

**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, APRIL 16, 2026**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

A. CALL TO ORDER:

- 1) Roll call and possible action on the excusing of any absent member.

B. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

C. APPROVAL OF MINUTES:

- 1) Minutes for April 2, 2026 - Regular Called Meeting.

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

1) 7-Eleven Inc. DBA 7-Eleven Convenience Stores and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages phoron premise consumption in a General Business District (C). The property is legally described as being 1.99 acre tract of land being out of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2800 North Jackson Road. **CUP#260302**

2) Viviana Garza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Psychotherapy) in a Single-Family Residential District (R-1). The property is legally described as J.L. King's Lot 9 Block 2, Pharr, Hidalgo County, Texas. The property is physically located at 610 W. Kelly Ave. **CUP#260301**

3) 5D Builders LLC., representing J. Jesus Castillo Jr., owner, has filed with Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct a plaza. The property is legally described as being 0.470 of acre tract of land out of Lot 18. Sings Subdivision, Pharr, Hidalgo County, Texas. The property is located within 400 Block of West Hall Acres Road. **COZ#260101**

4) Ben Smith, owner, has 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) in order to develop and construct a parking lot for existing businesses. The property is legally described as being a 0.79 acre tract of land, more or less, of Lot 2, Matt's Cash and Carry Subdivision, Pharr, Hidalgo County, Texas. The property is located within 600 Block of East Polk Avenue. **COZ#260307**

E. PLATS:

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

2) AJZ Real Estate, LLC., representing Benjamin Zepeda, is requesting final plat approval of the proposed AJZ Subdivision. The property is legally described as being A 0.22 acre tract of land, more or less, being the west 90-ft of the north 105.58-ft of Lot 1, Block 2, Lowrie Subdivision, Hidalgo County, Texas. The property is located within the 600 Block of S. Cage Blvd. **SUB#25061**

3) SAMES Engineering & Surveying, Inc., representing Efrain Agustin, President of MECA Investments, Inc., is requesting final plat approval of the proposed ACME Square Subdivision. The property is legally described as being a 20.00 acre gross 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**

4) Halff, representing City of Pharr, owner, is requesting preliminary and final plat approval of the proposed Pharr Multi-Use Facility. The property is legally described as being A 14.55 Acre Tract out of Lot 56, Kelly- Pharr Subdivision of Porciones 66, 67, 69 and 70 and all of the Amended plat of M Palacios Subdivision and all of Altezza Subdivision. The property is located within the 1800 Block of N. IH 69C. **SUB# 260309**

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 April 2026 at 10:00 a.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 April 2026



IMELDA PEREZ, TRMC
CITY CLERK

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

Name: _____

Title: _____

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

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, April 2, 2026, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Charlie Ramirez
Romeo Cantu
Mercedes Guillen

MEMBERS ABSENT: Rafael Munguia
Ruben Luna
Roberto Carrillo, Jr.
Andy Castro
Javier Gutierrez

STAFF PRESENT: Roland Gomez, Director
Joe Garza, Assistant Director
Eddie Martinez, Planner III
Joanna Villarreal, Planner I
Diego Perez, Planner I
Brianna Perez, Planner I
Nancy Hernandez, Administrative Assistant
Karina Gonzalez, Secretary

ITEM A. CALL TO ORDER

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

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

Charlie Ramirez moved to excuse the absent members. Mercedes Guillen, seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

None

ITEM C. APPROVAL OF MINUTES

1) MINTUES FOR MARCH 5, 2026 - REGULAR CALLED MEETING

Chairman, Danny Wylie, introduced the item. There being no discussion Romeo Cantu, who moved to **approve** the minutes of March 5, 2026. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) ARTURO GABRIEL CASTELLO DURAN, REPRESENTING AW & R GREGG LLC, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.48-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 6-7 & W1/2 LOT 8, BLOCK 1, VAN WILLIAMS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 201 WEST SAM HOUSTON AVENUE. COZ#260203**

Brianna Perez, Planner I, introduced the item and stated the property was zoned Single-Family Residential District (R-1). The property to the east was zoned to Single-Family Residential District (R-1) upon comprehensive zoning 1982. Later, the properties to the west were zoned Two Family Residential District (R-2) from Single-Family Residential District (R-1) on November 19, 1996. Miss Perez further stated the properties to the north were zoned Residential Multi-Family High Density District (R-3) upon comprehensive zoning 1982. She further reported, the properties to the south were zoned General Business District (C) upon comprehensive zoning 1982. Lastly, she stated the property was generally designated for commercial use in the Land Use Plan.

Brianna Perez, Planner I, further stated there have been no other zoning requests within the general vicinity of the subject property since that time. She further reported sixteen (16) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 20, 2026, and a legal notice was published in the Advance News Journal on March 18, 2026. Staff received no response to the letters or the legal notice.

Brianna Perez, Planner I, lastly stated staff recommended approval of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C) as the property met area requirements, had adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the items for discussion.

Charlie Ramirez asked if there were enough parking spaces for that area. Joe Garza, Assistant Director, replied there was more than enough room since zoned general

business minimum lot size is 9,000 sq ft. Mr. Garza stated setbacks were in compliance with fire codes and required zero setbacks.

There being no further discussion, Charlie Ramirez moved to **approve** the rezoning request from Single-Family Residential District (R-1) to General Business District (C). Romeo Cantu, seconded the motion and when put to a vote, it carried unanimously.

2) OMAR CANO, REPRESENTING ALDAPE DEVELOPMENT LLC, 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 TOWNHOUSE RESIDENTIAL DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.0-ACRE TRACT OF LAND OUT OF LOT 236, KELLY-PHARR SUBDIVISION OF PORCIONES 69 AND 70, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 200 BLOCK OF WEST HALL ACRES ROAD. COZ#260204

Brianna Perez, Planner I, introduced the item and stated the property was zoned Agricultural and/or Open Space District (A-O). She mentioned the properties to the north were zoned Agricultural and/or Open Space District (A-O) and Single-Family Residential District (R-1). Miss Perez stated that the properties to the east were zoned Agricultural and/or Open Space District (A-O) and General Business District (C) and to the south the property was zoned Agricultural and/or Open Space District (A-O). She further stated the properties to the west were zoned Agricultural and/or Open Space District (A-O) when the city annexed on June 21, 1983. She added the property was generally designated for residential use in the Land Use Plan.

Brianna Perez, Planner I, mentioned there have been no other zoning requests within the general vicinity of the subject property since that time. She reported that Twenty-Three (23) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 20, 2026, and a legal notice was published in the Advance News Journal on March 18, 2026. She stated staff received no response to the letters or the legal notice.

Brianna Perez, Planner I, lastly stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH) as the property met area requirements, had adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the items for discussion.

Chairman, Mr. Wylie asked if there was someone to speak on behalf of this project. Mr. Omar Cano, Engineer, replied he will be speaking on behalf of the owners. Mr. Cano

stated that the owner was ready to start building 35 private garden-style homes. Board member Romeo Cantu asked if the levels would be raised due to flooding in the area. Mr Cano stated they would look into that once they reached that stage in the project.

There being no further discussion, Charlie Ramirez moved to approve the rezoning request from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH). Mercedes Guillen, seconded the motion and when put to a vote, it carried unanimously.

3) ROSA HILDA CAVAZOS, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 1, ANGEL S. C. SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 229 WEST SAM HOUSTON AVENUE. COZ#260205

Joanna Villarreal, Planner I, introduced the item and stated the property to the east was rezoned from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF) on May 5, 2021. She stated the property and the properties to the south and west were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) upon comprehensive zoning 1982. She further reported stated the properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) and Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density (R-MFHD) upon comprehensive zoning 1982. Lastly, she continued to state that the property was generally designated for residential use in the Land Use Plan.

Joanna Villarreal, Planner I, further stated there have been no other zoning requests within the general vicinity of the subject property since that time. She reported that Twenty -Three (23) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 20, 2026, and a legal notice was published in the Advance News Journal on March 18, 2026. Staff received no response to the letters or legal notice.

Joanna Villarreal, Planner I, lastly stated staff recommended approval of the request to re-zone from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1) as the property met area requirements, had adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the items for discussion.

There being no further discussion, Charlie Ramirez moved to **approve** the rezoning request from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1). Romeo Cantu, seconded the motion and when put to a vote, it carried unanimously.

4) SAMES INC., REPRESENTING MECA INVESTMENTS INC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF) TO SINGLE-FAMILY RESIDENTIAL ESTATE DISTRICT (R1-E). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 20-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 95, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1100 EAST MINNESOTA ROAD. COZ#260306

Joanna Villarreal, Planner I, stated the property was currently zoned Residential Multi-Family District (R-MF). It was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on May 16, 2022. She stated a portion of the properties to the north were zoned Agricultural and/or Open Space District (A-O) and the other portion was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on July 2, 2018. She further reported the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on May 15, 2023. Mrs. Villarreal explained that a portion of the properties to the south were zoned Agricultural and/or Open Space District (A-O) and the other portion was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on September 20, 2011. She added that the properties to the west were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on March 1, 2005. There have been no other zoning requests within the general vicinity of the property since that time. Lastly, Mrs. Villarreal stated the property was generally designated for residential use in the Land Use Plan.

Joanna Villarreal, Planner I, further stated there have been no other zoning requests within the general vicinity of the subject property since that time. She reported that Fifty-one (51) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 20, 2026, and a legal notice was published in the Advance News Journal on March 18, 2026. Staff received one call for information only.

Joanna Villarreal, Planner I, lastly stated staff recommended approval of the request to re-zone from Residential Multi-Family District (R-MF) to Single-Family Residential Estate District (R1-E) as the property met area requirements, had adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the items for discussion.

Board Member Charlie Ramirez was concerned about the sufficient overhead line and of the maintenance of the lots. Mr. Mendez, Engineer, representing the owners, stated that it was a good project and that there would be adequate space, and that the homeowners would maintain the landscaping in compliance with the city ordinance.

There being no further discussion, Romeo Cantu, moved to **approve** the rezoning request from Residential Multi-Family District (R-MF) to Single-Family Residential Estate District (R1-E). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLATS

- 1) SAMES ENGINEERING & SURVEYING, INC., REPRESENTING EFRAIN AGUSTIN, PRESIDENT OF MECA INVESTMENTS, INC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED ACME SQUARE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 20.00 ACRE GROSS 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**

Roland Gomez, Director, reported that the applicant had requested to table item E.1 for the next Planning and Zoning Meeting on April 16, 2026. The board was informed that the item was tabled due to changes to the plat.

Romeo Cantu, **motioned** to table the item. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS

None

ITEM G. CLOSED SESSION

None

ITEM H. RECONVENE

None

ITEM I. ADJOURNMENT

There being no further business, Board Member Charlie Ramirez, **moved** to adjourn. Romeo Cantu, seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:23 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS 2nd DAY OF APRIL 2026, the Planning and Zoning Commission of the City of Pharr, Texas, convened in a **REGULAR CALLED MEETING** at the Commissioners' Room located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, of the Texas Government Code (Open Meetings Act) and there being present a quorum, I, **KARINA GONZALEZ, SECRETARY**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

Karina Gonzalez, Secretary
APPROVED: 4/7/2026



AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.1.

DATE SUBMITTED: April 7, 2026

MEETING DATE: April 16, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: 7-Eleven Inc. DBA 7-Eleven Convenience Stores and Stripes Stores, 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 1.99 acre tract of land being out of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2800 North Jackson Road.
CUP#260302

Classification: Regular

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

Issue: 7-Eleven Inc. DBA 7-Eleven Convenience Stores and Stripes Stores, 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: Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Melanie Cano

Created/Initiated - 04/07/2026
Approved - 04/07/2026
Final Approval - 04/07/2026



MEMORANDUM

DATE: MONDAY, APRIL 16, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#260302 (7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores)
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GENERAL INFORMATION:

APPLICANT: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, 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 1.99 acres tract of land being out of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 2800 North Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is Limited Industrial District (L-I) to the north, and east. The property to the south is zoned General Business District (C) and the city limits lie to the west. The area is generally designated for commercial in the Land Use Plan.

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

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

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

NOTIFICATION OF PUBLIC: Three (3) surrounding property owners were notified of the request by letter on April 2, 2026, and a legal notice was published in the Advance News Journal on April 1, 2026. 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 a 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, May 4, 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.

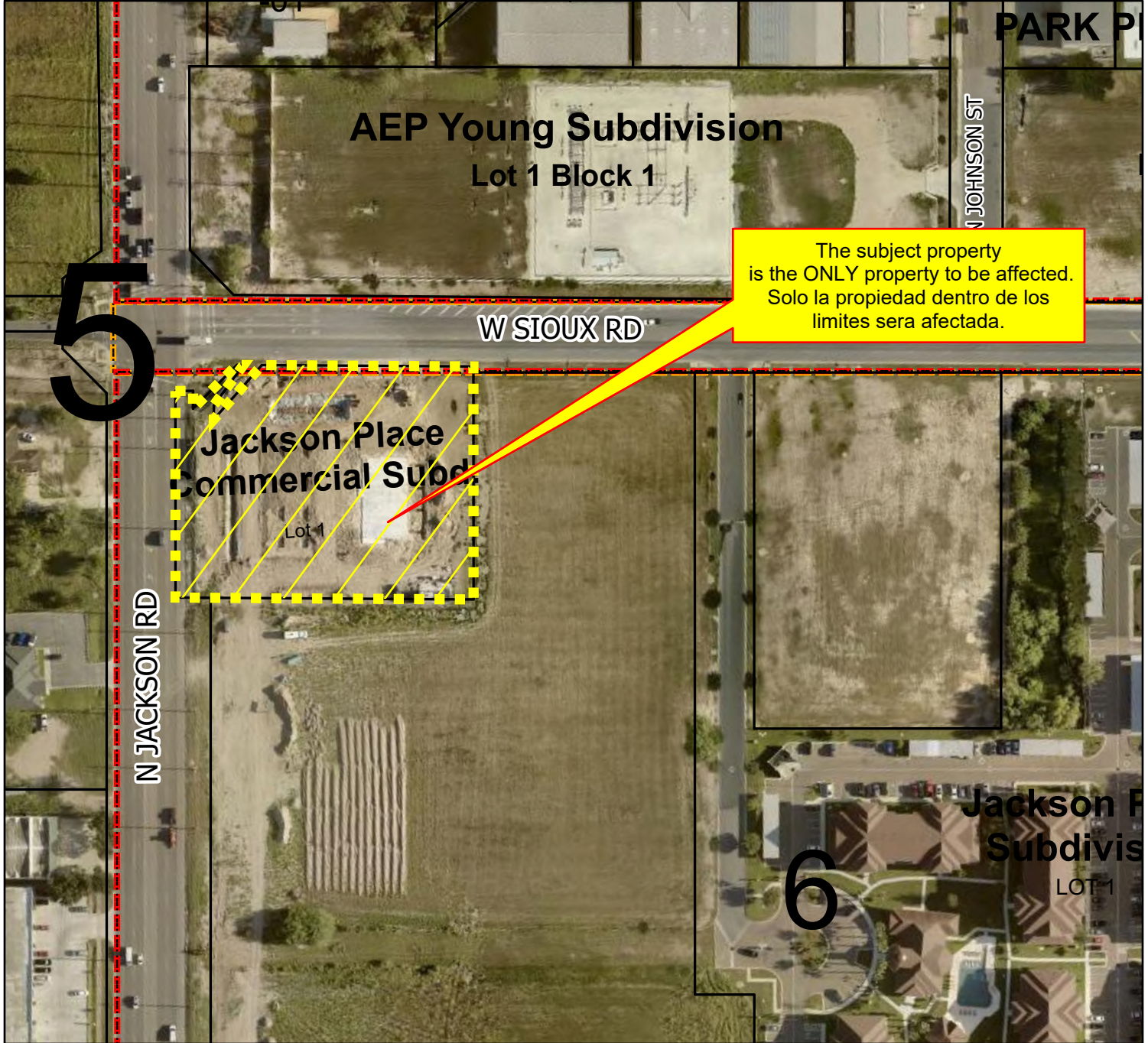
11. The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.

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.



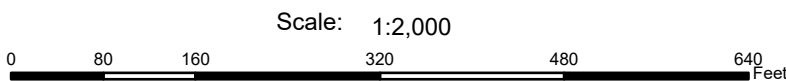
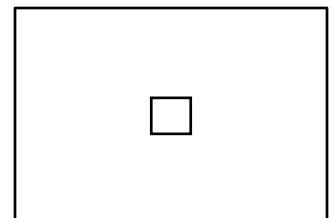
AERIAL



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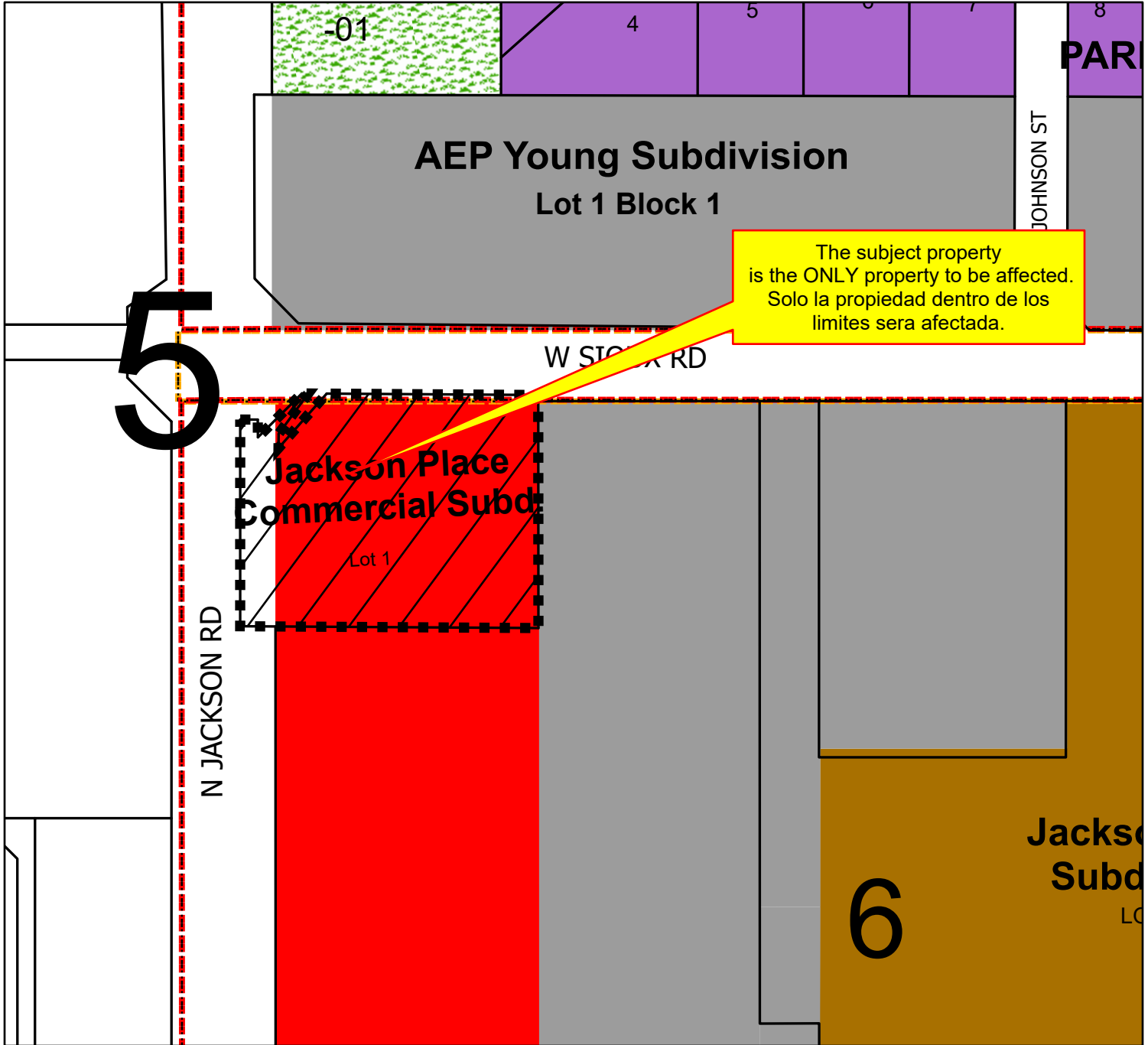
-  Pharr City Limit
-  Location

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





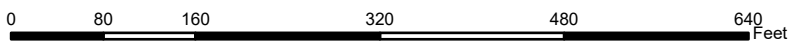
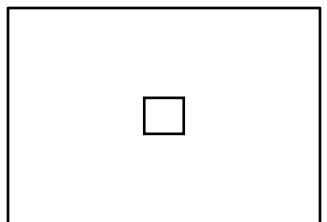
ZONING



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

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





Pharr
Development Services



Site Photo
2800 NORTH JACKSON ROAD





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.2.

DATE SUBMITTED: April 7, 2026

MEETING DATE: April 16, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Viviana Garza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Psychotherapy) in a Single-Family Residential District (R-1). The property is legally described as J.L. King's Lot 9 Block 2, Pharr, Hidalgo County, Texas. The property is physically located at 610 W. Kelly Ave. **CUP#260301**

Classification: Regular

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

Issue: Viviana Garza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Psychotherapy) in a Single-Family Residential District (R-1).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the Conditional Use Permit to allow a home occupation (Psychotherapy) in a Single-Family Residential District (R-1).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Melanie Cano

Created/Initiated - 04/07/2026

Approved - 04/07/2026

Final Approval - 04/07/2026



Pharr
Development Services



MEMORANDUM

DATE: THURSDAY, APRIL 16, 2025
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCUPATION FILE NO.
CUP#260301

GENERAL INFORMATION:

APPLICANT: Viviana Garza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Psychotherapy) in a Single-Family Residential District (R-1). The property is more fully described as follows:

LEGAL DESCRIPTION: The property is legally described as J.L King's Lot 9 Blk 2, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 610 W. Kelly Ave.

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

COMMENTS:

FIRE DEPARTMENT: Pending inspection of the Conditional Use Permit.

BUILDING:

Pending inspection of the Conditional Use Permit.

DEVELOPMENT SERVICES:

Pending inspection of the Conditional Use Permit.

NOTIFICATION OF PUBLIC:

Forty-three (43) surrounding property owners were notified of the request by letter on April 02, 2026, and a legal notice was published in The Advance News Journal on April 01, 2026. Staff received no response to the letters or the legal notice.

HOURS OF OPERATION:

Hours of operation will be from Monday through Thursday 9:00 AM to 4:00 PM by appointment only.

DEVELOPMENT SERVICES RECOMMENDATIONS:

Development Services is recommending approval of the Conditional Use Permit to allow a home occupation (Psychotherapy) in a Single-Family Residential District (R-1) subject to the following conditions:

1. The **home occupation** shall be limited to a certain area of the home;
2. Customers to be taken by appointment only with one customer at a time for therapy.
3. Only one (1) non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her title or occupation may be permitted when attached flush to the main building;
4. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
7. The applicant shall comply with all City of Pharr ordinance requirements, any violations will terminate this Conditional Use Permit;
8. The following shall be considered as grounds for revocation of a **home occupation** Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the dwelling being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Failure to pay the annual renewal fee of \$50.00 shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30)



days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.

- Conditional Use Permits for **home occupations** that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.
- Any change in use or change in extent of use, area or location of the dwelling being used.
- Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
- Failure to pay the annual renewal fee of \$50.00 shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.
- Conditional Use Permits for **home occupations** that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation

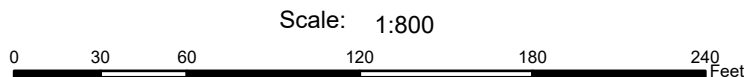
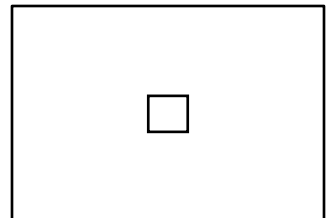


The subject property is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

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-  Pharr City Limit
-  Location

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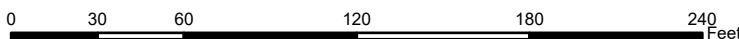
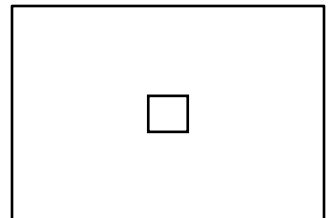


The subject property is the ONLY property to be affected. Solo la propiedad dentro de los limites sera afectada.

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





Pharr
Development Services



Site Photo
610 W Kelly Ave.





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.3.

DATE SUBMITTED: April 7, 2026

MEETING DATE: April 16, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: 5D Builders LLC., representing J. Jesus Castillo Jr., owner, has filed with Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct a plaza. The property is legally described as being 0.470 of acre tract of land out of Lot 18. Sings Subdivision, Pharr, Hidalgo County, Texas. The property is located within 400 Block of West Hall Acres Road. **COZ#260101**

Classification: Regular

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

Issue: 5D Builders LLC., representing J. Jesus Castillo Jr., owner, has filed with Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct a plaza.

Fiscal Consideration:

Staff Recommendation: Development Services is recommending disapproval of the request to rezone from Single-Family Residential District (R-1) to General Business District (C) as it may have a detrimental impact on the neighborhood character and is not in line with the future land use. The proposed rezoning does not reflect the current planning objectives or commercial development trends within the area.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Melanie Cano

Created/Initiated - 04/07/2026
Approved - 04/07/2026
Final Approval - 04/07/2026



Pharr

Development Services



MEMORANDUM

DATE: THURSDAY, APRIL 16, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being 0.470 of acre tract of land out of Lot 18, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 400 Block of West Hall Acres Road. COZ#260101

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:

5D Builders LLC., representing J. Jesus Castillo Jr., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct a plaza.

The subject site is located within the 400 Block of West Hall Acres Road. The property is legally described as being 0.470 of acre tract of land out of Lot 18, Sing's Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Hall Acres Road, a 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 property and the surrounding properties to the east, south and west were zoned Single-Family Residential District (R-1) when the property was annexed on November 1, 1994. The property to the north is zoned Agricultural and/or Open Space District (A-O). There have been no other zoning requests within the general vicinity of the property since that time. The property is generally designated for residential use in the Land Use Plan.

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. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. 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.

Eight (8) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on April 2, 2026, and a legal notice was published in the Advance News Journal on April 1, 2026. Staff received no response to the letters or the legal notice.

Development Services is recommending **disapproval** of the request to rezone from Single-Family Residential District (R-1) 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. The proposed rezoning does not reflect the current planning objectives or commercial development trends within the 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 **May 4, 2026**, at **4:00 p.m.**

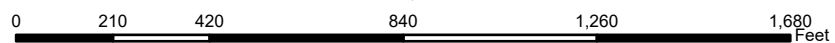
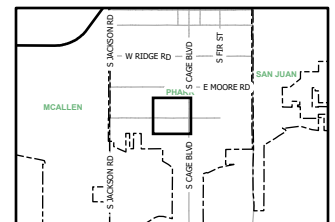
PLANNING COMMISSION OPTIONS:

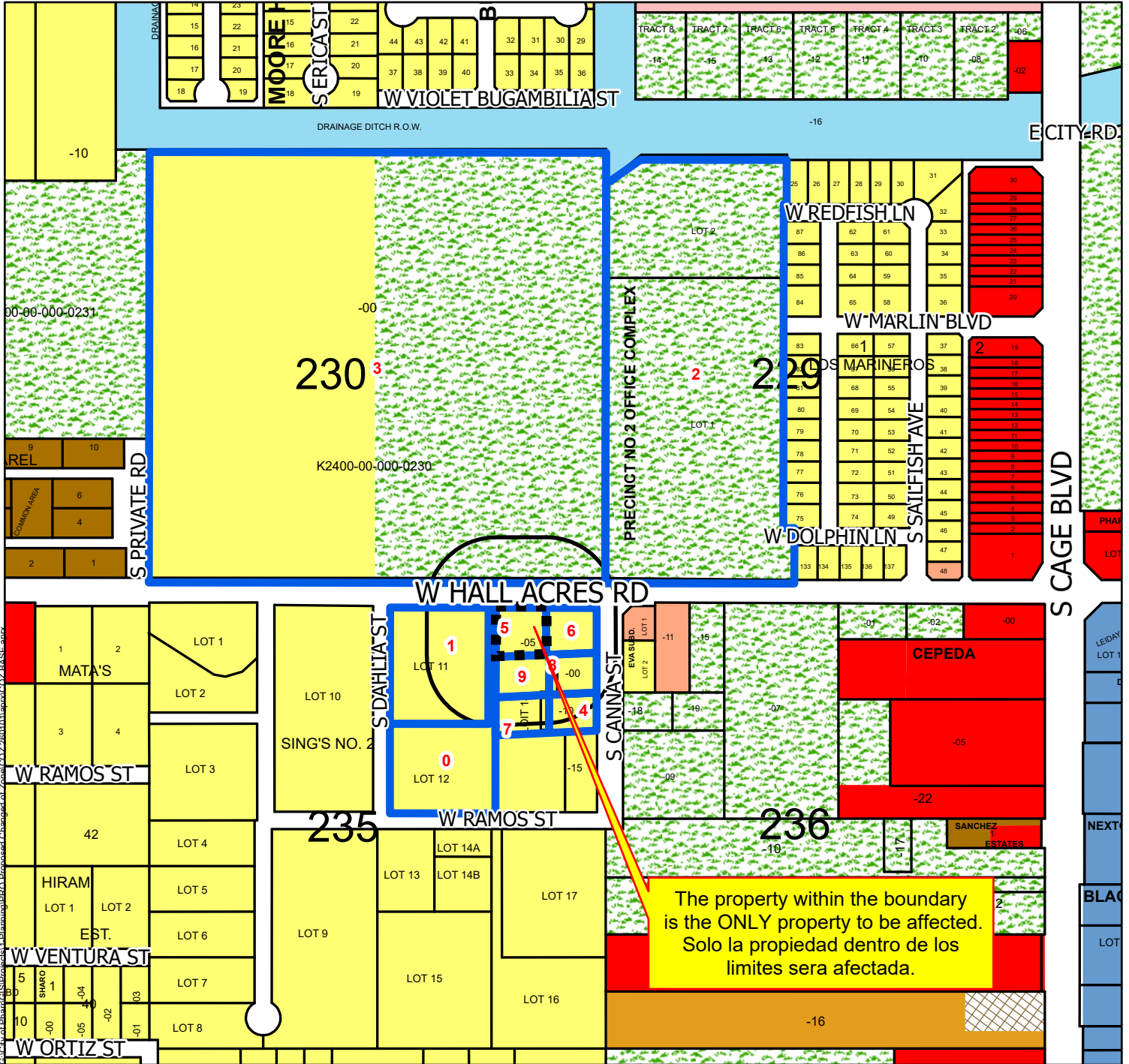
1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



City of Pharr, Texas Engineering Department, Project of: Zoned COZ 260101, Level: COZ BASE Aerial

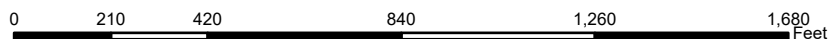
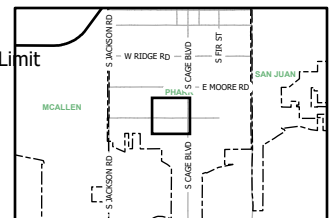
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





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|-------------------------|---------------------------------------|-------------------------|--------------------------|
| 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 | Heavy Industrial | Planned Unit Development |
| Single Family | Rail Road R.O.W | Limited Industrial | Location |
| Single Family Small Lot | Government Owned | Neighborhood Commercial | Pharr City Limit |

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Pharr
Development Services



Site Photo

Within the 400 Block of W Hall Acres Rd





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.4.

DATE SUBMITTED: April 7, 2026

MEETING DATE: April 16, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Ben Smith, owner, has 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) in order to develop and construct a parking lot for existing businesses. The property is legally described as being a 0.79 acre tract of land, more or less, of Lot 2, Matt's Cash and Carry Subdivision, Pharr, Hidalgo County, Texas. The property is located within 600 Block of East Polk Avenue. **COZ#260307**

Classification: Regular

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

Issue: Ben Smith, owner, has 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) in order to develop and construct a parking lot for existing businesses.

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the rezoning from Residential Multi-Family High Density District (R-MFHD) to General Business District (C)

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Melanie Cano

Created/Initiated - 04/07/2026
Approved - 04/07/2026
Final Approval - 04/07/2026



MEMORANDUM

DATE: THURSDAY, APRIL 16, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Residential Multi-Family High Density District (R-MFHD) to General Business District (C). The property is legally described as being a 0.79 acre tract of land, more or less, of Lot 2, Matt's Cash and Carry Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within 600 Block of East Polk Avenue. COZ#260307

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:

Ben Smith, owner, has 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) in order to develop and construct a Parking lot.

The subject site is located within 600 Block of East Polk Avenue. The property is legally described as being a 0.79 acre tract of land, more or less, of Lot 2, Matt's Cash and Carry Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Polk Avenue, a 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 property is currently zoned Residential Multi-Family High Density District (R-MFHD) and General Business District (C). A portion of the property to the east and west were zoned Agricultural and/or Open Space District (A-O) on March 30, 1982, when the city adopted the current ordinance, we use today. A portion to the east was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on September 21, 2004. The properties to the south were zoned Single-Family Residential District (R-1) upon comprehensive zoning of 1982. The property to the west was rezoned to General Business District (C) and Heavy Commercial District (H-C) when the city adopted the current zoning, we use today. The properties to the north were zoned as General Business District (C) on March 30, 1982, when the city adopted the current zoning ordinance we use today. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. 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.

Fifteen (15) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on April 2, 2026, and a legal notice was published in the Advance News Journal on April 1, 2026. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the rezoning from Residential Multi-Family High Density District (R-MFHD) to General Business District (C) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in

the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

PLANNING COMMISSION OPTIONS:

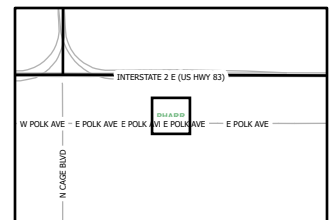
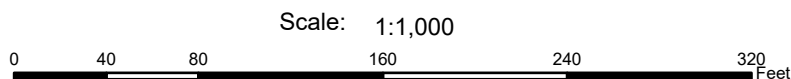
1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.

Proposed Change of Zone
 A 0.7909-OF AN ACRE TRACT OF LAND,
 OF LOT 2, MATT'S CASH AND CARRY SUBDV.
 BEN SMITH
 AERIAL

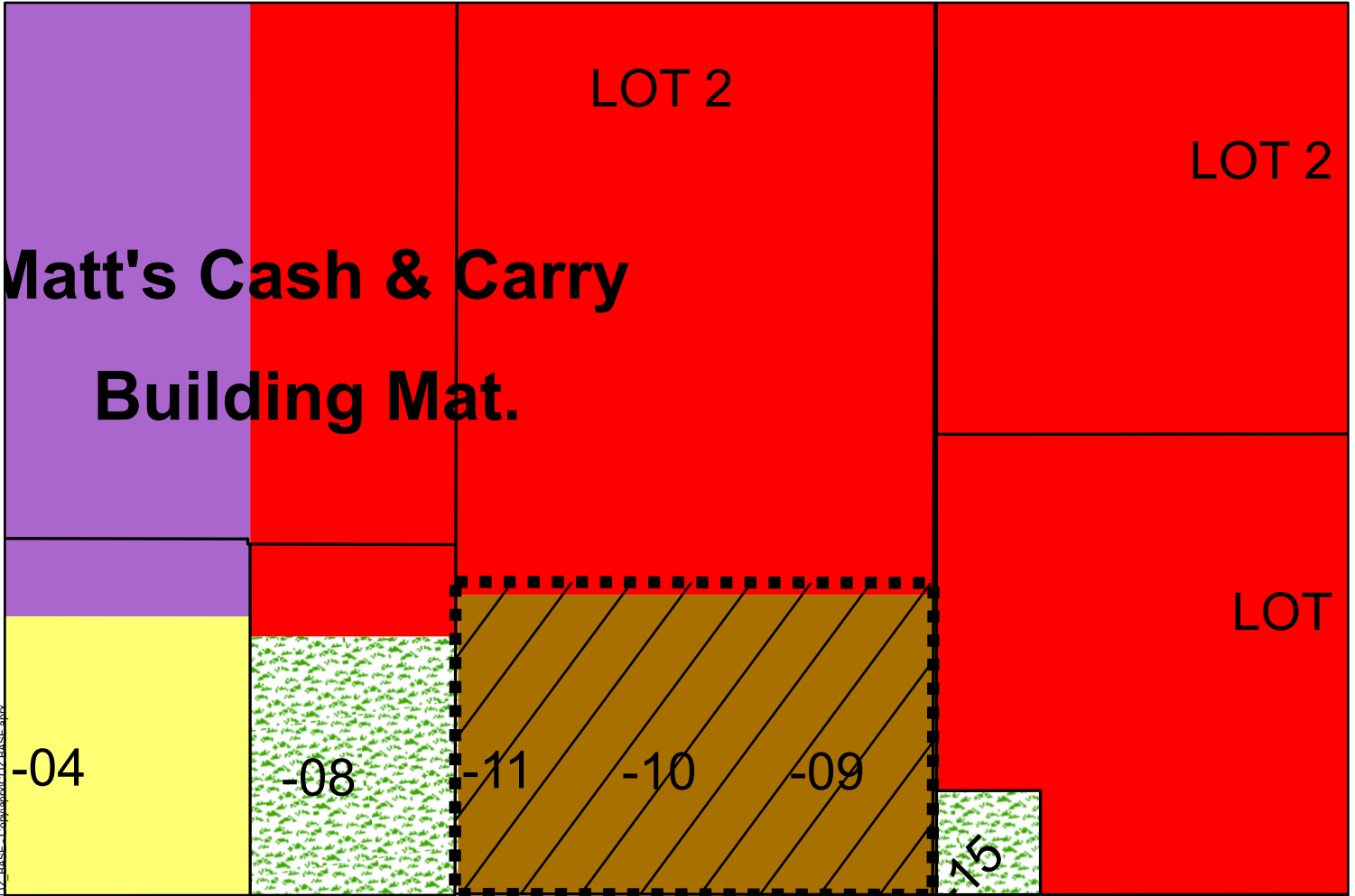


- Pharr City Limit
- Location

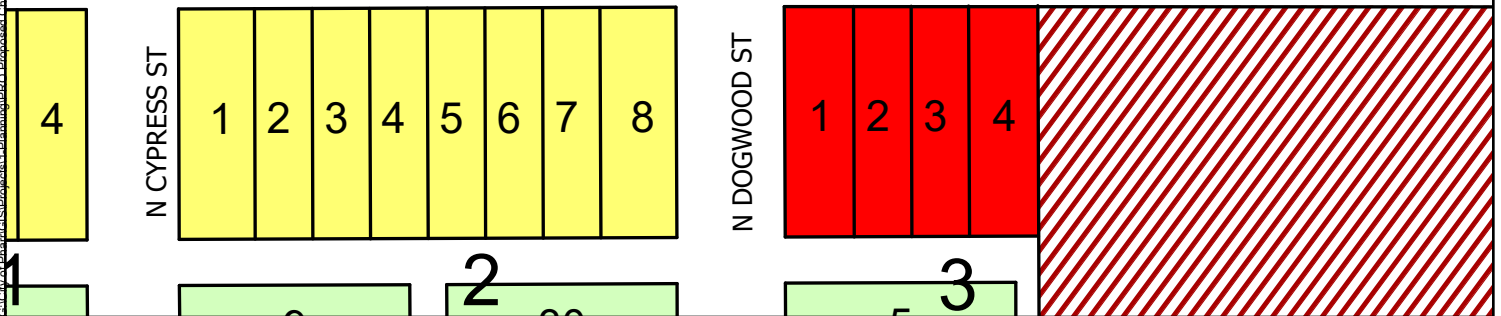
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Proposed Change of Zone
 A 0.7909-OF AN ACRE TRACT OF LAND,
 OF LOT 2, MATT'S CASH AND CARRY SUBDV.
 BEN SMITH
 ZONING

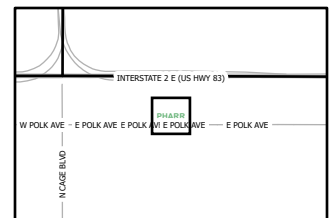


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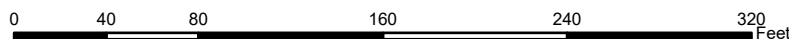
- | | | |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit | Mobile Home | Heavy Industrial |
| Location | Townhouse | Limited Industrial |
| Zoning | HUD Code | Neighborhood Commercial |
| ZONE | Rail Road R.O.W | Office Professional |
| Agricultural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

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



City of Pharr, Texas
 Engineering Department
 956.402.4221

Scale: 1:1,000



Date: 3/30/2026



Pharr
Development Services



Site Photo

Within 600 Block of East Polk Avenue





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.1.

DATE SUBMITTED: April 7, 2026

MEETING DATE: April 16, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

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

Classification: Regular

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

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

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Melanie Cano

Created/Initiated - 04/07/2026
Approved - 04/07/2026
Final Approval - 04/07/2026



MEMORANDUM

DATE: THURSDAY, APRIL 16, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: VANGUARD ACADEMY VAN GOGH CAMPUS SUBDIVISION
FILE NO. **SUB260105**

GENERAL INFORMATION

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

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

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

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

PROPERTY PROPOSED USE: Vanguard Academy School.

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Vanguard Academy Van Gogh Campus 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: VANGUARD ACADEMY VAN GOGH CAMPUS SUBDIVISION

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

STAFF REVIEW MEETING FOR: VANGUARD ACADEMY VAN GOGH CAMPUS SUBDIVISION

PLAT

1. Signatures from P.E. & R.P.L.S. shall be required.
2. Note No. 6--- Use the correct drainage directive... "Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development."
3. Detention area shall be required to be within a Private drainage easement.
4. Add note--- Owners to maintain detention/retention area.
5. Add note--- Owners to maintain ROW and perimeter of subdivision.
6. Add note--- A 5'-ft sidewalk with ADA ramps and landings shall be required to be constructed at the time of building permit phase.
7. Add note--- Enforcement of plat notes and dedication shall be the responsibility of the agency to whom the dedication is granted.
8. Provide City of Pharr benchmark information, and include northing, easting and elevation.

SITE PLAN

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

DRAINAGE

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

TRAFFIC IMPACT ANALYSIS

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

may require school staff to implement mitigating measures.

CLOSEOUT DOCUMENTS

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

STAFF REVIEW MEETING FOR: VANGUARD ACADEMY VAN GOGH CAMPUS SUBDIVISION

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be PAINTED SILVER in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.n8. A \$25.00 fee for each BLUE MARKER to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE YELLOW OR RED FROM MANUFACTURE AND FINISHED WITH A COAT OF ALUMINUM AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted RED: 15 feet on each side of hydrant (total of 30 feet).*With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.
12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1

International Fire Code 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

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

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

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

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

Additional Comments:

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

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

3. Shall call out existing and proposed fire hydrants.

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



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

STAFF REVIEW MEETING FOR: VANGUARD ACADEMY VAN GOGH CAMPUS SUBDIVISION

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

STAFF REVIEW MEETING FOR: VANGUARD ACADEMY VAN GOGH CAMPUS SUBDIVISION

SECTION X FIBER OPTIC?

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

X 2 Design

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

X-3 Required Submittals?

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

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

The submittal should include the?following:?

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

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

submitted as part of the subdivision process:?

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

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

General Notes:

Existing Pharr Connect Fiber Optical Data/Telephone Infrastructure Access.

1. Data/Telephone Existing Access Point Location:

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

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

The Site plan review for SUB260105 requires Revisions.

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

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

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

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

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

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

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

Note: For Future Structural Plan Review:

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

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

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

conduit and provide construction details for the MDF.

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

SUBDIVISION PLAT OF VANGUARD ACADEMY VAN GOGH CAMPUS SUBDIVISION

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

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

MAYOR, CITY OF PHARR
AMBROSIO HERNANDEZ

CITY CLERK

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

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

DANNY WYLIE, CHAIRMAN
CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

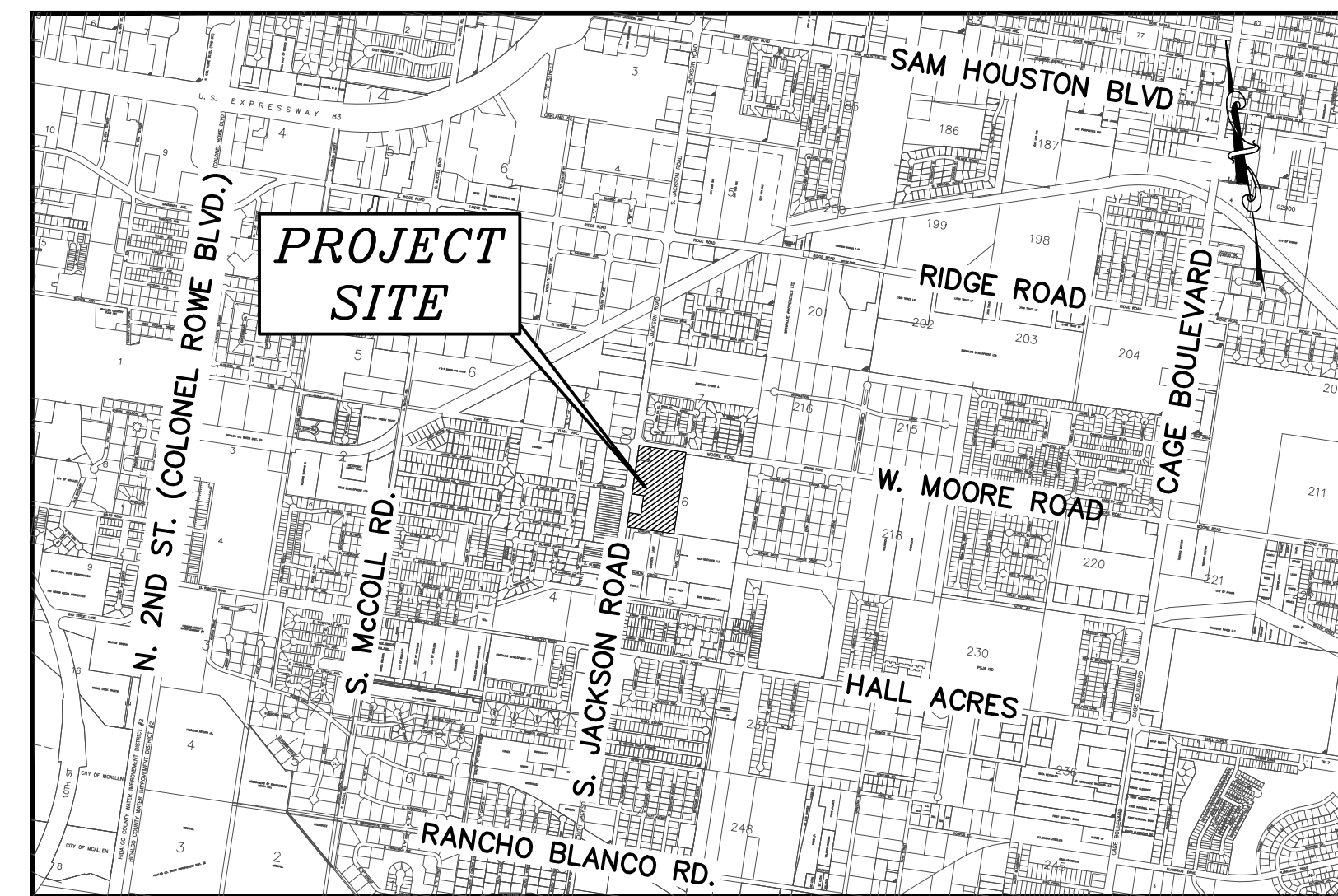
I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

MANUEL CARRIZALES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6388
CARRIZALES LAND SURVEYING, LLC
4807 GONDOLA AVENUE
EDINBURG, TEXAS 78542
TEL. (956) 567-2187 DATE SURVEYED: 12/01/25
TBPELS FIRM No. 10194417



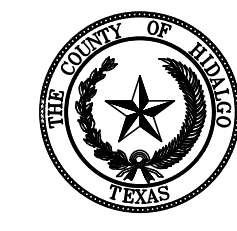
LOCATION MAP

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

SCALE: 1" = 100'
BASIS OF BEARING AS PER
TEXAS STATE PLANE
COORDINATE SYSTEM NAD
83, SOUTH ZONE

REVISED
11:17 am, Mar 24, 2026

Pharr
Development Services
PRELIMINARY
Mar 24, 2026

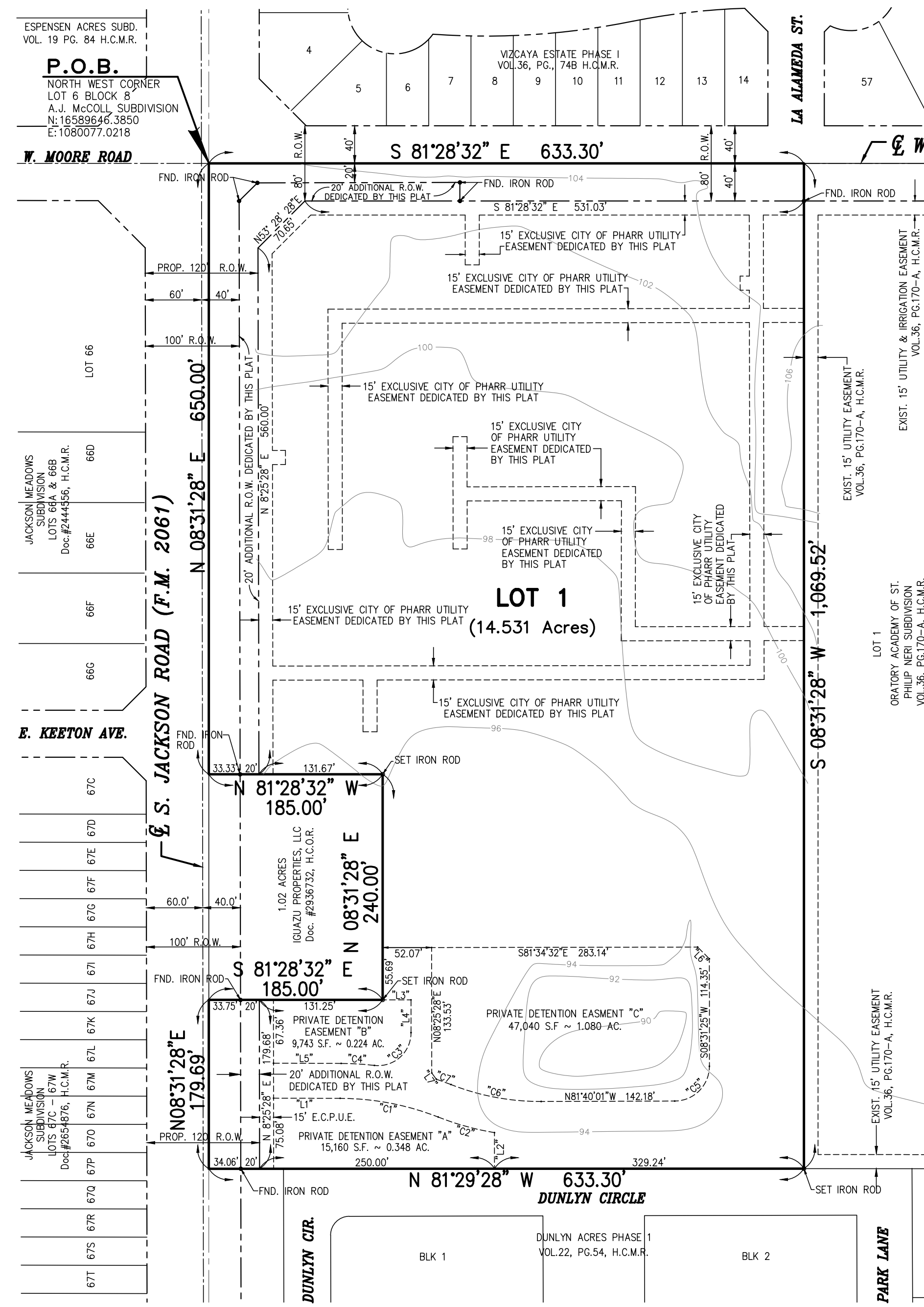


FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

GENERAL NOTES

- THE FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" WHICH IS DEFINED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING)" AS PER FEMA'S FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480334 0425 C, REVISED NOVEMBER 18, 1982.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE EIGHTEEN (18) INCHES ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS PER ZONING ORDINANCE OF THE CITY OF PHARR.
- NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- CITY OF PHARR BENCH MARK #33: N.16589322.485 E. 1081647.397 ELEV.=111.85
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1.384 ACRES AND A VOLUME OF APPROXIMATELY 5.255 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- OWNERS SHALL MAINTAIN DETENTION AREAS.
- OWNERS SHALL MAINTAIN RIGHT OF WAY AND PERIMETER OF THE SUBDIVISION.
- A 5' CONCRETE SIDEWALK WITH ADA RAMPS AND LANDINGS SHALL BE REQUIRED TO BE CONSTRUCTED AT THE TIME OF BUILDING PERMIT PHASE.
- ENFORCEMENT OF PLAT NOTES AND DEDICATION SHALL BE THE RESPONSIBILITY OF THE AGENCY TO WHOM THE DEDICATION IS GRANTED.
- SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CLS RPLS #6388" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. No. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW PHASE IN ORDER TO PROVIDE ADDITIONAL FIRE PROTECTION REQUIREMENTS.



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

ATTEST: _____
PRESIDENT SECRETARY

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER
DATE

UPDATED: MARCH 23, 2026
DRAWN BY: G. TEEGARDIN
UPDATED: MARCH 12, 2026
DRAWN BY: G. TEEGARDIN
DATE OF PREPARATION: NOVEMBER, 2025
DRAWN BY: P. GONZALEZ

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
C1	21° 20' 36"	286.79'	54.04'	106.83'	S 70° 40' 05" E	106.22'
C2	12° 01' 11"	296.86'	31.25'	62.28'	S 66° 00' 22" E	62.16'
C3	96° 41' 07"	35.00'	39.34'	59.06'	S 56° 46' 02" W	52.30'
C4	06° 22' 53"	318.44'	17.75'	25.47'	N 78° 04' 59" W	35.45'
C5	89° 48' 35"	37.00'	36.88'	58.00'	S 53° 25' 42" E	52.24'
C6	21° 40' 14"	259.69'	49.70'	98.22'	N 70° 49' 54" W	97.64'
C7	02° 56' 35"	324.04'	8.32'	16.64'	N 61° 28' 04" W	16.64'

LINE DATA

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

METES AND BOUNDS

BEING A 14.531 ACRE [632,980.85 SQ.FT.] TRACT OF LAND, MORE OR LESS, COMPRISED OF THE FOLLOWING THREE TRACTS OF LAND:
TRACT 1: A 3.093 ACRE (RECORD ~ 3.077 ACRE) TRACT BEING THE REMAINDER OF THAT CERTAIN 33.9 ACRES OUT OF THE NORTH 35.8 ACRES OF LOT 6, BLOCK 8, A. J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGES 597-598, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.
TRACT 2: A 0.892 ACRE TRACT BEING THE WEST 185.00 FEET OF THE NORTH 210.00 FEET OF LOT 6, BLOCK 8, A. J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGES 597-598, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.
TRACT 3: A 10.546 ACRE TRACT OF LAND BEING A PORTION OF LOT 6, BLOCK 8, A.J. MCCOLL SUBDIVISION, AS RECORDED IN VOLUME 21, PAGE 597 AND 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT #465008, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
SAID 14.531 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A CALCULATED POINT [N:16589531.6637, E:1080059.9273] AT THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 8, AT THE NORTHWEST CORNER OF SAID TRACT 2 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;
THENCE SOUTH 81 DEGREES 28 MINUTES 32 SECONDS EAST (RECORD ~ SOUTH 81 DEGREES 09 MINUTES 00 SECONDS EAST), ALONG THE NORTH LINE OF SAID LOT 6, BLOCK 8 A DISTANCE OF 633.30 FEET TO A CALCULATED POINT AT THE NORTHEAST CORNER OF SAID TRACT 3 FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 08 DEGREES 31 MINUTES 28 SECONDS WEST (RECORD ~ SOUTH 08 DEGREES 51 MINUTES 00 SECONDS WEST), PARALLEL TO THE WEST LINE OF SAID LOT 6, BLOCK 8 AT A DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTH RIGHT OF WAY LINE OF SAID MOORE ROAD, CONTINUING TO A TOTAL DISTANCE OF 1,069.52 FEET TO A 1/2" IRON ROD WITH PINK CAP STAMPED "CLS RPLS #6388" SET AT THE SOUTHEAST CORNER OF SAID TRACT 2 FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;
THENCE NORTH 81 DEGREES 29 MINUTES 28 SECONDS WEST (RECORD ~ NORTH 81 DEGREES 09 MINUTES 55 SECONDS WEST), OVER AND ACROSS SAID LOT 6, BLOCK 8 AT A DISTANCE OF 599.24 FEET TO A 1/2" IRON ROD FOUND AT THE EAST RIGHT OF WAY LINE OF SAID JACKSON ROAD CONTINUING TO A TOTAL DISTANCE OF 633.30 FEET TO A CALCULATED POINT AT THE SOUTHWEST CORNER OF SAID TRACT 2 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
THENCE NORTH 08 DEGREES 31 MINUTES 28 SECONDS EAST (RECORD ~ NORTH 08 DEGREES 51 MINUTES 00 SECONDS EAST), ALONG THE WEST LINE OF SAID LOT 6, BLOCK 8 A DISTANCE OF 179.69 FEET TO A CALCULATED POINT AT THE MOST SOUTHERLY NORTHWEST CORNER OF SAID TRACT 2 FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 81 DEGREES 28 MINUTES 32 SECONDS EAST (RECORD ~ SOUTH 81 DEGREES 09 MINUTES 00 SECONDS EAST), PARALLEL TO THE NORTH LINE OF SAID LOT 6, BLOCK 8 AT A DISTANCE OF 33.75 FEET TO A 1/2" IRON ROD FOUND AT THE EAST RIGHT OF WAY LINE OF SAID JACKSON ROAD CONTINUING TO A TOTAL DISTANCE OF 185.00 FEET TO A 1/2" IRON ROD WITH PINK CAP STAMPED "CLS RPLS #6388" SET AT AN INTERIOR CORNER OF SAID TRACT 2 FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
THENCE NORTH 08 DEGREES 31 MINUTES 28 SECONDS EAST (RECORD ~ NORTH 08 DEGREES 51 MINUTES 00 SECONDS EAST), PARALLEL TO THE WEST LINE OF SAID LOT 6, BLOCK 8 A DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD WITH PINK CAP STAMPED "CLS RPLS #6388" SET AT AN EXTERIOR CORNER OF SAID TRACT 2 FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
THENCE NORTH 81 DEGREES 28 MINUTES 32 SECONDS WEST, PARALLEL TO THE NORTH LINE OF SAID LOT 6, BLOCK 8 AT A DISTANCE OF 151.67 FEET TO A 1/2" IRON PIPE FOUND FOR THE EAST RIGHT OF WAY LINE OF SAID JACKSON ROAD CONTINUING TO A TOTAL DISTANCE OF 185.00 FEET TO A CALCULATED POINT AT THE SOUTHWEST CORNER OF SAID TRACT 1 FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;
THENCE NORTH 08 DEGREES 31 MINUTES 28 SECONDS EAST (RECORD ~ NORTH 08 DEGREES 51 MINUTES 00 SECONDS EAST), ALONG THE WEST LINE OF SAID LOT 6, BLOCK 8 A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14.531 ACRES [632,980.85 SQ.FT.] OF LAND, MORE OR LESS.

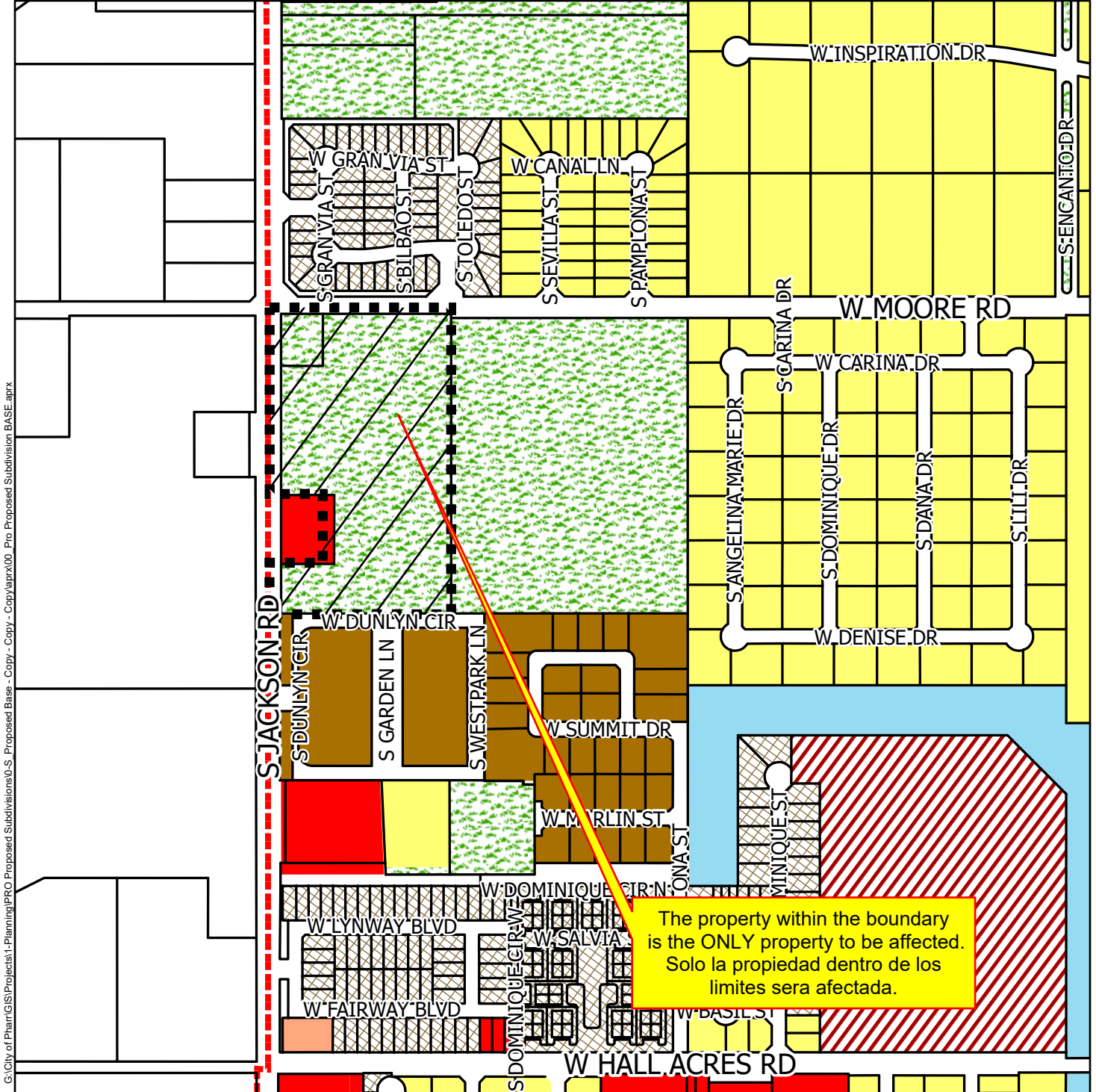
PRINCIPAL CONTACTS:

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

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

Proposed Subdivision
Vanguard Academy Van Gogh Campus

ZONING

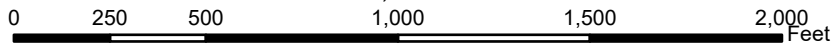


G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\U-S Proposed Base - Copy - Copy - Copy\Apr\00 Pro Proposed Subdivision BASE.aprx

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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:6,000



Date: 3/16/2026



Pharr
Development Services



Site Photo

1400 Blk. of West Moore Rd.





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.2.

DATE SUBMITTED: April 7, 2026

MEETING DATE: April 16, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: AJZ Real Estate, LLC., representing Benjamin Zepeda, is requesting final plat approval of the proposed AJZ Subdivision. The property is legally described as being A 0.22 acre tract of land, more or less, being the west 90-ft of the north 105.58-ft of Lot 1, Block 2, Lowrie Subdivision, Hidalgo County, Texas. The property is located within the 600 Block of S. Cage Blvd. **SUB#250618**

Classification: Regular

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

Issue: AJZ Real Estate, LLC., representing Benjamin Zepeda, is requesting final plat approval of the proposed AJZ Subdivision.

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Melanie Cano

Created/Initiated - 04/07/2026
Approved - 04/07/2026
Final Approval - 04/07/2026



MEMORANDUM

DATE: THURSDAY, APRIL 16, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: AJZ SUBDIVISION
FILE NO. **SUB250618**

GENERAL INFORMATION

APPLICANT: AJZ Real Estate, LLC, representing Benjamin Zepeda, is requesting final plat approval of the proposed AJZ Subdivision.

LEGAL DESCRIPTION: The property is legally described as being A 0.22 acre tract of land, more or less, being the west 90-ft of the north 105.58-ft of lot 1, block 2, Lowrie subdivision, Hidalgo county, Texas

LOCATION: The property is located within the 600 Block of S. Cage Blvd.

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

PROPERTY PROPOSED USE: Medical office.

VARIANCES: None requested.

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

This item will go before City Commission on Monday, May 4, 2026 at 4:00pm.

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



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

STAFF FINAL INSPECTION REVIEW FOR: AJZ SUBDIVISION

In compliance.

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



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

STAFF FINAL INSPECTION REVIEW FOR: AJZ SUBDIVISION

Pharr Connect IT Department requirements have been meet.

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



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

STAFF FINAL INSPECTION REVIEW FOR: AJZ SUBDIVISION

In compliance.

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



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

STAFF FINAL INSPECTION REVIEW FOR: AJZ SUBDIVISION

In compliance.

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



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

STAFF FINAL INSPECTION REVIEW FOR: AJZ SUBDIVISION

In compliance.

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 FINAL INSPECTION REVIEW FOR: AJZ SUBDIVISION

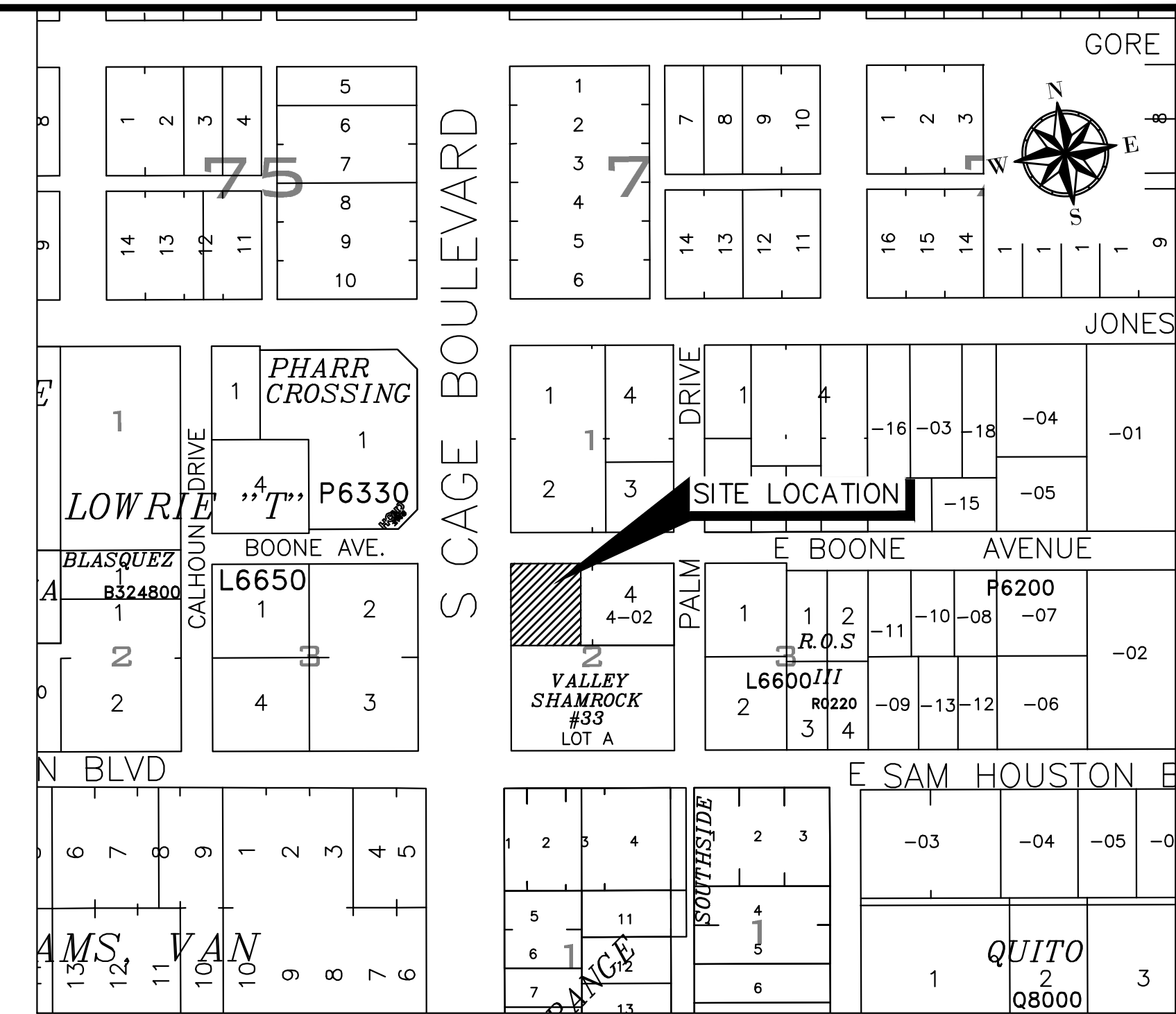
In compliance.

AJZ SUBDIVISION

BEING A REPLAT OF A 0.22 OF AN ACRE TRACT OF LAND, MORE OR LESS, BEING THE WEST 90.00 FEET OF THE NORTH 105.58 FEET OF LOT 1, BLOCK 2, LOWRIE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 11, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

GENERAL NOTES:

- FLOOD INSURANCE RATING ZONE: "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0425C REVISED: NOVEMBER 16, 1982
- CITY OF PHARR BENCHMARK NO. 40 100' S. OF SOUTHWEST CORNER OF CAGE BLVD. AND SAM HOUSTON BLVD. VERTICAL DATUM NGVD 1988. NORTHING: 16593593.187 EASTING: 1087438.540 ELEVATION: 110.72
- SETBACKS AS PER CITY OF PHARR ORDINANCE.
- MINIMUM FINISH FLOOR ELEVATION: 18 INCHES ABOVE TOP OF CURB AT CENTER OF LOT.
- NO STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.62 ACRES AND A VOLUME OF 1.40 ACRE-FT 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 PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS DEVELOPMENT.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- ALL BUILDING CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL CITY OF PHARR ORDINANCE, REQUIREMENTS, CITY CODES AND STATE AND FEDERAL REGULATIONS.
- ALL DESIGNED WATERLINES SHALL BE 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. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT.
- OWNERS TO MAINTAIN DETENTION/RETENTION AREA..
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF THE SUBDIVISION.
- A 5' SIDEWALK WITH ADA RAMPS AND LANDINGS ALONG BOONE AVE. AND CAGE BLVD. WILL BE REQUIRED AT THE ISSUANCE OF A BUILDING PERMIT.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PLAN REVIEW PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.



LOCATION MAP
SCALE: 1"=500'

METES AND BOUNDS

A 0.22 OF AN ACRE TRACT OF LAND, MORE OR LESS, BEING THE WEST 90.00 FEET OF THE NORTH 105.58 FEET OF LOT 1, BLOCK 2, LOWRIE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 11, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THE CERTAIN TRACT II DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1114208, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ONE-HALF (1/2) INCH IRON PIPE ON THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY LINE OF S. CAGE BLVD. (U.S. 281) AND THE SOUTH RIGHT OF WAY LINE OF E. BOONE AVE. BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2 FOR THE NORTHWEST CORNER OF HERE IN DESCRIBED TRACT;

THENCE SOUTH 81°22'08.06" EAST A DISTANCE OF 90.00 FEET ALONG THE SAID SOUTH RIGHT OF WAY LINE OF E. BOONE AVE. ALSO BEING THE NORTH LINE OF SAID LOT 1, BLOCK 2 TO A FOUND ONE-HALF (1/2) INCH IRON ROD FOR THE NORTHEAST CORNER OF HERE IN DESCRIBED TRACT;

THENCE SOUTH 08°37'48.89" WEST A DISTANCE OF 105.58 FEET PARALLEL TO THE WEST LINE OF SAID LOT 1, BLOCK 2 AND ALONG THE WEST LINE OF MINERVA MARTINEZ RESIDUE OF TRACT II (DOC. #1114208, O/R) TO A FOUND ONE-HALF (1/2) INCH IRON ROD ON THE NORTH LINE OF VALLEY SHAMROCK NO.33 SUBDIVISION AS RECORDED IN VOLUME 27, PAGE 6A, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF HERE IN DESCRIBED TRACT;

THENCE SOUTH 81°22'08.06" WEST A DISTANCE OF 90.00 FEET ALONG SAID NORTH LINE OF SAID VALLEY SHAMROCK NO.33 SUBDIVISION TO A FOUND ONE-HALF (1/2) INCH IRON ROD ON SAID EAST RIGHT OF WAY LINE OF S.CAGE BLVD. (U.S. 281) ALSO BEING THE WEST LINE TO SAID LOT 1, BLOCK 2, AND ALSO BEING THE NORTHWEST CORNER OF SAID VALLEY SHAMROCK NO.33 SUBDIVISION, FOR THE SOUTHWEST CORNER OF HERE IN DESCRIBED TRACT;

THENCE NORTH 08°37'46.73" EAST A DISTANCE OF 105.58 FEET ALONG SAID EAST, RIGHT OF WAY LINE OF S. CAGE BLVD. (U.S. 281) ALSO BEING THE WEST LINE OF SAID LOT 1, BLOCK 2, TO THE POINT OF BEGINNING AND CONTAINING 0.22 OF AN ACRE (9,502 SQUARE FEET) OF LAND, MORE OR LESS.

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

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
MAYOR, CITY OF PHARR

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
RAUL SESIN, P.E., R.P.L.S.
GENERAL MANAGER, HCCD NO. 1

THIS PLAT IS HEREBY APPROVED BY 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

*KNOW ALL MEN BY THESE PRESENTS:

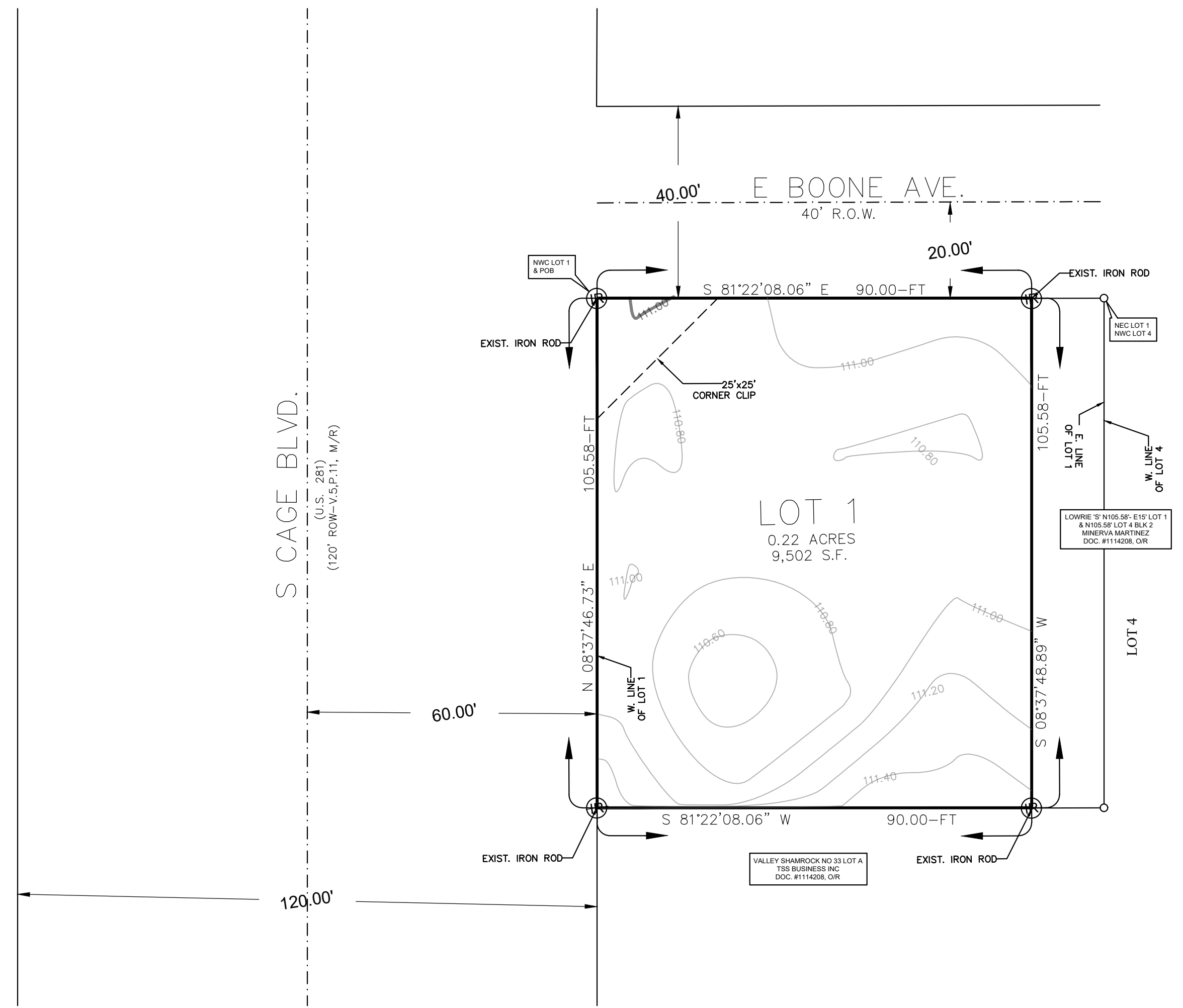
THAT I, ARTURO A. SALINAS, R.E.L.S. 4802 DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF PHARR.

ARTURO A. SALINAS, R.P.L.S. NO. 4802 DATE _____

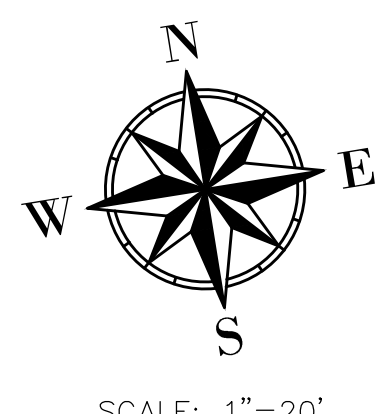
STATE OF TEXAS
COUNTY OF HIDALGO

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

SEBASTIAN SALINAS, P.E. NO. 131023 DATE _____



LEGEND	
(⊙)	FOUND IRON ROD
(⊙)	SET IRON ROD W/ CAP
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING



- SURVEY NOTES:**
- ALL BEARING AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANS, SOUTH FIPS 4205 FEET.
 - ALL HORIZONTAL CONTROL ON THIS PROJECT HAS ESTABLISHED UTILIZING RTK GPS METHODS.
 - ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)

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

BENJAMIN ZEPEDA
2102 FUENTE DE GOZO
EDINBURG, TX

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN 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 STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: BENJAMIN ZEPEDA	2102 FUENTE DE GOZO	EDINBURG, TX. 78539	(956)607-1821
ENGINEER: SEBASTIAN SALINAS	3321 LAGO SUPERIOR	EDINBURG, TX. 78542	(956)239-7938
SURVEYOR: ART SALINAS	1524 DOVE AVENUE	MCALLEN, TX. 78504	(956)618-5540

NO.	SHEET	REVISION	DATE	APPROVED

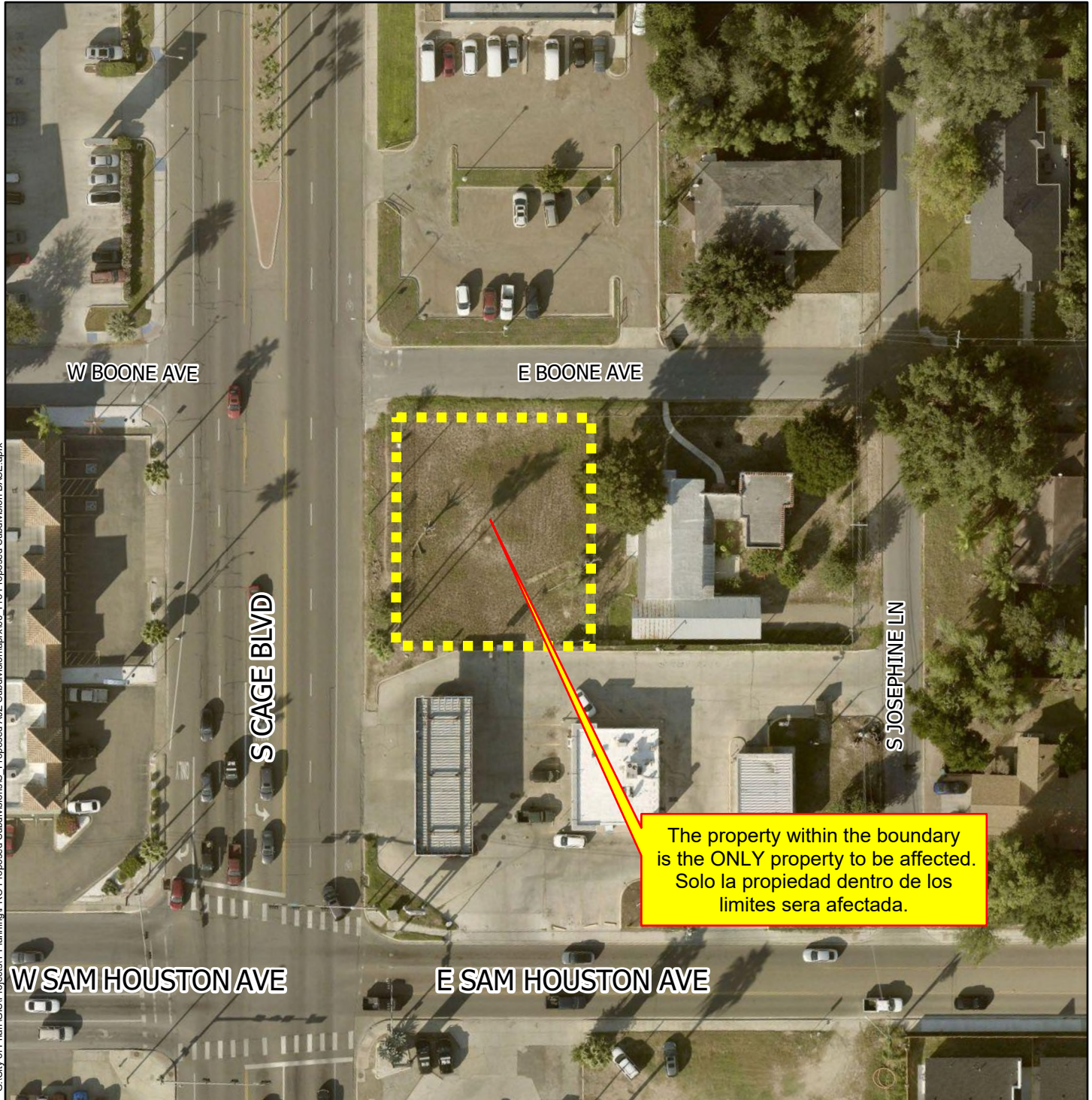
DATE OF PREPARATION: 07/06/2025

SSMV CONSTRUCTION

FIRM No. F-26274

3321 LAGO SUPERIOR Edinburg Texas 78542 (956) 239-7938

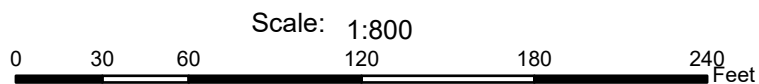
Proposed Subdivision
AJZ Subdivision
Sebastian Salinas
AERIAL



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

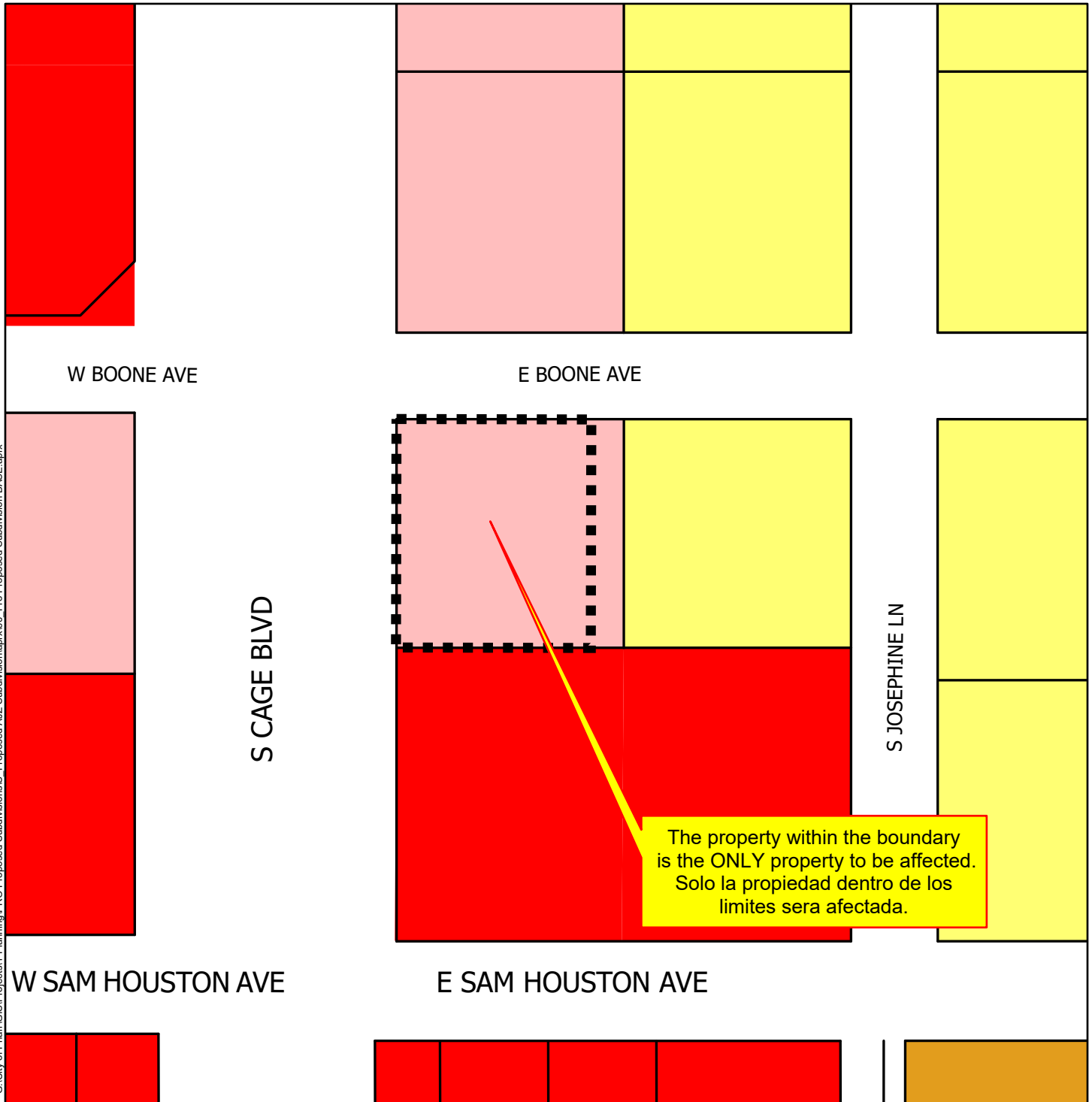
- Subject Property
- Pharr City Limit

City of Pharr, Texas
Engineering Department
956.702.5355



Date: 6/18/2025

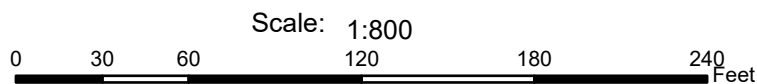
Proposed Subdivision
 AJZ Subdivision
 Sebastian Salinas
 ZONING



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

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

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





Pharr
Development Services



Site Photo

600 Block of S. Cage Blvd.





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.3.

DATE SUBMITTED: April 7, 2026

MEETING DATE: April 16, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: SAMES Engineering & Surveying, Inc., representing Efrain Agustin, President of MECA Investments, Inc., is requesting final plat approval of the proposed ACME Square Subdivision. The property is legally described as being a 20.00 acre gross 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

Classification: Regular

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

Issue: SAMES Engineering & Surveying, Inc., representing Efrain Agustin, President of MECA Investments, Inc., is requesting final plat approval of the proposed ACME Square Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed ACME Square Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Melanie Cano

Created/Initiated - 04/07/2026

Approved - 04/07/2026

Final Approval - 04/07/2026



Pharr

Development Services



MEMORANDUM

DATE: THURSDAY, APRIL 16, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ACME SQUARE SUBDIVISION
FILE NO. **SUB#220618**

GENERAL INFORMATION:

APPLICANT: SAM Engineering & Surveying, Inc., representing Efrain Agustin, President for MECA Investments, Inc., is requesting final plat approval of the proposed ACME Square Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 20.00 acre gross tract of land out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1000 Block of East Minnesota Rd.

ZONING: The property is currently zoned Single Family Residential Estate District (R1-E). 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) to the south. The property is designated for single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Single residential lots.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.: 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

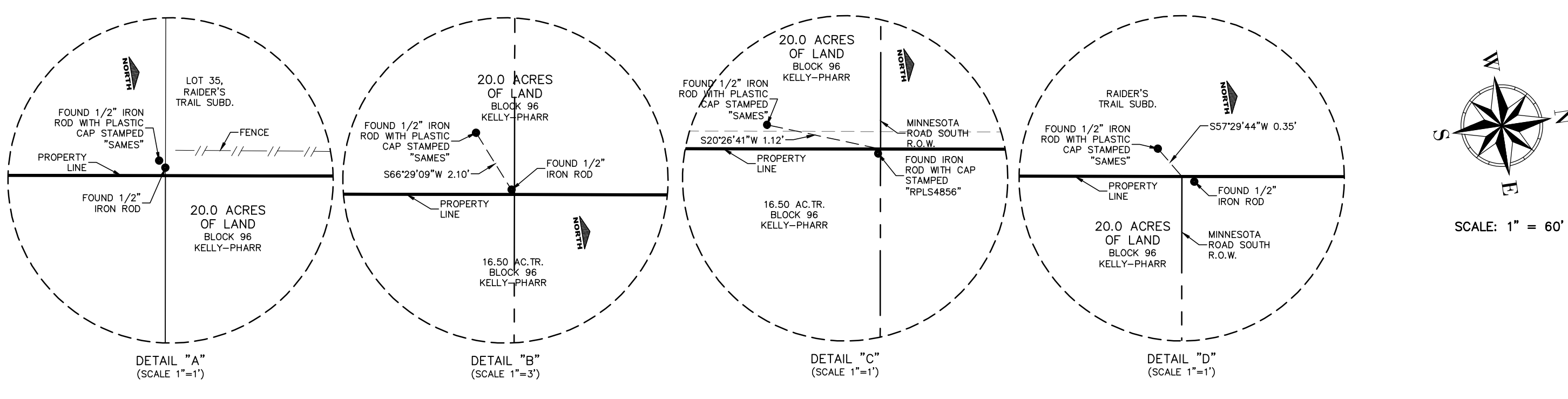
WATER: 1. North Alamo Water Supply Corporation. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission Meeting on **May 04, 2026** at 4:00 p.m.



LEGEND

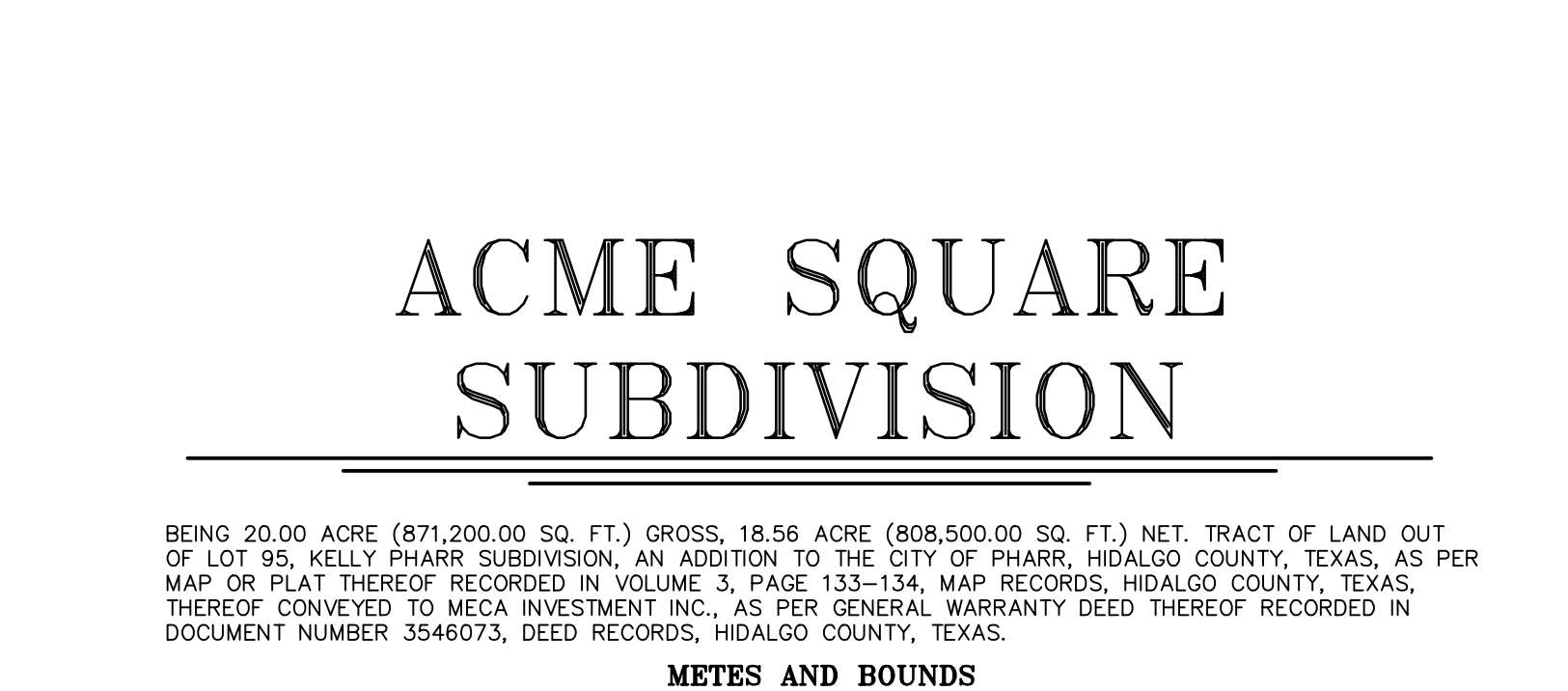
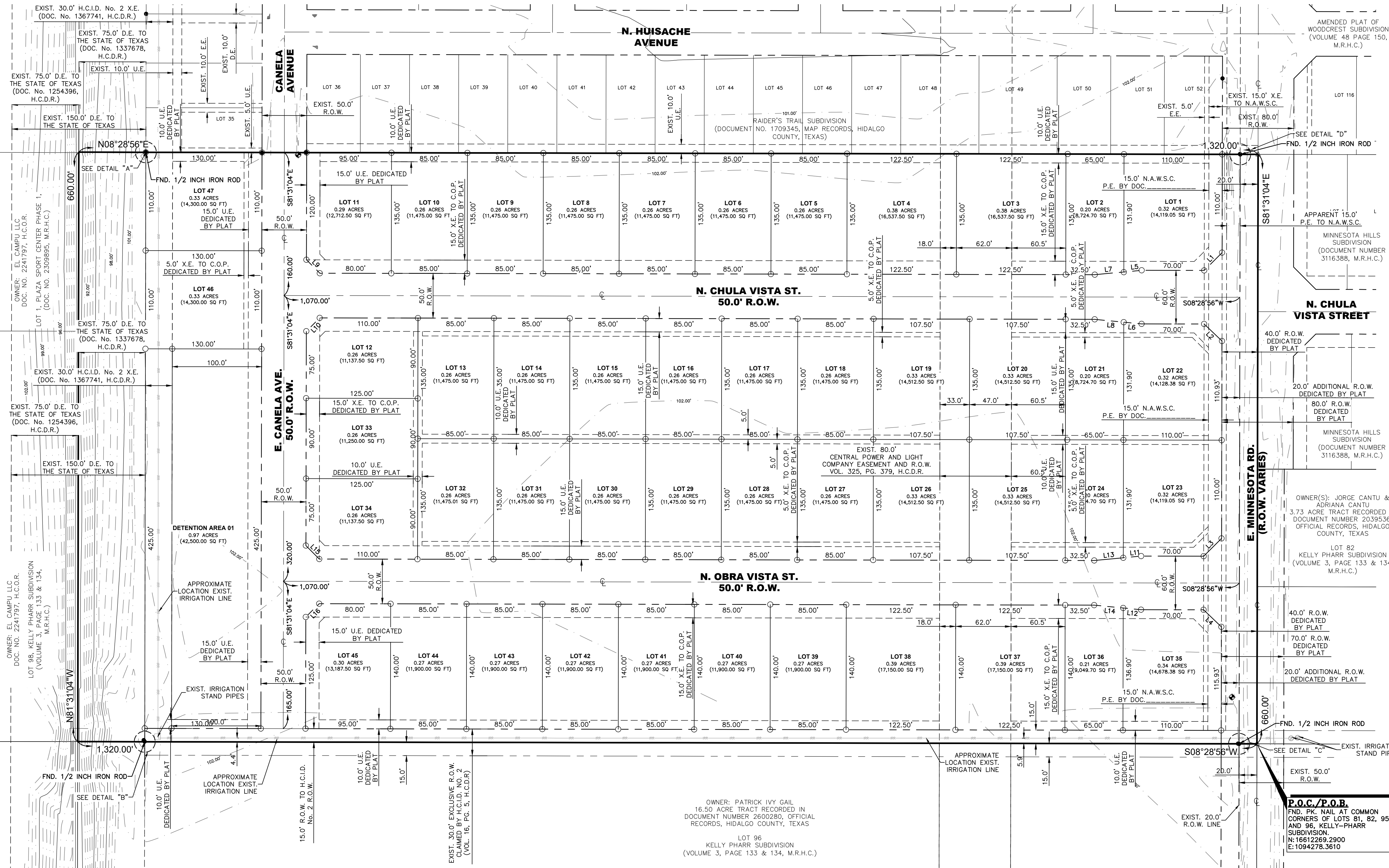
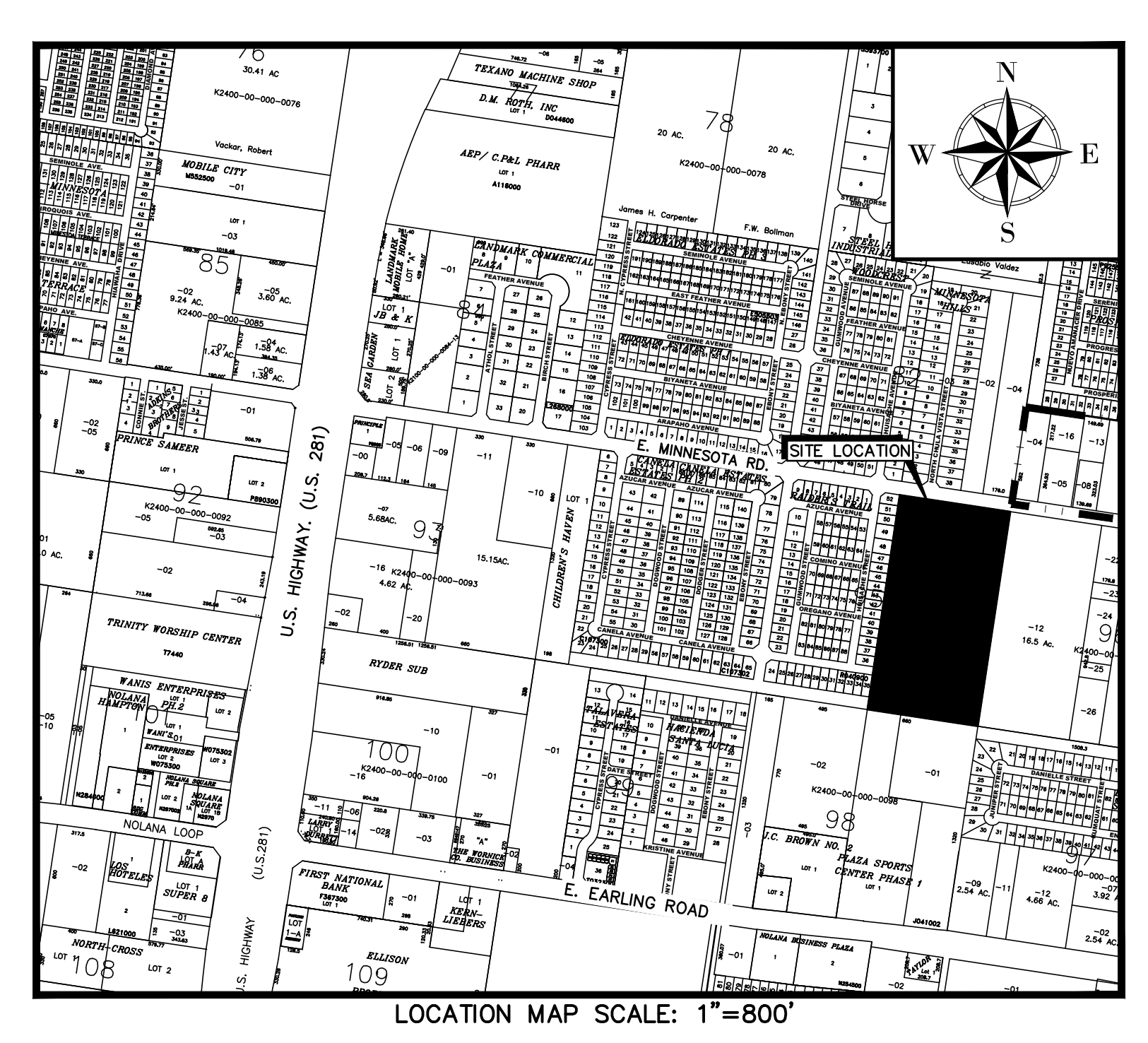
- FND. 1/2" IRON ROD W/ NO CAP.
- SET 1/2" IRON ROD W/ CAP STAMPED "SAMES"
- SET PK. NAIL
- FND. 5/8" IRON ROD
- FND. COTTON PICKER SPINDLE
- SET COTTON PICKER SPINDLE
- ON-SITE BENCHMARK
- RIGHT OF WAY
- FND.
- MAP RECORDS OF HIDALGO COUNTY
- HIDALGO COUNTY OFFICIAL RECORDS
- HIDALGO COUNTY OFFICIAL DISTRICT
- NORTH ALAMO WATER SUPPLY CORPORATION
- CITY OF PHARR
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- UTILITY EASEMENT
- PERPETUAL EASEMENT
- EXCLUSIVE PERPETUAL EASEMENT
- EXISTING
- PROPOSED

SURVEY NOTES:

1. BASIS OF BEARING AS PER THE CENTERLINE OF MINNESOTA ROAD, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134 MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL COORDINATES, BEARINGS, AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE (4205) ADJUSTMENT OF 2011, US SURVEY FEET, GRID, BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. THE SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.
5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXPIRY TERRITORIAL JURISDICTION OF SAID PROPERTY.

Parcel Line Table

Line #	Length	Direction
L1	28.28'	N36°31'04"W
L2	27.63'	N52°06'49"E
L3	28.28'	S36°31'04"E
L4	27.63'	N52°06'49"E
L5	20.09'	N03°02'31"E
L6	20.09'	N13°55'21"E
L7	32.65'	N03°02'31"E
L8	32.65'	N13°55'21"E
L9	21.21'	N53°28'56"E
L10	21.21'	N36°31'04"W
L11	20.09'	S03°02'31"W
L12	20.09'	N13°55'21"E
L13	32.65'	S03°02'31"W
L14	32.65'	N13°55'21"E
L15	21.21'	S53°28'56"W
L16	21.21'	N36°31'04"W



METES AND BOUNDS

BEING 20.00 ACRES (871,200.00 SQ. FT.) GROSS, 18.56 ACRES (808,500.00 SQ. FT.) NET, TRACT OF LAND OUT OF LOT 95, KELLY PHARR SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS, THEREOF CONVEYED TO MECA INVESTMENT INC., AS PER GENERAL WARRANTY DEED THEREOF RECORDED IN DOCUMENT NUMBER 3546073, DEED RECORDS, HIDALGO COUNTY, TEXAS.

COMMENCING AT A FOUND PK NAIL FOR THE COMMON CORNER OF LOTS 81, 82, 95, AND 96, OF SAID KELLY PHARR SUBDIVISION, AND FOR THE COMMON CORNER OF SAID 20.00 ACRE TRACT CONVEYED TO MECA INVESTMENT INC., AND A 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, RECORDED IN DOCUMENT NUMBER 2600280, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE CENTERLINE OF E. MINNESOTA ROAD (RIGHT OF WAY VARIES), FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; (HAVING A STATE PLANE COORDINATE OF X = 1094278.3610 Y = 16612269.2900)

THENCE, SOUTH 08 DEG. 28 MIN. 56 SEC. WEST, ALONG THE COMMON LINE OF SAID 20.00 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, AND THE COMMON CORNER OF SAID 20.00 ACRE TRACT CONVEYED TO MECA INVESTMENT INC., AT A DISTANCE OF 20.00 FEET PASSING A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "SAMES" WHICH BEARS SOUTH 20 DEG. 26 MIN. 41 SEC. WEST, A DISTANCE OF 112 FEET, CONTINUING TO A DISTANCE OF 1245.00 FEET BEARING A FOUND 1/2 INCH IRON ROD FROM WHICH A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES" WHICH BEARS SOUTH 66 DEG. 29 MIN. 09 SEC. WEST A DISTANCE OF 2.10 FEET, PASSING THE NORTH LINE OF A 75.00 FEET DRAINAGE EASEMENT CONVEYED TO STATE OF TEXAS, RECORDED IN DOCUMENT NUMBER 1337678, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 1320.00 FEET TO A POINT FOR THE COMMON CORNER OF LOTS 95, 96, 97, AND 98, OF SAID KELLY PHARR SUBDIVISION, AND THE COMMON CORNER OF SAID 20.00 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, AND THE NORTHEAST CORNER OF LOT 98, OF SAID KELLY PHARR SUBDIVISION, CONVEYED TO EL CAMPU LLC, RECORDED IN DOCUMENT NUMBER 2241797, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEG. 31 MIN. 04 SEC. WEST, ALONG THE COMMON LINE OF SAID 20.00 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND THE NORTH LINE LOT 98, OF SAID KELLY PHARR SUBDIVISION, CONTINUING TO A DISTANCE OF 255.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF LOT 1, RECORDED IN DOCUMENT NUMBER 2309895, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 660.00 FEET TO A POINT FOR THE COMMON CORNER OF SAID LOT 1, OF SAID PLAZA SPORT CENTER PHASE 1, AND THE EAST LINE OF RAIDER'S TRAIL SUBDIVISION, RECORDED IN DOCUMENT NUMBER 1709345, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08 DEG. 28 MIN. 56 SEC. EAST, ALONG THE COMMON LINE OF SAID 20.00 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND THE EAST LINE OF SAID RAIDER'S TRAIL SUBDIVISION, AT A DISTANCE OF 75.00 FEET PASSING A FOUND IRON ROD FOR THE NORTH LINE OF SAID DRAINAGE EASEMENT CONVEYED TO STATE OF TEXAS, CONTINUING TO A DISTANCE OF 205.00 FEET PASSING THE NORTHEAST CORNER OF LOT 35, OF SAID RAIDER'S TRAIL SUBDIVISION, AND SOUTH RIGHT OF WAY LINE OF E. CANELA AVENUE (HAVING A 50.00 FEET RIGHT OF WAY), CONTINUING TO A DISTANCE OF 1300.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF LOT 36 OF SAID RAIDER'S TRAIL SUBDIVISION AND THE NORTH RIGHT OF WAY LINE OF SAID CANELA AVENUE, CONTINUING TO A DISTANCE OF 1300.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FOR THE SOUTH RIGHT OF WAY LINE SAID MINNESOTA ROAD, CONTINUING TO A TOTAL DISTANCE OF 1320.00 FEET TO A FOUND PK NAIL, FOR THE COMMON CORNER SAID 20.00 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID RAIDER'S TRAIL SUBDIVISION, AND THE SOUTH LINE OF MINNESOTA HILLS SUBDIVISION RECORDED IN DOCUMENT NUMBER 3116388, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE CENTERLINE OF SAID E. MINNESOTA ROAD, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81 DEG. 31 MIN. 04 SEC. EAST, ALONG THE COMMON LINE SAID 20.00 ACRE TRACT CONVEYED TO MECA INVESTMENT INC. AND THE SOUTH LINE OF SAID MINNESOTA HILLS SUBDIVISION, AT A DISTANCE OF 352.60 FEET PASSING THE SOUTHWEST CORNER OF A 3.73 ACRE TRACT CONVEYED TO STANTU JORGE AND ADRIANAM RECORDED IN DOCUMENT NUMBER 2039536, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A DISTANCE OF 484.00 FEET PASSING THE SOUTHWEST CORNER OF A 5.0 ACRE TRACT CONVEYED TO ALANIS ESTANISLADO AND DIVINA RECORDED IN DOCUMENT NUMBER 3250075, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 860.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES OF LAND (871,200.00 SQUARE FEET) WITHIN THIS METES AND BOUNDS DESCRIPTION.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: MECA INVESTMENT INC. EFRAIN AGUSTIN - PRESIDENT	5009 N. CYPRESS STREET	PHARR, TEXAS 78516	(956) 404-5818	
ENGINEER: SAUL D. MALDONADO P.E.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: SAMUEL DAVID MALDONADO, R.P.L.S.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

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

SHEET: 01 OF 02
 DATE OF PREPARATION: April 2026
 REGISTRATION # F-10602

GENERAL NOTES:

- 1. FLOOD ZONE CLASSIFICATION: "B" - AREAS BETWEEN LIMITS OF THE 100-YEAR 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 AREA PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: DATE: NOVEMBER 16, 1992
- 2. BENCHMARK: CITY OF PHARR BM#61, A FOUND ALUMINUM DISK MONUMENT, LOCATED APPROXIMATELY 1,341 FEET EAST FROM THE NORTHEAST CORNER OF ACME SQUARE SUBDIVISION, LYING ON THE NORTH R.O.W. OF E. MINNESOTA ROAD, HAVING A COORDINATE OF N:16612085.5830 E:1095606.3830 AND A ELEVATION OF 102.293'
- 3. MINIMUM SETBACKS PER CITY ORDINANCE.
- 4. ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.
- 5. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER.
- 6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 7. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.77-ACRES AND A VOLUME OF 4.67-ACRE FEET (203,676 CUBIC FEET) WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- 8. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- 9. A 5' SIDEWALK WITH ADA RAMPS AND LANDING SHALL BE CONSTRUCTED ALONG THE FRONT OF RESIDENTIAL LOTS AT THE ISSUANCE OF A BUILDING PERMIT.
- 10. A 5' WITH ADA RAMPS AND LANDING ALONG W. MINNESOTA RD. WILL BE CONSTRUCTED BY DEVELOPER AT SUBDIVISION CONSTRUCTION STAGE.
- 11. NO DRIVEWAYS SHALL BE PERMITTED FOR LOTS ALONG E. MINNESOTA RD.
- 12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- 13. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- 14. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- 15. OWNER(S) AND/OR HOA TO MAINTAIN R.O.W. AND PERIMETER OF ENTIRE SUBDIVISION. PEDESTRIAN GATE MAY BE ALLOWED FOR MAINTENANCE OF PERIMETER.
- 16. OWNER(S) AND/OR HOA TO MAINTAIN DETENTION AREA.
- 17. CROSSINGS WITH HIDALGO COUNTY IRRIGATION DISTRICT No. 2' 30-FOOT EASEMENTS HAVE BEEN PERMITTED FOR WATER, STREET, AND STORM DRAIN. CROSSING PERMIT NUMBERS FOR EACH UTILITY ARE AS FOLLOWS: WATER (25-0421-002), STREET (25-0421-001), AND STORM DRAIN (22-1227-001).

SURVEY NOTES:

- 1. BASIS OF BEARING AS PER THE CENTERLINE OF MINNESOTA ROAD, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134 MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- 2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE (4205) ADJUSTMENT OF 2011, US SURVEY FEET, GRID, BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
- 3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
- 4. THE SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.
- 5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREIN CALLED "GRANTOR" WHETHER ON ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE", THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATED THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATED SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTOR COVENANTS THAT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREOF FOR DO LONG AS THE EASEMENT CONTINUED TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____

MECA INVESTMENTS, INC. DATE
EFRAIN AGUSTIN - PRESIDENT
5009 N. CYPRESS STREET
PHARR, TEXAS 78516
HIDALGO COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, **MECA INVESTMENT INC., EFRAIN AGUSTIN - PRESIDENT**, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

MAYOR'S CERTIFICATION

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.

ATTEST:
DR. AMBROSIO HERNANDEZ DATE CITY CLERK DATE
MAYOR, CITY OF PHARR

**STATE OF TEXAS
COUNTY OF HIDALGO**

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "ACME SQUARE SUBDIVISION" TO THE CITY OF PHARR, TEXAS, AND THOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PRIVATE ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

MECA INVESTMENTS, INC. DATE
EFRAIN AGUSTIN - PRESIDENT
5009 N. CYPRESS STREET
PHARR, TEXAS 78516
HIDALGO COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, **MECA INVESTMENT INC., EFRAIN AGUSTIN - PRESIDENT**, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, HIDALGO COUNTY, 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

APPROVED BY 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 THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E. DATE
GENERAL MANAGER

**PLANNING & ZONING
COMMISSION CERTIFICATION**

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

APPROVED THIS THE ____ DAY OF _____ 20____

DANNY WYLYE
CHAIRMAN-PLANNING AND ZONING COMMISSION

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

SAUL D. MALDONADO NO. 100320 DATE

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

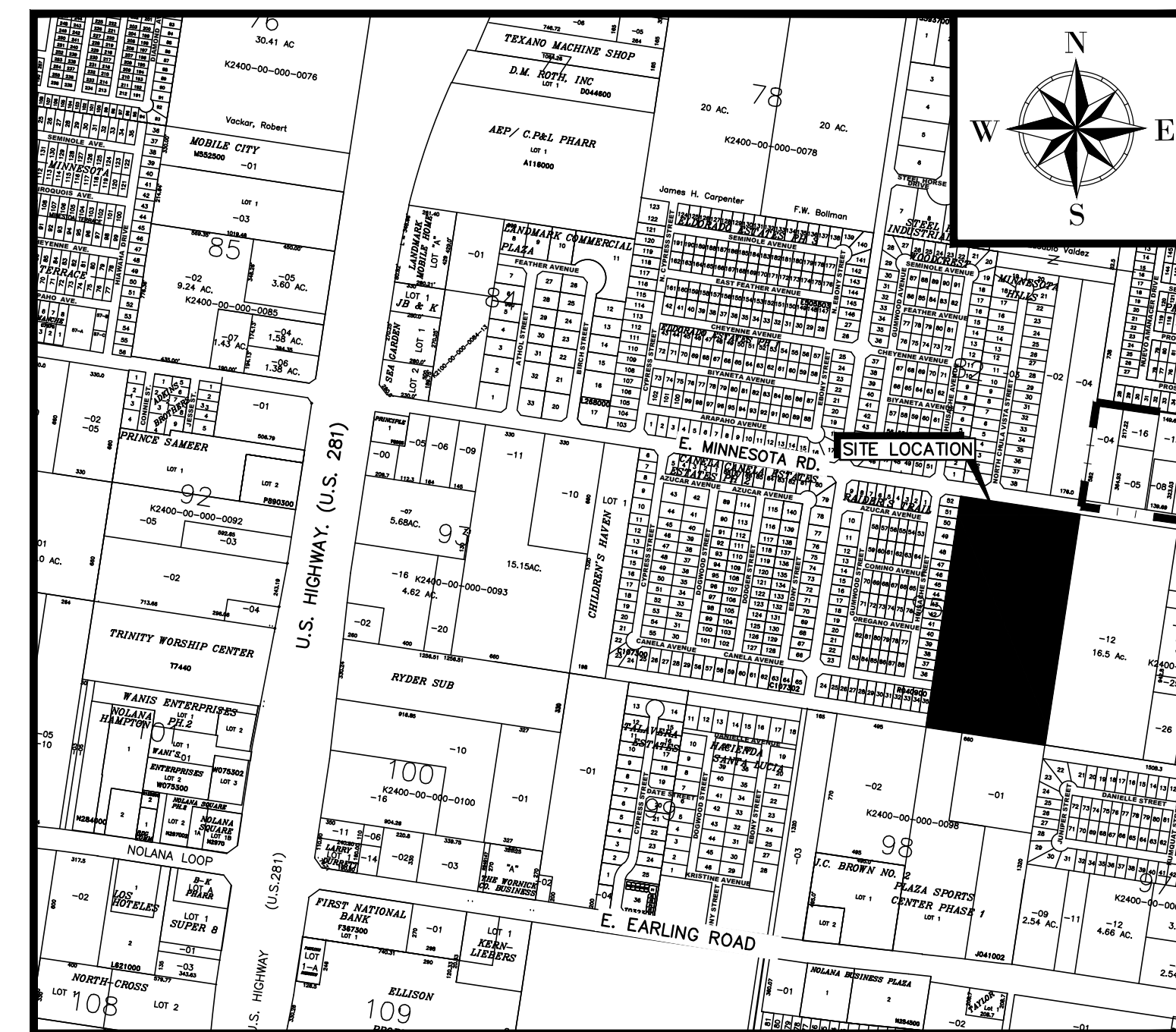
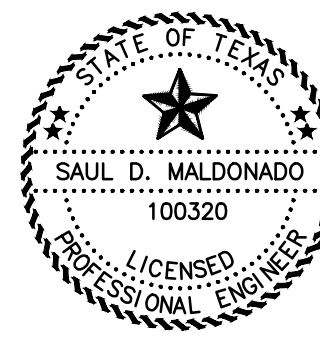
SAMUEL DAVID MALDONADO, R.P.L.S. NO. 6027 DATE

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

ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.



LOCATION MAP SCALE: 1"=800'

ACME SQUARE SUBDIVISION

BEING 20.00 ACRE (871,200.00 SQ. FT.) GROSS, 18.56 ACRE (808,500.00 SQ. FT.) NET, TRACT OF LAND OUT OF LOT 95, KELLY PHARR SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS, THEREOF CONVEYED TO MECA INVESTMENT INC., AS PER GENERAL WARRANTY DEED THEREOF RECORDED IN DOCUMENT NUMBER 3546073, DEED RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING 20.00 ACRES OF LAND (871,200.00 SQUARE FEET) CONVEYED TO MECA INVESTMENT INC, RECORDED IN DOCUMENT NUMBER 3546073, OFFICIAL RECORDS, HIDALGO COUNTY TEXAS, OUT OF LOT 95, KELLY PHARR SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 20.00 ACRES OF LAND (871,200.00 SQUARE FEET), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND PK NAIL FOR THE COMMON CORNER OF LOTS 81, 82, 95, AND 96, OF SAID KELLY PHARR SUBDIVISION, AND FOR THE COMMON CORNER OF SAID 20.0 ACRE TRACT CONVEYED TO MECA INVESTMENT INC., AND A 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, RECORDED IN DOCUMENT NUMBER 2600280, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE CENTERLINE OF E. MINNESOTA ROAD (RIGHT OF WAY VARIES), FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; (HAVING A STATE PLANE COORDINATE OF X = 1094278.3610 Y = 16612269.2900)

THENCE, SOUTH 08 DEG. 28 MIN. 56 SEC. WEST, ALONG THE COMMON LINE OF SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, AND THE COMMON LINE FOR LOT 95 AND 96, OF SAID KELLY PHARR SUBDIVISION, AT A DISTANCE OF 20.00 FEET PASSING A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 4856" FROM WHICH A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES" WHICH BEARS SOUTH 20 DEG. 26 MIN. 41 SEC. WEST, A DISTANCE OF 1.12 FEET, CONTINUING TO A DISTANCE OF 1245.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FROM WHICH A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES" WHICH BEARS SOUTH 66 DEG. 29 MIN. 09 SEC. WEST A DISTANCE OF 2.10 FEET, PASSING THE NORTH LINE OF A 75.00 FEET DRAINAGE EASEMENT CONVEYED TO STATE OF TEXAS, RECORDED IN DOCUMENT NUMBER 1337678, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL OF DISTANCE OF 1320.00 FEET TO A POINT FOR THE COMMON CORNER OF LOTS 95, 96, 97, AND 98, OF SAID KELLY PHARR SUBDIVISION, AND THE COMMON CORNER OF SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, AND THE NORTHEAST CORNER OF LOT 98, OF SAID KELLY PHARR SUBDIVISION, CONVEYED TO EL CAMPU LLC, RECORDED IN DOCUMENT NUMBER 2241797, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEG. 31 MIN. 04 SEC. WEST, ALONG THE COMMON LINE OF SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND THE NORTH LINE LOT 98, OF SAID KELLY PHARR SUBDIVISION, CONVEYED TO EL CAMPU LLC. AT A DISTANCE OF 459.55 FEET PASS THE EAST LINE OF LOT 1, PLAZA SPORT CENTER PHASE 1, RECORDED IN DOCUMENT NUMBER 2309895, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 660.00 FEET TO A POINT FOR THE COMMON CORNER OF SAID LOT 1, OF SAID PLAZA SPORT CENTER PHASE 1, AND THE EAST LINE OF RAIDER'S TRAIL SUBDIVISION, RECORDED IN DOCUMENT NUMBER 1709345, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08 DEG. 28 MIN. 56 SEC. EAST, ALONG THE COMMON LINE OF SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND THE EAST LINE OF SAID RAIDER'S TRAIL SUBDIVISION, AT A DISTANCE OF 75.00 FEET PASSING A FOUND IRON ROD FOR THE NORTH LINE OF SAID DRAINAGE EASEMENT CONVEYED TO STATE OF TEXAS, CONTINUING TO A DISTANCE OF 205.00 FEET PASSING THE NORTHEAST CORNER OF LOT 35, OF SAID RAIDER'S TRAIL SUBDIVISION, AND SOUTH RIGHT OF WAY LINE OF E. CANELA AVENUE (HAVING A 50.0 FEET OF RIGHT OF WAY), CONTINUING TO A DISTANCE OF 255.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FOR THE SOUTHEAST CORNER OF LOT 36 OF SAID RAIDER'S TRAIL SUBDIVISION AND THE NORTH RIGHT OF WAY LINE OF SAID CANELA AVENUE, CONTINUING TO A DISTANCE OF 1300.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FOR THE SOUTH RIGHT OF WAY LINE SAID MINNESOTA ROAD, CONTINUING TO A TOTAL DISTANCE OF 1320.00 FEET TO A FOUND PK NAIL, FOR THE COMMON CORNER SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID RAIDER'S TRAIL SUBDIVISION, AND THE SOUTH LINE OF MINNESOTA HILLS SUBDIVISION RECORDED IN DOCUMENT NUMBER 3116388, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE CENTERLINE OF SAID E. MINNESOTA ROAD, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

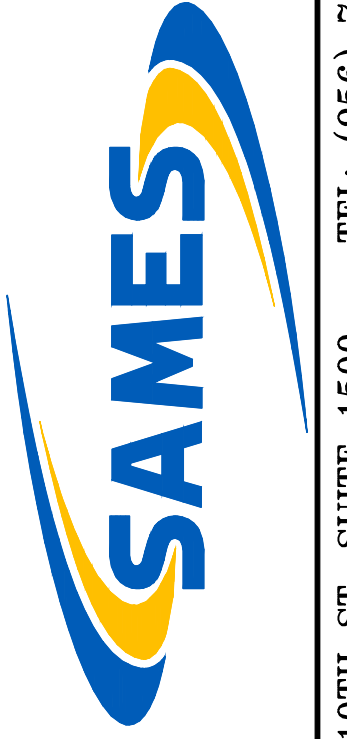
THENCE, SOUTH 81 DEG. 31 MIN. 04 SEC. EAST, ALONG THE COMMON LINE SAID 20.0 ACRE TRACT CONVEYED TO MECA INVESTMENT INC., AND THE SOUTH LINE OF SAID MINNESOTA HILLS SUBDIVISION, AT A DISTANCE OF 352.60 FEET PASSING THE SOUTHWEST CORNER OF A 3.73 ACRE TRACT CONVEYED TO CANTU JORGE AND ADRIANAM RECORDED IN DOCUMENT NUMBER 2039536, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A DISTANCE OF 484.00 FEET PASSING THE SOUTHWEST CORNER OF A 5.0 ACRE TRACT CONVEYED TO ALANIS ESTANISLADO AND DIVINA RECORDED IN DOCUMENT NUMBER 3250075, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES OF LAND (871,200.00 SQUARE FEET) WITHIN THIS METES AND BOUNDS DESCRIPTION.

SHEET: 02 OF 02
DATE OF PREPARATION: ----
REGISTRATION # F-10602

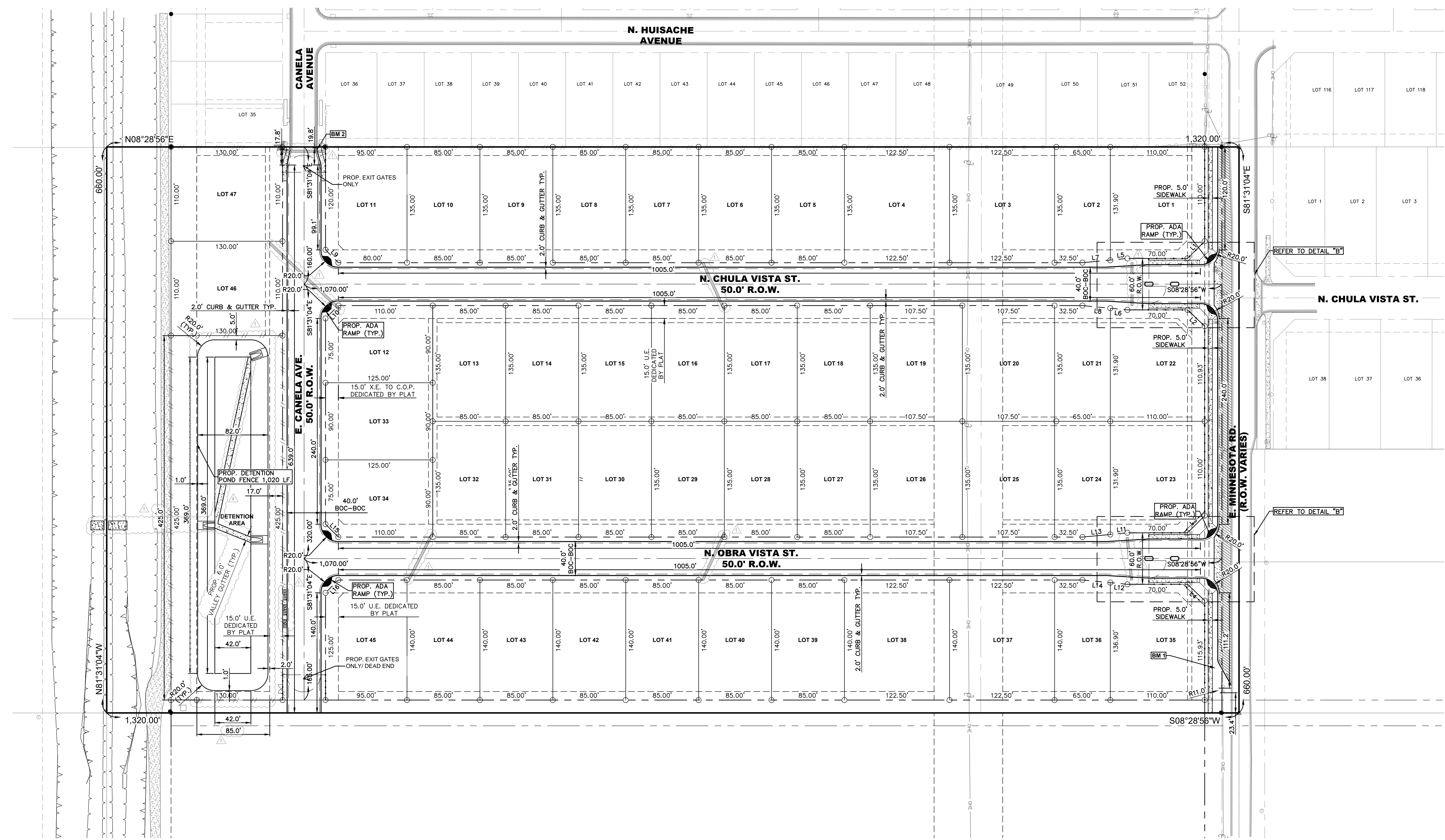
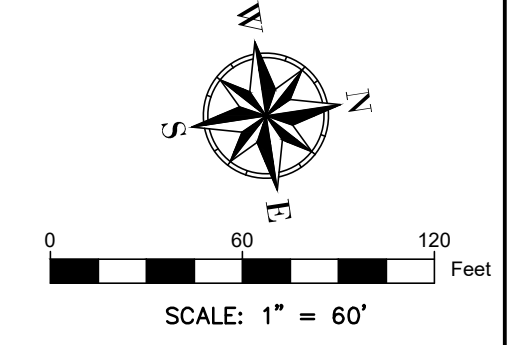
SAMES 200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
MCCALLEN, TEXAS 78501 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MECA INVESTMENT INC. EFRAIN AGUSTIN - PRESIDENT	5009 N. CYPRESS STREET	PHARR, TEXAS 78516	(956) 404-5818	
ENGINEER:	SAUL D. MALDONADO P.E.	200 S. 10TH ST., SUITE 1500	MCCALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL DAVID MALDONADO, R.P.L.S.	200 S. 10TH ST., SUITE 1500	MCCALLEN, TX 78501	(956) 702-8880	(956) 702-8883



TEL: (956) 702-8860
 FAX: (956) 702-8860
 TEX. REG. ENGINEERING FIRM F-10602
 FIRM No. 101416-00



ACME SQUARE SUBDIVISION
PHARR, TEXAS

REVISIONS

REV.	DESCRIPTION	DATE

This drawing and the details on it are the sole property of the Engineer and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or in part, or for any other purpose or project without the written consent of the Engineer.

EXHIBIT FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SAMES INC
 TEXAS REGISTERED ENGINEERING FIRM
 F-10602

The Professional Engineers seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this Engineer, and this Engineer expressly disclaims any and all responsibility for such plan, drawings or documents not exhibiting this seal.

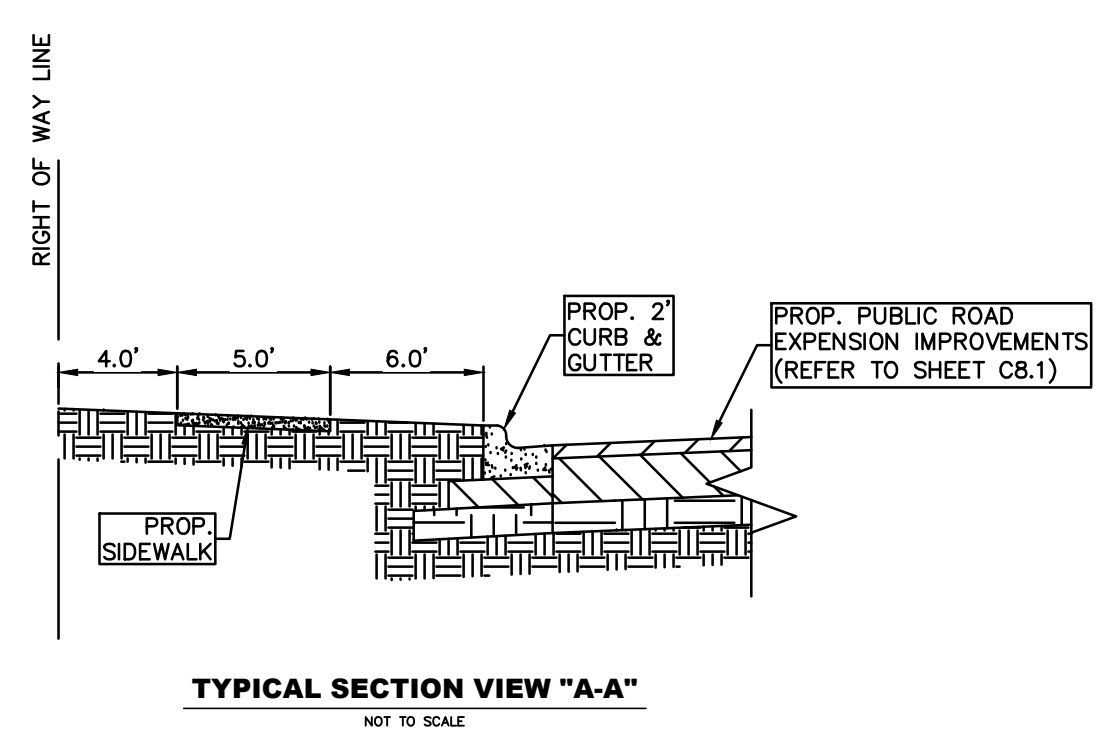
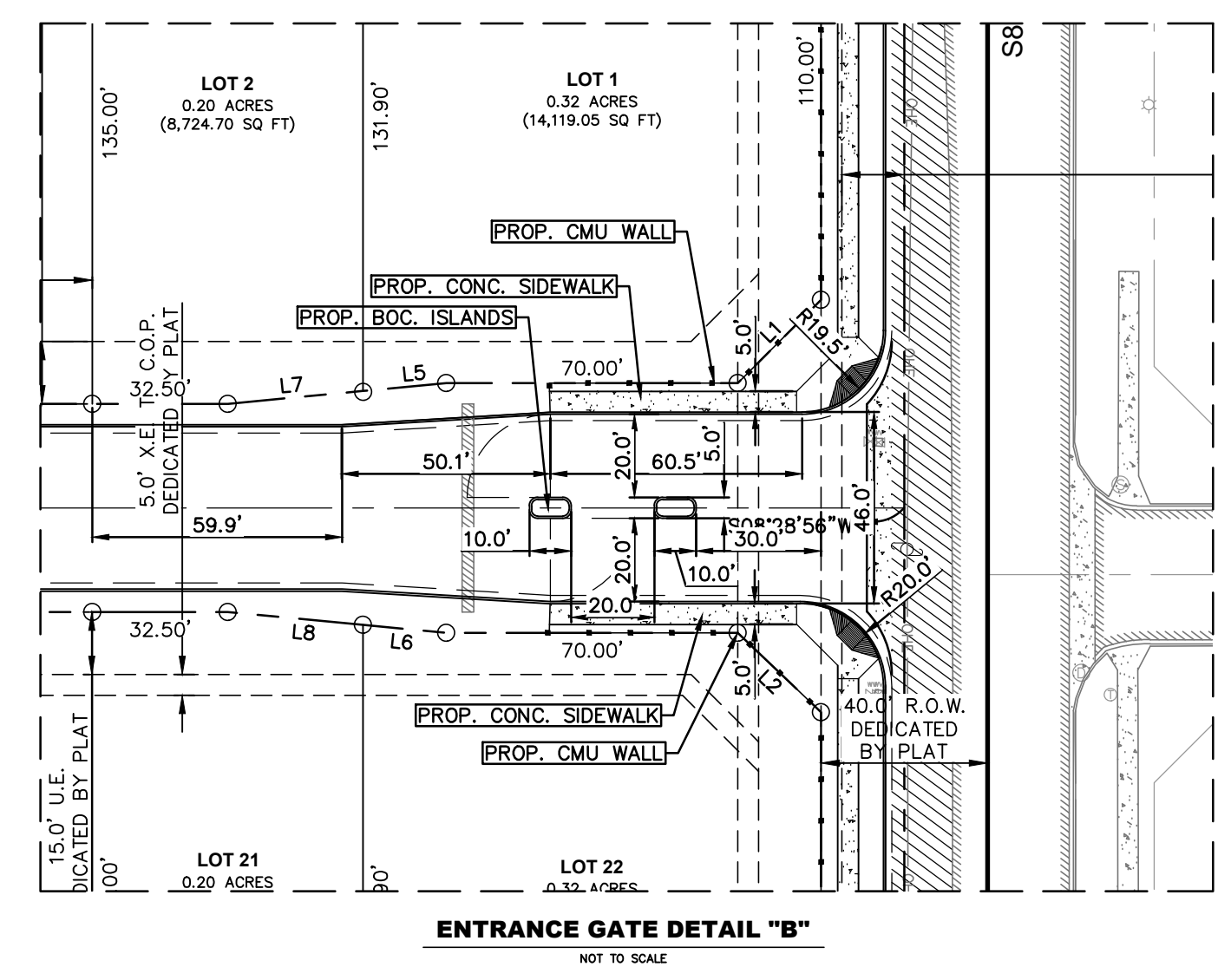
PROJ. NO.	SUB 22.005
DATE:	09/17/2024
SCALE:	AS NOTED

SHEET NAME: DIMENSION PLAN

SHEET NUMBER: C7.0

GENERAL NOTES

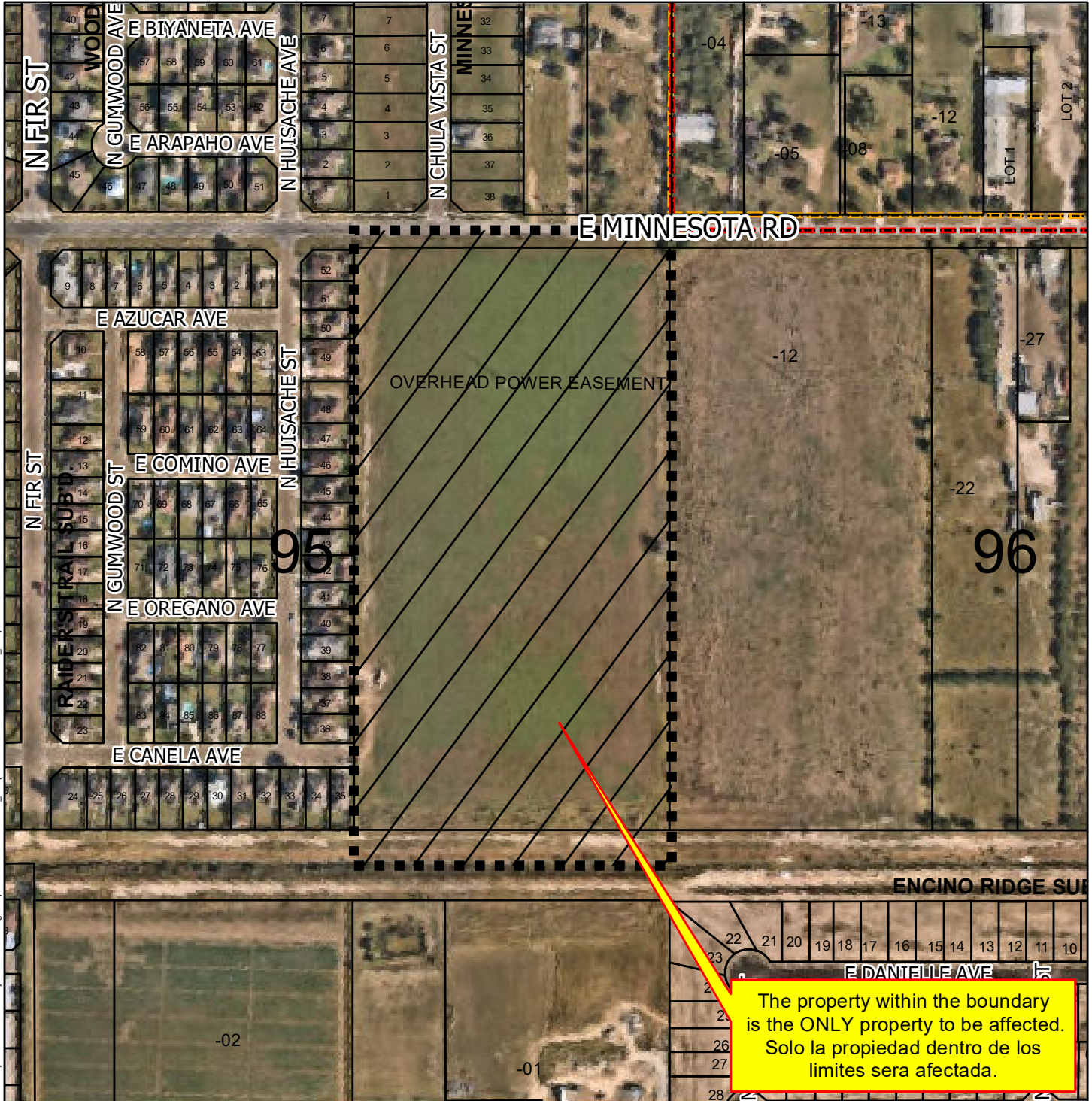
- SITE CONDITIONS BASED UPON SURVEY PROVIDED BY ENGINEER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ENGINEER IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.
- SITE DIMENSIONS TO BACK OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN PLANS ARE FROM BOC - BOC, OR OTHERWISE SHOWN ON PLANS.
- PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR TO COORDINATE WITH OWNER FOR DETAILS ON ENTRANCE AND EXIST GATES.
- CONTRACTOR AND OWNER TO PROVIDE ENTRANCE GATES WITH KNOX BOX OR SIREN DETECTION AS PER CITY OF PHARR FIRE DEPARTMENT SPECIFICATION.
- MINIMUM HEIGHT FOR ENTRANCE ARC OVER OPENING GATES SHALL HAVE A MINIMUM HEIGHT AND CLEARANCE OF 20 FEET AS PER CITY OF PHARR SPECIFICATIONS.



TAKE CAUTION EXCAVATION
 THERE ARE UNDERGROUND UTILITY MAINS AND/OR SERVICE LATERALS IN THE PROJECT AREA WERE NOT LOCATED BY THE SURVEYOR. NOTIFY "911" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.

SITE BENCHMARKS

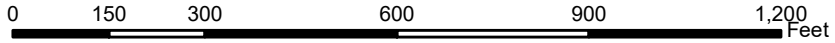
No.	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	1/2 INCH IRON ROD WITH A PLASTIC STAMPED "SAMES".	1094222.5080	16612249.3400	102.16'
2	1/2 INCH IRON ROD WITH A PLASTIC STAMPED "SAMES".	1093469.5260	16611303.5500	102.06'



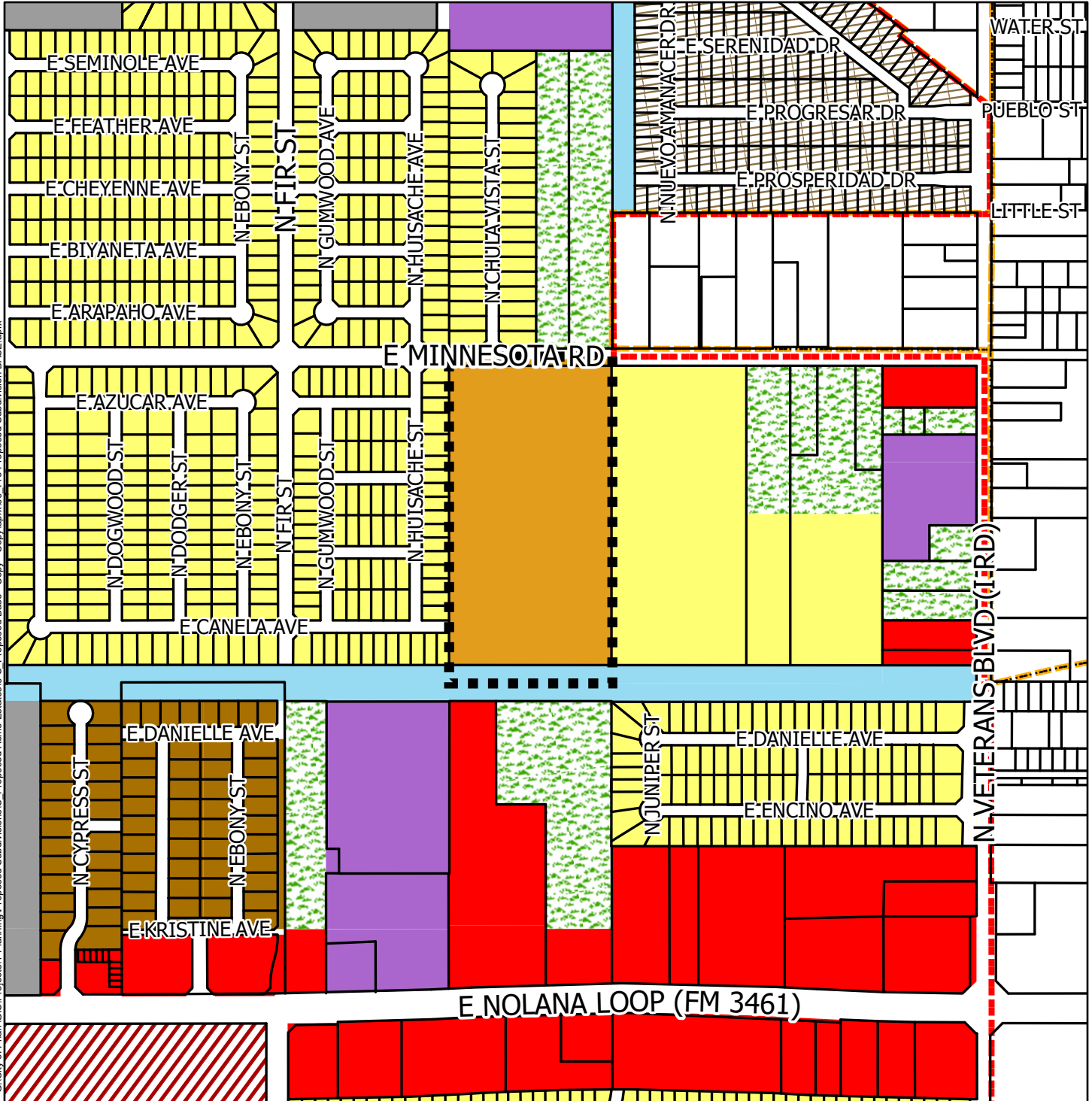
G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Acme Estates\MXD\IS - Proposed Base.mxd

- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |

Scale: 1 inch = 300 feet



Proposed Subdivision
 Acme Estates Subdivision
 AERIAL

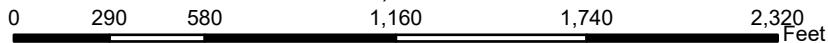


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- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| Subject Property | Residential Multi-Family High Density | General Business | Neighborhood Commercial |
| Pharr City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

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:7,000



Date: 11/19/2025



Pharr
Development Services



Site Photo

1000 Block of East Minnesota Road.





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.4.

DATE SUBMITTED: April 7, 2026

MEETING DATE: April 16, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Halff, representing City of Pharr, owner, is requesting preliminary and final plat approval of the proposed Pharr Multi-Use Facility. The property is legally described as being A 14.55 Acre Tract out of Lot 56, Kelly- Pharr Subdivision of Porciones 66, 67, 69 and 70 and all of the Amended plat of M Palacios Subdivision and all of Altezza Subdivision. The property is located within the 1800 Block of N. IH 69C. **SUB# 260309**

Classification: Regular

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

Issue: Halff, representing City of Pharr, owner, is requesting preliminary and final plat approval of the proposed Pharr Multi-Use Facility.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary and final plat approval of the Pharr Multi-Use Facility.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Melanie Cano

Created/Initiated - 04/07/2026
Approved - 04/07/2026
Final Approval - 04/07/2026



MEMORANDUM

DATE: THURSDAY, APRIL 16, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: PHARR MULTI-USE FACILITY
FILE NO. **SUB260309**

GENERAL INFORMATION

APPLICANT: Halff, representing City of Pharr, owner, is requesting preliminary and final plat approval of the proposed Pharr Multi-Use Facility.

LEGAL DESCRIPTION: The property is legally described as being A 14.55 Acre Tract out of lot 156 Kelly-Pharr Subdivision of Porciones 66, 67, 69 and 70 and all of Amended plat of M Palacios subdivision and all of Altezza subdivision.

LOCATION: The property is located within the 1800 Block of N. IH 69C

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north and east, Residential Mobile Home District (R-MH) and General Business District (C) to the south and Agricultural and/or Open Space District (A-O) to the west. The property is designated for commercial and use in the Land Use Plan.

PROPERTY PROPOSED USE: Multi-use Facility

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Pharr Multi-Use Facility subject to the following conditions:

This item will go before City Commission on 05/04/2026 at 4:00pm.

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



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

STAFF REVIEW MEETING FOR: PHARR MULTI-USE FACILITY

1. Verify the Point of Beginning on metes and bounds and placement on property.
2. On the 6 paragraph of the metes and bounds label the radius on the plat layout.
3. On the 8 paragraph of the metes and bounds label the add the dimension shown on the plat layout.
4. Add a curve table.
5. Add dimensions arrows for the bearings and distances.
6. Add 10 ft. easements for the fire hydrants.

STAFF REVIEW MEETING FOR: PHARR MULTI-USE FACILITY

PLAT

1. Signatures from P.E. & R.P.L.S. shall be required.

SITE PLAN

1. All proposed driveways and sidewalks are within Tx Dot ROWs and will require a permit for construction. Inspection of sidewalks and driveways shall be conducted by Tx Dot representatives. Any unused existing driveways shall be closed off with reinforced curb and gutter. A permit from TX Dot shall be required to be acquired prior to installation.
2. Include a trip generation estimate.

DRAINAGE

1. Drainage report shall be reviewed and approved by HCDD No. 1.
2. Drainage layout may be reviewed at the time of the building permit phase.
3. All detention areas shall be stabilized using sod or hydromulch.
4. A perimeter fence may be required if the depth of detention areas exceeds 2.5'-ft. and with a minimum height of 4'-ft.

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).
- STANDARD REQUIREMENTS
- PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to

flange).

- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- TCEQ requires 9'-ft separation between water and sewer lines. This includes manholes to be spaced out away from water lines.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards internal street and into nearest storm infrastructures.
- SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.

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



Pharr
Fire Department



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

STAFF REVIEW MEETING FOR: PHARR MULTI-USE FACILITY

approved for Subdivision Process



STAFF REVIEW MEETING FOR: PHARR MULTI-USE FACILITY

•It is recommended that all Storm pipes crossing through streets be RCP instead of HP or HDPE.

•Have all BMP's installed prior to any earthwork disturbance.

•Must submit a copy for review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must have 1 hard copy of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) on site. n•It is recommended that all Storm pipes crossing through streets be RCP instead of HP or HDPE.

•Have all BMP's installed prior to any earthwork disturbance.

•Must submit a copy for review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must have 1 hard copy of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) on site.

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



Pharr
Innovation & Technology



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

STAFF REVIEW MEETING FOR: PHARR MULTI-USE FACILITY

This letter serves to confirm that the site plan review for SUB260309 is approved. The submitted plans meet all applicable requirements, and no deficiencies have been identified.

From: jbs_hcid2@att.net
To: [Eddie Martinez](#)
Cc: "[Javier Lopez](#)"
Subject: RE: Subdivision preliminary plan review PHARR MULTI-USE FACILITY of Lot 156 K-P SUBD.
Date: Monday, April 6, 2026 12:06:48 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Hello Eddie,

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

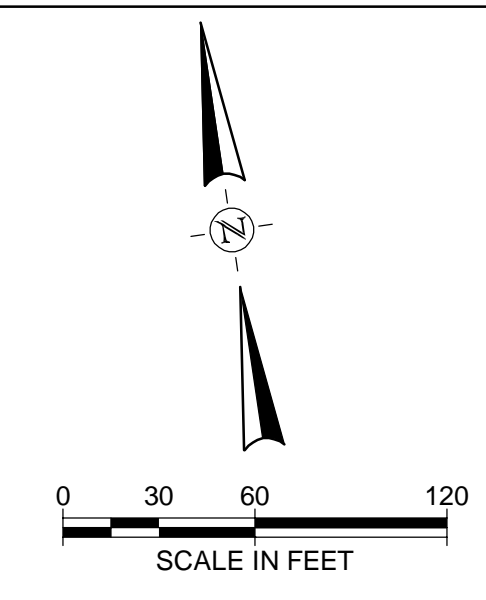
1. We have the general r.o.w. covering all the lot. v. 26, pg. 234.
2. Plat will need to extend the 30' EXCLUSIVE H.C.I.D. No. 2 IRRIGATION EASEMENT north of the development.
3. In the P.O.C. label, add reference to the northwest corner Lot 156, Kelly-Pharr Subdivision.
4. Add plat note: A permit is required for any utility service crossing a H.C.I.D. No. 2 rights of way, easement or facility.
5. If the Subdivision is to be excluded from the District, a Petition for Exclusion form is available at the District's office.

If there are any questions or concerns, please advise.

Thank you.

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

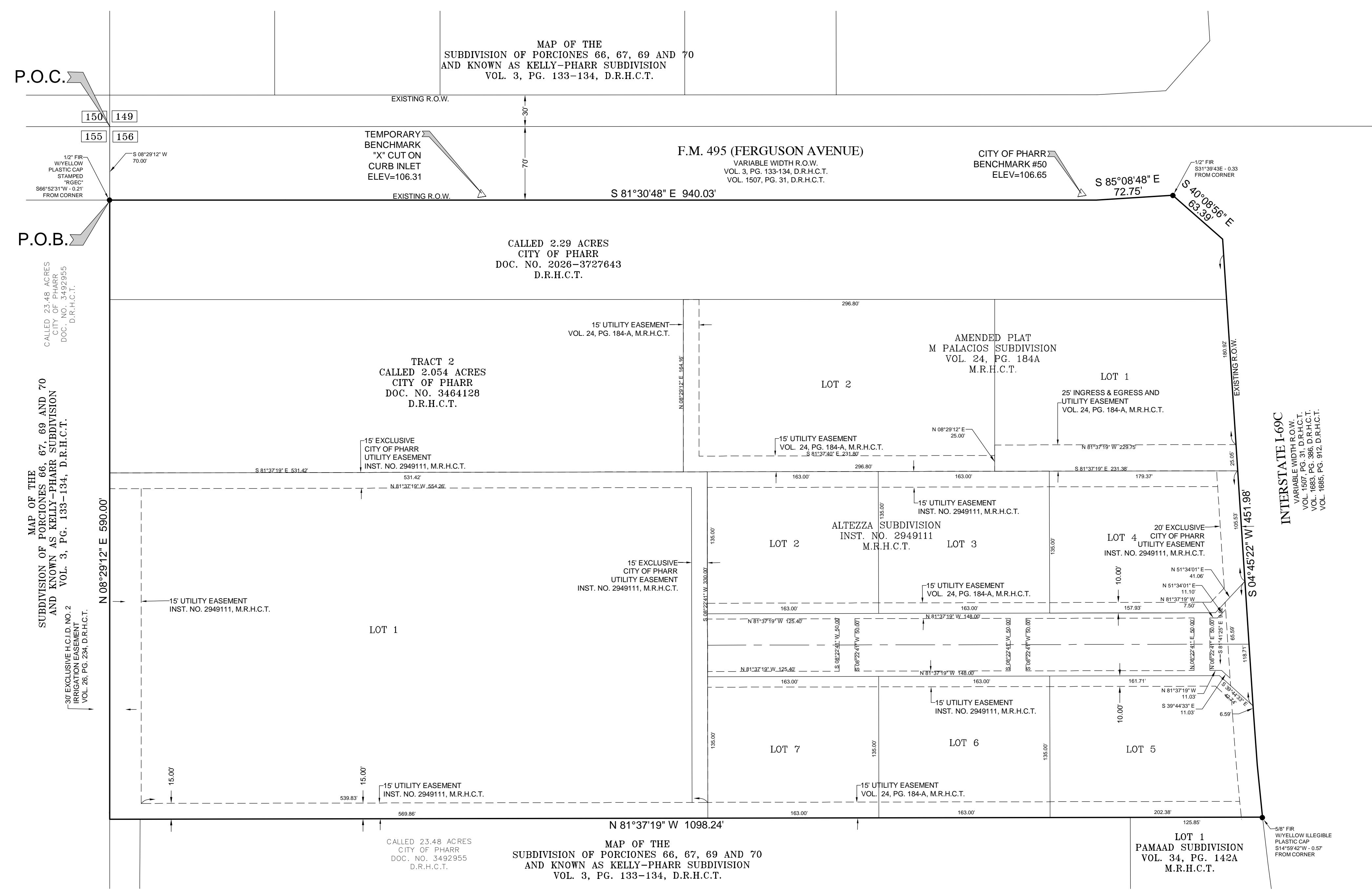
From: Eddie Martinez <eddie.martinez@pharr-tx.gov>
Sent: Thursday, April 2, 2026 2:08 PM
To: isaac.gonzalez@hcdd1.org; esther.mireles@hcdd1.org; hcid2@sbcglobal.net; jbs_hcid2@att.net; jl_hcid2@att.net; peter.garza@usps.gov; jl3008@att.com; Erick.Torres@charter.com; Rafael.Macias@onegas.com; Rene.Casares@onegas.com; svallejo@rgv911.org; rafael.gonzales@psjaisd.us; tammy.saenz@psjaisd.us; mavaldes@aep.com; dlucio@aep.com; khernandez@aep.com; jolague@aep.com; jlozano@magicvalley.coop; Lucas.Pena@txdot.gov
Subject: RE: Subdivision preliminary plan review



Basis of bearing is referenced to the Texas state-plane coordinate system (Texas South Zone 4205, North American Datum of 1983 (NAD83) 2011 adjustment, Epoch 2010.00, Geoid 18. The survey vertical datum is the North American Vertical Datum of 1988 (NAVD88). All elevations are in U.S. survey feet. All distances are shown in Grid and U.S. Survey Feet.



LOCATION MAP
1"=500'



P.O.C.
150 149
155 156
12" FIR W/YELLOW PLASTIC CAP STAMPED "HALFF" 566°52'31"W - 0.21' FROM CORNER

P.O.B.
CALLED 23.48 ACRES CITY OF PHARR DOC. NO. 3492955 D.R.H.C.T.

MAP OF THE SUBDIVISION OF PORCIONES 66, 67, 69 AND 70 AND KNOWN AS KELLY-PHARR SUBDIVISION VOL. 3, PG. 133-134, D.R.H.C.T.

30' EXCLUSIVE H.C.D. NO. 2 IRRIGATION/EASEMENT VOL. 26 PG. 294, D.R.H.C.T.

15' EXCLUSIVE CITY OF PHARR UTILITY EASEMENT INST. NO. 2949111, M.R.H.C.T.

MAP OF THE SUBDIVISION OF PORCIONES 66, 67, 69 AND 70 AND KNOWN AS KELLY-PHARR SUBDIVISION VOL. 3, PG. 133-134, D.R.H.C.T.

TEMPORARY BENCHMARK "X" CUT ON CURB INLET ELEV=106.31

F.M. 495 (FERGUSON AVENUE) VARIABLE WIDTH R.O.W. VOL. 3, PG. 133-134, D.R.H.C.T. VOL. 1507, PG. 31, D.R.H.C.T.

CITY OF PHARR BENCHMARK #50 ELEV=106.65

CALLED 2.29 ACRES CITY OF PHARR DOC. NO. 2026-3727643 D.R.H.C.T.

TRACT 2 CALLED 2.054 ACRES CITY OF PHARR DOC. NO. 3464128 D.R.H.C.T.

AMENDED PLAT M PALACIOS SUBDIVISION VOL. 24, PG. 184A M.R.H.C.T.

LOT 2

LOT 1

15' EXCLUSIVE CITY OF PHARR UTILITY EASEMENT INST. NO. 2949111, M.R.H.C.T.

ALTEZZA SUBDIVISION INST. NO. 2949111 M.R.H.C.T.

LOT 4 CITY OF PHARR UTILITY EASEMENT INST. NO. 2949111, M.R.H.C.T.

LOT 1

15' EXCLUSIVE CITY OF PHARR UTILITY EASEMENT INST. NO. 2949111, M.R.H.C.T.

LOT 2

LOT 3

LOT 7

LOT 6

LOT 5

15' EXCLUSIVE CITY OF PHARR UTILITY EASEMENT INST. NO. 2949111, M.R.H.C.T.

MAP OF THE SUBDIVISION OF PORCIONES 66, 67, 69 AND 70 AND KNOWN AS KELLY-PHARR SUBDIVISION VOL. 3, PG. 133-134, D.R.H.C.T.

INTERSTATE 169C VARIABLE WIDTH R.O.W. VOL. 1507, PG. 30, D.R.H.C.T. VOL. 1655, PG. 82, D.R.H.C.T. VOL. 1655, PG. 82, D.R.H.C.T.

5" FIR W/YELLOW ILLIGIBLE PLASTIC CAP S14°59'42"W - 0.57' FROM CORNER

- LEGEND
- - 1/2" SET IRON ROD W/YELLOW PLASTIC CAP STAMPED "HALFF"
 - FIR - FOUND IRON ROD
 - FMN - FOUND MAGNETIC NAIL
 - FCS - FOUND COTTON SPINDLE
 - D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY, TEXAS
 - M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY, TEXAS
 - O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
 - R.O.W. - RIGHT OF WAY
 - DOC. NO. - DOCUMENT NUMBER
 - INST. NO. - INSTRUMENT NUMBER
 - VOL. - VOLUME
 - PG. - PAGE
 - AC. - ACRES
 - SQ. FT. - SQUARE FEET
 - P.O.B. - POINT OF BEGINNING

PRELIMINARY
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASE DATE:
3/30/2026
FOR REVIEW & COMMENT

VACATE ALTEZZA SUBDIVISION, INST. 2949111
VACATE AMENDED PLAT M PALACIOS SUBDIVISION, VOL. 24, PG. 184A, M.R.H.C.T.



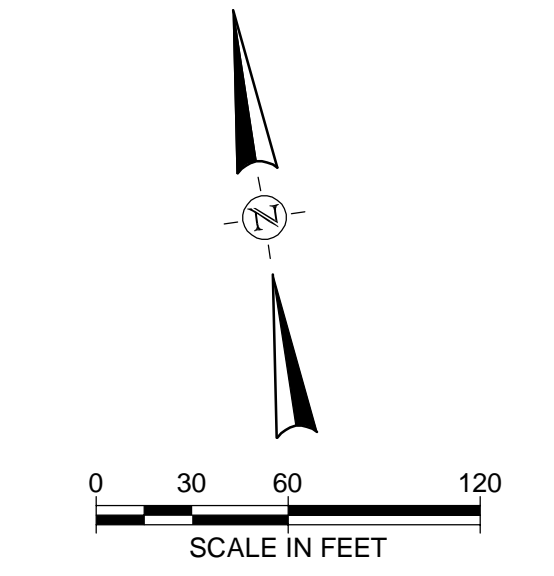
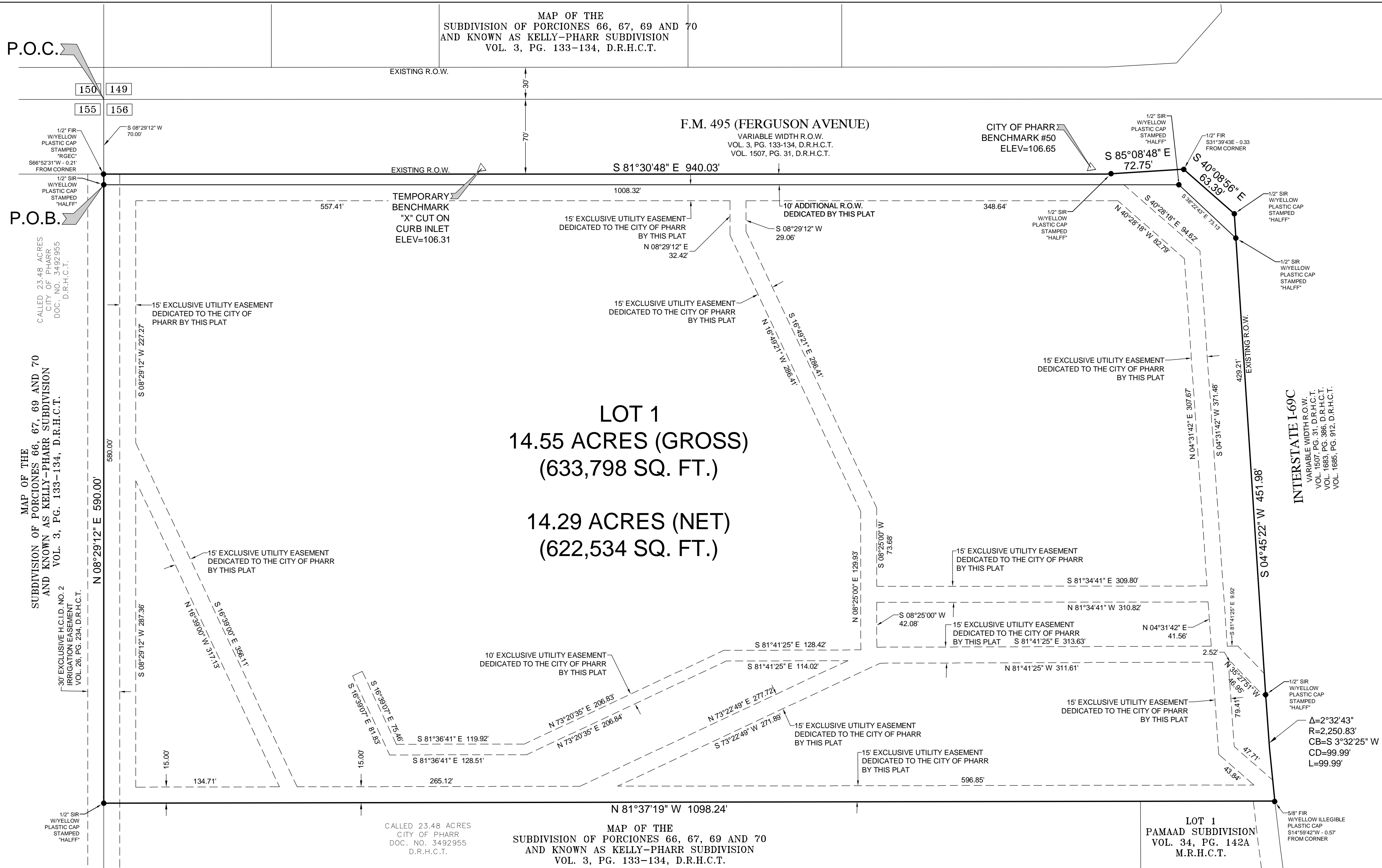
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

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

PRINCIPAL CONTACTS
OWNER: CITY OF PHARR 118 S. CAGE BLVD. PHARR, TX 78577 (956) 402-4100
ENGINEER: HALFF ASSOCIATES, INC. 5000 W. MILITARY STE. 100 MCALLEN, TX 78503 (956) 664-0286
SURVEYOR: HALFF ASSOCIATES, INC. 5000 W. MILITARY STE. 100 MCALLEN, TX 78503 (956) 664-0286



FILE NAME: A:\620006\62276\001\SURV\CADD\Sheets\PLAT-62276-001.dwg DATE: March 30, 2026, TIME: 9:34 AM, USER: ah1880



LOCATION MAP
1"=500'

STATE OF TEXAS
COUNTY OF HIDALGO:

I, the undersigned owner of the land shown in this plat, and designated herein as PHARR MULTI-USE FACILITY to the City of Pharr, County of Hidalgo, Texas, and whose name is subscribed hereto, do hereby subdivide such property and dedicate to the use of the public all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes of consideration therein expressed.

Dr. Jonathan B. Flores, Ed.D.
City Manager
City of Pharr
118 S. Cage Blvd.
Pharr, TX 78577

STATE OF TEXAS
COUNTY OF HIDALGO:

Before me, the undersigned authority, on this day personally appeared Jonathan B. Flores, 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 consideration therein stated.

Notary public
Hidalgo County, Texas

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
Mayor, City of Pharr

STATE OF TEXAS
COUNTY OF HIDALGO:

Hidalgo County Drainage District No. 1 hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Texas Water Code 49.211(c). The district has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision based on generally accepted engineering criteria. It is the responsibility of the developer and his engineer to make these determinations.

Raul E. Sesin, P.E. C.F.M.
By, Hidalgo County Drainage District No. 1
General Manager

**PRELIMINARY PLAT
PHARR MULTI-USE FACILITY**
A 14.55 ACRE TRACT
OUT OF LOT 156
KELLY-PHARR SUBDIVISION
OF PORCIONES 66, 67, 69 AND 70
AND ALL OF AMENDED PLAT OF
M PALACIOS SUBDIVISION AND
ALL OF
ALTEZZA SUBDIVISION
SITUATED IN THE
CITY OF PHARR,
HIDALGO COUNTY, TEXAS
BY



5000 WEST MILITARY, SUITE 100
MCALLEN, TX 78203-7446
TEL: (956) 664-0286
TBPELS SURVEYING FIRM #10029600

STATE OF TEXAS
COUNTY OF HIDALGO:

This plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this the _____ day of _____, 2026.

No improvements of any kind (including without limitation, trees, fences and buildings) shall be placed upon Hidalgo County Irrigation District No. 2 rights-of-way or easements.

President _____ Attest: Secretary _____

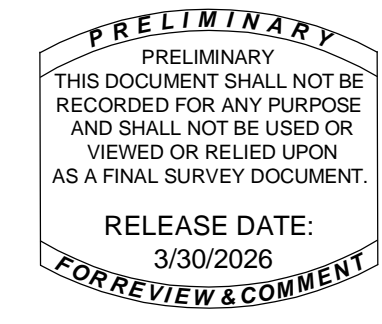
STATE OF TEXAS
COUNTY OF HIDALGO:

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

The undersigned hereby certifies that this survey was made on the ground on 07/15/2025; that the improvements on the ground are as shown hereon; that there are no visible overlappings, no apparent conflicts or visible easements, except as shown hereon. This survey conforms to or exceeds the current minimum standards as adopted by the Texas Board of Professional Engineers and Land Surveyors.

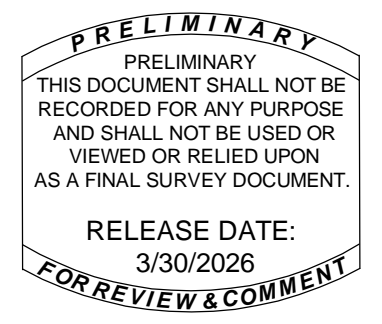
Guadalupe B. Nuñez Jr.
Texas Registered Professional
Land Surveyor No. 5914
Halff, Inc.



STATE OF TEXAS
COUNTY OF HIDALGO

I, Mario Alberto Garcia, a Licensed Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

Mario Alberto Garcia
Licensed Professional Engineer
Registration No. 137503



This plat is hereby approved by the hidalgo county irrigation district No. 2 on this, the _____ day of _____, 2026.

No improvements of any kind (including without limitation, trees, fences, and building) shall be placed upon hidalgo county irrigation district #2 rights of ways or easements.

President _____ Attest: Secretary _____



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

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

**METES AND BOUNDS DESCRIPTION
OF A
14.55 ACRE TRACT**

Being a 14.55 acre tract of land, more or less, out of Lots 156, Map of The Subdivision of Porciones 66, 67, 69, and 70 and known as Kelly-Pharr Subdivision, as recorded in Volume 3, Pages 133 and 134 of the Map Records of Hidalgo County, Texas, said 14.55 acre tract further being comprised of all of Altezza Subdivision as recorded in Instrument Number 2949111 of the Map Records of Hidalgo County, Texas, said 14.55 acre tract also being comprised of all of the Amended Plat M Palacios Subdivision as recorded in Volume 24, Page 184A of the Map Records of Hidalgo County, Texas, said 14.55 acre tract also being comprised of a portion of a called 2.054 acre tract conveyed to City of Pharr as recorded in Document Number 2023-3464128 of the Official Records of Hidalgo County, Texas, said 14.55 acre tract also being comprised of a called 2.29 acre tract conveyed to City of Pharr as recorded in Document Number 2026-3727643 of the Official Records of Hidalgo County, Texas, said 14.55 acre tract being more particularly located and described as follows:

COMMENCING at the Northwest corner of said Lot 156, said corner being within the road right-of-way of Farm-to-Market Road 495 (existing 100 ft wide road right-of-way - Ferguson Avenue). **THENCE**, with the West line of said Lot 156, South 08 degrees 29 minutes 12 seconds West, a distance of 70.00 feet to a point in the South right-of-way line of said Farm-to-Market Road 495, a one-half inch iron rod with yellow plastic cap stamped "RGE" found at South 66 degrees 52 minutes 31 seconds West, a distance of 0.21 feet from said point, said point being the Northwest corner and the **POINT OF BEGINNING** of this 14.55 acre tract;

THENCE, continuing with the South line of said Farm-to-Market Road 495, South 81 degrees 30 minutes 48 seconds East, a distance of 940.03 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 14.55 acre tract;

THENCE, continuing with the South line of said Farm-to-Market Road 495, South 85 degrees 08 minutes 48 seconds East, a distance of 72.75 feet to a point in the West right-of-way line of Interstate 69-C Frontage Road (existing variable width highway right-of-way), a one-half inch iron rod found at South 31 degrees 39 minutes 43 seconds East, a distance of 0.33 feet from said point, said point being the Northeast corner of this 14.55 acre tract;

THENCE, with the West right-of-way line of said Interstate 69-C Frontage Road, South 40 degrees 08 minutes 56 seconds East, a distance of 63.39 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 14.55 acre tract;

THENCE, continuing with the west right-of-way line of said Interstate 69-C frontage road, south 04 degrees 45 minutes 22 seconds west, a distance of 451.98 feet to a one-half inch iron rod with a yellow plastic cap stamped "half" set in a curve to the left, having a radius of 2,250.83 feet, for a corner of this 14.55 acre tract;

THENCE, continuing with the West right-of-way line of said Interstate 69-C Frontage Road, with said curve to the left, an arc distance of 99.99 feet (chord: South 03 degrees 32 minutes 25 seconds West, a distance of 99.99 feet) to the Northeast corner of Pamaad Subdivision as recorded in Volume 34, Page 142A of the Map Records of Hidalgo County, Texas, a five-eighths inch iron rod with a yellow illegible plastic cap found at South 14 degrees 59 minutes 42 seconds West, a distance of 0.57 feet from said corner, said corner being the Southeast corner of this 14.55 acre tract;

THENCE, with the North line of said Pamaad Subdivision, South 81 degrees 37 minutes 19 seconds West, a distance of 125.85 feet to the Northwest corner of said Pamaad Subdivision, same being the Northeast corner of a called 23.48 acre tract conveyed to City of Pharr as recorded in Document Number 2023-3492955 of the Official Records of Hidalgo County, Texas, continuing with the North line of said 23.48 acre tract, at a total distance of 1,098.24 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the West line of said Lot 156, for the Southwest corner of this 14.55 acre tract.

THENCE, with the West line of said Lot 156, North 08 degrees 29 minutes 12 seconds East, a distance of 590.00 feet, to the **POINT OF BEGINNING**;

Said described tract of land containing 14.55 acres, more or less.

- LEGEND
- - 1/2" SET IRON ROD W/YELLOW PLASTIC CAP STAMPED "HALFF"
 - FIR - FOUND IRON ROD
 - FMN - FOUND MAGNETIC NAIL
 - FCS - FOUND COTTON SPINDLE
 - D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY, TEXAS
 - M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY, TEXAS
 - O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
 - R.O.W. - RIGHT OF WAY
 - DOC. NO. - DOCUMENT NUMBER
 - INST. NO. - INSTRUMENT NUMBER
 - VOL. - VOLUME
 - PG. - PAGE
 - AC. - ACRES
 - SQ. FT. - SQUARE FEET
 - P.O.B. - POINT OF BEGINNING

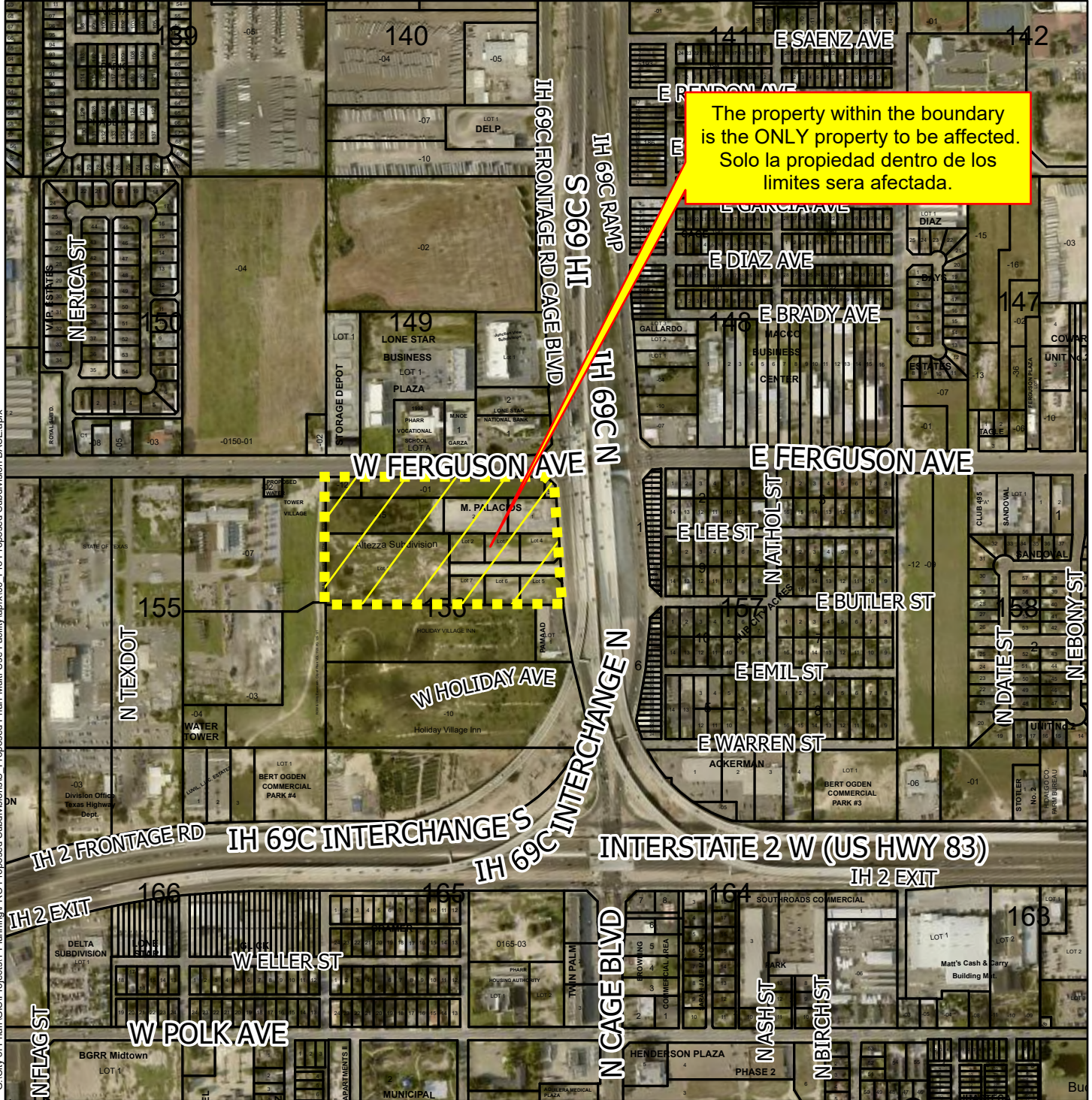
PRINCIPAL CONTACTS
OWNER: CITY OF PHARR
ENGINEER: HALFF ASSOCIATES, INC.
SURVEYOR: HALFF ASSOCIATES, INC.

118 S. CAGE BLVD.
5000 W. MILITARY STE. 100
5000 W. MILITARY STE. 100



PHARR, TX 78577 (956) 402-4100
MCALLEN, TX 78503 (956) 664-0286
MCALLEN, TX 78503 (956) 664-0286

- GENERAL NOTES:**
- Benchmark information:
City of Pharr Benchmark #50. An aluminum disk located along the South side of the Ferguson Avenue and 100 feet west of Expressway 281 frontage road. N=16602465.66, E=1088400.31 (GRID) Elevation = 106.65 feet (NAVD 88).
Temporary Benchmark "X" cut on curb inlet located along the south line of Ferguson, 340 feet east of the northwest corner of this plat. N=116602466.72, E=1087832.83 (GRID) Elevation = 106.31 feet (NAVD 88).
 - The subject property lies within "Zone B defined as areas between limits of the 100-year flood and 500-year flood; or certain areas less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium Shading)", as depicted on the FEMA Flood Insurance Rate Map of Hidalgo County, Texas, map no. 4803470005C, dated October 19, 1982.
 - Minimum building setback lines shall be as per City of Pharr ordinance.
 - Minimum finish floor elevation: 18" above top of curb.
 - No building or structures shall be constructed over any easement.
 - All corner, angle points and points of curvature or tangency delineating the boundary of the land shown herein and all lot corners as being platted have been marked with a 1/2-inch iron rod with a yellow plastic cap stamped "HALFF", unless otherwise stated, or left as found those monuments that represent or reference the boundary.
 - A 5' sidewalk with ADA wheelchair ramps and landings shall be constructed along W Ferguson Ave. at the time of building permit phase.
 - Landscaping as per City of Pharr ordinance.
 - Storm Water detention is required for this property. The engineer of record for the subdivision plat has estimated that an on-site area of approximately 14.55 acres and an on-site volume of approximately 3.03-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 industrial development.
 - Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES).
 - Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
 - Additional fire protection may be required during the Building Permit Phase in order to provide any additional fire protection requirement.
 - Owners to maintain R.O.W. and perimeter of subdivision.
 - Owners to maintain detention and retention areas.
 - A permit is required for any utility service crossing a HCID2 right of way, easement or facility.
 - Erosion and sedimentation control shall comply with current T.P.D.E.S. and SWPPP guidelines

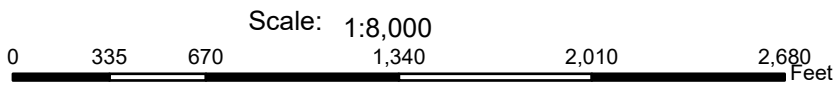
Proposed Subdivision
 Pharr Multi-Use Facility
 Roxxie De La Cruz
 AERIAL



G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\S - Proposed Pharr Multi-Use Facility\aprx000 - Pro Proposed Subdivision BASE.aprx

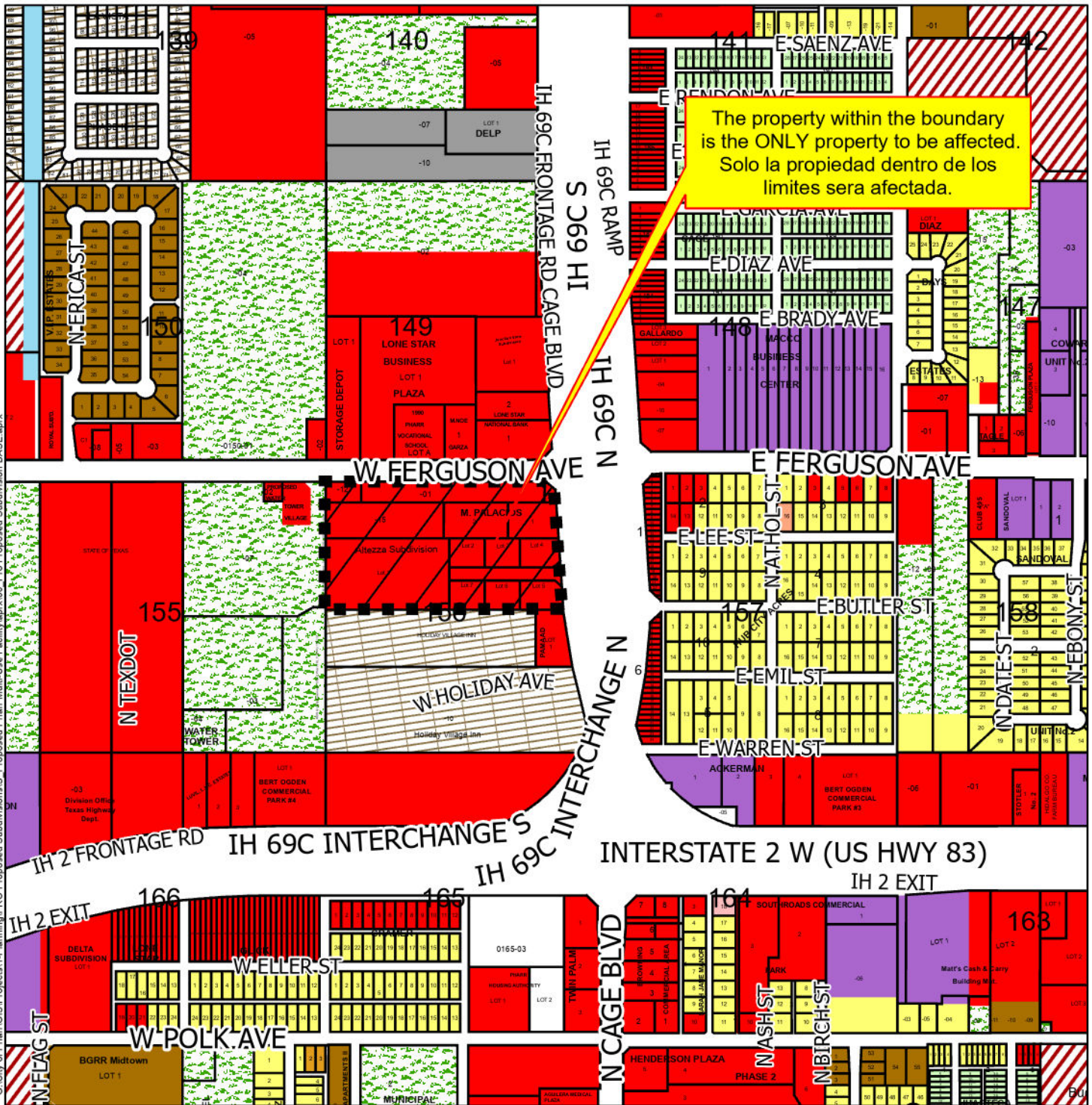
 Subject Property
 Pharr City Limit

City of Pharr, Texas
 Engineering Department
 956.702.5355



Date: 4/1/2026

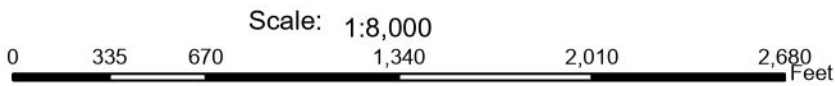
Proposed Subdivision
 Pharr Multi-Use Facility
 Roxxie De La Cruz
 Future Land Use



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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: 4/2/2026



Pharr
Development Services



Site Photo
1800 Blk. of N. IH 69C

