



**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, MAY 21, 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 May 7, 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) Celia G. Maldonado, d/b/a Fiesta Brava, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as being 0.05 acres, more or less, out of Lots 13 through 16 and a portion of Lot 12, Block 32, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 401 West State Avenue, Suite D. **CUP#260404**

2) Dr. Jonathan B. Flores, City Manager for the City of Pharr, for the betterment of the city, 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 4.85 acres, more or less, out of Lot 3, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The subject site is located at 5515 North Sugar Road. **COZ#260409**

3) Dr. Jonathan B. Flores, City Manager for the City of Pharr, for the betterment of the city, 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 4.85 acres, more or less, out of Lot 2, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The subject site is located at 5525 North Sugar Road. **COZ#260410**

4) 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 Neighborhood Commercial District (N-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 subject site is located within the 400 Block of West Hall Acres Road. **COZ#260411**

E. PLATS:

1) ACHC Engineering, representing EZ TOP Builders - Eric Diaz, owner, is requesting preliminary plat approval of the proposed San Fernando Estate Subdivision. The property is legally described as being Approx. 0.9053 of an acre tract being all of Lot 1, Hiram States Subdivision, Volume 49, page 21, County of Hidalgo, Texas. The property is located within the 700 Block of West Ventura St. **SUB#260308**

2) M2 Engineering, PLLC., representing Greg Jay Palmer, Agent for Park Place Venture One, LTD., owner, is requesting preliminary and final plat approval of the proposed Jackson Commerce Development Subdivision Lot 9A and Lot 11A Phase IV Subdivision. The property is legally described as being a 4.146-Acre Tract of Land, more or less, consisting of West 1.416 Acres out of Lot 9 and all of Lot 11, Jackson Commerce Development Subdivision, Phase IV, Volume 33, Page 34. Map Records Hidalgo County, Texas. The property is located within 400 Blk. Of North Jackson Road. **SUB# 260410**

3) J&J Engineering, LLC., representing Aida Cuellar, Managing member for Carrillo properties I, LTD., is requesting final plat approval of the proposed Javelina Estates Subdivision. The property is legally described as being a 8.000 acre tract of land out of Lot 245, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3200 Block of South Cage Blvd. **SUB#230923**

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 12th day of May 2026 at 4:00 p.m. and will remain posted continuously for at least three (3) business days preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 12th day of May 2026





ALESSANDRA GARCIA, CPM
ASSISTANT CITY CLERK

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

Name: _____

Title: _____

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR CALLED MEETING
THURSDAY, MAY 7, 2026
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, May 7, 2026, and following is the record of attendance.

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

MEMBERS ABSENT: Rafael Munguia
Javier Gutierrez

STAFF PRESENT: Andres Guerra, City Attorney
Roland Gomez, Director of Development Services
Joe Garza, Assistant Director of Development Services
Eddie Martinez, Planner III
Diego Perez, Planner I
Joanna Villarreal, 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.

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

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

ITEM B. PUBLIC TESTIMONY

None

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF APRIL 16, 2026, REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

There being no discussion, Ruben Luna, moved to **approve** the minutes of April 16, 2026. The motion was seconded by Charlie Ramirez and, upon a vote, carried unanimously.

ITEM D. PUBLIC HEARING

- 1) LEBIRAM, LLC., REPRESENTING PIN HIGH GOLF STUDIO, LLC., OWNER, 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 LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.08 ACRES, MORE OR LESS, OUT OF LOT 2, PRINCE SAMEER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 5101 NORTH CAGE BOULEVARD, UNIT 100. CUP#260303**

Joanna Villarreal, Planner I, introduced the item and presented the property's legal description and physical address. She stated the subject property was currently zoned Limited Industrial District (L-I). Mrs. Villarreal further stated the adjacent properties to the north, east, south and west were zoned Limited Industrial District (L-I). She lastly stated the area was generally designated for industrial use in the Land Use Plan.

Joanna Villarreal, Planner I, reported that all required inspections had been conducted by the respective departments. She also stated that three (3) surrounding property owners were notified of the request by letter on April 24, 2026, and that a legal notice was published in the Advance News Journal on April 22, 2026. Staff received no response to the letters or the legal notice.

Joanna Villarreal, Planner I, stated that Development Services recommended approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I), subject to the applicant and site complying with all City ordinances and departmental requirements.

Mrs. Villarreal stated there was representation in the audience.

Ail Moya, owner, introduced a new indoor golf concept that had been successfully introduced in northern Texas and was now being brought to the area. Mr. Moya stated the business was designed to create a unique entertainment and social experience by combining indoor golf, organized leagues, food and beverage service. He stated the vision for the business extends beyond a traditional entertainment venue.

Mr. Moya stated the long-term goal was to establish the facility as an exclusive members-only club that offers a premium experience for its members while fostering a strong sense of community and networking opportunities. He stated the business had 67 active members and planned to cap membership at 120 members in order to maintain exclusivity and ensure a high-quality experience for all participants. The facility would operate daily from 10:00 AM to 10:00 PM for guests and public access during staffed hours. However, active members would enjoy exclusive 24/7 access to the club, allowing them the flexibility to utilize the facility outside of regular operating hours.

Danny Wylie, Chairman, asked about the total square footage of the facility. Mr. Moya responded that the space consisted of approximately 3,500 square feet.

Charlie Ramirez, Board Member, inquired about the building's occupancy capacity and later asked how many golf simulators would be installed. Mr. Moya replied that the facility will include four golf simulators, each measuring approximately 17 feet, providing comfortable space for groups of five to six players.

Danny Wylie, Chairman, also asked questions regarding the service of alcoholic beverages and alcohol ordinances for Sunday. Joe Garza, Assistant Director of Development Services, explained that the regulations were governed by state law, which was the reason the applicant was requesting a Conditional Use Permit for alcoholic beverages for on premises consumption.

Ruben Luna, Board Member, asked about businesses and the availability of parking. Mr. Moya responded that the only current neighboring business was a gym, but he anticipated the surrounding area would continue to develop due to increasing interest and inquiries.

There being no further discussion, Romeo Cantu moved to **approve** the request. The motion was seconded by Ruben Luna and, upon a vote, carried unanimously.

2) BEN SMITH, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.398 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 163, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE IS LOCATED WITHIN THE 500 BLOCK OF EAST POLK AVENUE. COZ#260408

Joanna Villarreal, Planner I, introduced the item and presented the zoning history of the subject property. She stated the property was currently zoned Single-Family Residential District (R-1). Mrs. Villarreal explained that portions of the property to the east and west were originally zoned Single-Family Residential District (R-1) when the property was annexed on November 1, 1994. She further stated the other portion of the property to the south was zoned Residential Multi-Family High Density District R-MFHD and the property to the north was zoned Heavy Commercial District (H-C). Lastly, she stated there

have been no other zoning requests within the vicinity of the subject property since that time. She stated the property was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, explained that the Heavy Commercial District (H-C) was created to accommodate high-impact commercial uses that could be disruptive to other commercial or residential areas. She stated these uses included heavy truck traffic, outdoor storage and operations, excessive noise, late-night activity, and other potentially blighting influences. Mrs. Villarreal reported although commercial in nature, the district shared characteristics with industrial uses and required adequate buffering to reduce negative impacts on surrounding properties.

Joanna Villarreal, Planner I, reported that eleven (11) notices were mailed to surrounding property owners within a 200-foot radius on April 24, 2026, and that a legal notice was published in the Advance News Journal on April 22, 2026. Staff received no response to the letters or the legal notice.

Joanna Villarreal, Planner I, stated that staff recommended approval of the request to rezone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C) as the property met area requirements, complied with the Land Use Plan, and had adequate ingress and egress. She further stated the proposed rezoning aligned well with the existing development trends in the general area. She reported that if approved, the owner must comply with all City Ordinances and City Department requirements.

Mrs. Villarreal stated there was no representation in the audience.

Danny Wylie, Chairman, opened the public hearing and asked if anyone had signed up to speak.

There being no one in the affected area who signed up, the public hearing was closed.

Danny Wylie, Chairman, asked if this item was for the Matts Cash and Carry employees.

Mrs. Villarreal stated the item was for the future expansion of Matt's.

Mr. Wylie opened the items for discussion.

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

3) 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 LOT 9, BLOCK 2, J.L. KING'S RESUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 610 W. KELLY AVE. CUP#260301 (TABLED)

Brianna Perez, Planner I, requested the Item D3 to be untabled. Andy Castro, moved to untable the item. The motion was seconded by Ruben Luna, and upon a vote, carried unanimously.

Brianna Perez, Planner I, introduced the item and presented the property's legal description. She stated the subject property was currently zoned Single-Family Residential District (R-1). Mrs. Perez further stated the surrounding areas were zoned Single-Family Residential District (R-1) to the north, south, east and west. She lastly stated the area was generally designated for single-family residential use in the Land Use Plan.

Brianna Perez, Planner I, reported that forty-two (42) notices were mailed to surrounding property owners within a 300-foot radius on April 2, 2026, and that a legal notice was published in the Advance News Journal on April 1, 2026. Staff received 2 responses in opposition to the letters.

Brianna Perez, Planner I, stated that Development Services recommended 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.

Brianna Perez, Planner I, stated there was representation in the audience.

Dr. Viviana Garza provided an overview of her professional credentials and experience as a psychotherapist and school psychologist. She explained that her practice primarily offers virtual and online services. She stated in-person services were also available upon request through the Pharr-San Juan-Alamo Independent School District area. Mrs. Garza stated that her services were provided by appointment only, with operating hours from 9:00 AM to 4:00 PM.

Chairman, Danny Wylie, opened the public hearing and asked if anyone had signed up to speak.

Nicolas Sanchez a surrounding property owner, expressed concerns regarding the proposed home occupation business. Mr. Sanchez stated that he was concerned the new business could potentially increase nearby property taxes, as well as create additional traffic and parking issues within the neighborhood.

Ruben Luna, Board Member, asked whether the concerns raised by Nicolas Sanchez regarding parking were valid considerations for the proposed home occupation business.

Roland Gomez, Director of Development Services, responded that the concerns would not create an issue under the City's home occupation regulations. He explained that home occupation businesses were required to operate within the existing conditions of the single-family residence and must utilize the parking and driveway space. Mr. Gomez further stated that clients would be required to park within the residence driveway and no additional parking spaces would be provided. Mr. Gomez stated that the operating hours of 9:00 AM to 4:00 PM were acceptable to the city and stated that the business would operate by appointment only, serving one client at a time.

There being no further discussion, Roberto Carrillo, Jr. moved to approve the Conditional Use Permit to allow a home occupation (Psychotherapy) in a Single-Family Residential District (R-1). The motion was seconded by Romeo Cantu and, upon a vote, carried unanimously.

ITEM E. PLATS

1) HALFF, REPRESENTING GUY D. WALKER, PRESIDENT FOR BLUE BEACON, INC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED LOT 1, BLUE BEACON SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.40 ACRES OUT OF LOT 93, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 5000 BLOCK OF NORTH IH 69C. SUB #250102

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property was currently zoned Limited Industrial District (L-I), with adjacent zoning were Limited Industrial District (L-I) to the north, east, south and west. Mr. Perez stated the property was designated for industrial use in the Land Use Plan.

Diego Perez, Planner I, stated the proposed use of the property was for a truck wash. He further stated Development Services recommends approval of the final plat approval of the proposed Lot 1, Blue Beacon Subdivision, subject to conditions.

There being no further discussion, Roberto Carrillo, Jr. moved to approve the final plat approval of the proposed Lot 1, Blue Beacon Subdivision. The motion was seconded by Romeo Cantu and, upon a vote, carried unanimously.

ITEM F. ANNOUNCEMENTS

None

ITEM G. CLOSED SESSION

None

ITEM H. RECONVENE

None

ITEM I. ADJOURNMENT

There being no further business, Andy Castro, **moved** to adjourn. Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:22 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS 7th DAY OF MAY 2026, the Planning and Zoning Commission of the City of Pharr, Texas, convened in a **REGULAR CALLED MEETING** at the Commissioners' Room located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, here of, having been posted in accordance with Chapter 551, of the Texas Government Code (Open Meetings Act) and there being present a quorum, I, **KARINA GONZALEZ, SECRETARY**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

Karina Gonzalez, Secretary
APPROVED: 5/8/2026



AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.1.

DATE SUBMITTED: May 12, 2026

MEETING DATE: May 21, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Celia G. Maldonado, d/b/a Fiesta Brava, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as being 0.05 acres, more or less, out of Lots 13 through 16 and a portion of Lot 12, Block 32, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 401 West State Avenue, Suite D. **CUP#260404**

Classification: Regular

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

Issue: Celia G. Maldonado, d/b/a Fiesta Brava, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza

Created/Initiated - 05/12/2026
Final Approval - 05/12/2026



MEMORANDUM

DATE: THURSDAY, MAY 21, 2026

TO: PLANNING & ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS PERMIT FOR ABC FILE NO. CUP#260404 (FIESTA BRAVA)

GENERAL INFORMATION:

APPLICANT: Celia G. Maldonado, d/b/a Fiesta Brava, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2).

LEGAL DESCRIPTION: The property is legally described as being 0.05 acres, more or less, out of Lots 13 through 16 and a portion of Lot 12, Block 32, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 410 West State Avenue, Suite D.

ZONING: The property and the properties to the east and west are currently zoned Business District (C-2). The properties to the north are zoned Single-Family Residential District (R-1) and General Business District (C) to the south. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Pending inspection of the Conditional Use Permit.

FIRE DEPARTMENT: Re-inspection pending of the Conditional Use Permit.

BUILDING:

Pending inspection of
the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of
the Conditional Use Permit.

**NOTIFICATION OF
PUBLICATION:**

Twenty-Six (26) surrounding property owners were notified of the request by letter on May 08, 2026, and a legal notice was published in the Advance News Journal on May 06, 2026. Staff received no response to the letters or the legal notice.

**HOURS OF
OPERATION:**

Hours of operation: Sunday – Saturday 11:00 AM – 2:00 AM.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **Monday, June 01, 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.

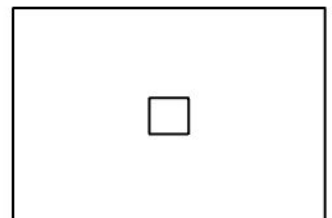


G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 260404 All of Lots 17 & 18 Block 83 Hackberry Subdivision\aprx\00_BASE Project File.aprx



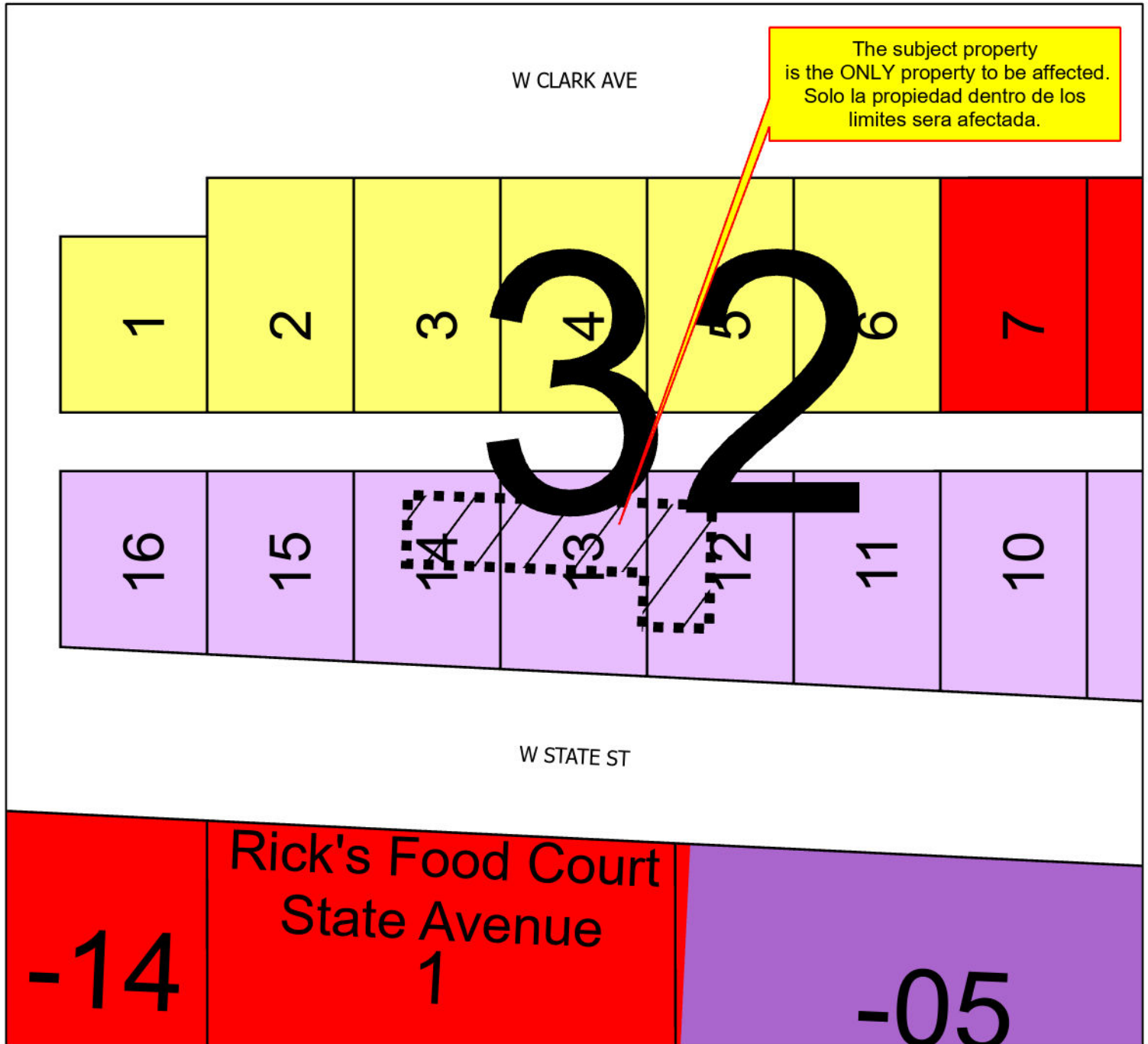
-  Pharr City Limit
-  300 ft. Notification Buffer
-  Notified Properties
-  Location

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



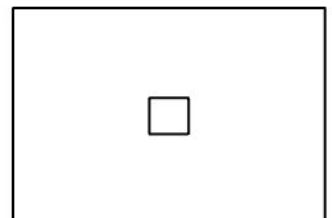


G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 260404 All of Lots 17 & 18 Block 83 Hackberry Subdivision\aprx\00_BASE Project File.aprx



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

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.



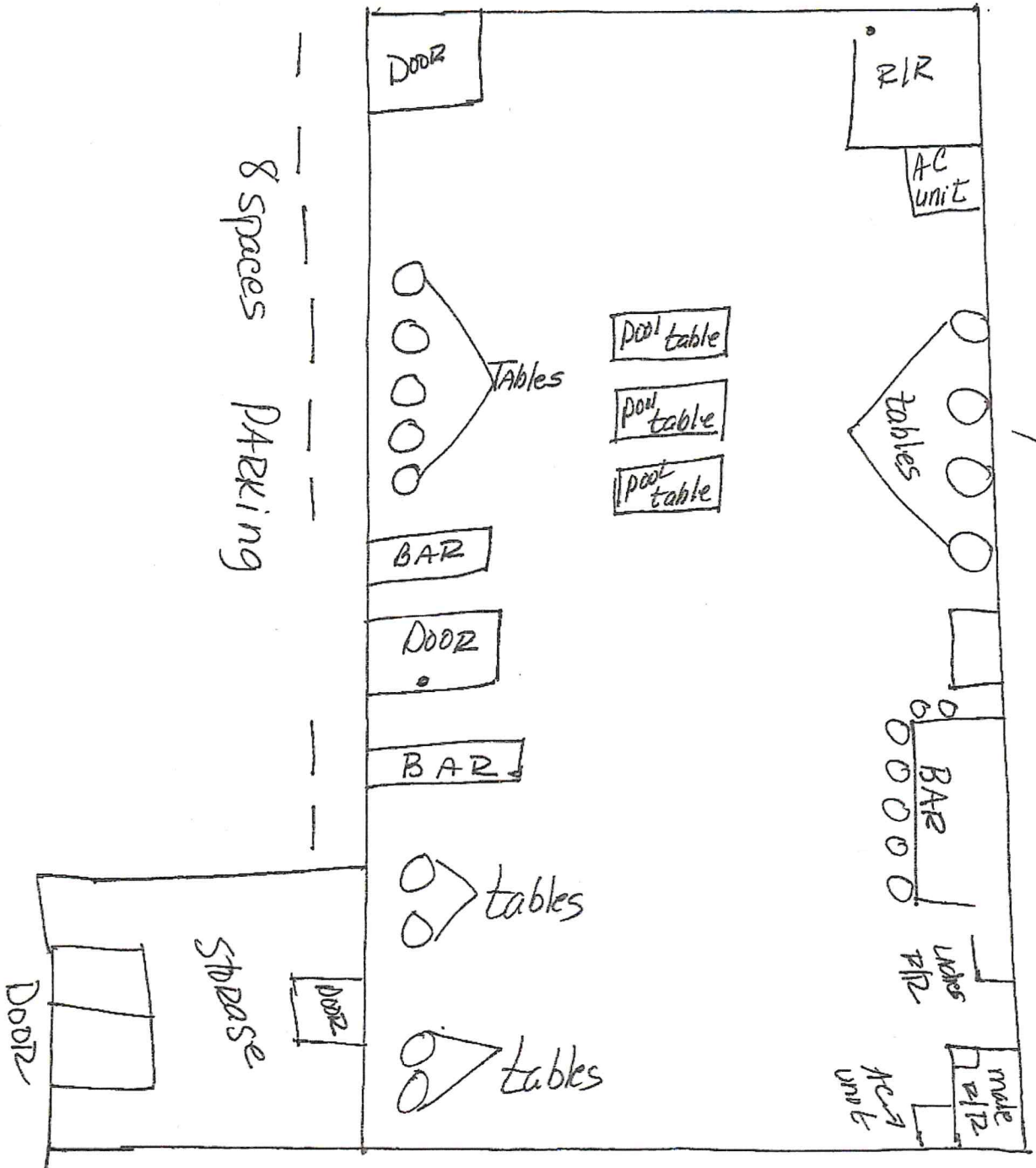
Dalia St.

PARKING AREA
6 spaces

410 W State Ave
Suite "D"

8 spaces
PARKING

Alley





Pharr
Development Services



Site Photo

410 West State Avenue, Suite D





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.2.

DATE SUBMITTED: May 12, 2026

MEETING DATE: May 21, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Dr. Jonathan B. Flores, City Manager for the City of Pharr, for the betterment of the city, 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 4.85 acres, more or less, out of Lot 3, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The subject site is located at 5515 North Sugar Road. **COZ#260409**

Classification: Regular

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

Issue: Dr. Jonathan B. Flores, City Manager for the City of Pharr, for the betterment of the city, 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).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the Change of Zone from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza

Created/Initiated - 05/12/2026
Final Approval - 05/12/2026



MEMORANDUM

DATE: THURSDAY, MAY 21, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1). The property is legally described as being 4.85 acres out of Lot 3, Tri- City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 5515 N Sugar Rd. COZ#260409

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:

Dr. Jonathan B. Flores, City Manager for the City of Pharr, for the betterment of the city, 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 subject site is located west of North Sugar Road and has a physical address of 5515 N Sugar Rd. The property is legally described as being 4.85 acres, more or less, out of Lot 3, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Sugar Road, a 70 ft. minor collector which runs north and south with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the north were rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on May 16, 2022. The properties to the east were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on March 20, 2017. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on September 8, 2020. The property to the south is currently zoned Agricultural and/or Open Space District (A-O). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for residential use in the Land Use Plan.

The Single-Family District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Nineteen (19) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 08, 2026, and a legal notice was published in the Advance News Journal on May 06, 2026. Staff received no response to the letters or the legal notice.

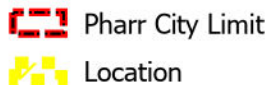
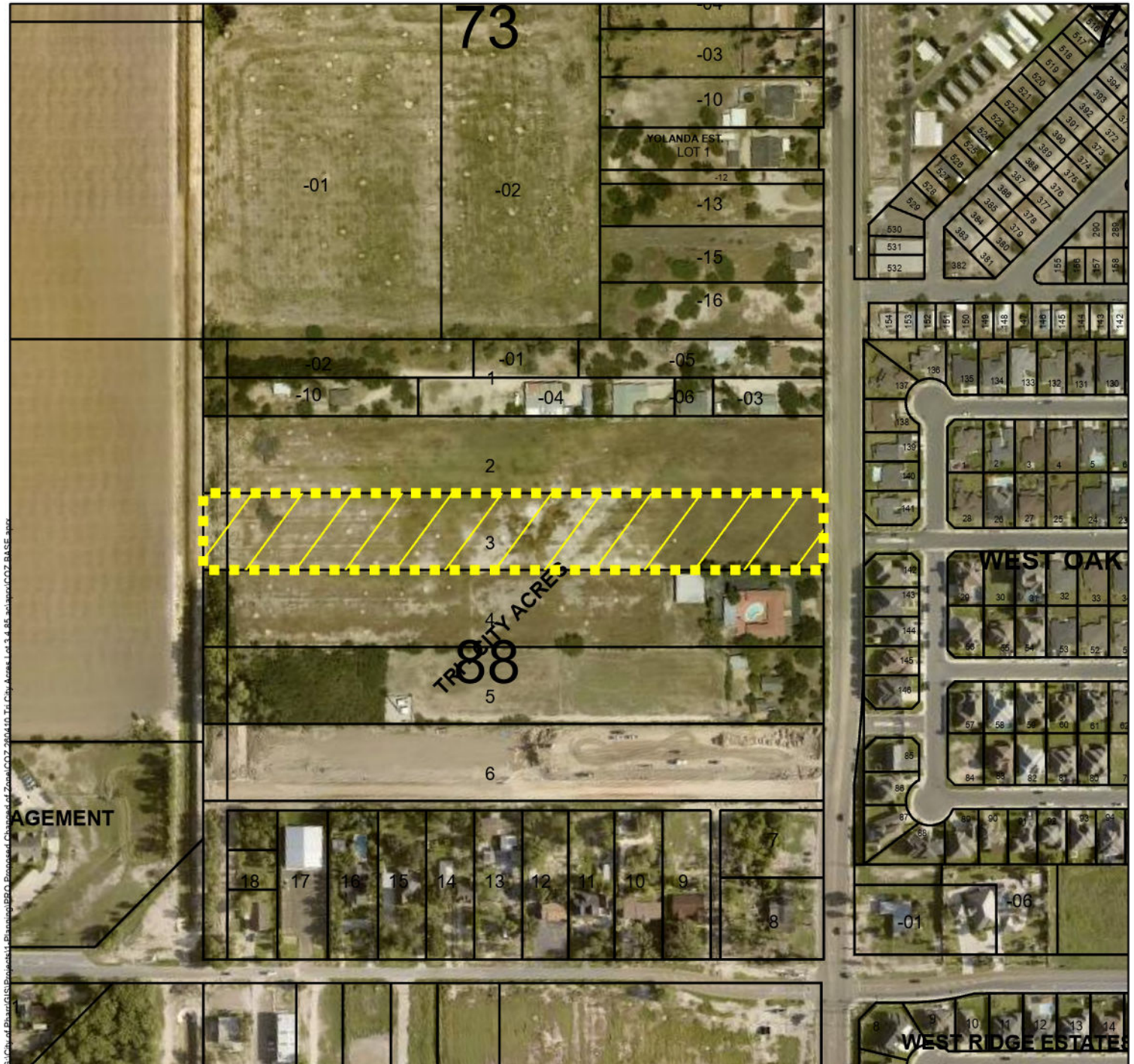
Development Services is recommending **approval** of the rezoning from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1) as the property meets area requirements, is in line with our comprehensive plan, and has adequate ingress and egress. The proposed rezoning aligns 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 **June 01, 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
TRI-CITY ACRES LOT 3 4.85 AC | 5515 N SUGAR RD
RIOS OMAR I
AERIAL

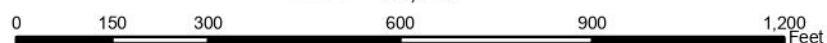


All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

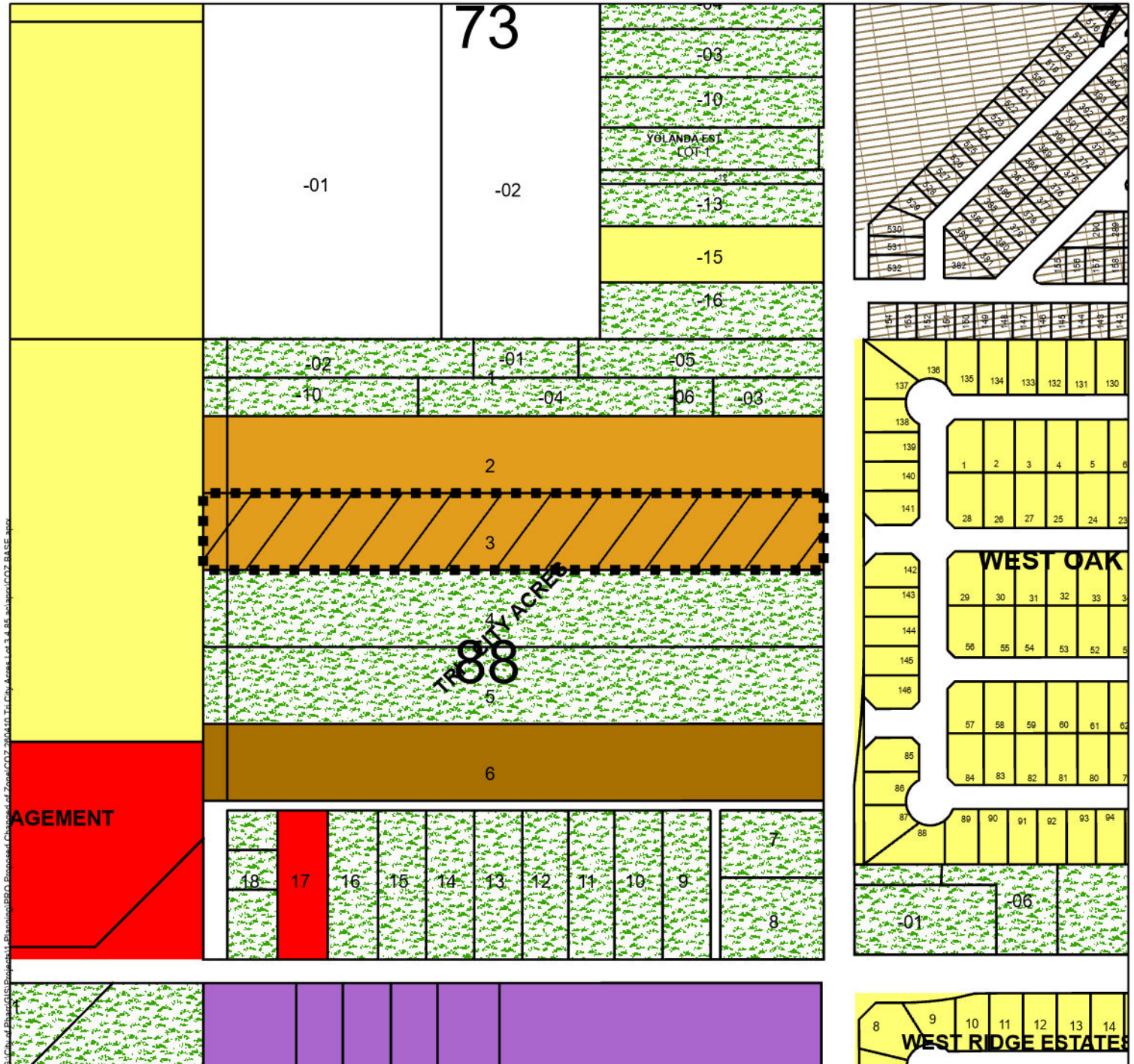
City of Pharr, Texas
Engineering Department
956.402.4221

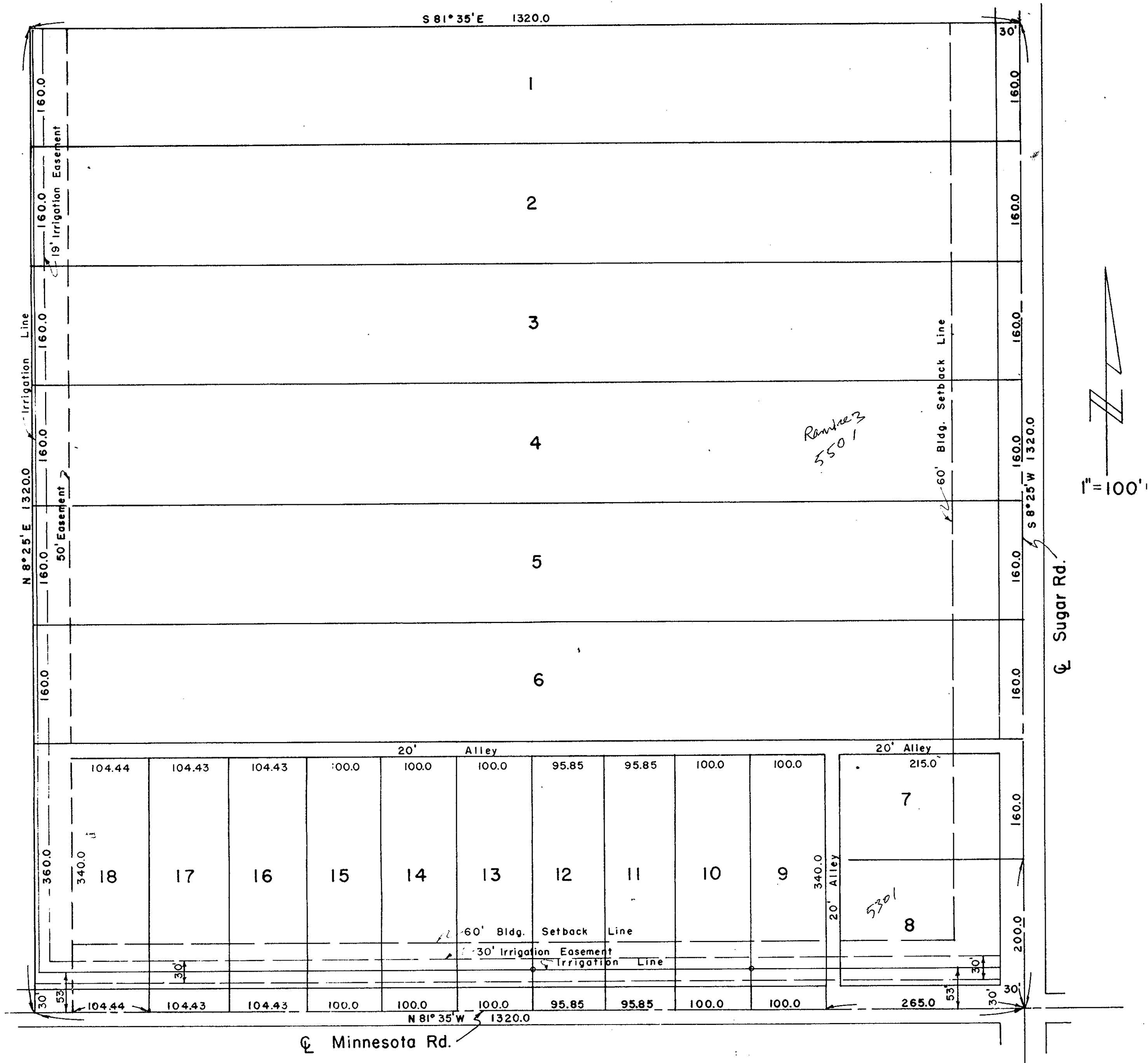
Date: 4/15/2026

Scale: 1:3,600



Proposed Change of Zone
TRI-CITY ACRES LOT 3 4.85 AC | 5515 N SUGAR RD
RIOS OMAR I
ZONING





APPROVED FOR RECORDING

12th November 68
Charles L. Melden

MAP
 of

TRI-CITY ACRES

BEING A RESUBDIVISION OF LOT 28, KELLY-PHARR SUBDIVISION OF PORCIONES 19 AND 16, HIDALGO COUNTY, TEXAS

APPROVED

Charles L. Melden
 11-12-68

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.



Charles L. Melden
 CHARLES L. MELDEN
 REGISTERED PUBLIC SURVEYOR, EDINBURG, TEXAS OCTOBER 30, 1968

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN VAN RAMSHORST, JR., OWNER OF THE LANDS HEREIN DESCRIBED, HAVING CAUSED SAME TO BE RESUBDIVIDED, DO HEREBY ACCEPT, ADOPT, AND APPROVE THE ACCOMPANYING MAP OF SAID SUBDIVISION OF SAID LANDS AND DO HEREBY GRANT TO THE PUBLIC THE USE OF AND AN EASEMENT INTO THE STREETS AND ALLEYS SHOWN THEREON. THERE ARE RESERVED OVER, UNDER, AND ACROSS THE STREETS AND ALLEYS SHOWN THEREON EASEMENTS FOR WATER, SEWER, TELEPHONE, TELEGRAPH, ELECTRIC LINES, AND OTHER PUBLIC UTILITIES. SUCH EASEMENTS ARE TO BE FOR THE BENEFIT OF THE CITY OF PHARR OR THOSE TO WHOM SAID CITY MAY HEREAFTER GRANT FRANCHISE.

John Van Ramshorst, Jr.
 JOHN VAN RAMSHORST, JR.

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 30th DAY OF OCTOBER A.D., 1968.

Carrie Lou Parrish
 NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS, ON THIS THE 8 DAY OF November, A.D., 1968.

Carrie Lou Parrish

ATTEST:

CITY SECRETARY

R. S. BOWE, MAYOR



Pharr
Development Services



Site Photo
5515 N SUGAR ROAD





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.3.

DATE SUBMITTED: May 11, 2026

MEETING DATE: May 21, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Dr. Jonathan B. Flores, City Manager for the City of Pharr, for the betterment of the city, 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 4.85 acres, more or less, out of Lot 2, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The subject site is located at 5525 North Sugar Road. **COZ#260410**

Classification: Regular

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

Issue: Dr. Jonathan B. Flores, City Manager for the City of Pharr, for the betterment of the city, has filed with the Planning and Zoning Commission a request for a Change of one from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the Change of Zone from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 05/11/2026
Approved - 05/11/2026
Final Approval - 05/11/2026



MEMORANDUM

DATE: THURSDAY, MAY 21, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1). The property is legally described as being 4.85 acres, more or less, out of Lot 2, Tri- City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 5525 N Sugar Rd. COZ#260410
--

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:

Dr. Jonathan B. Flores, City Manager for the City of Pharr, for the betterment of the city, 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 subject site is located west of North Sugar Road and has a physical address of 5525 N Sugar Rd. The property is legally described as being 4.85 acres, more or less, out of Lot 2, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Sugar Road, a 70 ft. minor collector which runs north and south with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the south were rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on May 16, 2022. The properties to the north are zoned Agricultural and/or Open Space District (A-O). The properties to the east were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on March 20, 2017 and the properties to the west were rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on September 8, 2020. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for residential use in the Land Use Plan.

The Single-Family District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Nineteen (19) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 08, 2026, and a legal notice was published in the Advance News Journal on May 06, 2026. Staff received no response to the letters or the legal notice.

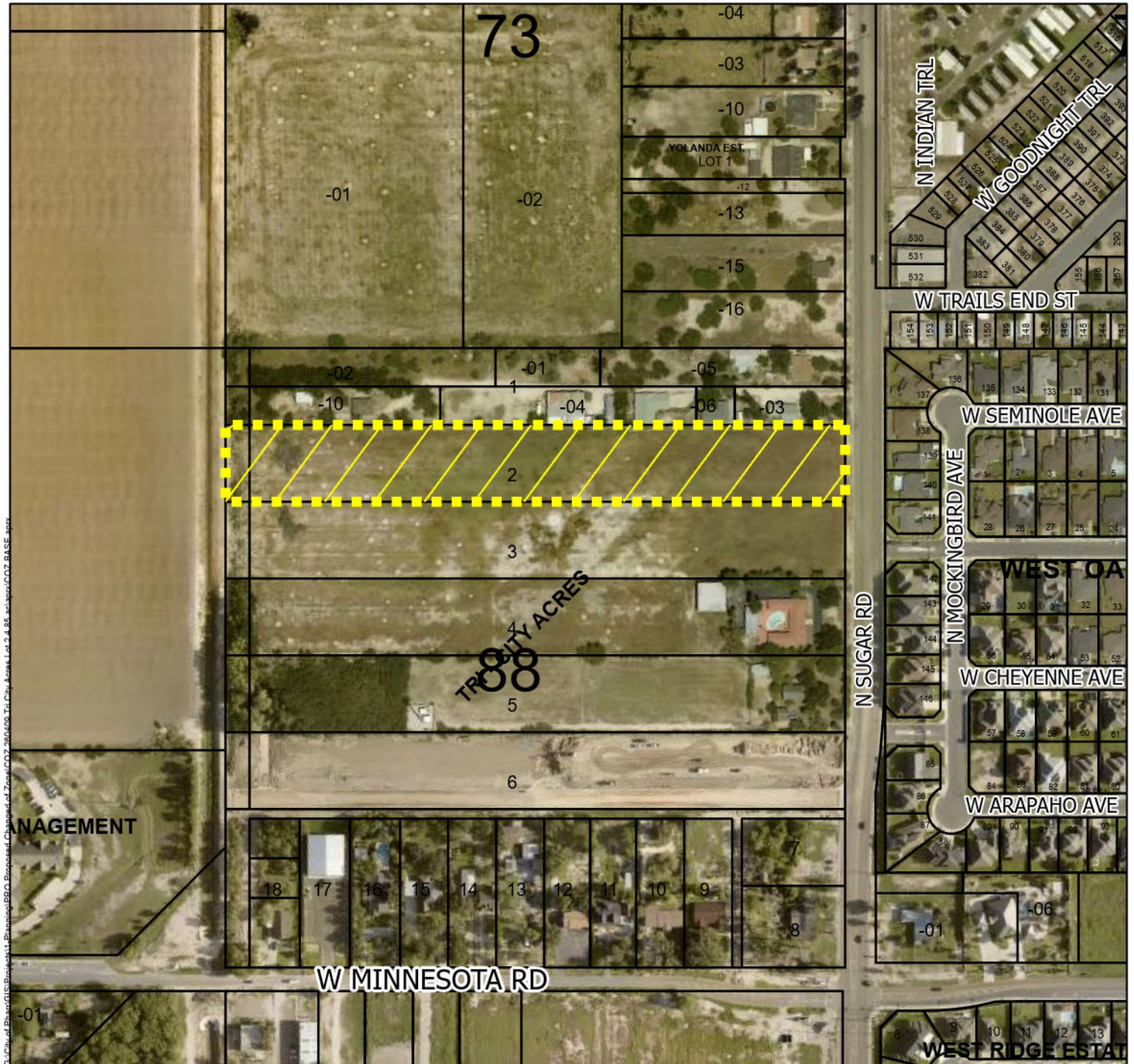
Development Services is recommending **approval** of the rezoning from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1) as the property meets area requirements, is in line with our comprehensive plan, and has adequate ingress and egress. The proposed rezoning aligns 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 **June 01, 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
 TRI-CITY ACRES LOT 2 4.85 AC | 5525 N SUGAR RD
 RIOS OMAR I
 AERIAL



- 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.

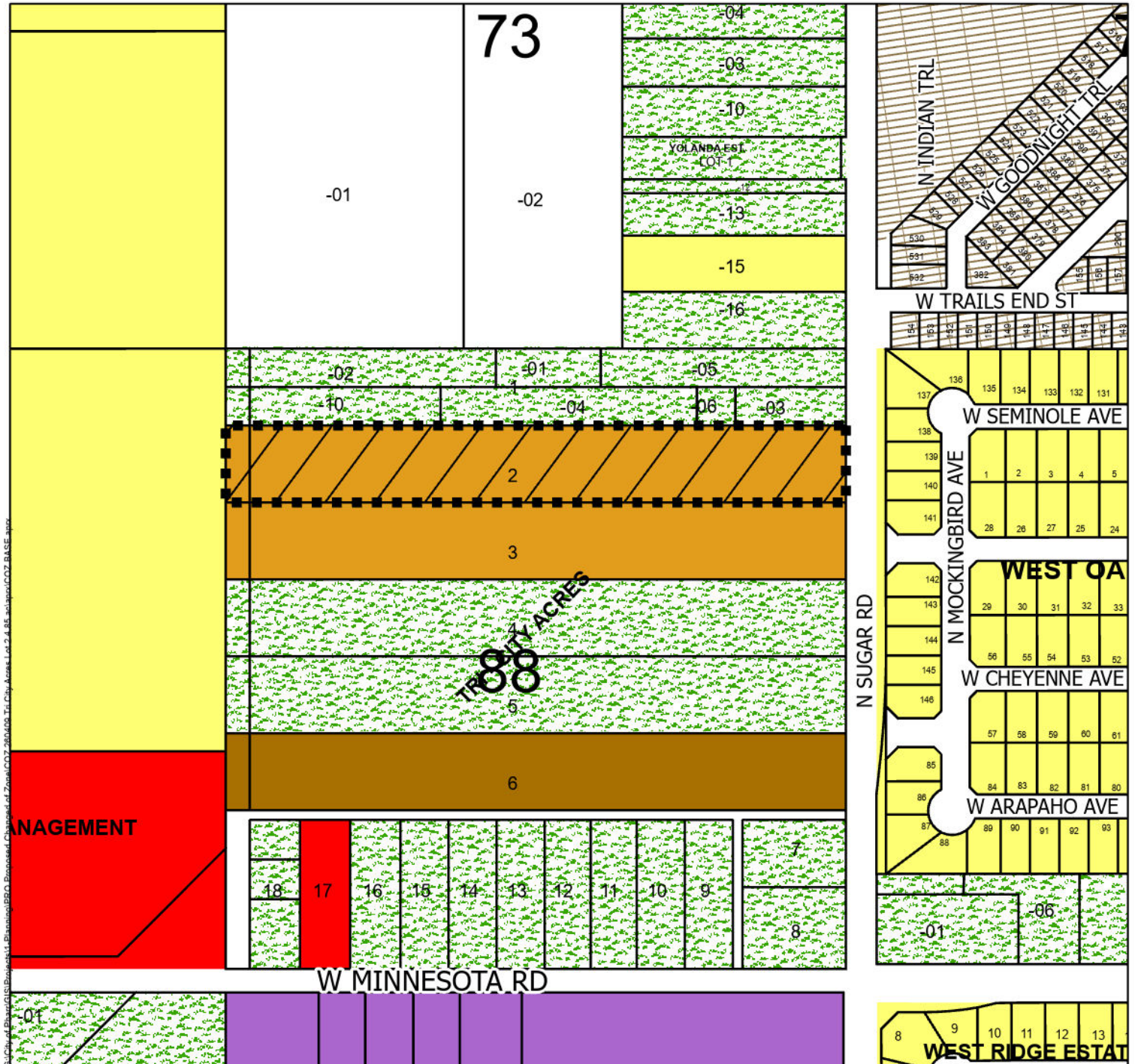
City of Pharr, Texas
 Engineering Department
 956.402.4221

Date: 4/15/2026

Scale: 1:3,600
 0 150 300 600 900 1,200 Feet



Proposed Change of Zone
TRI-CITY ACRES LOT 2 4.85 AC | 5525 N SUGAR RD
RIOS OMAR I
ZONING



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

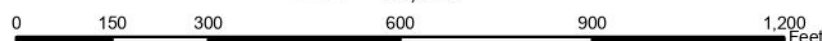
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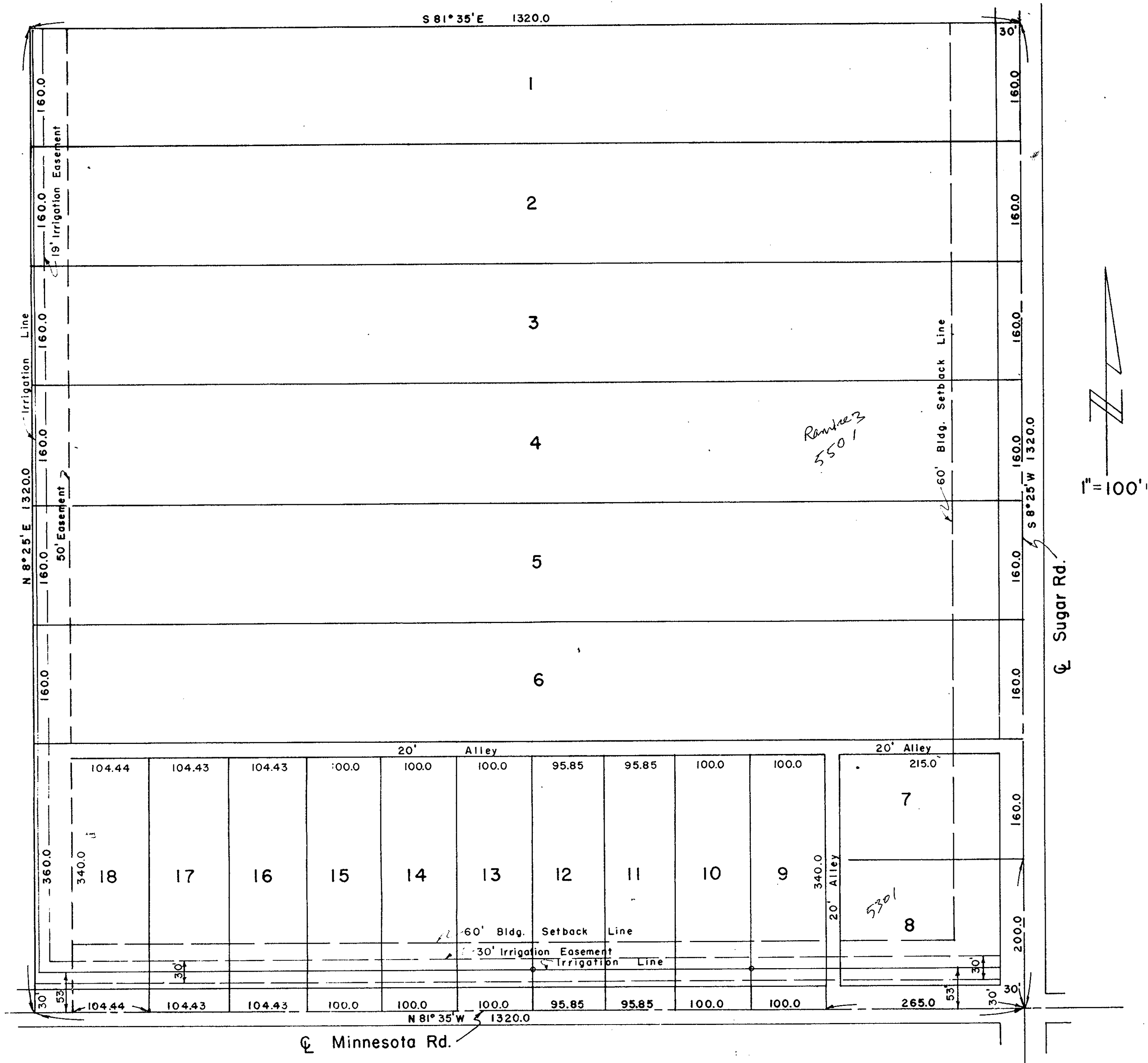


City of Pharr, Texas
Engineering Department
956.402.4221

Date: 4/15/2026

Scale: 1:3,600





APPROVED FOR RECORDING

12th November 68
[Signature]

MAP
 of

TRI-CITY ACRES

BEING A RESUBDIVISION OF LOT P8, KELLY-PHARR SUBDIVISION OF PORCIONES 19 AND 16, HIDALGO COUNTY, TEXAS

APPROVED

[Signature]
 11-12-68

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.



[Signature]
 CHARLES L. MELDEN
 REGISTERED PUBLIC SURVEYOR, EDINBURG, TEXAS OCTOBER 30, 1968

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN VAN RAMSHORST, JR., OWNER OF THE LANDS HEREIN DESCRIBED, HAVING CAUSED SAME TO BE RESUBDIVIDED, DO HEREBY ACCEPT, ADOPT, AND APPROVE THE ACCOMPANYING MAP OF SAID SUBDIVISION OF SAID LANDS AND DO HEREBY GRANT TO THE PUBLIC THE USE OF AND AN EASEMENT INTO THE STREETS AND ALLEYS SHOWN THEREON. THERE ARE RESERVED OVER, UNDER, AND ACROSS THE STREETS AND ALLEYS SHOWN THEREON EASEMENTS FOR WATER, SEWER, TELEPHONE, TELEGRAPH, ELECTRIC LINES, AND OTHER PUBLIC UTILITIES. SUCH EASEMENTS ARE TO BE FOR THE BENEFIT OF THE CITY OF PHARR OR THOSE TO WHOM SAID CITY MAY HEREAFTER GRANT FRANCHISE.

[Signature]
 JOHN VAN RAMSHORST, JR.

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 30th DAY OF OCTOBER A.D., 1968.

[Signature]
 NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS, ON THIS THE 8 DAY OF November, A.D., 1968.

Carrie Lou Parrish

ATTEST:

CITY SECRETARY

R. S. BOWE, MAYOR



Pharr
Development Services



Site Photo
5525 N SUGAR ROAD





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.4.

DATE SUBMITTED: May 11, 2026

MEETING DATE: May 21, 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 the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-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 subject site is located within the 400 Block of West Hall Acres Road. **COZ#260411**

Classification: Regular

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

Issue: 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 Neighborhood Commercial District (N-C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval for the Change of Zone from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 05/11/2026
Approved - 05/11/2026
Final Approval - 05/11/2026



MEMORANDUM

DATE: THURSDAY, MAY 21, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Neighborhood Commercial District (N-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#260411
--

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 Neighborhood Commercial District (N-C) in order to develop and construct an adult daycare facility.

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 Neighborhood Commercial District is established as a limited retail category intended for use near neighborhood areas for the purpose of supplying day-to-day retail needs of the residents in the area. The city will not zone for N-C usage in advance unless asked to do so by the property owner. This district could therefore, be considered a "floating zone". Since the site is typically small, and surrounded by residential type land uses, this zoning would have the appearance of a spot zone. It is not an illegal spot zone, however, if it is called for in the comprehensive plan, or if it serves a need in the neighborhood.

Eight (8) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 08, 2026, and a legal notice was published in the Advance News Journal on May 06, 2026. Staff received no response to the letters or the legal notice.

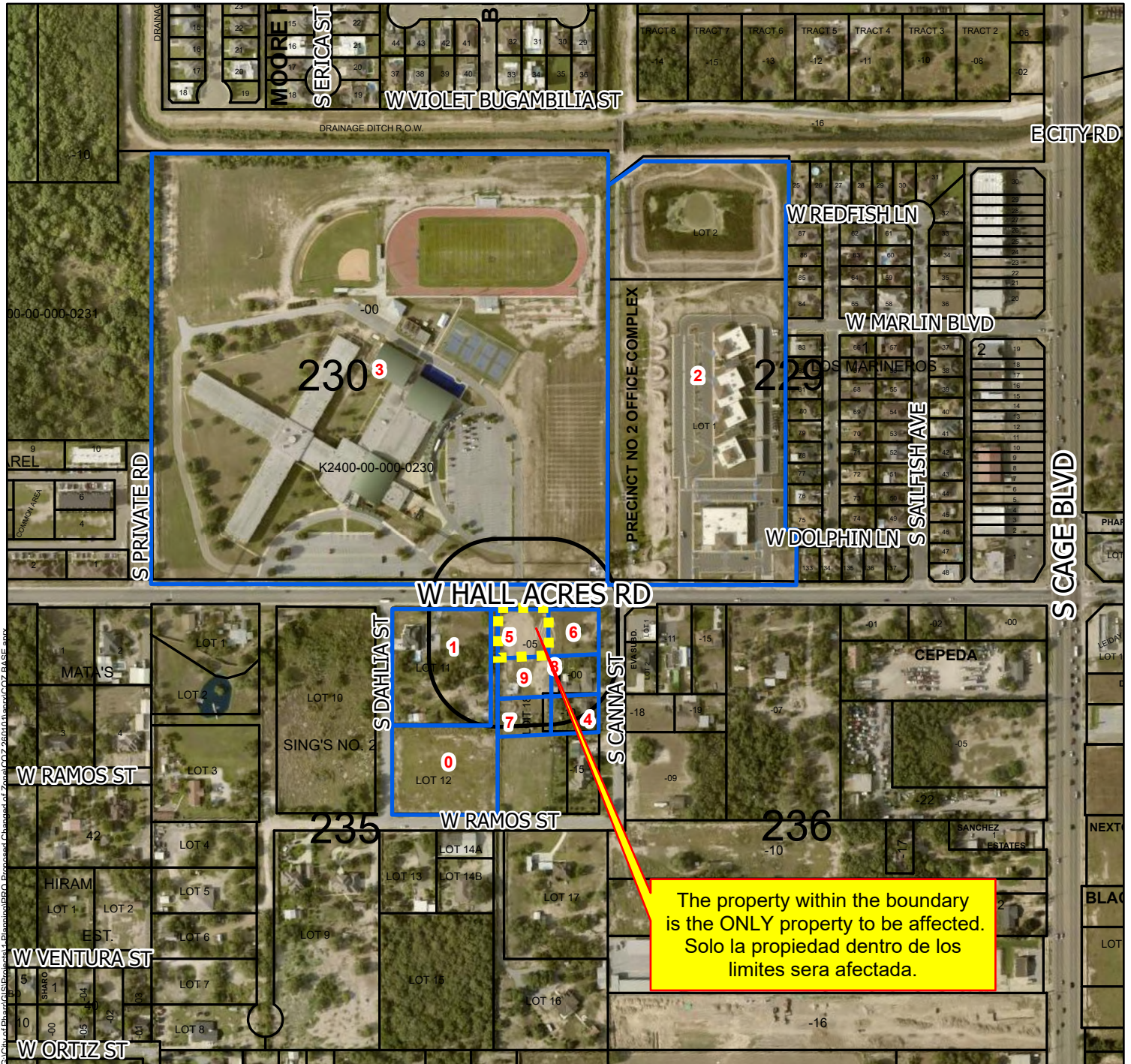
Development Services is recommending **approval** of the request to rezone from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C), as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **June 01, 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.

COZ 260101
400 BLOCK W HALL ACRES RD
5D BUILDERS
AERIAL



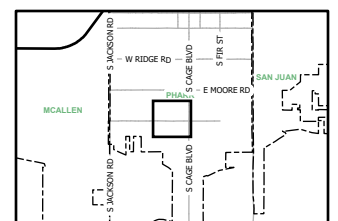
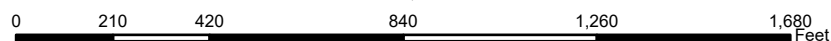
- 200ft_Buffer
- Notify
- Location
- Pharr City Limit

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

City of Pharr, Texas
Engineering Department
956.402.4221

Date: 3/4/2026

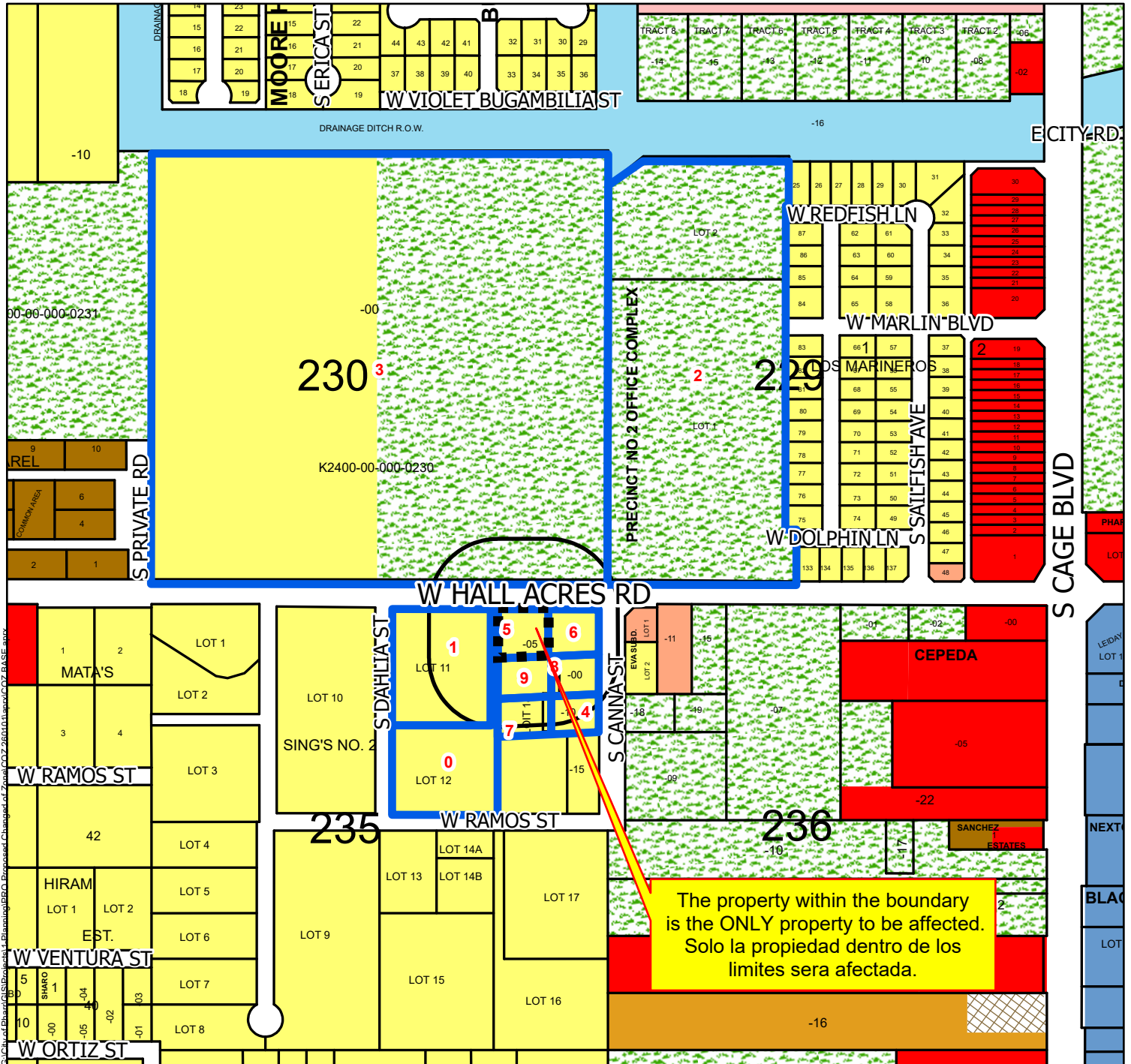
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COZ 260101
400 BLOCK W HALL ACRES RD
5D BUILDERS
ZONING



Pharr
Engineering



200ft_Buffer

Notify

Zoning

ZONE

Agricultural Open Space

Single Family

Single Family Small Lot

Residential Multi-Family

Residential Multi-Family High Density

Mobile Home

Townhouse

HUD Code

Rail Road R.O.W

Government Owned

General Business

Business District

Drainage Easement

Heavy Commercial

Heavy Industrial

Limited Industrial

Neighborhood Commercial

Office Professional

PSJA ISD

Hidalgo ISD

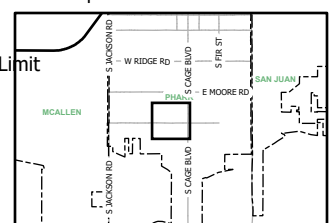
Valley View ISD

Planned Unit Development

Location

Pharr City Limit

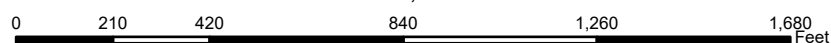
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



City of Pharr, Texas
Engineering Department
956.402.4221

Date: 3/4/2026

Scale: 1:5,000

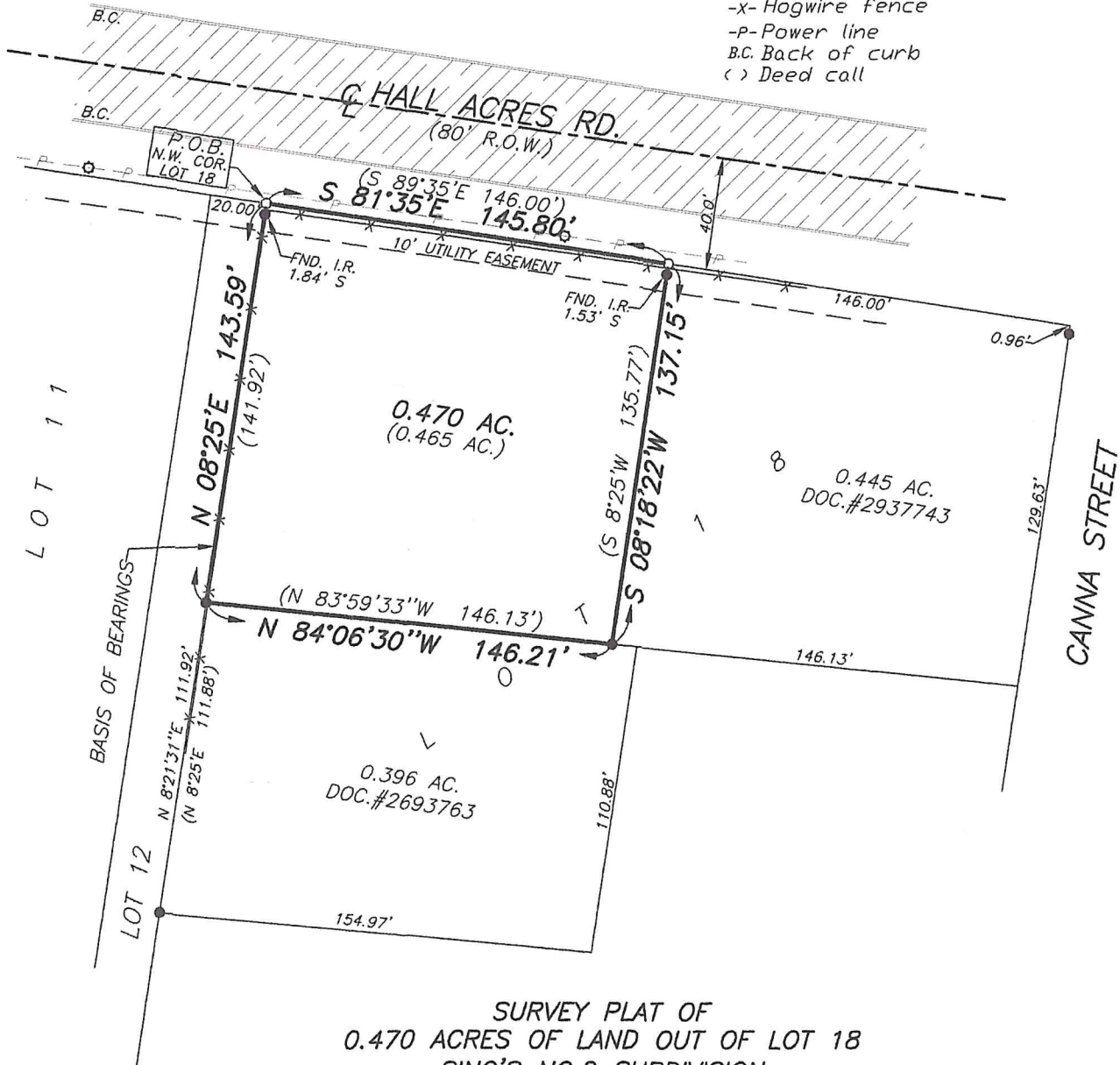


NOTE: 1. THIS SURVEY PLAT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN SURVEY DATE.
2. THIS SURVEY MAY BE SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF HIDALGO COUNTY AND/OR CITY CLAIMING JURISDICTION.

LEGEND

- Found 1/2" iron rod w/cap "RPLS 4856"
- Set 1/2" iron rod with a plastic cap stamped "R&A"
- ⊙ Power pole
- x- Hogwire fence
- p- Power line
- B.C. Back of curb
- () Deed call

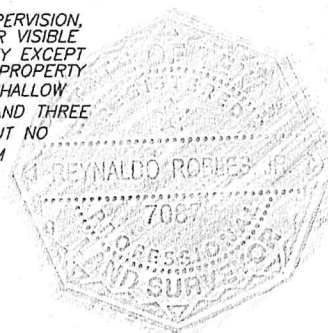
22324



SURVEY PLAT OF 0.470 ACRES OF LAND OUT OF LOT 18 SING'S NO.2 SUBDIVISION HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOL. 34, PG. 10, H.C.M.R.

I, REYNALDO ROBLES JR, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE ENCROACHMENTS, NOR VISIBLE AND APPARENT EASEMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN FLOOD ZONE "AH" (AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED) OF FIRM COMMUNITY PANEL NO. 480334 0425 C, DATED NOVEMBER 16, 1982.

[Signature]
REYNALDO ROBLES JR, R.P.L.S. #7087



PREPARED FOR: JESUS CASTILLO



ROBLES &
ASSOCIATES, PLLC

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596

PHONE (956) 968-2422
FAX (956) 969-2011
FIRM No. 10096700

SURVEYED: 02/04/26	DRAWN BY: JB 02/17/26
SCALE: 1"= 60'	JOB No. 22324
TITLE COMMITMENT No.	REVISED:
ISSUE DATE:	

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR OF RECORD.

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P.O. BOX 476

WESLACO, TEXAS 78599-0476

PHONE (956) 968 - 2422

FAX (956) 969 - 2011

DESCRIPTION O 0.470 OF ONE ACRE OF LAND
OUT OF LOT 18, SING'S No. 2 SUBDIVISION
HIDALGO COUNTY, TEXAS

Being 0.470 of one acre (deed 0.465 of one acre) of land situated in Hidalgo County, Texas, and being out of Lot 18, Sing's No. 2 Subdivision, as per map recorded in Volume 34, Page 10, Hidalgo County Map Records, and said 0.470 of one acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod with a plastic cap stamped "R&A" set on the south right of way line of Hall Acres Road for the northwest corner of said Lot 18 and the northwest corner of said tract herein described;

THENCE, South 81°35' East, 145.80 feet (deed South 89°35' East, 146.00 feet), with the north line of said Lot 18 and the south right of way line of said Hall Acres Road to a ½-inch iron rod with a plastic cap stamped "R&A" set for the northeast corner of said tract herein described;

THENCE, South 08°18'22" West (deed South 8°25' West), with the west line of a 0.445 acre tract described in Document # 2937743, Official Records of Hidalgo County, Texas, at a distance of 1.53 feet pass a ½-inch iron rod with a plastic cap stamped "RPLS 4856" found on line for reference and continuing for a total distance of 137.15 feet (deed 135.77 feet), to ½-inch iron rod with a plastic cap stamped "RPLS 4856" found for the southwest corner of said 0.445 acre tract and the southeast corner of said tract herein described;

THENCE, North 84°06'30" West, 146.21 feet (deed North 83°59'33" West, 146.13 feet), with the north line of a 0.396 acre tract described in Document #2693763, Official Records of Hidalgo County, Texas, to a ½-inch iron rod with a plastic cap stamped "RPLS 4856" found for the northwest corner of said 0.396 acre tract and the southwest corner of said tract herein described;

THENCE, North 08°25' East, with the west line of said Lot 18 and the east line of Lot 12, at a distance of 141.75 feet pass a ½-inch iron rod with a plastic cap stamped "RPLS 4856" found on line for reference and continuing for a total distance of 143.59 feet (deed 141.92 feet) to the POINT OF BEGINNING, and containing 0.470 of one acre (deed 0.465 of one acre) of land more or less.

Note: this metes and bounds description is accompanied by a survey plat of even survey date.

Surveyed: February 4, 2026

Basis of bearings: ½-inch iron rods with plastic cap stamped "RPLS 4856" found on the west line of this survey.

22324

2-17-2026


Reynaldo Robles, Jr., R.P.L.S. #7087



TRACT No. 4

TRACT No. 5
154.93'

10' UTILITY EASEMENT

4' CONC. SIDEWALK

5,688 S.F.

TRACT No. 6

6' CONC. SIDEWALK

23 PARKING SPACES

10' SETBACK

20' - 0"

10' - 0"

TRACT No. 7

135.77'

141.92'

145.00

IMPORTANT DESIGNER NOTES:

VERIFY COMPLIANCE WITH CITY ORDINANCE CODES AND RESTRICTIONS. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY. THIS MEANS THESE PLANS MUST BE FIELD VERIFIED AND CHECKED COMPLETELY BY THE GENERAL CONTRACTOR OR SUB-CONTRACTOR IN AUTHORITY. ANY DISCREPANCY, ERROR, AND/OR OMISSION IF FOUND IS TO BE BROUGHT IMMEDIATELY TO THE ATTENTION OF DESIGNER PRIOR TO COMMENCING CONSTRUCTION. THESE PLANS AND THEIR USE ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED, USED FOR OTHER CONSTRUCTION, TRACED OR REUSED WITHOUT WRITTEN PERMISSION.

ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. DIMENSIONS SHOWN ON THE FLOOR PLANS ARE "NOMINAL." SLIGHT FIELD ADJUSTMENTS MAY BE NECESSARY TO ALLOW FOR ACTUAL MATERIAL SIZE AND PRACTICALITY OF CONVENTIONAL CONSTRUCTION METHODS. DETAILS AND NOTES NOT PROVIDED WITH THESE DRAWINGS SHOULD BE PROVIDED BY THE MANUFACTURING, SUPPLIER OR INSTALLATION CONTRACTOR SPECIFICALLY RELATED TO THAT PARTICULAR PHASE OF CONSTRUCTION.

AREA SQ.FT.

1ST LIVING: - SQ.FT.
TOTAL LIVING: - SQ.FT.

PATIO: - SQ.FT.
GARAGE: - SQ.FT.
PORCH: - SQ.FT.
TOTAL: - SQ.FT.

PROJECT LOCATION:

MAP LOCATION:

PROJECT DESIGN FOR:

COMPANY NAME:

OWNER:

NORTH:

SCALE: 1/8" = 1'-0"

DATE: 12/22/2025 3:57:01 PM

PROJECT NUMBER:

Site Plan

SHEET:

C1.1



Pharr
Development Services



Site Photo

Within the 400 Block of W Hall Acres Rd





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.1.

DATE SUBMITTED: May 11, 2026

MEETING DATE: May 21, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: ACHC Engineering, representing EZ TOP Builders - Eric Diaz, owner, is requesting preliminary plat approval of the proposed San Fernando Estate Subdivision. The property is legally described as being Approx. 0.9053 of an acre tract being all of Lot 1, Hiram States Subdivision, Volume 49, page 21, County of Hidalgo, Texas. The property is located within the 700 Block of West Ventura St. **SUB#260308**

Classification: Regular

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

Issue: ACHC Engineering, representing EZ TOP Builders - Eric Diaz, owner, is requesting preliminary plat approval of the proposed San Fernando Estate Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed San Fernando Estate Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 05/11/2026
Approved - 05/11/2026
Final Approval - 05/11/2026



MEMORANDUM

DATE: THURSDAY, MAY 21, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: SAN FERNANDO ESTATES SUBDIVISION
FILE NO. **SUB260308**

GENERAL INFORMATION

APPLICANT: ACHC Engineering, representing EZ TOP Builders - Eric Diaz, owner, is requesting preliminary plat approval of the proposed San Fernando Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being Approx. 0.9053 of an acre tract being all of Lot 1 Hiram States Subdivision volume 49, page 21, county of Hidalgo, Texas

LOCATION: The property is located within the 700 Block of West Ventura St.

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

PROPERTY PROPOSED USE: Single Residential Home per lot.

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed San Fernando Estates 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: SAN FERNANDO ESTATES SUBDIVISION

1. Add the word replat in the description area.
2. Remove the extra bearings around the property.
3. Lots shall be numbered Lot 1A. 2B and 3B.
4. Remove the dimension lines and only leave the number.
5. Add, "W" for W. Ventura St.
6. Update the owners signature block.
7. Provide address for owner and provide title for person on owners block.
8. Plat Note #2 add: Setbacks per City of Pharr Ordinance. remove the reset.
9. Plat Note #4,5,6,7,11 and 16.
10. Provide benchmark system reference City of Pharr B.M., use nearest to site.

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



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

STAFF REVIEW MEETING FOR: SAN FERNANDO ESTATES SUBDIVISION

PRELIMINARY REVIEW MEETING FOR:
SAN FERNANDO ESTATES SUBDIVISION

COMMENTS: Initials: J.R. APRIL 29, 2026

WATER:

- Ok, as proposed.
- Will need to verify water callouts.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed.
- Will need to verify sanitary sewer callouts.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

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

STAFF REVIEW MEETING FOR: SAN FERNANDO ESTATES SUBDIVISION

PLAT

1. Signatures from P.E. & R.P.L.S. shall be required.
2. Note No. 8--- 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/retention pond(s) shall be within a private drainage easement.
4. Include City of Pharr benchmarks with location, northing, easting and elevation.

SITE PLAN

1. Driveways shall be required to meet all City specifications. Please refer to the details provided.

DRAINAGE

1. Drainage report to be reviewed and approved by HCDD No. 1. A letter of no objection to no discharge may be required.

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: SAN FERNANDO ESTATES SUBDIVISION

Comments

PHARR FIRE MARSHAL OFFICE REVIEW SUBDIVISION STAFF REVIEW FOR SAN FERNANDO ESTATES SUBDIVISION BY FIRE MARSHAL MIKE NAVARRO AND FOUND THAT PLAT IS A RESIDENTIAL PLAN BEING SUBMITTED AND SHALL SUBMIT A UTILITY PLAN TO INCLUDE THE FOLLOWING ITEMS:

1. SHALL PROVIDE EXISTING WATER LINES ON UTILITY PLAN.
2. SHALL PROVIDE THE EXISTING FIRE HYDRANT LOCATION AND SHALL BE WITHIN 600 FT OF PROPERTY FOR RESIDENTIAL.
3. SHALL CORRECT PLAT NOTE #16 TO READ AS FOLLOWS: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.

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.

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).

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



Pharr
Public Works



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

STAFF REVIEW MEETING FOR: SAN FERNANDO ESTATES SUBDIVISION

- Submit a Sediment Erosion Control.
- Show outfall details on the Drainage Plan or a Percolation test if is a Retention pond.
- Submit a Sediment Erosion Control.
- Show outfall details on the Drainage Plan or a Percolation test if is a Retention pond.



STAFF REVIEW MEETING FOR: SAN FERNANDO ESTATES SUBDIVISION

Upon review of the submitted preliminary development plans for the above-referenced project, the following comments are provided to ensure compliance with the City's Fiber Optic Infrastructure Ordinance (Section X-2: Design Requirements).

The items below must be addressed and incorporated in the plan prior to approval and resubmittal.

General Requirements:

1. A complete and separate Data/Telecommunication Site Plan must be submitted.
2. Plans clearly illustrate both underground and internal pathway route.
3. Design must reflect a continuous pathway from the public network to the end-user location.
4. All infrastructure shall comply with City standards and be subject to review.

Fiber Infrastructure Design Requirements (Section X-2)

Main Distribution System

1. 2" PVC main conduit system required.
2. 30"x48"x36" distribution handholes required.

Lateral Connections

1. 1 ¼" or 2" PVC conduit across road
2. Connectivity to each lot required.

Service Handholes

1. 17"x30"x30" service handholes required.
2. Must be accessible for maintenance.
3. Depth Requirements
4. 3ft depth (parallel)
5. 5ft depth (crossings).

Easement Requirements

1. 5ft communication easement or 15 ft utility easement.

Conduit & Pathway

2. No micro-duct systems.
3. Minimum ¾" conduit
4. Pull strings and sealing required.

Multifamily (MDU) Requirements

1. 2" conduit to telecom room (D-Marc).

2. 17"x30"x30" Handhole at property line.
3. ¾" conduit to each unit
4. Install prior to slab pour with sweep elbows and pull strings.

Additional Requirements

1. Identify POE, MDF, and D-Marc
2. Indicate connection to City Fiber network.
3. Provide construction details.

Resubmittal Requirements

1. Revised Telecommunication Site Plan Set
2. Updated engineering drawings
3. Supporting details/specifications.

From: jbs_hcid2@att.net
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: RE: San Fernando Estates Subdivision
Date: Monday, April 20, 2026 1:24:28 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 right of way covering all the lot. Vol. 19, Pg. 201.
2. Plat will need our signature block scripture:

This Plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this the ____ day of _____, 20__.

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

President

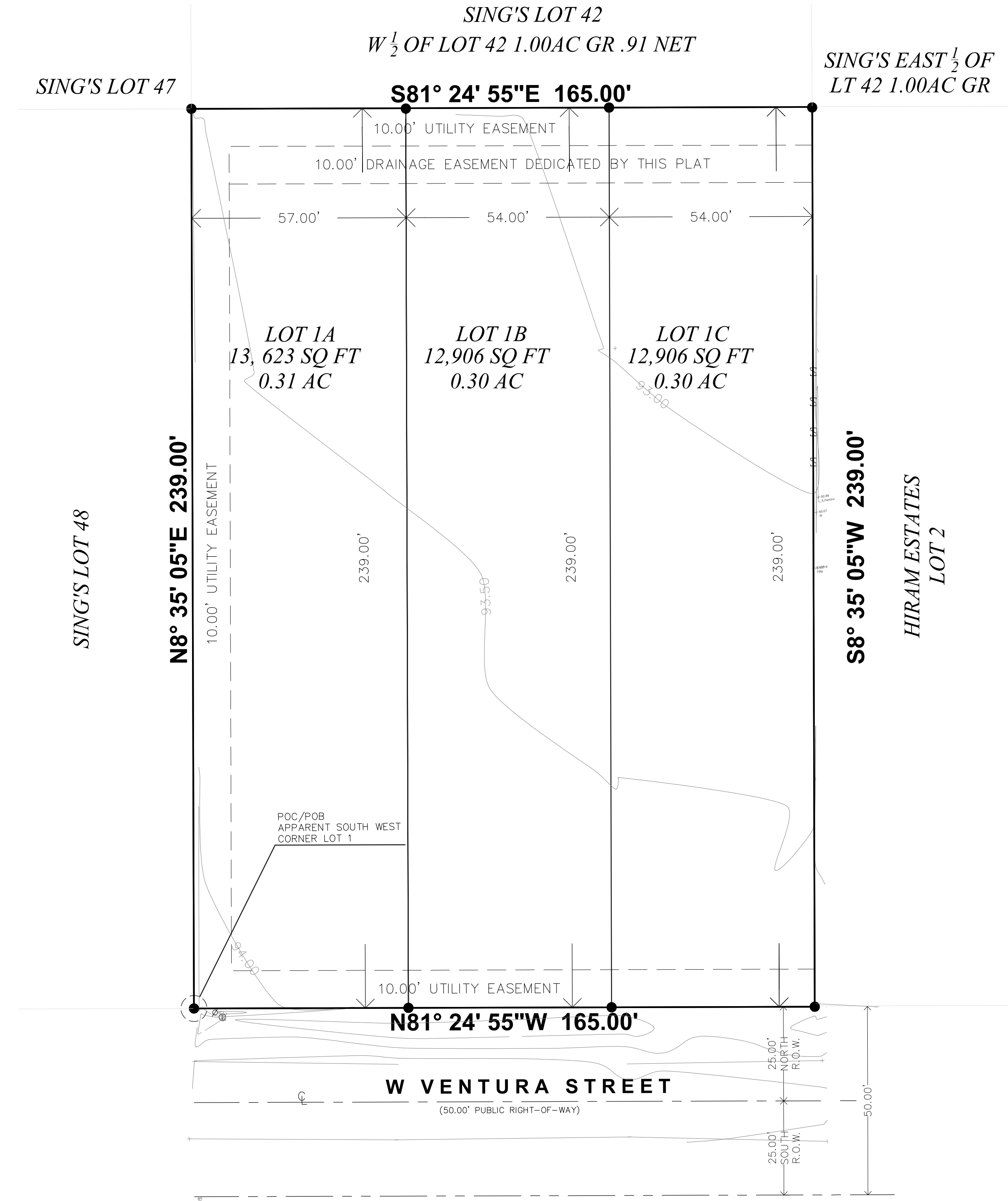
ATTEST:_____
Secretary

3. Plat will need to reference a corner Lot 234, Kelly-Pharr Subdivision.
4. We need the general warranty deed for the 0.9053 acre tract being developed.
5. 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.
6. The proposed subdivision is from an excluded area and does require to submit a petition form.

If there are any questions or concerns, please advise.

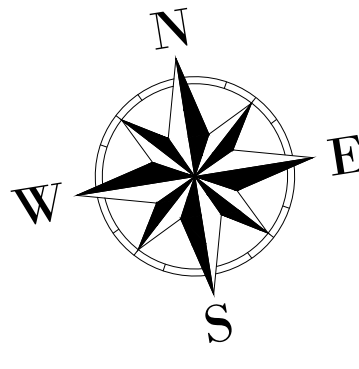
Thank you.

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



SAN FERNANDO ESTATES SUBDIVISION

BEING A REPLAT OF A 0.9053 ACRE TRACT OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOT ONE, HIRAM ESTATES SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, AS RECORDED IN VOLUME 49, PAGE 21 OF THE MAP RECORDS, HIDALGO COUNTY.



SCALE: 1"=20'

LEGEND	
(R)	SET IRON ROD
(B)	FOUND IRON ROD W/ CAP
(B)	BENCHMARK
(M)	MAGNAIL
(S)	SURVEY CONTROL POINT
(I)	1/2" FOUND IRON ROD
(W)	WATER METER
(M)	MANHOLE
(T)	TELEPHONE PEDESTAL
(P)	POWER POLE
N.W.C.	NORTHWEST CORNER
N.E.C.	NORTHEAST CORNER
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SAN FERNANDO SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, 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 AND 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.

ERIC DIAZ
MAGANER
EZ TOP BUILDER LLC
821 E. RIDGELAND AVE.
McALLEN, TX 78503

DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

STATE OF TEXAS COUNTY OF HIDALGO

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

DANNY WYLIE
CHAIRMAN, PLANNING & ZONING COMMISSION

DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR TO 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:

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

DATE

CLERK, CITY OF PHARR

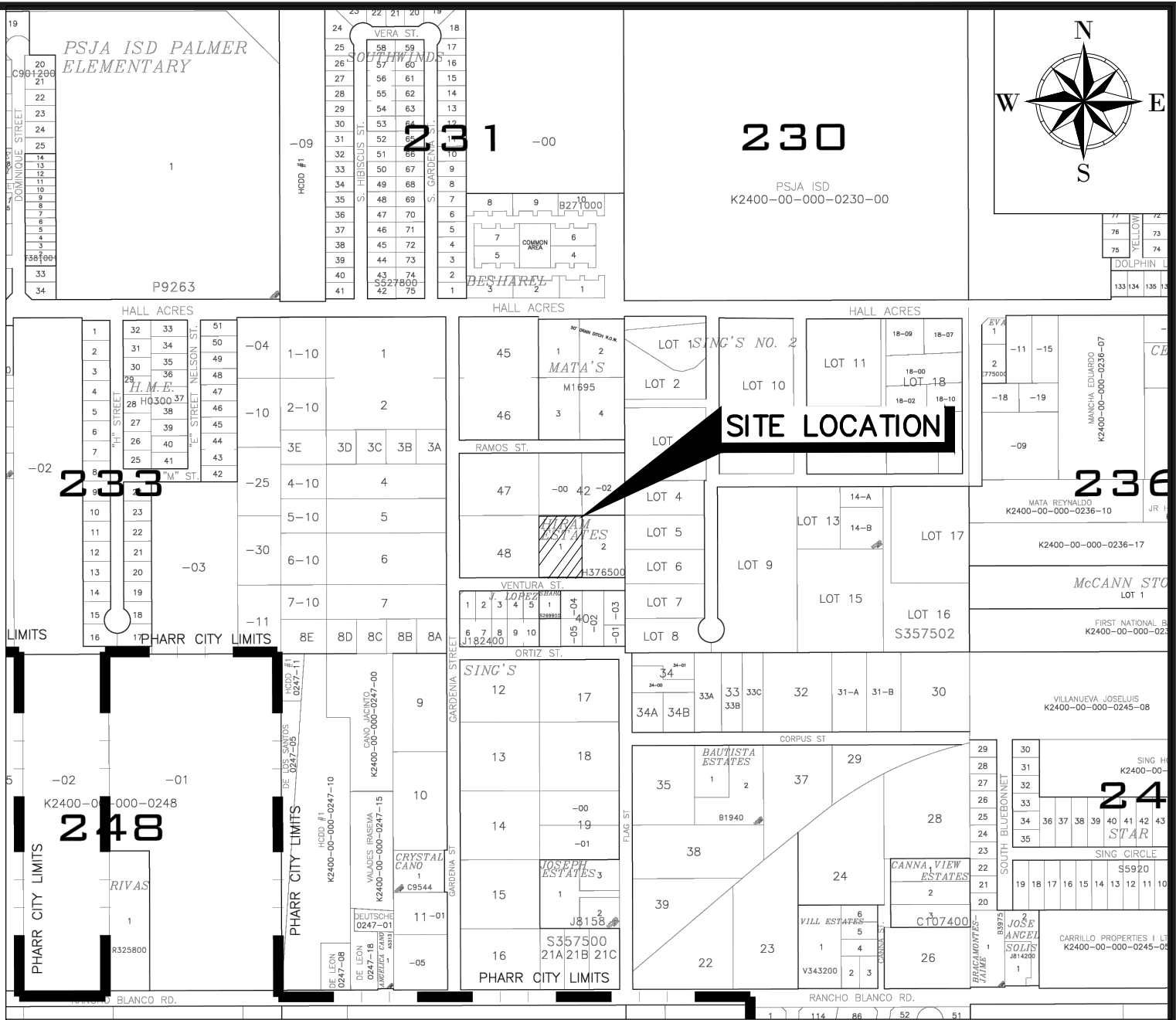
HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR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

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

DATE

PRINCIPAL CONTACTS:

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	EZ TOP BUILDER LLC	821 E. RIDGELAND AVE.	McALLEN, TEXAS 78503	(956) 310-1969
ENGINEER:	RUBEN ALFARO CARRILLO	2112 S. SHARY RD. SUITE 40	MISSION, TEXAS 78572	(956) 207-6072
SURVEYOR:	HOMERO L. GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 369-0988



LOCATION MAP
SCALE: 1"=500'

METES AND BOUNDS

A 0.9053 — OF AN ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT ONE (L), HIRAM ESTATES SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND LOT 1 AS FURTHER ESCRIBED IN GENERAL WARRANTY DEED RECORDED JUNE 20, 2025 (DOCUMENT NO. 3659122, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSE, LOCATED ON THE NORTH SIDE OF VENTURA STREET, APPROXIMATELY 345 FEET EAST OF SOUTH GARDENIA STREET, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 REBAR FOUND ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID VENTURA STREET FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 1 AND OF SAID 0.9053-OF AN ACRE TRACT OF LAND, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.9053-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, NORTH 08°35'05" EAST (NORTH 08°25'00" EAST RECORDED), ALONG AN EXISTING CHAINLINK FENCE VARYING FROM 0.49 OF A FOOT TO THE RIGHT TO 0.48 OF A FOOT TO THE LEFT OF, AND WITH THE APPARENT WEST LOT LINE OF SAID LOT 1 AND OF SAID 0.9053-OF AN ACRE TRACT, A DISTANCE OF 239.00 FEET TO A NO. 4 REBAR FOUND AT 1.68 FEET PAST AN EXISTING METAL PANEL FENCE AND CHAINLINK FENCE CORNER FOR THE APPARENT NORTHWEST CORNER OF SAID 0.9053-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°24'55" EAST (SOUTH 81°35'00" EAST RECORDED), ALONG AN EXISTING METAL PANEL FENCE VARYING FROM 1.68 FEET TO 2.13 FEET TO THE RIGHT OF, AND WITH THE APPARENT NORTH LOT LINE OF SAID LOT 1 AND OF SAID 0.9053-OF AN ACRE TRACT, A DISTANCE OF 165.00 FEET TO A NO. 4 REBAR FOUND, BEARING NORTH 08°35'05" 2.13 FEET FROM AN EXISTING METAL PANEL FENCE AND AN EXISTING CHAINLINK FENCE CORNER, FOR THE APPARENT NORTHEAST CORNER OF SAID 0.9053-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°35'05" WEST (SOUTH 08°25'00" WEST RECORDED), ALONG AN EXISTING METAL PANEL FENCE FOLLOWED BY AN EXISTING CHAINLINK FENCE VARYING FROM ZERO FEET TO 1.12 FEET TO THE RIGHT OF, AND WITH THE APPARENT EAST LOT LINE OF SAID LOT 1 AND OF SAID 0.9053-OF AN ACRE TRACT, A DISTANCE OF 239.00 FEET TO A NO. 4 REBAR FOUND ON THE SAID VENTURA STREET EXISTING NORTH RIGHT-OF-WAY LINE FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 1 AND OF SAID 0.9053-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81°24'55" WEST (NORTH 81°35'00" WEST RECORDED), ALONG AN EXISTING HOGWIRE FENCE TO THE RIGHT OF, AND WITH THE SAID VENTURA STREET EXISTING NORTH RIGHT-OF-WAY LINE AND WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 1 AND OF SAID 0.9053-OF AN ACRE TRACT, A DISTANCE OF 165.00 FEET TO THE SAID NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID 0.9053-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING 0.9053 OF AN ACRE OF LAND, MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALGO

*KNOW ALL MEN BY THESE PRESENTS:

THAT I, HOMERO L. GUTIERREZ 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.

HOMERO LUIS GUTIERREZ
NO. 2791
DATE



STATE OF TEXAS COUNTY OF HIDALGO

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

RUBEN ALFARO CARRILLO, P.E.
NO. 135019
DATE



ACHC
ENGINEERING

FIRM No. F-21299
2112 S. Shary Rd. Suite 40
Mission, Texas 78572
(956) 207-6072
plans@achc-engineering.com

Proposed Subdivision
 SAN FERNANDO ESTATES SUBDIVISION
 AERIAL

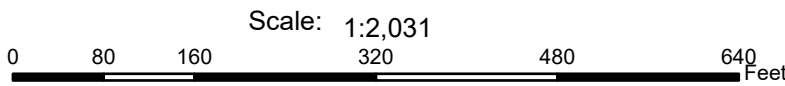


G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\San_Fernando_Estates\aprx00_Pro Proposed Subdivision BASE.aprx

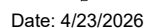


Subject Property
 Pharr City Limit

City of Pharr, Texas
 Engineering Department
 956.702.5355



HIRAM
LOT 1
E





Pharr
Development Services



Site Photo

700 Block of West Ventura Street





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.2.

DATE SUBMITTED: May 11, 2026

MEETING DATE: May 21, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: M2 Engineering, PLLC., representing Greg Jay Palmer, Agent for Park Place Venture One, LTD., owner, is requesting preliminary and final plat approval of the proposed Jackson Commerce Development Subdivision Lot 9A and Lot 11A Phase IV Subdivision. The property is legally described as being a 4.146-Acre Tract of Land, more or less, consisting of West 1.416 Acres out of Lot 9 and all of Lot 11, Jackson Commerce Development Subdivision, Phase IV, Volume 33, Page 34. Map Records Hidalgo County, Texas. The property is located within 400 Blk. Of North Jackson Road. **SUB# 260410**

Classification: Regular

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

Issue: M2 Engineering, PLLC., representing Greg Jay Palmer, Agent for Park Place Venture One, LTD., owner, is requesting preliminary and final plat approval of the proposed Jackson Commerce Development Subdivision Lot 9A and Lot 11A Phase IV Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Jackson Commerce Development Subdivision Lot 9A and Lot 11A Phase IV Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 05/11/2026
Approved - 05/11/2026
Final Approval - 05/11/2026



MEMORANDUM

DATE: THURSDAY, MAY 21, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A AND LOT 11A
PHASE IV SUBDIVISION
FILE NO. **SUB260410**

GENERAL INFORMATION

APPLICANT: M2 Engineering, PLLC, representing Greg Jay Palmer, Agent for Park Place Venture One, LTD, owner, is requesting preliminary and final plat approval of the proposed Jackson Commerce Development Subdivision Lot 9a and Lot 11a Phase IV Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 4.146-Acre Tract of Land, more or less, consisting of West 1.416 Acres out of Lot 9 and all of Lot 11 Jackson Commerce Development Subdivision, Phase IV, Volume 33, Page, 34, Map Records Hidalgo County, Texas.

LOCATION: The property is located within the 400 Blk. of North Jackson Road

ZONING: The property is currently zoned Heavy Industrial District (H-I). The adjacent zones are Heavy Industrial District (H-I) to the north and east and City Limits to the south and west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Jackson Commerce Development Subdivision Lot 9A and Lot 11A Phase IV Subdivision subject to the following conditions:

This item will go before City Commission on 06/01/2026 at 4:00pm

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: JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A AND LOT 11A PHASE IV SUBDIVISION

1. Verify plat note #3, it calls out N. Ware Rd.
2. Provide the detention note for note #9.
3. Show City of Pharr B.M.S., use nearest to site.
4. Plat note #6, which commission will approve site plan.
5. Label curve on drawing, call it out.
6. Show Lots 11A & 11B.
7. Label all the monuments IRS or IRF.
8. Is E. Beech Ave. R.O.W., existing already or dedicated by plat.
9. Setbacks as per City Ordinance:
10. Owners signature block make sure to have to same subdivision name.

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



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

STAFF REVIEW MEETING FOR: JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A AND LOT 11A PHASE IV SUBDIVISION

PLAT REVIEW MEETING FOR:
JACKSON COMMERCE DEVELOPMENT SUBDIVISION

COMMENTS: Initials: J.R. MAY 06, 2026

WATER:

- Water CCN'S belongs to City of Mc Allen.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Sanitary sewer CCN'S belongs to City of Mc Allen
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

STAFF REVIEW MEETING FOR: JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A AND LOT 11A PHASE IV SUBDIVISION

PLAT

1. Signatures from P.E. & R.P.L.S. shall be required.
2. A private drainage easement shall be required for lots within City of Pharr city limits.
3. Utility easement and HCDD No. 1 drainage easement appear to be overlapping. Please verify if this is correct.

SITE PLAN

1. Provide all details relating to water and sewer services. Ensure that all details for both Pharr and McAllen are included in the civil plans.
2. Provide detail for composite lid for sanitary sewer manhole and sanitary sewer line with bedding material.

DRAINAGE

1. The drainage plan shall be reviewed at time of building permit phase.

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



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

STAFF REVIEW MEETING FOR: JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A AND LOT 11A PHASE IV SUBDIVISION

approved

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



Pharr
Public Works



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

STAFF REVIEW MEETING FOR: JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A AND LOT 11A PHASE IV SUBDIVISION

Comply with all City standards. Both from McAllen and Pharr.

STAFF REVIEW MEETING FOR: JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A AND LOT 11A PHASE IV SUBDIVISION

General Notes: Approval of Preliminary Plat & Site Plans – O-2026-09 Ordinance
Not Applicable (Outside Pharr City Limits)

After reviewing the submitted preliminary plat and site plans, the replating is approved. As the property is located outside the City of Pharr city limits, the City of Pharr Utility Fiber Optic Infrastructure Ordinance does not apply. Consequently, no fiber optic infrastructure exists on the site, nor is any required.

The following items are acknowledged for compliance:

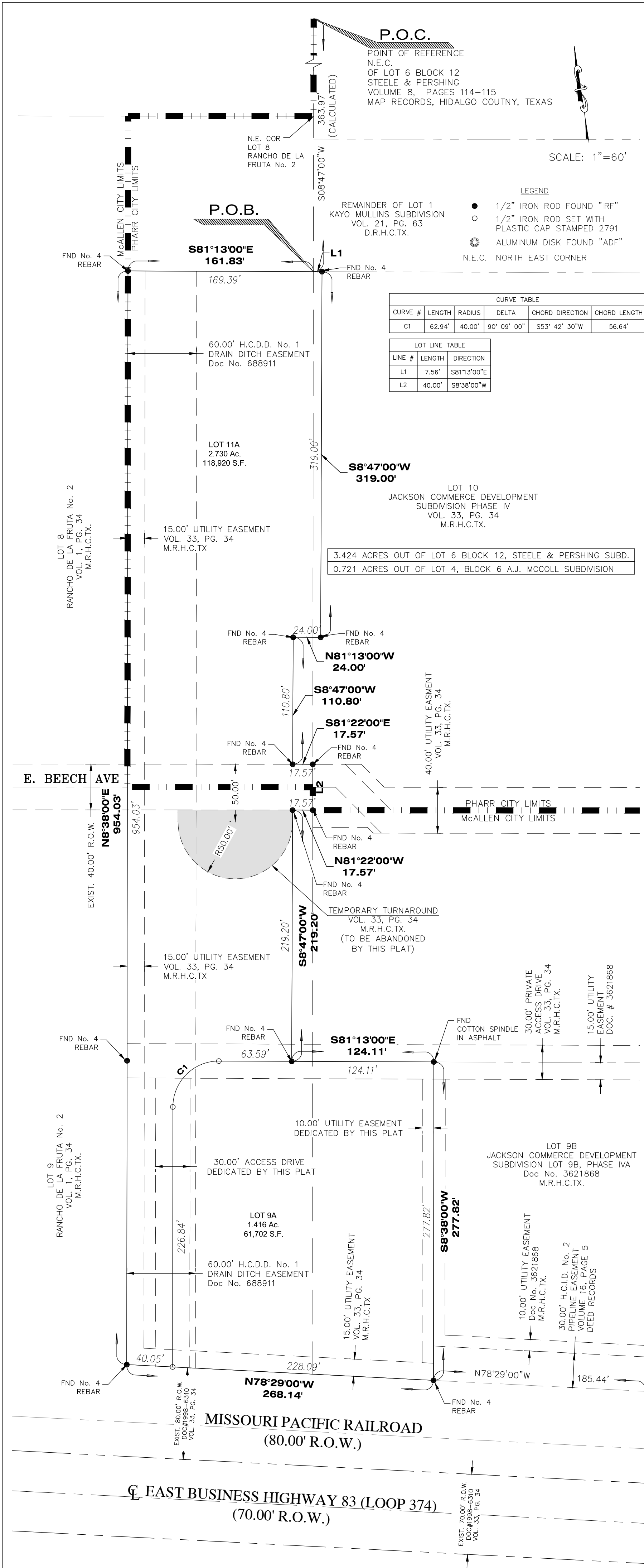
1. Existing Conduit and Hand-Hole Details
 - a. No conduit or hand-hole configurations exist on the property.
 - b. No new installations are required.
2. Existing Utility Site Plans and General Notes
 - a. The site plans correctly reflect that no Pharr Connect utility conduit or fiber optic cable is present within the development.
3. Utility Site Plan (Sheet)
 - a. No fiber optic cabling pathway is shown, as none exists.
 - b. No documentation or determinations from Pharr Connect IT are required.
4. Inspection Requirement
 - a. No inspection is required prior to the final subdivision meeting, as the ordinance does not apply and no infrastructure is present.

The plat and utility site plans are approved as submitted. These items confirm that the development is not subject to Pharr's fiber optic infrastructure requirements.

Should you have any questions, please contact our office.

Thank you for your attention to this matter.

Let me know if you'd like to adjust the tone or add specific recipient



GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE OR EASEMENT LINES, OR APPROVED SITE PLAN WHICHEVER REQUIRES THE GREATER SETBACK.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB ON ACCESS EASEMENT AT FRONT OR REAR OF EACH LOT.
- BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLAN SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
NORTH-EAST CORNER OF THE INTERSECTION OF BUS. 83 AND MCCOLL ROAD.
ELEVATION: 116.20
N:16598335.61518
E:1078415.43699
- IN ACCORDANCE WITH THE CITY OF MCALLEN, CITY OF PHARR, AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 (HCCD #1) REQUIREMENTS, THE ULTIMATE COMMERCIAL DEVELOPMENT SHALL PROVIDE STORMWATER DETENTION ON A LOT-BY-LOT BASIS, TO BE FINALIZED WITH EACH LOT'S SITE CIVIL/BUILDING PERMIT SUBMITTAL. THE ANTICIPATED REQUIRED DETENTION STORAGE VOLUMES ARE APPROXIMATELY 10,318 CUBIC FEET (0.24 AC-FT) FOR LOT 9A AND 18,680 CUBIC FEET (0.43 AC-FT) FOR LOT 11A. OUTLET CONTROLS SHALL BE DESIGNED TO LIMIT DISCHARGE TO THE CORRESPONDING EXISTING 10-YEAR PEAK RELEASE RATE FOR EACH LOT, OR AS OTHERWISE REQUIRED BY THE APPROVING AUTHORITY.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8-FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS. LOT 9A WILL BE REVIEWED BY CITY OF MCALLEN AND LOT 11A WILL BE REVIEWED BY CITY OF PHARR.
- EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOT CIVIL/BUILDING PERMIT SUBMITTAL. THE ANTICIPATED REQUIRED DETENTION STORAGE VOLUMES ARE APPROXIMATELY 10,318 CUBIC FEET (0.24 AC-FT) FOR LOT 9A AND 18,680 CUBIC FEET (0.43 AC-FT) FOR LOT 11A. OUTLET CONTROLS SHALL BE DESIGNED TO LIMIT DISCHARGE TO THE CORRESPONDING EXISTING 10-YEAR PEAK RELEASE RATE FOR EACH LOT, OR AS OTHERWISE REQUIRED BY THE APPROVING AUTHORITY.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
- ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENT.
- NO PERMANENT STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DU TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- MINIMUM 25 FT x 25 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND A MINIMUM 10 FT x 10 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL ALLEY/STREET INTERSECTIONS.
- THE PRIVATE ACCESS DRIVES SHOWN HEREON PROVIDE INGRESS AND EGRESS TO AND FROM THE LOT CREATED BY THIS SUBDIVISION AND IS INTENDED FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS IN THIS SUBDIVISION, THEIR RESPECTIVE TENANTS, CONTRACTORS, EMPLOYEES, AGENTS, CUSTOMERS, LICENSEES AND INVITEES.
- A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. No. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.
- A PRIVATE DRAINAGE EASEMENT MAY BE REQUIRED AT THE BUILDING PERMIT STAGE WITH CITY OF PHARR FOR LOT 11A AND SHALL BE PROVIDED BY SEPARATE INSTRUMENT.
- ALL SITE DEVELOPMENT PLANS, SITE PLAN APPROVALS, AND BUILDING PERMITS SHALL BE OBTAINED FROM THE MUNICIPALITY HAVING JURISDICTION OVER THE LOCATION OF THE PROPOSED IMPROVEMENTS. LOT 9A SHALL BE REVIEWED AND PERMITTED BY THE CITY OF MCALLEN. LOT 11A SHALL BE REVIEWED AND PERMITTED BY THE CITY OF PHARR FOR ANY PORTION OF THE LOT AND/OR IMPROVEMENTS LOCATED WITHIN PHARR CITY LIMITS. WATER AND SANITARY SEWER SERVICE TO LOT 11A SHALL BE PROVIDED BY THE CITY OF MCALLEN (AND/OR MCALLEN PUBLIC UTILITIES), AND ALL RELATED WATER/SEWER PLANS AND CONNECTIONS SHALL COMPLY WITH CITY OF MCALLEN/MPU REQUIREMENTS. OWNER/DEVELOPER SHALL COORDINATE ALL REQUIRED APPROVALS WITH THE APPLICABLE JURISDICTION AND UTILITY PROVIDER.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, EMIGDIO "MILO" SALINAS, P.E., A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

EMIGDIO "MILO" SALINAS, P.E.
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTRATION No. F-19545

STATE OF TEXAS
CITY OF MCALLEN
PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THIS JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A & 11A PHASE IV SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS ____ DAY OF _____, 2026.

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF MCALLEN
MAYOR APPROVAL

I, THE UNDERSIGNED MAYOR OF THE CITY OF MCALLEN 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 MCALLEN
ATTESTED BY:

CITY SECRETARY

DATE:

DATE:

A 4.146-ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, CONSISTING OF THE WEST 1.416 ACRE PORTION OF LOT 9 AND ALL OF LOT 11, JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV (VOLUME 33, PAGE 34, MAP RECORDS, HIDALGO COUNTY, TEXAS), REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE NORTH SIDE OF BUSINESS US 83 (LOOP 374), APPROXIMATELY 985 FEET WEST OF JACKSON ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT OF REFERENCE FOR THE APPARENT NORTHWEST CORNER OF LOT 6, BLOCK 12, STEELE & PERSHING, BEING TH MAP OF THE SUBDIVISION OF PORCIONES 66, 67, 69 AND 70; THENCE, SOUTH 08°47'00" WEST, WITH THE APPARENT WEST LOT LINE OF SAID LOT, A DISTANCE OF 363.97 FEET TO A POINT ON THE APPARENT NORTH LOT LINE OF SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IV, OF SAID LOT 11 AND THE NORTHERNMOST NORTH LOT LINE OF SAID 4.146-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°13'00" EAST, WITH THE SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IV NORTH LOT LINE, OF SAID LOT 11 AND THE NORTHERNMOST NORTH LOT LINE OF SAID 4.146-ACRE TRACT, A DISTANCE OF 7.56 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHERNMOST NORTHEAST CORNER OF SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IV, NORTHEAST CORNER OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°47'00" WEST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 11 AND THE NORTHERNMOST EAST LOT LINE OF SAID 4.146-ACRE TRACT, A DISTANCE OF 319.00 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT EXTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81°13'00" WEST, WITH AN APPARENT LOT LINE OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT, A DISTANCE OF 24.00 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT INTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°47'00" WEST, WITH AN APPARENT EASTERN LOT LINE OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT, A DISTANCE OF 110.80 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT INTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°22'00" EAST, WITH AN APPARENT LOT LINE OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT, A DISTANCE OF 17.57 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT EXTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°38'00" WEST, WITH AN APPARENT EASTERN LOT LINE OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT, A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT EXTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81°22'00" WEST, WITH AN APPARENT LOT LINE OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT, A DISTANCE OF 17.57 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT INTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81°13'00" WEST, WITH AN APPARENT LOT LINE OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT, A DISTANCE OF 17.57 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT INTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°47'00" WEST, WITH THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID LOT 11 AND AN EASTERN LOT LINE OF SAID 4.146-ACRE TRACT, A DISTANCE OF 219.20 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 11 AND INTERNAL CORNER OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°13'00" EAST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 9, OF SAID LOT 9A, AND THE SOUTHERNMOST NORTH LOT LINE OF SAID 4.146-ACRE TRACT, A DISTANCE OF 124.11 FEET TO A COTTON SPINDLE FOUND IN THE EXISTING ASPHALT FOR THE APPARENT SOUTHERNMOST NORTHEAST CORNER OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°38'00" WEST, WITH THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID 4.146-ACRE TRACT, A DISTANCE OF 277.82 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT NORTH LINE OF AN EXISTING MISSOURI PACIFIC RAILROAD 80.00 FEET RIGHT-OF-WAY FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 9B, JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IVA (INSTRUMENT NO. 3621868, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHEAST CORNER OF SAID LOT 9A AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 78°29'00" WEST, WITH THE SAID EXISTING MISSOURI PACIFIC RAILROAD NORTH RIGHT-OF-WAY LINE, THE APPARENT SOUTH LOT LINE OF THE REPLAT OF LOT 9 AND 11, JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV AND OF SAID 4.146-ACRE TRACT, A DISTANCE OF 268.14 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 9, AND OF REPLAT OF LOT 9 AND 11, JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08°38'00" EAST, WITH THE APPARENT WEST LOT LINE OF SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV, OF SAID LOT 9 AND OF SAID 4.146-ACRE TRACT, A DISTANCE OF 265.03 FEET PAST A NO. 4 REBAR FOUND FOR THE APPARENT COMMON WESTERN LOT CORNER OF SAID LOT 9 AND LOT 11, CONTINUING WITH SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IV WEST LOT LINE, OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT FOR A TOTAL DISTANCE OF 954.03 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IV, OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°13'00" EAST, WITH THE SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IV NORTH LOT LINE, OF SAID LOT 11 AND THE NORTHERNMOST NORTH LOT LINE OF SAID 4.146-ACRE TRACT, A DISTANCE OF 161.83 FEET TO THE SAID POINT OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

STATE OF TEXAS
COUNTY OF HIDALGO

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

HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791



STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A & 11A PHASE IV SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES, THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

OWNER: PARK PLACE VENTURE ONE, LTD
GREG JAY PALMER
303 WEST 14TH STREET
AUSTIN, TEXAS 78701

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2026

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

DATE MY COMMISSION EXPIRES

STATE OF TEXAS
CITY OF PHARR
PLANNING AND ZONING COMMISSION

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

APPROVED THIS THE ____ DAY OF _____, 2026.

DANNY WYLIE,
CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF PHARR
MAYOR APPROVAL

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.

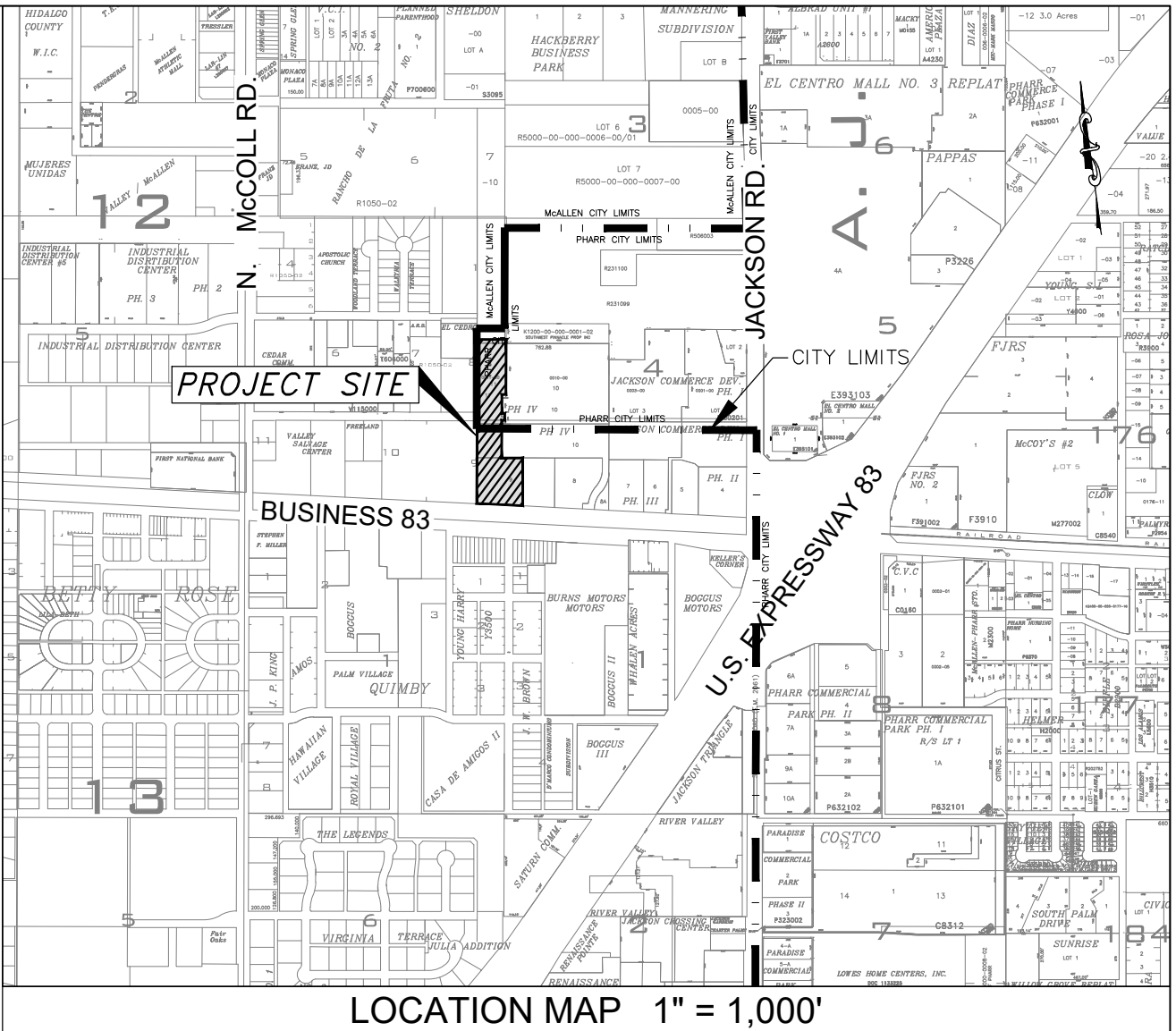
AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST: CITY SECRETARY

DATE

REVISION NOTE TABLE			
No.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

PREPARATION DATE: JANUARY 2026
SUBMITTAL DATE:



LOCATION MAP 1" = 1,000'



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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE ____ DAY OF _____, 20____.

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

PRESIDENT SECRETARY

JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A & 11A PHASE IV SUBDIVISION

BEING A 4.146-ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF WEST 1.416 ACRES OUT OF LOT 9 AND ALL OF LOT 11 JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV, VOLUME 33, PAGE 34, MAP RECORDS HIDALGO COUNTY, TEXAS.



TBPELS FIRM REGISTRATION F-19545

1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

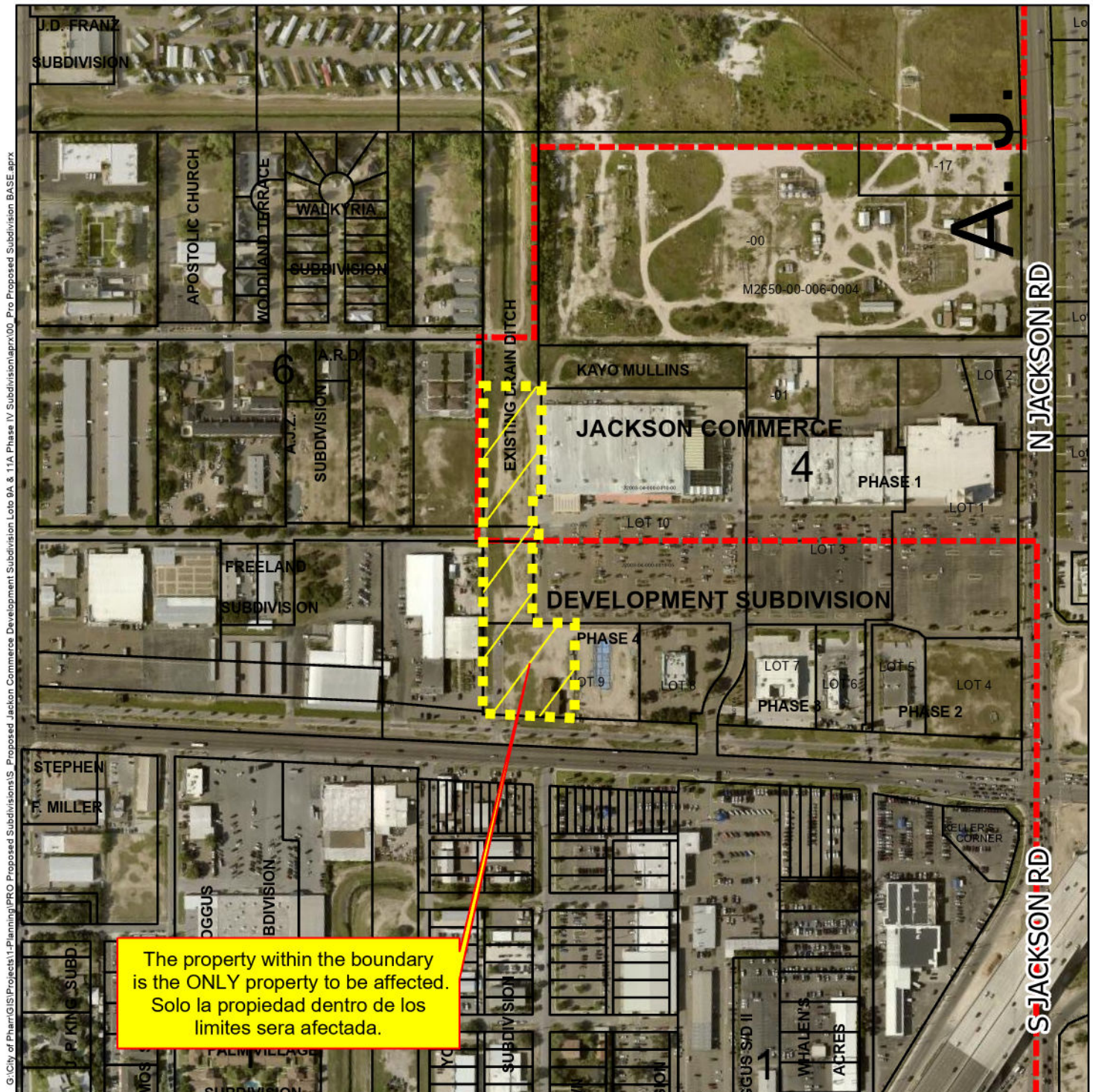
NAME ADDRESS CITY & ZIP PHONE

OWNER: PARK PLACE VENTURE ONE, LTD 303 WEST 14TH STREET AUSTIN, TEXAS 78735

ENGINEER: EMIGDIO "MILO" SALINAS, P.E. 1810 E. GRIFFIN PARKWAY MISSION, TEXAS 78572 (956) 600-8628

SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S. P.O. BOX 548 MCALLEN, TEXAS 78505 (956) 369-0988

Proposed Subdivision
 Jackson Commerce Development Subdivision
 Hector Moreno M2 Engineering, PLLC
 AERIAL



Subject Property
 Pharr City Limit

City of Pharr, Texas
 Engineering Department
 956.702.5355

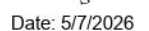
Scale: 1:5,000

0 205 410 820 1,230 1,640 Feet



Date: 5/7/2026

Pharr
Engineering





Pharr
Development Services



Site Photo

400 Block of North Jackson Rd.





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.3.

DATE SUBMITTED: May 12, 2026

MEETING DATE: May 21, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: J&J Engineering, LLC., representing Aida Cuellar, Managing member for Carrillo properties I, LTD., is requesting final plat approval of the proposed Javelina Estates Subdivision. The property is legally described as being a 8.000 acre tract of land out of Lot 245, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3200 Block of South Cage Blvd. **SUB#230923**

Classification: Regular

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

Issue: J&J Engineering, LLC., representing Aida Cuellar, Managing member for Carrillo properties I, LTD., is requesting final plat approval of the proposed Javelina Estates Subdivision.

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza

Created/Initiated - 05/12/2026
Final Approval - 05/12/2026



Pharr

Development Services



MEMORANDUM

DATE: THURSDAY, MAY 21, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: JAVELINA ESTATES SUBDIVISION
FILE NO. **SUB#230923**

GENERAL INFORMATION:

APPLICANT: J & J ENGINEERING, LLC., representing Aida Cuellar, Managing member for Carrillo properties I, LTD., is requesting final plat approval of the proposed Javelina Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 8.000 acre tract of land out of Lot 245, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3200 Block of South Cage Blvd.

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

PROPERTY PROPOSED USE: Single family lots and retail for commercial lot.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

1. Shall obtain street cut permits from public works and public utilities department, if any street cuts.
2. Provide street lights, spacing at 250' max. along W. Javelina Dr.

EASEMENTS:

1. No overlapping easements, if any.
2. Easements shall be 15' Exclusive to City of Pharr, for water or sewer lines within property, if any.
3. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr construction standards manual.

SEWER:

1. See attached comments.

DRAINAGE:

1. Provide H.O.A., plat note for detention maintenance.
2. See attached comments.

OTHER:

1. Update year on signature blocks.
2. Add plat note, Building setback as per City Ordinance.
3. Plat note #4, provide City of Pharr B.M.S, use nearest to site.
4. See comments from H.C.I.D. #2, attached.
5. Staff comments attached.

This item will go before City Commission on June 01, 2026 at 4:00 p.m.

STAFF REVIEW MEETING FOR: *JAVALINA ESTATES SUBDIVISION*

COMMENTS: **Initials: J.R.** **JANUARY 9, 2024**

WATER:

- Easement will need to be 15' exclusive to the City of Pharr.
- 6" water line will need to upgrade to 12" PVC C-900 on S. Cage Blvd.
- Water line on W. Javalina Rd. will need to be relocated to new location pending street improvements.
- Will need to show water valves.
- All water services will need to be 1" x 3/4."
- Will need to show all water crossing or connections details.
- Will need to get UIR permit from Tex-DOT for water line installation.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- The easement will need to be 15' exclusive to the City of Pharr.
- Will need to extended proposed sewer line to and through the property (lot #7)
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: JAVELINA EST. SUBD. (STAFF REVIEW)

Reviewed by: M. Renta

01/09/24

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **PAINTED SILVER** in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
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. Provide Fire Hydrant Valve & Valve Box Detail.**
- 2. Fire Hydrant Valve & Valve Box Detail must identify valve collar as concrete 30"x30"x6"**



Pharr

Public Works



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Staff Review Meeting

DATE: 01/10/2024

Javelina Estates Subdivision

8.00 Acres

Pharr Tx, 78577

Plat Notes:

- No comments

General Notes:

- 8" bleeder is required for outfall connection.
- Include detention pond details on Drainage plan.
- Show utility profiles, lines, crossing, elevations, and separation details.
- Silt fence is required on the North side of the property along with the residential homes.
- Only steel posts shall be used on the silt fence.
- The rock entrance shall have 4-8 inch rocks.

SUBDIVISION REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1ST FLOOR • PHARR, TX 78577 • 956.402.4221

SUBDIVISION: Javelina Estates Subdivision **DATE:** January 11, 2024

REVIEW: Preliminary (comments plans dated 12-28-2023)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Note No. 8---Verify the correct benchmark.
4. Note No. 9---Revise note to say... "5'ft sidewalk shall be required to be constructed at time of building permit phase.
5. 15'-ft utility easement shall be exclusive to City of Pharr.

SITE PLAN

1. Provide cross-section detail of utility lines in the event proposed lines may cause conflict with existing lines.
2. Water line depth shall be 4'-ft from natural ground.

DRAINAGE

1. Drainage report shall be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.

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).

ADDITIONAL COMMENTS

- 1/3 pave ROW on W. Javelina Dr. shall include:
 - 3" HMAC
 - 10" Base
 - 10" Stabilized Subgrade
 - 24" Reinforced Curb & Gutter
 - 5' Sidewalk
- **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 factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). ***UPDATE (Please see attachment pertaining to proposed hydrants)**
- 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.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: [Javier Lopez](#)
Subject: Javelina Estates Subd: Veterans Oaks Subd.
Date: Tuesday, January 9, 2024 2:43:28 PM

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

Hello Eddie,

HCID2 claims and comments for the proposals:

1. Javelina Estates S/d:

- a. We have the general right of way covering all the lot. Vol. 26, Pg. 234.
- b. Update the signature script:

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

- c. If the subdivision is to be excluded from the district, the petition form must be submitted.

2. Veterans Oaks S/d:

- a. We have the general right of way(blanket) covering all the lot. Vol. 20, Pg. 467.
- b. Need the owner information and the recorded warranty deed to update our records.
- c. Draw/show the approximate location of the irrigation line on the north side.
- d. Signature scrip template:

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

- e. The metes and bounds is not given.
- f. If the subdivision is to be excluded from the district, the petition form must be

submitted.

- g. Need the certificate of filing.
- h. Correct the adjoining property information to the east Lot(space) 9, Block 5.

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

John Salinas

Hidalgo County Irrigation District No. 2

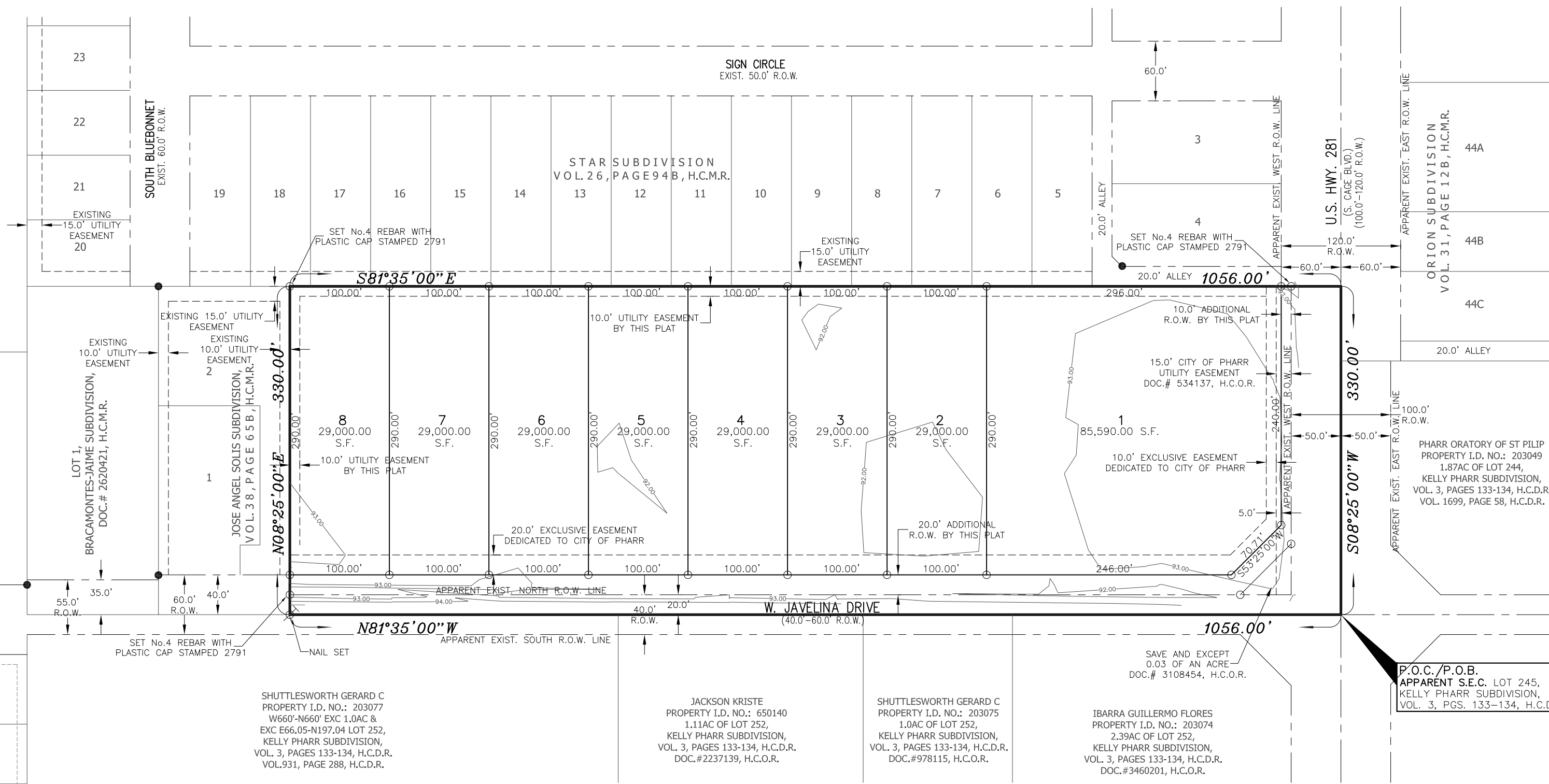
P.O. Box 6

San Juan, TX 78589

Phone: (956) 787-1422

Fax: (956) 781-7622

Email: jbs_hcid2@att.net



FOUND No.4 REBAR
SET NAIL
SET No.4 REBAR WITH ORANGE
PLASTIC CAP STAMPED "2791"
RIGHT OF WAY
POINT OF COMMENCEMENT
POINT OF BEGINNING
HIDALGO COUNTY DEED RECORDS
HIDALGO COUNTY OFFICIAL RECORDS
HIDALGO COUNTY MAP RECORDS
VOLUME
DOCUMENT
SOUTHEAST CORNER

LEGEND

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY
OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR, TEXAS.

DATE

ATTEST: CITY CLERK, CITY OF PHARR, TEXAS. DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____ 2025.

DANNY WYLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO J. SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 98352, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

ROBERTO J. SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #98352

DATE

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
ROBERTO J. SALINAS
98352

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY OF THE PROPERTY MADE AUGUST 02, 2023, ON THE GROUND UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #2791

DATE

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
HOMERO LUIS GUTIERREZ
2791

JAVELINA ESTATES SUBDIVISION

A 8.000-ACRE TRACT OF LAND OUT OF LOT 245, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 & 134, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

- GENERAL PLAT NOTES:**
- MINIMUM BUILDING SETBACKS: AS PER CITY OF PHARR ORDINANCES.
 - FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (SHADED)
AREA 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 FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
COMMUNITY PANEL NO. 480334 0425 C, EFFECTIVE NOVEMBER 16, 1982
COMMUNITY PANEL NO. 480347 0005 C, EFFECTIVE OCTOBER 19, 1982
 - STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.232 OF AN ACRE AND A VOLUME OF APPROXIMATELY 0.196 ACRE FEET WILL BE REQUIRED FOR THE RESIDENTIAL SECTION AND 0.250 OF AN ACRE AND A VOLUME OF APPROXIMATELY 0.285 ACRE FEET WILL BE REQUIRED FOR THE COMMERCIAL SECTION (DETENTION VOLUME FOR THE COMMERCIAL AREA WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT PHASE). 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.
 - LOTS 2-8 ARE ZONED FOR SINGLE FAMILY RESIDENTIAL USE (ZONE R-1) AND LOT 1 IS ZONED FOR GENERAL BUSINESS USE (ZONE C).
 - NO STRUCTURAL IMPROVEMENTS WILL BE ALLOWED ON EASEMENTS OF ANY KIND.
 - THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE NATURAL GROUND.
 - UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE MONUMENTED BY A No.4 REBAR BY 18" WITH PLASTIC CAP STAMPED 2791.
 - BENCHMARK NOTE:
PHARR SURVEY CONTROL POINT NO. 25, N.A.V.D 88 - LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 281 AND JAVELINA DRIVE, APPROXIMATELY 77.3 FEET EAST FROM THE EAST BACK OF CURB OF U.S. HIGHWAY 281 AND 8.4 FEET SOUTH OF THE SOUTH EDGE OF PAVEMENT OF JAVELINA DRIVE.
N-16583272.155, E-1086059.012, ELEV.=92.29
 - 5' CONCRETE SIDEWALK SHALL BE REQUIRED TO BE CONSTRUCTED AT TIME OF BUILDING PERMIT PHASE.
 - LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 - DEVELOPER TO CONSTRUCT 6.0' OPAQUE FENCE BETWEEN SINGLE FAMILY AND GENERAL BUSINESS.
 - ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 - EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
 - LOT OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
 - LOT OWNERS TO MAINTAIN DETENTION/RETENTION AREA.
 - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW PHASE TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: IDA CUELLAR	230 WEST PARK	PHARR, TEXAS 78577	(956) _____
ENGINEER: ROBERTO J. SALINAS	1209 S. 10th ST. STE. A539	McAlLEN, TEXAS 78501	(956) 432-5851
SURVEYOR: HOMERO LUIS GUTIERREZ	P.O. BOX 548	McAlLEN, TEXAS 78505	(956) 369-0988

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

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

PRESIDENT _____ ATTEST: 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 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 SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE: _____

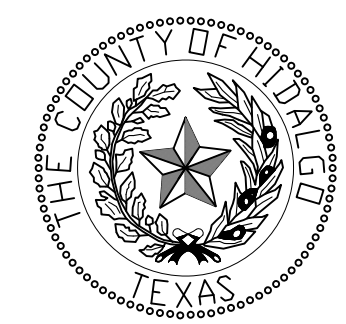
FILED FOR RECORD
IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



HALL ACRES

235 236 237 238

246 245 244 243

251 252 253 254

262 261 260 259

JAVELINA DRIVE

PLANTATION DRIVE

U.S. HIGHWAY 281

CAGE BLVD.

POLJA RANCHO BLANCO RD HIGH SCHOOL

SITE LOCATION

LOCATION MAP

SCALE : 1" = 1000'

PREPARED BY:
J&R ENGINEERING, LLC
ROBERTO J. SALINAS, P.E.
1209 S. 10th STREET STE. A539
McAlLEN, TEXAS 78501

DATE PREPARED: OCTOBER 24, 2025
DATE SURVEYED: AUGUST 02, 2023

METES AND BOUNDS DESCRIPTION

A 8.000-ACRE TRACT OF LAND OUT OF LOT 245, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 & 134, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED FROM CARRILLO PROPERTIES I, LTD TO CITY OF PHARR, RECORDED IN DOCUMENT NO. 3108454, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, DATED APRIL 29, 2020, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 281 (S. CAGE BLVD.) AND W. JAVELINA DRIVE IN THE CITY OF PHARR, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT IN THE INTERSECTION OF U.S. HIGHWAY 281 AND W. JAVELINA DRIVE CENTER LINES FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 245 AND OF SAID 8.000-ACRE TRACT AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 8.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°35'00" W, WITH THE APPARENT W. JAVELINA DRIVE CENTER LINE AND SOUTH LOT LINE OF SAID LOT 245 AND OF SAID 8.000-ACRE TRACT, A DISTANCE OF 1,056.00 FEET TO A NAIL SET ON THE APPARENT SOUTHEAST CORNER OF JOSE ANGEL SOLIS SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 65B FOR THE APPARENT SOUTHWEST CORNER OF SAID 8.000-ACRE TRACT HEREIN DESCRIBED;

THENCE, N 08°25'00" E, WITH THE APPARENT EAST LOT LINE OF SAID JOSE ANGEL SOLIS SUBDIVISION AND PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 245 AND WITH THE APPARENT WEST LOT LINE OF SAID 8.000-ACRE TRACT, A DISTANCE OF 20.00 FEET TO A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID W. JAVELINA DRIVE, CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791 ON THE INTERSECTION WITH THE APPARENT SOUTH LOT LINE OF STAR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 94B FOR THE APPARENT NORTHWEST CORNER OF SAID 8.000-ACRE TRACT HEREIN DESCRIBED;

THENCE, S 81°35'00" E, WITH THE SOUTH LOT LINE OF SAID STAR SUBDIVISION AND PARALLEL TO THE APPARENT SOUTH LOT LINE OF SAID LOT 245 AND WITH THE APPARENT NORTH LOT LINE OF SAID 8.000-ACRE TRACT, A DISTANCE OF 1,006.00 FEET TO A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 281, CONTINUING FOR A TOTAL DISTANCE OF 1,056.00 FEET TO A POINT ON THE INTERSECTION WITH THE APPARENT EAST LOT LINE OF SAID LOT 245, FOR THE APPARENT NORTHEAST CORNER OF SAID 8.000-ACRE TRACT HEREIN DESCRIBED;

THENCE, S 08°25'00" W, WITH THE SAID EAST LOT LINE OF LOT 245 AND OF SAID 8.000-ACRE TRACT, A DISTANCE OF 330.00 FEET TO A POINT FOR THE APPARENT SOUTHEAST CORNER OF SAID 8.000-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 8.000 ACRES OF LAND, SAVE AND EXCEPT 0.03 OF AN ACRE CONVEYED TO THE CITY OF PHARR AND 0.841 OF AN ACRE ARE IN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 7.129 ACRES, MORE OR LESS.

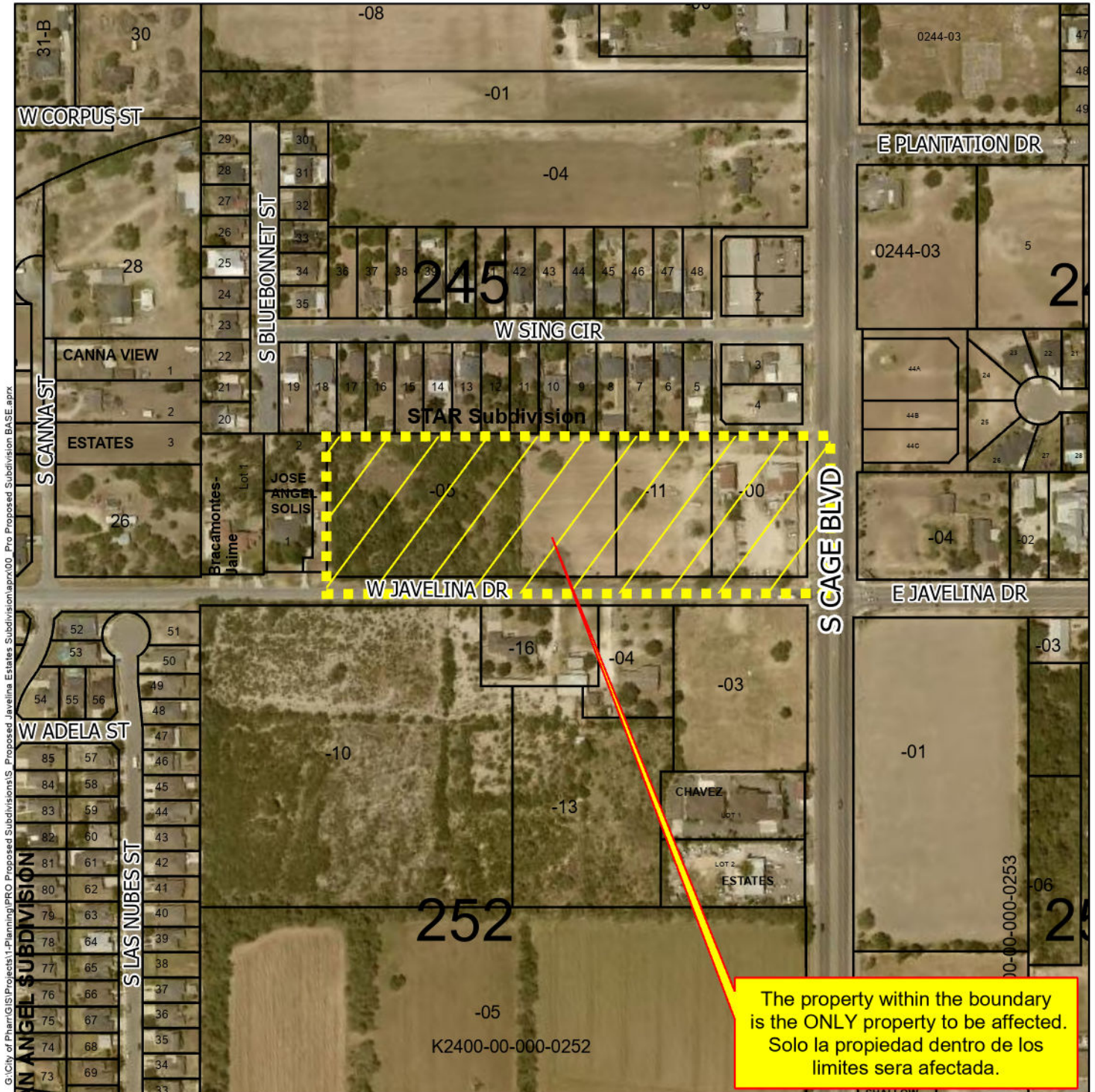
J&R ENGINEERING, LLC

1209 S. 10th STREET STE. A539

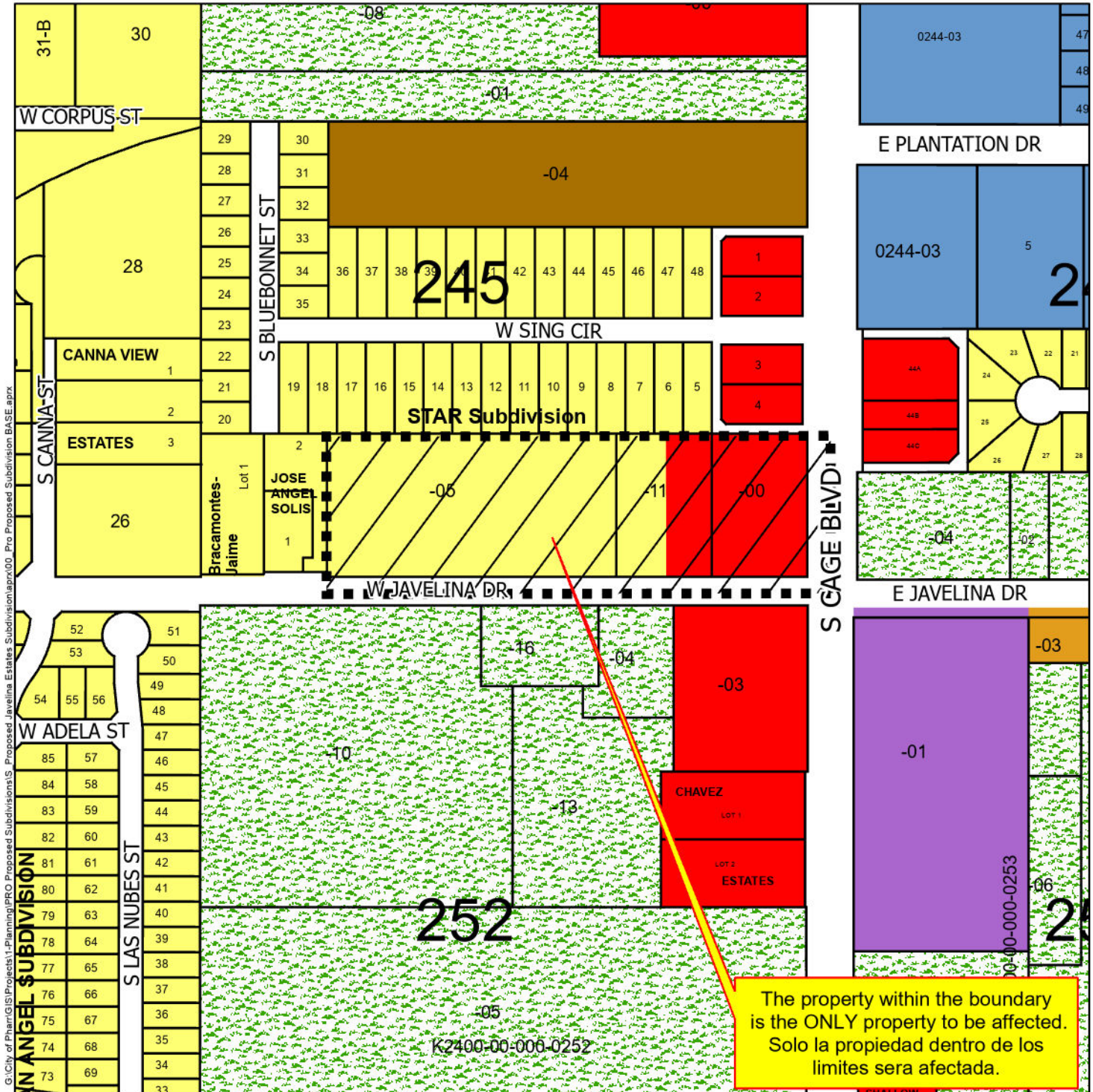
McAlLEN, TEXAS 78501

(956) 432-5851

FIRM # 12509



- | | | | | |
|--|---|--|---|--|
| <ul style="list-style-type: none"> Agricultural Open Space Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse HUD Code | <ul style="list-style-type: none"> Rail Road R.O.W Government Owned General Business Business District Drainage Easement Heavy Commercial Heavy Industrial Limited Industrial | <ul style="list-style-type: none"> Neighborhood Commercial Office Professional PSJA ISD Hidalgo ISD Valley View ISD Planned Unit Development | <p>Future Land Use</p> <p>FUTURELAND</p> <ul style="list-style-type: none"> Irrigation Agriculture Single Family Res. Multi-Family Res. Manufactured Homes | <ul style="list-style-type: none"> Industrial Commercial Public/Semi Public ROW Parks Subject Property |
|--|---|--|---|--|





Pharr
Development Services



Site Photo

3200 Blk. of South Cage Blvd.



May 12, 2026 at 11:17:33 AM
3213 S Cage Blvd
Pharr TX 78577
United States