



**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, DECEMBER 18, 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 December 4, 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) El Rodeo Grill LLC DBA 7 Mares, 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 in a General Business District (C). The property is legally described as being 0.070 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1401 South Jackson Road, Suites 3 & 4 **CUP#251116**

2) Halff Associates, Inc., representing Capote Farms LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being 36.97 acres of land, more or less, being all of 40-acre Lot 379 SAVE AND EXCEPT 3.03 acres conveyed to S.B. & R.G.V. Railway Co. by Deed dated April 22, 1925, from Nick Doffing, et ux, which deed is recorded in Volume 190, page 257 of the Deed Records of Hidalgo County, Texas, being out of the Kelly-Pharr Subdivision of Porciones 66, 67, 69 and 70, according to the map recorded in Volume 3, pages 133-134 of the Deed Records of Hidalgo County, Texas, Kelly-Pharr, Hidalgo County, Texas. The property is physically located at 501 West Hi-Line Road. **COZ#251120**

3) Halff Associates, Inc., representing Capote Farms LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being all of Lot No. Three Hundred Eighty-Eight (388) of the Kelly-Pharr Subdivision, as shown upon a map or plat of said subdivision of record in the office of the County Clerk of Hidalgo County, Texas. The property is physically located at 400 West Military Highway **COZ#251121**

E. PLATS:

1) Turbo Engineers, PLLC, representing Espino Construction LLC, owner(s), is/are requesting preliminary plat approval of the proposed Gilberto Espino Subdivision. The property is legally described as being A 0.636 acre tract of land being a part or portion of lots 38 and 39, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of North Linden Street. **SUB250827**

F. ANNOUNCEMENTS:

G. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Planning and Zoning Commission hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the Board may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Board may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

H. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

I. ADJOURNMENT:

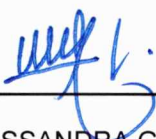
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4200 Ext 1201 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning and Zoning Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 9th day of December 2025 at 3:00 p.m. and will remain posted continuously for at least three (3) business days preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 9th day of December 2025





ALESSANDRA GARCIA, CPM
ASSISTANT CITY CLERK

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

Name: _____

Title: _____

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 04, 2025 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, December 04, 2025, and following is the record of attendance.

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

MEMBERS ABSENT: Rafael Munguia

STAFF PRESENT: Ricardo Rodriguez III., City Attorney
Roland Gomez, Director of Development Services
Roy Rodriguez, Director of Building & Code
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Karina Gonzalez, Secretary

ITEM A. CALL TO ORDER:

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

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

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

ITEM B. PUBLIC TESTIMONY:

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES:

1) MINUTES FOR NOVEMBER 20, 2025 - REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

Board Member, Romeo Cantu, moved to approve. Board Member, Mercedes Guillen, second the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

There were no comments from the public.

ITEM E. PLATS:

- 1. J&R ENGINEERING, LLC, REPRESENTING GABRIELA SALINAS AND BEATRIZ EUGENIA RIVERA GARCIA, MEMBER FOR XASER DEVELOPMENT, LLC, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED PHARR-HIDALGO INDUSTRIAL PARK. I SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 24.69 ACRE TRACT OF LAND, BEING A PART OR PORTION OF LOT 3, BLOCK 14, A.J. MCCOLL SUBDIVISION, VOL 21, PG. 598, HIDALGO COUNTY. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF WEST PRODUCE DRIVE. SUB#251137**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1400 Block of West Produce Drive. He stated the property is currently zoned Limited Industrial District (L-I) and the adjacent zones are Limited Industrial District (L-I) and Extra Territorial Jurisdiction (E.T.J) to the north, Limited Industrial District (L-I) to the east, Extra Territorial Jurisdiction (E.T.J) to and south and city limits to the west. He further stated the property is designated for Industrial use in the Proposed Land Use Plan.

Eddie Martinez, Planner III, stated purposed use of property was for Warehouse and recommended preliminary plat approval of the proposed Pharr-Hidalgo Industrial Park I Subdivision, subject to the conditions.

There being no further discussion, Board Member, Andy Castro, moved to approve the request for preliminary approval of proposed Pharr-Hidalgo Industrial Park I Subdivision. Board Member, Javier Gutierrez, seconded the motion and when put to a vote, it carried unanimously.

- 2. M. GARCIA ENGINEERING, REPRESENTING ROLANDO MARTINEZ, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ODS LOGISTICS. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.00 ACRES OUT OF LOT 363 KELLY-PHARR SUBDIVISION. THE PROPERTY IS LOCATED WITHIN THE 9800 BLOCK OF SOUTH ALONDRA STREET. SUB#250514**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 9800 Block of South Alondra Street. He stated the property is currently zoned Limited Industrial District (L-I) and the adjacent zones are Limited Industrial District (L-I) to the north and west and Planned Unit Development District (PUD) to the east and south. He further stated the property is designated for Industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated purposed use of property was for Warehouse and stated staff recommended preliminary plat approval of the ODS Logistics Subdivision, subject to the conditions.

There being no further discussion, Board Member, Charlie Ramirez, **moved** to approve the request for preliminary approval of proposed ODS Logistics. Board Member, Ruben Luna, seconded the motion and when put to a vote, it carried unanimously.

- 3. CEI ENGINEERING, ASSOCIATES, INC, REPRESENTING HECTOR TREVINO & RAQUENEL V. PALACIOS REV LV TRUST, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED PHARR CORNERS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.34 ACRE TRACT, OUT OF THE NORTH 10 ACRES OF THE WEST ONE-HALF OF LOT 221, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1800 BLOCK OF SOUTH CAGE BOULEVARD. SUB#250725**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1800 Block of South Cage Boulevard. He stated the property is currently zoned General Business District (C) and the adjacent zones are General Business District (C) to the north, south, east and west. He further stated the property is designated for Commercial use in the Land Use Plan.

Eddie Martinez, Planner III, Stated purposed use of property Rental Murphy gas station and recommended preliminary plat approval of the proposed Pharr Corners Subdivision, subject to the conditions.

Danny Wylie, Chairman, asked if there would be any trucks parked there overnight. Mr. Martinez stated there would not be any trucks parked overnight and stated it would only be a gas station.

There being no further discussion, Board Member, Ruben Luna, **moved** to approve the request for preliminary approval of proposed Pharr Corners Subdivision. Board Member, Javier Gutierrez, seconded the motion and when put to a vote, it carried unanimously.

- 4. SAMES ENGINEERING & SURVEYING, INC., REPRESENTING EFRAIN AGUSTIN, PRESIDENT FOR MECA INVESTMENTS, INC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED ACME SQUARE**

SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 20.00 ACRE TRACT OF LAND OUT OF LOT 95, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF EAST MINNESOTA RD. SUB#220618

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was currently zoned Residential Multi-family District (R-MF). He stated the adjacent zones are Agricultural Open/Space District (A-O) and Single-Family Residential District (R-1) to the north, Single Family Residential District (R-1) to the east and west and General Business District (C) and Agricultural Open/Space District (A-O) south. He further stated the property is designated for single family residential use in the Land Use Plan.

Eddie Martinez, Planner III, stated purposed use of property was for an Apartment Complex and recommended final plat approval of the proposed ACME Square Subdivision, subject to the conditions.

There being no further discussion, Board Member, Charlie Ramirez, moved to approve the request for final approval of proposed ACME Square Subdivision. Board Member, Ruben Luna, seconded the motion and when put to a vote, it carried unanimously.

5. TREVINO ENGINEERING, REPRESENTING TOMAS TUDOR, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED JACKSON CROSSING SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.803 OF AN ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 6, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF NORTH JACKSON RD. SUB#220304

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property is currently zoned General Business District (C), the adjacent zones are General Business District (C) to the north, south, east and City limits to the west. He further stated the property is designated for industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated purposed use of property was for Rental Phase and recommended final plat approval of the proposed Jackson Crossing Subdivision, subject to the conditions.

There being no further discussion, Board Member, Charlie Ramirez, moved to approve the request for final approval of proposed Jackson Crossing Subdivision. Board Member, Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ADMINISTRATIVE:

DISCUSSION AND ACTION REGARDING THE OUR PHARR OUR FUTURE CITY OF PHARR COMPREHENSIVE PLAN. THE CITY OF PHARR IS UNDERTAKING THE DEVELOPMENT OF A NEW COMPREHENSIVE PLAN TITLED OUR PHARR OUR FUTURE. THIS PLAN WILL SERVE AS A LONG-RANGE POLICY DOCUMENT GUIDING LAND USE, TRANSPORTATION, HOUSING, ECONOMIC DEVELOPMENT, INFRASTRUCTURE, AND QUALITY-OF-LIFE INITIATIVE FOR THE NEXT 10 YEARS. THE PLAN REFLECTS COMMUNITY INPUT, DEMOGRAPHIC TRENDS, AND STRATEGIC PRIORITIES IDENTIFIED BY CITY LEADERSHIP.

Joe Garza, Asst. Director of Development Services, introduced Fred Lopez, Representing Our Pharr Our Future City of Pharr Comprehensive Plan.

Fred Lopez, Representative. For Our Pharr Our Future City of Pharr Comprehensive Plan., Stated creating a thriving District for the people of Pharr with their values on safety and clean street's learning and gathering data by talking to locals during our city events like the Guacamole Festival. Setting the stage for how The District of Pharr will look in the next 10 years. Mr. Lopez introduced his colleagues Mr. Sam Schulte he went on to say that the surveys and Pharr Events help give insight to how the people of Pharr would Improve their city.

There being no further discussion, Board Member, Charlie Ramirez, **moved** to approve the request for final approval of proposed the Our Pharr Our Future City of Pharr Comprehensive Plan. Board Member, Ruben Luna, seconded the motion and when put to a vote, it carried unanimously.

ITEM G. CLOSED SESSION:

None

ITEM H. RECONVENE:

None

ITEM I. ADJOURMENT:

There being no further business, Board Member, Charlie Ramirez **moved** to adjourn. Board Member, Ruben Luna, seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:35 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS THE 4th DAY OF DECEMBER 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: December 10, 2025
MEETING DATE: December 18, 2025

FROM: Joe Garza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: El Rodeo Grill LLC DBA 7 Mares, 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 in a General Business District (C). The property is legally described as being 0.070 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1401 South Jackson Road, Suites 3 & 4 **CUP#251116**

Classification: Public Hearing

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

Issue: El Rodeo Grill LLC DBA 7 Mares, 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 in a General Business District (C).

Fiscal Consideration:

Staff Recommendation:

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Joe Garza	Created/Initiated - 12/10/2025
Joe Garza	Approved - 12/10/2025
Roland Gomez	New -
Melanie Cano	-
Ricardo Rodriguez	-



MEMORANDUM

DATE: THURSDAY, DECEMBER 18, 2025
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. **CUP#251116**
(7 MARES)

GENERAL INFORMATION:

APPLICANT: El Rodeo Grill LLC DBA 7 Mares, 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 in a General Business District (C).

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

LOCATION: The property is physically located at 1401 South Jackson Road, Suites 3 & 4.

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

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

FIRE DEPARTMENT: Pending reinspection of the Conditional Use Permit.

BUILDING:	Recommends approval of the Conditional Use Permit.
HEALTH:	Pending reinspection of the Conditional Use Permit.
DEVELOPMENT SERVICES:	Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Twenty-seven (27) surrounding property owners were notified of the request by letter on December 05, 2025, and a legal notice was published in The Advance News Journal on December 03, 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 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, January 05, 2026, 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.

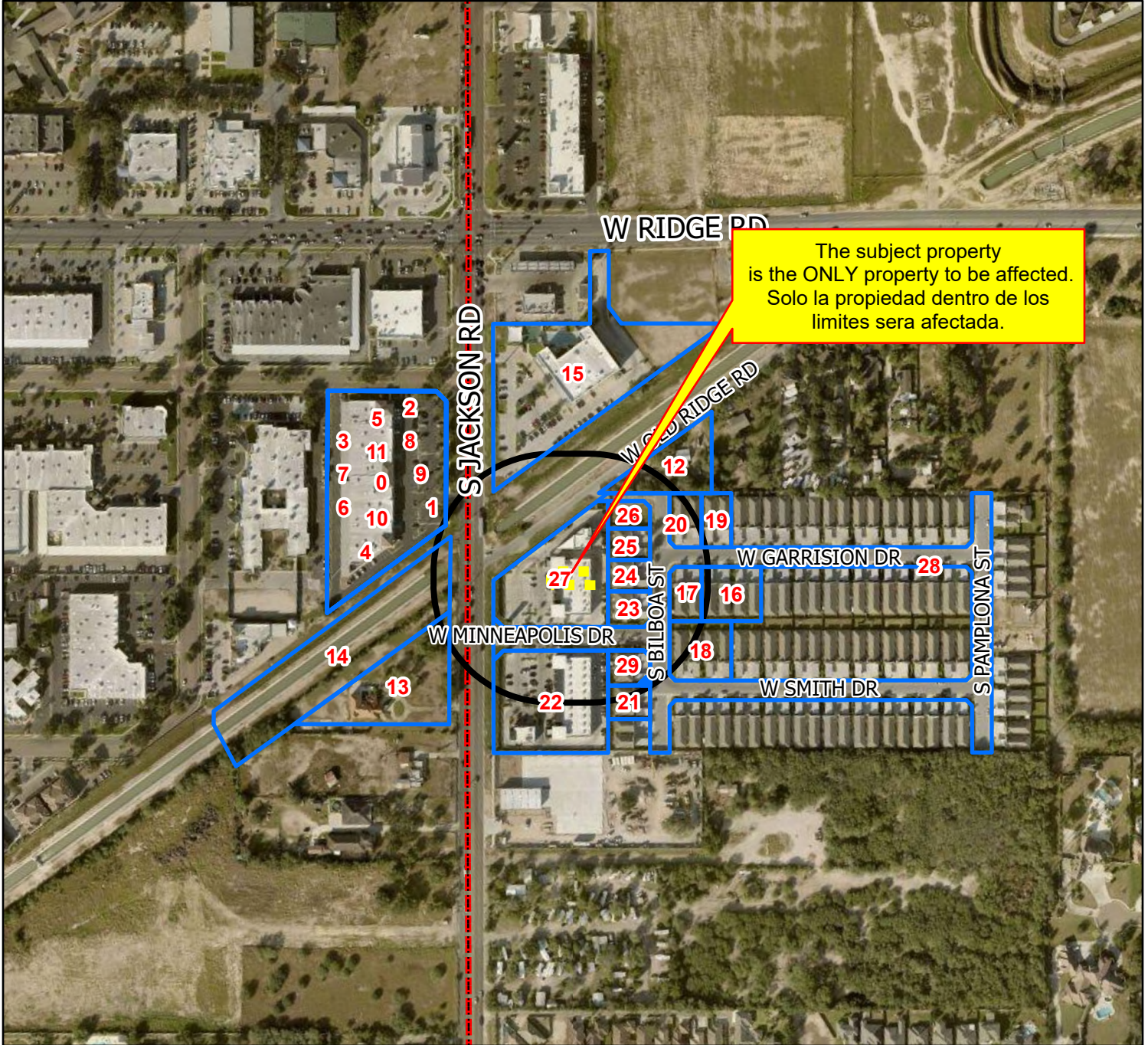
12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).





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.

Proposed Conditional Use Permit Lots A and B, Medical Ridge Subdivision, an addition to the City of Pharr
AERIAL

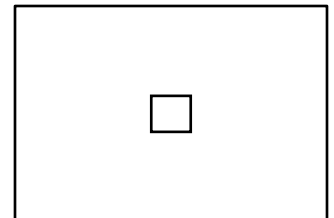
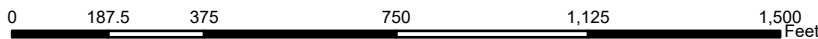


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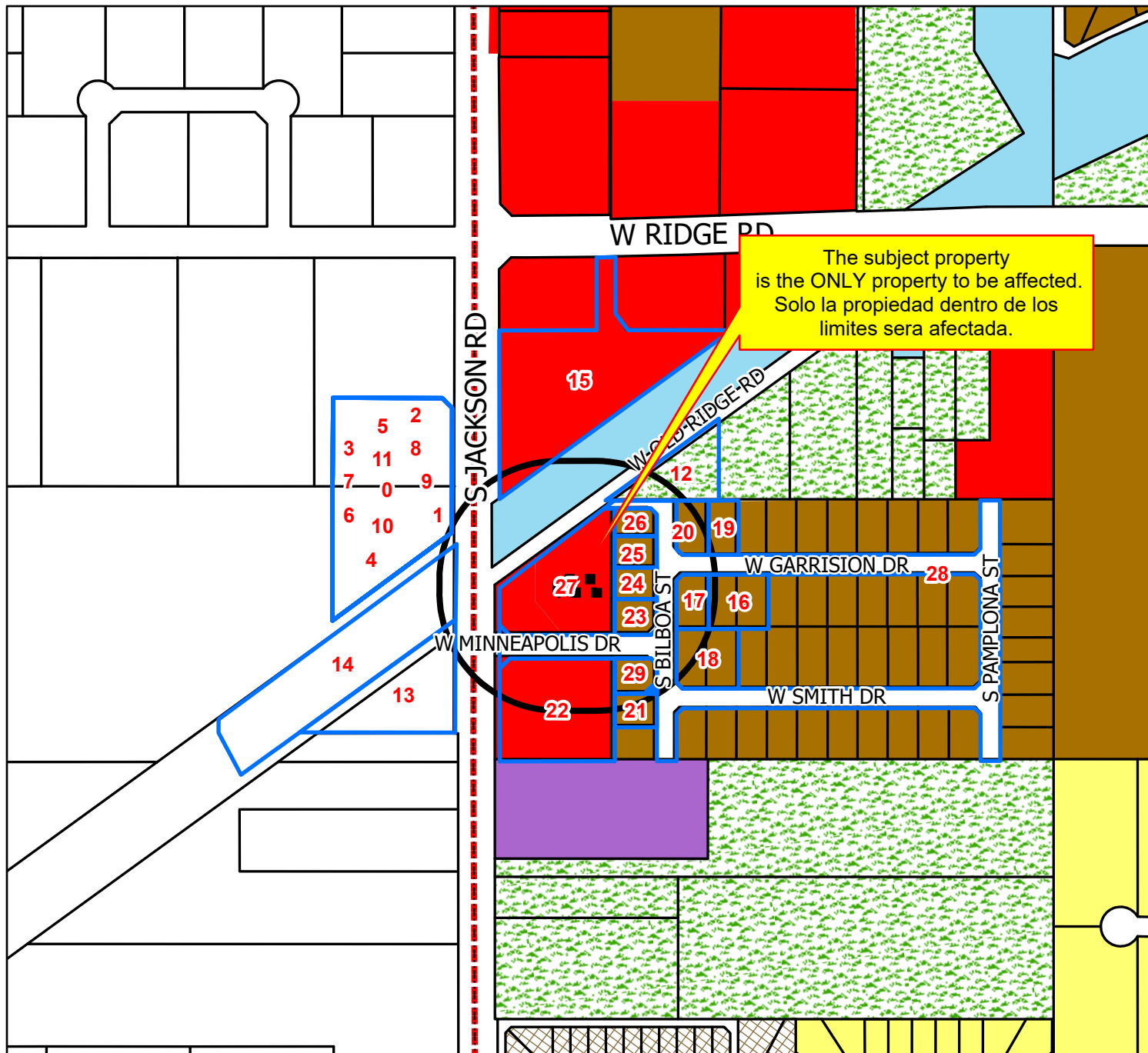


-  Pharr City Limit
-  300 ft. Notification Buffer
-  Notified Properties
-  Location

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



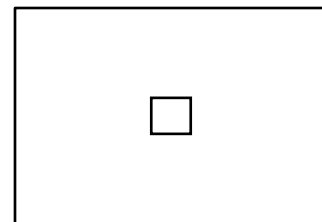
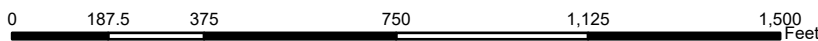
Proposed Conditional Use Permit Lots A and B, Medical Ridge Subdivision, an addition to the City of Pharr ZONING



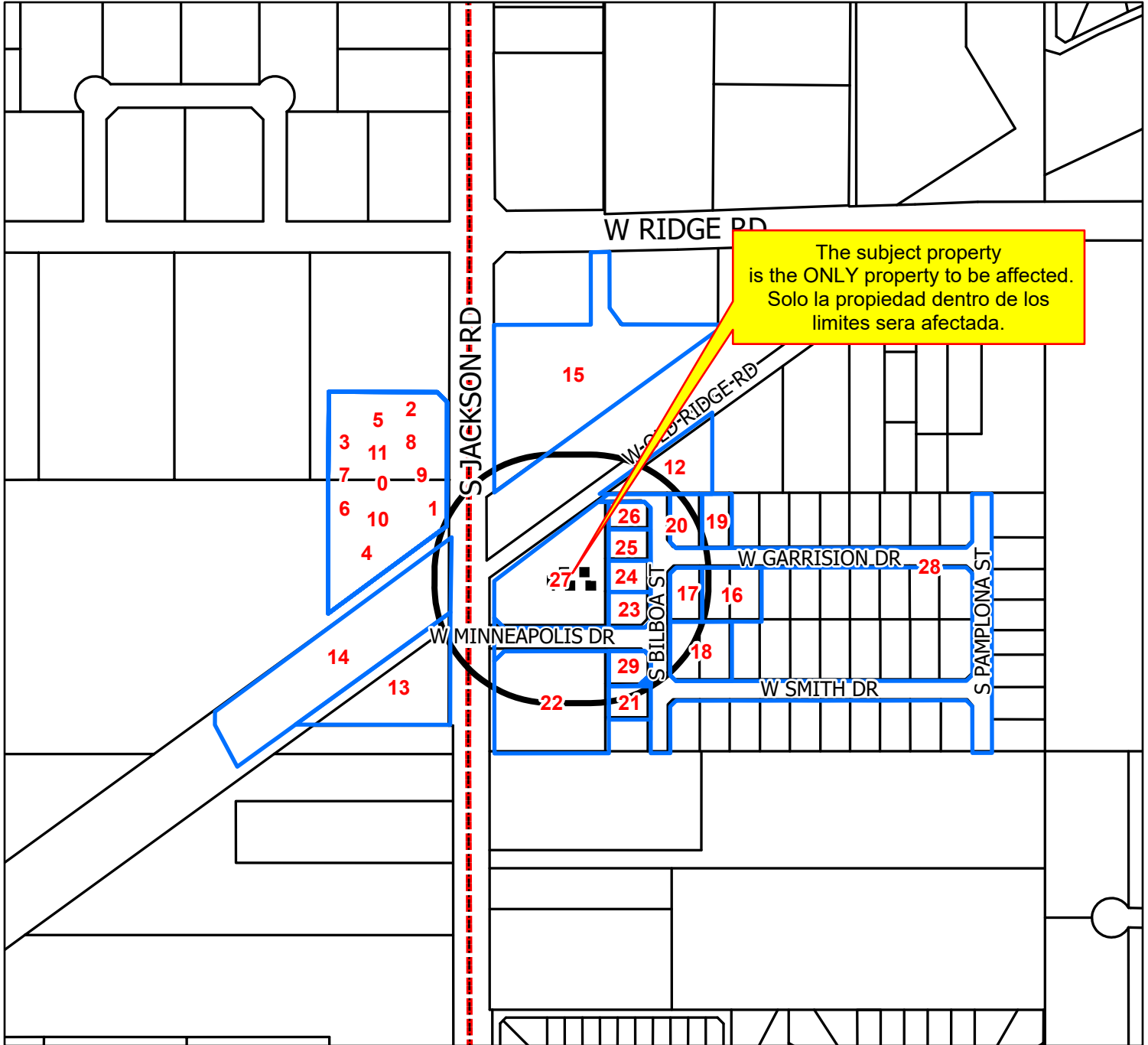
G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\00_BASE CUP - Copy - Copy\aprx\00_BASE Project File.aprx

- | | | |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit | Mobile Home | Heavy Industrial |
| 300 ft. Notification Buffer | Townhouse | Limited Industrial |
| Notified Properties | HUD Code | Neighborhood Commercial |
| Location | Rail Road R.O.W | Office Professional |
| Agricultural Open Space | Government Owned | PSJA ISD |
| Single Family | General Business | Hidalgo ISD |
| Single Family Small Lot | Business District | Valley View ISD |
| Residential Multi-Family | Drainage Easement | Planned Unit Development |
| Residential Multi-Family High Density | Heavy Commercial | |





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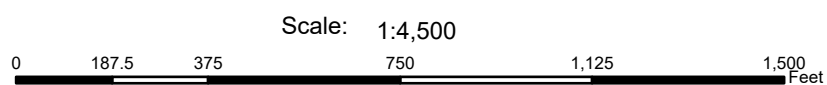
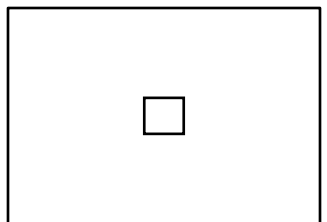
Proposed Conditional Use Permit
 Lots A and B, Medical Ridge
 Subdivision, an addition to the City of
 Pharr
 RADIUS

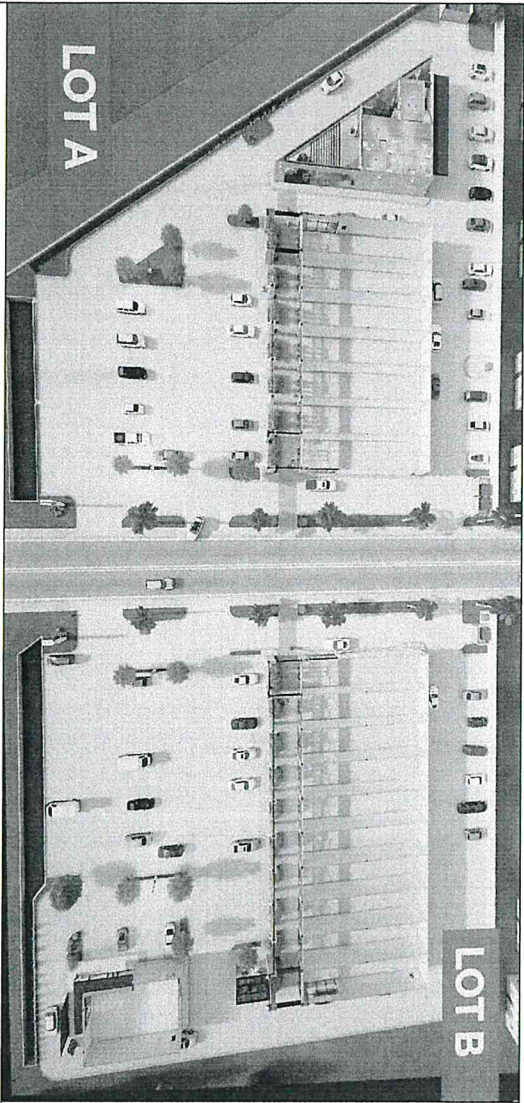
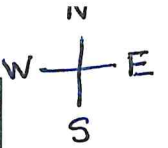


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-  Pharr City Limit
-  300 ft. Notification Buffer
-  Notified Properties
-  Location

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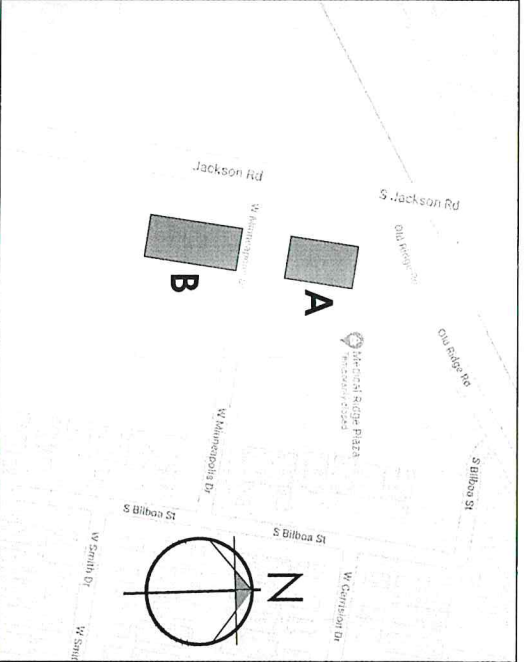




SITE Plan



1401 SOUTH JACKSON RD. SUITE 03 & 04, PHARR, TX. 78577



VICINITY MAP

TOTAL OCCUPANT LOAD: (ASSEMBLY: RESTAURANT GROUP A-2)	1050 Sq. Ft. / 15 per occupant = 70
DINING AREA (Unconcentrated Tables & Chairs)	5.5 Benches x 4 L.F. = 22
FIXED BOOTHS (6 bench)	935 Sq. Ft. / 200 per occupant = 5
KITCHEN & PREPARATION AREA	Use number of fixed seats, occupant = 17
BAR AREA (FIXED SEATING)	114 OCCUPANTS

- Codes:**
- 2018 International Building Code
 - 2017 International Electrical Code
 - 2018 International Plumbing Code
 - 2018 International Mechanical Code
 - 2018 Fuel Gas Code
 - 2015 International Energy Code

design & projection llc

1519 South Jackson Rd
Pharr TX 78577
Phone: 361.2022
Owner: Isaac David Quiroz
Designed
Drawn: design & projection

RESTAURANT

TOT. AREA

SUITE #02 1465 sq.ft.
SUITE #03 1465 sq.ft.

TOT. AREA 2930 sq.ft.

PLEASE NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

design & projection llc

1519 South Jackson Rd
Pharr TX 78577
Phone: 361.2022
Owner: Isaac David Quiroz
Designed
Drawn: design & projection

A-01

drawing no.

scale: NONE

DESIGN & PROJECTION LLC DOES NOT WARRANT THIS PLANS CONTRACTOR NEEDS TO VERIFY ALL DIMENSIONS AND CODE REQUIREMENTS BEFORE STARTING CONSTRUCTION. ALL AND ANY CHANGES NEEDED TO BE MADE TO PLANS BEFORE CONSTRUCTION BEGINS HAVE TO BE SUBMITTED IN WRITTEN FORM TO DESIGN & PROJECTION LLC AND ADDITIONAL CHARGES MAY APPLY.



Pharr
Development Services



Site Photo

1401 South Jackson Road, Suites 3 & 4





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING COMMISSION

AGENDA ITEM #: D.2.

DATE SUBMITTED: December 10, 2025

MEETING DATE: December 18, 2025

FROM: Joe Garza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Halff Associates, Inc., representing Capote Farms LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being 36.97 acres of land, more or less, being all of 40-acre Lot 379 SAVE AND EXCEPT 3.03 acres conveyed to S.B. & R.G.V. Railway Co. by Deed dated April 22, 1925, from Nick Doffing, et ux, which deed is recorded in Volume 190, page 257 of the Deed Records of Hidalgo County, Texas, being out of the Kelly-Pharr Subdivision of Porciones 66, 67, 69 and 70, according to the map recorded in Volume 3, pages 133-134 of the Deed Records of Hidalgo County, Texas, Kelly-Pharr, Hidalgo County, Texas. The property is physically located at 501 West Hi-Line Road. **COZ#251120**

Classification: Public Hearing

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

Issue: Halff Associates, Inc., representing Capote Farms LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I).

Fiscal Consideration:

Staff Recommendation:

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Joe Garza	Created/Initiated - 12/10/2025
Joe Garza	Approved - 12/10/2025
Roland Gomez	New -
Melanie Cano	-
Ricardo Rodriguez	-



Pharr

Development Services



MEMORANDUM

DATE: THURSDAY, DECEMBER 18, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being 36.97 acres of land, more or less, being all of 40-acre Lot 379 SAVE AND EXCEPT 3.03 acres conveyed to S.B. & R.G.V. Railway Co. by Deed dated April 22, 1925, from Nick Doffing, etux, which deed is recorded in Volume 190, page 257 of the Deed Records of Hidalgo County, Texas, being out of the Kelly-Pharr Subdivision Porciones 66, 67, 69 and 70, according to the map recorded in Volume 3, pages 133-134 of the Deed Records of Hidalgo County, Texas, Kelly-Pharr, Hidalgo County, Texas. The property is physically located at 501 West Hi-Line Road. COZ#251120

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

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

DESCRIPTION OF PROPERTY:

Half Associates, Inc., representing Capote Farms LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) in order to construct a warehouse.

The subject site is located south of West Hi-Line Road and has a physical address of 501 West Hi-Line Road. The property is legally described as being 36.97 acres of land, more or less, being all of 40-acre Lot 379 SAVE AND EXCEPT 3.03 acres conveyed to S.B. & R.G.V. Railway Co. by Deed dated April 22, 1925, from Nick Doffing, et ux, which deed is recorded in Volume 190, page 257 of the Deed Records of Hidalgo County, Texas, being out of the Kelly-Pharr Subdivision Porciones 66, 67, 69 and 70, according to the map recorded in Volume 3, pages 133-134 of the Deed Records of Hidalgo County, Texas, Kelly-Pharr, Hidalgo County, Texas.

The property fronts West Hi-Line Road, an 80 ft. major collector which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The properties to the east were rezoned from Agricultural and/or Open Space District (A-O) to Planned Unit Development (PUD) on April 21, 1987. The properties to west were rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on September 3, 2013. The properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on February 21, 1995. The property to the south was zoned Agricultural and/or Open Space District upon comprehensive zoning in 1982. The property is generally designated for industrial use in the Land Use Plan.

The Heavy Industrial District (H-I) is established to provide adequate space and site diversification. The area requirements in this district are minimal and will allow both large and small industrial uses either on separate small lots or as part of a park. Some screening is required, but because of the potential for hazardous or possibly blighting uses, this district should not be located close to residential areas of any type. Areas should not be zoned to this usage unless they are located on or close to arterials capable of carrying commercial and truck traffic.

Nineteen (19) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on December 5, 2025, and a legal notice was published in the Advance News Journal on December 3, 2025. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the rezoning from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and

egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **December 5, 2025**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Half Associates, Inc., representing Capote Farma LTD, owner

APPLICANT

Agricultural and/or Open Space District (A-O)

CURRENT ZONE

501 West Hi-Line Road

ADDRESS

Heavy Industrial District (H-I)

PROPOSED ZONE

		YES	NO
1	Does the property meet the minimum area requirements for the proposed zone?	X	
2	Does the property have adequate ingress and egress?	X	
3	Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4	Is the property located along a major thoroughfare?	X	
5	Will the property have adequate parking for the proposed use?	X	
6	Will the property have adequate landscaping as per City Ordinance?	X	
7	Will the zone change increase the volume of traffic?	X	
8	Will a buffer be required?		X
9	Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

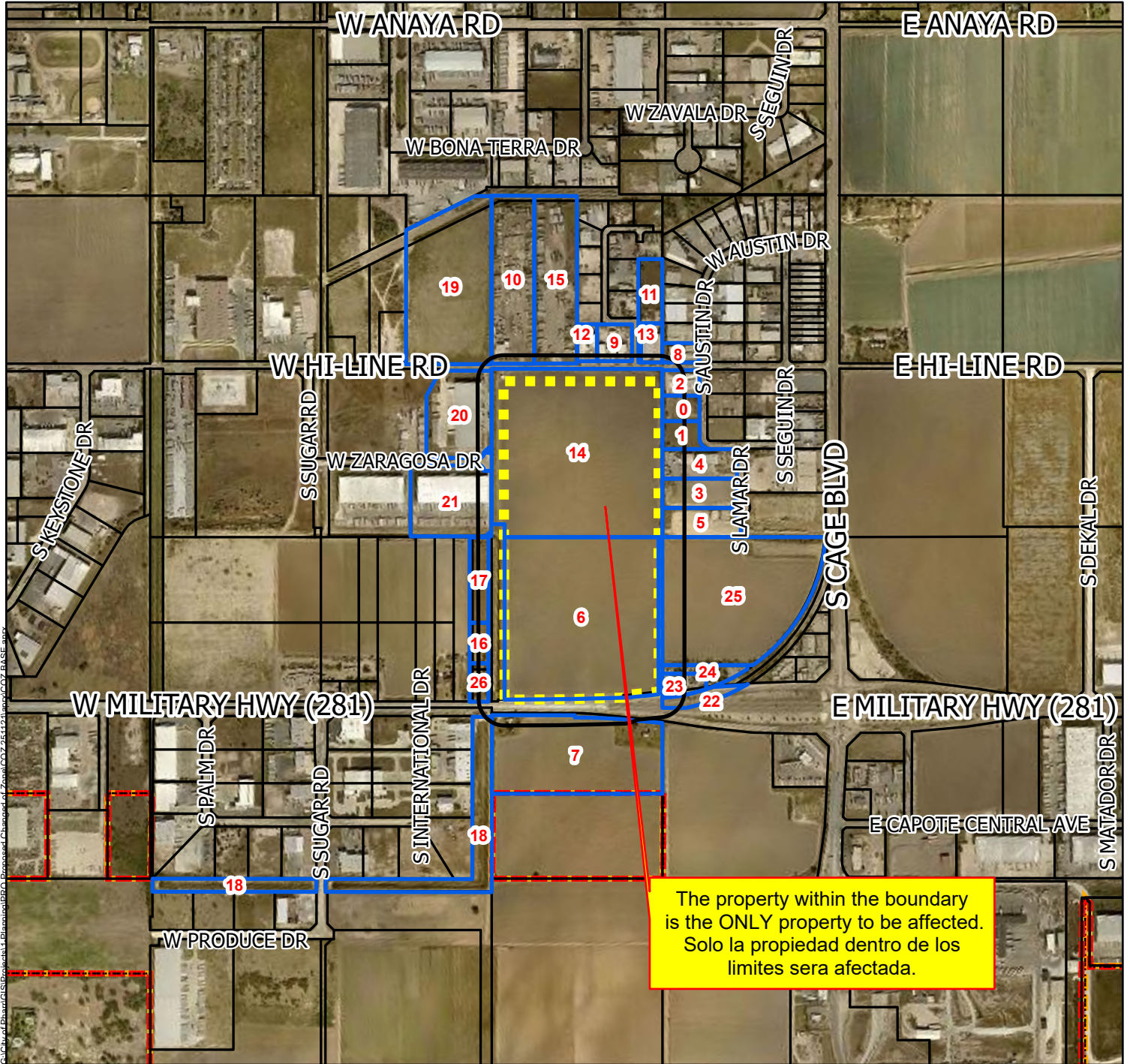
Development Services is recommending approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. The proposed aligns well with the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

Joanna Villarreal, Planner I

PREPARED BY

December 8, 2025

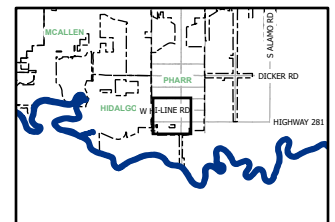
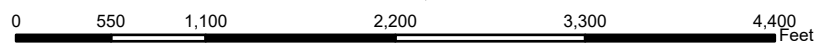
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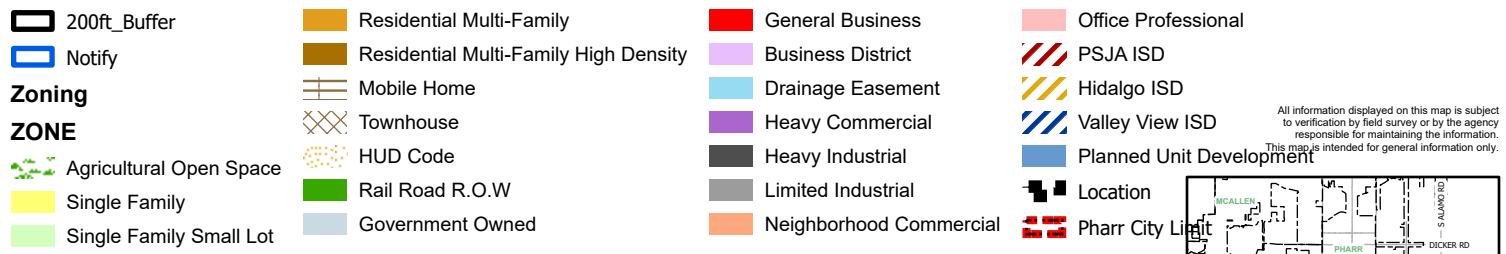
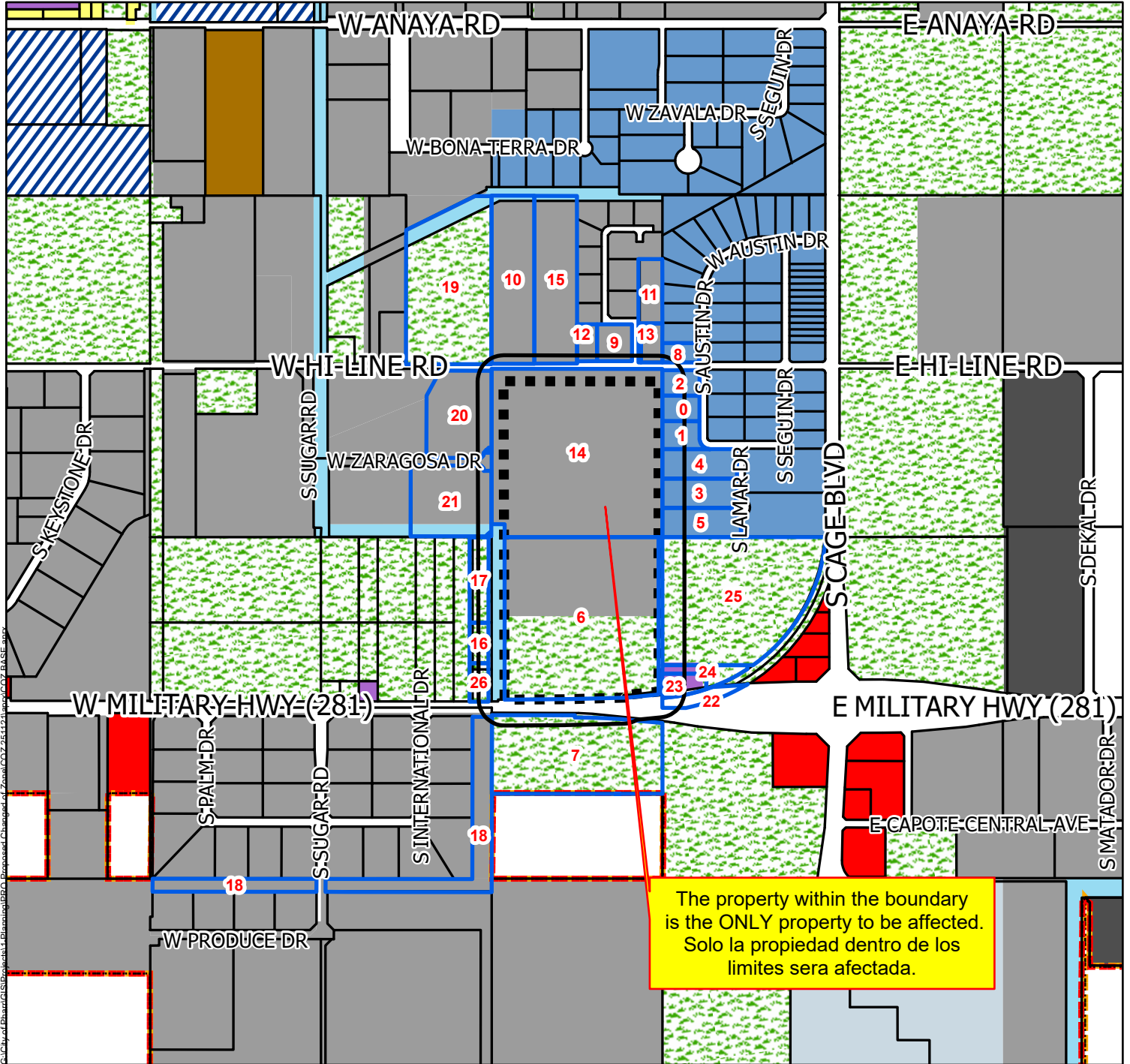


- 200ft_Buffer
- Notify
- Location
- Pharr City Limit

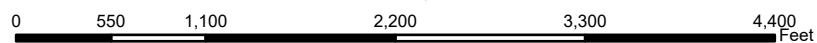
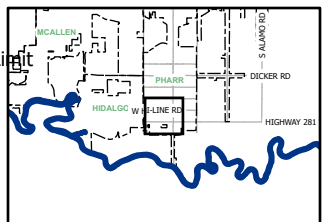
The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

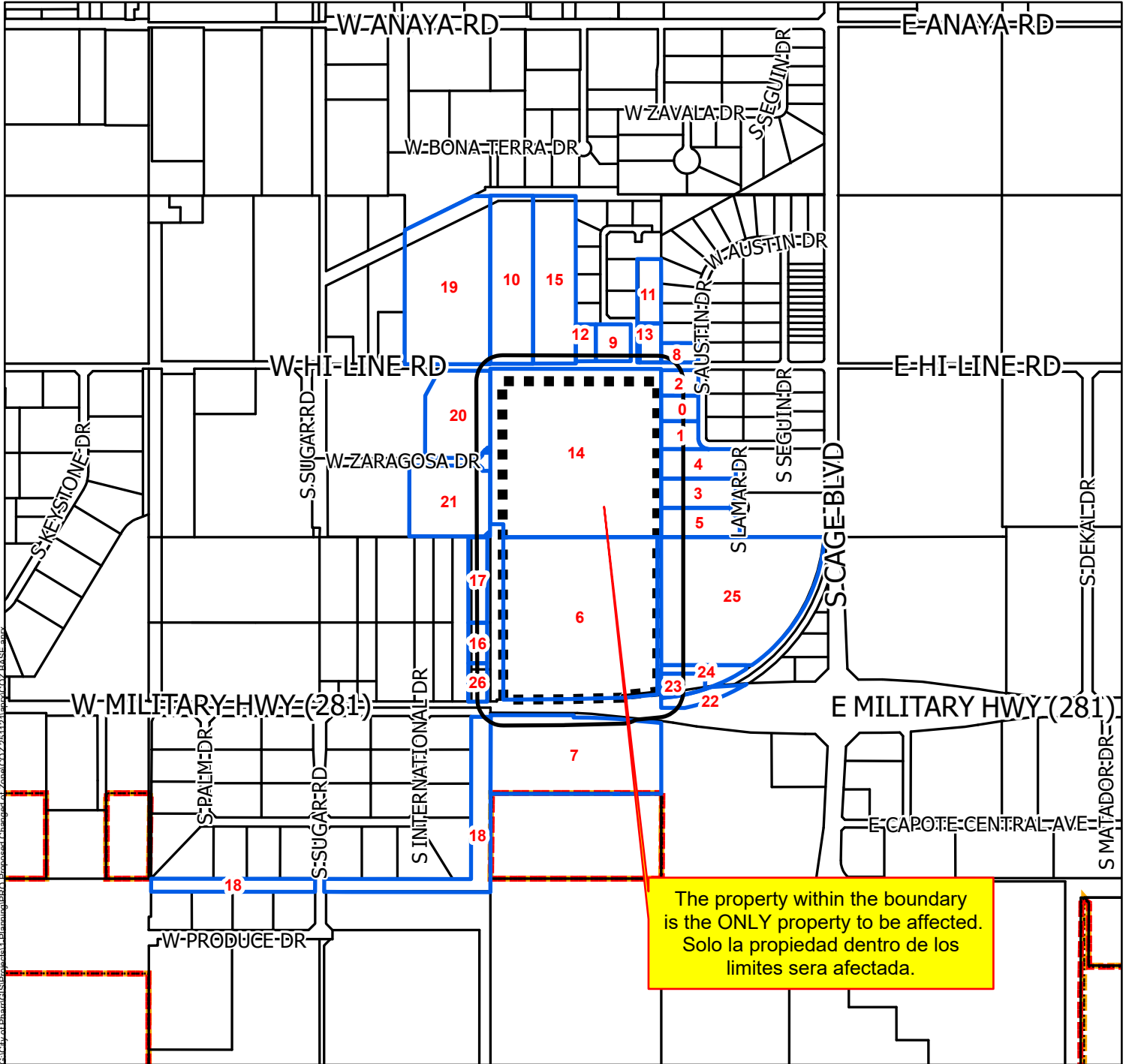
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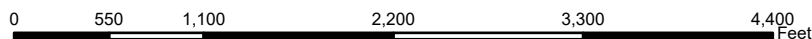
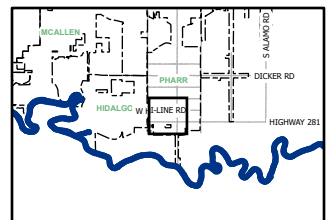
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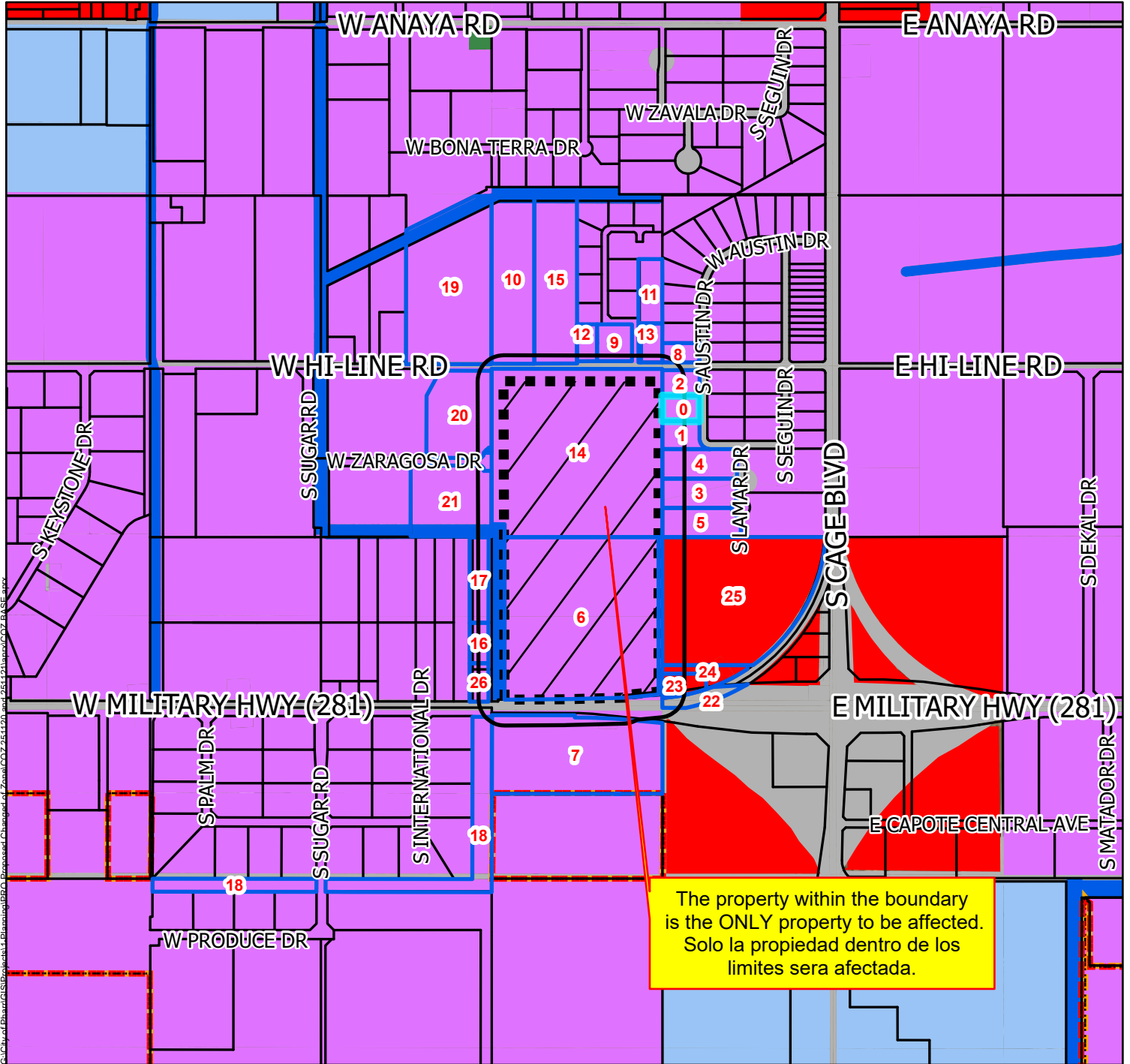




- 200ft_Buffer
- Notify
- Location
- Pharr City Limit

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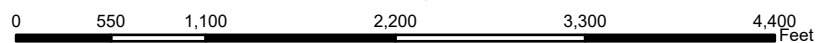
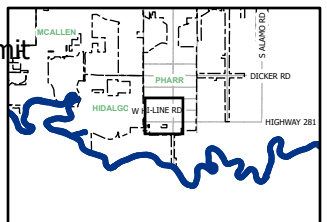




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 Solo la propiedad dentro de los limites sera afectada.

- | | | | |
|--------------|------------------------|--------------------|--------------------|
| 200ft_Buffer | Future Land Use | Single Family Res. | Public/Semi Public |
| Notify | FUTURELAND | Multi-Family Res. | ROW |
| Irrigation | Industrial | Manufactured Homes | Parks |
| Agriculture | Commercial | Location | Pharr City Limit |

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Pharr
Development Services



Site Photo
501 West Hi-Line Road





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING COMMISSION

AGENDA ITEM #: D.3.

DATE SUBMITTED: December 10, 2025

MEETING DATE: December 18, 2025

FROM: Joe Garza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Halff Associates, Inc., representing Capote Farms LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being all of Lot No. Three Hundred Eighty-Eight (388) of the Kelly-Pharr Subdivision, as shown upon a map or plat of said subdivision of record in the office of the County Clerk of Hidalgo County, Texas. The property is physically located at 400 West Military Highway **COZ#251121**

Classification: Public Hearing

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

Issue: Halff Associates, Inc., representing Capote Farms LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I).

Fiscal Consideration:

Staff Recommendation:

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Joe Garza

Created/Initiated - 12/10/2025

Joe Garza

Approved - 12/10/2025

Melanie Cano

New -

Roland Gomez

-

Ricardo Rodriguez

-



Pharr

Development Services



MEMORANDUM

DATE: THURSDAY, DECEMBER 18, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being all of Lot No. Three Hundred Eighty-Eight (388) of the Kelly-Pharr Sub-Division, as shown upon a map or plat of said subdivision of record in the office of the County Clerk of Hidalgo County, Texas. The property is physically located at 400 W Military Hwy. COZ#251121

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

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

DESCRIPTION OF PROPERTY:

Halff Associates Inc, Representing Capote Farms LTD, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) in order to construct a warehouse.

The subject site is located north of Military Hwy and west of South Cage Boulevard and has a physical address of 400 W Military Hwy. The property is legally described as being All of Lot No. Three Hundred Eighty-Eight (388) of the Kelly-Pharr Subdivision, as shown upon a map or plat of said subdivision of record in the office of the County Clerk of Hidalgo County, Texas.

The property fronts West Military Highway, a 120 ft. – 150 ft. principal arterial street which runs west and east with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property to the north was zoned Agricultural and/or Open Space District (A-O) upon annexation to the city on October 18, 1994. The property to the east was zoned Agricultural and/or Open Space District (A-O) upon annexation to the city on October 3, 1989. The properties to the south and west were zoned Agricultural and/or Open Space District (A-O) upon comprehensive zoning in 1982. The property is generally designated for Industrial use in the Land Use Plan.

The Heavy Industrial district (H-I) is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences.

Nineteen (19) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on December 05, 2025, and a legal notice was published in the Advance News Journal on December 03, 2025. Staff received no response to the letters or the legal notice.

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

NOTE: This item will go before the City Commission Meeting of **January 5, 2026**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Half Associates, Inc., representing Capote Farma LTD, owner

APPLICANT

Agricultural and/or Open Space District (A-O)

CURRENT ZONE

400 West Military Highway

ADDRESS

Heavy Industrial District (H-I)

PROPOSED ZONE

		YES	NO
1	Does the property meet the minimum area requirements for the proposed zone?	X	
2	Does the property have adequate ingress and egress?	X	
3	Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4	Is the property located along a major thoroughfare?	X	
5	Will the property have adequate parking for the proposed use?	X	
6	Will the property have adequate landscaping as per City Ordinance?	X	
7	Will the zone change increase the volume of traffic?	X	
8	Will a buffer be required?	X	
9	Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

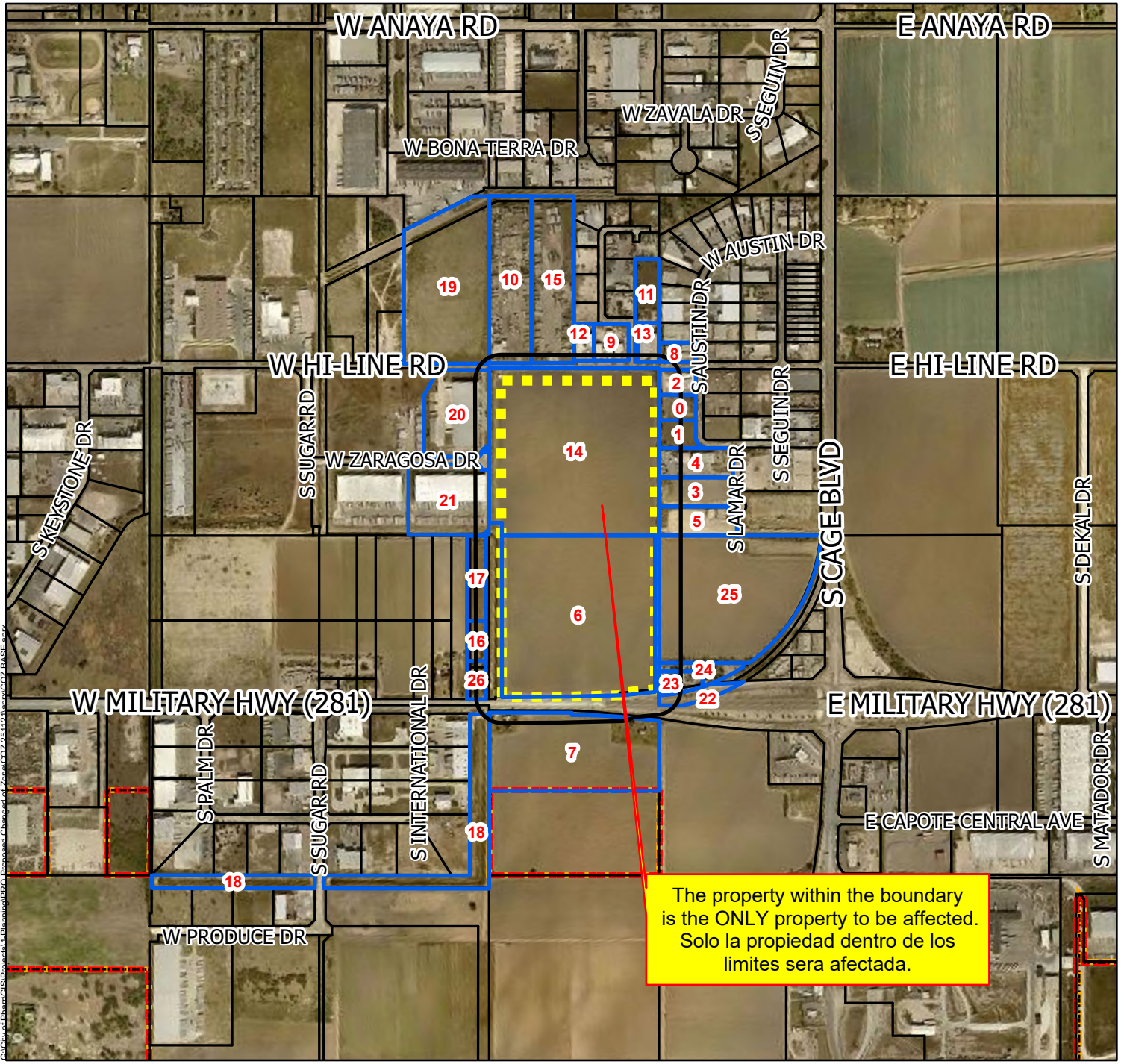
Development Services is recommending approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. The proposed aligns well with the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

Diego Perez, Planner I

PREPARED BY

December 8, 2025

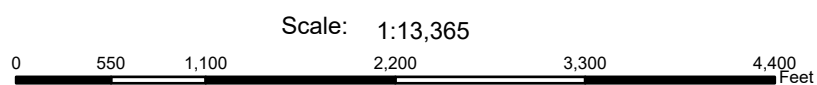
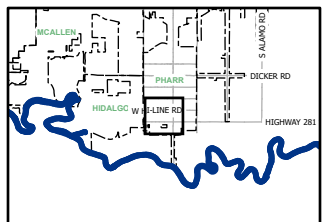
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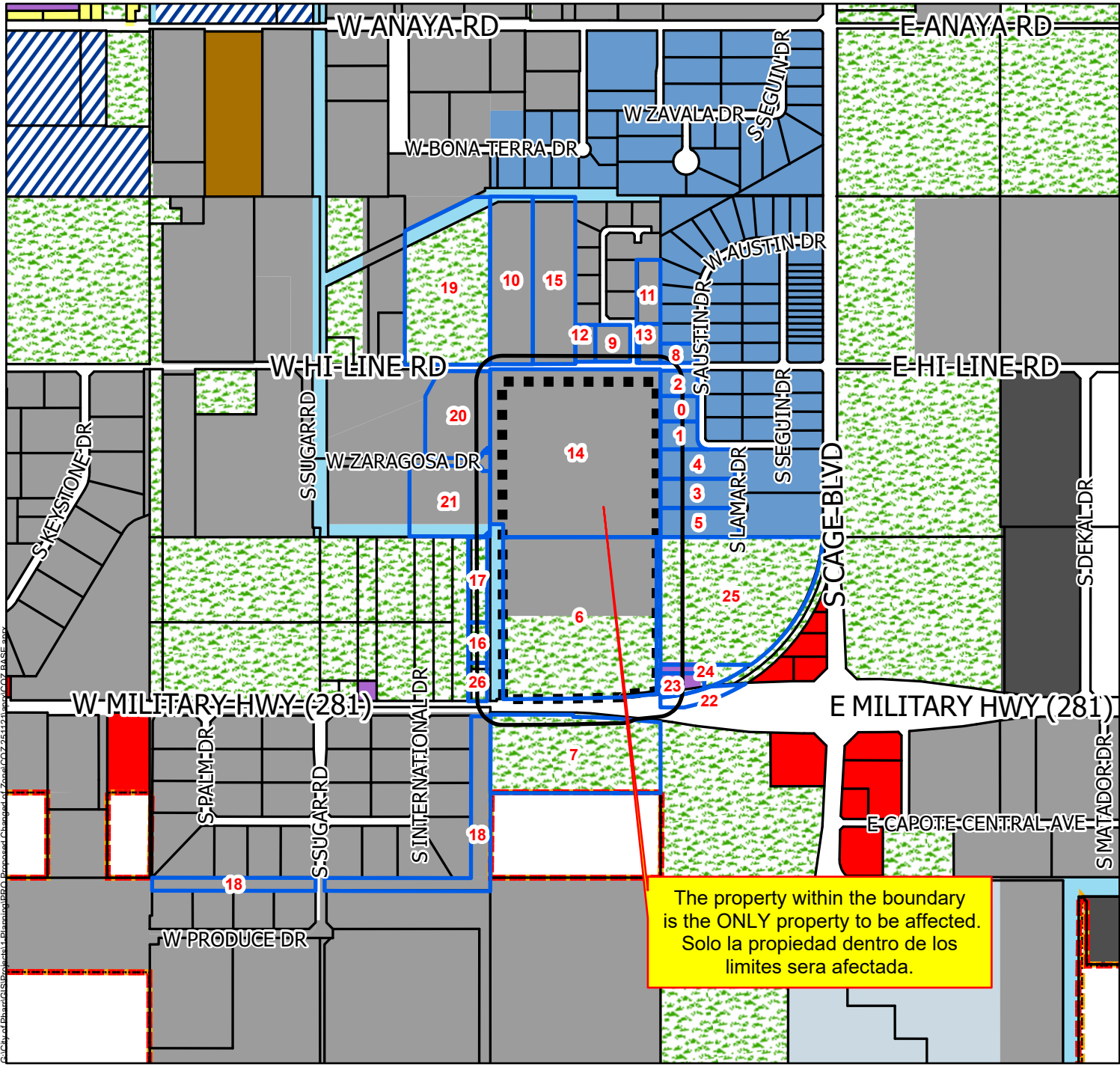


The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

- 200ft_Buffer
- Notify
- Location
- Pharr City Limit

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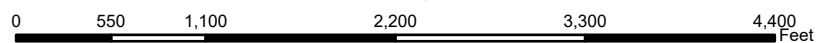
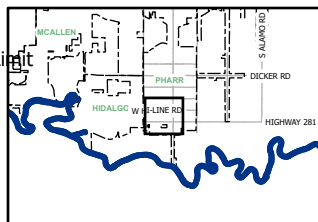


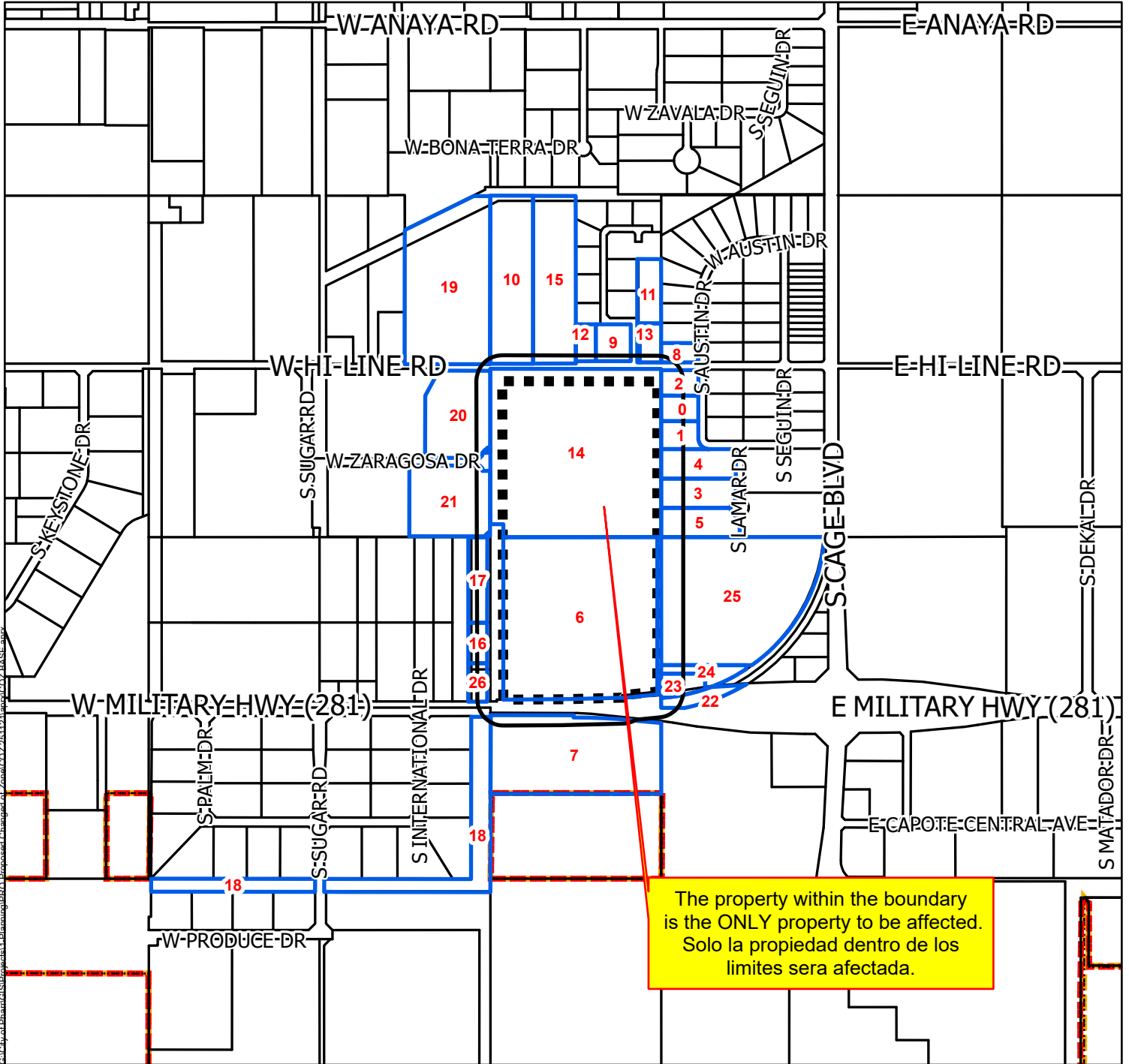


The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

200ft Buffer	Residential Multi-Family	General Business	Office Professional
Notify	Residential Multi-Family High Density	Business District	PSJA ISD
Zoning	Mobile Home	Drainage Easement	Hidalgo ISD
ZONE	Townhouse	Heavy Commercial	Valley View ISD
Agricultural Open Space	HUD Code	Limited Industrial	Planned Unit Development
Single Family	Rail Road R.O.W	Neighborhood Commercial	Location
Single Family Small Lot	Government Owned	Pharr City Light	

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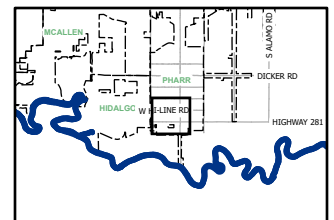
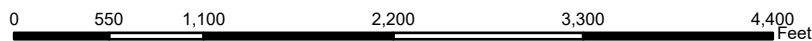


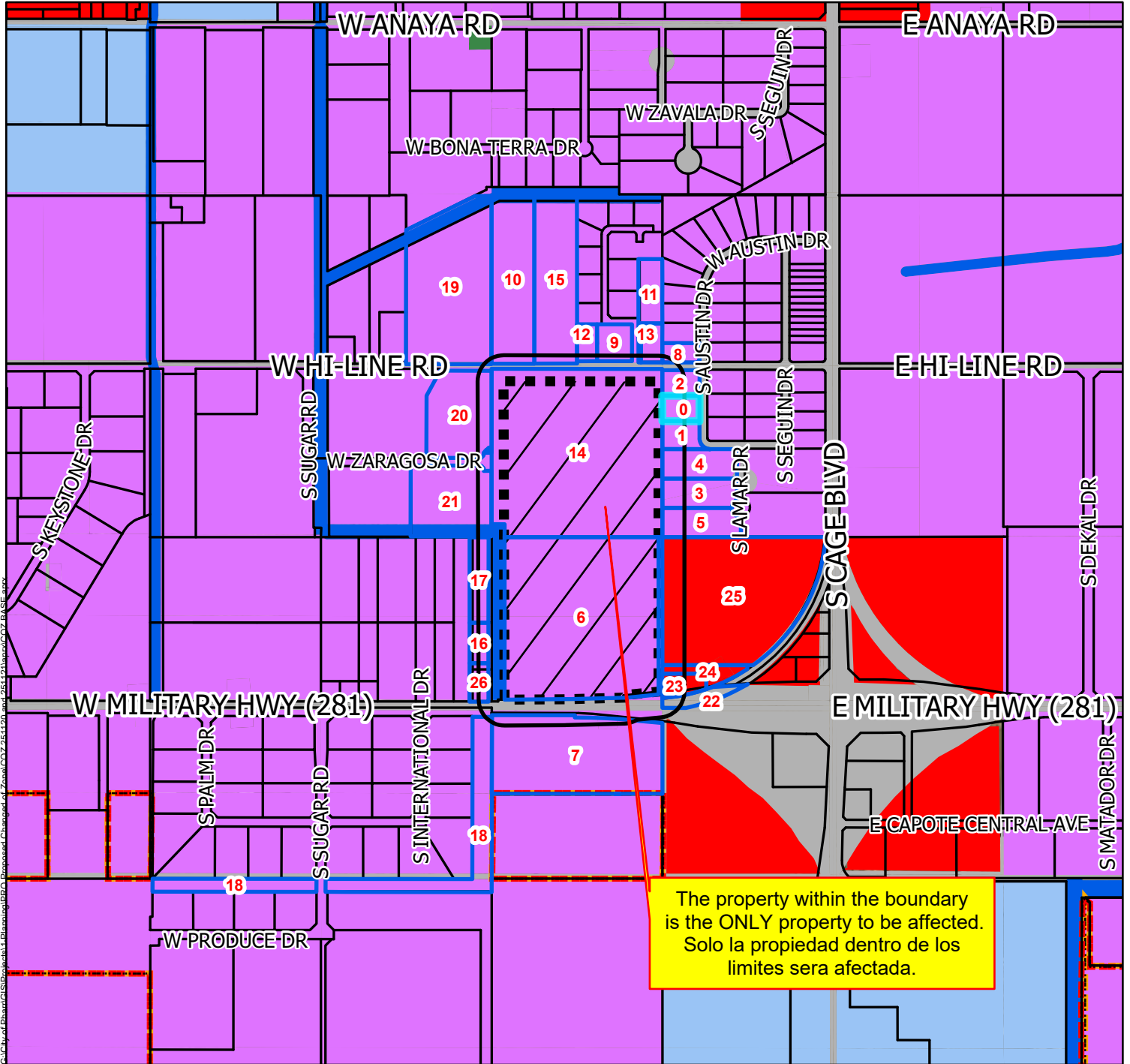


C:\City of Pharr\GIS\Projects\GIS\Projects\Change of Zonal\COZ 251120 & 251121\Map\COZ BASE.mxd

- 200ft_Buffer
- Notify
- Location
- Pharr City Limit

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

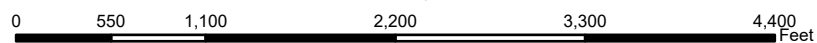
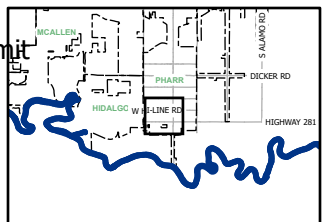


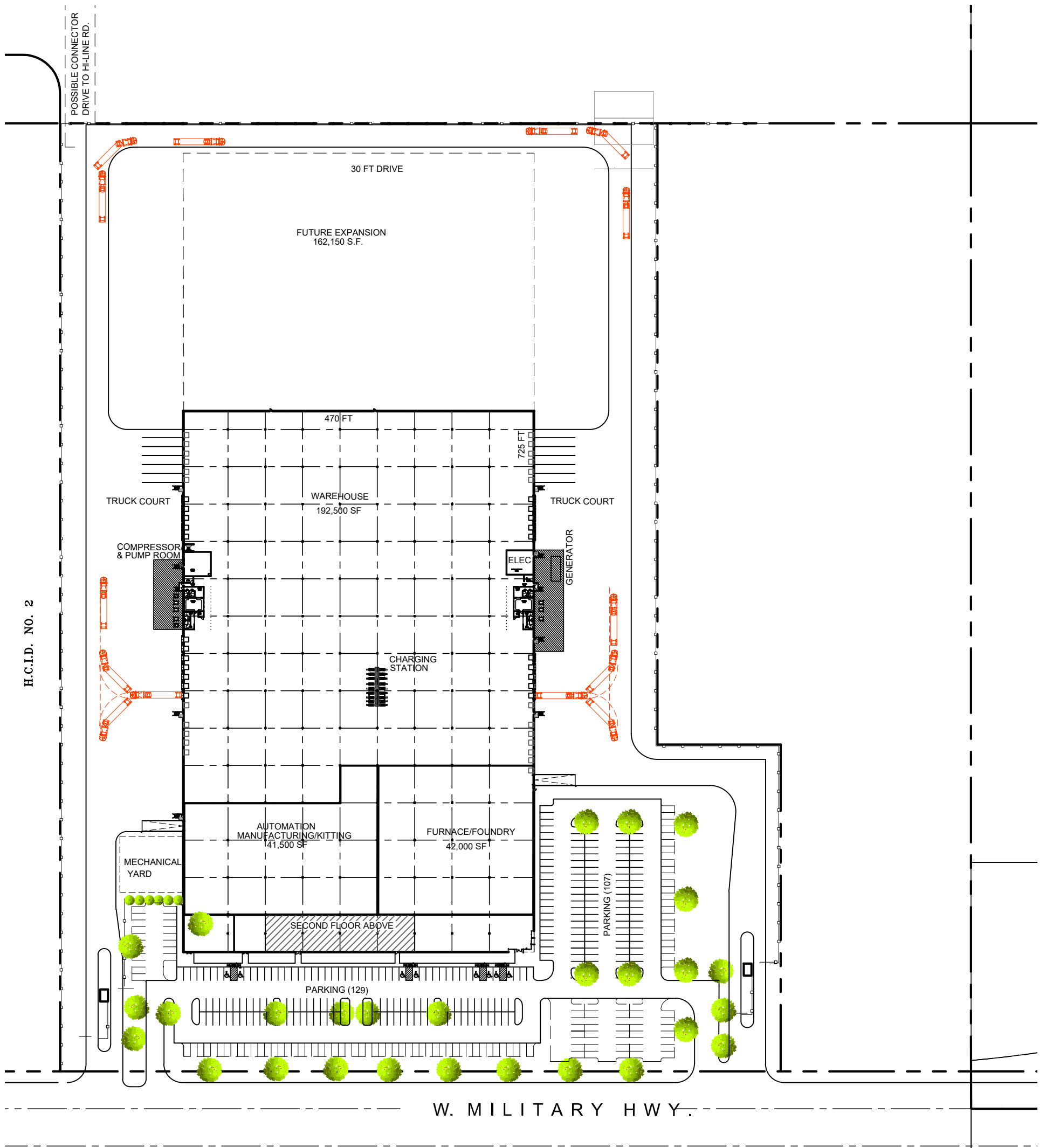


The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

- | | | | |
|--------------|------------------------|--------------------|--------------------|
| 200ft_Buffer | Future Land Use | Single Family Res. | Public/Semi Public |
| Notify | FUTURELAND | Multi-Family Res. | ROW |
| Irrigation | Agriculture | Manufactured Homes | Parks |
| | | Industrial | Location |
| | | Commercial | Pharr City Limit |

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.





PRELIMINARY PROJECT SUMMARY:

APPROX. SITE AREA:	24.99 ACRES
APPROX. BUILDING AREA:	340,750 S.F. (FIRST FLOOR FOOTPRINT)
APPROX. PHASE II EXPANSION:	162,150 S.F.
TYPICAL BAY SPACING:	50'-0" X 50'-0"
VEHICLE PARKING REQUESTED:	233 SPACES
VEHICLE PARKING CAPACITY:	321 SPACES
OVERHEAD DOORS-DOCKS:	20 SPACES (10 EA. SIDE)
TRUCK STAGING PROVIDED:	20 SPACES (10 EA. SIDE)

BUILDING AREA SUMMARY AND PARKING REQUIREMENTS:

FIRST FLOOR OFFICE:	23,500 S.F.	SHIPPING/RECEIVING OFFICES:	2,560 S.F. (1,280 SF EA.)
SECOND FLOOR OFFICE:	10,000 S.F.		
TOTAL OFFICE AREA:	33,500 S.F.	1 SPACE/300 SF =	108 SPACES
WAREHOUSE AREA:	233,750 S.F.	1 SPACE/2000 SF =	95 SPACES
FOUNDRY AREA:	42,000 S.F.	1 SPACE/1500 SF =	27 SPACES
AUTOMATION AREA:	41,500 S.F.	1 SPACE/1500 SF =	67 SPACES

TOTAL REQUIRED:	297 SPACES AT PHASE 1
TOTAL REQUESTED:	233 SPACES (PHASE I)
TOTAL CAPACITY:	372 SPACES (AS REQUIRED WITH PHASE II)



NORTH



Marmon
Food Service Technologies
at Capote International Business Park

CONCEPTUAL
 SITE PLAN
 08-15-2025
 SCALE: NTS
 PROJECT NO.

1.0
 10000



Pharr
Development Services



Site Photo
400 West Military Highway





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING COMMISSION

AGENDA ITEM #: E.1.

DATE SUBMITTED: December 10, 2025

MEETING DATE: December 18, 2025

FROM: Joe Garza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Turbo Engineers, PLLC, representing Espino Construction LLC, owner(s), is/are requesting preliminary plat approval of the proposed Gilberto Espino Subdivision. The property is legally described as being A 0.636 acre tract of land being a part or portion of lots 38 and 39, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of North Linden Street. **SUB250827**

Classification: Regular

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

Issue: Turbo Engineers, PLLC, representing Espino Construction LLC, owner(s), is/are requesting preliminary plat approval of the proposed Gilberto Espino Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Gilberto Espino Subdivision subject to the following conditions

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Joe Garza	Created/Initiated - 12/10/2025
Joe Garza	Approved - 12/10/2025
Roland Gomez	New -
Melanie Cano	-
Ricardo Rodriguez	-



MEMORANDUM

DATE: THURSDAY, DECEMBER 18, 2025
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: GILBERTO ESPINO SUBDIVISION
FILE NO. **SUB250827**

GENERAL INFORMATION

APPLICANT: Turbo Engineers, PLLC, representing Espino Construction LLC, owner, is requesting preliminary plat approval of the proposed Gilberto Espino Subdivision.

LEGAL DESCRIPTION: The property is legally described as being A 0.636 acre tract of land being a part or portion of lots 38 and 39, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 100 block of North Linden Street.

ZONING: The property is currently zoned Residential Multi-Family High Density District (R-MFHD). The adjacent zones are Residential Single Family District (R-1) and Neighborhood Commercial District (N-C) to the north, Residential Multi-Family High Density District (R-MFHD) to the east, Heavy Industrial District (H-I) and General Business District (C) to the south and Single Family Small Lots District (R-1A) to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None Requested.

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

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



Pharr
Development Services



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

STAFF REVIEW MEETING FOR: GILBERTO ESPINO SUBDIVISION

1. Label net or gross for Lot 1 Ac. and Sq. ft.
2. Plat note #4, remove "or lot line".
3. On owner's name label owner or member.
4. Notary block only provide owner's name.
5. On metes & bounds label Net or Gross for acreage.

STAFF REVIEW MEETING FOR: GILBERTO ESPINO SUBDIVISION

SUBDIVISION: Gilberto Espino Subdivision DATE: 11/26/2025

REVIEW: Preliminary (Comments for plans dated:11-14-2025)

PLAT

1. Signature from P.E. & R.P.L.S. shall be required.
2. Dedicate an easement for a drainage area and label as "Private Drainage Easement". Easement can be acquired at the building permit phase.
3. Add note---Owners to maintain detention/retention area.
4. Add note---Owners to maintain ROW and perimeter of subdivision.

SITE PLAN

1. The sanitary sewer service for the lot to the east will need to be relocated as to not be underneath the proposed building.

DRAINAGE

1. The orientation of the grate inlet may affect the flow of runoff into the system.
2. Tie-in to TX-Dot inlet requires a TX-Dot permit via Rulis website.
3. All detention ponds shall be required to be stabilized using sod or hydro-mulch to prevent erosion.
4. Detention ponds that exceed depths of 2.5'-ft shall require a perimeter fence with a minimum height of 4'-ft.
5. Provide a cross-section detail of detention pond and total volume provided.
6. All discharge pipes shall be cut flush with a concrete rip rap as per City standards.

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.
- At time of subdivision completion, the detention pond shall be stabilized using sod or hydromulch.
- 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: GILBERTO ESPINO SUBDIVISION

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be PAINTED SILVER in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each BLUE MARKER to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE YELLOW OR RED FROM MANUFACTURE AND FINISHED WITH A COAT OF ALUMINUM AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.n9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted RED: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department

siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

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

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

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

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

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

Additional Comments:

1. SHALL ADD AN ADDITIONAL FIRE HYDRANT FOR F.D.C (FIRE DEPT CONNECTION).

2. SHALL HAVE A LICENSED SPRINKLER COMPANY CONTACT THE PHARR FIRE MARSHALS OFFICE FOR PLACEMENT OF SECOND FIRE HYDRANT AND FIRE DEPT CONNECTION (FDC).

3. SHALL PROVIDE FIRE HYDRANT DETAILS ALONG WITH VALVE AND VALVE BOX DETAILS.

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



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

STAFF REVIEW MEETING FOR: GILBERTO ESPINO SUBDIVISION

Construction Entrance shall measure 20 feet in width and 50 feet in length with 4-8inch bull rock. This must be corrected on both the detail and sediment erosion control plan sheet.

Concrete washout detail and location required on the Sediment Erosion Control Plan. Washout detail must be at least 10x10 feet in size with a 7mil plastic liner to prevent any spills/illicit discharges of concrete washout.

Dumpster location required for the Sediment Erosion Control Plan.

Obtain any required Street Cut, Bore, Curb Cut, or Discharge permits for the two curb cuts, two street cuts, and detention pond outfall

STAFF REVIEW MEETING FOR: GILBERTO ESPINO SUBDIVISION

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

X 2 Design

1. A main (2)" PVC conduit with (30"x48"x30") distribution handholes shall be designed to reach and provide connection to each service handhole in the subdivision.
2. A 1.25" PVC conduit shall be run from every service handhole on the main conduit side, across the roadway, and to a service handhole between every other lot 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 anGeneral Notes:

Comment: Upon reviewing the submitted site plans, it was noted that the following critical elements related to data/telephone wiring were omitted:

1. Site Plan Omissions:

- The plans do not illustrate the routing of data/telephone wiring, whether externally (outer shell) or within the building.
- The Main Distribution Frame (MDF) storage area, a key component of telecommunications infrastructure, is not depicted.

2. Utility Site Plan Omissions:

- Data/telephone cabling pathways are absent from the electrical plans.
- The point of entry (POE) for data/telephone services — whether via underground utility easement or aerial entry — should be clearly indicated. The final determination of entry location remains at the owner's discretion.

• Recommendations:

- Site Plan Revisions: Include a dedicated overlay or notation for data/telephone wiring distribution, both externally and internally.
- MDF Representation: The MDF storage area should be clearly marked on the electrical site plan. The MDF may be installed either within the building or adjacent to it, provided space and accessibility requirements are met.

Please incorporate these details to ensure comprehensive documentation of telecommunications infrastructure. Should further clarification be required, we are available to discuss.

Proposed Data/Telephone Access.

1. Data/Telephone Existing Access Point Location:

a. Estimated at coordinates: 26.195301° -98.168614°

2. Primary Conduit Installation:

a. A **2x2" Schedule 40 conduit** or **2x2" SDR11 Orange conduit** Sleeve shall be routed within the Utility Easement on N Linden St (estimate coordinates 26.194377° -98.168614° to 26.195262° -98.168474° to 26.195301° -98.168614°

b. A **2x2" Schedule 40 conduit** or **2x2" SDR11 Orange conduit** Sleeve shall be routed within the Utility Easement on N Linden St to within the MDF of N Linden St in accordance with Utilities & Planning and Zoning Department Site Plan.

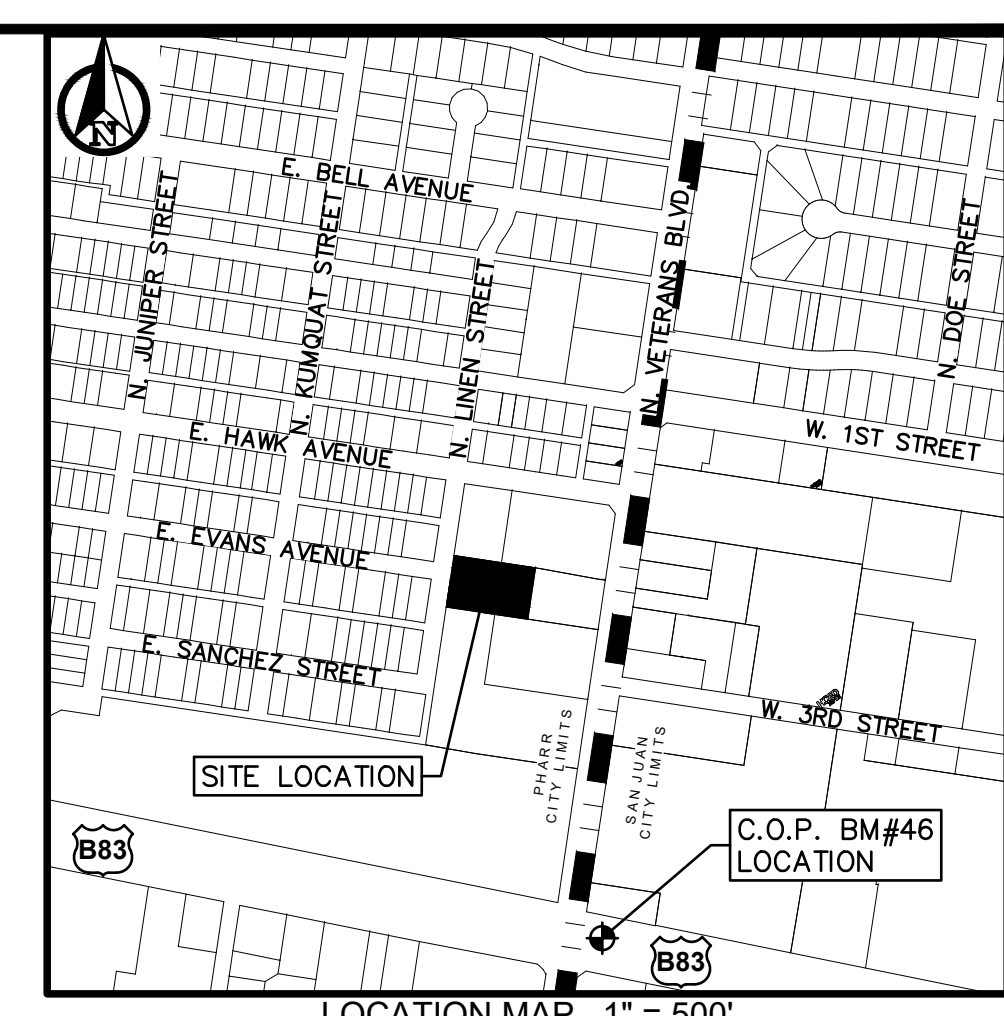
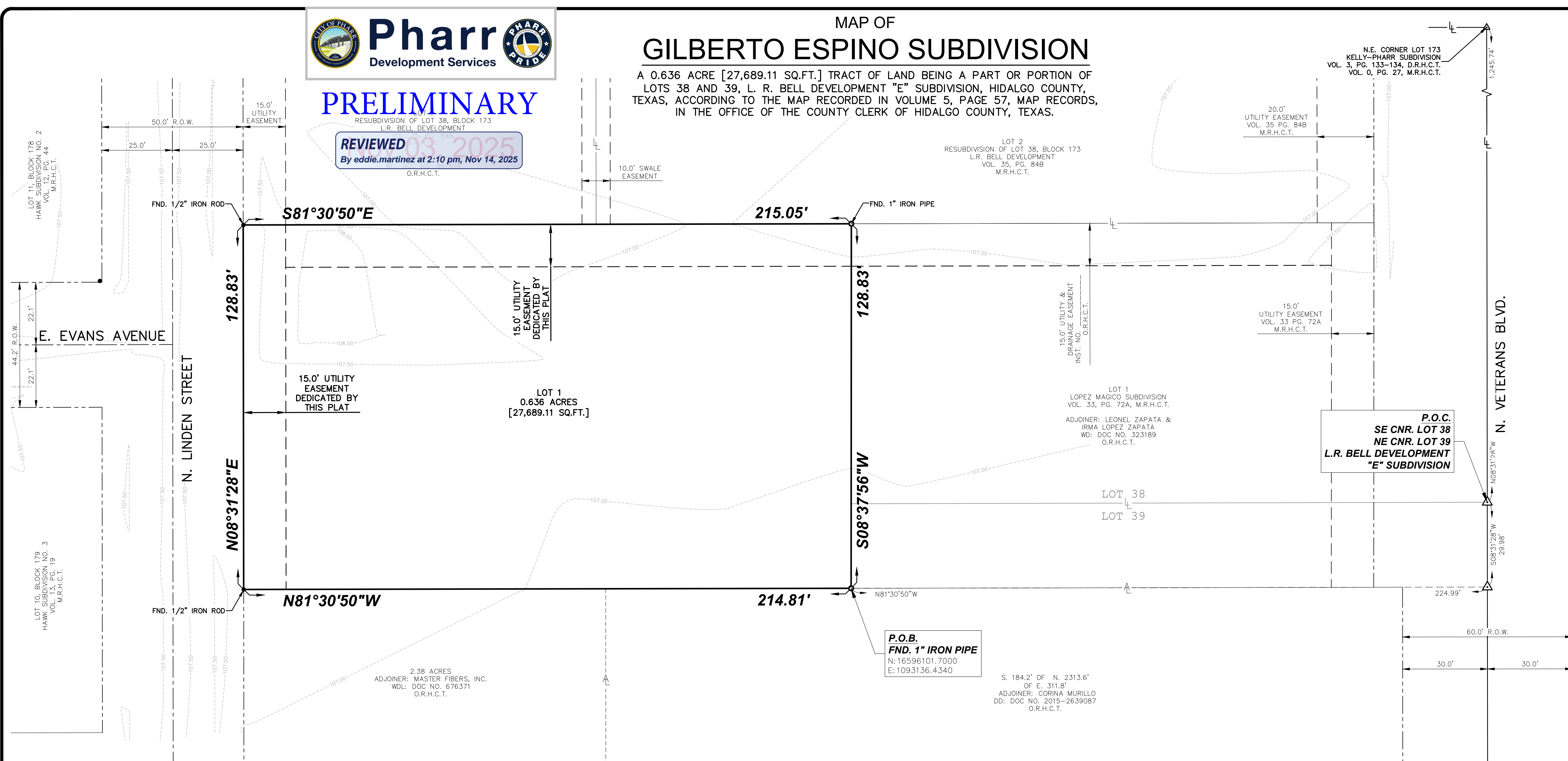


MAP OF GILBERTO ESPINO SUBDIVISION

A 0.636 ACRE [27,689.11 SQ.FT.] TRACT OF LAND BEING A PART OR PORTION OF LOTS 38 AND 39, L. R. BELL DEVELOPMENT "E" SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 57, MAP RECORDS, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

PRELIMINARY

REVIEWED 03/2025
By eddie.martinez at 2:10 pm, Nov 14, 2025
O.R.H.C.T.



GRAPHIC SCALE IN FEET: 1"=20'
BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE 4205
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988

- LEGEND
- BOUNDARY LINE
- RIGHT OF WAY LINE
- RIGHT OF WAY CENTERLINE
- EASEMENT LINE
- LOT LINE
- ADJOINER BOUNDARY LINE
- CONTOUR LINE WITH ELEVATION
- FOUND 1/2" IRON ROD OR AS NOTED
- FOUND 1/2" IRON PIPE
- CALCULATED POINT
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- NE - NORTHEAST
- SE - SOUTHEAST
- CNR - CORNER
- R.O.W. - RIGHT OF WAY
- VOL. - VOLUME
- PG. - PAGE
- DOC. - DOCUMENT
- AWD - ASSUMPTION WARRANTY DEED
- COR. - CORRECTION
- DD - DISTRIBUTION DEED
- WD - WARRANTY DEED
- WDL - WARRANTY DEED W/VENDOR'S LIEN
- O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
- () - RECORD CALL

STATE OF TEXAS COUNTY OF HIDALGO CITY OF PHARR CERTIFICATION
APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS THIS THE DAY OF 20 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION

MAYOR CERTIFICATION
UNDER LOCAL GOVERNMENT CODE 212.015(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GILBERTO ESPINO SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY OF PHARR, TEXAS.

MAYOR, CITY OF PHARR AMBROSIO HERNANDEZ
ATTEST: CITY CLERK

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF SURVEYOR

I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

MANUEL CARRIZALES
TEXAS R.P.L.S. No. 6388
TBPES FIRM No. 101194417

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, ROBERTO SALINAS, PE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

ROBERTO SALINAS, PE
PROFESSIONAL ENGINEER No. 122063
TBPES FIRM No. 21737

STATE OF TEXAS HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE DAY OF 20

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

ATTEST: PRESIDENT SECRETARY

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S ACKNOWLEDGMENT

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS GILBERTO ESPINO SUBDIVISION, TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND 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.

ESPINO CONSTRUCTION, LLC
GILBERTO ESPINO
1715 W. TRENTON ROAD, SUITE 205-206
EDINBURG, TX 78539
HIDALGO COUNTY

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GILBERTO ESPINO, 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 THE DAY OF 20

NOTARY PUBLIC

PLAT NOTES AND RESTRICTIONS:

- 1. FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADING) DESCRIBED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD" COMMUNITY-PANEL NUMBER: 4803470005C EFFECTIVE DATE: 10/19/1982
2. MINIMUM BUILDING SETBACK LINES AS PER CITY OF PHARR ORDINANCE.
3. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT OR 18 INCHES ABOVE THE HIGHEST ADJACENT GRADE, WHICHEVER IS GREATER.
4. NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 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 DEVELOPMENT.
6. BENCHMARK - CITY OF PHARR BENCHMARK #46 LOCATED AT THE INTERSECTION OF VETERANS BOULEVARD & U.S. BUSINESS 83. PUBLISHED DATA: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NGVD 88, GEOID MODEL 1999 ALL VALLES AREA GRID NORTHING: 16595270.490 EASTING: 1093329.651 ELEVATION: 108.53
7. 5 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG LINDEN STREET AT TIME OF SUBDIVISION CONSTRUCTION.
8. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
10. WHEELCHAIR RAMPS AND LANDINGS PER ADA REQUIREMENT ARE TO BE CONSTRUCTED AT TIME OF SUBDIVISION CONSTRUCTION.
11. ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S.) AND STORM WATER POLLUTION PREVENTION PROCEDURES (S.W.P.P.P.)
12. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
13. NO CONSTRUCTION OF ANY STRUCTURES IS ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.
14. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
15. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

PRINCIPAL CONTACTS:

Table with columns: NAME, ADDRESS, CITY & ZIP, PHONE. Includes owner, engineer, and surveyor information.

METES AND BOUNDS DESCRIPTION:

A 0.636 ACRE [27,689.11 SQ.FT.] TRACT OF LAND BEING A PART OR PORTION OF LOTS 38 AND 39, L. R. BELL DEVELOPMENT "E" SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 57, MAP RECORDS, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DESCRIBED AS TRACT VI, AND CONVEYED TO CORINA MURILLO BY VIRTUE OF DISTRIBUTION DEED RECORDED IN DOCUMENT NUMBER 2015-2639087, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 0.636 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT ON N. VETERANS BOULEVARD BEING THE SOUTHEAST CORNER OF SAID LOT 38 AND THE NORTHEAST CORNER OF SAID LOT 39, THENCE SOUTH 08 DEGREES 31 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 39 A DISTANCE OF 29.98 FEET TO A CALCULATED POINT, THENCE NORTH 81 DEGREES 30 MINUTES 50 SECONDS WEST, A DISTANCE OF 224.99 FEET TO A 1-INCH IRON PIPE FOUND [N:1659101.7000, E:1093136.4340] FOR THE SOUTHEAST CORNER THIS TRACT OF LAND, AND THE POINT OF BEGINNING;
THENCE, NORTH 81 DEGREES 30 MINUTES 50 SECONDS WEST, PARALLEL TO THE COMMON LINE OF SAID LOT 38 AND LOT 39 A DISTANCE OF 214.81 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF N. LINDEN STREET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
THENCE, NORTH 08 DEGREES 31 MINUTES 28 SECONDS EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID N. LINDEN STREET A DISTANCE OF 128.83 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;
THENCE, SOUTH 81 DEGREES 30 MINUTES 50 SECONDS EAST, PARALLEL TO THE COMMON LINE OF SAID LOT 38 AND LOT 39 A DISTANCE OF 215.05 FEET TO A 1 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;
THENCE, SOUTH 08 DEGREES 37 MINUTES 56 SECONDS WEST, A DISTANCE 128.83 FEET TO THE POINT OF BEGINNING, CONTAINING A 0.636 ACRE [27,689.11 SQ.FT.] TRACT OF LAND, MORE OR LESS.



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

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

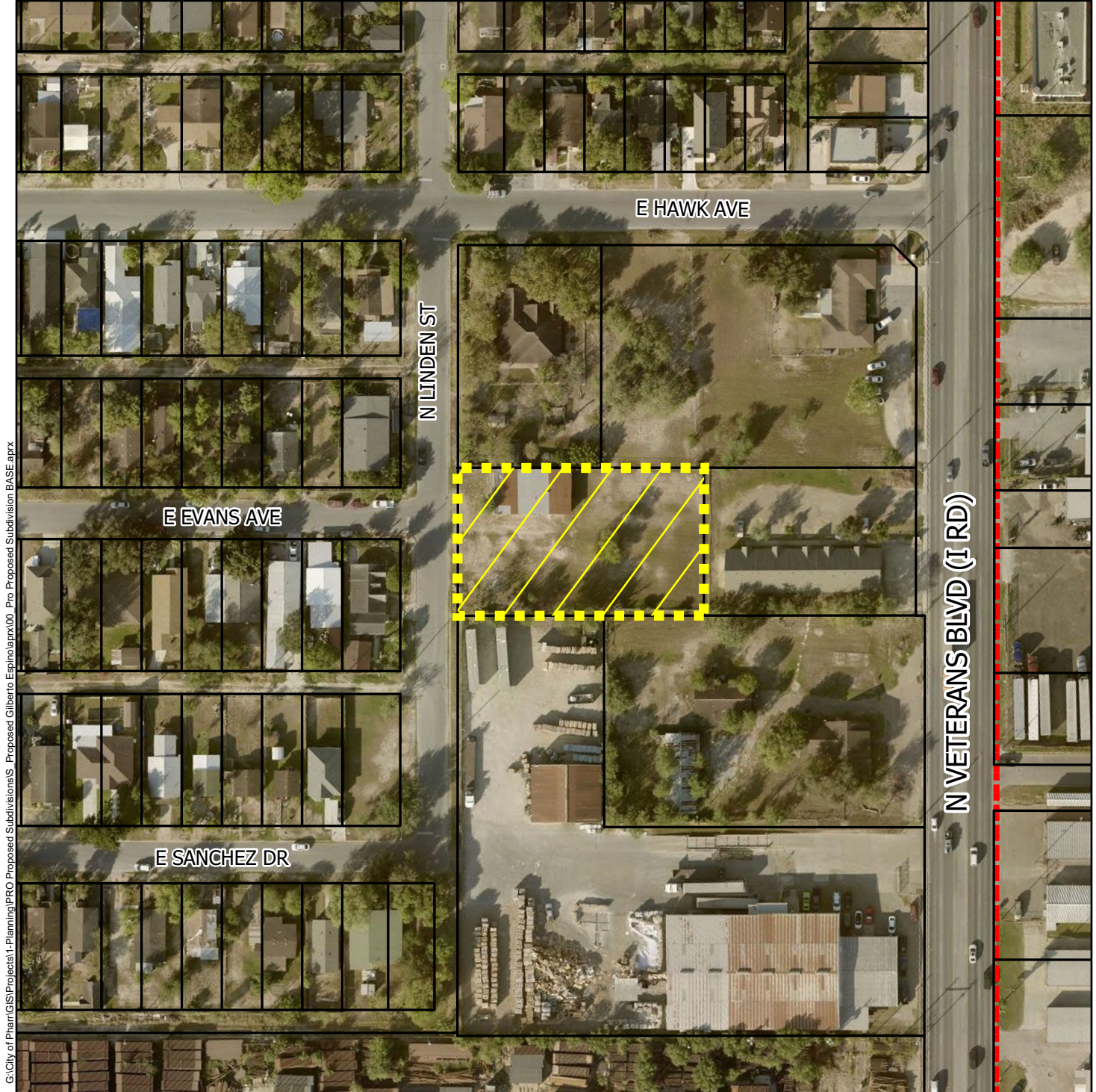
Logos for Carrizales Land Surveying, LLC and Turbo Engineers, PLLC. Includes contact information for both firms.

Table with columns: NO., DATE, DESCRIPTION, BY.



Proposed Subdivision
Gilberto Espino Subdivision



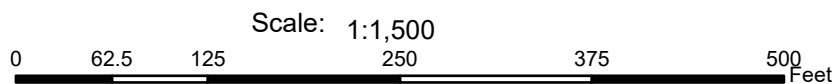
AERIAL 130 N LINDEN ST



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 Subject Property
 Pharr City Limit

City of Pharr, Texas
Engineering Department
956.702.5355

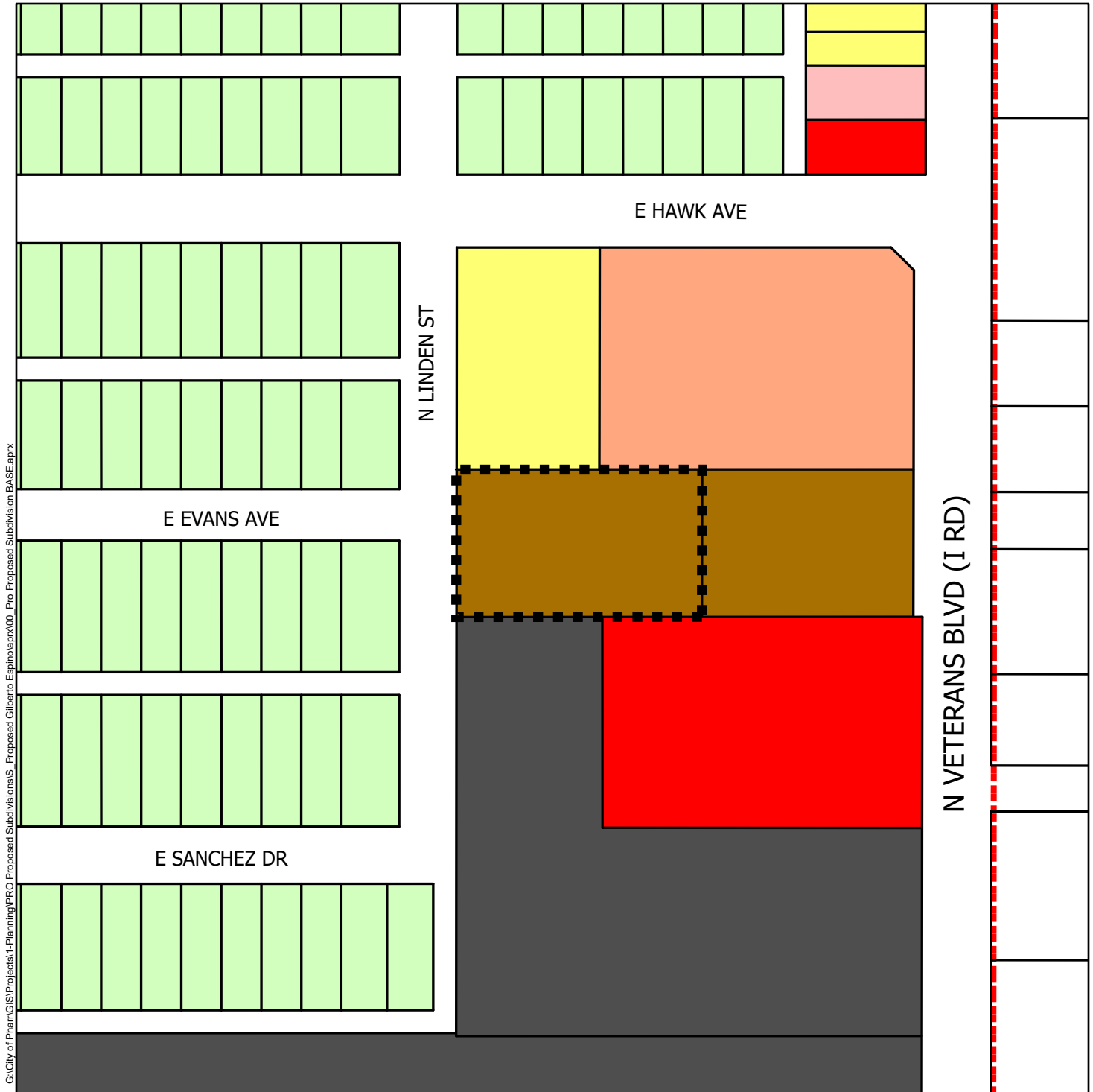


Date: 11/26/2025

Proposed Subdivision
 Gilberto Espino Subdivision



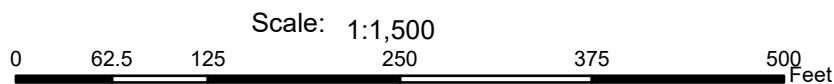
ZONING



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

City of Pharr, Texas
 Engineering Department
 956.702.5355



Date: 11/26/2025



Pharr
Development Services



Site Photo

100 Blk. of N. Linden St

