



**TAKE NOTICE THAT A REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF PHARR, TEXAS  
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,  
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS  
COMMENCING AT 4:00 PM ON  
THURSDAY, OCTOBER 9, 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 September 18, 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) Jennifer Smith, representing Brookhaven Events LLC., owner, DBA Brookhaven Event Center, 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 0.33 acres, more or less, out of Lot 2, Matt's Cash and Carry Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 404 East Interstate Highway 2, Building C. **CUP#250811**

2) Oscar R. Romo and Priscilla Romo, DBA Cigar Society, have 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 all of Lots 21, 22, 23 and 24, Block 29, Original Townsite of Pharr, Hidalgo County, Texas. The property is physically located at 116 West State Avenue. **CUP#250912**

#### **E. PLATS:**

1) Salinas Engineering & Associates, representing Ismael Rodriguez, owner, is requesting preliminary plat approval of the proposed Rodriguez Family Subdivision. The property is legally described as being a 0.25 acre tract of land out of the West 101.18 feet of Lot 14, Las Milpas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of West Ruisenor Avenue. **SUB#250412**

2) Weaver Consultants Group, representing Chris Ileakis, Member for 801 S. Cage LLC., owner, is requesting preliminary plat approval of the proposed D. Pearson Subdivision. The property is legally described as being a 1.738 acre tract of land, more or less, out of Lots 1 through 8, Lots 11 through 13, and a strip of land of 20 feet wide lying east and adjacent to and along the full length of Lot 11, Orange Grove Addition, Pharr, Hidalgo County, Texas. The property's physical address is 801 South Cage Boulevard. **SUB#250930**

#### **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](mailto: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](http://www.pharr-tx.gov). This Notice was posted on the 30<sup>th</sup> day of September 2025 at 4:30 p.m. and will remain posted continuously for at least three (3) business days preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

**WITNESS MY HAND AND SEAL, this 30<sup>th</sup> day of September 2025**



*[Handwritten Signature]*  
IMELDA PEREZ, TRMC  
CITY CLERK

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**MINUTES  
PLANNING & ZONING COMMISSION  
REGULAR CALLED MEETING  
THURSDAY, SEPTEMBER 18, 2025  
118 SOUTH CAGE 2<sup>nd</sup> FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, September 18, 2025, and following is the record of attendance.

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

**MEMBERS ABSENT:** Rafael Munguia  
Javier Gutierrez

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

**ITEM A. CALL TO ORDER**

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

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

**ITEM B. PUBLIC TESTIMONY**

There were no comments from the public.

**ITEM C. APPROVAL OF MINUTES**

**1) MINUTES FOR AUGUST 11, 2025 - REGULAR CALLED MEETING**

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

## ITEM D. PUBLIC HEARING

- 1) **SHOUKATALI DHANANI, DBA PIZZA HUT, 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 THE EAST 125 FEET OF BLOCK 1, PALM HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1001 WEST BUSINESS HIGHWAY 83. CUP#250810**

Joe Garza, Assistant Director of Development Services, introduced the item and stated the applicant requested a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. Mr. Garza went over the property's legal description and physical address East 125 feet of Block 1, Palm Heights Subdivision, an addition to the City of Pharr Hidalgo County, Texas. The property is physically located at 1001 West Business Highway 83.

Joe Garza, Assistant Director of Development Services, further stated Sixteen (16) surrounding property owners were notified of the request by letter on September 5, 2025, and a legal notice was published in the Advance News Journal on September 3, 2025. Staff received no response to the letters of legal notice.

Joe Garza, Assistant Director of Development Services, stated Development Services recommended approval of the Conditional Use 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.

Joe Garza, Assistant Director of Development Services, stated there was representation in the audience, and the applicant had no comments.

There being no further discussion, Board Member Andy Castro moved to **approve**. Board Member Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

- 2) **RAUL GARICA, RE PRESENTING RICH HERITAGE CONSTRUCTION INC, FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD) TO GENERAL BUSINESS DISTRICT (C) THE PROPERTIES ARE LEGALLY DESCRIBED AS BEING 1.11 ACRES, MORE OR LESS, OUT OF LOT 120, KELLY- PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 3801 NORTH SUGAR ROAD.COZ250816**

Joe Garza, Assistant Director of Development Services, introduced the item and stated applicant requested a Change of Zone from Residential Multi-Family High Density

District (R-MFHD) to General Business District (C) in order to construct a retail plaza. He went over the property's legal description and physical address and state the subject site was located on the west side of North Sugar Road, approximately 345 ft. north of West Eldora Road, and had a physical address of 3801 N Sugar Road. He further stated the property is legally described as being 1.11 acres, more or less, out of Lot 120, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. Mr. Garza stated the property fronts North Sugar Road, a 70-ft minor collector, which runs north and south with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

Joe Garza, Assistant Director of Development Services, stated the properties to the north and west were rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) on June 17, 2024. He stated the property to the south was zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989, and the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on April 5, 2021. He further stated there have been no other zoning requests within the general vicinity of the subject property since that time and the property is generally designated for residential use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, stated the General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. He stated larger shopping centers and most existing commercial strips along major arterials would be included in this district. Mr. Garza stated the noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors.

Joe Garza, Assistant Director of Development Services, further stated Nine (9) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on September 5, 2025, and a legal notice was published in the Advance News Journal on September 3, 2025. Staff received no response to the letters or the legal notice.

Joe Garza, Assistant Director of Development Services, stated Development Services is recommending disapproval of the request to rezone from Residential Multi-Family High Density District (R-MFHD) to General Business District (C) as it may have detrimental impact to the neighborhood character and is not in line with the future land use. He stated the proposed rezoning does not reflect the current planning objectives or commercial development trends within the area. Lastly, he stated, if approved, the owner must comply with all City Ordinances and City Department requirements.

At this time, Chairman Danny Wylie stated they would deviate from the agenda and go into closed session. There was no objection.

**ITEM F. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED SESSION (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW**

The time being 4:11 p.m., Chairman Wylie stated the board would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

**ITEM G. RECONVENE:**

The time being 4:27 p.m., Chairman Danny Wylie stated the Board would be resuming the open meeting.

Raul Garcia, Engineer, introduced Owner to board members. Chairman Danny Wylie asked owner Ruben Ruiz if he would consider a neighborhood commercial. Mr. Ruben Ruiz then asked Joe Garza, Assistant Director of Development Services, to describe the meaning of a neighborhood commercial business. Joe Garza described it as being small businesses and shops for residents nearby. He further provided examples as being barber shops, doctor offices, and local owned convenience stores. The owner acknowledged this was the type of plaza he wanted to build.

**ITEM E. ANNOUNCEMENTS**

None

**ITEM H. ADJOURNMENT**

There being no further business, Board Member Charlie Ramirez moved to adjourn. Board Member Ruben Luna seconded the motion and when put to vote, the motion carried unanimously. Meeting adjourned at 4:30 p.m.

**PLANNING & ZONING COMMISSION**

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Danny Wylie, Chairman

**ATTEST:**

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Andy Castro, Secretary

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

**ON THIS 18<sup>th</sup> DAY OF SEPTEMBER 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, **KARINA GONZALEZ, SECRETARY**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

\_\_\_\_\_  
KARINA GONZALEZ, SECRETARY

APPROVED: \_\_\_\_\_



## AGENDA MEMORANDUM



**BOARD:** PLANNING & ZONING  
COMMISSION

**AGENDA ITEM #:** D.1.

**DATE SUBMITTED:** September 25, 2025  
**MEETING DATE:** October 9, 2025

**FROM:** Kimberly Mendoza, Development  
Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Jennifer Smith, representing Brookhaven Events LLC., owner, DBA Brookhaven Event Center, 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 0.33 acres, more or less, out of Lot 2, Matt's Cash and Carry Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 404 East Interstate Highway 2, Building C. **CUP#250811**

**Classification:** Public Hearing

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

**Issue:** Jennifer Smith, representing Brookhaven Events LLC., owner, DBA Brookhaven Event Center, 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

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### ROUTING:

Kimberly Mendoza  
Ricardo Rodriguez  
David Friedlein  
Kimberly Mendoza

Created/Initiated - 09/25/2025  
Approved - 09/26/2025  
Approved - 09/26/2025  
Final Approval - 10/02/2025



## MEMORANDUM

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**DATE:** THURSDAY, OCTOBER 9, 2025

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** CONDITIONAL USE PERMIT AND LATE HOURS PERMIT FOR ABC  
FILE NO. **CUP#250811** (BROOKHAVEN EVENT CENTER)

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### GENERAL INFORMATION:

**APPLICANT:** Jennifer Smith, representing Brookhaven Events LLC., owner, DBA Brookhaven Event Center, 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 0.33 acres, more or less, out of Lot 2, Matt's Cash and Carry Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is physically located at 404 East Interstate Highway 2, Building C.

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

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

**FIRE DEPARTMENT:** Pending reinspection 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:** Ten (10) surrounding property owners were notified of the request by letter on September 26, 2025, and a legal notice was published in the Advance News Journal on September 24, 2025. Staff received no response to the letters or the legal notice.

**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, October 20, 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:*

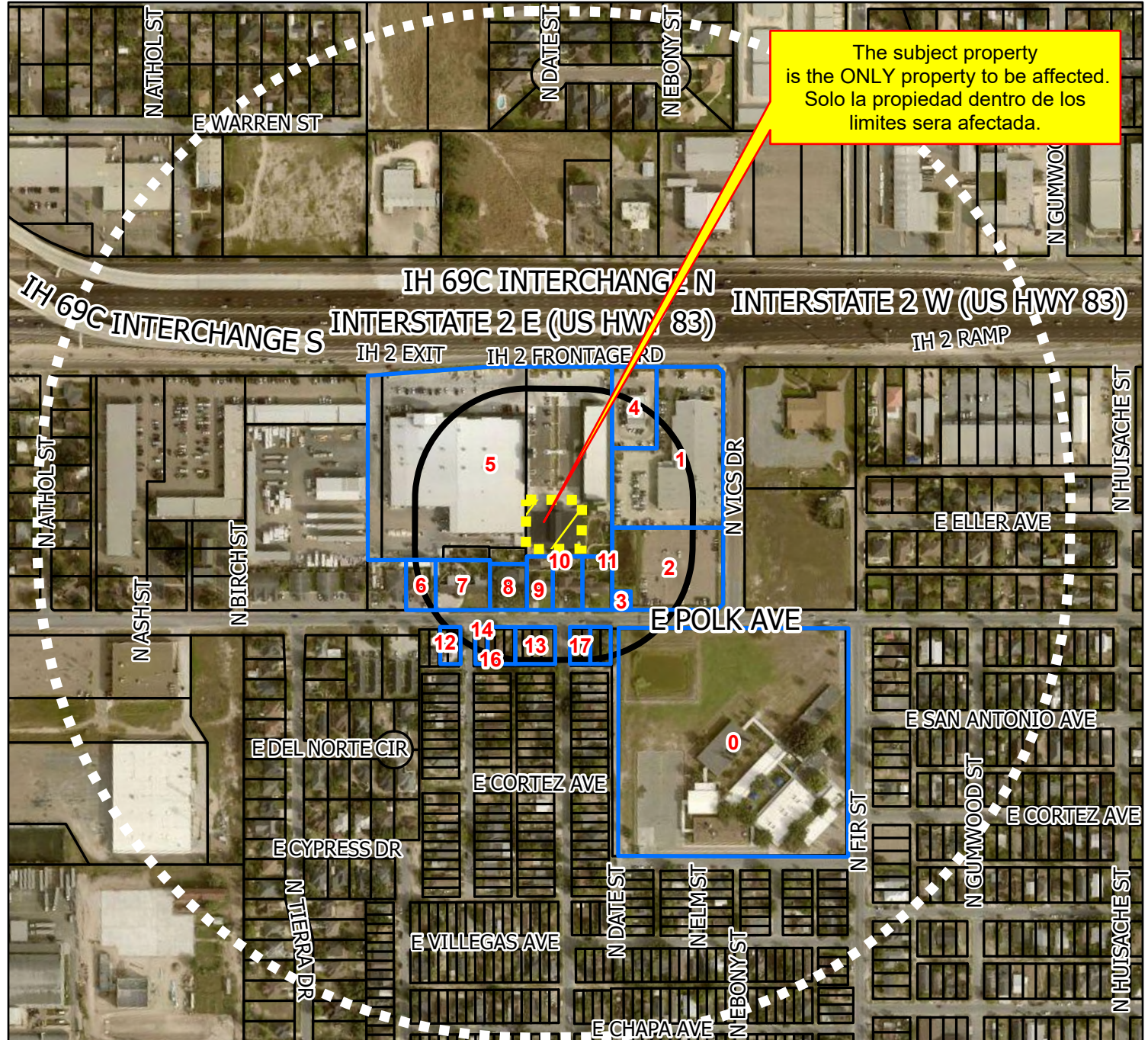
1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational 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.

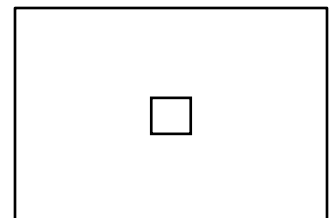
8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.
9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission 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

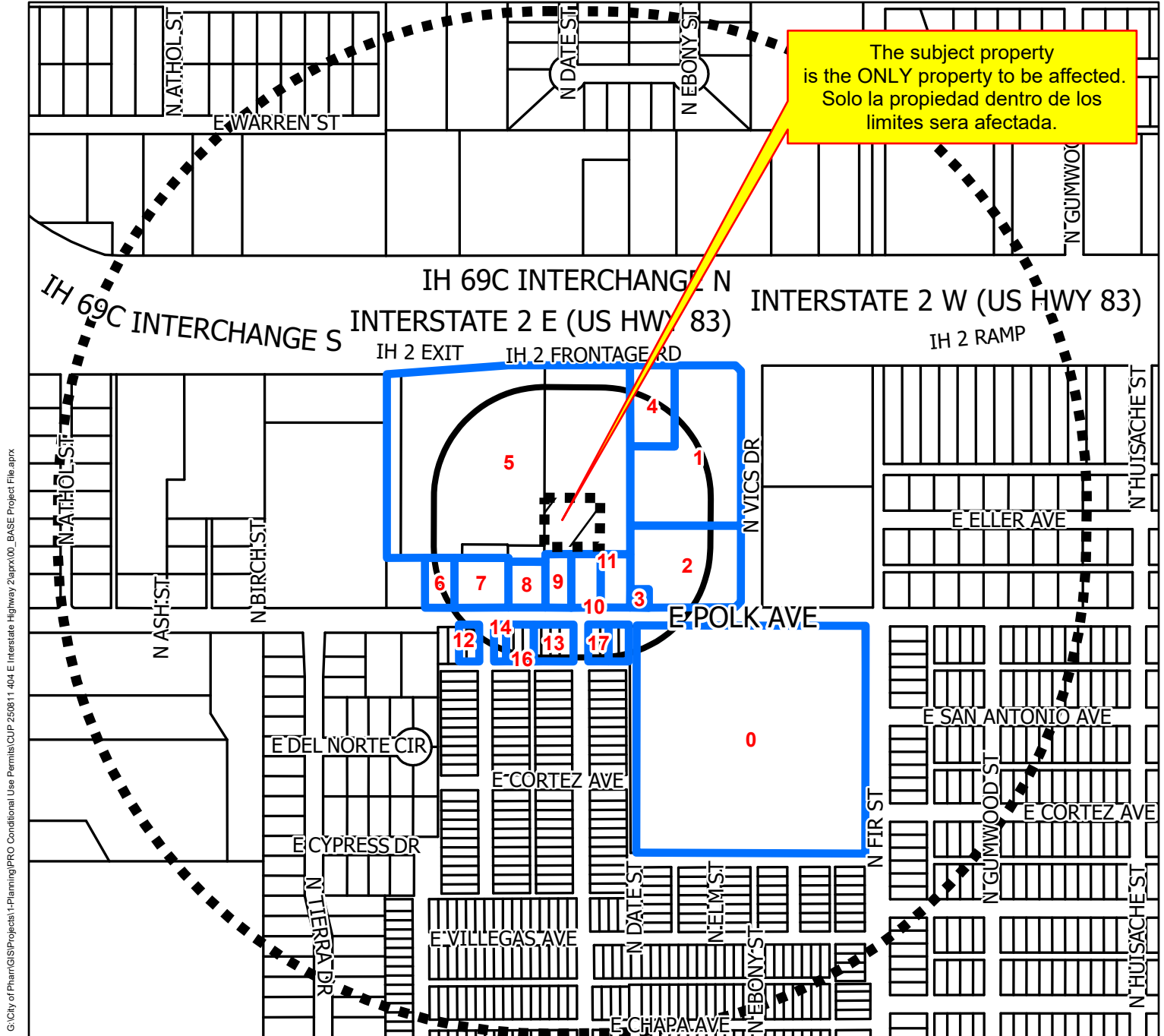


- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location
- Quarter Mile Radius

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.

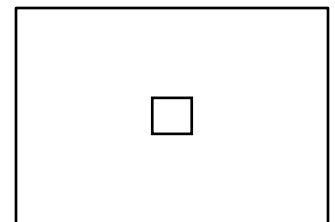


# RADIUS

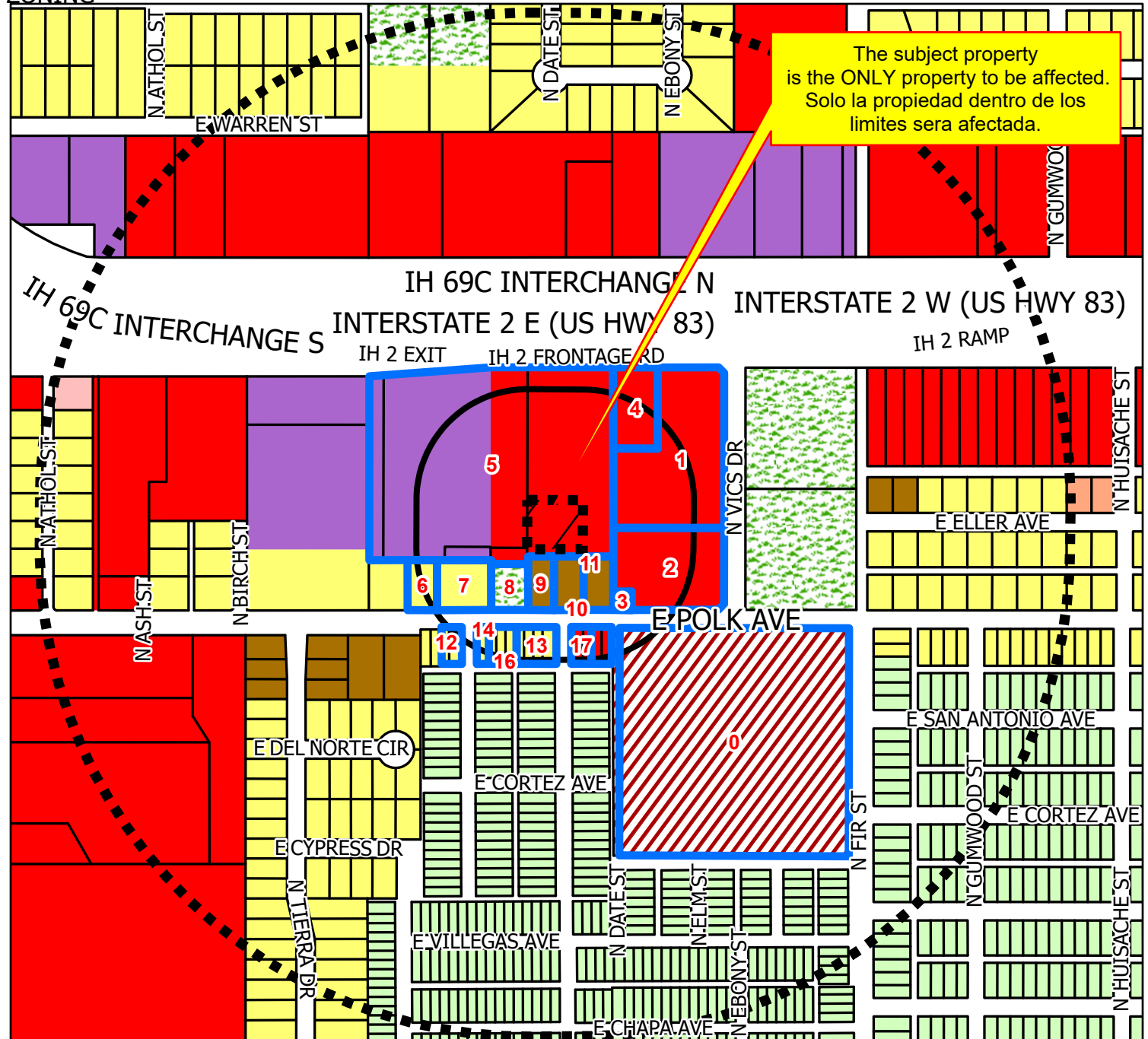


- Pharr City Limit
- 300 ft. Notification Buffer
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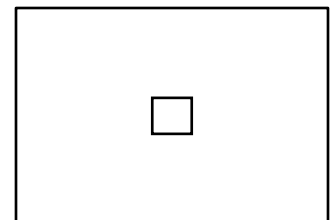


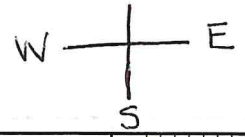
# ZONING



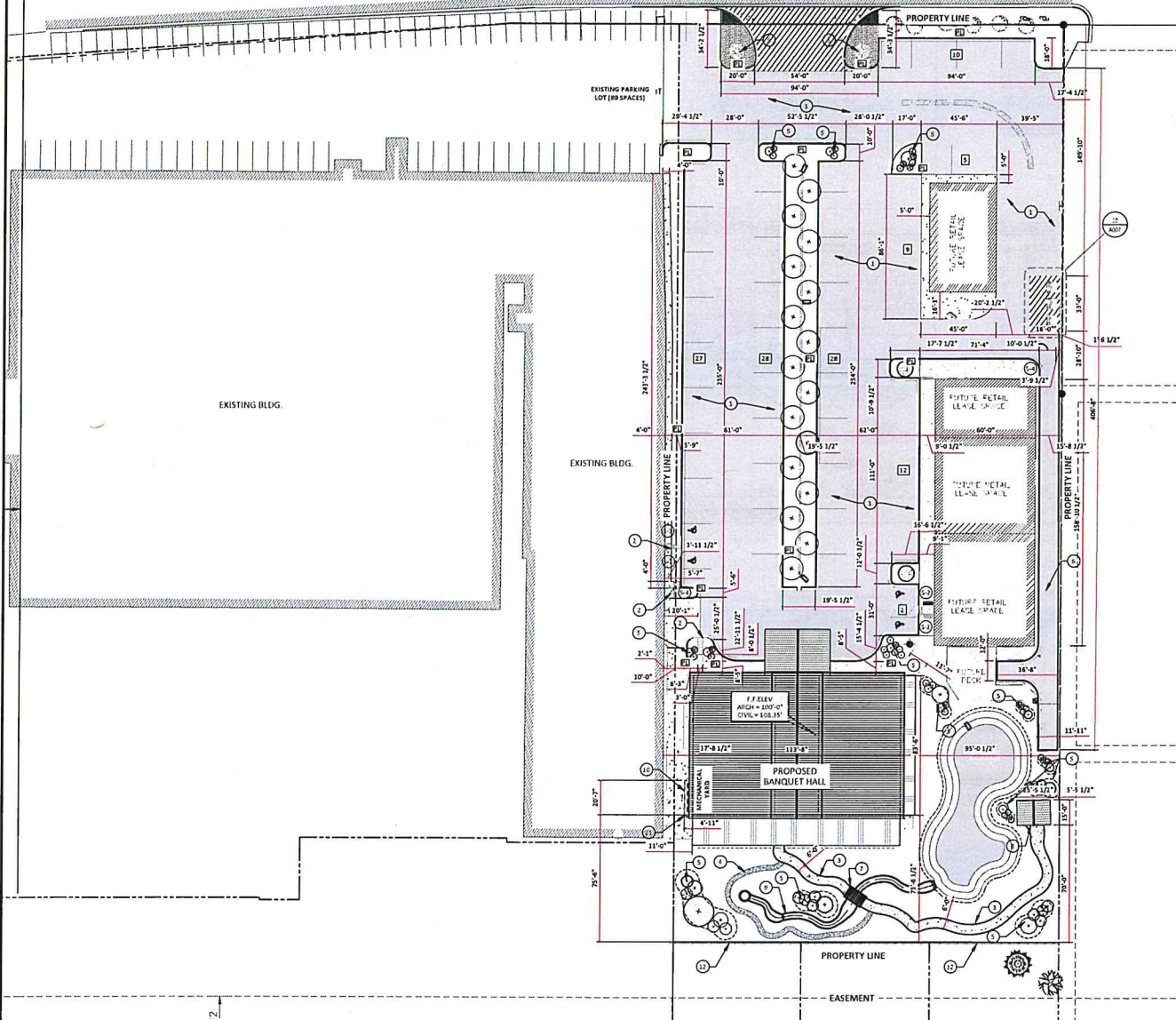
- |                             |                                       |                          |
|-----------------------------|---------------------------------------|--------------------------|
| Pharr City Limit            | Residential Multi-Family High Density | Heavy Commercial         |
|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

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U.S. HIGHWAY 83.



#### GENERAL SITE PLAN NOTES

- COORDINATE ALL SPOT ELEVATIONS AND DIMENSIONS WITH CIVIL AND STRUCTURAL DRAWINGS.
- PROVIDE POSITIVE DRAINAGE OF 1% MINIMUM / 2% MAXIMUM AT ALL EXTERIOR PAVED PEDESTRIAN AREAS SUCH AS SIDEWALKS, PATIOS, STAIRS, ETC. UNLESS NOTED OTHERWISE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING OF 5% FOR A DISTANCE OF 10 FEET UNLESS NOTED OTHERWISE.
- FINISH GRADE SLOPES SHALL BE NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.

#### KEYED NOTES

- ASPHALT PAVING
- RAMP, SEE DETAIL 16/A006
- CONCRETE WALK, SEE DETAILS 1,2,3,4/A006. REFER TO CIVIL FOR ELEVATIONS.
- GRAVEL PATH
- LANDSCAPE PLANT BEDS
- ASPHALT PAVED DRIVE
- PRE-FABRICATED FOOTBRIDGE
- PRE-FABRICATED GAZEBO
- DRY STREAM BED W/ RIP-RAP BANKS
- 4'-0" CHAIN-LINK FENCE W/ PRIVACY SLATS
- 4'-0" x 3'-0" CHAIN-LINK GATE W/ PRIVACY SLATS
- EXISTING WOOD FENCE

#### SIGNAGE LEGEND

- DO NOT ENTER
- H/C PARKING
- STAFF PARKING
- AUTHORIZED VEHICLES ONLY
- VISITOR PARKING

SIGNAGE NOTES:  
1. REFER TO DETAIL 13 SHEET A006 FOR SIGNAGE SCHEDULE.  
2. NOT ALL SIGNAGE USED. REFER TO PLAN.

#### SYMBOL LEGEND

CHAIN-LINK FENCE

CHAIN-LINK SWING GATE

TREES

MULCHED LANDSCAPING BEDS

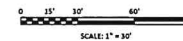
PLANTER

#### SITE INFORMATION

| DESCRIPTION             | QUANTITY     |
|-------------------------|--------------|
| LOT AREA                | 125,997 S.F. |
| LANDSCAPE AREA REQ'D    | 18,876 S.F.  |
| LANDSCAPE AREA PROVIDED | 11,079       |
| PARKING SPACES REQ'D    | 59           |
| PARKING SPACES PROVIDED | 121          |

NOTE: 80 EXISTING PARKING SPACES.

NOTE:  
1. REFER TO CIVIL FOR ALL SITE RELATED WORK.  
2. REFER TO CIVIL FOR DIMENSIONAL CONTROLS AND BENCH MARKS.



| REV. | DESCRIPTION | DATE |
|------|-------------|------|
|      |             |      |
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BROOKHAVEN EVENT CENTER  
PAHRR, TX  
ARCHITECTURAL SITE  
PLAN



100% CDs - ISSUED FOR CONSTRUCTION

URBAN  
INFRASTRUCTURE  
GROUP, INC.  
200 S. Capitol Blvd.  
Austin, Texas 78704  
737.441.1237  
www.urbaninfrastructure.com

DRAWN BY:  
DATE:  
SCALE:

SHEET NUMBER: **A005**

5 SITE PLAN  
Scale: 1" = 30'



**Pharr**  
Development Services



## Site Photo

404 East Interstate Highway 2, Building C





## AGENDA MEMORANDUM



**BOARD:** PLANNING & ZONING  
COMMISSION

**AGENDA ITEM #:** D.2.

**DATE SUBMITTED:** September 25, 2025  
**MEETING DATE:** October 9, 2025

**FROM:** Kimberly Mendoza, Development  
Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Oscar R. Romo and Priscilla Romo, DBA Cigar Society, have 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 all of Lots 21, 22, 23 and 24, Block 29, Original Townsite of Pharr, Hidalgo County, Texas. The property is physically located at 116 West State Avenue. **CUP#250912**

**Classification:** Public Hearing

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

**Issue:** Oscar R. Romo and Priscilla Romo, DBA Cigar Society, have 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 Business District (C-2).

**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 a Business District (C-2) 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

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### ROUTING:

Kimberly Mendoza  
Ricardo Rodriguez  
David Friedlein  
Kimberly Mendoza

Created/Initiated - 09/25/2025  
Approved - 09/26/2025  
Approved - 09/26/2025  
Final Approval - 10/02/2025



## MEMORANDUM

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**DATE:** THURSDAY, OCTOBER 09, 2025

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

|                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------|
| <p><b>SUBJECT:</b> CONDITIONAL USE PERMIT AND LATE HOURS PERMIT FOR ABC<br/>FILE NO. <b>CUP#250912</b> (CIGAR SOCIETY)</p> |
|----------------------------------------------------------------------------------------------------------------------------|

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### GENERAL INFORMATION:

**APPLICANT:** Oscar R. Romo and Priscilla Romo, DBA Cigar Society, have 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 Business District (C-2).

**LEGAL DESCRIPTION:** The property is legally described as being all of Lots 21, 22, 23 and 24, Block 29, Original Townsite of Pharr, Hidalgo County, Texas.

**LOCATION:** The property is physically located at 116 West State Avenue.

**ZONING:** The property and properties to the north, east, and west are currently zoned Business District (C-2) and General Business District (C) to the south. The area is generally designated for commercial in the Land Use Plan.

|                  |                         |                                                    |
|------------------|-------------------------|----------------------------------------------------|
| <b>COMMENTS:</b> | <b>POLICE CHIEF:</b>    | Recommends approval of the Conditional Use Permit. |
|                  | <b>FIRE DEPARTMENT:</b> | Recommends approval of the Conditional Use Permit. |

|                              |                                                    |
|------------------------------|----------------------------------------------------|
| <b>CODE COMPLIANCE:</b>      | Pending inspection of the Conditional Use Permit.  |
| <b>HEALTH:</b>               | Recommends approval of the Conditional Use Permit. |
| <b>DEVELOPMENT SERVICES:</b> | Recommends approval of the Conditional Use Permit. |

**HOURS OF OPERATION:** Hours of operation will be from Sunday through Wednesday 8am-1am and Thursday to Saturday 8am-2am.

**NOTIFICATION OF PUBLIC:** Thirty (30) surrounding property owners were notified of the request by letter on September 26, 2025, and a legal notice was published in the Advance News Journal on September 24, 2025. Staff received no response to the letters of the legal notice.

**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 a Business District (C-2) 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, October 20, 2025, at 4:00 p.m.**

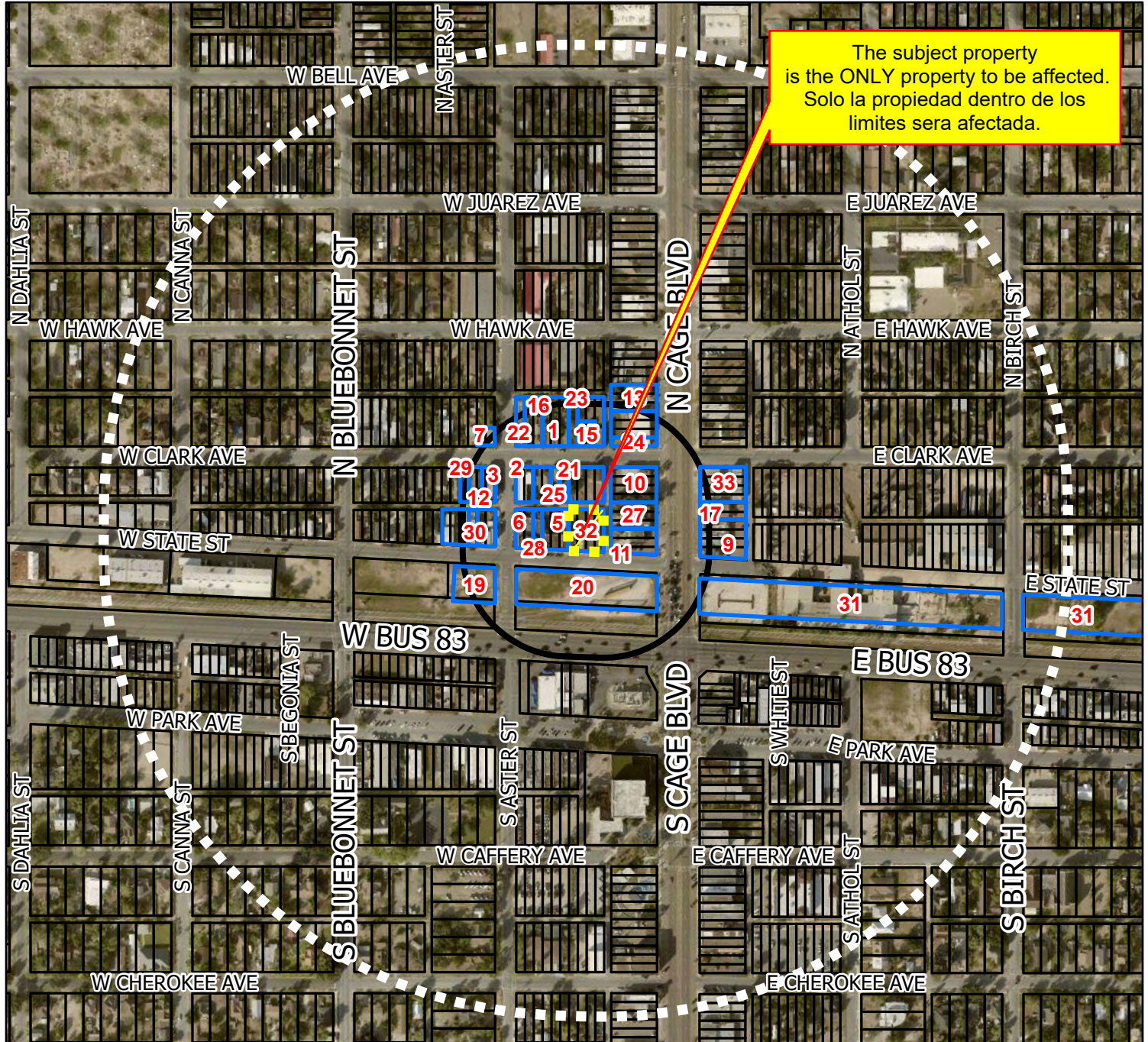
*Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:*

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.

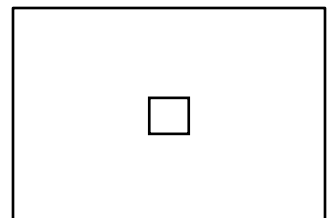
The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.

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.



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

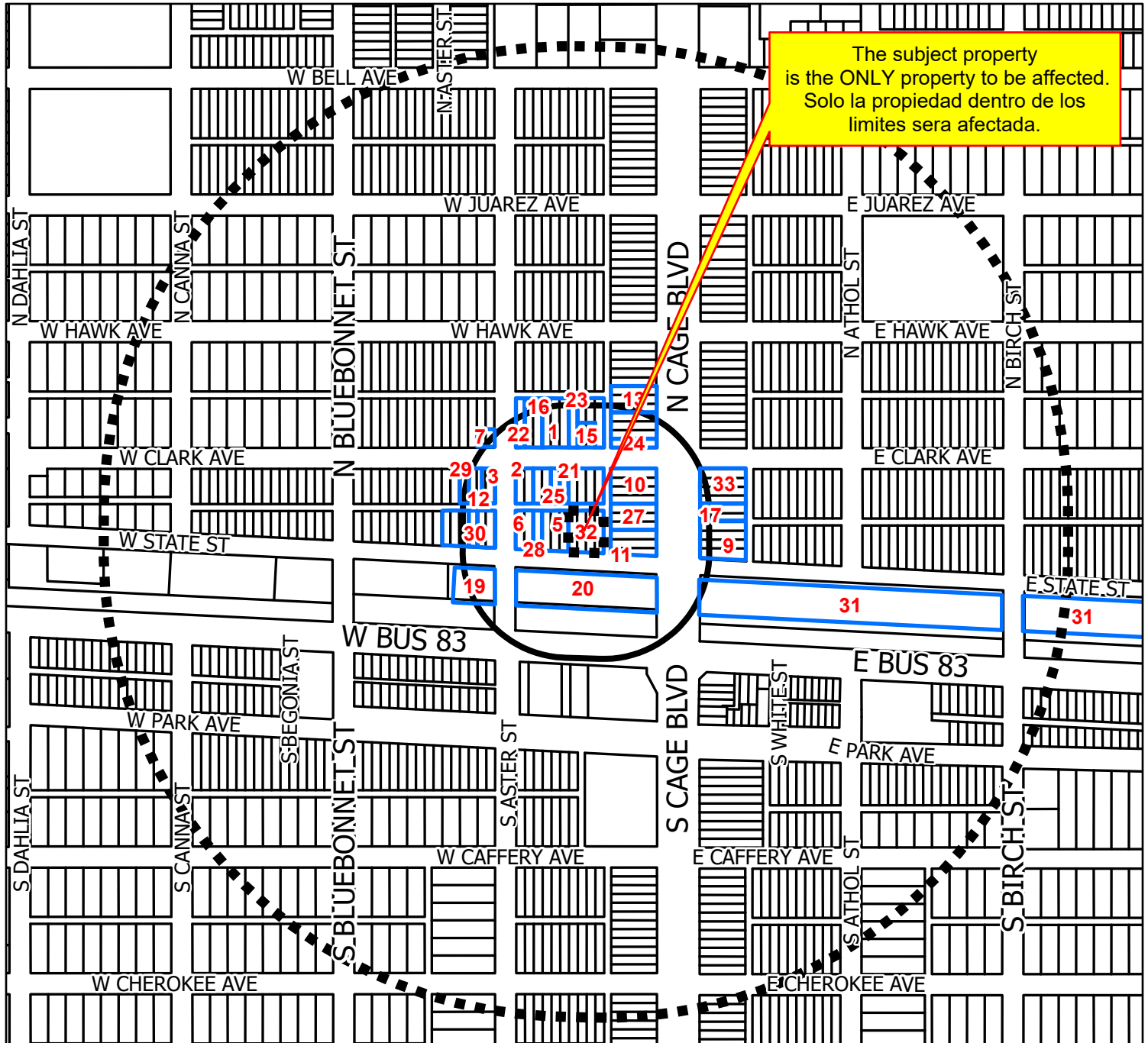
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Conditional Use Permit  
Pharr Original Townsite Lot 21-24 Blk  
29  
116 W State Ave/Oscar Romo  
RADIUS



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

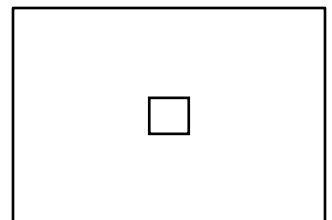
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas  
Engineering Department  
956.402.4221

Date: 9/24/2025

Scale: 1:5,000

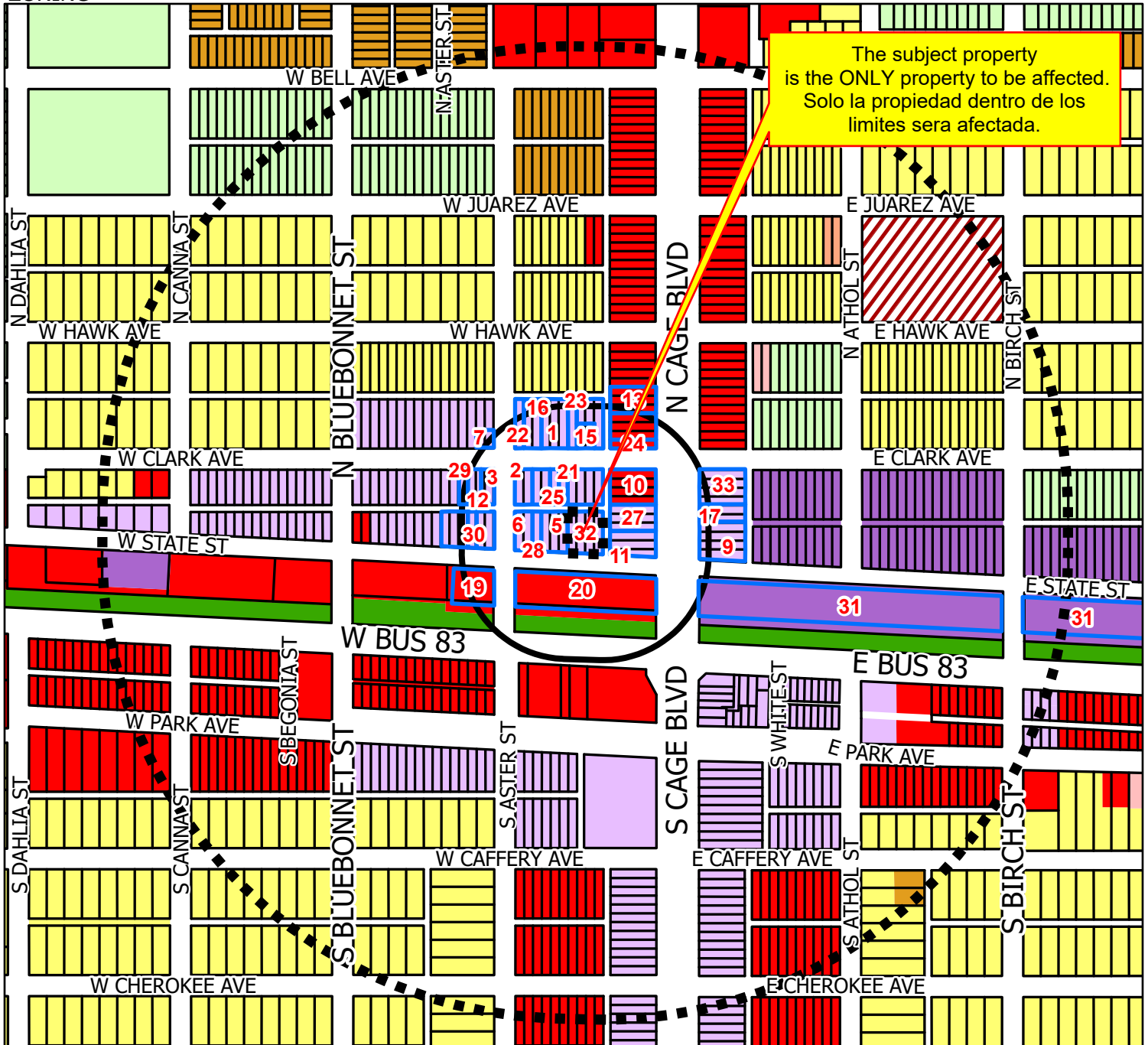
0 210 420 840 1,260 1,680 Feet



Proposed Conditional Use Permit Pharr  
 Original Townsite Lot 21-24 Blk 29  
 116 W State Ave/Oscar  
**ZONING**



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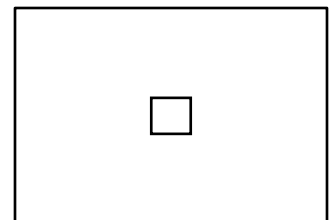
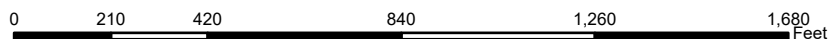
- |                             |                                       |                          |
|-----------------------------|---------------------------------------|--------------------------|
| Pharr City Limit            | Residential Multi-Family High Density | Heavy Commercial         |
| Quarter Mile                | 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 |

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: 9/24/2025

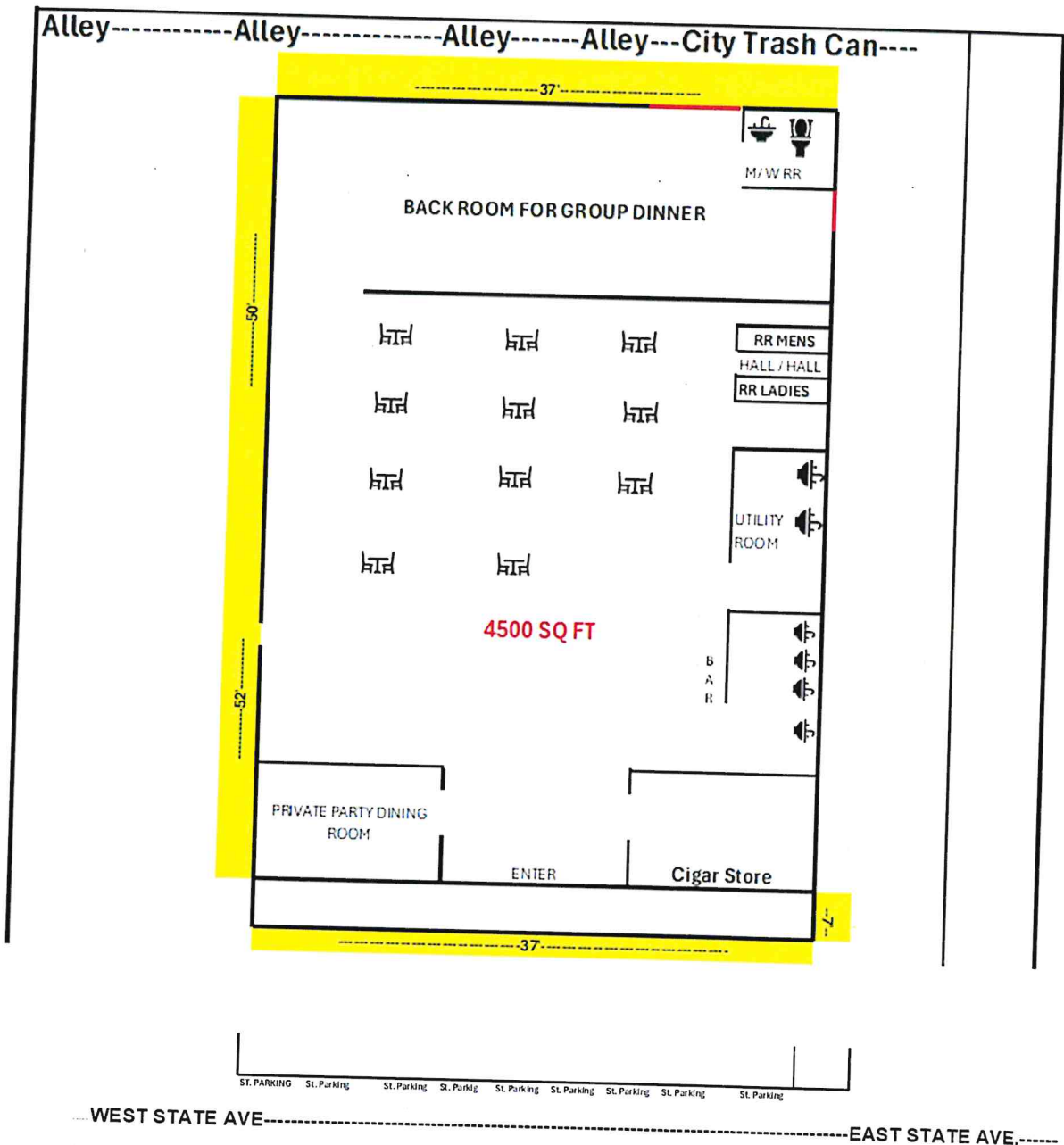
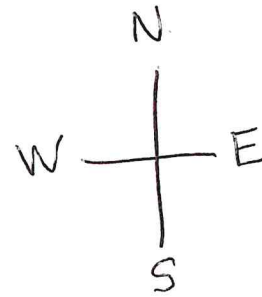
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# Cigar Society Café

116 W State Ave.

Pharr, Texas 78577





**Pharr**  
Development Services



## Site Photo

116 West State Avenue





## AGENDA MEMORANDUM



**BOARD:** PLANNING & ZONING  
COMMISSION

**AGENDA ITEM #:** E.1.

**DATE SUBMITTED:** September 29, 2025  
**MEETING DATE:** October 9, 2025

**FROM:** Kimberly Mendoza, Development  
Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Salinas Engineering & Associates, representing Ismael Rodriguez, owner, is requesting preliminary plat approval of the proposed Rodriguez Family Subdivision. The property is legally described as being a 0.25 acre tract of land out of the West 101.18 feet of Lot 14, Las Milpas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of West Ruisenor Avenue.  
**SUB#250412**

**Classification:** Regular

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

**Issue:** Salinas Engineering & Associates, representing Ismael Rodriguez, owner, is requesting preliminary plat approval of the proposed Rodriguez Family Subdivision.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends preliminary plat approval of the proposed Rodriguez Family Subdivision subject to the listed conditions.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### ROUTING:

Kimberly Mendoza  
Ricardo Rodriguez  
David Friedlein  
Kimberly Mendoza

Created/Initiated - 09/29/2025  
Approved - 10/01/2025  
Approved - 10/02/2025  
Final Approval - 10/02/2025



## MEMORANDUM

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**DATE:** THURSDAY, OCTOBER 9, 2025  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** DEVELOPMENT SERVICES  
**SUBJECT:** RODRIGUEZ FAMILY SUBDIVISION  
FILE NO. **SUB250412**

---

### GENERAL INFORMATION

**APPLICANT:** Salinas Engineering Associates, representing Ismael Rodriguez, owner, is requesting preliminary plat approval of the proposed Rodriguez Family Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a 0.25 acre tract of land out of the West 101.8 feet, of Lot 14, Las Milpas Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located within the 200 Block of West Ruisenor Avenue.

**ZONING:** The property is currently zoned Residential Multi-Family District (R-MF). The adjacent zones are Residential Multi-Family District (R-MF) to the north, south, east and west. The property is designated for 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 Rodriguez Family Subdivision subject to the following conditions:

**LOCATION:**

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



**Pharr**  
Development Services



**REVIEWED BY:**

HERIBERTO MARTINEZ  
PLANNER III  
EDDIE.MARTINEZ@PHARR-TX.GOV

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## **STAFF REVIEW MEETING FOR: RODRIGUEZ FAMILY SUBDIVISION**

1. Add all monuments.
2. Correct spelling for owner's name.
3. Add street names on metes & bounds.
4. Verify the Part 4 on property description.

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



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

## STAFF REVIEW MEETING FOR: RODRIGUEZ FAMILY SUBDIVISION

PLAT REVIEW FOR:  
RODRIGUEZ FAMILY SUBDIVISION

\*\*\*\*\*

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

### WATER:

- Will need to show all surrounding utilities in the area.
- Comments made change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

### SEWER:

- Will need to show all surrounding utilities in the area.
- Will need to show sewer connection details.
- The sanitary sewer will need to be 6" for commercial business.
- 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.

## STAFF REVIEW MEETING FOR: RODRIGUEZ FAMILY SUBDIVISION

### PLAT

1. Signature and seal from P.E. & R.P.L.S. is required.

\*\*\*\*\*

### SITE PLAN

1. Include details of water and sewer services.

\*\*\*\*\*

### DRAINAGE

1. Drainage report to be reviewed and approved by HCDD No. 1.
2. All detention ponds shall be required to be stabilized using sod or hydro-mulch to prevent erosion.

\*\*\*\*\*

### CLOSEOUT DOCUMENTS

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

## **STAFF REVIEW MEETING FOR: RODRIGUEZ FAMILY 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.Call out existing fire hydrants.

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



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

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## **STAFF REVIEW MEETING FOR: RODRIGUEZ FAMILY SUBDIVISION**

1. Submit an approved Sediment Erosion control plan with BMP's.
2. Construction Entrance shall measure 20 feet in width and 50 feet in length with 4-8inch bull rock.
3. Silt fence shall only use metal stakes and shall be set around the whole perimeter of the property.
4. Obtain any required Street Cut, Bore, Curb Cut, or Discharge permits as needed.

## STAFF REVIEW MEETING FOR: RODRIGUEZ FAMILY SUBDIVISION

Pre-Preliminary:  
Subdivision: Rodriguez Family Subdivision

---

Plat Notes:

- No Notes

General Notes: Proposed Data/Telephone Access.

1. Data/Telephone Existing Access Point Location:

- a. Estimated at coordinates: 26° 7'5.59"N 98° 11'57.62"W.

2. Primary Conduit Installation:

- a. A \*\*1x4" Schedule 40 conduit\*\* or \*\*1x4" SDR11 Orange conduit Sleeve shall be routed within the Utility Easement on W Ruisenor Ave (estimate coordinates 26° 7'5.59"N 98° 11'57.62"W).
- b. A \*\*1x4" Schedule 40 conduit\*\* or \*\*1x4" SDR11 Orange conduit\*\* Sleeve shall be routed within the Utility Easement on W Ruisenor Ave to within the Subdivision Location in accordance with Building Site Plan.

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° 7'5.59"N 98° 11'57.62"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.

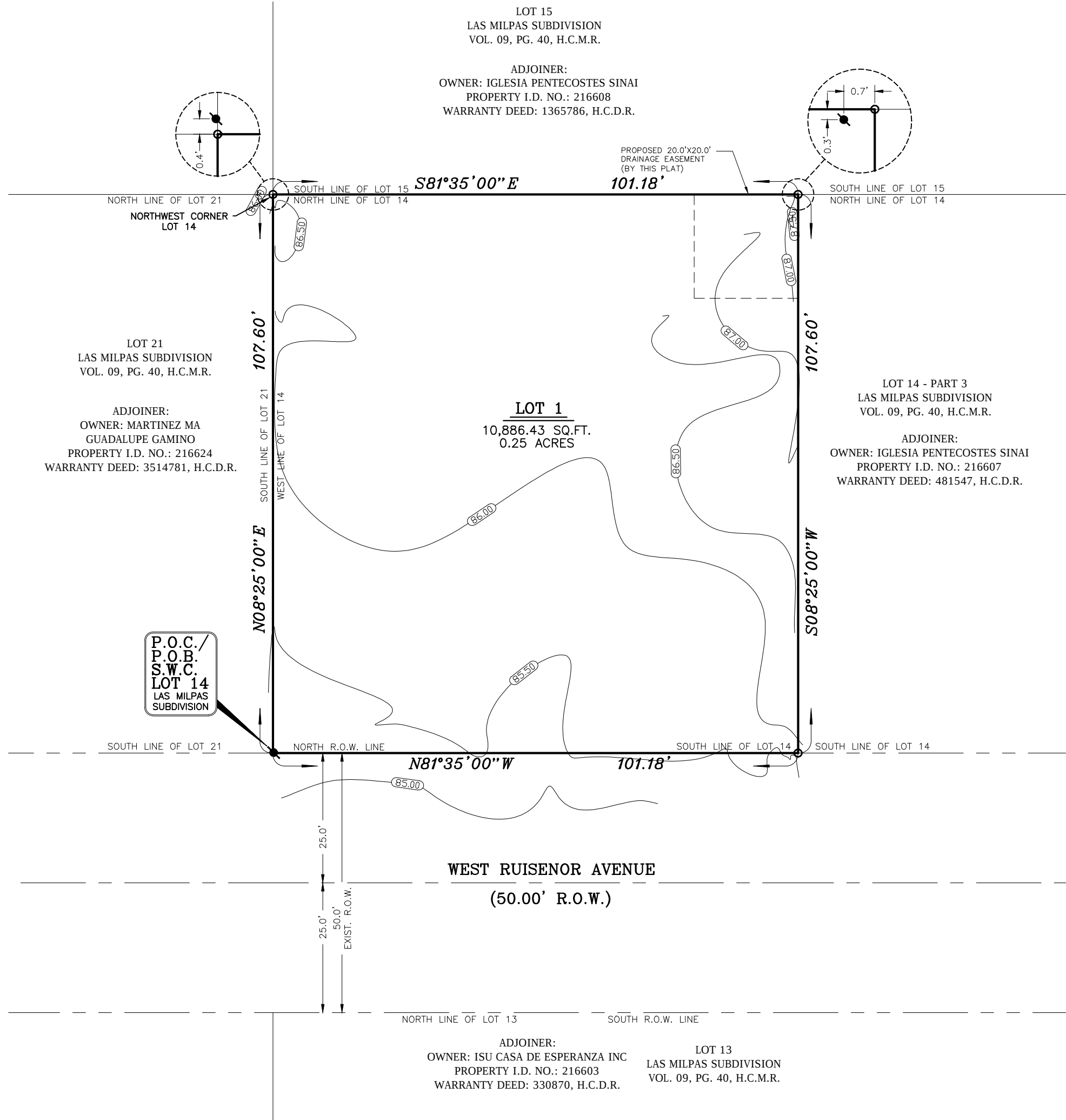
Why Choose Pharr Connect?

- 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.



## RODRIGUEZ FAMILY SUBDIVISION

BEING A 0.25 ACRE TRACT OF LAND, MORE OR LESS, KNOWN AS THE WEST 101.18 FEET OF PART 4, OF LOT 14, LAS MILPAS SUBDIVISION, OF THAT PART LYING SOUTH OF DRAINAGE DITCH, ALL OUT LOT 341, KELLY PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 09, PAGE 40, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

### GENERAL PLAT NOTES:

- MINIMUM BUILDING SETBACKS AS PER CITY OF PHARR ORDINANCE.
- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "B"  
COMMUNITY PANEL NO. 480334 0500 B  
EFFECTIVE JANUARY 2, 1981.  
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF NOT LESS THAN 377.33 CUBIC FEET, OR, 0.009 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF THE CURB OF ROAD LOCATED AT THE CENTER OF EACH LOT.
- ONLY ONE SINGLE-FAMILY DWELLING UNIT PER LOT.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION EQUIPMENT.
- BENCHMARK NOTE:  
NORTHING: 16570233.296, EASTING: 1083822.613 - CITY OF PHARR BENCHMARK MONUMENT NO. 16 - BENCHMARK LOCATED WEST FROM THE WESTERN EDGE OF PAVEMENT OF GAGE BOULEVARD (U.S. HIGHWAY 281) AND SOUTH OF THE SOUTHERN EDGE OF PAVEMENT OF DICKER ROAD, BENCHMARK ELEV.= 84.02

- 5.0 FT. SIDEWALK ALONG RUISENOR WEST AVENUE SHALL BE REQUIRED AT TIME OF BUILDING PERMIT PHASE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- OWNERS ARE TO MAINTAIN RIGHT-OF-WAY AND PERIMETER OF SUBDIVISION.
- OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.02 ACRES AND A VOLUME OF APPROXIMATELY 0.06 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.

### PRINCIPAL CONTACTS

| NAME                       | ADDRESS            | CITY & ZIP           | PHONE          | FAX            |
|----------------------------|--------------------|----------------------|----------------|----------------|
| OWNER: ISAMEL RODRIGUEZ    | P.O. BOX 551       | PHARR, TEXAS 78577   | (956) 533-3878 | NONE           |
| ENGINEER: DAVID O. SALINAS | 2221 DAFFODIL AVE. | McAlLEN, TEXAS 78501 | (956) 682-9081 | (956) 686-1489 |
| SURVEYOR: DAVID O. SALINAS | 2221 DAFFODIL AVE. | McAlLEN, TEXAS 78501 | (956) 682-9081 | (956) 686-1489 |

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF PHARR ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E. 1K REG. NO. 71973 ON APRIL 10, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

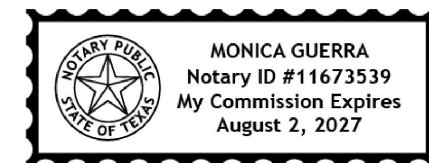
I, ISMAEL RODRIGUEZ, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE RODRIGUEZ FAMILY SUBDIVISION, TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER: ISMAEL RODRIGUEZ  
RODRIGUEZ FAMILY SUBDIVISION  
P.O. BOX 551  
PHARR, TEXAS 78577

### STATE OF TEXAS COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D.



NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

### STATE OF TEXAS COUNTY OF HIDALGO

THIS PLAT OF RODRIGUEZ FAMILY SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

PLANNING AND ZONING COMMISSION CHAIRMAN  
DANNY WYLIE

### STATE OF TEXAS COUNTY OF HIDALGO

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

MAYOR, CITY OF PHARR, TEXAS.  
AMBROSIO HERNANDEZ

DATE

ATTEST:

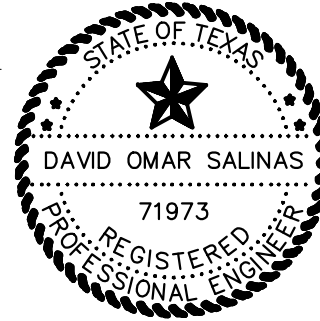
CLERK, CITY OF PHARR, TEXAS.

DATE

### KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DAVID O. SALINAS, A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCES AND ALL STATE STATUTES GOVERNING SURVEYS.

DAVID OMAR SALINAS, P.E.  
REG. PROFESSIONAL ENGINEER #71973



DAVID O. SALINAS, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR #5782

### APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

### STATE OF TEXAS HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

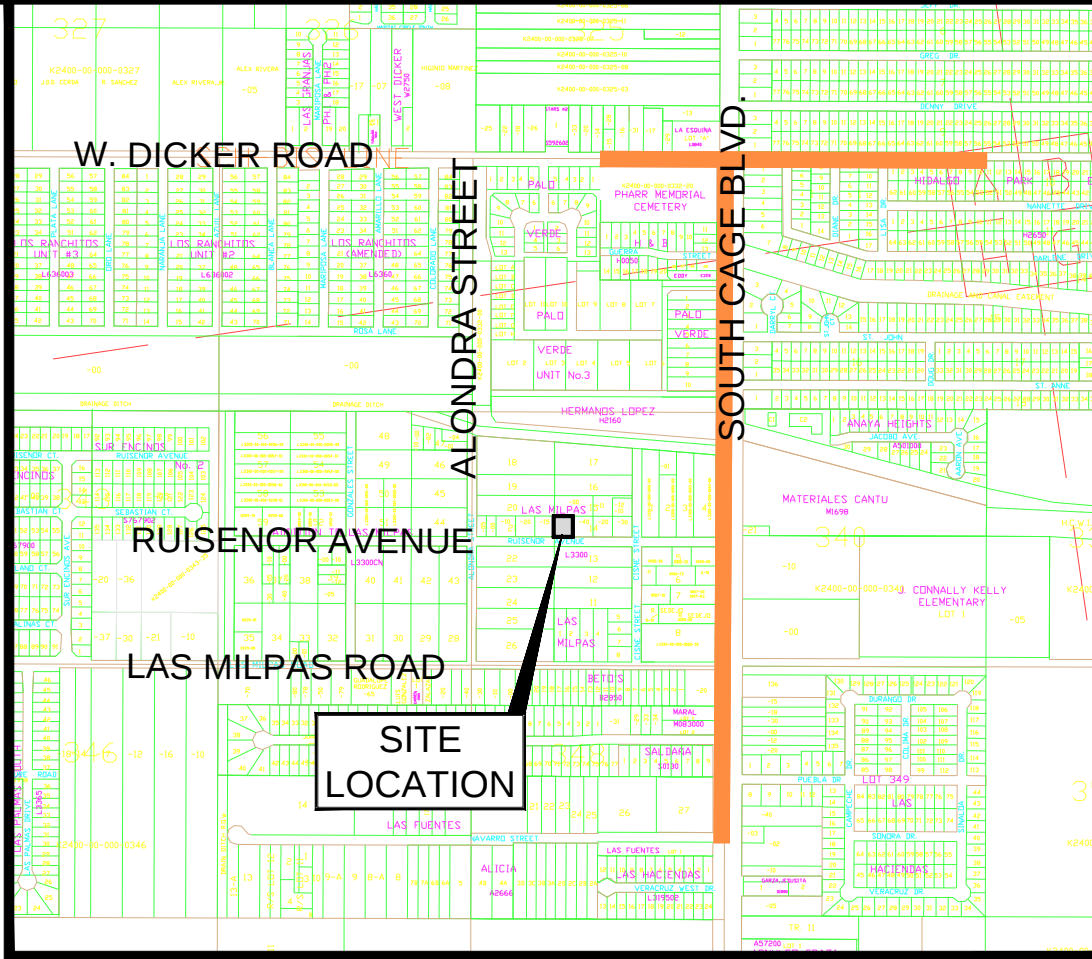
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

PRESIDENT

ATTEST:

SECRETARY



### LOCATION MAP

SCALE : 1" = 1000'

### METES AND BOUNDS DESCRIPTION

BEING A 0.25 ACRE TRACT OF LAND, MORE OR LESS, KNOWN AS THE WEST 101.18 FEET OF PART 4, OF LOT 14, LAS MILPAS SUBDIVISION, OF THAT PART LYING SOUTH OF DRAINAGE DITCH, ALL OUT LOT 341, KELLY PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 09, PAGE 40, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.25 ACRE TRACT OF LAND BEING ALL THAT SAME TRACT OF LAND AS DESCRIBED IN A GENERAL WARRANTY DEED CONVEYANCE FROM MERCEDES BARBA AYALA UNTO ISMAEL RODRIGREZ, DATED MARCH 30, 2021, AND, RECORDED IN DOCUMENT NO. 3222988, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.25 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND ON THE SOUTHWEST CORNER OF SAID LOT 14 LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF WEST RUISENOR AVENUE FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, NORTH 08 DEGREES 25 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 14, A DISTANCE OF 107.60 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE NORTHWEST CORNER OF SAID LOT 14 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 81 DEGREES 35 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 101.18 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 25 MINUTES WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 14, A DISTANCE OF 107.60 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH LINE OF SAID LOT 14 AND SAME BEING ON NORTH RIGHT-OF-WAY LINE OF SAID AVENUE FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 35 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 14 AND THE NORTH RIGHT-OF-WAY LINE OF SAID AVENUE, A DISTANCE OF 101.18 FEET TO THE POINT OF BEGINNING, CONTAINING 0.25 ACRES, MORE OR LESS.

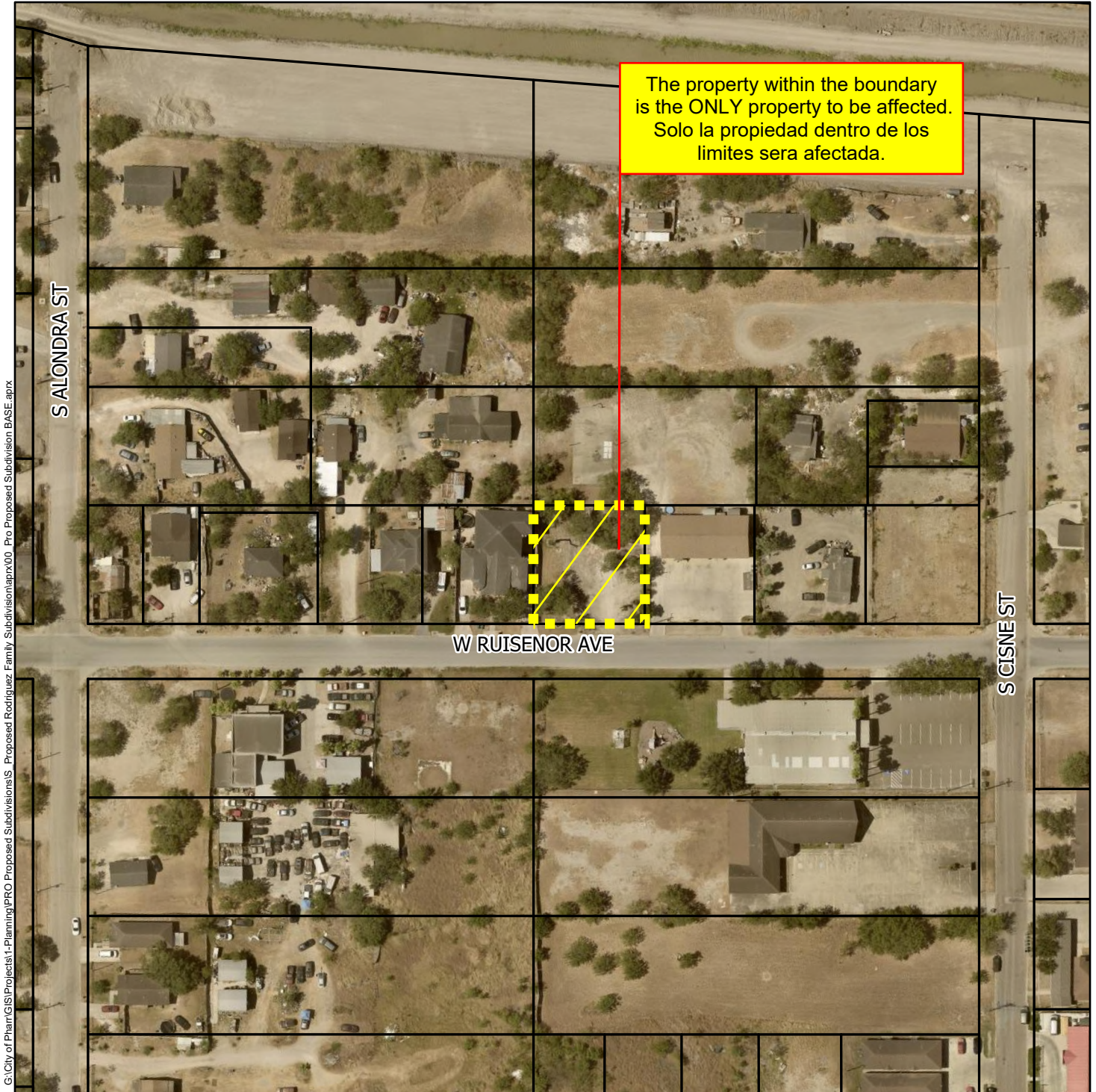
BASIS OF BEARING: SAID KELLY-PHARR SUBDIVISION, H.C.T.  
N: \SUBDIVISION\PLATS\RODRIGUEZ\FAMILY\SUB\0.25.040925

### RODRIGUEZ FAMILY SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES  
DATE OF PREPARATION: APRIL 10, 2025.  
JOB NUMBER: SP-25-26303  
OWNER: ISMAEL RODRIGUEZ  
P.O. BOX 551  
PHARR, TEXAS 78577

SEA  
SALINAS ENGINEERING & ASSOC.  
(F-6675) (100657000)  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFODIL AVE. McALLEN, TEXAS 78501  
(956) 682-9081 (956) 686-1489 (FAX)  
18PLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

Proposed Subdivision  
Rodriguez Family Subdivision  
Mick Salinas  
AERIAL



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

Subject Property  
 Pharr City Limit

City of Pharr, Texas  
Engineering Department  
956.702.5355

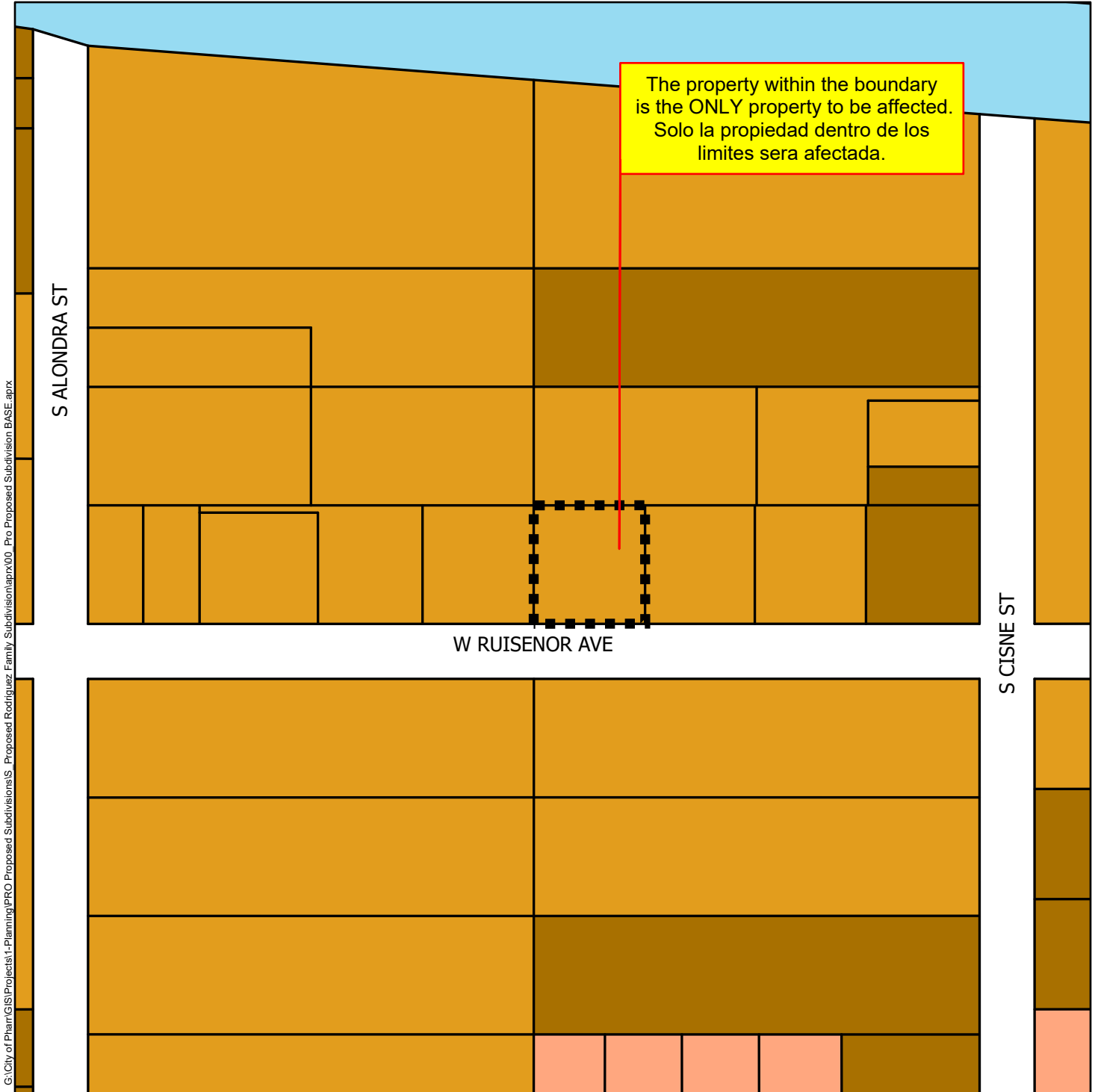
Scale: 1:1,563

0 65 130 260 390 520 Feet



Date: 7/15/2025

Proposed Subdivision  
Rodriguez Family Subdivision  
Mick Salinas  
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: 1:1,563

0 65 130 260 390 520 Feet



Date: 7/15/2025



**Pharr**  
Development Services



## Site Photo

200 Blk. of West Ruisenor Ave.





## AGENDA MEMORANDUM



**BOARD:** PLANNING & ZONING  
COMMISSION

**AGENDA ITEM #:** E.2.

**DATE SUBMITTED:** September 29, 2025  
**MEETING DATE:** October 9, 2025

**FROM:** Kimberly Mendoza, Development  
Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Weaver Consultants Group, representing Chris Ileakis, Member for 801 S. Cage LLC., owner, is requesting preliminary plat approval of the proposed D. Pearson Subdivision. The property is legally described as being a 1.738 acre tract of land, more or less, out of Lots 1 through 8, Lots 11 through 13, and a strip of land of 20 feet wide lying east and adjacent to and along the full length of Lot 11, Orange Grove Addition, Pharr, Hidalgo County, Texas. The property's physical address is 801 South Cage Boulevard. **SUB#250930**

**Classification:** Regular

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

**Issue:** Weaver Consultants Group, representing Chris Ileakis, Member for 801 S. Cage LLC., owner, is requesting preliminary plat approval of the proposed D. Pearson Subdivision.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends preliminary plat approval of the proposed D. Pearson Subdivision subject to the listed conditions.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

---

### ROUTING:

Kimberly Mendoza  
Ricardo Rodriguez  
David Friedlein  
Kimberly Mendoza

Created/Initiated - 09/29/2025  
Approved - 10/01/2025  
Approved - 10/02/2025  
Final Approval - 10/02/2025



## MEMORANDUM

---

**DATE:** THURSDAY, OCTOBER 9, 2025  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** DEVELOPMENT SERVICES  
**SUBJECT:** D. PEARSON SUBDIVISION  
FILE NO. **SUB250930**

---

### GENERAL INFORMATION

**APPLICANT:** Weaver Consultants Group, representing Chris ILekis, Member for 801 S Cage LLC, owner, is requesting preliminary plat approval of the proposed D. Pearson Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a 1.738 acre Tract of Land, More or Less, Out of Lots 1 Thru 8, Lots 11 Thru 13 and a Strip of Land of 20.00 Feet wide Lying east and adjacent to and along the full length of Lot 11, Orange Grove Addition, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 801 S. Cage Boulevard.

**ZONING:** The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north and west, Residential Multi-Family District (R-MF) and Single Family Residential District (R-1) to the east and Office Professional District (O-P) and Single Family Residential District (R-1) to the south. The property is designated for commercial and single family residential use in the Land Use Plan.

**PROPERTY PROPOSED USE:** Stripes store and gas station.

**VARIANCES:** None Requested.

**RECOMMENDATIONS:** Development Services recommends preliminary plat approval of the proposed D. Pearson Subdivision subject to the following conditions:

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



**Pharr**  
Development Services



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

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## STAFF REVIEW MEETING FOR: D. PEARSON SUBDIVISION

1. Provide name of owner on signature block.
2. For public water or sewer provide a 15' exclusive easement to City of Pharr, within property, if any.
3. Provide name of project engineer firm.
4. Remove the vacation call out. This is only a replat removing lot lines.
5. Verify Spelling on description.
6. Provide corner clip 30'x30', or TxDot requirements might be more verify.

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



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

## STAFF REVIEW MEETING FOR: D. PEARSON SUBDIVISION

SUBDIVISION REVIEW FOR:  
D.PEARSON SUBDIVISION

\*\*\*\*\*  
COMMENTS: Initials: J.R. SEPTEMBER 16, 2025  
\*\*\*\*\*

### WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Water line on S. Cage Blvd. will need to be 12" PVC C-900.
- Water line will need to be looped.
- Show water valves.
- Will need to install 2 water service one for the building and one for irrigation.
- Proposed 2" water service to be relocated to southside of the entrance.
- Will need to show all water crossings and connections details.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

### SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to upgrade sanitary sewer line to 8" PVC.
- Existing services will need to be relocated to new 8" sanitary sewer line.
- Will need to show all sewer crossings and connections details.
- Manhole rim and lid will need to be composite base with City of Pharr logo.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

## STAFF REVIEW MEETING FOR: D. PEARSON SUBDIVISION

### D PEARSON SUBDIVISION

\*\*\*\*\*

COMMENTS Initials: O.M.Q. SEPTEMBER: 22, 2025

\*\*\*\*\*

### PLAT

1. Signatures from P.E. & R.P.L.S. are required.
2. Dedicate a corner clip on the corner of S. Cage Blvd. & E. Sam Houston Blvd. at least 30'-ft x30'-ft.
3. Additional ROW along E. Sam Houston may be required. The proposed ROW is a total of 80'-ft.
4. Note No. 4 --- Use the correct drainage directive... "Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately \_\_\_\_\_acres and a volume of approximately \_\_\_\_\_ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development."
5. Detention pond shall be within a drainage easement and label as "private drainage easement".

### SITE PLAN

1. Sidewalk permit from TX Dot shall be required prior to subdivision construction. Curb cuts that no longer serve a purpose, shall be closed off using curb and gutter.

### DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. Detention area shall be stabilized with sod or hydro-mulch prior to final acceptance.

### 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: D. PEARSON 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 have a looped waterline. Please refer to City of Pharr standard comments.
- 2.Shall have (2) fire hydrants one on the entrance of S Cage Blvd, and one on the entrance of Sam Houston.

- 3.Shall provide proposed fire hydrant details.
- 4.Shall provide valve and valve box details.

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



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

## STAFF REVIEW MEETING FOR: D. PEARSON SUBDIVISION

- Construction entrance shall measure 20 feet in width and 50 feet in length.
- Shall obtain a Construction permit from T.C.E.Q.
- 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.
- Construction entrance shall measure 20 feet in width and 50 feet in length.
- Shall obtain a Construction permit from T.C.E.Q.
- 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: D. PEARSON SUBDIVISION

Pre-Preliminary:

Subdivision: D Pearson Subdivision

Plat Notes: SECTION X FIBER OPTIC?

X 1 General?The purpose of this section is to define the general requirements for the design of the city fiber ?optic improvements and to provide details for its correct implementation. All?new proposed subdivisions shall design and escrow conduit and handholes designated?exclusively to the city of Pharr optic network. All designs shall adhere to the?standards located within this directive. The City of Pharr Innovation & Technology (IT)?and Engineering Departments shall be consulted if variations from these standards are?anticipated.?

X 2 Design

1. A main (2)" PVC conduit with (30"x48"x30")distribution handholes shall be designed to?reach and provide connection to each service handhole in the subdivision.?
2. A 1.25" PVC conduit shall be run from every service handhole on the main conduit?side, across the roadway, and to a service handhole between every other lot on?the opposite side of the roadway.?
3. A (17"x30") service-handhole shall be installed between every other lot.?
4. All PVC conduits shall be a minimum of 3-ft deep when parallel to roadway and 5?ft deep at roadway crossings.?
- 5.All fiber optic improvements shall be located inside a 5ft Communication?Easement Exclusive to the City of Pharr or inside an existing or proposed 15-ft?Utility Easement Exclusive to the City of Pharr if permitted by Public Utilities?Department.?
6. A proposed passive optical network (PON) cabinet adjacent to the city's fiber?backbone shall be included in the design depending on the size of the subdivision?as requested by the City's IT Department during plan review.

X-3 Required Submittals?

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

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

The submittal should include the?following:?

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

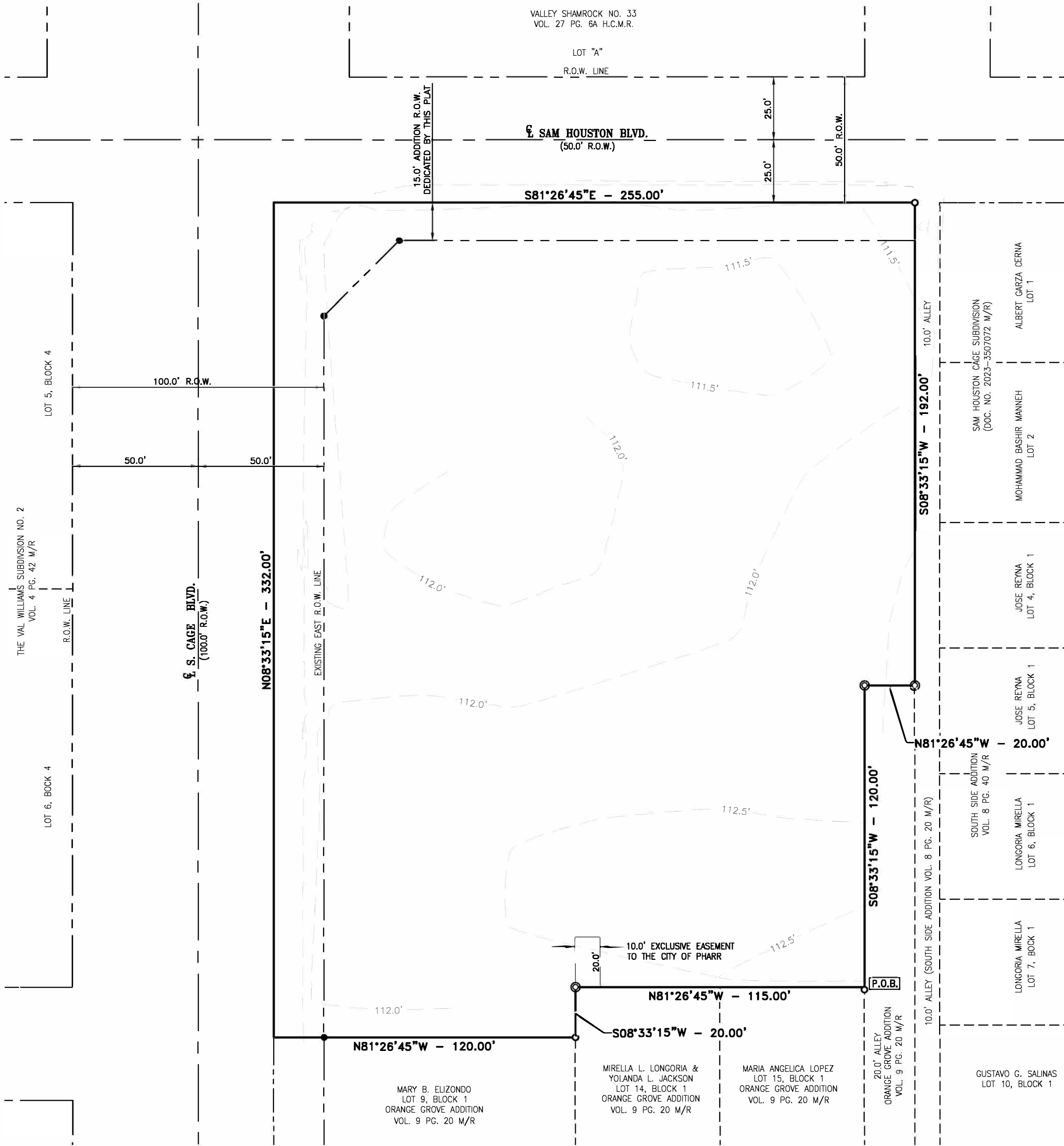
After the IT Department reviews and approves the submittals, the following shall?be submitted as part of the subdivision process:?

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

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

Data/Telephone Existing Access Point Location: Estimated at coordinates: 26.187031° -98.185161°

Hand Hole with Core-Fiber has been allocated coordinates: 26.187031° -98.185161° for 801 S Cage Blvd future Development.



STATE OF TEXAS  
COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS:

THAT I, R. MICHAEL WOOD, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY IF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING REGULATION OF THE CITY OF PHARR.

R. MICHAEL WOOD, RPLS No. 5974 DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

WILLIAM H. PERRY PE NO.148683 DATE

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.

AMBROSIO HERNANDEZ, M.B.  
MAYOR, CITY OF PHARR

CITY CLERK DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 TEX. WATER CODE S 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

By: RAUL E. SESIN, P.E., C.F.M. DATE  
GENERAL MANAGER

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

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

PRESIDENT ATTEST: SECRETARY

STATE OF TEXAS  
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE D. PEARSON SUBDIVISION, TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED

OWNER AND ADDRESS

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED (OWNER), KNOW TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF HIDALGO

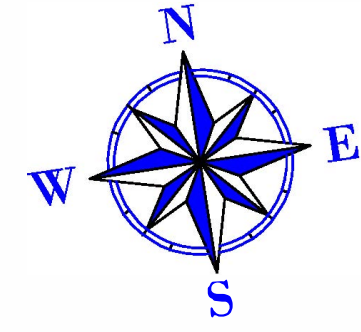
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 2020\_\_.

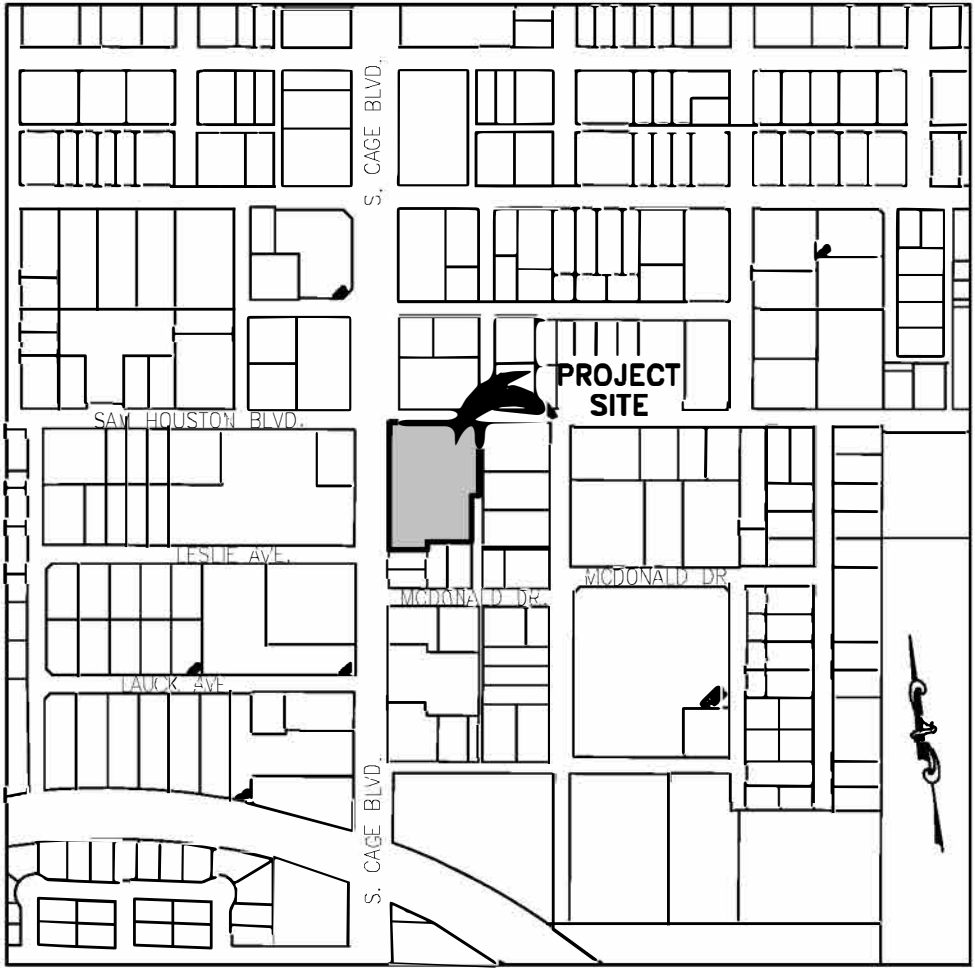
DANNY WYLE DATE  
CHAIRMAN, PLANNING COMISSION

| LEGEND |                                            |
|--------|--------------------------------------------|
| ○      | 1/2" IRON ROD FOUND OR AS NOTED            |
| ○      | 1" IRON PIPE FOUND                         |
| ●      | 1/2" IRON ROD SET W/CAP STAMPED "STS 5974" |
| R.O.W. | RIGHT OF WAY                               |
| M/R    | MAP RECORDS                                |

- NOTES:
1. THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD) ACCORDING TO THE FLOOD INSURANCE COMMUNITY-PANEL NUMBER 480347 0005 C, REVISED DATE OCTOBER 19, 1982. (FLOOD ZONE IS DETERMINED BY GRAPHIC SCALING ONLY. SOUTHPOINT TEXAS SURVEYING, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.)
  2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB OF ROAD MEASURED OF FRONT OF LOT.
  3. MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE.
  4. "STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1.738 ACRES AND A VOLUME OF APPROXIMATELY 0.1562 ACRE FEET 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."
  5. BENCHMARK: NEAREST CITY OF PHARR BENCHMARK IS LOCATED ON THE INTERSECTION OF E. SAM HOUSTON AVE. AND S. CAGE BLVD. MONUMENT #40 ELEVATION: 110.72 (NORTHING: 16593593.187, EASTING: 1087438.540)
  6. NO BUILDING STRUCTURES SHALL BE CONSTRUCTED ON ANY EASEMENT DEDICATED BY THIS PLAT.
  7. CONSTRUCTION WILL COMPLY WITH T.P.D.E.S. REQUIREMENTS AND SITE'S STORM WATER POLLUTION PREVENTION PLAN.
  8. A 5.0' SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
  9. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
  10. OWNER(S) TO MAINTAIN DETENTION/RETENTION AREA.
  11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROJECTION REQUIREMENT.
  12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE IRRESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
  13. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
  14. EROSION AND SIDEMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATOR SYSTEM (TPDES).
  15. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT, IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GRATER THAT STATED ON THIS PLAT, DUE TO THE IMPERVIOUS BEING GRATER, THAN THE PLAT ENGINEER CONSIDERED TIN THE HYDRAULIC CALCULATION FOR THE SUBDIVISION.
  16. ALL BEARING AND DISTANCE ARE BASE ON GRID COORDINATE.



40 20 0 40  
1"=40'



LOCATION MAP 1" = 500'

#### METES AND BOUNDS

BEING A 1.738 ACRE TRACT OF LAND, COSTING OF LOT 1 THRU 8, 11 THRU 13 AND A STRIP OF LAND 20.00 FEET WIDE LYING EAST AND ADJACENT THE FULL LENGTH OF LOTS 4 & 11, SECOND AMENDED SUBDIVISION OF ORANGE GROVE ADDITION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 9, PAGE 20, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.738 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 13, BLOCK 1, AND THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81°26'45" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, BLOCK 1, A DISTANCE OF 115.00 FEET, TO A 1 INCH PIPE FOUND, ON THE EAST LINE OF LOT 8, BLOCK 1, FOR THE SOUTHWEST CORNER OF SAID LOT 13, BOCK 1, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°33'15" WEST, ALONG THE EAST LINE OF SAID LOT 8, BLOCK 1, A DISTANCE OF 20.00 FEET, TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 1, AND AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°26'45" WEST, ALONG THE SOUTH LINE OF SAID LOT 8, BLOCK 1, A DISTANCE OF 100.00 FEET, TO A 1/2 INCH IRON ROD SET WITH A SURVEYOR'S CAP STAMPED "STS 5974" ON THE EAST RIGHT OF WAY LINE OF SOUTH CAGE BOULEVARD (100.00' RIGHT-OF-WAY), CONTINUING FOR A TOTAL DISTANCE OF 120.00 FEET, TO POINT FOR THE SOUTHWEST CORNER OF SAID LOT 8, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBE TRACT;

THENCE, NORTH 08°33'15" EAST, ALONG THE WEST LINE OF LOTS 8 THRU 5 AND 1, A DISTANCE OF 332.00 FEET, TO A POINT FOR THE NORTHEAST CORNER OF LOT 1 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81°26'45" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAM HOUSTON BOULEVARD (50.00' RIGHT-OF-WAY), A DISTANCE OF 20.00 FEET, PASSING THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH CAGE BOULEVARD, IN TOTAL A DISTANCE OF 255.00 FEET, TO A 1/2 INCH IRON ROD FOUND, FOR THE NORTHWEST INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAM HOUSTON BOULEVARD AND THE WEST RIGHT-OF-WAY LINE OF A 10.00 FOOT WIDE ALLEY, BEING NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°33'15" WEST, ALONG THE WEST BOUNDARY LINE OF SAID ALLEY, A DISTANCE OF 192.00 FEET, TO A 1/2 INCH IRON PIPE FOUND ON THE WEST LINE OF SAID ALLEY AND AN EXTERIOR CORER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°26'45" WEST, OVER AND ACROSS SAID 20.0' STRIP OF LAND, A DISTANCE OF 20.00 FEET, TO A 1 INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 11 AND NORTHEAST CORENR OF LOT 12, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°33'15" WEST, ALONG THE EAST LINE OF LOTS 12 AND 13, AT A DISTANCE OF 120.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID TRACT CONTAINS 1.738 OF AN ACRE, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

**PEARSON SUBDIVISION**  
A 1.738 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 1 THRU 8, LOTS 11 THRU 13, AND A STRIP OF LAND 20.00 FEET WIDE LYING EAST AND ADJACENT TO AND ALONG THE FULL LENGTH OF LOT 11, ORANGE GROVE ADDITION, MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 20, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS

| NAME                       | ADDRESS                   | CITY & ZIP                  | PHONE          |
|----------------------------|---------------------------|-----------------------------|----------------|
| OWNER: 801 S CAGE LLC      | 226 N. MORGAN ST. STE 300 | CHICAGO, IL 60607           | (312) 985-0980 |
| ENGINEER: WILLIAM H. PERRY | 6420 SOUTHWEST            | BVD FORT WORTH, TEXAS 76109 | (630) 717-4848 |
| SURVEYOR: R. MICHAEL WOOD  | P.O. BOX 55               | COMBES, TEXAS 78535         | (956) 368-5074 |

Weaver  
Consultants  
Group  
6420 SOUTHWEST BOULEVARD, SUITE 206  
FORT WORTH, TEXAS 76109  
(630) 717-4848  
TBPE REGISTRATION NO.F-3727

Southpoint  
Texas Surveying, LLC  
1409 N. Stuart Place Rd., Suite A (956) 368-5074  
Harlingen, TX 78550 TBPLS Firm No. 10194358



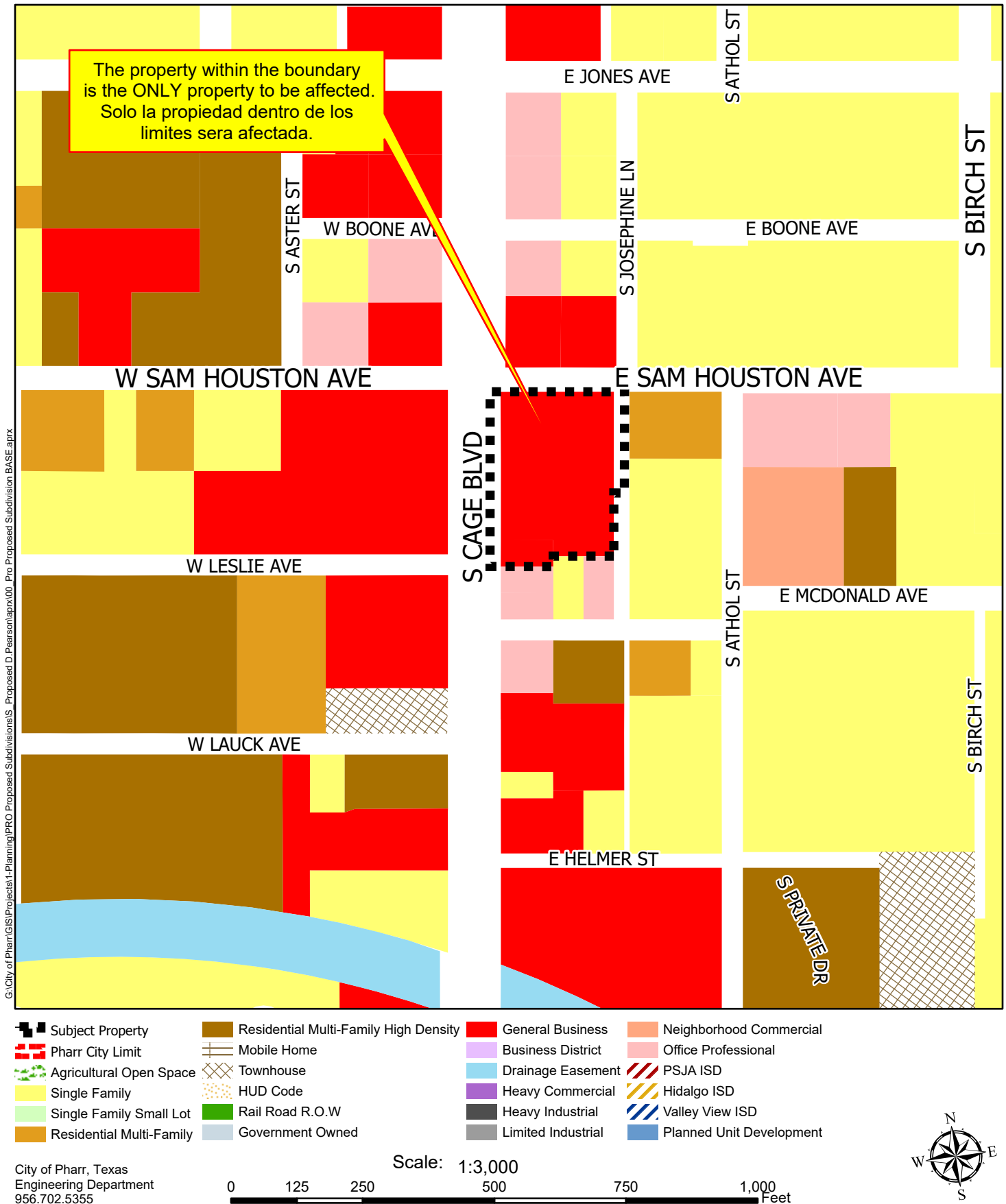
 Subject Property  
 Pharr City Limit

City of Pharr, Texas  
Engineering Department  
956.702.5355

Scale: 1:3,000  
0 125 250 500 750 1,000 Feet



## ZONING





**Pharr**  
Development Services



## Site Photo

801 S. Cage Boulevard

