

**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, JUNE 18, 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 21, 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) Ben Smith, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a 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 property is physically located within the 500 Block of East Polk Avenue. CUP#260505 **This item supports EV - Economic Vitality.**

2) Picaro's Pizza, LLC., owner, d/b/a Picaro's Pizza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.02 acres, more or less, out of Lot 3, Riveraine Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6502 South Cage Boulevard, Suite 2. CUP# 260506 **This item supports EV - Economic Vitality.**

**E. PLATS:**

1) Halff Associates, representing Phil Dyer, Manager for Capote Farms, LTD., owner, is requesting preliminary plat approval of the proposed Marmon Food Service Technologies Subdivision. The property is legally described as being a 42.05-acre tract out of Lots 379 and 388 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of W. Military Hwy. SUB# 260513 **This item supports EV - Economic Vitality.**

2) Pablo Soto Jr., P.E., representing David Ramirez, owner, is requesting preliminary approval of the purposed Route 83 Food Truck Park Subdivision. The property is legally described as being a 0.37-acre tract of land out of the Union Pacific Railroad, Original Townsite of Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West State Street. SUB# 250935 **This item supports EV - Economic Vitality.**

**F. ANNOUNCEMENTS:**

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

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

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

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

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

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

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

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

**I. ADJOURNMENT:**

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

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

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning and Zoning Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at [www.pharr-tx.gov](http://www.pharr-tx.gov). This Notice was posted on the 9<sup>th</sup> day of June 2026 at 4:45 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 9<sup>th</sup> day of June 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 21, 2026  
118 SOUTH CAGE 2<sup>nd</sup> FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, May 21, 2026, and following is the record of attendance.

**MEMBERS PRESENT:** Danny Wylie  
Ruben Luna  
Javier Gutierrez  
Charlie Ramirez  
Roberto Carrillo, Jr.

**MEMBERS ABSENT:** Rafael Munguia  
Romeo Cantu  
Andy Castro  
Mercedes Guillen

**STAFF PRESENT:** Roland Gomez, 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  
Ruben Rosales, Public Utilities Director

**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 MAY 7, 2026, REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

There being no discussion, Javier Gutierrez moved to **approve** the minutes of May 7, 2026. The motion was seconded by Ruben Luna and, upon a vote, carried unanimously.

### ITEM D. PUBLIC HEARING

- 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 410 WEST STATE AVENUE, SUITE D. CUP#260404**

Joanna Villarreal, Planner I, introduced the item and presented the property's legal description and physical address. She stated the subject properties to the east and west were currently zoned Business District (C-2). Mrs. Villarreal further stated the adjacent properties to the north were zoned Single-Family Residential District (R-1) and General Business District (C) to the south. She lastly stated the area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, reported that all required inspections had been conducted by the respective departments. She stated that twenty-six (26) surrounding property owners were notified of the request by letter on May 08, 2026, and that a legal notice was published in the Advance News Journal on May 06, 2026. Staff received one call for information only.

Joanna Villarreal, Planner I, stated that Development Services recommended 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 complying with all City ordinances and departmental requirements.

Mrs. Villarreal stated there was 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.

Mr. Wylie opened the items for discussion.

There being no further discussion, Charlie Ramirez moved to **approve** the request. The motion was seconded by Roberto Carrillo, Jr. and, upon a vote, carried unanimously.

- 2) DR. JONATHAN B. FLORES, CITY MANAGER 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**

Joanna Villarreal, Planner I, introduced the item and presented the zoning history of the subject property. She stated the property was currently zoned Residential Multi-Family District (R-MF). Mrs. Villarreal explained that the property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on May 16, 2022. She stated that the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on March 20, 2017. She further stated 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, and the property to the south was currently zoned Agricultural and/or Open Space District (A-O). Mrs. Villarreal stated there had been no other zoning requests within the vicinity of the subject property since that time. Lastly, she stated the property was generally designated for residential use in the Land Use Plan.

Joanna Villarreal, Planner I, explained that the Single-Family District was 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. She further stated the areas that were zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. She lastly stated it was intended for areas that were properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Joanna Villarreal, Planner I, reported that nineteen (19) notices were mailed to surrounding property owners within a 200-foot radius on May 08, 2026, and that 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.

Joanna Villarreal, Planner I, stated that staff recommended approval of the request to rezone from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1) 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.

Mr. Wylie opened the items for discussion.

There being no further discussion, Roberto Carrillo, Jr. moved to **approve** the rezoning request from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1). The motion was seconded by Ruben Luna and, upon a vote, carried unanimously.

**3) DR. JONATHAN B. FLORES, CITY MANAGER 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**

Joanna Villarreal, Planner I, introduced the item and presented the zoning history of the subject property. She stated the property was currently zoned Residential Multi-Family District (R-MF). Mrs. Villarreal explained that 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. She further stated the properties to the north were zoned Agricultural and/or Open Space District (A-O). Mrs. Villarreal stated 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. She stated 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. She lastly stated there had been no other zoning requests within the vicinity of the subject property since that time. She stated the property was generally designated for residential use in the Land Use Plan.

Joanna Villarreal, Planner I, explained that the Single-Family District was intended to have been composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. She further stated the areas that were zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. She

lastly stated that it was intended for areas that were properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Joanna Villarreal, Planner I, reported that nineteen (19) notices were mailed to surrounding property owners within a 200-foot radius on May 08, 2026, and that 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.

Joanna Villarreal, Planner I, stated that staff recommended approval of the request to rezone from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1) 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.

Mr. Wylie opened the items for discussion.

There being no further discussion, Ruben Luna moved to **approve** the rezoning request from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1). The motion was seconded by Javier Gutierrez and upon a vote, carried unanimously.

- 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**

Brianna Perez, 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. Perez explained that 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. She further stated the property

to the north was zoned Agricultural and/or Open Space District (A-O). She stated there had been no other zoning requests within the vicinity of the subject property since that time. She lastly stated the property was generally designated for residential use in the Land Use Plan.

Brianna Perez, Planner I, explained that the Neighborhood Commercial District was 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. She stated the city would not zone for N-C usage in advance unless asked to do so by the property owner and the district could, therefore, be considered a “floating zone”. She lastly stated the site was typically small and surrounded by residential type land uses, this zoning would have the appearance of a spot zone. Mrs. Perez stated It is not an illegal spot zone, however if it was called for in the comprehensive plan, or if it served a need in the neighborhood.

Brianna Perez, Planner I, reported that eight (8) notices were mailed to surrounding property owners within a 200-foot radius on May 08, 2026, and that 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.

Brianna Perez, Planner I, stated that staff recommended approval of the request to rezone from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C) as the property met area requirements and had adequate ingress and egress. She reported that if approved, the owner must comply with all City Ordinances and City Department requirements.

Mrs. Perez stated there was 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.

Mr. Wylie opened the items for discussion.

There being no further discussion, Javier Gutierrez moved to **approve** the rezoning request from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C). The motion was seconded by Roberto Carrillo, Jr. and, upon a vote, carried unanimously.

## **ITEM 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**

Eddie Martinez, Planner III, introduced the item and presented the property's legal description. He stated the subject property was currently zoned Single Family Residential District (R-1). The adjacent zoning was Single Family Residential District (R-1) to the north, east, south and west. Mr. Martinez stated the property was designated for single family residential use in the Land Use Plan.

Eddie Martinez, Planner III, stated the proposed use of the property was for Single Residential Homes per lot. He further stated Development Services recommended approval of the preliminary plat approval of the proposed San Fernando Estates Subdivision, subject to conditions.

There being no further discussion, Roberto Carrillo, Jr. moved to **approve** the preliminary plat approval of the proposed San Fernando Estates Subdivision. The motion was seconded by Charlie Ramirez and, upon a vote, carried unanimously.

**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**

Eddie Martinez, Planner III, introduced the item and presented the property's legal description. He stated the subject property was currently zoned Heavy Industrial District (H-I) and adjacent zoning were Heavy Industrial District (H-I) to the north, east and city limits to the south and west. Mr. Martinez stated the property was designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated the proposed use of the property was for retail. He further stated Development Services recommends approval of the preliminary and final plat approval of the proposed Jackson Commerce Development Subdivision Lot 9A and Lot 11A Phase IV Subdivision, subject to conditions.

There being no further discussion, Javier Gutierrez. moved to **approve** the preliminary and final plat approval of the proposed Jackson Commerce Development Subdivision Lot 9A and Lot 11A Phase IV Subdivision. The motion was seconded by Charlie Ramirez and, upon a vote, carried unanimously.

**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**

Eddie Martinez, Planner III, introduced the item and presented the property's legal description. He stated the subject property was currently zoned Single-Family Residential District (R-1) and General Business District (C). Mr. Martinez stated the adjacent zoning was Single-Family Residential District (R-1) and General Business District (C) to the north, Agricultural and/or Open Space District (A-O) and General Business District (C) to the east and south Single-Family Residential District (R-1) to the west. Mr. Martinez reported the property was designated for single family residential and commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated the proposed use of the property was for single family lots and retail for commercial lots. He further stated Development Services recommends approval of the final plat approval of the proposed Javelina Estates Subdivision, subject to the following conditions.

Board Member Roberto Carrillo Jr. abstained from voting due to conflict of interest.

There being no further discussion, Javier Gutierrez moved to **approve** the final plat approval of the proposed Javelina Estates Subdivision. The motion was seconded by Ruben Luna 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, Ruben Luna, **moved** to adjourn. Charlie Ramirez, seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:22 p.m.

**PLANNING & ZONING COMMISSION**

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Danny Wylie, Chairman

**ATTEST:**

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Andy Castro, Secretary

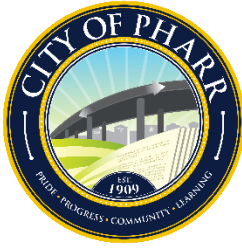
**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF PHARR**

**ON THIS 21st 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:**

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Karina Gonzalez, Secretary  
APPROVED: 5/22/2026



## AGENDA MEMORANDUM

**BOARD:** PLANNING & ZONING  
COMMISSION

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

**DATE SUBMITTED:** June 8, 2026

**MEETING DATE:** June 18, 2026

**FROM:** Nancy Hernandez, Administrative  
Assistant

**DEPARTMENT:** Development Services

**DIRECTOR:** Roland Gomez

**Agenda Item:** Ben Smith, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a 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 property is physically located within the 500 Block of East Polk Avenue. CUP#260505 **This item supports EV - Economic Vitality.**

**Classification:** Regular

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

**Issue:** Ben Smith, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C).

**Fiscal Consideration:**

**Staff Recommendation:** Development Services is recommending approval of the Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C).

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### ROUTING:

Nancy Hernandez  
Joe Garza  
Roland Gomez

Created/Initiated - 06/08/2026  
Approved - 06/08/2026  
Final Approval - 06/08/2026



## MEMORANDUM

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**DATE:** THURSDAY, JUNE 18, 2026  
**TO:** PLANNING & ZONING COMMISSION  
**FROM:** DEVELOPMENT SERVICES

<b>SUBJECT:</b> CONDITIONAL USE PERMIT FOR OUTSIDE STORAGE FILE NO. <b>CUP#260505</b> (OUTSIDE STORAGE)
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### GENERAL INFORMATION:

**APPLICANT:** Ben Smith, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C).

**LEGAL DESCRIPTION:** 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.

**LOCATION:** The property is physically located within the 500 Block of East Polk Avenue.

**ZONING:** The properties and the property to the north are currently zoned Heavy Commercial District (H-C). The properties to the east and west are zoned Single-Family Residential District (R-1). A portion of the properties to the south are zoned Residential Multi-Family High Density District (R-MFHD) and the other portion Single-Family Residential District (R-1). The area is generally designated for commercial use in the Land Use Plan.

**COMMENTS:** **FIRE DEPARTMENT:** Pending inspection of the Conditional Use Permit.

**BUILDING:** Pending inspection of the Conditional Use Permit.

**DEVELOPMENT SERVICES:** Pending inspection of the Conditional Use Permit.

**NOTIFICATION OF PUBLICATION:** Twenty-Three (23) surrounding property owners were notified of the request by letter on June 5, 2026, and a legal notice was published in the Advance News Journal on June 3, 2026. Staff received no response to the letters or the legal notice.

**DEVELOPMENT SERVICES RECOMMENDATIONS:** Development Services is recommending approval of the Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

- 1) This Conditional Use Permit is provisional and not to exceed one year;
- 2) The applicant must initiate and complete the subdivision process; Approval of this Conditional Use Permit is contingent upon completion of the subdivision process;
- 3) Within six (6) months of approval, staff shall review the progress of the project to verify that the applicant is making satisfactory progress toward completing the subdivision process and meeting all applicable departmental requirements;
- 4) The outside storage of materials shall be limited to only paved surfaces on the lot;
- 5) Applicant will be required to apply for and obtain all necessary permits prior to any construction on said property; the appropriate permit for improvements/construction that is to occur on the property;
- 6) The applicant shall provide paving for all areas that will be used for the maneuvering of vehicles;
- 7) The applicant shall comply with all City of Pharr Landscaping and Sign Ordinance requirements; any violations will terminate this Conditional Use Permit;
- 8) Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
- 9) Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
- 10) This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date; and
- 11) The applicant must provide a buffer (opaque) along the east and west property lines; and
- 12) The following shall be considered as grounds for the revocation of a Conditional Use Permit:
  - Any change in use or change in extent of use, area or location being used.
  - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
  - Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31<sup>st</sup> day.
  - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.









AERIAL

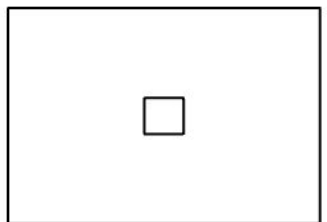


The subject property is the ONLY property to be affected. Solo la propiedad dentro de los limites sera afectada.

G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP\_260506 REVISED\_403 E POLK AVE\apn00\_BASE Project File.aprx

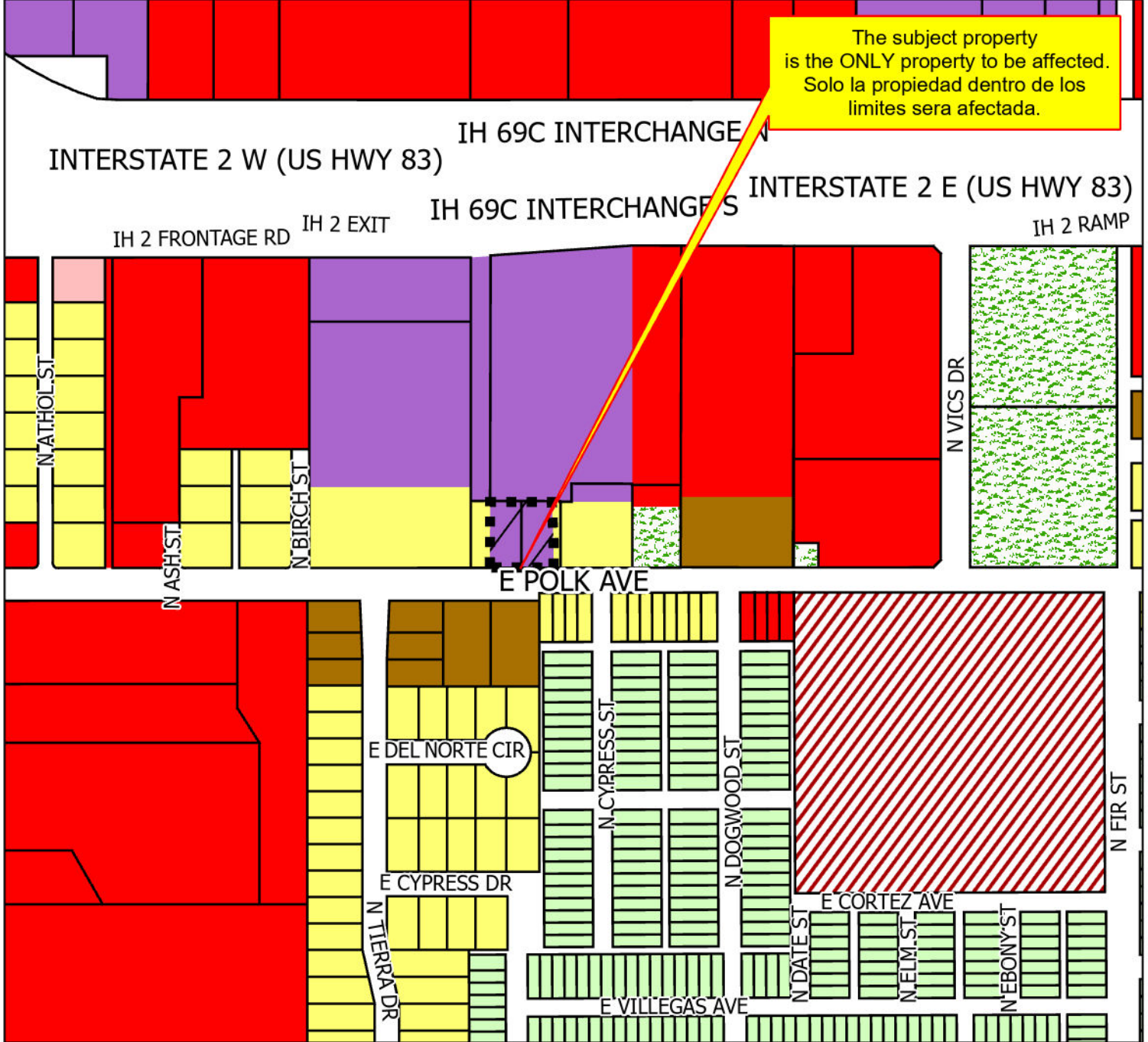
-  Pharr City Limit
-  300 ft. Notification Buffer
-  Notified Properties
-  Location

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.





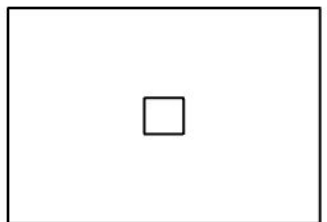
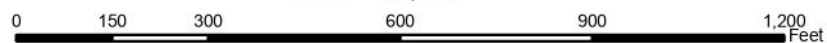
ZONING



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP\_260506 REVISED\_403 E POLK AVE\cpr00\_BASE Project File.aprx

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

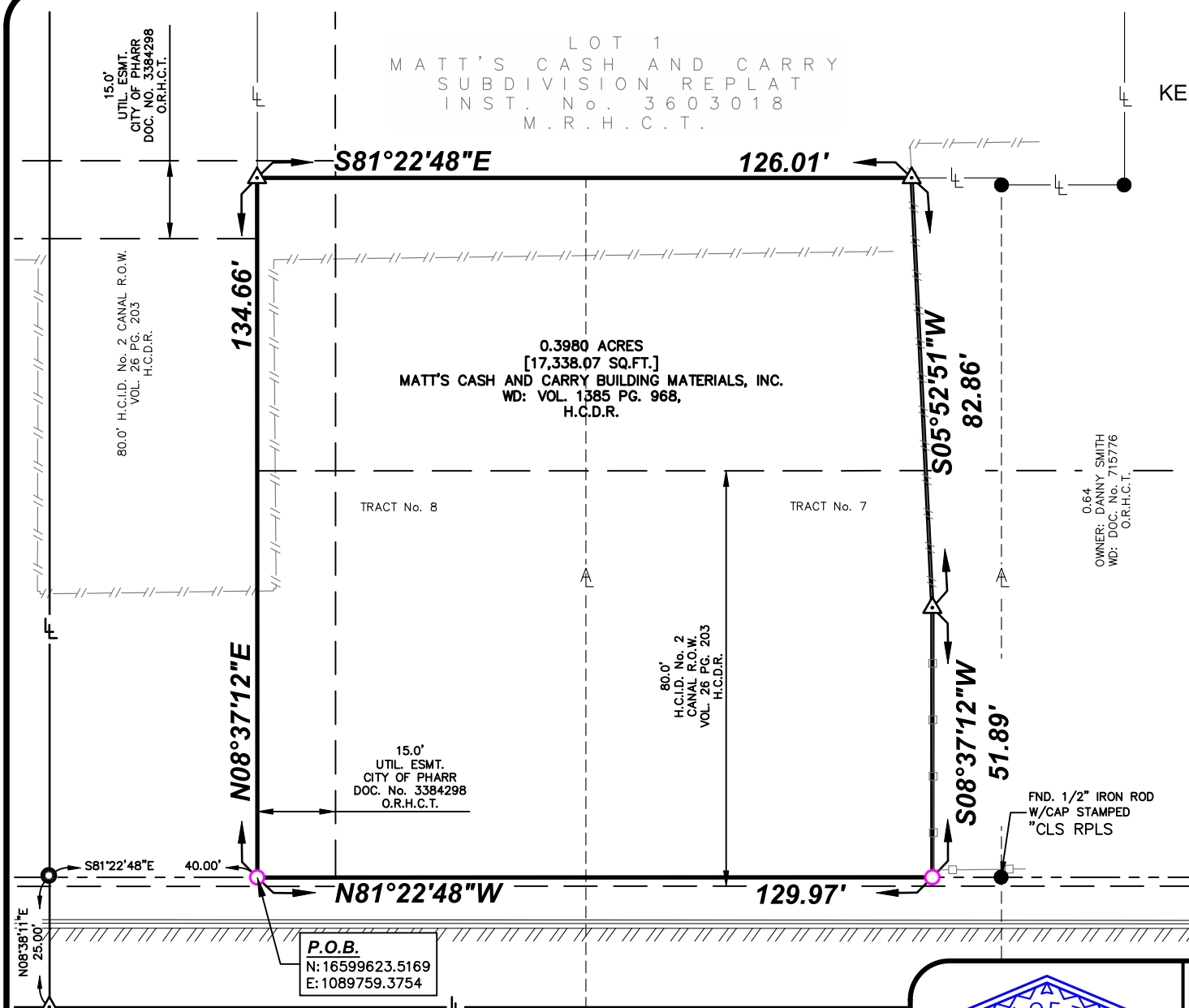
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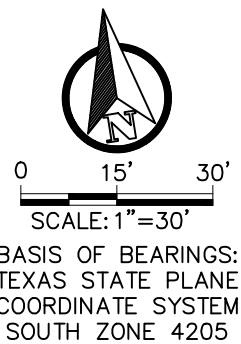
**PLAT SHOWING:**

**A 0.3980 ACRE [17,338.07 SQ.FT.] TRACT OF LAND  
BEING OUT OF THE WEST 183.3 FEET OF THE SOUTH 159.66 FEET OF LOT 163,  
KELLY-PHARR SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN VOLUME 3, PAGE 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.**

LOT 1  
MATT'S CASH AND CARRY  
SUBDIVISION REPLAT  
INST. No. 3603018  
M.R.H.C.T.



- LEGEND**
- BOUNDARY LINE
  - - - RIGHT OF WAY LINE
  - - - EASEMENT LINE
  - LOT LINE
  - - - ADJOINER BOUNDARY LINE
  - / - / - CEDAR FENCE
  - □ - CONCRETE BLOCK FENCE LINE
  - / / - CONCRETE CURB AND GUTTER
  - — FOUND 1/2" IRON PIPE OR AS NOTED
  - — FOUND 1/2" IRON ROD OR AS NOTED
  - — SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
  - △ — CALCULATED POINT
  - R.O.W. — RIGHT OF WAY
  - VOL. — VOLUME
  - PG. — PAGE
  - DOC. — DOCUMENT
  - INST. — INSTRUMENT
  - UTIL. — UTILITY
  - ESMT. — EASEMENT
  - FND. — FOUND
  - POB — POINT OF BEGINNING
  - POC — POINT OF COMMENCEMENT
  - SW — SOUTHWEST
  - CNR. — CORNER
  - WD: — WARRANTY DEED
  - O.R.H.C.T. — OFFICIAL RECORDS HIDALGO COUNTY TEXAS
  - D.R.H.C.T. — DEED RECORDS HIDALGO COUNTY TEXAS
  - H.C.I.D. — HIDALGO COUNTY IRRIGATION DISTRICT

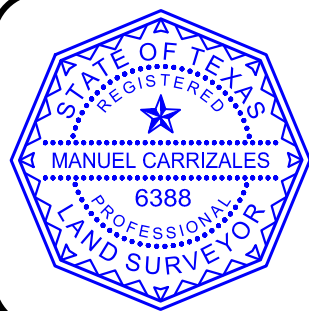


- NOTES:**
- SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "B" (MEDIUM SHADING) DESCRIBED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 4803470005C, DATED 10/19/1982.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY EXIST DEEDS OF RECORD, UNRECORDED INSTRUMENTS, EASEMENTS, OR OTHER ENCUMBRANCES NOT SHOWN HEREON THAT COULD AFFECT TITLE, OWNERSHIP, OR THE USE OF THIS PROPERTY.
  - THE FOLLOWING RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY, ARE LISTED IN THE DEED OF THIS PROPERTY:
  - RULES, REGULATIONS, RIGHTS OF WAY AND EASEMENTS IN FAVOR OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 2.
  - EASEMENTS FOR ROADWAYS, CANALS, DRAINAGE DITCHES, UTILITY LINES, PIPELINES, ETC., AS SHOWN ON THE RECORDED MAP AND DEDICATION OF THE SUBDIVISION, AND ALL VISIBLE EASEMENTS.
  - ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.
  - A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
  - SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.
- JOB NO. U26005 SHEET 02 OF 02

**P.O.B.**  
N: 16599623.5169  
E: 1089759.3754

**P.O.C.**  
SW CNR. LOT 163

**E. POLK AVENUS [R.O.W. VARIES]**



I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF MARCH, 2026 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT.

*Manuel Carrizales* 3-27-2026  
MANUEL CARRIZALES DATE  
R.P.L.S. #6388

**Carrizales Land Surveying, LLC**  
Texas Registered Surveying Firm  
TBPELS FIRM No: 10194417  
4807 Gondola Avenue,  
Edinburg, TX 78542  
Office: 956-567-2167  
www.cls.land



**Pharr**  
Development Services



## Site Photo

Within the 500 Blk of E Polk Ave





## AGENDA MEMORANDUM

**BOARD:** PLANNING & ZONING  
COMMISSION

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

**DATE SUBMITTED:** June 8, 2026

**MEETING DATE:** June 18, 2026

**FROM:** Nancy Hernandez, Administrative  
Assistant

**DEPARTMENT:** Development Services

**DIRECTOR:** Roland Gomez

**Agenda Item:** Picaro's Pizza, LLC., owner, d/b/a Picaro's Pizza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.02 acres, more or less, out of Lot 3, Riveraine Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6502 South Cage Boulevard, Suite 2. CUP# 260506 **This item supports EV - Economic Vitality.**

**Classification:** Regular

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

**Issue:** Picaro's Pizza, LLC., owner, d/b/a Picaro's Pizza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

**Fiscal Consideration:**

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

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

---

### **ROUTING:**

Nancy Hernandez  
Joe Garza  
Roland Gomez

Created/Initiated - 06/08/2026  
Approved - 06/08/2026  
Final Approval - 06/08/2026



## MEMORANDUM

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**DATE:** THURSDAY, JUNE 18, 2026  
**TO:** PLANNING & ZONING COMMISSION  
**FROM:** DEVELOPMENT SERVICES

<b>SUBJECT:</b> CONDITIONAL USE PERMIT AND LATE HOURS PERMIT FOR ABC FILE NO. <b>CUP#260506</b> (PICARO'S PIZZA)
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### GENERAL INFORMATION:

**APPLICANT:** Picaro's Pizza, LLC., owner, d/b/a Picaro's Pizza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

**LEGAL DESCRIPTION:** The property is legally described as being 0.02 acres, more or less, out of Lot 3, Riveraine Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 6502 South Cage Boulevard, Suite 2.

**ZONING:** The property and the properties to the north, east and west are currently zoned General Business District (C). The property to the west is zoned Single-Family Residential District (R-1). 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:** Recommends approval of the Conditional Use Permit.

**BUILDING:** Pending inspection of the Conditional Use Permit.

**HEALTH:** Pending inspection of the Conditional Use Permit.

**DEVELOPMENT SERVICES:** Recommends approval of the Conditional Use Permit.

**NOTIFICATION OF PUBLICATION:** Nine (9) surrounding property owners were notified of the request by letter on June 5, 2026, and a legal notice was published in the Advance News Journal on June 3, 2026. Staff received no response to the letters or the legal notice.

**HOURS OF OPERATION:** Hours of operation: Sunday – Thursday 11am -10pm and Friday and Saturday 11:00 AM – 11:00 PM.

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

**NOTE:** This item is scheduled to go before the City Commission Meeting of **Monday, July 06, 2026, at 4:00 p.m.**

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

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

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

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

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

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

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

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







**AERIAL**

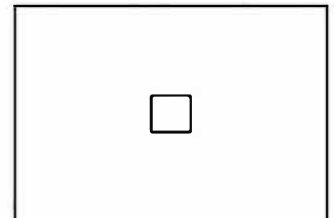


The subject property is the ONLY property to be affected. Solo la propiedad dentro de los limites sera afectada.

G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP260506 6502 S CAGE BLVD\aprx\00\_BASE Project File.aprx

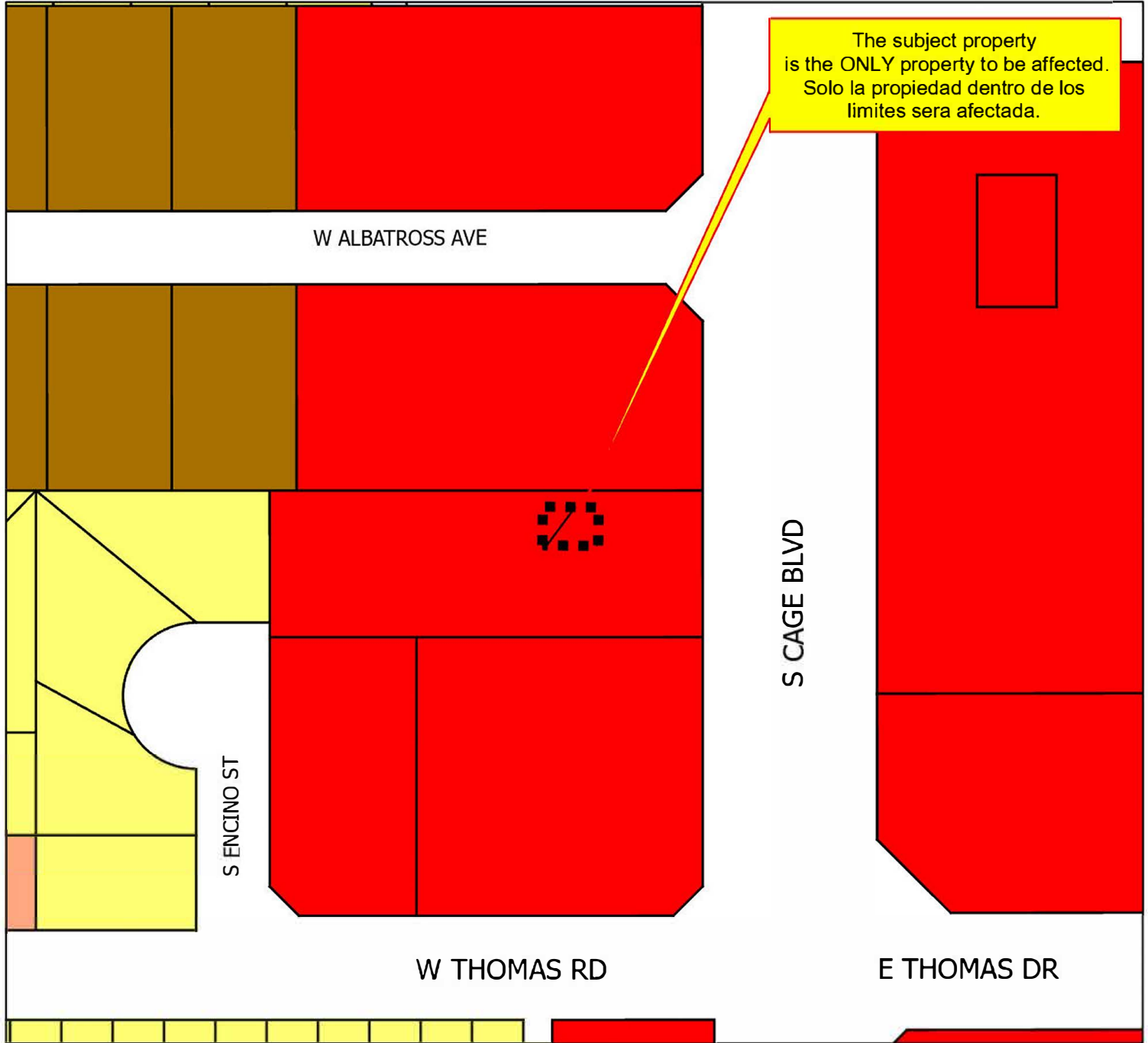
-  Pharr City Limit
-  300 ft. Notification Buffer
-  Notified Properties
-  Location

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.





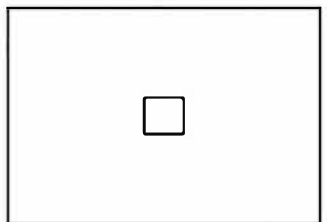
ZONING

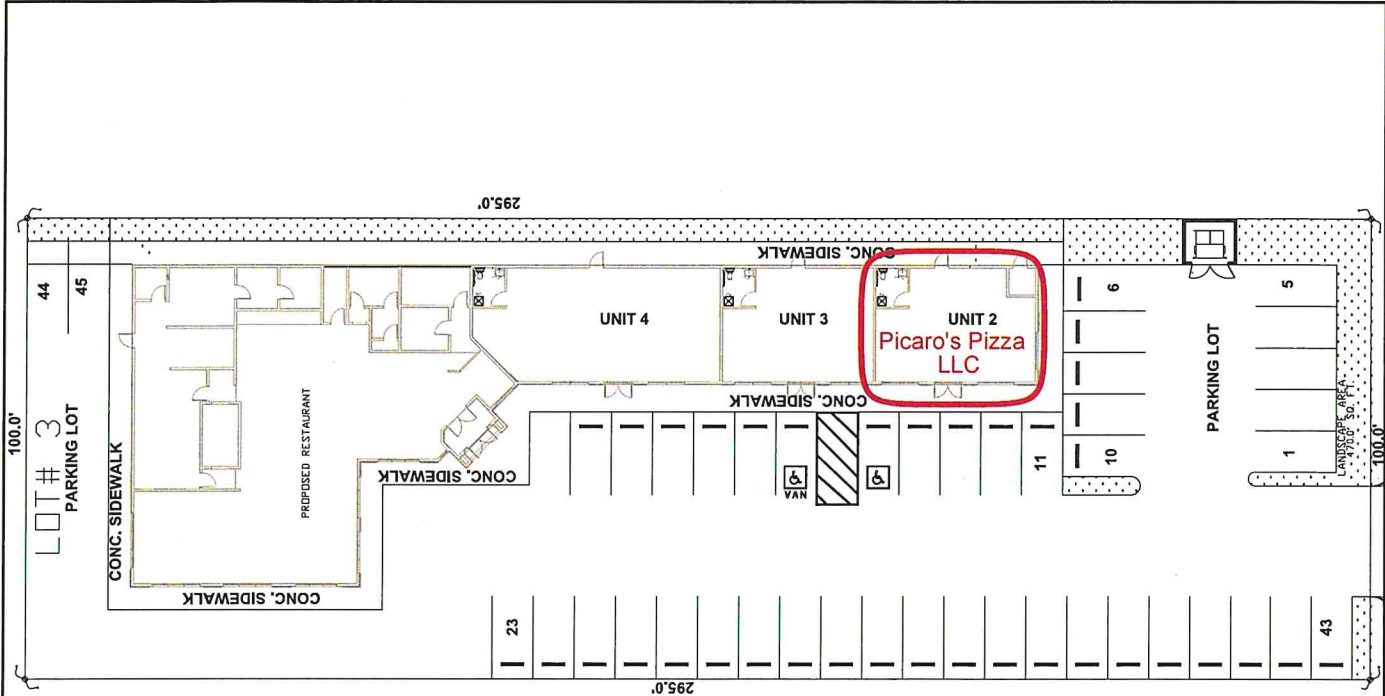
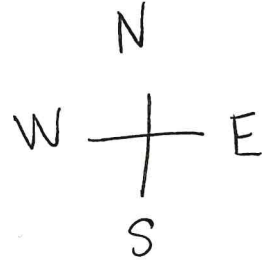


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- |                                       |                   |                          |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit                      | Mobile Home       | Heavy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

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





NOTE:  
 THESE PLANS ARE INTENDED TO  
 PROVIDE THE BASIC INFORMATION  
 FOR CONTRACTORS. THESE PLANS  
 MUST BE VIEWED AND CHECKED  
 COMPLETELY BY THE GENERAL  
 CONTRACTOR.  
 CONTRACTOR MUST  
 VERIFY ALL PLANS BEFORE  
 CONSTRUCTION.  
 FEDERAL, STATE, COUNTY, AND  
 LOCAL CITY ORDINANCES AND  
 BUILDING CODES TAKE PRECEDENCE  
 OVER AND PART OF THESE  
 DRAWINGS.

1-EXISTING SITE PLAN  
 SCALE: 1"=30'

PROJECT: VILLA DEL MAR PLAZA  
 LOT #3 RIVERAINE SUBD  
 PHARR, TEXAS

SUITE #02

CONSULTING SERVICES  
 Project Supervision Management  
 Construction Plans, Foundation  
 Plans, Manual J, RestCheck, and  
 City Permits.

CONSTRUCTION PLANS

DRAFTING SERVICES  
 DATE: 06/24/2022  
 Ph: (512) 784-0965  
 Ph: (562) 586-2606  
 www.draftingservices.com

DATE: 06/24/2022  
 DRAWN BY: M. JAMES  
 CHECKED BY: M. JAMES  
 APPROVED BY: M. JAMES

1



**Pharr**  
Development Services



## Site Photo

6502 S CAGE BLVD, SUITE 2





## AGENDA MEMORANDUM

**BOARD:** PLANNING & ZONING  
COMMISSION

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

**DATE SUBMITTED:** June 8, 2026

**MEETING DATE:** June 18, 2026

**FROM:** Nancy Hernandez, Administrative  
Assistant

**DEPARTMENT:** Development Services

**DIRECTOR:** Roland Gomez

**Agenda Item:** Halff Associates, representing Phil Dyer, Manager for Capote Farms, LTD., owner, is requesting preliminary plat approval of the proposed Marmon Food Service Technologies Subdivision. The property is legally described as being a 42.05 acre tract out of Lots 379 and 388 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of W. Military Hwy. SUB# 260513 **This item supports EV - Economic Vitality.**

**Classification:** Regular

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

**Issue:** Halff Associates, representing Phil Dyer, Manager for Capote Farms, LTD., owner, is requesting preliminary plat approval of the proposed Marmon Food Service Technologies Subdivision

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends preliminary plat approval of the proposed Marmon Food Service Technologies Subdivision.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### **ROUTING:**

Nancy Hernandez

Joe Garza

Roland Gomez

Created/Initiated - 06/08/2026

Approved - 06/08/2026

Final Approval - 06/08/2026



## MEMORANDUM

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**DATE:** THURSDAY, JUNE 18, 2026  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** DEVELOPMENT SERVICES  
**SUBJECT:** MARMON FOOD SERVICE TECHNOLOGIES SUBDIVISION  
FILE NO. **SUB260513**

---

### GENERAL INFORMATION

**APPLICANT:** Half Associates, representing Phil Dyer, Manager for Capote Farms, LTD, owner, is requesting preliminary plat approval of the proposed Marmon Food Service Technologies Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a 42.05 acre tract out of Lots 379 and 388 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located within the 400 Block of W. Military Hwy.

**ZONING:** The property is currently zoned Heavy Industrial District (H-I). The adjacent zones are Limited Industrial District (L-I) and Heavy Industrial District (H-I) to the north, Planned Unit Development District (PUD), Agricultural Open Space District (A-O) and Heavy Commercial District (H-C) to the east, Agricultural Open Space District (A-O) to the south and Limited Industrial District (L-I) and Agricultural Open Space District (A-O) to the west. The property is designated for industrial use in the Land Use Plan.

**PROPERTY PROPOSED USE:** Warehouses.

**VARIANCES:** None Requested.

**RECOMMENDATIONS:** Development Services recommends preliminary plat approval of the proposed Marmon Food Service Technologies Subdivision subject to the following conditions:

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



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

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## **STAFF REVIEW MEETING FOR: MARMON FOOD SERVICE TECHNOLOGIES SUBDIVISION**

1. On owner's signature block provide name and address.
2. Notary block update the name.
3. Provide north arrow on location map.
4. Update information on principal contacts.
5. Plat note # 9, provide acre feet.
6. On access Dr. remove, City of Pharr.
7. Add dimension easements within property.
8. Provide the metes & bounds.
9. Provide street lighting along W. Military Hwy.
10. Add North Arrow on the location map.

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: MARMON FOOD SERVICE TECHNOLOGIES SUBDIVISION

PLAT REVIEW MEETING FOR:  
MARMON FOODSERVICE THECNOLOGIES SUBDIVISION

\*\*\*\*\*

COMMENTS: Initials: J.R. May 20, 2026

\*\*\*\*\*

## WATER:

- Water line connection point on W. Hi Line Rd. will need to connect to 12” (not 24”).
- Will need steel casing fro water crossing on W. Hi Line Rd.
- Water and sewer lines will need to have 9’ of separation.
- Will need to show water service connection location and show details.
- Will need to show water crossing under gas line.
- Will need to show all water and connection details.
- All fitting will need to be MJ (Mechanical Joint) with mega locks.
- Will need to verify elevations of water line and sewer line (C5.04)
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

## SEWER:

- Will need to obtain offsite easement for sanitary sewer line installation.
- Will need to obtain RULIS permit from TX DOT.
- Will need to verify elevations of sewer and water line.
- Will need to show all sewer connections and crossing details.
- Will need to update manhole rim and lid detail.
- Manhole rim and lid will need to be composite base with City of Pharr logo.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

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## STAFF REVIEW MEETING FOR: MARMON FOOD SERVICE TECHNOLOGIES SUBDIVISION

### PLAT

1. Signatures from P.E. & R.P.L.S. shall be required.
2. Include the nearest benchmark for this area, and provide the northing, easting and elevation. (ENGINEER HAS COMPLIED WITH THIS COMMENT)
3. Add note--- "5.0'-ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase".

### SITE PLAN

1. All waterlines shall be required to have a minimum cover of 4'-ft from the natural ground.
2. Sheet C5.04 check for conflict between water and sewer line crossing.
3. Ensure all water, sanitary sewer manholes & sewer lines running parallel to each other are at minimum 9'-ft apart as per TCEQ requirements.
4. Heavy duty HMAC shall require a minimum of 4"-in in thickness.
5. Use the correct storm sewer lid detail with updated logo.
6. Use the composite manhole lid detail with updated logo for sanitary sewer.

### DRAINAGE

1. Drainage report shall be required to be reviewed and approved by HCDD no. 1
2. Provide a cross-section detail for detention pond.
3. Include full drainage layout and show where the runoff will outfall to. If out falling to HCDD No. 1 drain ditch, a permit will be required to be obtained.
4. All detention ponds shall be required to be stabilized using sod or hydro-mulch to prevent erosion.
5. Detention ponds with depths that exceed 2.5'-ft shall require a perimeter fence with a minimum height of 4'-ft.

### TRAFFIC IMPACT ANALYSIS

1. Provide a trip generation report for this development.

### 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.**

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## STAFF REVIEW MEETING FOR: MARMON FOOD SERVICE TECHNOLOGIES SUBDIVISION

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

11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 \* fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

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

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

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

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

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

Additional Comments:

1. SHALL ADD WATERLINES AND FIRE HYDRANTS ON ACCESS ROAD.
2. SHALL HAVE BALLARDS FOR FIRE HYDRANTS AT LOCATION

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



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

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## STAFF REVIEW MEETING FOR: MARMON FOOD SERVICE TECHNOLOGIES SUBDIVISION

- Sediment Erosion Control Plan missing details such as silt fence, washout, construction entrance, trash bin, and inlet protection.
- Obtain any necessary curb cut, street cut, or bore permits.
- SW3P binder is missing filled out Large Construction Notice.
- Sediment Erosion Control Plan missing details such as silt fence, washout, construction entrance, trash bin, and inlet protection.
- Obtain any necessary curb cut, street cut, or bore permits.
- SW3P binder is missing filled out Large Construction Notice.

## STAFF REVIEW MEETING FOR: MARMON FOOD SERVICE TECHNOLOGIES SUBDIVISION

General Notes: Upon review of the submitted preliminary plat and site plans, the following revisions are required to ensure compliance with City of Pharr Utility Fiber Optical Infrastructure Ordinances. Please incorporate the items below into your documentation prior to resubmission.

### 1. Required Conduit and Hand-Hole Details

a.  
Conduit Specifications: The Proposed 2" fiber optic line callout must be revised to reflect the required conduit type.

- a.  
Replace with: "PROP.330.17 of 2x 2" HDPE or 2x 2" Schedule 40 Conduit".
- b. This conduit shall extend from the utility easement adjacent to the TXDOT right of way.
- b. Hand-Hole Installation: A 17"x30"x30" hand-hole must be installed within the utility easement to provide future access and maintenance.

a.  
Include on plans as: "COP: HH: 17"x30"x30"."

### 2. Clarifications for Site Plans and General Notes

a.  
The current site plans do not fully document the proposed pathway for Pharr Connect utility conduit and fiber optic cable, which is shown externally along the easement.

#### b. Site Plan Proposal:

a.  
While the fiber optic cabling pathway is indicated on Sheet C4.1 & C5.1, the plans must clearly specify the entry method (via underground utility easement) and the final termination point.

b. These details are to be determined at the discretion of Pharr Connect IT but must be clearly documented on the final plans.

### 3. Inspection Requirement

a.  
Pharr Connect Infrastructure must be inspected and approved prior to the Final Subdivision Meeting. This inspection is mandatory for project approval.

Please revise the plat and site plans to include all items noted above. These updates will ensure complete and accurate

documentation of Pharr Connects infrastructure within the development.

Should you have questions or need further clarification, do not hesitate to contact our

office.

Thank you for your prompt attention to these requirements.

**From:** [jbs\\_hcid2@att.net](mailto:jbs_hcid2@att.net)  
**To:** [Eddie Martinez](#)  
**Cc:** [jl\\_hcid2@att.net](mailto:jl_hcid2@att.net)  
**Subject:** RE: Marmon Food Service Technologies Subdivision  
**Date:** Monday, May 18, 2026 2:39:43 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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\*\*\*\*\* 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 and updates for the proposal:

1. We have the general right of way covering all the lot. Vol. 26, Pg. 234 deed records.
2. Edit label: 80.00' FEE SIMPLE, along the west side, is not in the correct place and it is centered on the lot line.
3. Edit label: 50.00' APPARENT EXISTING IRRIGATION CANAL R.O.W.
4. Edit label: 70' FEE SIMPLE along the south edge and it is being addressed with the engineer.
5. We have a pipeline along the south and within the fee simple area.
6. Add the KELLY-PHARR Subdivision name to the P.O.C. label.
7. We need the general warranty deed(s) for the 42.05 acre development.
8. We need the certificate of filing and the certificate of formation for the entity.
9. Add plat note: A permit is required for any utility service crossing H.C.I.D. No. 2 rights of way, easement or facility.
10. If the Subdivision is to be excluded from the District, a petition for exclusion form is available at the District's office.

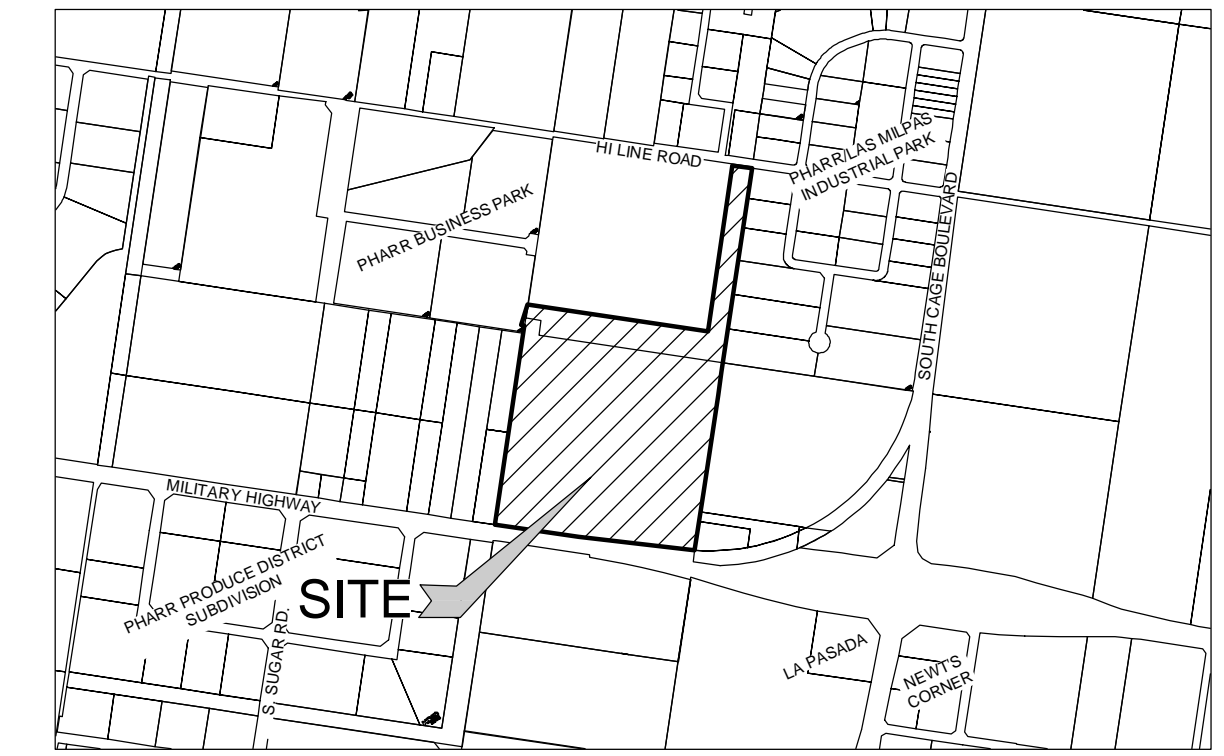
If there are any questions or concerns, please advise.

Thank you.

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

---

**From:** Eddie Martinez <[eddie.martinez@pharr-tx.gov](mailto:eddie.martinez@pharr-tx.gov)>  
**Sent:** Monday, May 11, 2026 11:23 AM  
**To:** [isaac.gonzalez@hcdd1.org](mailto:isaac.gonzalez@hcdd1.org); [esther.mireles@hcdd1.org](mailto:esther.mireles@hcdd1.org); [hcid2@sbcglobal.net](mailto:hcid2@sbcglobal.net); [jbs\\_hcid2@att.net](mailto:jbs_hcid2@att.net);



LOCATION MAP  
NOT TO SCALE

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

Being a 42.05 acre tract of land, more or less, out of Lot 379 and Lot 388, out of what is known as Kelly-Pharr Subdivision as shown on Map of the Subdivision of Porciones 66, 67, 69 and 70, in Hidalgo County, Texas, as recorded in Volume 0, Page 27 of the Map Records of Hidalgo County, Texas; said 42.05 acre tract being more particularly located and described as follows:

**COMMENCING** at the Southwest corner of said Lot 388. **THENCE**, with the West line of said Lot 388, North 08 degrees 31 minutes 00 seconds East, a distance of 60.00 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set at a point in the North right-of-way line of U.S. Highway 281 (existing variable width highway right-of-way, Military Highway), a one-half inch iron rod found at North 08 degrees 31 minutes 00 seconds East, a distance of 20.00 feet from said point. **THENCE**, with the North right-of-way line of said U.S. Highway 281, South 81 degrees 48 minutes 15 seconds East, a distance of 65.00 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the apparent East line of an existing irrigation right-of-way. **THENCE**, with the apparent East line of said existing irrigation right-of-way, North 08 degrees 31 minutes 00 seconds East, a distance of 30.49 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the North line of a 70 ft wide irrigation canal right-of-way, for the Southwest corner and the **POINT OF BEGINNING** of this 42.05 acre tract;

**THENCE**, continuing with the apparent East line of said existing irrigation right-of-way, North 08 degrees 31 minutes 00 seconds East, a distance of 1,295.05 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 42.05 acre tract;

**THENCE**, North 61 degrees 50 minutes 54 seconds West, a distance of 56.21 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the East line of an apparent existing 40 ft wide irrigation right-of-way, for a corner of this 42.05 acre tract;

**THENCE**, with the apparent East line of said 40 ft wide irrigation right-of-way, North 08 degrees 31 minutes 00 seconds East, a distance of 119.36 ft to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set at a point, a one-half inch iron rod with a yellow plastic cap stamped "R&A" found at North 01 degree 01 minute 43 seconds East, a distance of 306.34 feet from said point, said point being the Northwest corner of this 42.05 acre tract;

**THENCE**, South 81 degrees 29 minutes 00 seconds East, a distance of 1,218.74 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 42.05 acre tract;

**THENCE**, with a line parallel to, and at a distance of 60.00 feet perpendicular from the East line of said Lot 379, North 08 degrees 31 minutes 00 seconds East, a distance of 1,096.75 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the South right-of-way line of Hi-Line Road (existing 40 ft wide road right-of-way), for a corner of this 42.05 acre tract;

**THENCE**, with the South right-of-way line of said Hi-Line Road, South 81 degrees 29 minutes 00 seconds East, a distance of 60.00 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the East line of said Lot 379, for the Northeast corner of this 42.05 acre tract;

**THENCE**, with the East line of said Lot 379, South 08 degrees 31 minutes 00 seconds West, a distance of 1,300.00 feet to the Southeast corner of said Lot 379, same being the Northeast corner of said Lot 388, a one-half inch iron rod found at South 36 degrees 10 minutes 56 seconds West, a distance of 0.94 feet from said corner, continuing with the East line of said Lot 388, at a total distance of 2,529.00 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the North line of said 70 ft wide irrigation canal right-of-way, for the Southeast corner of this 42.05 acre tract;

**THENCE**, with the North line of said 70 ft wide irrigation canal right-of-way, North 81 degrees 29 minutes 00 seconds West, a distance of 1,228.56 feet, to the **POINT OF BEGINNING**;

Said described tract of land containing 42.05 acres, more or less.

STATE OF TEXAS  
COUNTY OF HIDALGO:

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

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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

\_\_\_\_\_  
PRESIDENT SECRETARY

STATE OF TEXAS  
COUNTY OF HIDALGO:

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

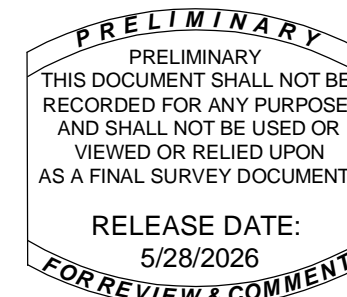
\_\_\_\_\_  
DANNY WYLLIE, CHAIRMAN  
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

I, GUADALUPE B. NUÑEZ JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH SUITABLE PERMANENT MONUMENTS OF THE SIZE AND TYPE NOTED. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

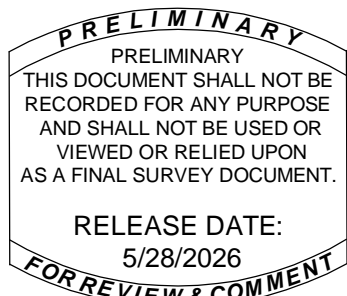
\_\_\_\_\_  
GUADALUPE B. NUÑEZ JR.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR TEXAS NO. 5914  
HALFF, INC.



STATE OF TEXAS  
COUNTY OF HIDALGO

I, SOLVEIG A. CANTU, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

\_\_\_\_\_  
SOLVEIG A. CANTU  
LICENSED PROFESSIONAL ENGINEER  
REGISTRATION NO. 147784



STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN IN THIS PLAT, AND DESIGNATED HEREIN AS MARMON FOOD SERVICE TECHNOLOGIES PLAT TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES OF CONSIDERATION THEREIN EXPRESSED.

\_\_\_\_\_  
CAPOTE FARMS, LTD  
BY: PHIL DYER, MANAGER  
CAPOTE FARMS GP, L.L.C.  
2011 WEST DOFFLING CANAL RD.  
PHARR, TX 78577

STATE OF TEXAS  
COUNTY OF HIDALGO:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
NOTARY PUBLIC  
HIDALGO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO:

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

\_\_\_\_\_  
AMBROSIO HERNANDEZ  
MAYOR, CITY OF PHARR

DATE

\_\_\_\_\_  
CITY CLERK

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

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



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

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

GENERAL NOTES:

BENCHMARK INFORMATION:

- CITY OF PHARR BENCHMARK #2 AN ALUMINUM DISK LOCATED ALONG THE WEST SIDE OF THE CAGE BLVD. N=16558969.20, E=1082248.85 (GRID) ELEVATION = 91.79 FEET (NAVD 88). BENCHMARK "X" CUT ON CURB INLET LOCATED ALONG THE NORTH SIDE OF MILITARY HWY., 1,826 FEET WEST OF THE SOUTHEAST CORNER OF THIS PLAT. N=1650245.81, E=1079955.17 (GRID) ELEVATION = 89.85 FEET (NAVD 88).
- THE HORIZONTAL DATUM IS THE TEXAS STATE-PLANE COORDINATE SYSTEM (TEXAS SOUTH ZONE NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND/OR COORDINATES SHOWN ARE GRID VALUES AND BASED ON U.S. SURVEY FEET.
- THIS PROPERTY LIES IN FLOOD ZONE "B" (MEDIUM SHADING) AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 4803340500B, EFFECTIVE DATE JANUARY 2, 1981. THE SUBJECT PROPERTY IN FLOOD ZONE "B" (MEDIUM SHADING) IS DESCRIBED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)"
- MINIMUM BUILDING SETBACK LINES SHALL BE AS PER CITY OF PHARR ORDINANCE.
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB.
- NO BUILDING OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- ALL CORNER, ANGLE POINTS AND POINTS OF CURVATURE OR TANGENCY DELINEATING THE BOUNDARY OF THE LAND SHOWN HEREIN AND ALL LOT CORNERS AS BEING PLATTED HAVE BEEN MARKED WITH A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF", UNLESS OTHERWISE STATED, OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SUBDIVISION PLAT HAS ESTIMATED THAT AN ON-SITE AREA OF APPROXIMATELY 3.89 ACRES AND AN ON-SITE VOLUME OF APPROXIMATELY XXXX-CUBIC FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS INDUSTRIAL DEVELOPMENT.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- OWNERS TO MAINTAIN DETENTION AND RETENTION AREAS.
- A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A HCID2 RIGHT OF WAY, EASEMENT OR FACILITY.
- A 5.0' SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.

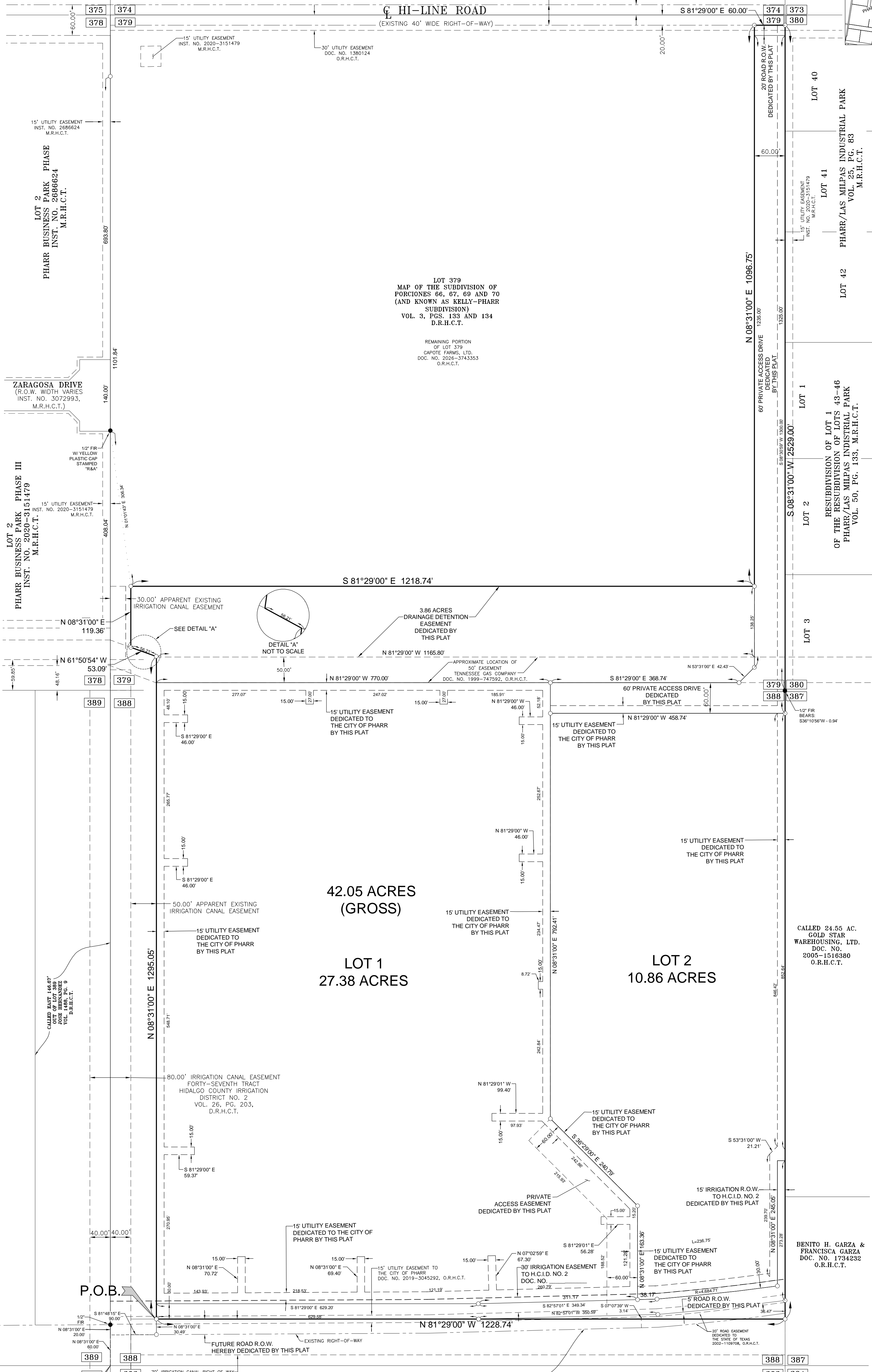
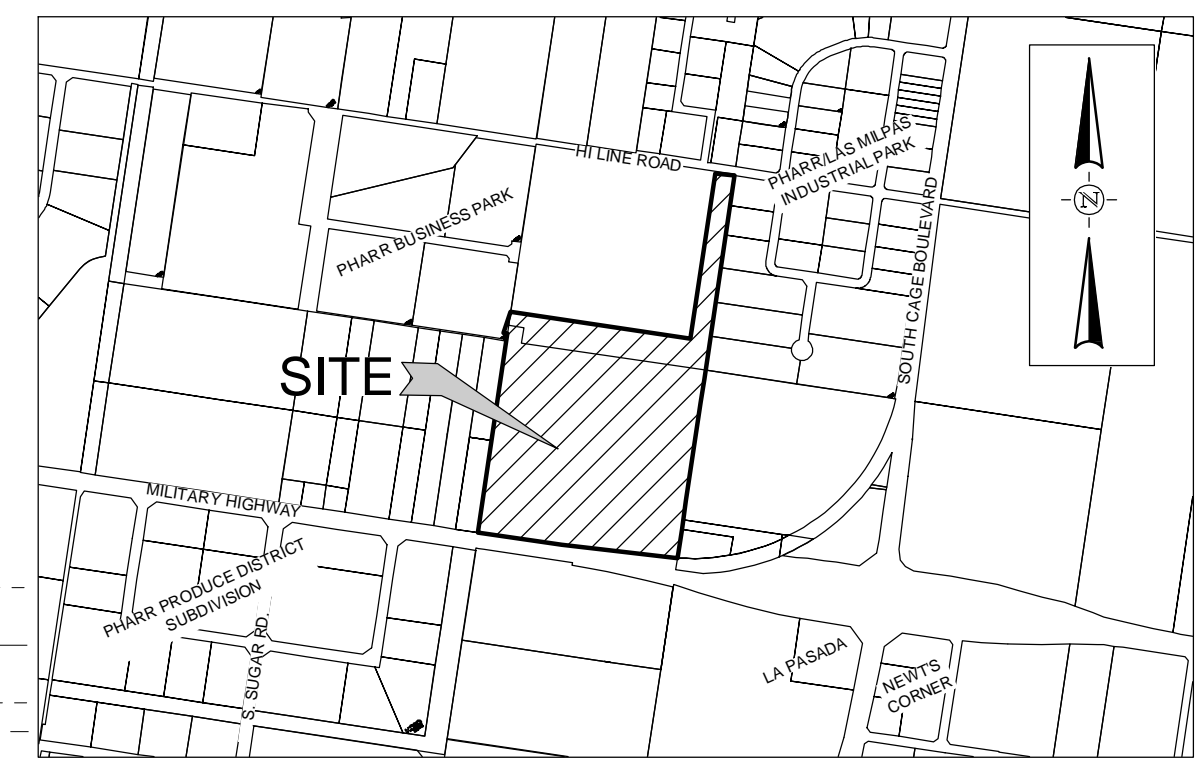
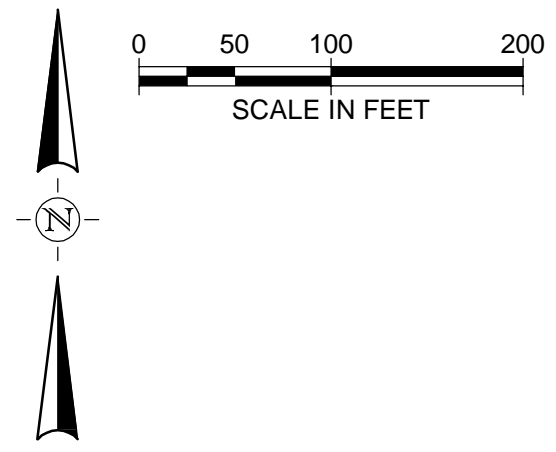
**PRELIMINARY PLAT  
MARMON FOOD SERVICE  
TECHNOLOGIES  
A 42.05 ACRE TRACT  
OUT OF LOTS 379 AND 388  
KELLY-PHARR SUBDIVISION  
OF PORCIONES 66, 67, 69 AND 70**  
SITUATED IN THE  
**CITY OF PHARR,  
HIDALGO COUNTY, TEXAS**



5000 WEST MILITARY, SUITE 500  
MCALLEN, TX 76903-7446  
TEL: (361) 684-0286  
TBPELS SURVEYING FIRM #10026600

DATE OF PREPARATION: MAY, 2026

PRINCIPAL CONTACTS			
OWNER: CAPOTE FARMS, LTD	2011 W. DOFFLING CANAL RD.	PHARR, TX 78577	(210) 273-2793
ENGINEER: HALFF ASSOCIATES, INC.	5000 W. MILITARY STE. 100	MCALLEN, TX 78503	(956) 664-0286
SURVEYOR: HALFF ASSOCIATES, INC.	5000 W. MILITARY STE. 100	MCALLEN, TX 78503	(956) 664-0286



42.05 ACRES (GROSS)

LOT 1  
27.38 ACRES

LOT 2  
10.86 ACRES

PRELIMINARY  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE  
AND SHALL NOT BE USED OR  
VIEWED OR RELIED UPON  
AS A FINAL SURVEY DOCUMENT.  
RELEASE DATE:  
5/28/2026  
FOR REVIEW & COMMENT

PRELIMINARY PLAT  
MARMON FOOD SERVICE  
TECHNOLOGIES

A 42.05 ACRE TRACT  
OUT OF LOTS 379 AND 388  
KELLY-PHARR SUBDIVISION  
OF PORCIONES 66, 67, 69 AND 70

SITUATED IN THE  
CITY OF PHARR,  
HIDALGO COUNTY, TEXAS



5000 WEST MILITARY, SUITE 100  
MCALLEN, TX 78503-7486  
TEL (956) 664-0286  
TXSPELS SURVEYING FIRM #1009000

DATE OF PREPARATION: MAY 2026

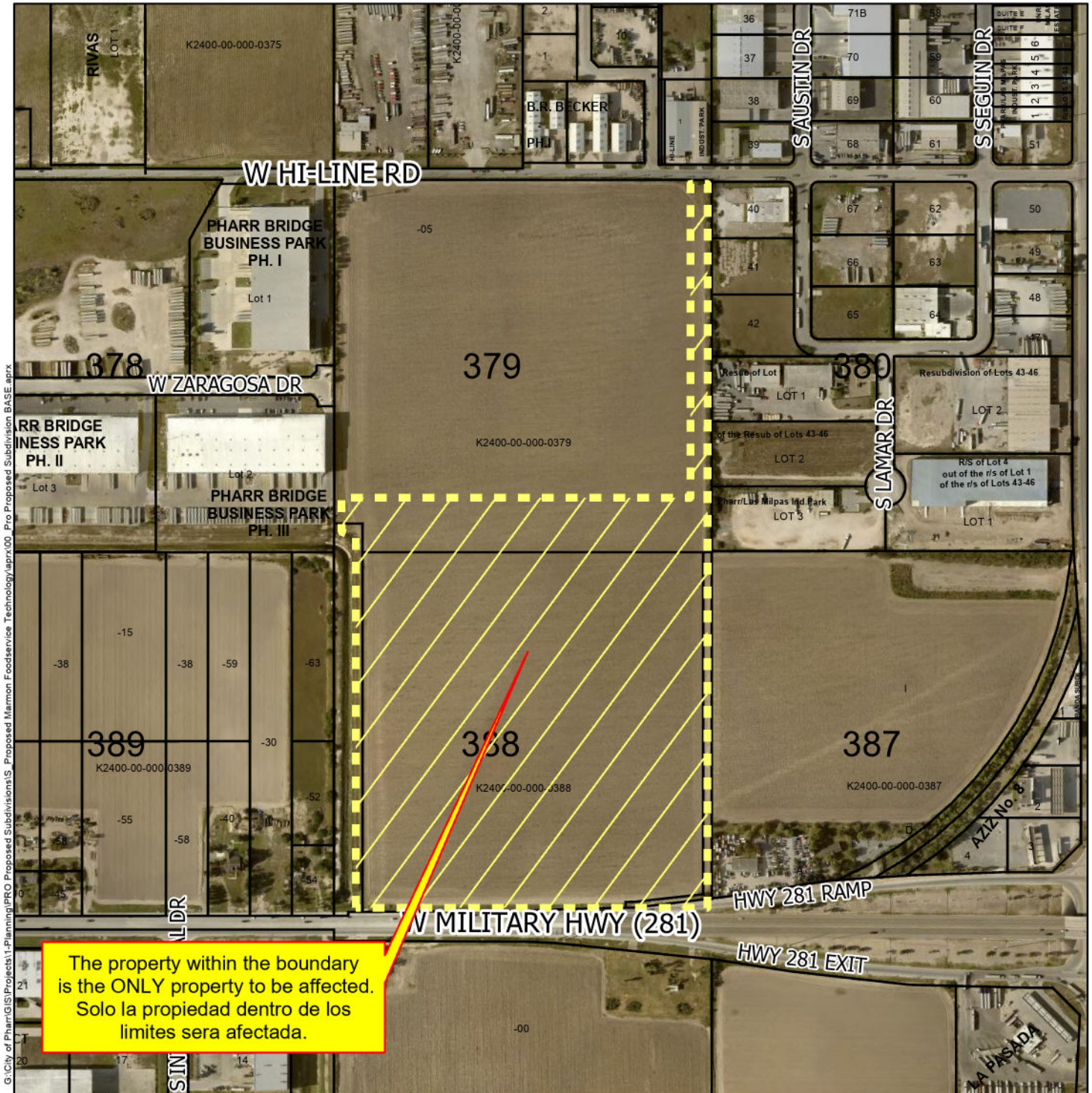


FILE FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

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

PRINCIPAL CONTACTS  
OWNER: CAPOTE FARMS, LTD 2011 W. DOFFLING CANAL RD. PHARR, TX 78577 (210) 273-2793  
ENGINEER: HALFF ASSOCIATES, INC. 5000 W. MILITARY STE. 100 MCALLEN, TX 78503 (956) 664-0286  
SURVEYOR: HALFF ASSOCIATES, INC. 5000 W. MILITARY STE. 100 MCALLEN, TX 78503 (956) 664-0286

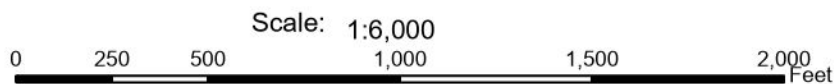
Proposed Subdivision  
 Marmon Foodservice Technologies  
 Halff Associates, Inc.  
 AERIAL



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

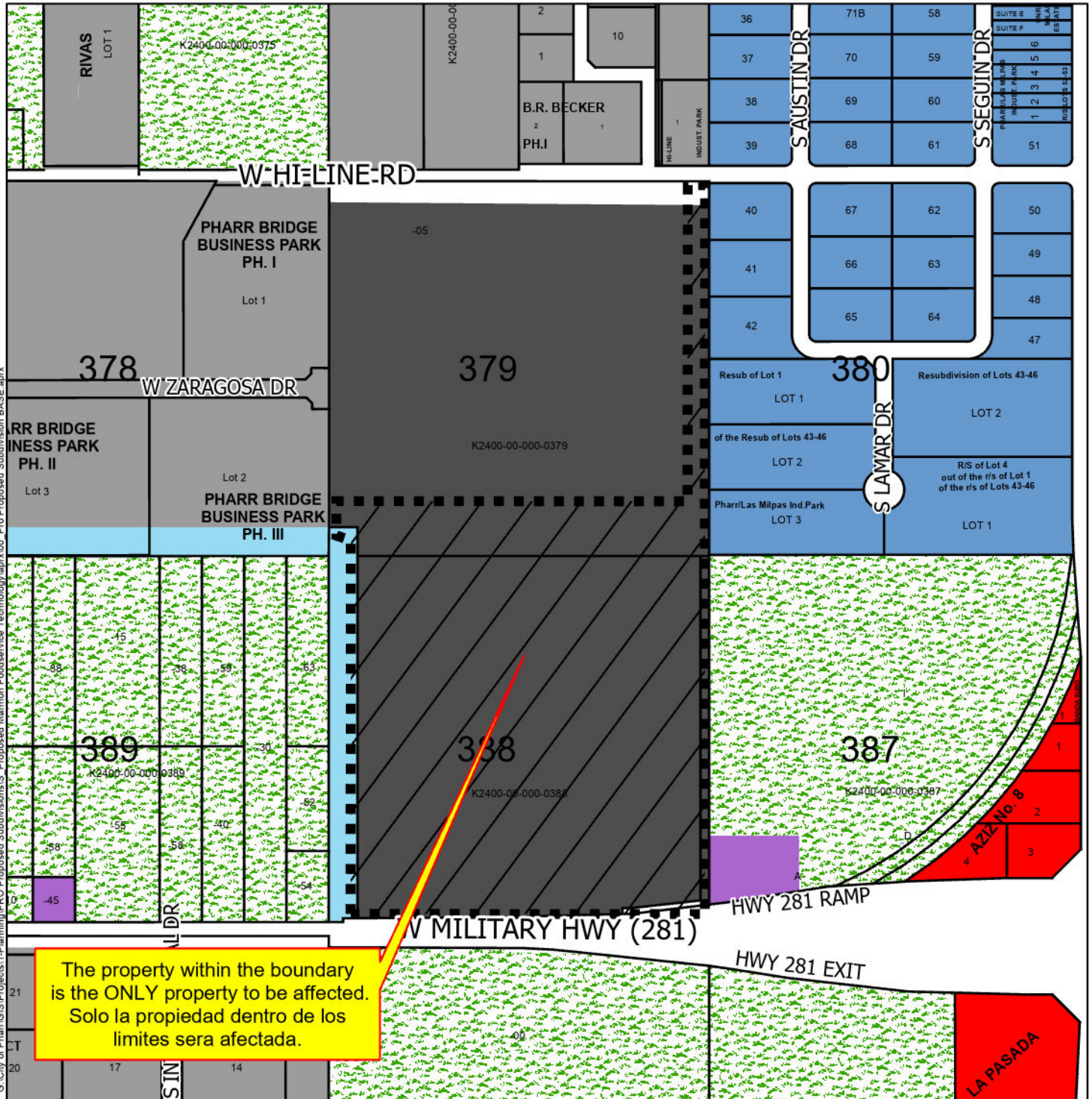
- Subject Property
- Pharr City Limit

City of Pharr, Texas  
 Engineering Department  
 956.702.5355



Date: 5/8/2026

Proposed Subdivision  
 Marmon Foodservice Technologies  
 Halff Associates, Inc.  
**ZONING**



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

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



**Pharr**  
Development Services



## Site Photo

400 Block of West Military Hwy.





## AGENDA MEMORANDUM

**BOARD:** PLANNING & ZONING  
COMMISSION

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

**DATE SUBMITTED:** June 8, 2026

**MEETING DATE:** June 18, 2026

**FROM:** Nancy Hernandez, Administrative  
Assistant

**DEPARTMENT:** Development Services

**DIRECTOR:** Roland Gomez

**Agenda Item:** Pablo Soto Jr., P.E., representing David Ramirez, owner, is requesting preliminary plat approval of the purposed Route 83 Food Truck Park Subdivision. The property is legally described as being a 0.37 acre tract of land out of the Union Pacific Railroad, Original Townsite of Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West State Street. SUB# 250935 **This item supports EV - Economic Vitality.**

**Classification:** Regular

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

**Issue:** Pablo Soto Jr., P.E., representing David Ramirez, owner, is requesting preliminary plat approval of the purposed Route 83 Food Truck Park Subdivision.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends preliminary plat approval of the proposed Route 83 Food Truck Park Subdivision.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

---

### ROUTING:

Nancy Hernandez  
Joe Garza  
Roland Gomez

Created/Initiated - 06/08/2026  
Approved - 06/08/2026  
Final Approval - 06/08/2026



# Pharr

Development Services



## MEMORANDUM

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**DATE:** THURSDAY, JUNE 18, 2026  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** DEVELOPMENT SERVICES  
**SUBJECT:** ROUTE 83 FOOD TRUCK PARK SUBDIVISION  
FILE NO. **SUB250935**

---

### GENERAL INFORMATION

**APPLICANT:** Pablo Soto Jr., P.E., representing David Ramirez, owner, is requesting preliminary plat approval of the proposed Route 83 Food Truck Park Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a 0.37 acre tract of land out of the Union Pacific Railroad, Original Townsite of Pharr, Hidalgo County, Texas

**LOCATION:** The property is located within the 300 Block of West State street.

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

**PROPERTY PROPOSED USE:** Food truck park.

**VARIANCES:** None Requested.

**RECOMMENDATIONS:** Development Services recommends preliminary plat approval of the proposed Route 83 Food Truck Park Subdivision subject to the following conditions:

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## STAFF REVIEW MEETING FOR: ROUTE 83 FOOD TRUCK PARK SUBDIVISION

### PLAT

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

### SITE PLAN

1. At time of building permit phase, sidewalk along W. State Ave and N. Bluebonnet St. shall require ADA compliant sidewalk.
2. Ramp and landing on the corner of N. Bluebonnet St. and W. State St. shall be required to be constructed and must be ADA compliant with textured surface to include truncated domes. Please refer to City of Pharr details for additional information.
3. Ensure proposed fire hydrant is 6'-ft from back of curb to accommodate future sidewalk.
4. Will a street cut be done for sanitary sewer service? If so, ensure proper compaction of the cut area.
5. Replace laydown curb to regular curb along N. Bluebonnet St.
6. Close off all existing curb cut entrances that are not in use.

### DRAINAGE

1. All detention ponds shall be required to be stabilized using sod or hydro-mulch to prevent erosion prior to final walkthrough/final inspection.
2. Bleeder line shall be required to be 8"-in in diameter as per approved drainage report.

### 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: ROUTE 83 FOOD TRUCK PARK SUBDIVISION

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be PAINTED SILVER in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
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.

## STAFF REVIEW MEETING FOR: ROUTE 83 FOOD TRUCK PARK SUBDIVISION

Upon review of the submitted preliminary plat and site plans, the following revisions are required to ensure compliance with City of Pharr Utility Fiber Optical Infrastructure Ordinances. Please incorporate the items below into your documentation prior to resubmission.

### 1. Required Conduit and Hand-Hole Details

- a. Conduit Specifications: The Proposed 2x(2" conduits) fiber optic line callout must be revised to reflect the required conduit type.
  - a. Replace with: "PROP.330.17 of 2x 2" HDPE or 2x 2" Schedule 40 Conduit".
  - b. This conduit shall extend from the utility easement adjacent to the TXDOT right of way.
- b. Hand-Hole Installation: A 17"x30"x30" hand-hole must be installed within the utility easement to provide future access and maintenance.
  - a. Include on plans as: "COP: HH: 17"x30"x30".

### 2. Clarifications for Site Plans and General Notes

- a. The current site plans do not fully document the proposed pathway for Pharr Connect utility conduit and fiber optic cable, which is shown externally along the easement.

### b. Site Plan Proposal:

- a. While the fiber optic cabling pathway is not indicated on utility site plan, the plans must clearly specify the entry method (via underground utility easement or right way) and the final termination point.
- b. These details are to be determined at the discretion of Pharr Connect IT but must be clearly documented on the final plans.

### 3. Inspection Requirement

- a. Pharr Connect Infrastructure must be inspected and approved prior to the Final Subdivision Meeting. This inspection is mandatory for project approval.

Please revise the plat and site plans to include all items noted above. These updates will ensure complete and accurate documentation of Pharr Connects infrastructure within the development.

Should you have questions or need further clarification, do not hesitate to contact our office.

Thank you for your prompt attention to these requirements.

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



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

---

## **STAFF REVIEW MEETING FOR: ROUTE 83 FOOD TRUCK PARK SUBDIVISION**

1. Update the year on signature blocks.
2. Verify the City name on owners signature block.
3. Provide corner clips 25'x25'.
4. Add name and title on Planning and Zoning block.
5. Provide street lights max spacing 250' intervals.
6. Update the location map.
7. Label on plat P.O.B.

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



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

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## STAFF REVIEW MEETING FOR: ROUTE 83 FOOD TRUCK PARK SUBDIVISION

- Sediment Erosion Control Plan missing.
- Obtain any necessary curb cut, street cut, or bore permits.
- Sediment Erosion Control Plan missing.
- Obtain any necessary curb cut, street cut, or bore permits.



**From:** [jbs\\_hcid2@att.net](mailto:jbs_hcid2@att.net)  
**To:** [Eddie Martinez](#)  
**Cc:** [jl\\_hcid2@att.net](mailto:jl_hcid2@att.net)  
**Subject:** RE: Route 83 Food Truck Park Subdivision  
**Date:** Monday, May 18, 2026 3:03:59 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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\*\*\*\*\* 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 and updates for the proposal:

1. We have the general right of way covering all the lot. Vol. 19, Pg. 41 deed records.
2. Edit the signature block scripture:

This Plat is hereby approved by **the(add)** Hidalgo County Irrigation District No. 2 on this the \_\_ day of \_\_\_\_\_, **(add comma)** 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 **(align left)**

3. Add the ORIGINAL TOWNSITE OF PHARR name to the P.O.C. label.
4. We need the general warranty deed for the 0.37 acre development.
5. It's an excluded area and does require a petition form.

If there are any questions or concerns, please call the office or advise.

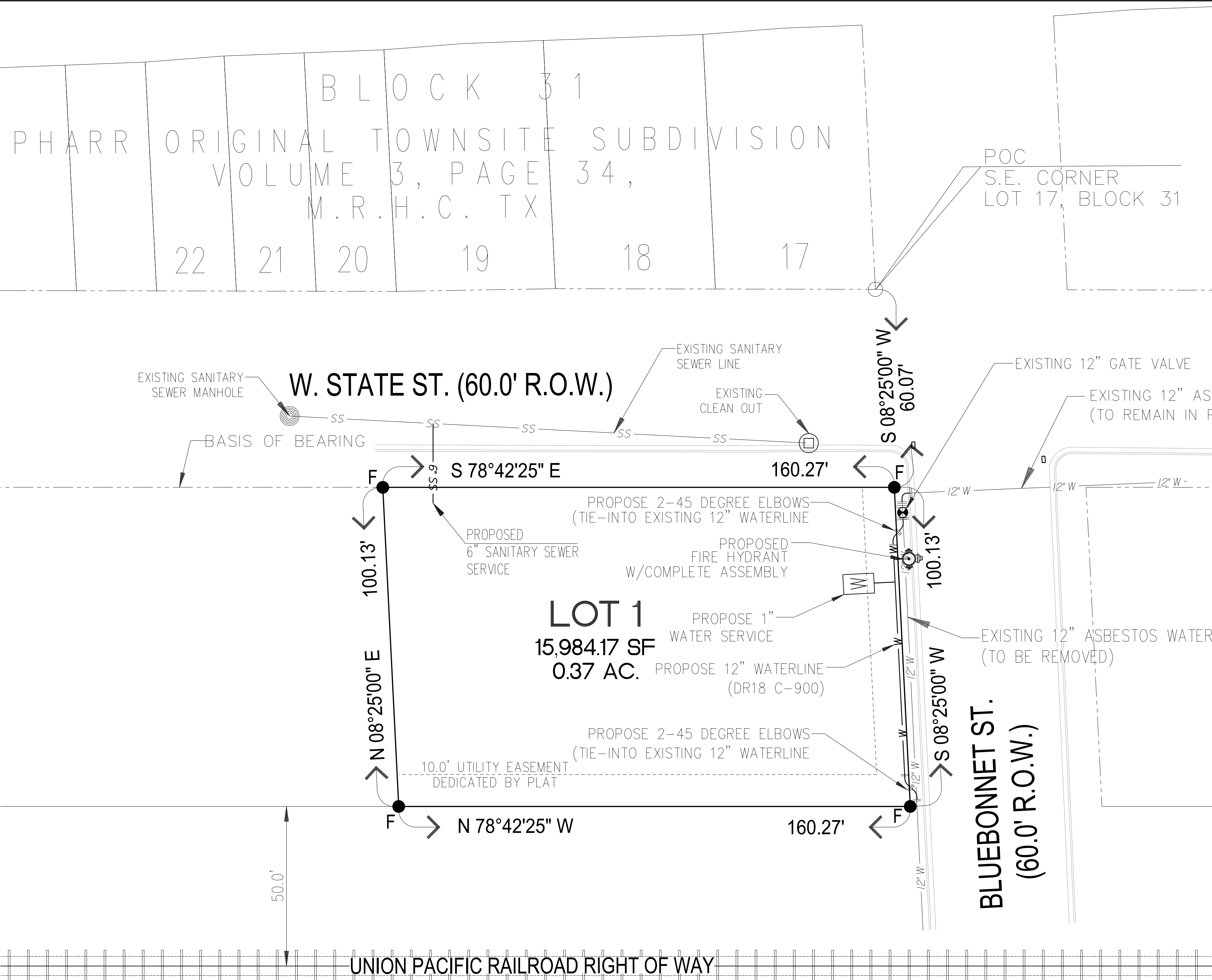
Thank you.

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](mailto:jbsalinas@hcid2.org)

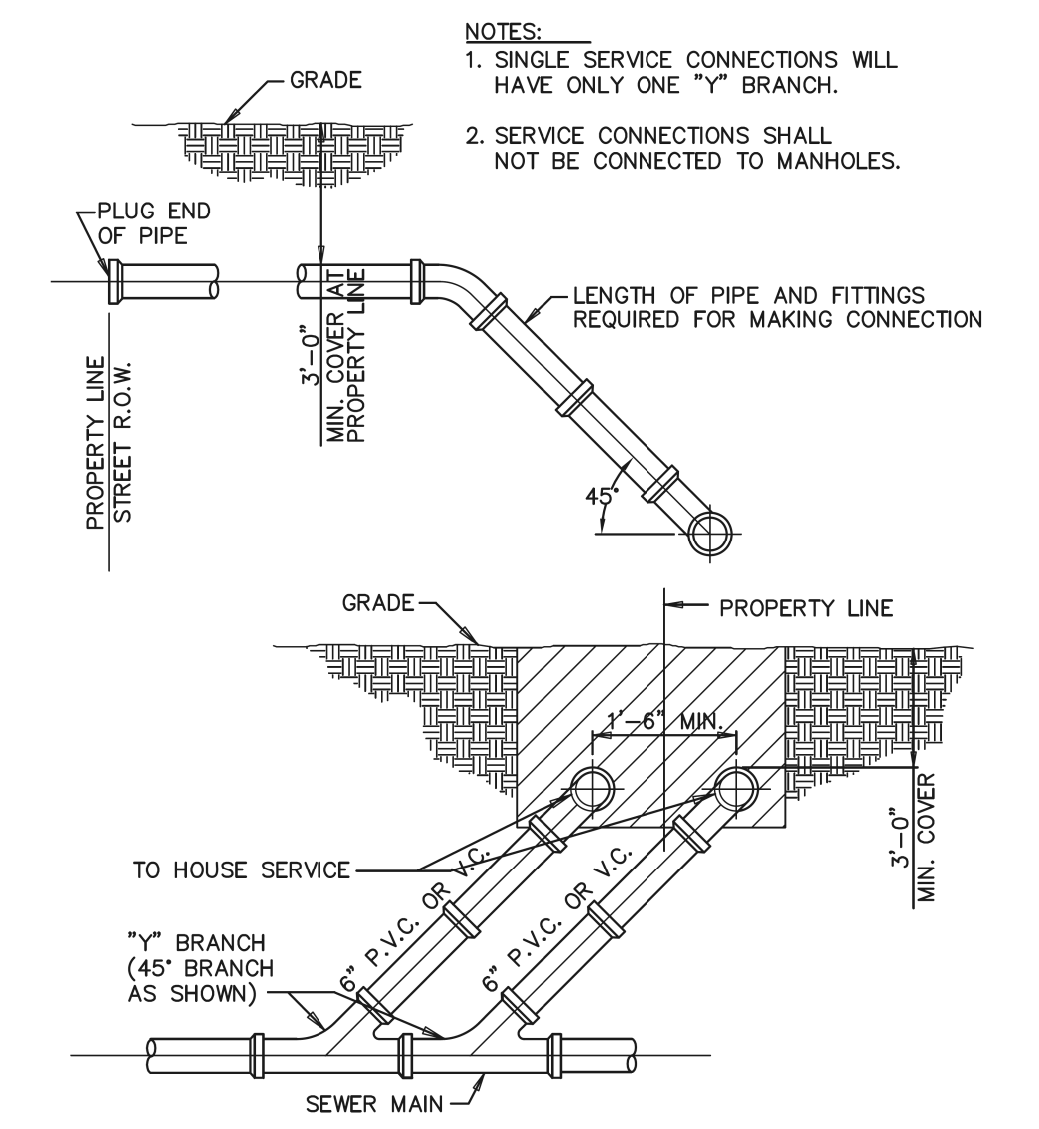
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**From:** Eddie Martinez <[eddie.martinez@pharr-tx.gov](mailto:eddie.martinez@pharr-tx.gov)>  
**Sent:** Thursday, May 14, 2026 10:59 AM

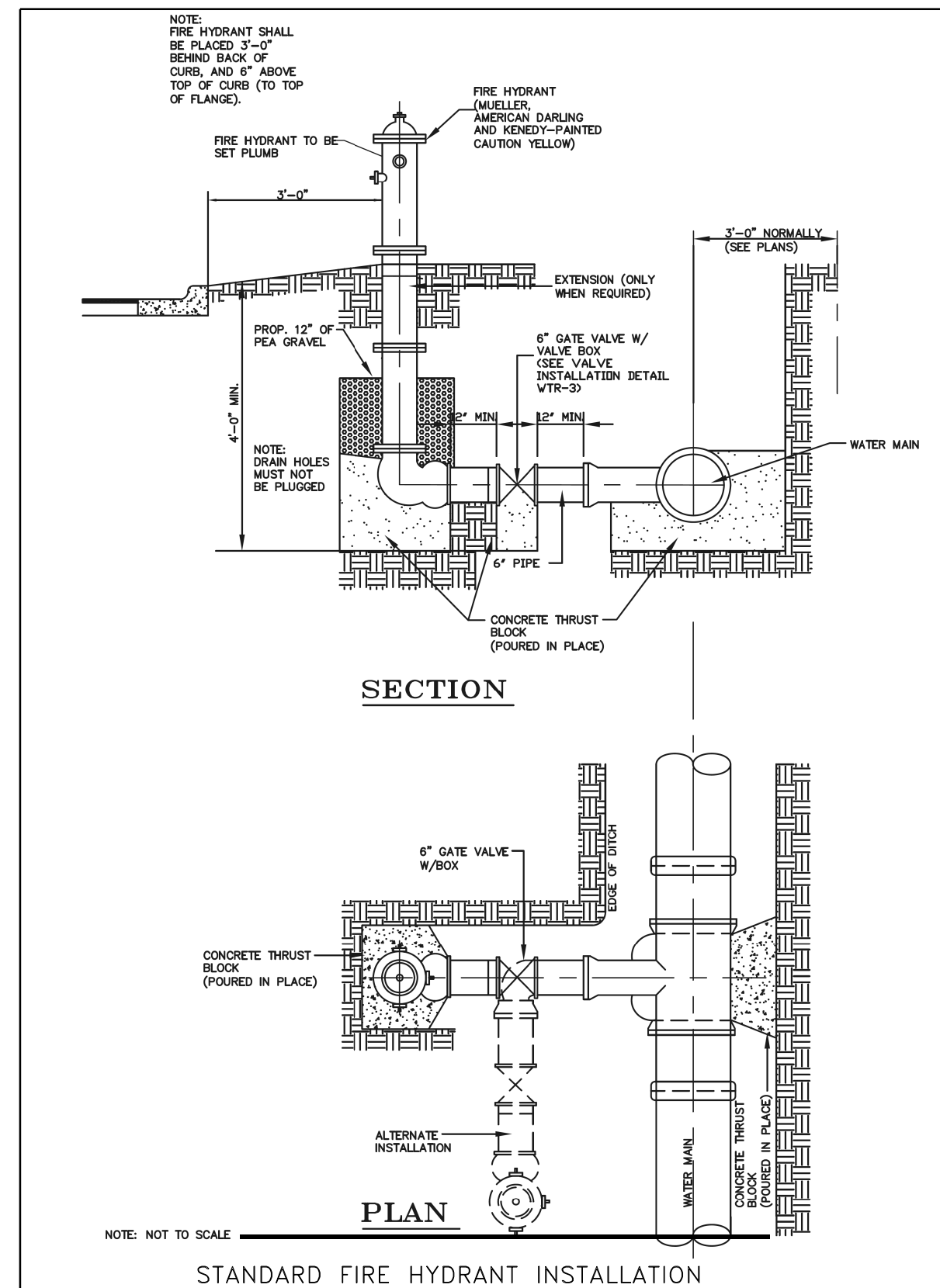




**LEGEND:**  
F = FOUND 1/2" IRON ROD



**SANITARY SEWER SERVICE CONNECTION**  
NOT TO SCALE



**SECTION**  
**PLAN**  
STANDARD FIRE HYDRANT INSTALLATION  
NOTE: NOT TO SCALE

JOB NO.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
SHEET: \_\_\_\_\_

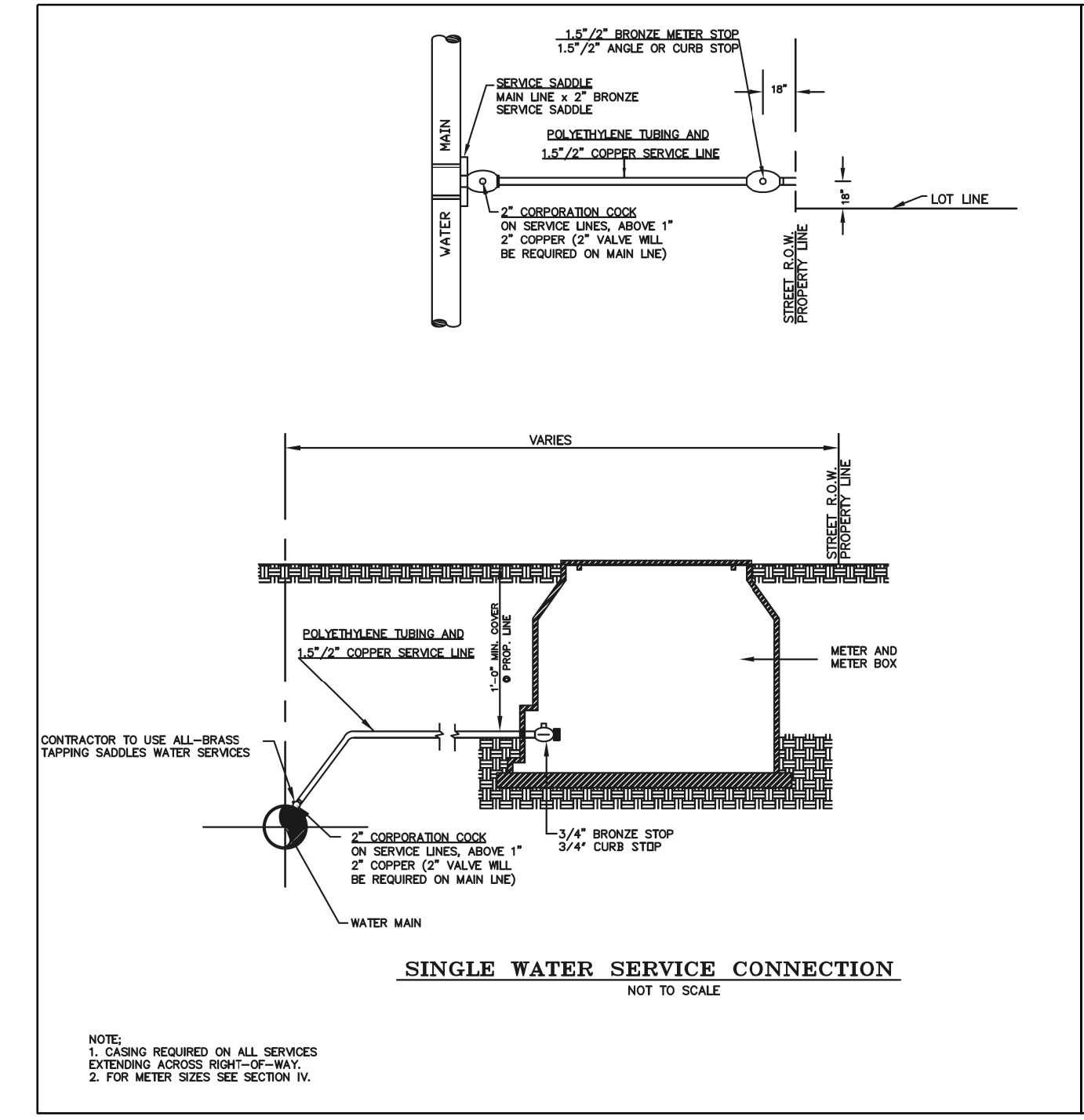
**ROUTE 83 FOOD TRUCK PARK SUBDIVISION**  
**WATER & SEWER PLAN**

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

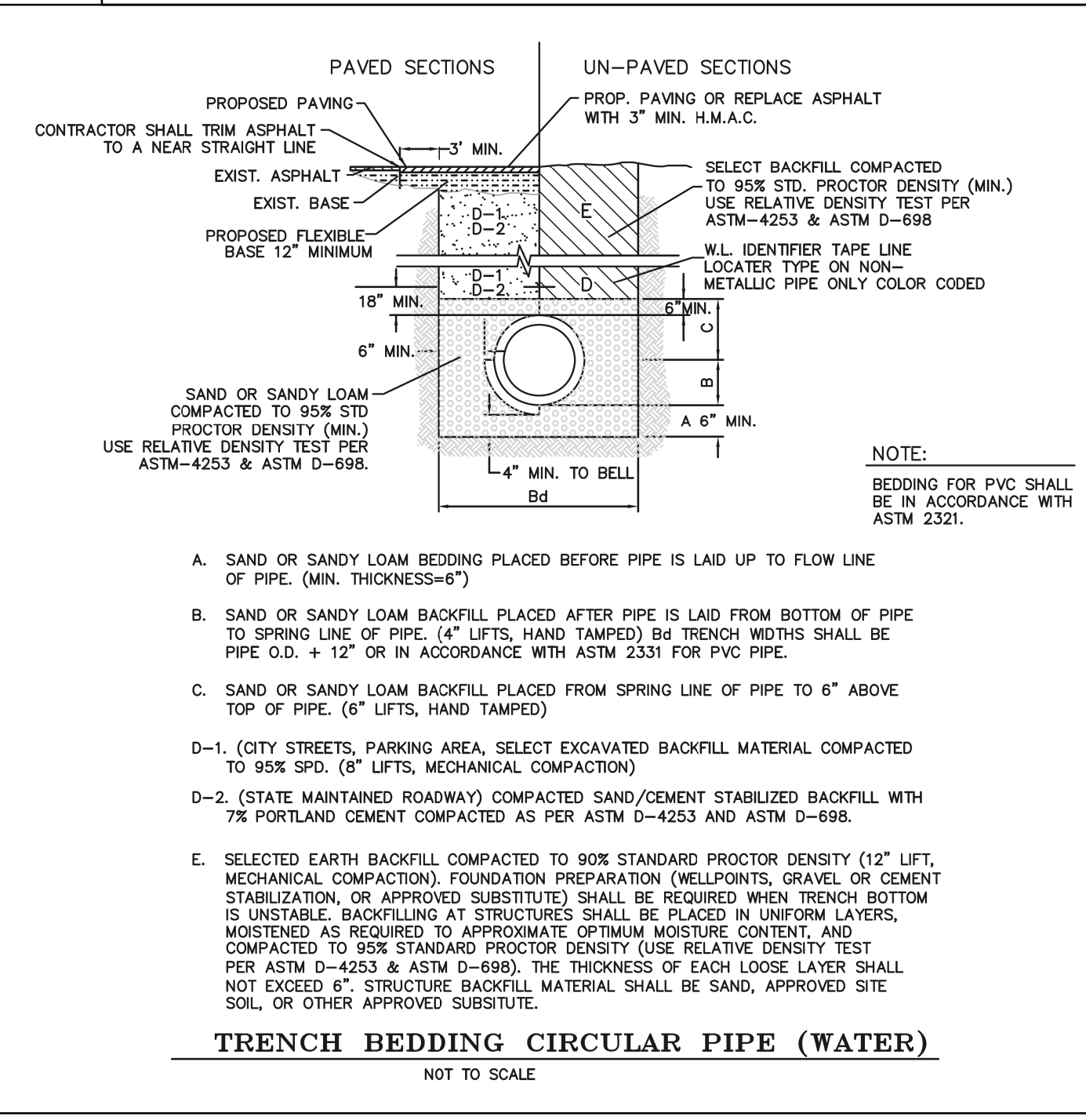
PABLO SOTO JR.  
P. E. 66278  
8/20/2025  
DATE

**PABLO SOTO JR. P. E.**  
1208 S. IRONWOOD STREET  
PHARR, TEXAS 78577  
TEL: (956) 460-1605

SHEET  
OF



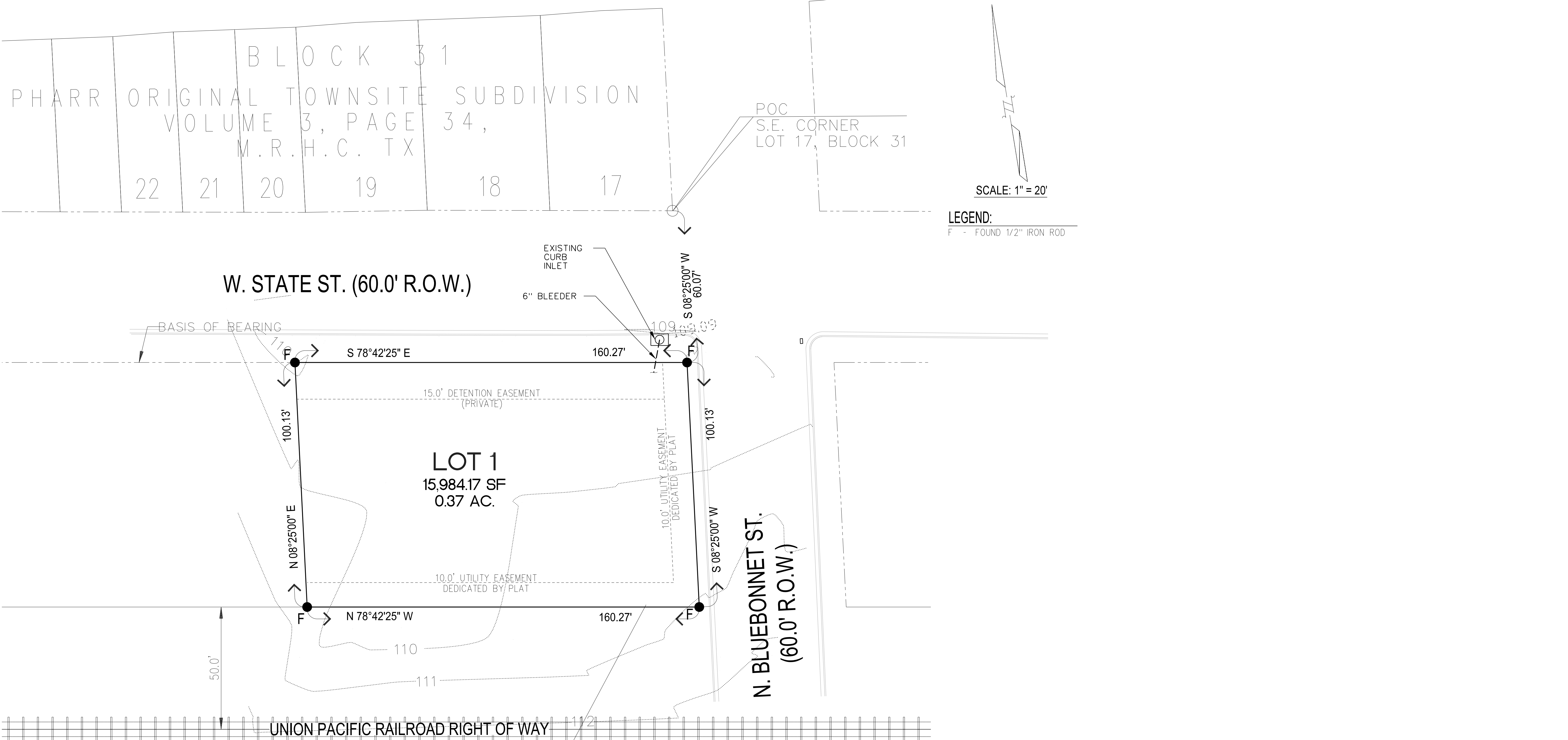
**SINGLE WATER SERVICE CONNECTION**  
NOT TO SCALE



**TRENCH BEDDING CIRCULAR PIPE (WATER)**  
NOT TO SCALE

NOTE:  
1. CASING REQUIRED ON ALL SERVICES EXTENDING ACROSS RIGHT-OF-WAY.  
2. FOR METER SIZES SEE SECTION IV.

JOB NO.: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 SHEET: \_\_\_\_\_



**ROUTE 83 FOOD TRUCK PARK SUBDIVISION  
 DRAINAGE PLAN**

THIS DOCUMENT IS FOR  
 INTERIM REVIEW AND  
 NOT INTENDED FOR  
 CONSTRUCTION, BIDDING,  
 OR PERMIT PURPOSES.

PABLO SOTO JR.  
 P.E. 66278  
 4/9/2026  
 DATE

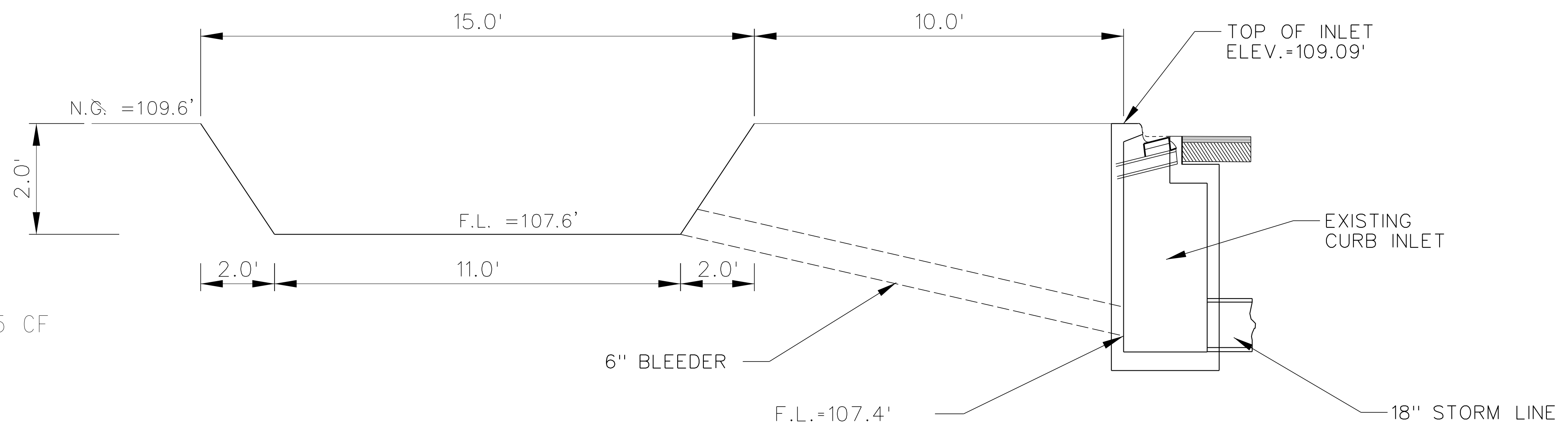
**PABLO SOTO JR. P.E.**  
 1208 S. IRONWOOD STREET  
 PHARR, TEXAS 78577  
 TEL: (956) 460-1605

SHEET  
 OF

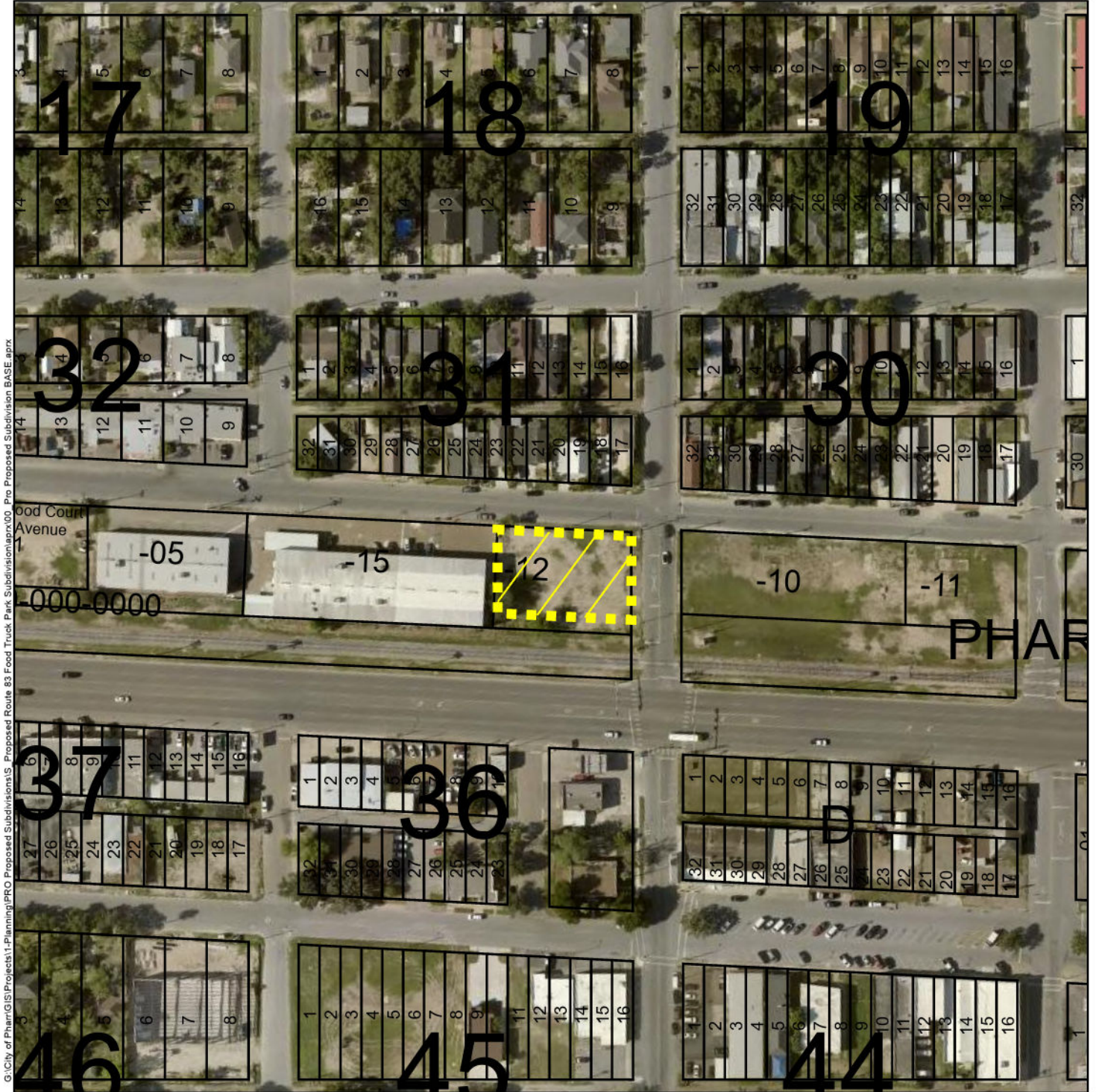
$$A = \frac{15.0' + 11.0'}{2.0'} = 13.0 \text{ FT.}$$

$$CF = 13.0 \text{ FT} \times 2.1 \text{ FT} \times 150.0 \text{ FT.} = 4,095 \text{ CF}$$



TOTAL DETENTION = 4,095 CF



Proposed Subdivision  
 ROUTE 83 FOOD TRUCK PARK  
 AERIAL

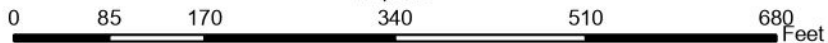


G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\1-Proposed Route 83 Food Truck Park Subdivision\prxr00\_Proposed Subdivision BASE.aprx

-  Subject Property
-  Pharr City Limit

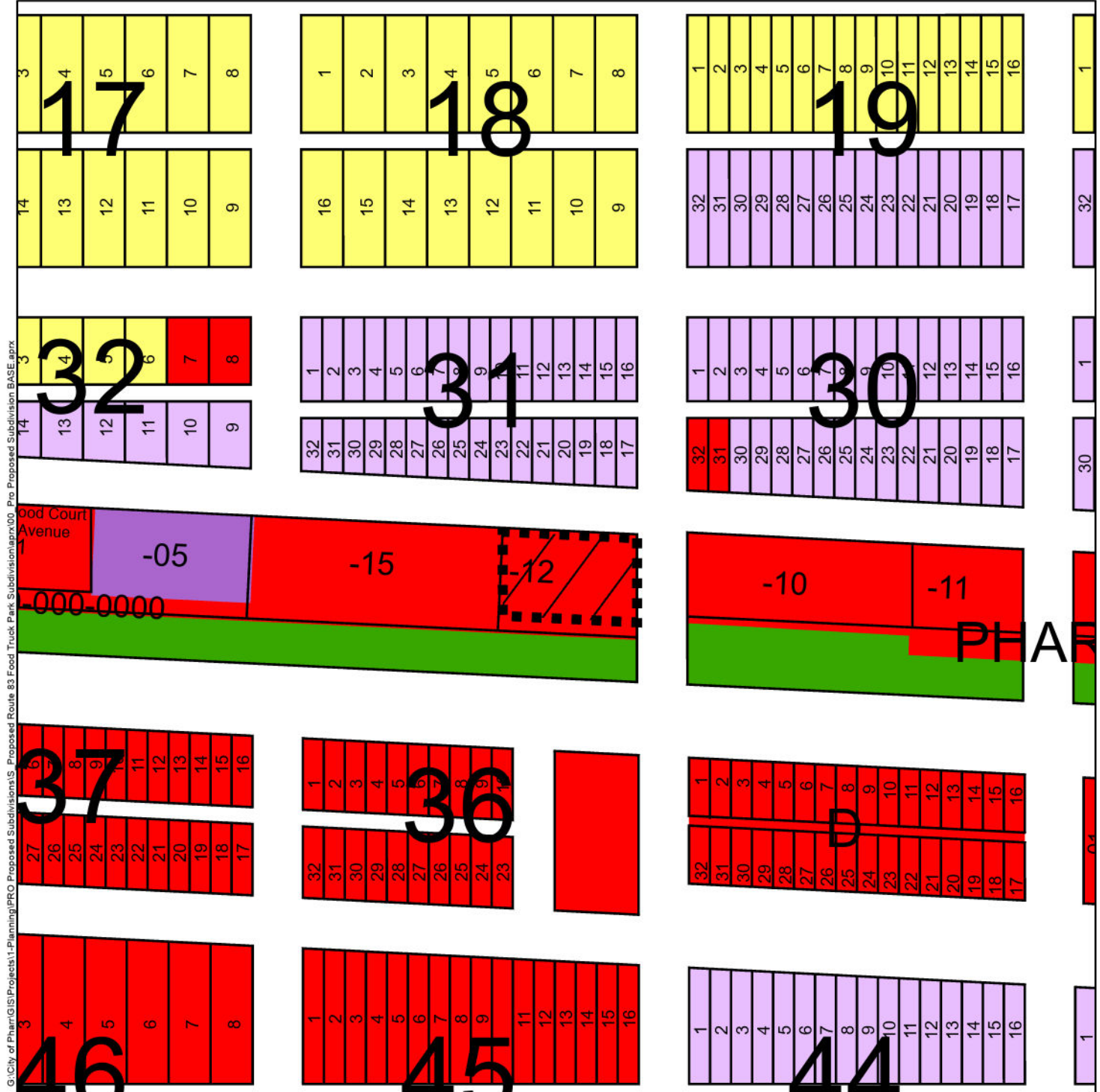
City of Pharr, Texas  
 Engineering Department  
 956.702.5355

Scale: 1:2,055



Date: 5/21/2026

# Proposed Subdivision ROUTE 83 FOOD TRUCK PARK ZONING

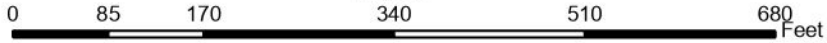


G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\1-Proposed Route 83 Food Truck Park Subdivision\prx00\_Proposed Subdivision BASE.aprx

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

City of Pharr, Texas  
Engineering Department  
956.702.5355

Scale: 1:2,055



Date: 5/21/2026



**Pharr**  
Development Services



## Site Photo

300 Block of West State Street

