



**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, JULY 16, 2026**

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

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

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

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

A. CALL TO ORDER:

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

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

C. APPROVAL OF MINUTES:

- 1) Minutes for June 18, 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.

E. PLATS:

1) Trimad Consultants, representing Alfredo Ortiz, Owner, is requesting preliminary plat approval of the proposed A. Ortiz Subdivision. The property is legally described as being a 2.00 acre tract of land being all of Lot 17, Sing's Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property is located within the 700 Block of W. Ortiz St. **SUB#250933 This item supports EV - Economic Vitality.**

2) R. Gutierrez Engineering Corporation, representing Victor Hugo Resendez and wife, Rosalinda Resendez, owner, is requesting preliminary and final plat approval of the proposed Rosalinda Resendez Subdivision. The property is legally described as being a 0.20 acre tract of land out of Lot "Q", Original Townsite of Pharr, Hidalgo County, Texas. The property is located within the 700 Block of S. Dogwood St. **SUB#260515 This item supports EV - Economic Vitality.**

3) R. Gutierrez Engineering Corporation, representing Luis Alfonso Zuniga Ledezma, owner, is requesting preliminary plat approval of the proposed State Subdivision. The property is legally described as being a 0.45 of one acre tract of land, out of lot "AA", Original Townsite of Pharr, Hidalgo County, Texas. The property is located within the 500 Block of W. State St. **SUB#260514 This item supports EV - Economic Vitality.**

4) Davila & James Engineering, representing Miguel A. Perez, registered agent for Novellini, LTD, owner, is requesting preliminary plat approval of the proposed Cage Business Park Subdivision. The property is legally described as being a 2.235 acre tract of land out of Lot 237, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2600 Block of S. Cage Blvd. **SUB#260516 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 for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning and Zoning Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 7th day of July 2026 at 3:00 p.m. and will remain posted continuously for at least three (3) business days preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 7th day of July 2026.



A handwritten signature in blue ink, appearing to read "Imelda Perez", is written over a horizontal line.

IMELDA PEREZ, TRMC
CITY CLERK

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

Name: _____

Title: _____

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR CALLED MEETING
THURSDAY, JUNE 18, 2026
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, June 18, 2026, and following is the record of attendance.

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

MEMBERS ABSENT: Rafael Munguia
Javier Gutierrez

STAFF PRESENT: Roland Gomez, Director of Development Services
Eddie Martinez, Planner III
Diego Perez, Planner I
Nancy Hernandez, Administrative Assistant
Karina Gonzalez, Secretary

ITEM A. CALL TO ORDER

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

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

Charlie Ramirez moved to excuse the absent members. Romeo Cantu, 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 21, 2026, REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

There being no discussion, Roberto Carrillo, Jr., moved to approve the minutes of May 21, 2026. The motion was seconded by Ruben Luna, and upon a vote, carried unanimously.

ITEM D. PUBLIC HEARING

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

Diego Perez, Planner I, introduced the item and presented the property's legal description and physical address. He stated the subject properties to the north were currently zoned Heavy Commercial District (H-C). Mr. Perez stated the adjacent properties to the east and west were zoned Single-Family Residential District (R-1). Mr. Perez, further stated a portion of the properties to the south were zoned Residential Multi-Family High Density District (R-MFHD) and the other portion Single-Family Residential District (R-1). He lastly stated the area was generally designated for commercial use in the Land Use Plan.

Diego Perez, Planner I, reported that all required inspections had been conducted by the respective departments. He stated that twenty-three (23) surrounding property owners were notified of the request by letter on June 5, 2026, and that a legal notice was published in the Advance News Journal on June 3, 2026. Staff received no response to letters or the legal notice.

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

Mr. Perez 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.

Board Member Charlie Ramirez asked whether pavement would be added to the property and what materials would be stored on-site. Mr. Perez responded that the proposed storage area would serve the principal use of the existing site. Mr. Ramirez requested clarification regarding the site layout prior to the placement of the storage facility. Mr. Perez further stated that demolition activities would also take place.

Roland Gomez, Director of Development Services, clarified that the request was for the approval of the on-site storage and materials. He explained that the applicant would still be required to complete the subdivision process and obtain all necessary building permits and other approvals before any construction could occur. Mr. Gomez added that Planning and Zoning sought approval of this request so the applicant could proceed to the next phase of development.

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

2) PICARO'S PIZZA, LLC., 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 SUBJECT SITE IS LOCATED AT 6502 SOUTH CAGE BOULEVARD, SUITE 2. CUP#260506

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

Diego Perez, Planner I, reported that all required inspections had been conducted by the respective departments. He stated that nine (9) surrounding property owners were notified of the request by letter on June 5, 2026, and that a legal notice was published in the Advance News Journal on June 3, 2026. Staff received no response to letters or the legal notice.

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

Mr. Perez 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, Andy Castro, moved to approve the request. The motion was seconded by Charlie Ramirez, and upon a vote, carried unanimously.

Board Member Roberto Carrillo Jr. abstained from voting on Item E.2 due to conflict of interest.

ITEM E. PLATS

2) 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

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 Limited Industrial District (L-I) and Heavy Industrial District (H-I). Mr. Martinez stated to the north Planned Unit Development District (PUD) were Agricultural Open Space District (A-O) and Heavy Commercial District (H-C). He stated to the east were Agricultural Open Space District (A-O). He further stated to the south were Limited Industrial District (L-I) and Agricultural Open Space District (A-O) to the west. Mr. Martinez lastly stated the property was designated for industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated the proposed use of the property was for Warehouses. He lastly stated Development Services recommends approval of the preliminary plat approval of the proposed Marmon Food Service Technologies Subdivision, subject to the following conditions.

There being no further discussion, Charlie Ramirez, moved to approve the preliminary plat approval of the proposed Marmon Food Service Technologies Subdivision. The motion was seconded by Ruben Luna, and upon a vote, carried unanimously.

1) PABLO SOTO JR., P.E., REPRESENTING DAVID RAMIREZ, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ROUTE 83 FOOD TRUCK PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.37 – ACRE TRACK 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

Eddie Martinez, Planner III, introduced the item and presented the property's legal description. He stated the subject property was currently zoned General Business District (C). Mr. Martinez further stated the adjacent zoning was Business District (C-2) to the north, General Business District (C) to the south, east and west. He lastly 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 a food truck park. He lastly stated Development Services recommended approval of the preliminary plat approval of the proposed Route 83 Food Truck Park Subdivision, subject to the following conditions.

There being no further discussion, Romeo Cantu, moved to **approve** the preliminary plat approval of the proposed Route 83 Food Truck Park Subdivision. The motion was seconded by Roberto Carrillo, Jr., 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, Charlie Ramirez, **moved** to adjourn. Ruben Luna, seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:11 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS 18th DAY OF JUNE 2026, the Planning and Zoning Commission of the City of Pharr, Texas, convened in a **REGULAR CALLED MEETING** at the Commissioners' Room located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, here of, having been posted in accordance with Chapter 551, of the Texas Government Code (Open Meetings Act) and there being present a quorum, I, **KARINA GONZALEZ, SECRETARY**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

Karina Gonzalez, Secretary



AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.1.

DATE SUBMITTED: July 2, 2026

MEETING DATE: July 16, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Trimad Consultants, representing Alfredo Ortiz, Owner, is requesting preliminary plat approval of the proposed A. Ortiz Subdivision. The property is legally described as being a 2.00 acre tract of land being all of Lot 17, Sing's Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property is located within the 700 Block of W. Ortiz St. **SUB#250933**

Classification: Regular

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

Issue: Trimad Consultants, representing Alfredo Ortiz, owner, is requesting preliminary plat approval of the proposed A. Ortiz Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed A. Ortiz Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 07/02/2026
Approved - 07/06/2026
Final Approval - 07/06/2026



MEMORANDUM

DATE: THURSDAY, JULY 16, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: A. ORTIZ SUBDIVISION
FILE NO. **SUB250933**

GENERAL INFORMATION

APPLICANT: Trimad Consultants, representing Alfredo Ortiz, owner, is requesting preliminary plat approval of the proposed A. Ortiz Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.00 acre tract of land being all of Lot 17, Sing's Subdivision, an addition to the City of Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Block of W. Ortiz St.

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

PROPERTY PROPOSED USE: Single residential homes

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed A. Ortiz Subdivision subject to the following conditions:

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



Pharr
Development Services



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

STAFF REVIEW MEETING FOR: A. ORTIZ SUBDIVISION

1. Corner clips 15'x15' R.O.W.
2. Add missing plat notes, fire and planning notes.
3. Why are the metes & bounds shown from center of street.
4. Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.

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: A. ORTIZ SUBDIVISION

PLAT REVIEW MEETING FOR:
A. ORTIZ SUBDIVISION

COMMENTS: Initials: J.R. JUNE 17, 2026

WATER:

- Ok as proposed.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Ok as proposed.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

STAFF REVIEW MEETING FOR: A. ORTIZ SUBDIVISION

PLAT

1. Signature from P.E. & R.P.L.S. are required.
2. Add note---Owners to maintain detention/retention area.
3. Add note---Owners to maintain ROW and perimeter of subdivision.
4. Add note---5'-ft sidewalk with ADA ramps and landings shall be required to be constructed at time of building permit phase.
5. Note No. 4---Reference benchmark number.
6. Note no. 6---Revise note to say... "Erosion and sediment control during construction shall be in accordance with current Texas pollution discharge elimination system (TPDES).

SITE PLAN

1. Change callout description of stub out to sanitary sewer service.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.

CLOSEOUT DOCUMENTS

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

- All sanitary sewer service “wye’s” shall require concrete cradles.
- Provide Public Works discharge permit when discharging into City storm system.
- TCEQ requires 9’-ft separation between water and sewer lines. This includes manholes to be spaced out away from water lines.
- SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.

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



REVIEWED BY:
ROBERTO ROMERO
ASSISTANT FIRE MARSHAL
ROBERTO.ROMERO@FD.PHARR-TX.GOV

STAFF REVIEW MEETING FOR: A. ORTIZ SUBDIVISION

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.

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.

Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.

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.

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).

Additional notes shall be added to the Plat Notes: Additional fire protection may be required at the time of building phase.

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



Pharr
Public Works



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

STAFF REVIEW MEETING FOR: A. ORTIZ SUBDIVISION

- * Missing a sediment erosion control
- * Obtain proper bore, street cut, and curb cut permits
- *TCEQ Permits
- *SW3P Bindern* Missing a sediment erosion control
- * Obtain proper bore, street cut, and curb cut permits
- *TCEQ Permits
- *SW3P Binder

STAFF REVIEW MEETING FOR: A. ORTIZ 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 2" fiber optic line callout must be revised to reflect the required conduit type.

a. Replace with: "PROP 2x 2" HDPE or 2x 2" Schedule 40 Conduit".

b. This conduit shall extend from the utility easement adjacent to the 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 C5.0, 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 in 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.

Note: Escrow and Infrastructure Requirements:

The escrow amount cannot be determined until the IT infrastructure design has been completed and approved. Upon completion of the design, an engineer's cost estimate will be prepared to establish the required escrow amount.

At the developer's discretion, the required IT infrastructure may either:

1. Be secured through an escrow deposit with the City of Pharr based on the approved design and cost estimate; or

2. Be constructed directly by the property owner/developer's contractor in accordance with the City of Pharr's approved IT design standards and specifications.

Final approval will be contingent upon completion of the required IT infrastructure

improvements in compliance with City of Pharr requirements.

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
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: RE: Subdivision review A. ORTIZ SUBDIVISION resub of lot 247, kp
Date: Monday, June 8, 2026 2:20:04 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

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

Hello Eddie,

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

1. We have the general right of way covering all the lot. Vol. 19, Pg. 41 deed records.
2. We need the general warranty deed for the current owner.
3. Edit in the signature block: remove the comma after the close parentheses.
4. Plat will need to reference a corner Lot, KELLY-PHARR Subdivision.
5. The proposed Subdivision will not need to submit a petition form to exclude from the District.

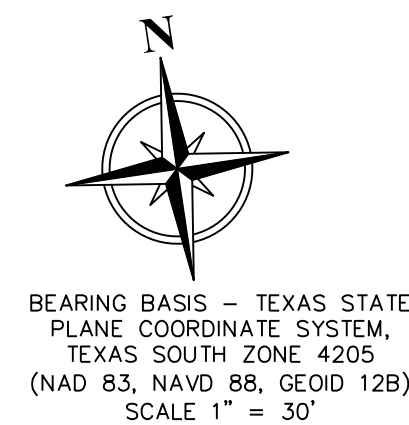
If there are any questions or concerns, please advise.

Thank you.

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

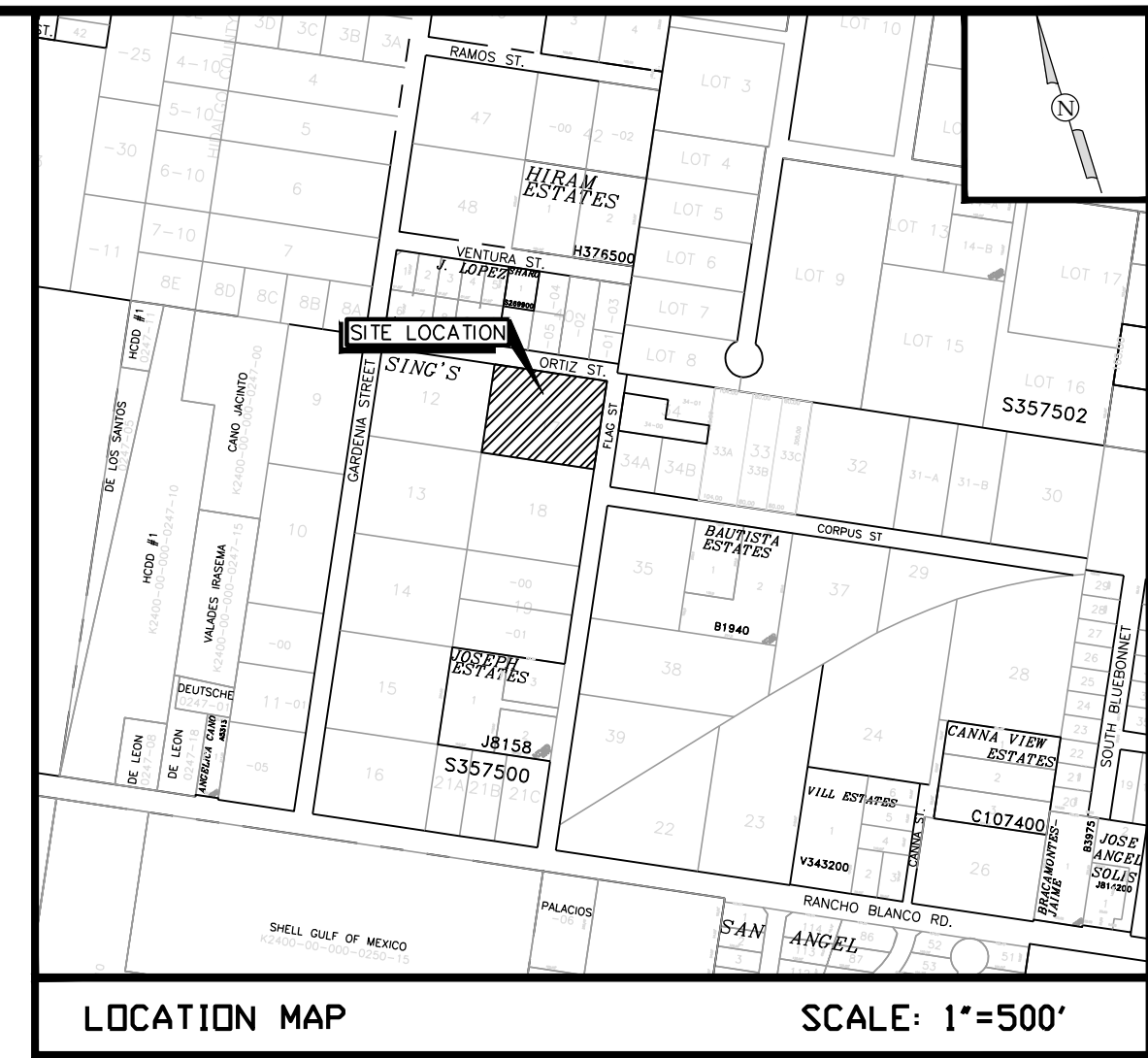
From: Eddie Martinez <eddie.martinez@pharr-tx.gov>
Sent: Thursday, June 4, 2026 12:56 PM
To: isaac.gonzalez@hcdd1.org; esther.mireles@hcdd1.org; hcid2@sbcglobal.net; jbs_hcid2@att.net; jl_hcid2@att.net; peter.garza@usps.gov; jl3008@att.com; Erick.Torres@charter.com; Rafael.Macias@onegas.com; Rene.Casares@onegas.com; svallejo@rgv911.org; rafael.gonzales@psjaisd.us; tammy.saenz@psjaisd.us; mavaldez@aep.com; dlucio@aep.com; khernandez@aep.com; jolague@aep.com; jlozano@magicvalley.coop; Lucas.Pena@txdot.gov
Subject: Subdivision review

Ladies and Gentlemen,



BEARING BASIS - TEXAS STATE
PLANE COORDINATE SYSTEM,
TEXAS SOUTH ZONE 4205
(NAD 83, NAVD 88, GEOID 12B)
SCALE 1" = 30'

- ▲ - CALCULATED POINT
- - SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CLS RPLS #6388"
- - FND. 1/2" IRON ROD
- ⦿ - FND. 1" IRON PIPE
- ▲ - FND. COTTON PICKER SPINDLE



A 2.000 ACRE[87.120.13]TRACT OF LAND BEING ALL OF LOT 17, SING'S SUBDIVISION,AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 29, PAGE 52, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AS DESCRIBED AND CONVEYED TO ALFREDO ORTIZ BY VIRTUE OF WARRANTY DEED RECORDED IN NUMBER 2886155, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 2.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND [N:16585060.0800, E:1083202.2010] AT THE NORTHWEST CORNER OF SAID LOT 17 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 27 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 17 A DISTANCE OF 330.00 FEET TO A CALCULATED POINT AT THE NORTHEAST CORNER OF SAID LOT 17, OF WHICH A COTTON PICKER SPINDLE FOUND BEARS NORTH 14 DEGREES 43 MINUTES 38 SECONDS WEST A DISTANCE OF 0.67 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 26 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 264.00 FEET TO CALCULATED POINT, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 27 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 17, AT A DISTANCE OF 0.77 FEET PASS A 1/2" IRON ROD FOUND, AT A DISTANCE OF 24.52 FEET PASS A 1" IRON PIPE FOUND, AT A DISTANCE OF 25.00 FEET PASS THE WEST LINE OF A 25 FOOT ROAD RIGHT OF WAY EASEMENT AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 2392, PAGE 146, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SHOWN ON THE SUBDIVISION PLAT OF SAID SING'S SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A 1/2" IRON ROD WITH A PINK CAP STAMPED "CLS RLS #6388" SET AT THE SOUTHWEST CORNER OF SAID LOT 17 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 26 MINUTES 51 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 17 AT A DISTANCE OF 239.00 FEET PASS A 1/2"IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" SET AT THE SOUTH LINE OF SAID 25 FOOT ROAD RIGHT OF WAY EASEMENT CONTINUING A TOTAL DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING; CONTAINING 2.000 ACRES[87,120.13 SQ.FT.] OF LAND, MORE OR LESS.

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

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

PRESIDENT

ATTEST: _____
SECRETARY

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

DANNY WYLIE, CHAIRMAN
CHAIRMAN, PLANNING AND ZONING COMMISSION



Jun 04, 2026

I, (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE A. ORTIZ SUBDIVISION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS, DRAINS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

A. ORTIZ SUBDIVISION
GRANTEE
ALFREDO ORTIZ
2903 S. FLAG ST
PHARR, TEXAS 78577-9547
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALFREDO ORTIZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES.

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

MAYOR, CITY OF PHARR
AMBROSIO HERNANDEZ

DATE

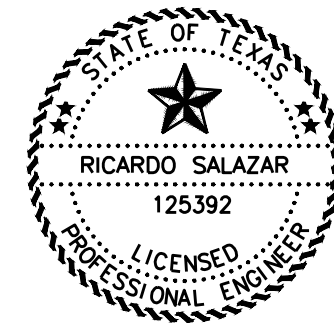
CITY CLERK: _____ DATE _____

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

RICARDO SALAZAR, P.E.
P.E. No. 125392
TBPELS FIRM REGISTRATION No. F-18526

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

MANUEL CARRIZALES. , R.P.L.S.
R.P.L.S. No. 6388
TBPELS FIRM REGISTRATION No. 10194417



A. ORTIZ SUBDIVISION

A 2.000 ACRE (87,120.13 SQ. FT.) TRACT OF LAND BEING ALL OF LOT 17, SING'S SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 29, PAGE 52, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.



TBPELS FIRM REGISTRATION No. F-18526

1103 N. RAUL LONGORIA RD.

BLDG. C

SAN JUAN, TEXAS 78589

(956) 688-8860

DATE OF PREPARATION: FEBRUARY, 2026

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	<u>ALFREDO ORTIZ</u>	<u>2903 S. FLAG ST.</u>	<u>PHARR, TEXAS 78577</u>	<u>(956) 283-4238</u>
ENGINEER:	<u>RICARDO SALAZAR, P.E.</u>	<u>1103 N. RAUL LONGORIA RD.</u>	<u>SAN JUAN, TEXAS 78589</u>	<u>(956) 688-8860</u>
SURVEYOR:	<u>MANUEL CARRIZALES, R.P.L.S.</u>	<u>4807 GONDOLA AVE.</u>	<u>EDINBURG, TEXAS 78542</u>	<u>(956) 567-2167</u>

FAX

FAX

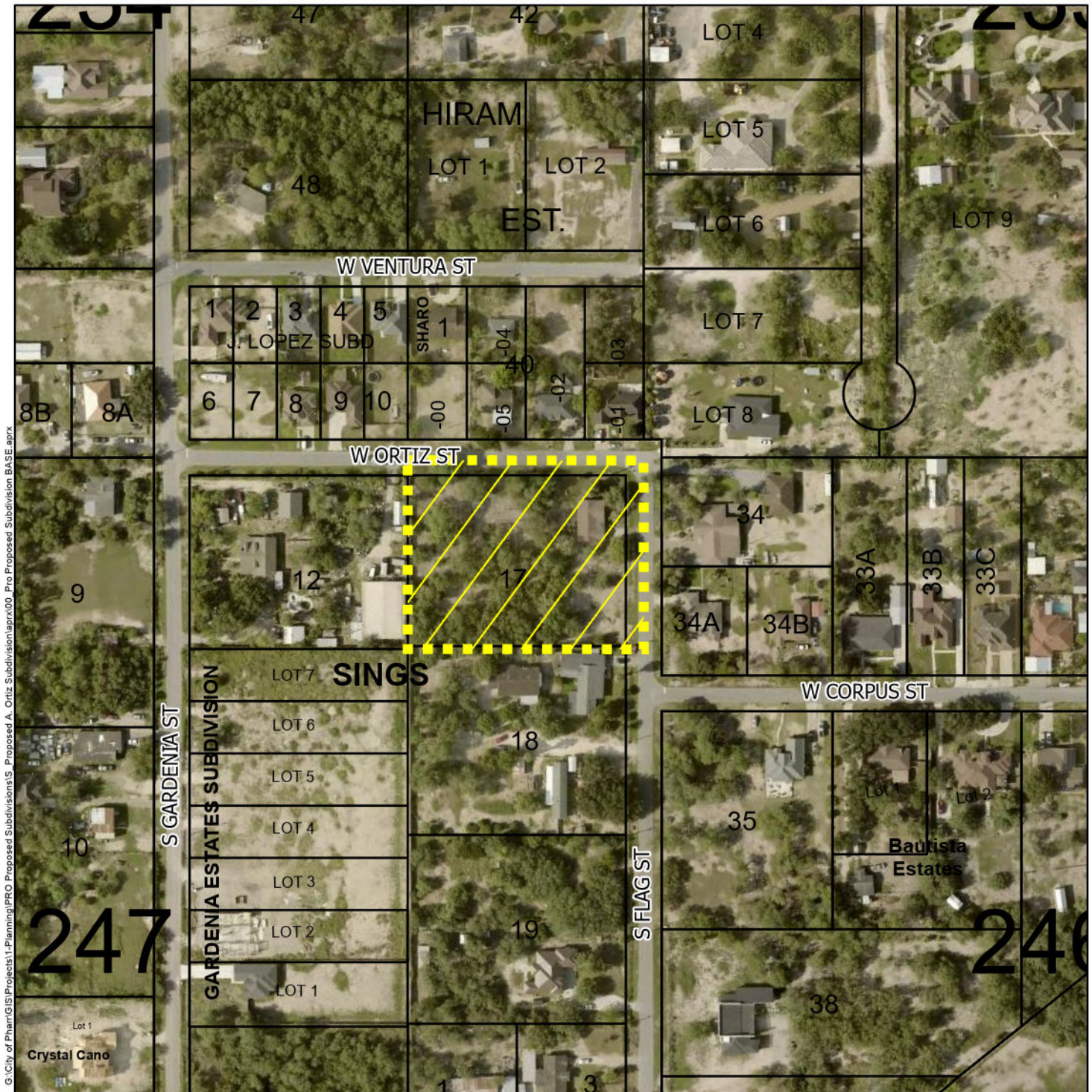
FAX

SHEET: 2 OF 2

Proposed Subdivision A. Ortiz Subdivision



AERIAL



Subject Property
 Pharr City Limit

City of Pharr, Texas
 Engineering Department
 956.702.5355



Date: 6/8/2026

Pharr
Engineering

PLAT MAP OF A PORTION OF THE CITY OF PHOENIX, ARIZONA

PROPOSED SUBDIVISION BASE MAP

234

235

247

246

W RAMOS ST

W VENTURA ST

W ORTIZ ST

W CORPUS ST

S GARDENIA ST

S FLAG ST

LOT 1

LOT 2

LOT 3

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



Date: 6/8/2026



Pharr
Development Services



Site Photo

700 Block of W. Ortiz St.





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.2.

DATE SUBMITTED: July 2, 2026

MEETING DATE: July 16, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: R. Gutierrez Engineering Corporation, representing Victor Hugo Resendez and wife, Rosalinda Resendez, owner, is requesting preliminary and final plat approval of the proposed Rosalinda Resendez Subdivision. The property is legally described as being A 0.20 acre tract of land out of Lot "Q", Original Townsite of Pharr, Hidalgo County, Texas. The property is located within the 700 Block of S. Dogwood St. **SUB#260515**

Classification: Regular

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

Issue: R. Gutierrez Engineering Corporation, representing Victor Hugo Resendez and wife, Rosalinda Resendez, owner, is requesting preliminary and final plat approval of the proposed Rosalinda Resendez Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Rosalinda Resendez Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 07/02/2026
Approved - 07/06/2026
Final Approval - 07/06/2026



MEMORANDUM

DATE: THURSDAY, JULY 16, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: ROSALINDA RESENDEZ SUBDIVISION
FILE NO. **SUB260515**

GENERAL INFORMATION

APPLICANT: R. Gutierrez Engineering Corporation, representing Victor Hugo Resendez and wife, Rosalinda Resendez, owner, is requesting preliminary and final plat approval of the proposed Rosalinda Resendez Subdivision.

LEGAL DESCRIPTION: The property is legally described as being A 0.20 acre tract of land out of Lot "Q", Original Townsite of Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Block of S. Dogwood St.

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

PROPERTY PROPOSED USE: Single Residential Home.

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Rosalinda Resendez Subdivision subject to the following conditions:

This item will go before City Commission on 08/03/2026 at 4:00pm

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



Pharr
Development Services



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

STAFF REVIEW MEETING FOR: ROSALINDA RESENDEZ SUBDIVISION

1. Provide north arrow for location map.
2. Plat note #5, location description of B.M., redo.
3. Both owners to sign plat.
4. Provide additional notary block.
5. Mayors signature block add: City Clerks signature line.
6. Remove plat note #7.
7. Provide square footage of lot.

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: ROSALINDA RESENDEZ SUBDIVISION

PLAT REVIEW MEETING FOR:
ROSALINDA RESENDEZ SUBDIVISION

COMMENTS: Initials: J.R. JUNE 17, 2026

WATER:

- Ok as proposed.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Ok as proposed.
- The sewer service remains private.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

STAFF REVIEW MEETING FOR: ROSALINDA RESENDEZ SUBDIVISION

PLAT

1. Signatures from P.E. & R.P.L.S. are required.
2. Note no. 5---Revise benchmark information: Northing:16593593.187, Easting: 1087438.540, Elevation: 110.72.
3. Note no. 10---Revise note to say... "Erosion and sediment control during construction shall be in accordance with current Texas pollution discharge elimination system (TPDES).

DRAINAGE

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

RAINAGE

CLOSEOUT DOCUMENTS

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

- TCEQ requires 9'-ft separation between water and sewer lines. This includes manholes to be spaced out away from water lines.
- SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.

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



REVIEWED BY:
ROBERTO ROMERO
ASSISTANT FIRE MARSHAL
ROBERTO.ROMERO@FD.PHARR-TX.GOV

STAFF REVIEW MEETING FOR: ROSALINDA RESENDEZ SUBDIVISION

Pharr fire marshal office reviewed plans by fire marshal Mike Navarro and found to be in reasonable compliance.

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



Pharr
Public Works



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

STAFF REVIEW MEETING FOR: ROSALINDA RESENDEZ SUBDIVISION

- Missing a Sediment Erosion Control Plan.
- Obtain any necessary curb cut, street cut, bore, and discharge permits from the Public Works Department.
- Missing a Sediment Erosion Control Plan.
- Obtain any necessary curb cut, street cut, bore, and discharge permits from the Public Works Department.

STAFF REVIEW MEETING FOR: ROSALINDA RESENDEZ SUBDIVISION

Upon review of the submitted preliminary plat and site plans, the following items are approved for compliance with City of Pharr Utility Fiber Optical Infrastructure Ordinances. As all infrastructure within the subdivision exists, no proposed installations are required.

1. Existing Conduit and Hand-Hole Details
 - a. Existing conduit and hand-hole configurations are acknowledged as sufficient for compliance.
 - b. No new conduit or hand-hole installations are required.
2. Existing Utility Site Plans and General Note.
 - a. The current site plans accurately reflect the existing pathway for Pharr Connect Utility conduit and fiber optic cable, which is shown externally along the easement.
3. Sheet Utility Site Plan
 - a. The fiber optic cabling pathway indicated on Utility Site Plans reflects the existing underground installation) via underground utility easement) and existing termination points with hand-holes.
 - b. NO additional documentation or new determinations by Pharr Connect IT are required.
4. Inspection Requirement
 - a. As all infrastructure exists, no new inspection is required prior to the final subdivision meeting. Existing compliance is acknowledged.

The plat and Utility site plans are approved as submitted. These items confirm complete and accurate documentation of Pharr Connect's existing infrastructure within the development.

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

Thank you for your attention to these requirements.

From: jbs_hcid2@att.net
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: RE: Subdivision Review: Rosalinda Resendez
Date: Tuesday, June 9, 2026 10:28:01 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

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

Hello Eddie,

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

1. We have the general right of way covering all the lot. Vol. 19, Pg. 257 deed records.
2. We need the general warranty deed of the current owner.
3. Update the signature block by removing the last statement: APPROVAL OF ... SHOWN OR NOT.
4. The proposed Subdivision is from an excluded area and will not need to submit a petition form.

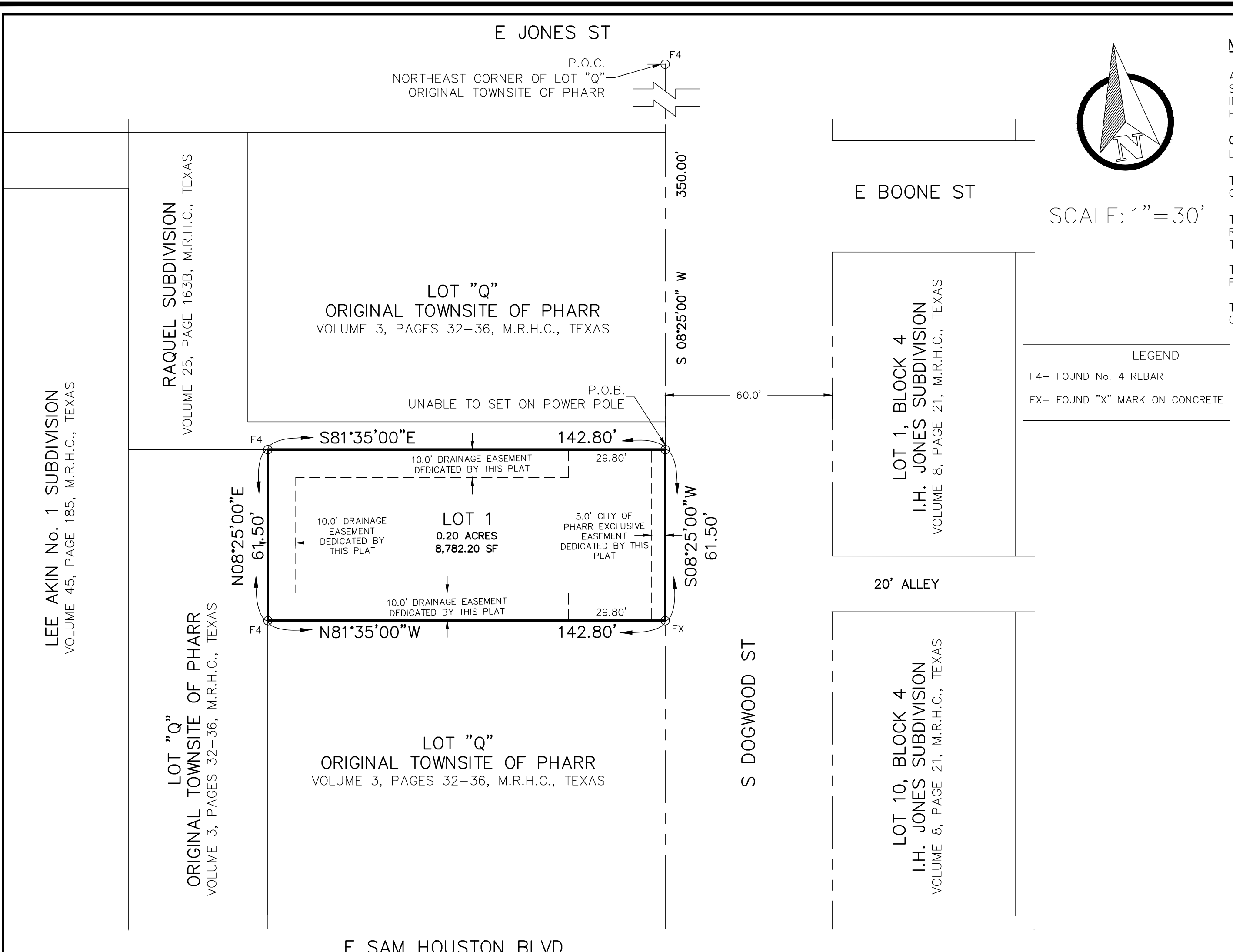
If there are any questions or concerns, please advise.

Thank you.

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

From: Eddie Martinez <eddie.martinez@pharr-tx.gov>
Sent: Monday, June 8, 2026 4:10 PM
To: isaac.gonzalez@hcdd1.org; esther.mireles@hcdd1.org; hcid2@sbcglobal.net; jbs_hcid2@att.net; jl_hcid2@att.net; peter.garza@usps.gov; jl3008@att.com; Erick.Torres@charter.com; Rafael.Macias@onegas.com; Rene.Casares@onegas.com; svallejo@rgv911.org; rafael.gonzales@psjaisd.us; tammy.saenz@psjaisd.us; mavaldes@aep.com; dlucio@aep.com; khernandez@aep.com; jolague@aep.com; jlozano@magicvalley.coop; Lucas.Pena@txdot.gov
Subject: Subdivision Review: Rosalinda Resendez

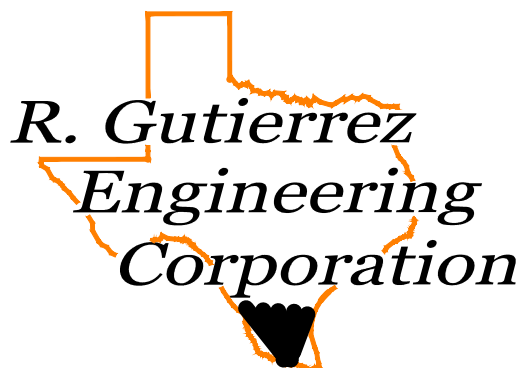
Ladies and Gentlemen,



SUBDIVISION PLAT NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER 4803470005 C, MAP REVISED: OCTOBER 19, 1982.
- MINIMUM BUILDING SETBACK LINES AS PER THE CITY OF PHARR ORDINANCES.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET AT CENTER OF LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- BENCHMARK: CITY OF PHARR MONUMENT No. 40 - LOCATED APPROXIMATELY AT SOUTHWEST CORNER OF EAST SAM HOUSTON BLVD. AND S CAGE BLVD. INTERSECTION.
ELEVATION: 110.72
N: 16593593.187
E: 1087438.540
- STORM WATER RETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.20 ACRES AND A VOLUME OF APPROXIMATELY 465 CF (0.011 ACRE-Feet) WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND A DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
- OWNERS TO MAINTAIN RETENTION AREA. RETENTION AREA SHALL BE STABILIZED WITH SOD OR HYDRO-MULCH.
- LANDSCAPING REQUIREMENTS AS PER CITY ORDINANCE.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- EROSION & SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENTS.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- 5 FOOT SIDEWALK SHALL BE REQUIRED ALONG ALL STREETS AT TIME OF BUILDING PERMIT PHASE.
- OWNERS TO MAINTAIN ROW AND PERIMETER OF SUBDIVISION.

PRINCIPAL CONTACTS		
NAME	ADDRESS	PHONE No.
OWNER: VICTOR HUGO RESENDEZ AND ROSALINDA RESENDEZ	130 E. PARK AVE. PHARR TX. 78577	(956) 778-4371
ENGINEER: RAMIRO GUTIERREZ, P.E.	130 E. PARK AVE. PHARR TX. 78577	(956) 782-2557
SURVEYOR: PABLO SOTO, JR., P.E., R.P.L.S.	130 E. PARK AVE. PHARR TX. 78577	(956) 782-2557



METES AND BOUNDS DESCRIPTION:

A 0.20 ACRE TRACT OF LAND OUT OF LOT "Q", ORIGINAL TOWNSITE OF PHARR, AS PER MAP RECORDED IN VOLUME 3, PAGE 32-36, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 0.20 ACRE TRACT OF LAND IS VESTED TO VICTOR HUGO RESENDEZ AND WIFE, ROSALINDA RESENDEZ, BY VIRTUE OF A WARRANTY DEED DATED MARCH 24, 2026, RECORDED IN DOCUMENT NO. 3736147, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. SAID 0.20 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER LOT "Q", ORIGINAL TOWNSITE OF PHARR; THENCE, SOUTH 08 DEGREES 25 MINUTES 00 SECONDS WEST, WITH THE EAST LINE OF SAID LOT "Q", ORIGINAL TOWNSITE OF PHARR, A DISTANCE OF 350.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 08 DEGREES 25 MINUTES 00 SECONDS WEST, WITH THE EAST LINE OF LOT "Q", PHARR ORIGINAL TOWNSITE, A DISTANCE OF 61.50 FEET TO AN "X" CUT FOUND ON CONCRETE, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 35 MINUTES 00 SECONDS WEST, WITH THE NORTH LINE OF THE CARLOS GARCIA, JR. PROPERTY AS PER WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1832, PAGE 427, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 142.80 FEET TO A No. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 25 MINUTES 00 SECONDS EAST, WITH THE EAST LINE OF THE GRACIELA MONTOYA PROPERTY, PROPERTY ID NUMBER 258812, A DISTANCE OF 61.50 FEET TO A No. 4 REBAR FOUND AT THE NORTHEAST CORNER OF THE SAID GRACIELA MONTOYA PROPERTY FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST, WITH THE SOUTH LINE OF RAQUEL SUBDIVISION AS PER MAP RECORDED IN VOLUME 25, PAGE 163B, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 142.80 TO THE POINT OF BEGINNING AND CONTAINING 0.20 OF AN ACRE, MORE OR LESS.

THE STATE OF TEXAS-COUNTY OF HIDALGO
DRAINAGE DISTRICT No. 1 CERTIFICATION

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

HIDALGO COUNTY DRAINAGE DISTRICT No. ONE DATE
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

OWNER ACKNOWLEDGMENT

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

KNOWN ALL MEN BY THESE PRESENTS, THAT I, VICTOR HUGO RESENDEZ AND WIFE, ROSALINDA RESENDEZ, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS STATE SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS AND WHO NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND ON THIS THE ____ DAY OF ____ 20__.

OWNER: VICTOR HUGO RESENDEZ AND ROSALINDA RESENDEZ
ADDRESS: 22700 ENGELMAN GARDENS RD., EDCOUCH, HIDALGO COUNTY, TEXAS 78538

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS THE ____ DAY OF ____ 20__.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

PRINTED NAME: _____ MY COMMISSION EXPIRES _____

OWNER ACKNOWLEDGMENT

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

KNOWN ALL MEN BY THESE PRESENTS, THAT I, VICTOR HUGO RESENDEZ AND WIFE, ROSALINDA RESENDEZ, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS STATE SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS AND WHO NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND ON THIS THE ____ DAY OF ____ 20__.

OWNER: VICTOR HUGO RESENDEZ AND ROSALINDA RESENDEZ
ADDRESS: 22700 ENGELMAN GARDENS RD., EDCOUCH, HIDALGO COUNTY, TEXAS 78538

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

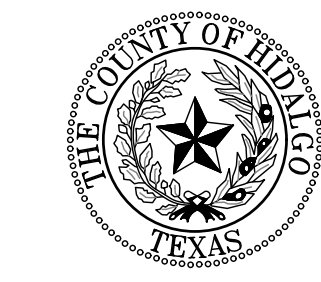
WITNESS MY HAND ON THIS THE ____ DAY OF ____ 20__.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

PRINTED NAME: _____ MY COMMISSION EXPIRES _____

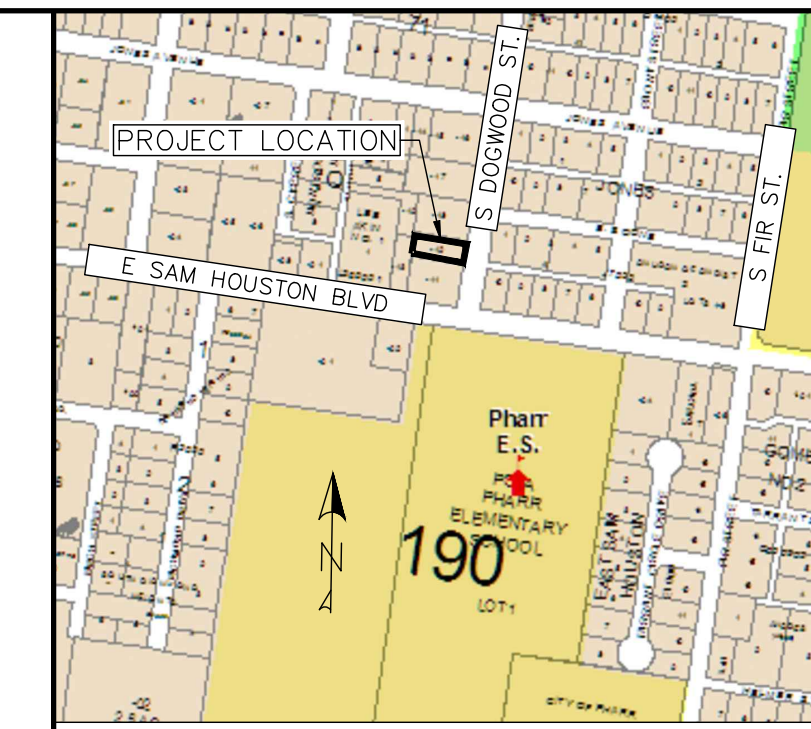
Professional Engineers & Land Surveyors

130 E. PARK AVENUE PHARR, TEXAS 78577
(TEL) 956 782-2557 (FAX) 956 782-2558
ENGINEERING FIRM NO.: 101650-00



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

ON: _____ AT _____
AM/PM INSTRUMENT
No. _____ OF
THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS
BY: _____
DEPUTY



SCALE: 1"=500'
LOCATION MAP
PREPARED BY: R. GUTIERREZ ENGINEERING CORP.
130 E. PARK AVE.
PHARR, TEXAS 78577
DATE PREPARED: PREPARED
DATE SURVEYED: SURVEYED

CITY OF PHARR PLANNING AND ZONING CERTIFICATION

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

DANNY WYLIE, CHAIRMAN,
PLANNING AND ZONING COMMISSION DATE:

CITY OF PHARR APPROVAL CERTIFICATION

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

DR. AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR DATE:

CITY CLERK DATE:

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATION

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

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____
PRESIDENT SECRETARY

ENGINEER CERTIFICATION

I, RAMIRO GUTIERREZ, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY STATE THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

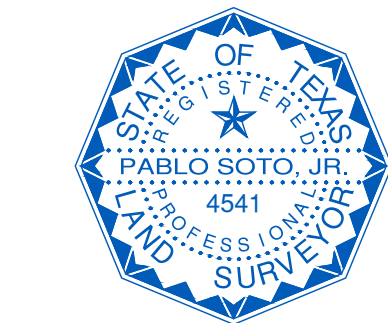


PRELIMINARY-SUBJECT TO REVISION

RAMIRO GUTIERREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 65948
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577

SURVEYOR CERTIFICATION

I, PABLO SOTO, Jr., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.



PRELIMINARY-SUBJECT TO REVISION

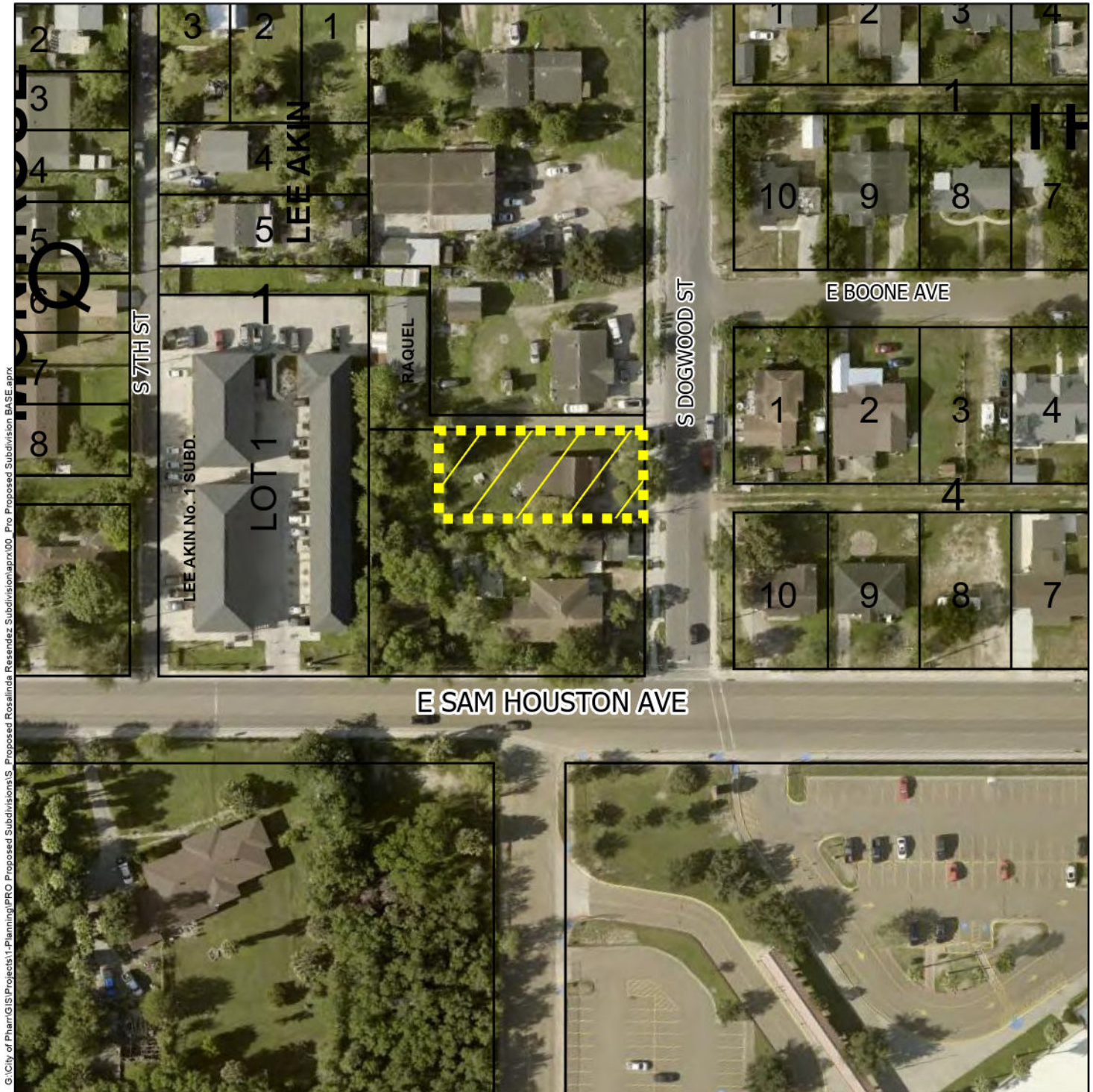
PABLO SOTO, JR., R.P.L.S. No. 4541
R. GUTIERREZ ENGINEERING CORPORATION
130 E. PARK AVENUE
PHARR, TEXAS 78577

SUBDIVISION PLAT
OF
ROSALINDA RESENDEZ
SUBDIVISION
A 0.20 ACRE TRACT OF LAND OUT OF LOT
"Q", ORIGINAL TOWNSITE OF PHARR,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 3, PAGE 32-26,
MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Proposed Subdivision Rosalinda Resendez Subdivision



AERIAL



 Subject Property
 Pharr City Limit

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:1,200
0 50 100 200 300 400 Feet

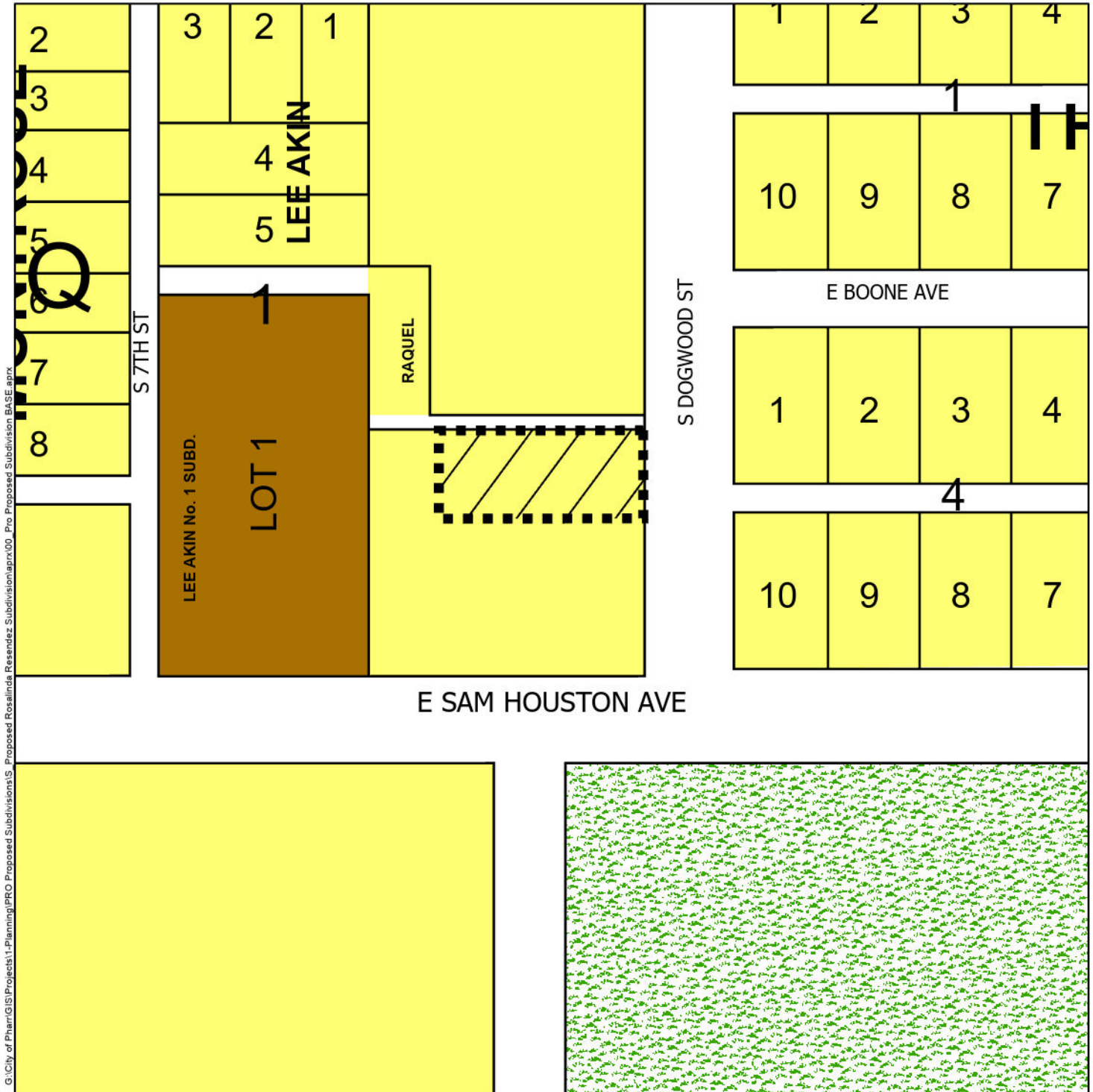


Date: 6/9/2026

Proposed Subdivision Rosalinda Resendez Subdivision



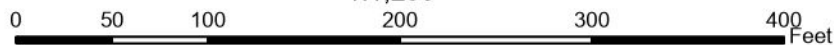
ZONING



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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:1,200



Date: 6/9/2026



Pharr
Development Services



Site Photo

700 Block of S. Dogwood St.





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.3.

DATE SUBMITTED: July 2, 2026

MEETING DATE: July 16, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: R. Gutierrez Engineering Corporation, representing Luis Alfonso Zuniga Ledezma, owner, is requesting preliminary plat approval of the proposed State Subdivision. The property is legally described as being A 0.45 of one acre tract of land, out of lot "AA", Original Townsite of Pharr, Hidalgo County, Texas. The property is located within the 500 Block of W. State St. **SUB#260514**

Classification: Regular

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

Issue: R. Gutierrez Engineering Corporation, representing Luis Alfonso Zuniga Ledezma, owner, is requesting preliminary plat approval of the proposed State Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed State Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 07/02/2026
Approved - 07/06/2026
Final Approval - 07/06/2026



MEMORANDUM

DATE: THURSDAY, JULY 16, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: STATE SUBDIVISION
FILE NO. **SUB260514**

GENERAL INFORMATION

APPLICANT: R. Gutierrez Engineering Corporation, representing Luis Alfonso Zuniga Ledezma, owner, is requesting preliminary plat approval of the proposed State Subdivision.

LEGAL DESCRIPTION: The property is legally described as being A 0.45 of one acre tract of land, out of lot "AA", Original Townsite of Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 500 Block of W. State St.

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

PROPERTY PROPOSED USE: Car lot

VARIANCES: None Requested.

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

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



Pharr
Development Services



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

STAFF REVIEW MEETING FOR: STATE SUBDIVISION

1. Match the distance mentioned on the metes & bounds and what's shown on plat.
2. On metes & bounds decide what dimension to show on plat layout measured or found on deeds.
3. Plat note #5, verify the location description.

STAFF REVIEW MEETING FOR: STATE SUBDIVISION

Comments

STAFF REVIEW MEETING FOR: STATE SUBDIVISION

COMMENTS: Initials: J.R. JUNE 15, 2026

WATER:

- Will need to install 2- 8" gate valves on tie-ins.
- All fittings will need to be MJ (mechanical joint) with mega locks.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Ok as proposed.
- The sewer service remains private.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

STAFF REVIEW MEETING FOR: STATE SUBDIVISION

Comments

PLAT

1. Signatures from P.E. & R.P.L.S. are required.
2. Note no. 10---Revise note to say... "Erosion and sediment control during construction shall be in accordance with current Texas pollution discharge elimination system (TPDES).

SITE PLAN

1. Provide storm sewer manhole detail with updated storm sewer lid logo.
2. Provide a detail of the waterline tie-in and include inline valves as per Public Utilities request.
3. Unused existing curb cuts will be required to be closed off. Any proposed driveways will need to follow current City of Pharr requirements.

DRAINAGE

1. Drainage report to be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Change bleeder line size to 8"-in and have bleeder line encased in heavy walled PVC.
4. Detention area will require a perimeter fence.
5. Detention area shall be stabilized with sod or hydro-mulch prior to final inspection/final walkthrough.

CLOSEOUT DOCUMENTS

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

- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- All sanitary sewer service “wye’s” shall require concrete cradles.
- Provide Public Works discharge permit when discharging into City storm system.
- TCEQ requires 9’-ft separation between water and sewer lines. This includes manholes to be spaced out away from water lines.
- SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.

STAFF REVIEW MEETING FOR: STATE SUBDIVISION

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.

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.

Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.

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.

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).

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

Shall provide a Fire hydrant detail

Shall provide a Concrete collar detail for the Hydrant valves to be 30x 30x6

Fire Marshal Navarro reviewed plans and found to be in reasonable compliance with the condition that valves assure to have concrete collar, fire hydrant painted silver in color and shall have fire hydrant detail provided.

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



Pharr
Public Works



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

STAFF REVIEW MEETING FOR: STATE SUBDIVISION

- Missing a Sediment Erosion Control Plan.
- Obtain any necessary curb cut, street cut, bore, and discharge permits from the Public Works Department.
- Missing a Sediment Erosion Control Plan.
- Obtain any necessary curb cut, street cut, bore, and discharge permits from the Public Works Department.

STAFF REVIEW MEETING FOR: STATE SUBDIVISION

Comments

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 2x 2" HDPE or 2x 2" Schedule 40 Conduit".

b. This conduit shall extend from the utility easement adjacent to the 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 C5.0, 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 in 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.

Note: Escrow and Infrastructure Requirements:

The escrow amount cannot be determined until the IT infrastructure design has been completed and approved. Upon completion of the design, an engineer's cost estimate will be prepared to establish the required escrow amount.

At the developer's discretion, the required IT infrastructure may either:

1. Be secured through an escrow deposit with the City of Pharr based on the approved design and cost estimate; or

2. Be constructed directly by the property owner/developer's contractor in accordance with the City of Pharr's approved IT design standards and specifications.

Final approval will be contingent upon completion of the required IT infrastructure improvements in compliance with City of Pharr requirements.

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
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: RE: Subdivision Review STATE SUBDIVISION resub of ORIGINAL TOWNSITE OF PHARR
Date: Monday, June 8, 2026 3:29:53 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

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

Hello Eddie,

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

1. We have the general right of way covering all the lot. Vol. 19, Pg. 41 deed records.
2. We need the general warranty deed for the current owner.
3. Update the signature block by removing the last statement: APPROVAL OF ... SHOWN OR NOT.
4. The proposed Subdivision is out of an excluded area and will not need to submit a petition form.

If there are any questions or concerns, please advise.

Thank you.

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

From: Eddie Martinez <eddie.martinez@pharr-tx.gov>
Sent: Monday, June 8, 2026 2:11 PM
To: isaac.gonzalez@hcdd1.org; esther.mireles@hcdd1.org; hcid2@sbcglobal.net; jbs_hcid2@att.net; jl_hcid2@att.net; peter.garza@usps.gov; jl3008@att.com; Erick.Torres@charter.com; Rafael.Macias@onegas.com; Rene.Casares@onegas.com; svallejo@rgv911.org; rafael.gonzales@psjaisd.us; tammy.saenz@psjaisd.us; mavaldes@aep.com; dlucio@aep.com; khernandez@aep.com; jolague@aep.com; jlozano@magicvalley.coop; Lucas.Pena@txdot.gov
Subject: Subdivision Review

Ladies and Gentlemen,

The attached preliminary subdivision plans are been reviewed by the City of Pharr and are been routed to you for review and comments as well, if any. Also, you may attend meeting as stated on memo. Please provide me with any comments that you may have, so I can make the developer aware of the comments.

If you have any questions please let me know.

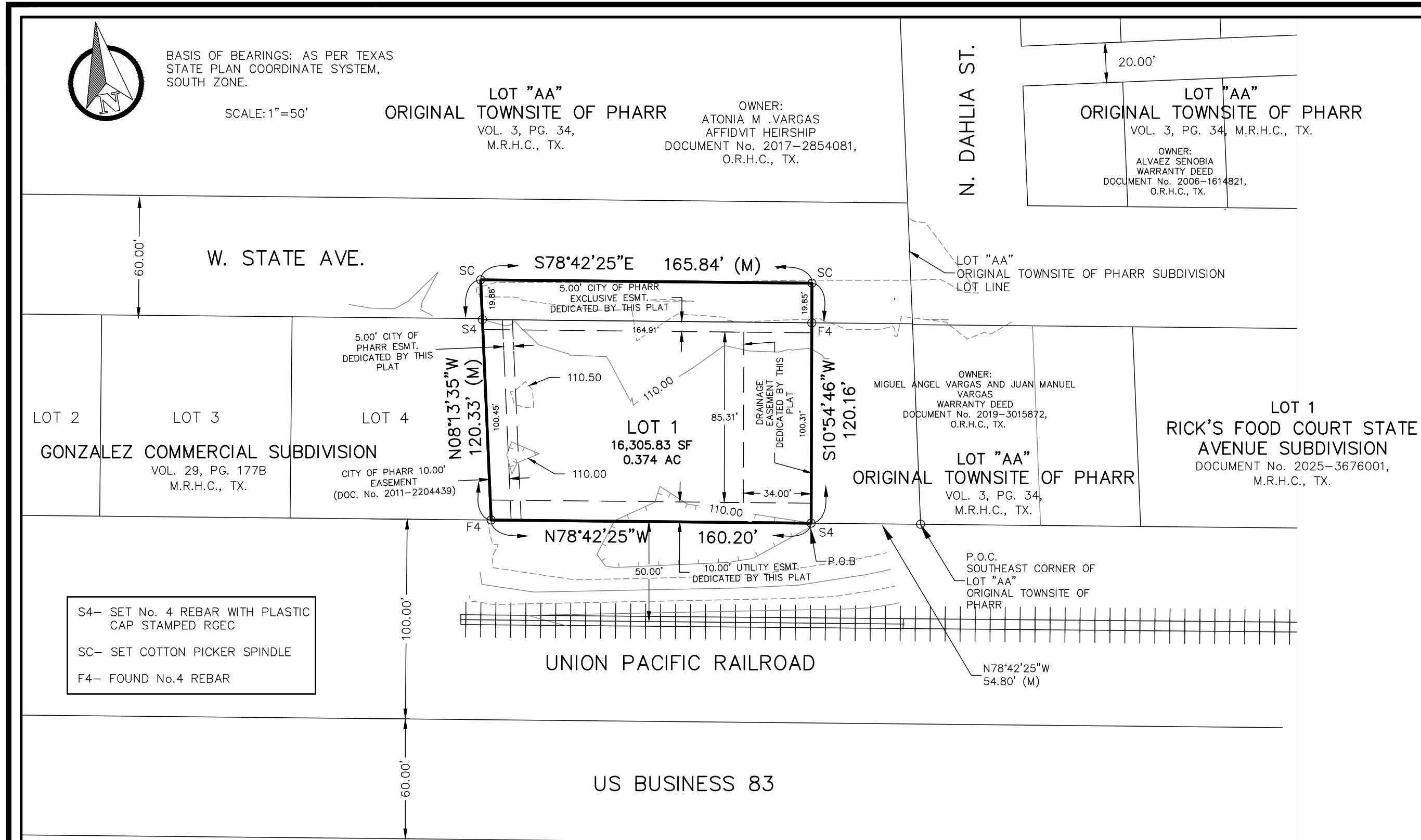
Thank you

Heriberto Martinez, Planner III
956-402-4242
P.O. Box 1729
118 S. Cage Blvd.
Pharr Texas, 78577



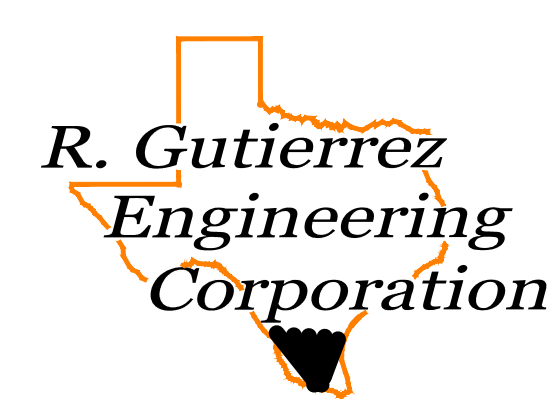
CITY OF PHARR, TEXAS Disclaimer: If you are not the intended recipient or have received this e-mail in error, please notify me via return e-mail and telephone at 956-402-4000, and permanently delete and purge the original and any copy thereof. This e-mail, with attachments hereto, if any, is intended only for receipt and use by the addressee(s) named herein, and may contain legally privileged and/or confidential information. Regardless of address or routing, if you are not the intended recipient, then you are hereby notified that any use, copying, reproduction, dissemination, distribution, or transmission of this e-mail, and any attachments hereto, is strictly prohibited. Whereas all

reasonable steps have been taken to ensure the accuracy and confidentiality of the information and data submitted herein, the City of Pharr and its employees are not liable if information or data is corrupted or does not reach its intended destination.



- SUBDIVISION PLAT NOTES:**
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD;
OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS
THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN
ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER 4803470005 C, MAP REVISED: OCTOBER 19, 1982.
 - MINIMUM BUILDING SETBACK LINES AS PER THE CITY OF PHARR ORDINANCES.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF
STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
 - BENCHMARK: CITY OF PHARR MONUMENT No. 43 - LOCATED ON THE SOUTH SIDE OF
RAILROAD TRACKS APPROXIMATELY 340 FEET WEST OF BLUEBONNET STREET.
ELEVATION: 110.53
N: 16596625.737
E: 1086605.41
 - STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF
RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF
APPROXIMATELY 0.374 ACRES AND A VOLUME OF APPROXIMATELY 2,436 CF (0.056
ACRE-Feet) WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND A
DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT
SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION
SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL
DEVELOPMENT.
 - OWNERS TO MAINTAIN DETENTION AREA. DETENTION AREA SHALL BE STABILIZED WITH
SOD OR HYDRO-MULCH.
 - LANDSCAPING REQUIREMENTS AS PER CITY ORDINANCE.
 - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT
PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
 - EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE
WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENTS.
 - ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY
OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 - 5 FOOT SIDEWALK SHALL BE REQUIRED ALONG ALL STREETS AT TIME OF BUILDING
PERMIT PHASE.
 - OWNERS TO MAINTAIN ROW AND PERIMETER OF SUBDIVISION.
 - DETENTION AREAS 2.5 FT. OR DEEPER WILL REQUIRE A PERIMETER FENCE.
 - DRAINAGE PLAN TO BE REVIEWED AND APPROVED AT BUILDING PERMIT STAGE.
 - UNUSED EXISTING CURB CUTS WILL BE REQUIRED TO BE CLOSED OFF, ANY PROPOSED
DRIVEWAYS WILL NEED TO FOLLOW CURRENT CITY OF PHARR REQUIREMENTS.

PRINCIPAL CONTACTS:			
NAME	ADDRESS	PHONE No.	E-MAIL
OWNER: LUIS ALFONSO ZUNIGA LEDEZMA			
ENGINEER: RAMIRO GUTIERREZ, P.E.	130 E. PARK AVE.	(956) 782-2557	rgutierrez@rgec.net
SURVEYOR: PABLO SOTO, JR., P.E., R.P.L.S.	130 E. PARK AVE.	(956) 782-2557	office@rgec.net



Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

METES AND BOUNDS DESCRIPTION:

A 0.45 ACRE TRACT OF LAND OUT OF LOT "AA", ORIGINAL TOWNSITE OF PHARR SUBDIVISION, AS PER MAP RECORDED IN VOLUME 3, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 0.45 ACRE TRACT OF LAND IS VESTED TO LUIS ALFONSO ZUNIGA LEDEZMA., BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 4, 2025, RECORDED IN DOCUMENT NO. 3705523, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. SAID 0.45 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER LOT "AA", ORIGINAL TOWNSITE OF PHARR; THENCE, NORTH 78 DEGREES 42 MINUTES 25 SECONDS WEST, WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD COMPANY, A DISTANCE OF 50.06 FEET (RECORDED) 54.80 FEET (MEASURED) TO A NO. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGC) FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE **POINT OF BEGINNING**;

THENCE, NORTH 78 DEGREES 42 MINUTES 25 SECONDS WEST, WITH THE EXISTING NORTH RIGHT OF WAY LINE OF UNION PACIFIC RAILROAD COMPANY, A DISTANCE OF 160.20 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF LOT 4, GONZALEZ COMMERCIAL SUBDIVISION, AS PER MAP RECORDED IN VOLUME 29, PAGE 177B, M.R.H.C., TEXAS) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 13 MINUTES 35 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 4, GONZALEZ COMMERCIAL SUBDIVISION, A DISTANCE OF 100.13 FEET (RECORDED) 100.45 FEET (MEASURED) TO A NO. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGC) AT THE EXISTING SOUTH RIGHT OF WAY LINE OF STATE AVENUE, CONTINUING FOR A TOTAL OF 120.16 FEET (RECORDED) 120.33 FEET (MEASURED) TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 78 DEGREES 42 MINUTES 25 SECONDS EAST, WITH THE SOUTH RIGHT OF WAY LINE OF STATE AVE., A DISTANCE OF 164.91 FEET (RECORDED) 165.84 (MEASURED) TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 10 DEGREES 54 MINUTES 46 SECONDS WEST, A DISTANCE OF 20.06 FEET (RECORDED) 19.85 FEET (MEASURED) AT THE EXISTING SOUTH RIGHT OF WAY LINE OF STATE AVENUE, CONTINUING FOR A TOAL OF 120.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.45 ACRES OF LAND, MORE OR LESS.

CITY OF PHARR PLANNING AND ZONING CERTIFICATION

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

DANNY WYLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION DATE: _____

CITY OF PHARR APPROVAL CERTIFICATION

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

DR. AMBROSIO HERNANDEZ, MAYOR, CITY OF PHARR DATE: _____

CITY CLERK DATE: _____

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATION

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

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

HIDALGO COUNTY DRAINAGE DISTRICT No. ONE RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER) DATE: _____

THE STATE OF TEXAS-COUNTY OF HIDALGO DRAINAGE DISTRICT No. 1 CERTIFICATION

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

HIDALGO COUNTY DRAINAGE DISTRICT No. ONE RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER) DATE: _____

OWNER ACKNOWLEDGMENT

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

KNOWN ALL MEN BY THESE PRESENTS, THAT I, LUIS ALFONSO ZUNIGA LEDEZMA, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS STATE SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS AND WHO NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND ON THIS THE _____ DAY OF _____, 20____.

OWNER: LUIS ALFONSO ZUNIGA LEDEZMA
ADDRESS: 157 RIDGE RD, ALAMO, TX 78516

STATE OF TEXAS §
COUNTY OF HIDALGO §

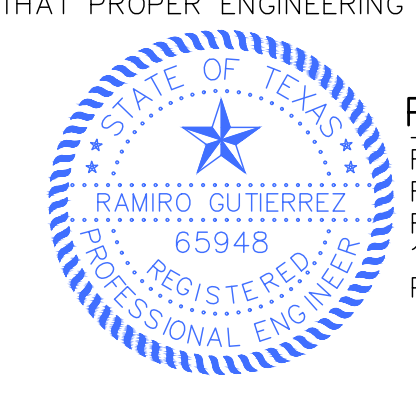
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
PRINTED NAME: _____ MY COMMISSION EXPIRES _____

ENGINEER CERTIFICATION

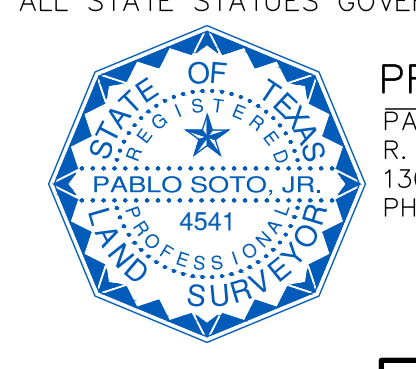
I, RAMIRO GUTIERREZ, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY STATE THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



PRELIMINARY-SUBJECT TO REVISION
RAMIRO GUTIERREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 65948
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577

SURVEYOR CERTIFICATION

I, PABLO SOTO, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION ORDINANCE AND ALL STATE STATUES GOVERNING SURVEYS.

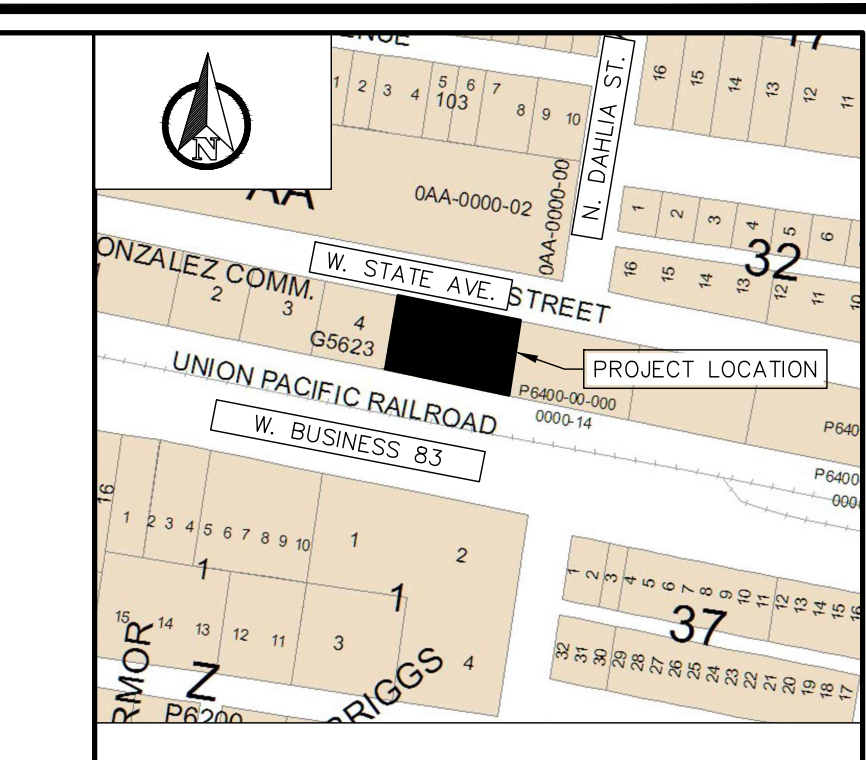


PRELIMINARY-SUBJECT TO REVISION
PABLO SOTO, JR., R.P.L.S. No. 4541
R. GUTIERREZ ENGINEERING CORPORATION
130 E. PARK AVENUE
PHARR, TEXAS 78577



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

ON: _____ AT _____
AM/PM INSTRUMENT
No. _____ OF
THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS
BY: _____
DEPUTY



LOCATION MAP

PREPARED BY: R. GUTIERREZ ENGINEERING CORP.
130 E. PARK AVE.
PHARR, TEXAS 78577

DATE PREPARED: 02/04/2026
DATE SURVEYED: 02/04/2026

SUBDIVISION PLAT
OF
STATE SUBDIVISION
A 0.381 ACRE TRACT OF LAND OUT OF LOT
"AA", ORIGINAL TOWNSITE OF PHARR,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 3, PAGE 34,
MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Proposed Subdivision State Subdivision



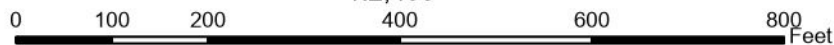
AERIAL



Subject Property
 Pharr City Limit

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:2,400



Date: 6/17/2026

Proposed Subdivision State Subdivision



ZONING



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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:2,400

0 100 200 400 600 800 Feet



Date: 6/17/2026



Pharr
Development Services



Site Photo

500 Block of W. State St.





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.4.

DATE SUBMITTED: July 2, 2026

MEETING DATE: July 16, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Davila & James Engineering, representing Miguel A. Perez, registered agent for Novellini, LTD, owner, is requesting preliminary plat approval of the proposed Cage Business Park Subdivision. The property is legally described as being a 2.235 acre tract of land out of Lot 237, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2600 Block of S. Cage Blvd. **SUB#260516**

Classification: Regular

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

Issue: Davila & James Engineering, representing Miguel A. Perez, registered agent for Novellini, LTD, owner, is requesting preliminary plat approval of the proposed Cage Business Park Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Cage Business Park Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 07/02/2026
Approved - 07/06/2026
Final Approval - 07/06/2026



MEMORANDUM

DATE: THURSDAY, JULY 16, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: CAGE BUSINESS PARK SUBDIVISION
FILE NO. **SUB260516**

GENERAL INFORMATION

APPLICANT: DAVILA & JAIMES ENGINEERING, representing Miguel A. Perez, registered agent for Novellini, LTD, owner, is requesting preliminary plat approval of the proposed CAGE BUSINESS PARK SUBDIVISION.

LEGAL DESCRIPTION: The property is legally described as being a 2.235 acre tract of land out of Lot 237, Kelly-Pharr Subdivision, Pharr, Hidalgo county, Texas.

LOCATION: The property is located within the 2600 Block of S. Cage Blvd.

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

PROPERTY PROPOSED USE: Retail

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Cage Business Park Subdivision subject to the following conditions:

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



Pharr
Development Services



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

STAFF REVIEW MEETING FOR: CAGE BUSINESS PARK SUBDIVISION

1. Remove the owners information within the lot.
2. Show and label all monuments on property.
3. Dedicated easements to whom are they exclusive.
4. Remove extra dimensions around property.
5. Show correct line type for new property line.
6. Add: S, for South Cage Blvd.
7. Label the center line along S. Cage Blvd.
8. Add the persons name signing the plat and provide title on the owners signature block and notary block.
9. Note 5, on plat notes fill in the blanks.
10. On metes & bounds see redlines and do corrections.

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: CAGE BUSINESS PARK SUBDIVISION

PLAT REVIEW MEETING FOR: CAGE BUSINESS PARK SUBDIVISION

COMMENTS: Initials: J.R. JUNE 17, 2026

WATER:

- Easement will need to be 15' exclusive to the City of Pharr (10' for hydrants only)
- Water service will need to be 1" x ¾" or greater.
- Will need to install water service for irrigation.
- Fire protection will be required.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Ok as proposed.
- Sanitary sewer service will need to be 6" PVC SDR 26
- The sewer service remains private.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

STAFF REVIEW MEETING FOR: CAGE BUSINESS PARK SUBDIVISION

PLAT

1. Signatures from P.E. & R.P.L.S. are required.
2. Provide a private drainage easement for this lot. This can be done at building permit phase by separate instruments.
3. Add note--- "5'-ft sidewalk with ADA ramps and landings shall be required to be constructed at time of building permit phase".
4. Add note---Include City of Pharr benchmarks and provide northing easting and elevations, along with benchmark number and description of location.

SITE PLAN

1. At time of building permit phase, sidewalk and driveway shall be constructed as per TX Dots requirements and ADA compliant. A Permit will be required during construction. City notification shall be given at time of building permit review.
2. Include a trip generation for this development.

DRAINAGE

1. Drainage report to be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Please verify the calculations for future conditions.
4. Detention area shall be stabilized with sod or hydro-mulch prior to final inspection/final walkthrough.

CLOSEOUT DOCUMENTS

1. All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).
- STANDARD REQUIREMENTS**
- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
 - Access road must follow City of Pharr standards for paving.
 - Testing may be required for concrete, paving and backfilling items.
 - Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
 - Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
 - Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
 - Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.

- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- All sanitary sewer service “wye’s” shall require concrete cradles.
- Provide Public Works discharge permit when discharging into City storm system.
- TCEQ requires 9'-ft separation between water and sewer lines. This includes manholes to be spaced out away from water lines.
- SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.

STAFF REVIEW MEETING FOR: CAGE BUSINESS PARK SUBDIVISION

All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.

All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).

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.

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.

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.

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).

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.

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

Shall provide a Fire hydrant detail

Shall provide a Concrete collar detail for the Hydrant valves to be 30x 30x6

Additional notes. Subdivision plat note shall be added to the plat as follows: additional fire protection will be required at the time of building phase.

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



Pharr
Public Works



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

STAFF REVIEW MEETING FOR: CAGE BUSINESS PARK SUBDIVISION

- Construction entrance shall measure 20 feet in width and 50 feet in length.
- Site plan is missing dumpster on the Sediment Erosion Control Plan.
- Obtain any necessary curb cut, street cut, or bore permits.
- Submit a copy of your Approved TCEQ Permits.
- Submit a digital copy of your SW3P Plan for review. Once it has been approved a physical, copy must be on site at all times.
- Construction entrance shall measure 20 feet in width and 50 feet in length.
- Site plan is missing dumpster on the Sediment Erosion Control Plan.
- Obtain any necessary curb cut, street cut, or bore permits.
- Submit a copy of your Approved TCEQ Permits.
- Submit a digital copy of your SW3P Plan for review. Once it has been approved a physical, copy must be on site at all times.

STAFF REVIEW MEETING FOR: CAGE BUSINESS 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 2" fiber optic line callout must be revised to reflect the required conduit type.
 - a. Replace with: "PROP 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 C5.0, 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 in 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.

Note: Escrow and Infrastructure Requirements:

The escrow amount cannot be determined until the IT infrastructure design has been completed and approved. Upon completion of the design, an engineer's cost estimate will be prepared to establish the required escrow amount.

At the developer's discretion, the required IT infrastructure may either:

- 1. Be secured through an escrow deposit with the City of Pharr based on the approved design and cost estimate; or
- 2. Be constructed directly by the property owner/developer's contractor in accordance with the City of Pharr's approved IT design standards and specifications.

Final approval will be contingent upon completion of the required IT infrastructure improvements in compliance with City of Pharr requirements.

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
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: RE: Subdivision review: Cage Business Park
Date: Wednesday, June 10, 2026 8:55:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

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

Hello Eddie,

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

1. We have the general r.o.w. covering all the lot. Vol. 19, pg. 129 and Vol.19, pg. 257.
2. We need the certificate of filing AND the certificate of formation for the entity.
3. Update the signature block scripture:

This Plat **is hereby** approved by the Hidalgo County Irrigation District No. 2 on this the ___ day of _____, **(add comma)** 20___.

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

_____	ATTEST: _____
President	Secretary

4. Plat will need a starting point from the corner Lot 237, Kelly – Pharr Subdivision with the coordinates and distances leading to the p.o.b.
5. The proposed Subdivision is from an excluded area and will not need to submit a petition form.

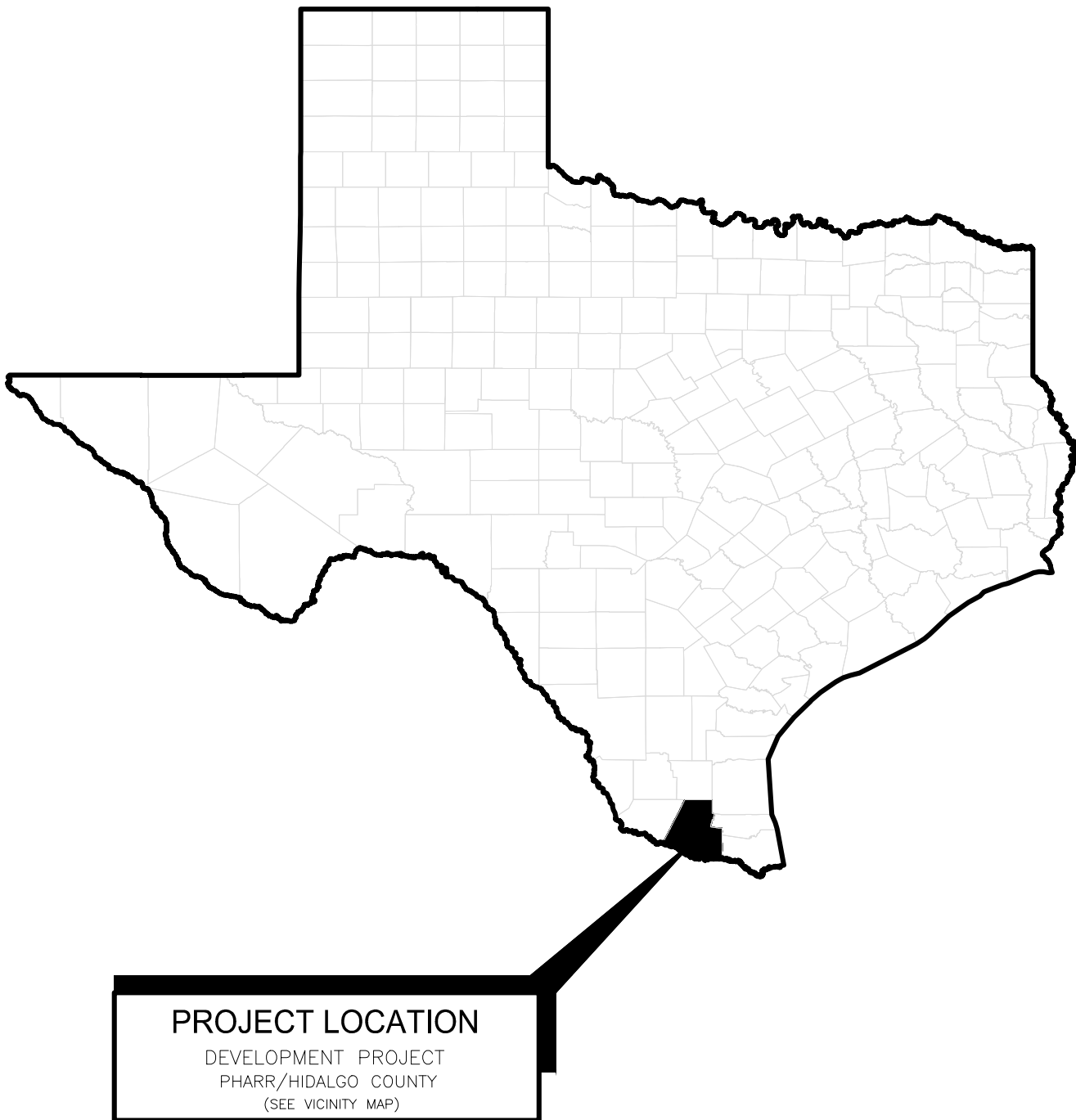
If there are any questions or concerns, please advise.

Thank you.

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

CAGE BUSINESS PARK SUBDIVISION

PHARR, TEXAS
HIDALGO COUNTY



CITY OFFICIALS

Dr. AMBROSIO "AMMOS" HERNANDEZ	MAYOR
MICHAEL PACHECO	COMMISSIONER PLACE 1
ROBERTO "BOBBY" CARRILLO	COMMISSIONER PLACE 2
RAMIRO CABALLERO	COMMISSIONER PLACE 3
DANIEL CHAVEZ	COMMISSIONER PLACE 4
RICARDO MEDINA	COMMISSIONER PLACE 5
ITZA FLORES	COMMISSIONER PLACE 6
Dr. JONATHAN B. FLORES	CITY MANAGER



LOCATION MAP
SCALE: NOT TO SCALE

SHEET INDEX

- 1 COVER SHEET
- 2 PLAT
- 3 EXISTING CONDITIONS
- 4 GENERAL CONSTRUCTION NOTES
- 5 UTILITY PLAN
- 6 STORM WATER POLLUTION PREVENTION PLAN
- 7 TYPICAL DETAILS
- 8 TYPICAL DETAILS



Call before you dig.
(@ least 48 hours prior to digging)

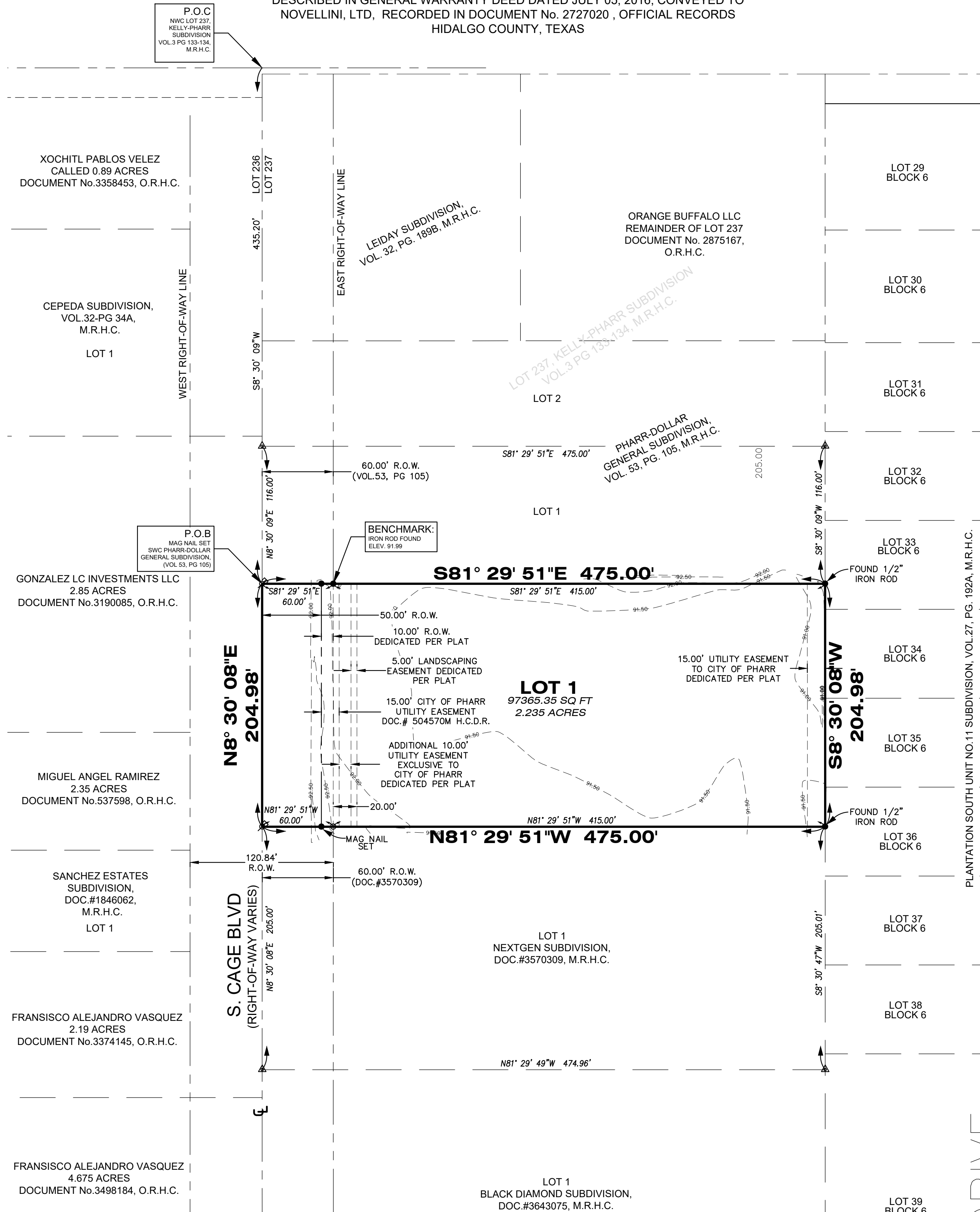


TBPELS FIRM No. F-28020

905 E LOS EBANOS SUITE C,
BROWNSVILLE, TEXAS, 78520
ENGINEERING@DAVILA-JAIMES.COM

CAGE BUSINESS PARK SUBDIVISION

BEING 2.235 ACRES OUT OF LOT 237, KELLY-PHARR SUBDIVISION, RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN GENERAL WARRANTY DEED DATED JULY 05, 2016, CONVEYED TO NOVELLINI, LTD., RECORDED IN DOCUMENT No. 2727020, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS



OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I, NOVELLINI LTD, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE CAGE BUSINESS PARK SUBDIVISION, ADDITION OF THE CITY OF PHARR, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

NOVELLINI LTD
MIGUEL A. PEREZ, REGISTERED AGENT
600 WICHITA AVENUE APT No. 103
MCALLEN, TEXAS 78503

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIGUEL A. PEREZ, REGISTERED AGENT NOVELLINI LTD 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

MAYOR CERTIFICATION

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

AMROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST: CITY SECRETARY _____ DATE _____

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS CAGE BUSINESS PARK SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON

THE _____ DAY OF _____, 2026 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION

CERTIFICATE OF APPROVAL HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____, 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 EASEMENT. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT _____ ATTEST: SECRETARY _____

CERTIFICATE OF APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49-211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

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

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF SURVEYOR

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PHARR, TEXAS.

DATED THIS THE _____ DAY OF _____, 2026.

**** FOR PRELIMINARY VIEW ONLY ****

MANUEL CARRIZALES, R.P.L.S. No. 6388
512-470-1489
fnfcd@gmail.com

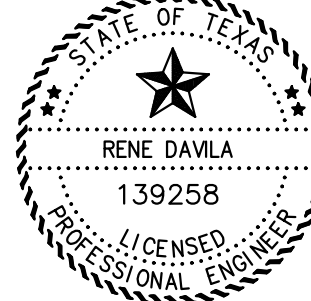


STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF ENGINEER

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

DATED THIS THE _____ DAY OF _____, 2026.

RENE DAVILA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 139258
FIRM REGISTRATION No. F-28020



GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "B" (MEDIUM SHADED). ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER: 4803370005C.
MAP REVISED: OCTOBER 19, 1982.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CURB OF CAGE ROAD, OR 24" MEASURED AT THE CENTER OF THE LOT, WHICHEVER IS GREATER
- BUILDING SETBACKS NOTE:
MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 20 FEET OR EASEMENT LINE, WHICHEVER IS GREATER;
SIDE: INTERNAL LOT 0 FEET OR EASEMENT LINE WHICHEVER IS GREATER;
REAR: 20 FEET OR EASEMENT LINE, WHICHEVER IS GREATER;
- BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
REFERENCE TO BENCHMARK FOUND IRON ROD AT NORTHWEST CORNER OF LOT 1 60.00 FEET OF CAGE BLVD RUNNING EAST
NORTHING=16585487.2400
EASTING=1086321.2890
ELEVATION=91.99
CITY OF PHARR BENCHMARK:
HORIZONTAL DATUM TEXAS STATE PLANE COORDINATES SOUTH ZONE
VERTICAL DATUM NGVD 1988
MONUMENT #: 28
NORTHING=16585897.7830
EASTING=1086616.596
ELEVATION=89.80
- DRAINAGE NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 2.235 AC AND A VOLUME OF APPROXIMATELY 0.352 AC-FT. WILL BE REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN. THAT ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL THE STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS DEVELOPMENT.
- OWNERS TO MAINTAIN DETENTION/RETENTION AREA.
- OWNERS TO MAINTAIN ROW AND PERIMETER OF SUBDIVISION.
- EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
- ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A PINK PLASTIC CAP STAMPED "C.L.S. RPLS 6388"
- SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNERS(S) OF PROPERTIES SHALL NOT BE HELD LIABLE FOR DAMAGES AND OR REPAIRS. THE ENTITY PERFORMING THE WORK WILL INDEMNIFY THE OWNER(S) FOR THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- DETENTION AREA COMMON LOT WILL BE STABILIZED WITH HYDRO MULCH OR SEEDING DURING CONSTRUCTION OF SUBDIVISION.
- 5'-FT SIDEWALK WITH ADA RAMPS AND LANDINGS SHALL BE REQUIRED TO BE CONSTRUCTED AT TIME OF BUILDING PERMIT PHASE.
- ADDITIONAL FIRE PROTECTION WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT PHASE.

METES AND BOUNDS

BEING A 2.235 ACRE TRACT OUT OF LOT 237, KELLY PHARR SUBDIVISION, RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN GENERAL WARRANTY DEED DATED JULY 05, 2016, CONVEYED TO NOVELLINI, LTD, RECORDED IN DOCUMENT No. 2727020 , OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, SAID 2.235 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

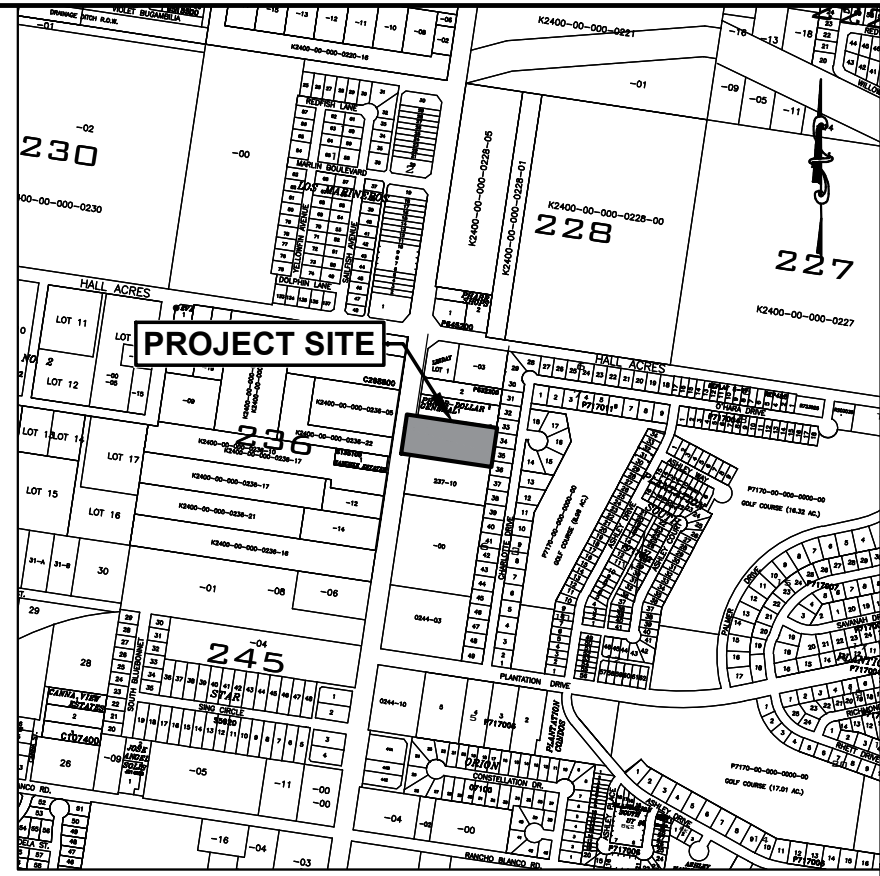
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 237, KELLY PHARR SUBDIVISION, ALSO BEING A POINT ON THE CENTERLINE OF SOUTH CAGE BOULEVARD, S 08° 30' 08" W, AT A DISTANCE OF 435.20 FEET, TO THE POINT OF BEGINNING, AT A MAG NAIL SET, THE SOUTHWEST CORNER OF PHARR- DOLLAR GENERAL SUBDIVISION, RECORDED IN VOLUME 53, PAGE 105, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE CAGE BOULEVARD CENTERLINE, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, S 81° 29' 51" E, ALONG THE SOUTH LINE OF THE SAID PHARR DOLLAR GENERAL SUBDIVISION, SAME BEING ALONG THE NORTH LINE OF THE SAID NOVELLINI, LTD TRACT, PASSING AT A DISTANCE OF 50.00 FEET A 1/2-INCH IRON ROD FOUND, A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CAGE BOULEVARD, CONTINUING FOR A TOTAL DISTANCE OF 475.00 FEET TO A 1/2 INCH IRON ROD FOUND, THE SOUTHEAST CORNER OF THE SAID PHARR-DOLLAR GENERAL SUBDIVISION, SAME BEING A POINT ON THE WEST LINE OF THE PLANTATION SOUTH UNIT NO.11 SUBDIVISION, RECORDED IN VOLUME 27, PAGE 192A, MAP RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 30' 08" W, ALONG THE WEST LINE OF SAID PLANTATION SOUTH UNIT NO.11 SUBDIVISION, SAME BEING ALONG THE EAST LINE OF THE SAID NOVELLINI, LTD TRACT , A DISTANCE OF 204.98 FEET TO A 1/2 INCH IRON ROD FOUND, A POINT ON THE WEST LINE OF SAID PLANTATION SOUTH UNIT NO.11 SUBDIVISION, SAME BEING THE NORTHEAST CORNER OF THE NEXTGEN SUBDIVISION, RECORDED IN DOCUMENT No. 3570309, MAP RECORDS HIDALGO COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 29' 51" W, ALONG THE NORTH BOUNDARY LINE OF THE NEXTGEN SUBDIVISION, SAME BEING ALONG THE SOUTH LINE OF THE SAID NOVELLINI, LTD TRACT, PASSING A DISTANCE OF 425.00 FEET TO A 1/2 INCH IRON ROD FOUND, A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CAGE BOULEVARD, CONTINUING FOR A TOTAL DISTANCE OF 475.00 FEET TO A MAG NAIL SET, THE NORTHWEST CORNER OF THE NEXTGEN SUBDIVISION, SAME BEING A POINT ON THE CAGE BOULEVARD CENTERLINE, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 30' 08" E, ALONG THE CAGE BOULEVARD CENTERLINE, SAME BEING ALONG THE WEST LINE OF THE SAID NOVELLINI, LTD TRACT, A DISTANCE OF 204.98 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT OF LAND CONTAINING 2.235 ACRE MORE OR LESS.



LOCATION MAP
SCALE: 1" = 1000'

SCALE: 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH
(4205) (NAD 83)

LEGEND
● 1/2" IRON ROD FOUND "IRS" "CRF"
○ 1/2" IRON ROD SET W/PINK CAP "IRS"
▲ COTTON PICKER SPINDLE FOUND "CPS"
⊗ MAG NAIL SET "MNS"
(50°00'00"W 0.0') - RECORD BEARING & DISTANCE
O.P.R.H.C. - OFFICIAL PUBLIC RECORDS HIDALGO COUNTY
M.R.H.C. - MAP RECORDS HIDALGO COUNTY
R.O.W. - RIGHT-OF-WAY
P.O.B. - POINT-OF-BEGINNING
P.O.C. - POINT-OF-COMMENCING



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

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

BY: _____ DEPUTY

DAVILA & JAIMES ENGINEERING

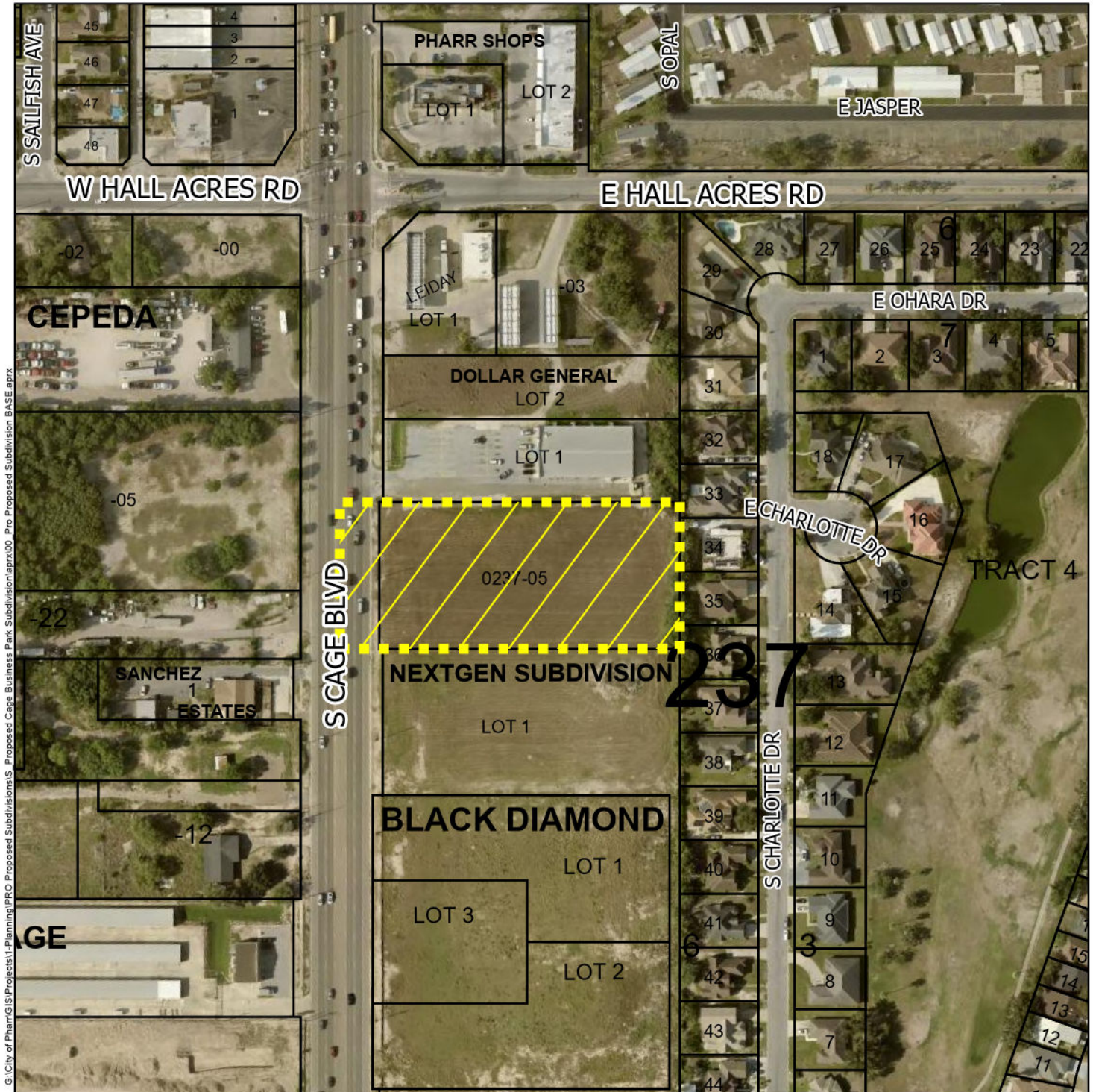
TBPELS FIRM REGISTRATION F-28020

905 E LOS EBANOS SUITE C,
BROWNSVILLE, TEXAS, 78520
ENGINEERING@DAVILA-JAIMES.COM
(956) 572-8633

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: NOVELLINI LTD	2802 COUNTRY CLUB	MISSION, TEXAS 78572	(956) 929-6167
ENGINEER: RENE DAVILA, P.E.	905 E LOS EBANOS SUITE C	BROWNSVILLE, TEXAS 78520	(956) 572-8633
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	921 S 10TH AVE	EDINBURG, TEXAS 78542	(512) 470-1489

Proposed Subdivision Cage Business Park Subdivision

AERIAL



 Subject Property
 Pharr City Limit

City of Pharr, Texas
Engineering Department
956.702.5355

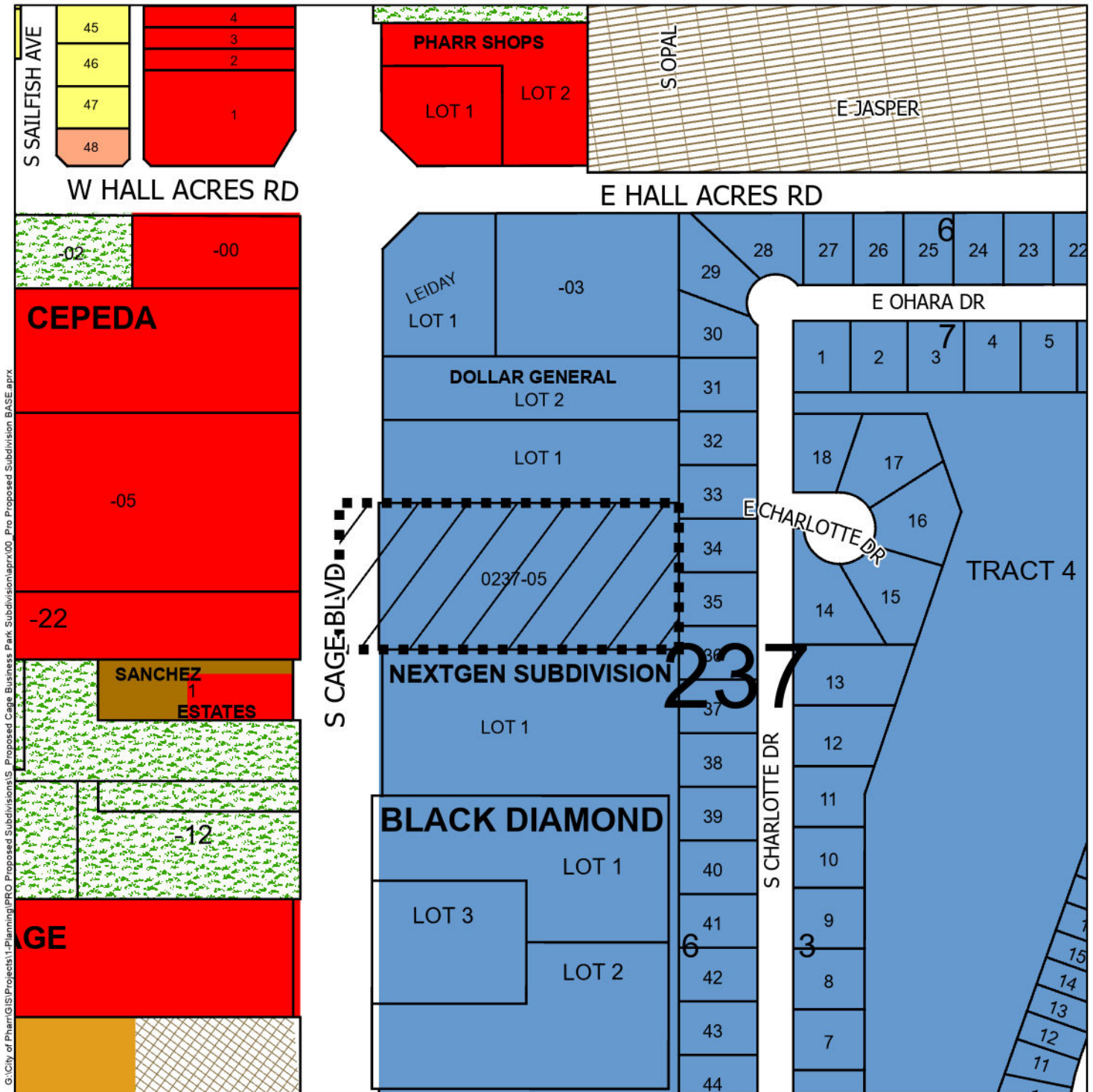
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0 100 200 400 600 800 Feet



Date: 6/15/2026

Proposed Subdivision Cage Business Park Subdivision

ZONING



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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:2,400

0 100 200 400 600 800 Feet



Date: 6/15/2026



Pharr
Development Services



Site Photo

2600 Block of S. Cage Blvd.

