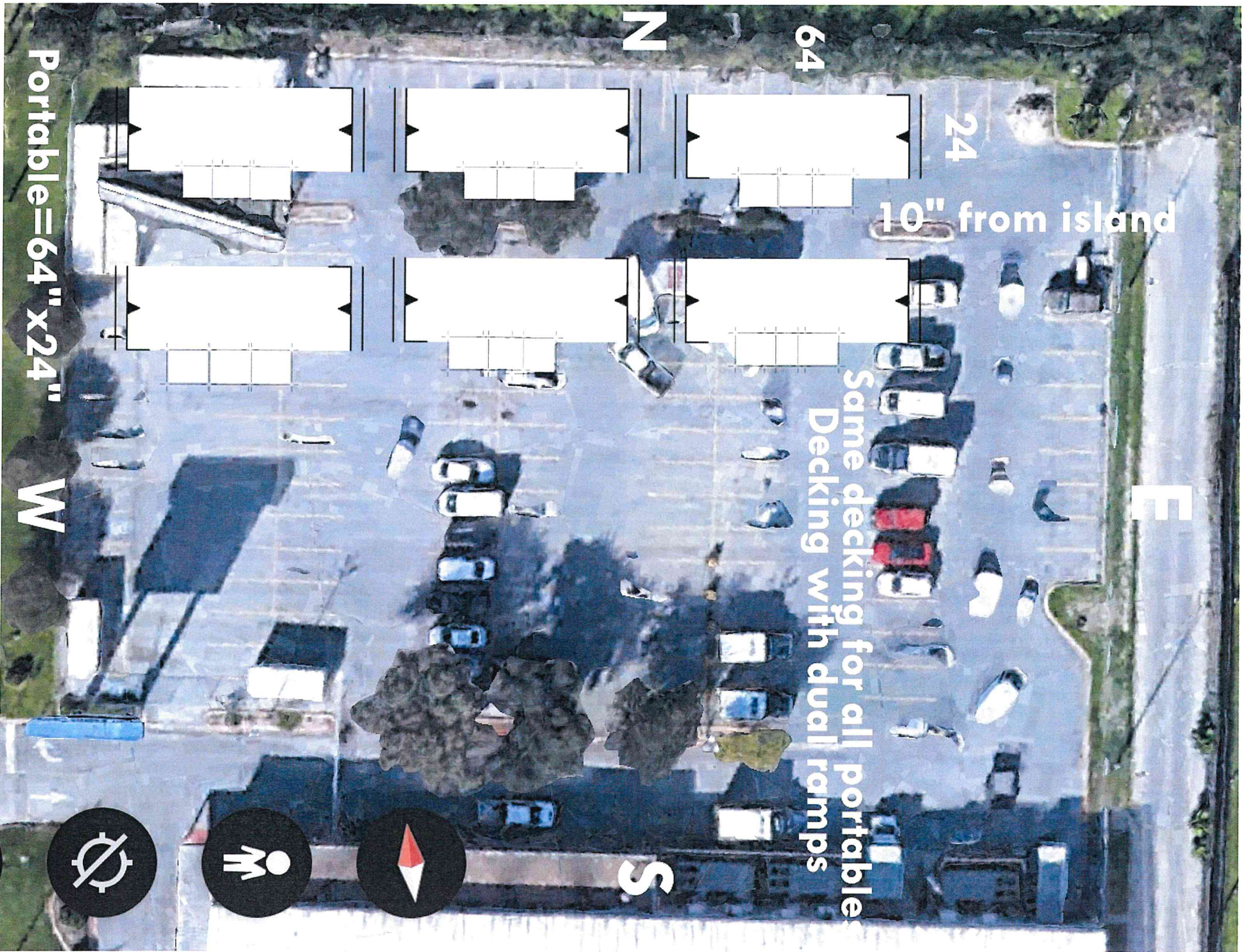
Morning Shift-165 people

Afternoon Shift-165 people

Evening Shift-165 people

Tables and Chairs





10" from island

Same decking for all portables
Decking with dual ramps

Portable=64"x24"

W

S

N

E





Pharr
Development Services



Site Photo
3000 North Cage Boulevard





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.1.

DATE SUBMITTED: August 6, 2025

MEETING DATE: August 11, 2025

FROM: Kimberly Mendoza, Development
Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Supreme Engineering, representing Javier Aldape, Manager for Aldape Development, LLC., owner is requesting preliminary plat approval of the proposed The Reserve At Cage Subdivision. The property is legally described as being a 4.88 acre tract of land out of Lot 245, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of South Cage Boulevard. **SUB#250409**

Classification: Regular

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

Issue: Supreme Engineering, representing Javier Aldape, Manager for Aldape Development, LLC., owner is requesting preliminary plat approval of the proposed The Reserve At Cage Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed The Reserve at Cage Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 08/06/2025
Approved - 08/07/2025
Final Approval - 08/07/2025



MEMORANDUM

DATE: MONDAY, AUGUST 11, 2025
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: THE RESERVE AT CAGE
FILE NO. **SUB250409**

GENERAL INFORMATION

APPLICANT: Supreme Engineering, representing Javier Aldape, Manager for Aldape Development, LLC., owner, is requesting preliminary plat approval of the proposed The Reserve At Cage.

LEGAL DESCRIPTION: The property is legally described as being a 4.88 acre tract of land out of Lot 245, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3000 Block of South Cage Blvd.

ZONING: The property is currently zoned Residential Multi-Family High Density District (R-MFHD). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, Planned Unit Development District (PUD) to the east, General Business District (C) and Single Family Residential District (R-1) to the south and Single Family Residential District (R-1) to the west. The property is designated for commercial and single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed The Reserve at Cage Subdivision subject to the following conditions:

STAFF REVIEW MEETING FOR: THE RESERVE AT CAGE

PLAT

1. Signature and seal from P.E. & R.P.L.S. is required.
2. Provide a drainage easement for detention area.
3. Exclusive easements dedicated to the City will require a minimum width of 15'-ft, unless otherwise stated by Public utilities.
4. Note No. 12--- Revise benchmark No. 23 values as the following: Northing:16580573.643, Easting: 1085459.509, Elev: 96.19.
5. Note No. 11---Revise note to say... "Erosion and sediment control during construction shall be in accordance with current Texas Pollution Discharge Elimination System (TPDES).
6. Note No. 10---Revise to say... "Owners to maintain detention/retention area".
7. Note No. 9---Revise to say... "Owners to maintain ROW and perimeter of subdivision".
8. What is the width of the ROW within the subdivision? Will this be a public or private subdivision?

SITE PLAN

1. Proposed sidewalk and driveway along S. Cage Blvd. shall require a TX Dot permit. Must meet all ADA and Tx Dot requirements.
2. Waterline along S. Cage Blvd. may be required to be upgraded to PVC as per City master plan.
3. Show all water and sewer services on utility layout.
4. Use composite manhole lid detail with updated logo.
5. Internal sidewalks shall be required to be constructed at the time of the building permit phase. Must meet all City of Pharr and ADA requirements. Provide a trench safety plan for trenching/excavations depths of 5'-ft or greater.
6. Ensure that proposed grading does not cause ponding issues to neighboring lots.
7. Show all profiles of all utility crossings. Must meet all TCEQ requirements.

DRAINAGE

1. Provide a cross-section detail for detention pond.
2. Drainage report to be reviewed and approved by HCDD No. 1.
3. Drainage plans for detention to be approved at building permit stage. Only one 8-in bleeder is allowed for outfall to the city and Tx-Dot system.
4. Show full drainage layout of how runoff shall be channeled into detention ponds and include storm sewer details.
5. All detention ponds shall be required to be stabilized using sod or hydro-mulch to prevent erosion.
6. Detention ponds with depths of 3'-ft or greater shall require a perimeter fence with a minimum height of 4'-ft.

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: THE RESERVE AT CAGE

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.n8. 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 replace the proposed 6-inch waterline to an 8-inch waterline.
2. Shall replace the existing waterline on Cage Blvd to a 12-inch waterline along your property.
3. Shall refer to the 2018 International Fire Code (IFC).
4. Shall provide a fire apparatus turn around please refer to Appendix D if the 2018 International Fire Code (IFC).
5. Shall provide a secondary exit due to the number of dwellings. (IFC) 2018 D107.1
6. Shall add the City of Pharr Fire Department Plat note: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.

STAFF REVIEW MEETING FOR: THE RESERVE AT CAGE

Preliminary

Subdivision: The Reserve at Cage Subdivision

Plat Notes:

? No Notes

General Notes:

? As part of the development plan for The Reserve at Cage we are outlining the necessary requirements for the installation of Fiber Optics infrastructure to ensure a reliable and efficient network for data and telephone services. The following specifications must be adhered to during the design and construction phases to meet industry standards and ensure seamless connectivity across all Subdivision(s).

? Revision Note: Upon further review, the submitted site plan does not accurately depict the placement of the 4" conduit within the N Queen Street easement. Please revise the site plan to reflect the correct conduit location as specified in the comment letter.

1. Conduit Installation from Subdivision Entrance to Utility Easement:

1. 4-inch Conduit Installation:

- a. A 4-inch conduit must be installed from the entrance of The Reserve at Cage Subdivision to the utility easement on S Cage Blvd Ave estimate coordinates (26° 9'42.16"N 98° 11'22.96"W).
- b. The conduit shall be positioned within the exclusive utility easement , maintaining a 5-foot clearance from utility water line.
- c. The conduit shall be installed from S Cage Blvd Utility Easement to within The Reserve at Cage Subdivision. (stub)

2. Conduit Specifications:

1. Compliance with Schedule 40 Standards:

- a. All conduits must adhere to **Schedule 40** standards to ensure durability, reliability, and compliance with industry requirements.

Pharr Connect: Your Reliable Partner for Industrial Data Services

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

1. Key Features and Benefits:

- a. Unmatched Reliability: Pharr Connect serves as a trusted primary or secondary data source, ensuring uninterrupted access to critical information for your operations.
- b. Strategic Location: Access our services conveniently at the following coordinates: (26° 9'42.16"N 98° 11'22.96"W)

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

2. Minimal Construction Requirements:

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

3. Customizable Plans and Competitive Rates: Our sales team is ready to work with you to develop a plan that fits

your budget and business needs. Schedule a meeting today to discuss tailored rates and service options.

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

Why Choose Pharr Connect?

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

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

"Connect with Confidence. Choose Pharr Connect."

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

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: THE RESERVE AT CAGE

Comments

1. Show dimensions for offsets on utility easements.
2. Show acres below Sq. Ft.
3. Verify the gap on north side of property and irrigation.
4. Place north arrow at True north.
5. Show street lights along S. Cage Blvd. max spacing 250'.
5. Add owners name on the notary block.

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



REVIEWED BY:
BILLY BOWDEN
STORMWATER INSPECTOR
BILLY.BOWDEN@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: THE RESERVE AT CAGE

Silt fence shall only use metal stakes and metal wire backing and shall be set around the whole perimeter of the property.

Concrete washout must be 10x10ft in size minimum and have at least a 7mil plastic liner

Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.

Obtain all necessary permits from T.C.E.Q

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 REVIEW MEETING FOR: THE RESERVE AT CAGE

PLAT REVIEW FOR:
THE RESERVE AT CAGE SUBDIVISION

COMMENTS: Initials: J.R. JULY 31, 2025

WATER:

- Easement will need to be 15' exclusive to the City of Pharr.
- Will need to obtain RULIS permit from TX DOT for water line installation on S. Cage Blvd.
- Water line will need to be 8" PVC C-900 DR18.
- All fittings will need to be MJ with mega locks.
- Water line on S. Cage will need to be 12" PVC C-900 DR18 as per City standards and City of Pharr Water Master Plan.
- Will need to install water valves.
- Comments made change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to be obtained prior excavation permit from Public Utilities.
- Comments made 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.

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: RE: Subdivision Review THE RESERVE ON CAGE SUBDIVISION
Date: Friday, July 25, 2025 4:02:37 PM
Attachments: [image004.png](#)
[image005.png](#)
[image007.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,,

HCID2 initial reservations, comments and updates for the proposal:

1. We have the general right of way covering all the lot excluding the 4.88 acre proposal. Vol. 19, Pg. 41 and vol. 26, pg. 234.
2. We need the general warranty deed.
3. The petition fee and form are to be submitted with the mylar.
4. Plat will need to show the riser boxes within the irrigation line easement and include the distance in between the boxes and the subdivision boundary line.
5. Edit within the signature block script:
This Plat is hereby approved by the Hidalgo ... this the(space) ____ day of _____,(add comma) 20____.
6. Edit the label: Remaining 0.11 acres Hidalgo County Irrigation District No.2 right of way Quitclaim/right of way 4.88 acres December 03, 2021 doc. 3288295 h.c.o.r.

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 [<mailto:eddie.martinez@pharr-tx.gov>]
Sent: Friday, July 25, 2025 9:15 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.saenz@psjaisd.us; mavaldes@aep.com; dlucio@aep.com; khernandez@aep.com; jolague@aep.com; jlozano@magicvalley.coop; carlosguajardo@magicvalley.coop
Cc: Joe Garza
Subject: Subdivision Review

PRELIMINARY PLANS
FOR
**THE RESERVE AT
CAGE SUBDIVISION**
PHARR, TEXAS

INDEX OF PLANS

DESCRIPTION	SHEET
COVER SHEET.....	C1.0
GENERAL NOTES.....	C2.1
GENERAL NOTES.....	C2.2
LEGEND & ABBREVIATIONS	C2.3
THE RESERVE AT CAGE PLAT	C2.4
HORIZONTAL CONTROL PLAN	C3.0
EXISTING CONDITIONS PLAN	C3.1
DEMOLITION PLAN	C3.2
WATER DISTRIBUTION PLAN	C4.0
SANITARY SEWER PLAN	C5.0
EROSION CONTROL PLAN	C6.0
STANDARD DETAILS	C7.1-7.2

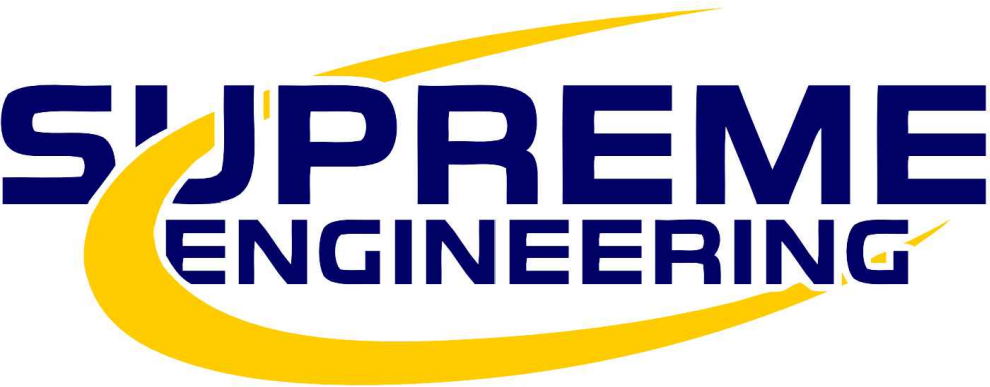


LOCATION MAP
SCALE 1" = 500'




SIGNATURE

6/4/2025
DATE

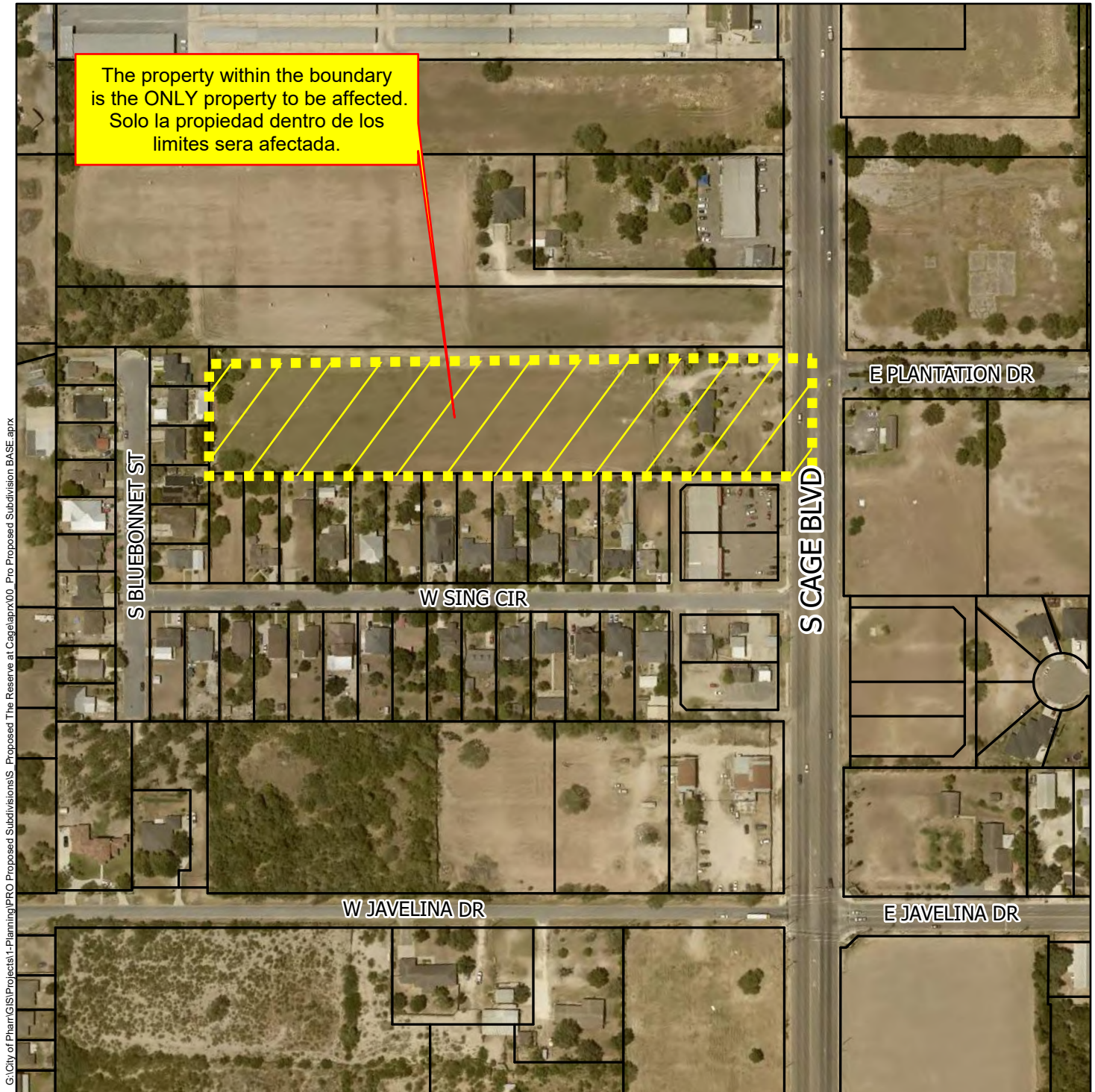


SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7 - EDINBURG, TX 78539
(956) 403-1314
MAY, 2025

**THE RESERVE AT
CAGE SUBDIVISION**

DEVELOPER
ALDAPE DEVELOPMENT LLC
101 E EXPRESSWAY 83 STE 260
MCALLEN TX 78501

Proposed Subdivision
The Reserve At Cage
Hector Garcia
AERIAL



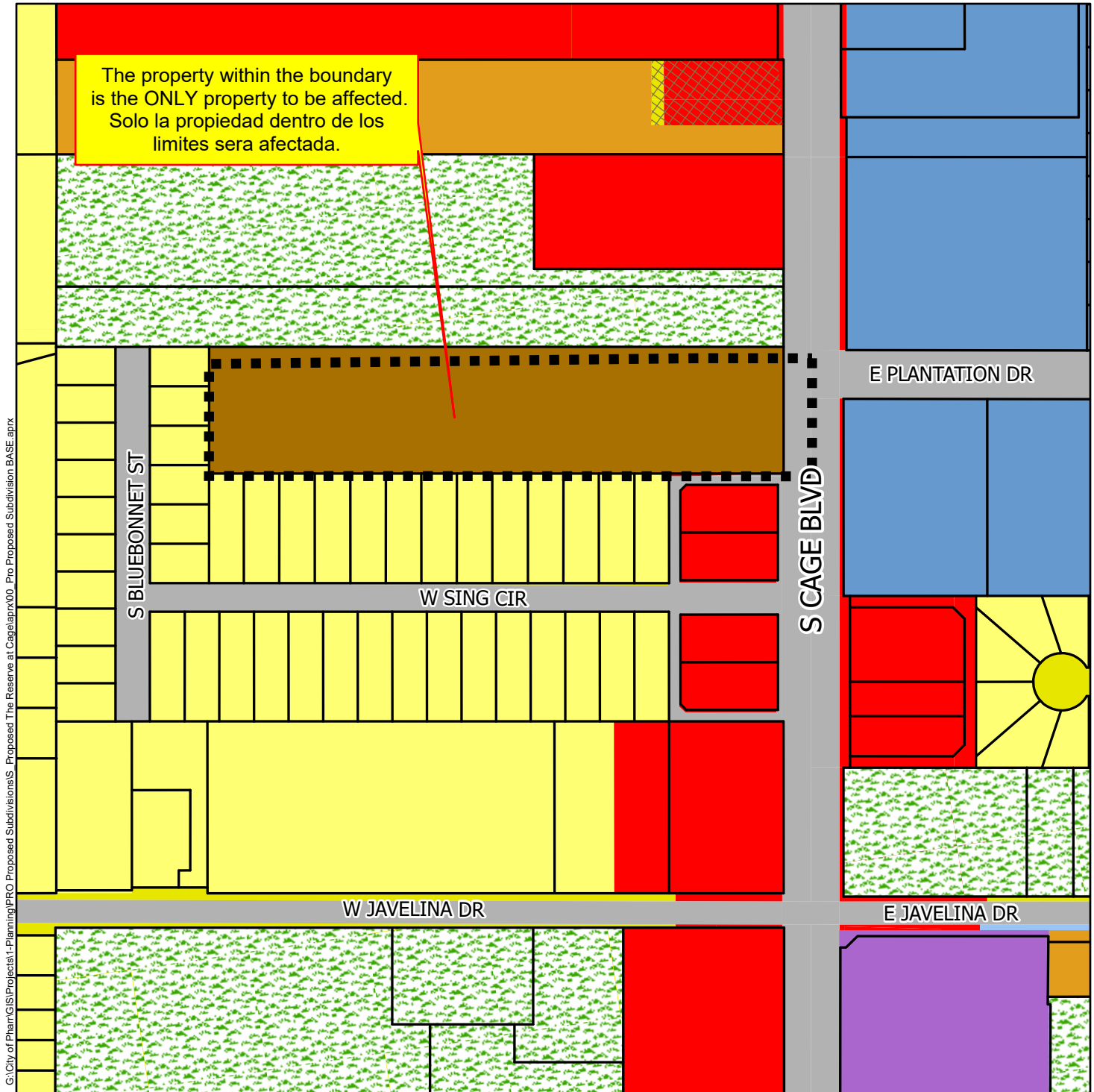
 Subject Property
 Pharr City Limit

City of Pharr, Texas
Engineering Department
956.702.5355



Date: 7/15/2025

Proposed Subdivision
The Reserve At Cage
Hector Garcia
ZONING



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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:3,000

0 125 250 500 750 1,000 Feet



Date: 7/15/2025



Pharr
Development Services



Site Photo

3000 Block of South Cage Blvd.





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.2.

DATE SUBMITTED: August 6, 2025

MEETING DATE: August 11, 2025

FROM: Kimberly Mendoza, Development
Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Sames Inc., representing Jennifer Van Alosty, Vice President for McAllen Radiator Service, Inc., and Kellie Faye Williams, owner, is requesting preliminary 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 West Sam Houston Avenue. **SUB#250724**

Classification: Regular

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

Issue: Sames Inc., representing Jennifer Van Alosty, Vice President for McAllen Radiator Service, Inc., and Kellie Faye Williams, owner, is requesting preliminary plat approval of the proposed Whitechapel Park Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Whitechapel Park Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 08/06/2025
Approved - 08/07/2025
Final Approval - 08/07/2025



MEMORANDUM

DATE: MONDAY, AUGUST 11, 2025
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, owner, is requesting preliminary 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 preliminary plat approval of the proposed Whitechapel Park Subdivision subject to the following conditions:

STAFF REVIEW MEETING FOR: WHITECHAPEL PARK SUBDIVISION

PLAT

1. Signature and seal from P.E. is required.
2. Signature and seal from R.P.L.S. is required.
3. Note no. 6--- Revise note to say... "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." Include area and detention volumes.
4. Revise note no. 8 --- Remove "shall be constructed".

SITE PLAN

1. Include ADA ramps and landing details. Ramps shall be required to have truncated domes.
2. Include a demo plan in plat submission.
3. Provide flow calculations for proposed sanitary sewer lines.
4. Provide flow line and elevations for sanitary sewer.
5. Provide profile view for all utility crossings.
6. Hydrants along ROW shall be 6'-ft from back of curb.
7. Provide additional inline valves as per Public Utilities request.
8. Perimeter fence for detention pond shall be required with a minimum height of 4'-ft.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. All lots shall be required to provide positive drainage and outfall towards internal street and into nearest storm infrastructures. Avoid out-falling towards neighboring lots.

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: WHITECHAPEL PARK 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. n8. 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 additional fire hydrant on southside of Carmela Street by the cul-de-sac between lot 35 and lot 36. 2. Shall provide fire apparatus turn around details. (Appendix D) 2018 IFC. 3. Refer to City of Pharr standard for fire hydrant detail and color. 4. Shall provide valve and valve box detail. 5. Shall provide Knoxbox switch for gate access for fire department.

STAFF REVIEW MEETING FOR: WHITECHAPEL PARK SUBDIVISION

Date: 08/05/2025
Pre-Development:
Subdivision: Whitechapel Park Subdivision

Plat Notes:

? No Notes

General Notes:

? As part of the development plan for Whitechapel Park Subdivision, we are outlining the necessary requirements for the installation of Fiber Optics infrastructure to ensure a reliable and efficient network for data and telephone services. The following specifications must be adhered to during the design and construction phases to meet industry standards and ensure seamless connectivity across all Subdivision(s).

? Revision Note: Upon further review, the submitted site plan does not accurately depict the placement of the 4" conduit within the N Queen Street easement. Please revise the site plan to reflect the correct conduit location as specified in the comment letter.

1. Conduit Installation from Subdivision Entrance to Utility Easement:

1. 4-inch Conduit Installation:

- a. A 4-inch conduit must be installed from the entrance of the Whitechapel Park Subdivision to the utility easement on W Sam Houston Ave estimate coordinates (26°11'20.50"N 98°11'39.96"W).
- b. The conduit shall be positioned on the westside of the utility easement along N Queen Street, maintaining a 5-foot clearance from the 8-inch water line.
- c. N Queen St conduit must be installed from Sam Houston Ave to the intersection N Queen St & W Octavius ST, specifically within the designated utility easement.

2. Conduit Specifications:

1. Compliance with Schedule 40 Standards:

- a. All conduits must adhere to ****Schedule 40**** standards to ensure durability, reliability, and compliance with industry requirements.

Pharr Connect: Your Reliable Partner for Industrial Data Services

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

1. Key Features and Benefits:

- a. **Unmatched Reliability:** Pharr Connect serves as a trusted primary or secondary data source, ensuring uninterrupted access to critical information for your operations.
- b. **Strategic Location:** Access our services conveniently at the following coordinates: 26°11'0.97"N 98°12'23.40"W 98°10'58.82"W.

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

2. Minimal Construction Requirements:

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

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

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

Why Choose Pharr Connect?

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

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

"Connect with Confidence. Choose Pharr Connect."

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

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



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

STAFF REVIEW MEETING FOR: WHITECHAPEL PARK SUBDIVISION

1. On owners metes and bounds verify if subdivision is public or private.
2. Plat note #2, remove "or Lot line".
3. Plat note # 6, follow City of Pharr detention ordinance.
4. Provide draft for HOA, for City review.
5. Label all monuments.
6. Verify if additional City of Pharr Exclusive easements are required behind lots.
7. PZ, title for Chairman move next to name.
8. Add plat note, no dwellings homes shall be built on common lots.
9. L4, did not find within plat layout, verify the location.
10. Address HCID 2, comments and provide status.

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



Pharr
Public Works



REVIEWED BY:
BILLY BOWDEN
STORMWATER INSPECTOR
BILLY.BOWDEN@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: WHITECHAPEL PARK SUBDIVISION

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

STAFF REVIEW MEETING FOR: WHITECHAPEL PARK SUBDIVISION

Date: 08/05/2025

Preliminary:

Subdivision: Whitechapel Park Subdivision

Plat Notes:

? No Notes

General Notes:

? As part of the development plan for Whitechapel Park Subdivision, we are outlining the necessary requirements for the installation of Fiber Optics infrastructure to ensure a reliable and efficient network for data and telephone services. The following specifications must be adhered to during the design and construction phases to meet industry standards and ensure seamless connectivity across all Subdivision(s).

? Revision Note: Upon further review, the submitted site plan does not accurately depict the placement of the 4" conduit within the N Queen Street easement. Please revise the site plan to reflect the correct conduit location as specified in the comment letter.

1. Conduit Installation from Subdivision Entrance to Utility Easement:

1. 4-inch Conduit Installation:

- a. A 4-inch conduit must be installed from the entrance of the Whitechapel Park Subdivision to the utility easement on W Sam Houston Ave estimate coordinates (26°11'20.50"N 98°11'39.96"W).
- b. The conduit shall be positioned on the westside of the utility easement along N Queen Street, maintaining a 5-foot clearance from the 8-inch water line.
- c. N Queen St conduit must be installed from Sam Houston Ave to the intersection N Queen St & W Octavius ST, specifically within the designated utility easement.

2. Conduit Specifications:

1. Compliance with Schedule 40 Standards:

- a. All conduits must adhere to ****Schedule 40**** standards to ensure durability, reliability, and compliance with industry requirements.

Pharr Connect: Your Reliable Partner for Industrial Data Services

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

1. Key Features and Benefits:

- a. Unmatched Reliability: Pharr Connect serves as a trusted primary or secondary data source, ensuring uninterrupted access to critical information for your operations.
- b. Strategic Location: Access our services conveniently at the following coordinates: 26°11'0.97"N 98°12'23.40"W 98°10'58.82"W.

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

2. Minimal Construction Requirements:

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

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

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

Why Choose Pharr Connect?

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

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

"Connect with Confidence. Choose Pharr Connect."

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

From: [John Salinas](#)
To: [Eddie Martinez](#); "Javier"
Subject: RE: Subdivision review Whitechapel Park Subdivision
Date: Monday, July 28, 2025 10:34:54 AM
Attachments: [image002.png](#)
[image004.png](#)
[image006.png](#)
[image007.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,

HCID2 reservations, comments and updates for the Whitechapel Park Subdivision:

1. We have the general right of way covering all the lot. V. 19, pg. 193
2. The purchase of a partial 80' canal r.o.w. within the development is pending.
3. Developer will need to replace the pipeline along the west side is pending.
4. We need the recorded warranty.
5. Edit the signature block script:
THIS PLAT ...
NO IMPROVEMENTS OF ANY KIND(NO "S") ...
6. Plat will need to exclude 0.4 acre portion of land from the district; the other 13.44 acres are excluded.
7. Need the certificate of filing for the corporation/llc and documentation who is authorized to sign.
8. Add plat note: A permit is required for any utility service crossing a HCID2 right of way, easement or facility.

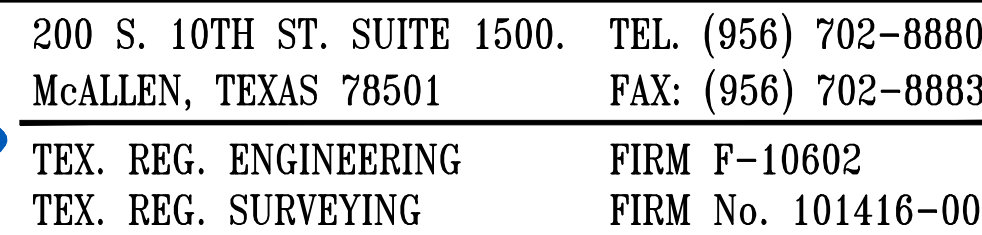
If there are any questions, please advise or call our office. Thank you.

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

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



SHEET 1 OF 2



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**

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

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

Proposed Subdivision
WhiteChapel Park

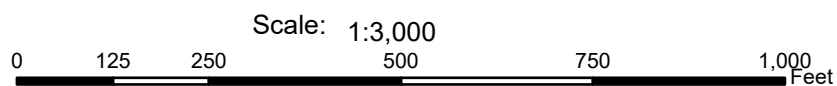
AERIAL



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

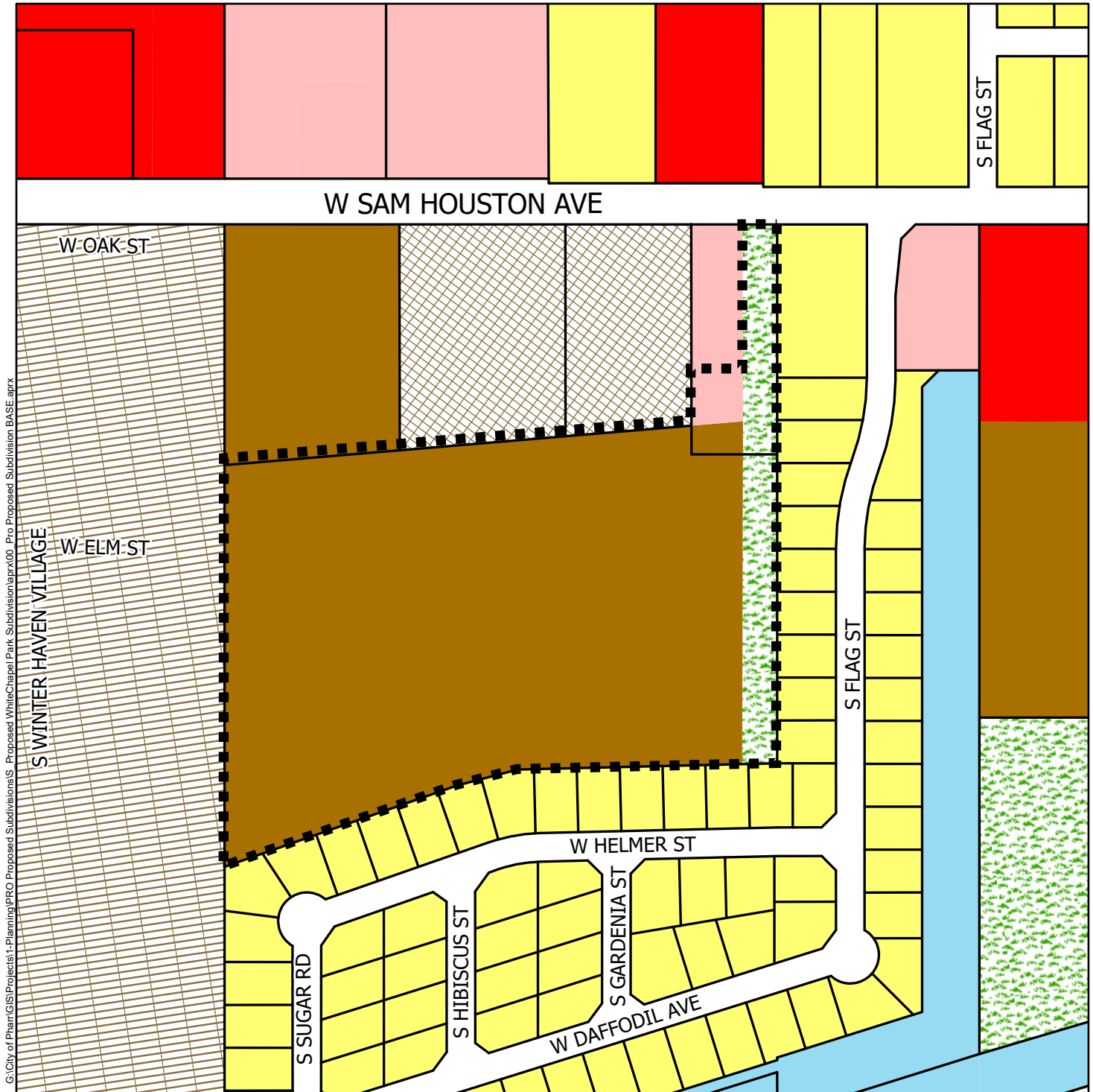
City of Pharr, Texas
Engineering Department
956.702.5355



Date: 7/24/2025

Proposed Subdivision WhiteChapel Park

ZONING

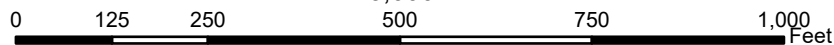


G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\1-Proposed WhiteChapel Park Subdivision\aprx00 - Pro Proposed Subdivision BASE.aprx

- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| 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: 1:3,000



Date: 7/24/2025



Pharr
Development Services



Site Photo

800 Block of West Sam Houston Ave.

