



**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, AUGUST 6, 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 July 16, 2026 - Regular Called Meeting

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

1) Quintanilla, Headley and Associates, Inc. representing Cubic Walls LLC., owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C). The property is legally described as being a 4.10-acre tract of land, more or less, out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 4621 North Veterans Boulevard. **CUP# 260607 This item supports EV - Economic Vitality**

E. PLATS:

1) Pablo Soto, Jr. PE, representing Juan Cantu, owner, is requesting preliminary plat approval of the proposed Ferguson Gardens Subdivision. The property is legally described as being 3.00-acre tract of land, more or less, out of Lot 8, Block 146, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2200 Block of N. Friday Ave. **SUB#260411 This item supports EV - Economic Vitality.**

2) CEI Engineering Associates, Inc, representing Coy Haynes, Manager for CG Cage & Moore LLC, a Texas Limited Liability Company, is requesting final plat approval of the proposed Pharr Corners Subdivision. The property is legally described as being a 1.34-acre tract, out of the North 10 acres of the West one-half of Lot 221, Kelly-Pharr Subdivision, Hidalgo County, Texas. The property is within the 1800 Block of South Cage Boulevard. **SUB#250725 This item supports EV - Economic Vitality.**

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:

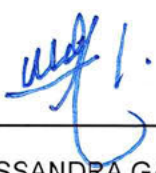
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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 28th 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 28th day of July 2026.




ALESSANDRA GARCIA, CPM
ASSISTANT CITY CLERK

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

Name: _____

Title: _____

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR CALLED MEETING
THURSDAY, JULY 16, 2026
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, July 16, 2026, and following is the record of attendance.

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

MEMBERS ABSENT: Rafael Munguia
Andy Castro

STAFF PRESENT: Roland Gomez, Director of Development Services
Joe Garza, Assistant Director of Development Services
Diego Perez, Planner I
Joanna Villarreal, Planner I
Brianna Perez, Planner I
Karina Gonzalez, Secretary
Abrianna Maldonado, Intern

ITEM A. CALL TO ORDER

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

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

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

ITEM B. PUBLIC TESTIMONY

None

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF JUNE 18, 2026, REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

There being no discussion, Romeo Cantu moved to **approve** the minutes of June 18, 2026. The motion was seconded by Javier Gutierrez and, upon a vote, carried unanimously.

ITEM D. PUBLIC HEARING

NONE

ITEM 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**

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

Diego Perez, Planner I, stated the proposed use of the property was for single family residential homes. He further stated Development Services recommended approval of the preliminary plat approval of the proposed A. Ortiz Subdivision, subject to conditions.

Mr. Perez stated there was no representation in the audience.

There being no further discussion, Ruben Luna moved to **approve** the preliminary plat approval of the proposed A. Ortiz Subdivision. The motion was seconded by Roberto Carrillo, Jr. and, upon a vote, carried unanimously.

- 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**

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

Diego Perez, Planner I, stated the proposed use of the property was for Single family Residential Homes. He further stated Development Services recommended approval of the preliminary and final plat approval of the proposed Rosalinda Resendez Subdivision, subject to conditions.

Mr. Perez stated there was representation in the audience.

Board Member Javier Gutierrez abstained from voting due to conflict of interest.

There being no further discussion, Roberto Carrillo, Jr. moved to approve the preliminary and final plat approval of the proposed Rosalinda Resendez Subdivision. The motion was seconded by Ruben Luna and, upon a vote, carried unanimously

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

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property was currently zoned General Business District (C). Mr. Perez further stated the adjacent zoning was General Business District (C) to the north, south, east and west. Mr. Perez lastly stated the property was designated for commercial use in the Land Use Plan.

Diego Perez, Planner I, stated the proposed use of the property was for a car lot. He further stated Development Services recommended approval of the preliminary plat approval of the proposed State Subdivision, subject to the following conditions.

Mr. Perez stated there was representation in the audience.

Board Member Javier Gutierrez abstained from voting due to conflict of interest.

There being no further discussion, Charlie Ramirez moved to approve the final plat approval of the proposed State Subdivision. The motion was seconded by Romeo Cantu and, upon a vote, carried unanimously.

- 4) **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 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**

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property was currently zoned Planned Unit Development District (PUD). Mr. Perez stated the adjacent zoning was Planned Unit Development District (PUD) to the north, east, and south. Mr. Perez further stated to the west was General Business District (C). Mr. Perez lastly stated the property was designated for commercial use in the Land Use Plan.

Diego Perez, Planner I, stated the proposed use of the property was for Commercial use. He further stated Development Services recommended approval of the preliminary plat approval of the proposed Cage Business Park Subdivision, subject to conditions.

Mr. Perez stated there was no representation in the audience.

Board Member Romeo Cantu inquired about the proposed development and whether sidewalks would be included. Mr. Perez responded that the proposed development would consist of retail uses. Joe Garza, Assistant Director of Development Services, stated that in the completion of the subdivision process the developer would proceed with obtaining the necessary building permits.

There being no further discussion, Roberto Carrillo, Jr. moved to approve the preliminary plat approval of the proposed Cage Business Park Subdivision. The motion was seconded by Mercedes Guillen 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 discussion, Ruben Luna, **moved** to adjourn. Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:07 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS 16th DAY OF JULY 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 #: D.1.

DATE SUBMITTED: July 23, 2026

MEETING DATE: August 6, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Quintanilla, Headley and Associates, Inc. representing Cubic Walls LLC., owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C). The property is legally described as being a 4.10 acre tract of land, more or less, out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 4621 North Veterans Boulevard. **CUP# 260607**

Classification: Regular

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

Issue: Quintanilla, Headley and Associates, Inc. representing Cubic Walls LLC., owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request for the Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 07/23/2026
Approved - 07/23/2026
Final Approval - 07/24/2026



MEMORANDUM

DATE: THURSDAY, AUGUST 6, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR LIFE OF THE USE (SELF-STORAGE) FILE NO. CUP#260607

GENERAL INFORMATION:

APPLICANT: Quintanilla, Headley and Associates, Inc., representing Cubic Walls LLC., owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being a 4.10-acre tract of land, more or less, out of Lot 97, Kelly-Pharr Subdivision, City of Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 4621 North Veterans Boulevard.

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

COMMENTS:	FIRE DEPARTMENT:	Pending inspection of the Conditional Use Permit.
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CODE COMPLIANCE:	Pending inspection of the Conditional Use Permit.
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**DEVELOPMENT
SERVICES:**

Pending inspection of the
Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Fifty-one (51) surrounding property owners were notified of the request by letter on July 24, 2026, and a legal notice was published in The Advance News Journal on July 22, 2026. Staff received no response to the letters or the legal notice.

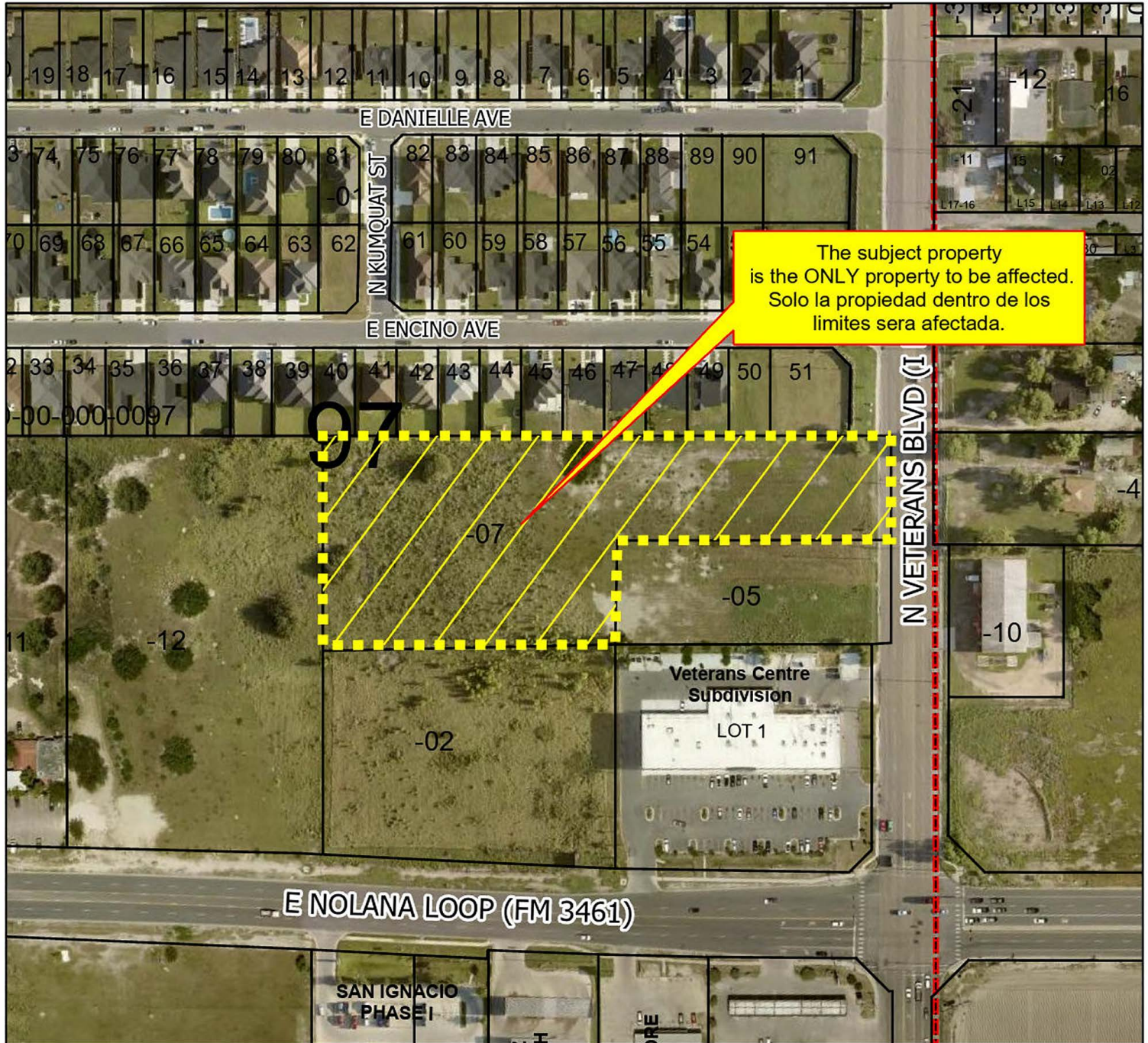
**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending **approval** of the request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **Monday, August 17, 2026, at 4:00 p.m.**

1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. No living amenities shall be installed in any unit;
3. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
4. Must be in compliance with Ordinance O-2019-23;
5. Applicant must acquire a building permit before start of construction;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

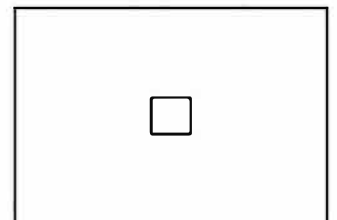
Proposed Conditional Use Permit
A 4.10 ac tract of land, more or less, out of Lot 97 Kelly-
Pharr Subdivision 4621 N Veterans Blvd
Mauricio Paredes
AERIAL



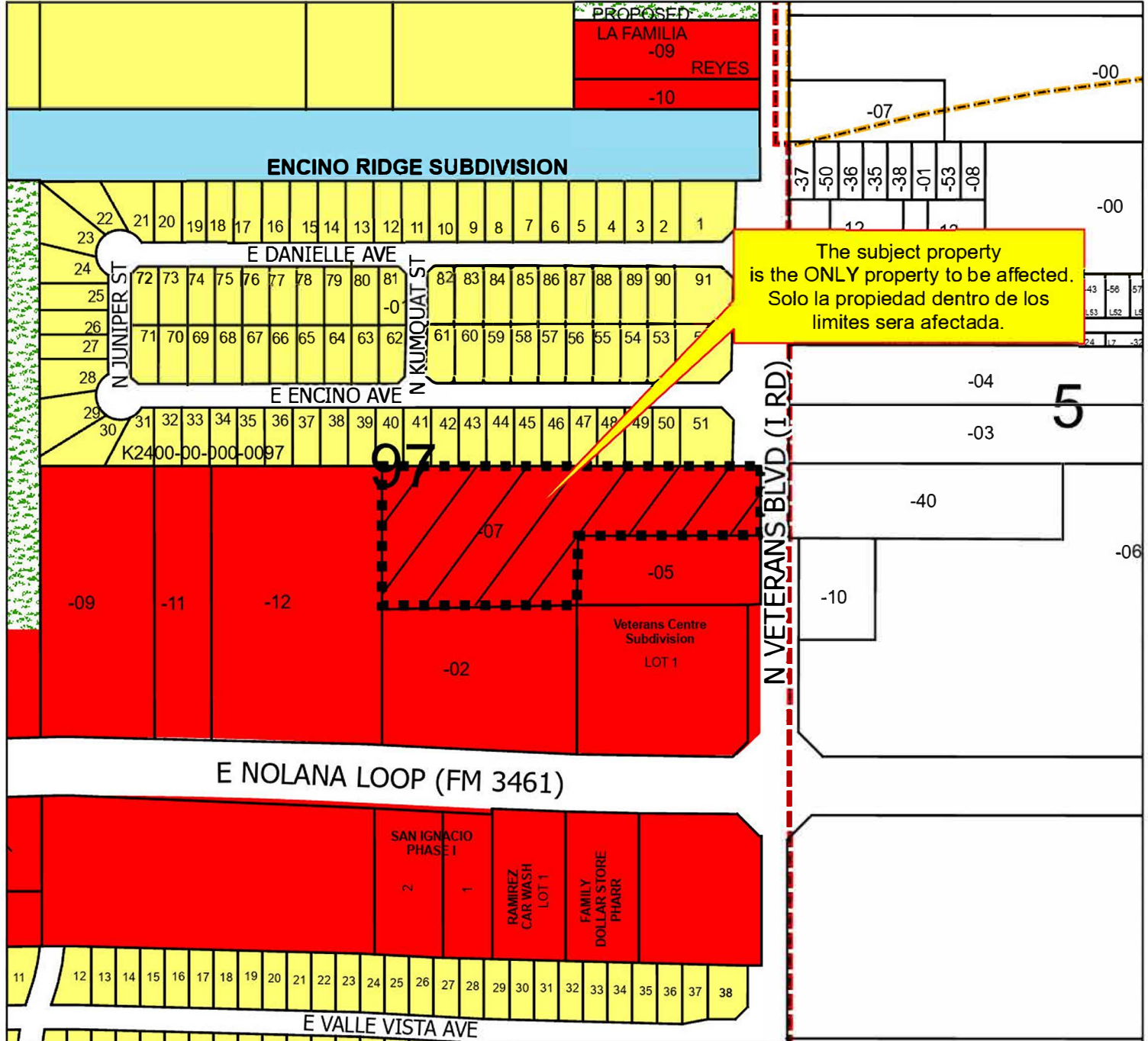
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- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location

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

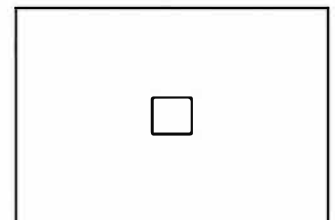


Proposed Conditional Use Permit
A 4.10 ac tract of land, more or less, out of Lot 97 Kelly-
Pharr Subdivision 4621 N Veterans Blvd
Mauricio Paredes
ZONING



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

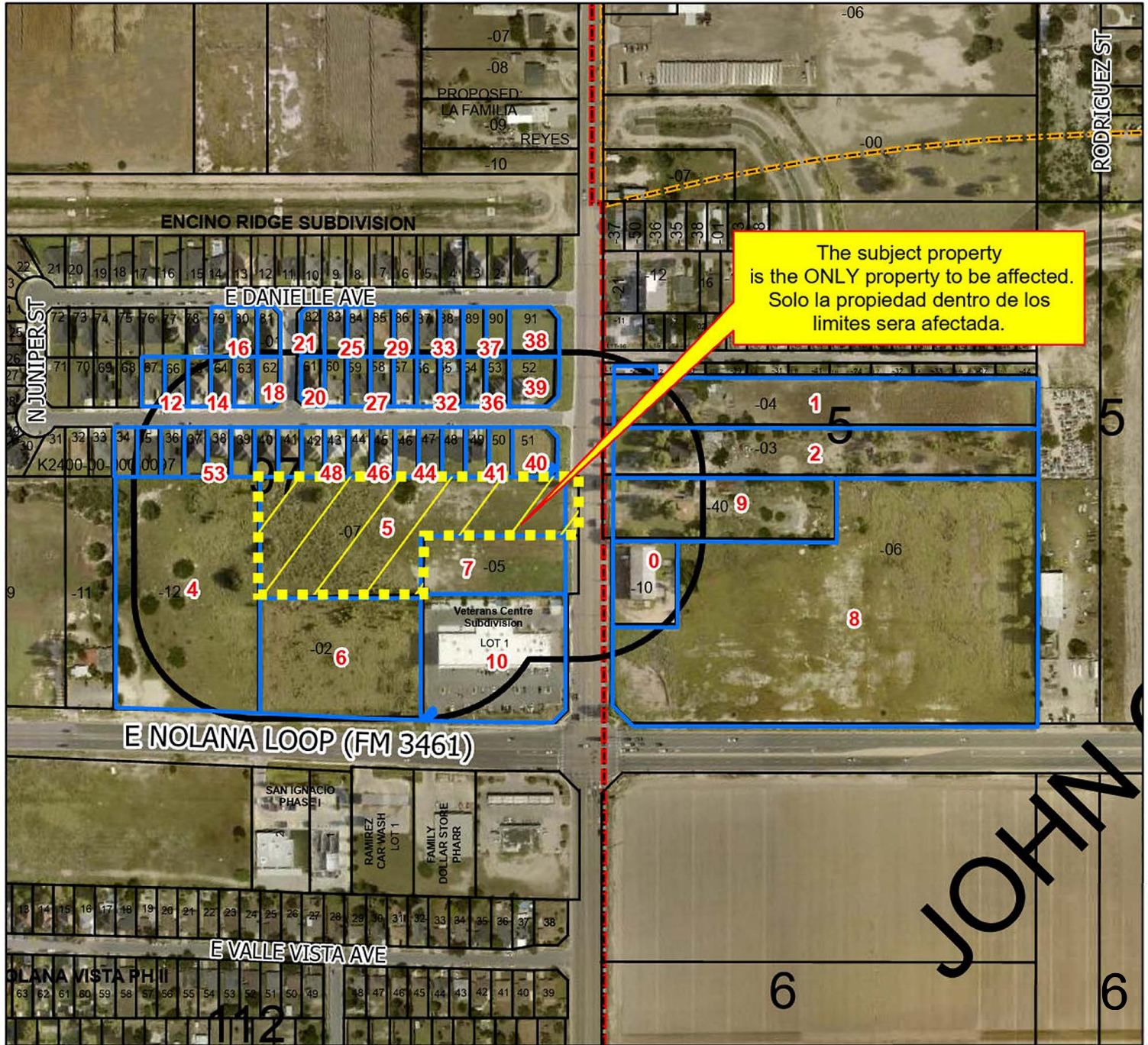
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Conditional Use Permit
 A 4.10 ac tract of land, more or less, out of Lot 97 Kelly-Pharr Subdivision 4621 N Veterans Blvd
 Mauricio Paredes
 RADIUS



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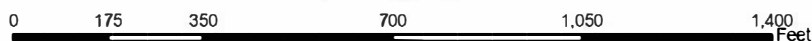


- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location

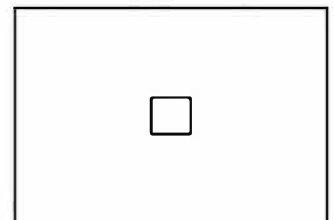
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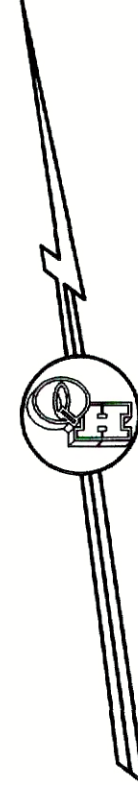
City of Pharr, Texas
 Engineering Department
 956.402.4221

Scale: 1:4,254

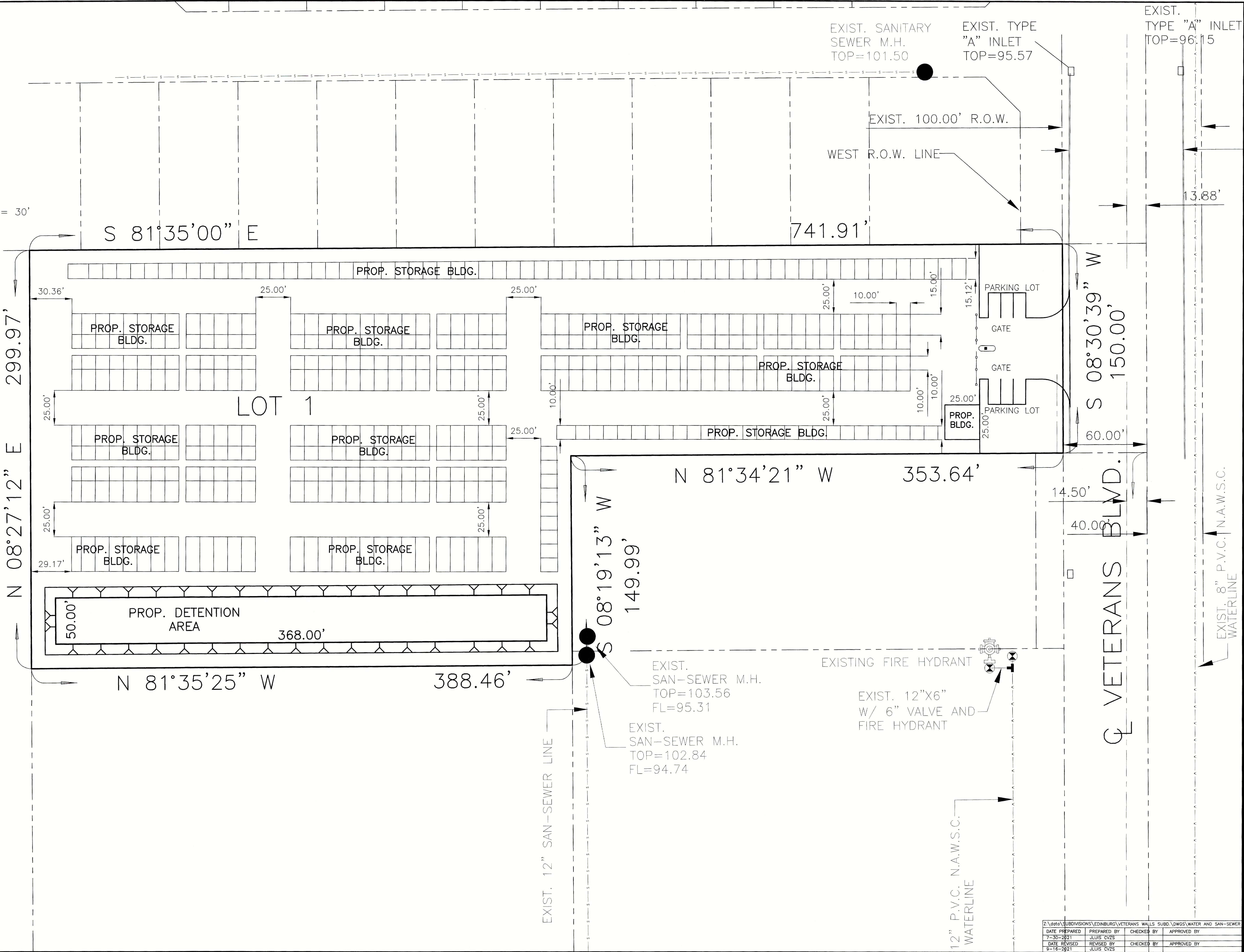


Date: 7/2/2026



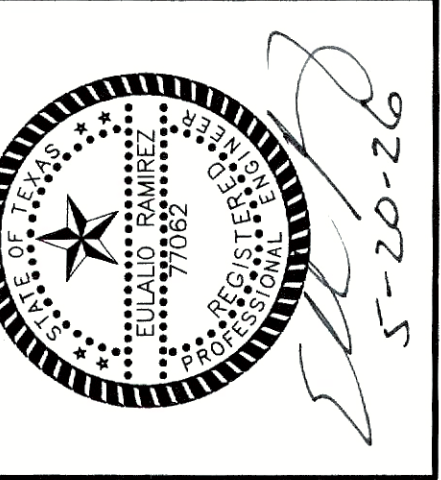


SCALE: 1" = 30'



JOB NO.	7-30-21
DATE	05-20-26
REVISION	JO
SCALE	1"=30'
DRAWN BY	JULIUS CVZS
SHEET	

VETERANS WALLS SUBDIVISION PROPOSED SITE PLAN



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER E-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-8480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

Z:\data\SUBDIVISIONS\EDINBURG\VETERANS WALLS SUBD\DWGS\WATER AND SAN-SEWER			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
7-30-2021	JULIUS CVZS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
9-16-2021	JULIUS CVZS		



Pharr
Development Services



Site Photo

Within the 4600 Blk of N Veterans Blvd





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.1.

DATE SUBMITTED: July 23, 2026

MEETING DATE: August 6, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Pablo Soto, Jr. PE, representing Juan Cantu, owner, is requesting preliminary plat approval of the proposed Ferguson Gardens Subdivision. The property is legally described as being 3.00-acre tract of land, more or less, out of Lot 8, Block 146, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2200 Block of N. Friday Ave. **SUB#260411**

Classification: Regular

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

Issue: Pablo Soto, Jr. PE, representing Juan Cantu, owner, is requesting preliminary plat approval of the proposed Ferguson Gardens Subdivision.

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 07/23/2026
Approved - 07/23/2026
Final Approval - 07/24/2026



MEMORANDUM

DATE: THURSDAY, AUGUST 6, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: FERGUSON GARDENS SUBDIVISION
FILE NO. **SUB260411**

GENERAL INFORMATION

APPLICANT: Pablo Soto, Jr. PE, representing Juan Cantu, owner, is requesting preliminary plat approval of the proposed Ferguson Gardens Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 3.00-acre tract of land, more or less, out of Lot 8, Block 146, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas

LOCATION: The property is located within the 2200 Block of N. Friday Ave.

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

PROPERTY PROPOSED USE: One Townhouse per Lot.

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Ferguson Gardens 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: FERGUSON GARDENS SUBDIVISION

1. Remove the word proposed from plat.
2. Provide dimension within Cul-de-sac.
3. Provide N. for north Friday Ave.
4. On detention, remove Lot 23.
5. Easements label existing or dedicated by plat.
6. On plat notes, duplicated note remove one.
7. Note 8, sidewalk, shall be 5 ft.
8. Remove note # 12.
9. Provide name of person signing the plat.
10. On Chairman signature block, make blanks wider.
11. Provide street light sheet 250 ft. max. spacing.

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: FERGUSON GARDENS SUBDIVISION

PLAT REVIEW MEETING FOR:
FERGUSON GARDENS SUBDIVISION

COMMENTS: Initials: J.R. JULY 8, 2026

WATER:

- Ok as proposed.
- Easements will need to be 10' or 15' exclusive to the City of Pharr.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Easements will need to be 10' or 15' exclusive to the City of Pharr.
- Will need to show sanitary sewer details.
- 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: FERGUSON GARDENS SUBDIVISION

PLAT

1. Signatures from P.E. & R.P.L.S. are required.
2. Note no. 8--- Sidewalks shall have a width of 5'-ft minimum.
3. Note no. 6--- Call out benchmark number 51.
4. Note no. 13--- Use the correct drainage directive: "Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development."
5. Add note: "Owners to maintain detention/retention area."
6. Add note: "Owners to maintain ROW and perimeter of subdivision."

SITE PLAN

1. Include a trip generation for this development.

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.

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: FERGUSON GARDENS SUBDIVISION

Fire Apparatus Access Road — Per IFC Section 503.1, fire apparatus access roads shall be provided and maintained in accordance with the following minimum standards:

Unobstructed width: minimum 20 feet (26 feet where fire hydrants are installed along the roadway)

Vertical clearance: minimum 13 feet 6 inches

Turning radius: adequate for fire apparatus maneuvering at all corners, intersections, and cul-de-sacs

Dead-end roads exceeding 150 feet in length require an approved turnaround per Section 503.2.5

Plan does not currently indicate compliance with the above. Revise and resubmit access road plan showing dimensioned width, turning radius of cul-de-sac.

Fire Hydrant Placement — Fire hydrants shall be located a minimum of 6 feet behind the curb line, coordinated with the sidewalk plan to maintain unobstructed pedestrian access and to keep the hydrant clear of vehicular overhang and door-swing conflicts. Confirm the following:

Hydrant setback from curb face: minimum 6 feet

Hydrant location does not conflict with proposed sidewalk width or ADA accessible route

Clear zone maintained around hydrant (typically 3-foot radius) free of landscaping, signage, or utility conflicts

Hydrant spacing meets maximum distance requirements per Appendix C

Revise hydrant placement details to reflect the 6-foot curb offset and demonstrate coordination with the sidewalk/pedestrian access plan.

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: FERGUSON GARDENS SUBDIVISION

- Construction entrance to be relocated in order for it to be effective.
- Detention pond is required for all new subdivisions.
- Submit a copy of your Approved TCEQ Permits.
- Submit a copy of your SW3P Plan for approval.

STAFF REVIEW MEETING FOR: FERGUSON GARDENS 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 fiber optic line callout path must be revised to reflect the required

conduit type, size, and depth.

a. Replace with: "PROP 2x 2" SDR11 or 2x 2" Schedule 40 Conduit".

b. This conduit shall extend from the utility easement adjacent to the Friday Ave Exclusive Utility

Easement or right of way to Ferguson Gardens Subdivision

b. Hand-Hole Installation: All (17"x30"x30", 15"x20"x12", 30"x48"x36" hand-holes,) must be installed within

the utility exclusive easement to provide future access and maintenance.

a. Include on plans as: "COP: HH: SIZE".

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 not shown adjacent along the utility easement.

b. Preliminary Site Plan Proposal:

a. While the fiber optic cabling pathway is not indicated on Utility site plan, the site 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.

c. Dedicated Exclusive Easement: The submitted plans do not identify or dedicate the required 5-

foot exclusive easement to the City of Pharr. In accordance with the City of Pharr Fiber Optic

Ordinance, a 5-foot exclusive easement shall be dedicated to the City of Pharr and located

adjacent to the 10-foot Utility easement along the frontage of each lot. The plat and associated

construction plans shall be revised to clearly illustrate and dedicate the required easement.

3. 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.

4. Inspection Requirement:

- a. Pharr Connect Infrastructure must be inspected and approved prior to the Final Subdivision

Meeting. This inspection is mandatory for project approval.

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

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

Thank you for your prompt attention to these requirements.

From: jbs_hcid2@att.net
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: RE: Ferguson Gardens Subdivision--- Preliminary plans review
Date: Wednesday, June 24, 2026 2:00:17 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. 129 deed records.
2. We need the general warranty deed for the new owner.
3. We need the certificate of filing and the certificate of formation for the entity.
4. Plat will need to include reference Lot 146, K-P in the P.O.C. label.
5. The proposed Subdivision is from an excluded area and will not need to submit a petition form.

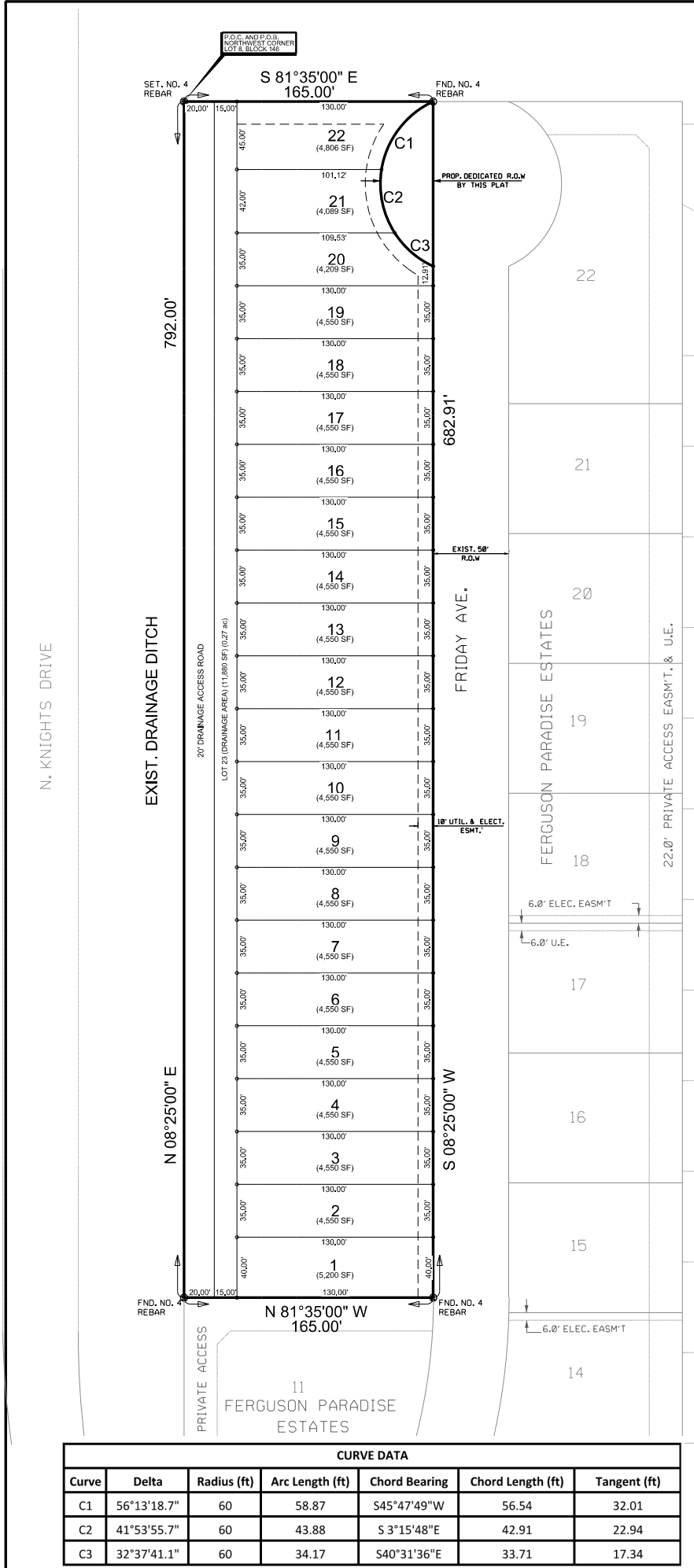
If there are any questions or concerns, please advise.

Best regards,

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: Tuesday, June 23, 2026 10:48 AM
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: Ferguson Gardens Subdivision--- Preliminary plans review

Ladies and Gentlemen,



GENERAL NOTES:

- MIN. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF PHARR ORDINANCE REQUIREMENTS.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
- MINIMUM FINISH FLOOR ELEVATION TO BE ABOVE 100-YEAR FLOOD ELEVATION OR 24" ABOVE CENTERLINE OF STREET, WHICH EVER IS GREATER.
- FLOOD 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; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL No. 480347 0005 C
MAP REVISED: OCTOBER 19, 1982
- ALL LOT CORNERS MARKED WITH No. 4 REBAR WITH CAP STAMPED RPLS 4541, UNLESS OTHERWISE NOTED.
- BENCH MARK: ALUMINUM DISK SET ON CONCRETE WITH ELEV.: 101.99', LOCATED 125' NORTH OF SOUTH 'I' ROAD AND 2 FEET WEST OF FERGUSON AVE. COORDINATES: N=16601588.755 E=1093933.829 (HORIZ. DATUM: TEXAS SOUTH ZONE, VERTICAL DATUM: NBVD 1988)
- NO BUILDINGS SHALL BE PLACE UPON ANY EASEMENT.
- A 4.0' WIDE SIDEWALK IS REQUIRED ALONG THE FRONT SIDE OF STREET AT TIME OF ISSUANCE OF A BUILDING PERMIT.
- ALL LOT CORNERS SET HALF INCH (1/2) IRON RODS OR AS NOTED.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- DEVELOPER WILL BE REQUIRED TO INSTALL WHEELCHAIR RAMPS LANDINGS (ADA APPROVED) AT TIME OF SUBDIVISION CONSTRUCTION.
- MANHOLES COVERS TO SAID CITY OF PHARR.
- DRAINAGE NOTE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF PHARR DRAINAGE REQUIREMENT, THE DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 12,403 C.F. (0.28 AC-FT.) OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED WITHIN THE DETENTION POND LOCATED ALONG THE EAST PROPERTY LINE OF THE PROPOSED SUBDIVISION. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT. DRAINAGE DETENTION AREA WILL BE MAINTAINED BY OWNERS.
- ENFORCEMENT OF ALL PLANT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY WHOM THE DEDICATION IS GRANTED.

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

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

OWNER: LCBA CONSTRUCTION LLC
ADDRESS: 3101 S. BLUEBONNET ST.
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN CANTU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THERIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

ON THIS THE _____ DAY OF _____, 20____.

ATTEST: _____
PRESIDENT SECRETARY

APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE: _____

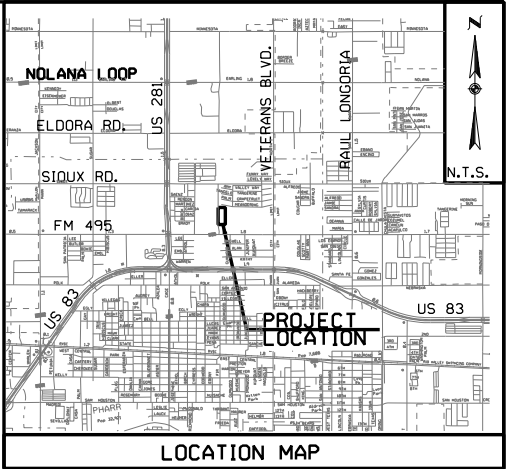
I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH ALL THE CITY REQUIREMENTS OF THE CITY.

CITY OF PHARR, CLERK
DATE: _____

CITY OF PHARR, MAYOR: AMBROSIO HERNANDEZ
DATE: _____

FERGUSON GARDENS SUBDIVISION

A 3.00 ACRE TRACT OF LAND BEING THE NORTH 3.00 ACRES OF THE WEST 5.00 ACRES OF LOT 8, BLOCK 146, L.R. BELL DEVELOPMENT "E", CITY OF PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGE 57, MAP RECORDS OF HIDALGO COUNTY, TEXAS



METES AND BOUNDS

A 3.00 acre tract of land out of Lot 8, Block 146, L.R. Bell Development "E", City of Pharr, Hidalgo County, Texas, as per map recorded in Volume 5, Page 57, Map Records of Hidalgo County, Texas, said 3.00 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a No. 4 rebar set at the Northwest corner of Lot 8, Block 146, L.R. Bell Development "E" for the Northwest corner of this tract of land and the POINT OF BEGINNING;

THENCE South 81 degrees 35 minutes 00 " East, with the North line of said Lot 8, Block 146, L.R. Bell Development "E", a distance of 165.00 feet to a No. 4 rebar found at the Northwest corner of Ferguson Paradise Estates, as per map recorded in Volume 48, Page 117, Map Records for the Northeast corner of this tract of land;

THENCE South 08 degrees 25 minutes 00 seconds West, with the West line of said Ferguson Paradise Estates, a distance of 792.00 feet to a No. 4 rebar found at an inner corner of said Ferguson Paradise Estates for the Southeast corner of this tract of land;

THENCE North 81 degrees 35 minutes 00 seconds West, with the most Southerly North line of said Ferguson Paradise Estates, a distance of 165.00 feet to a No. 4 rebar found at the most Southerly Northwest corner of said Ferguson Paradise Estates for the Southwest corner of this tract of land;

THENCE North 08 degrees 25 minutes 00 seconds East, a distance of 792.00 feet to the POINT OF BEGINNING, containing 3.00 acres, more or less.

APPROVAL BY PLANNING AND ZONING COMMISSION:

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

CHAIRMAN DANNY WYLIE, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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 THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUES GOVERNING SURVEYS.

PABLO SOTO JR.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541
ADDRESS: 1208 S. IRONWOOD, PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

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

PABLO SOTO JR.
REG. PROFESSIONAL ENGINNER # 66278
ADDRESS: 1208 S. IRONWOOD, PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

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

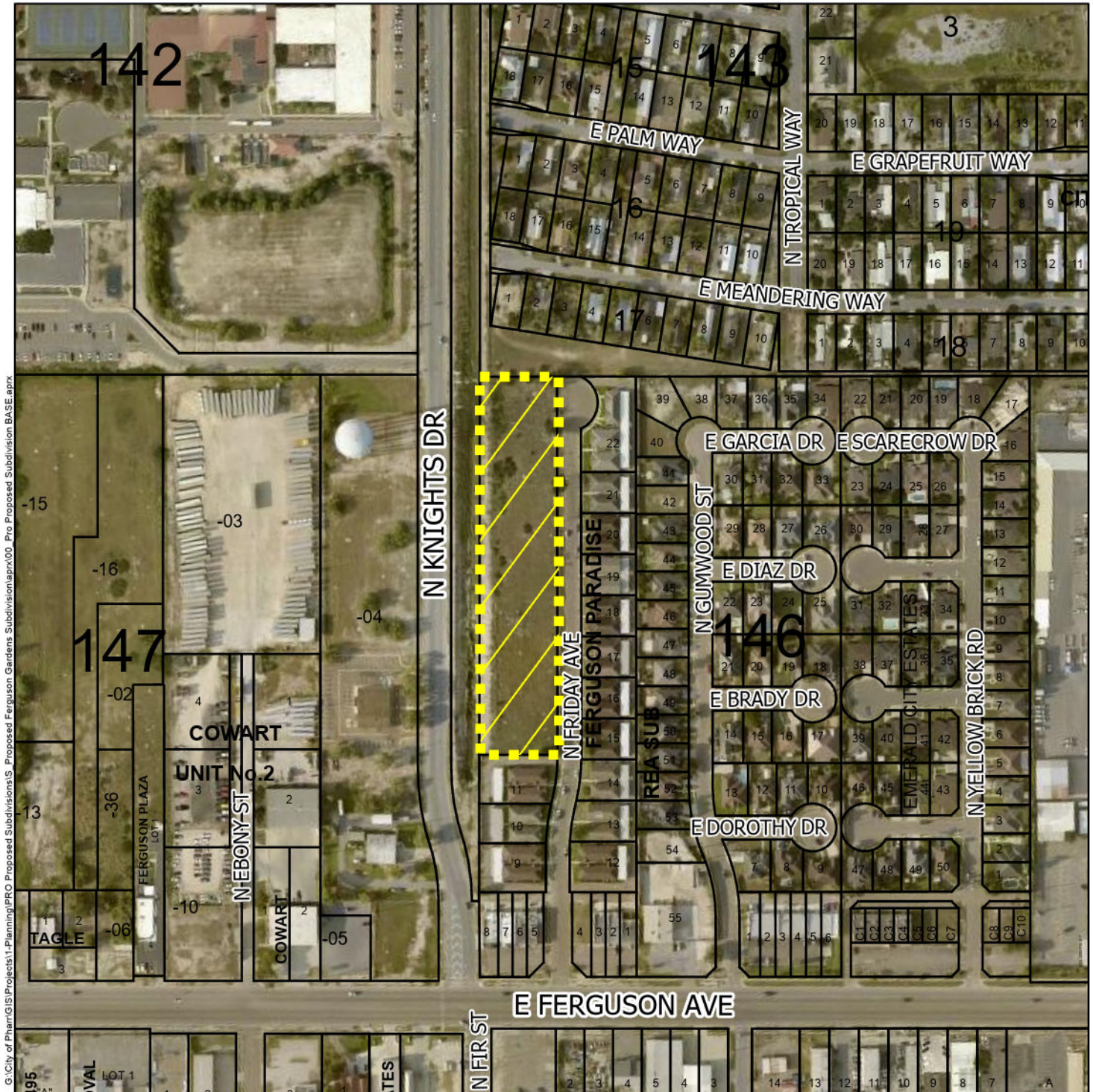
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAY OR EASEMENTS.

ATTEST: _____
PRESIDENT SECRETARY

Proposed Subdivision Ferguson Gardens



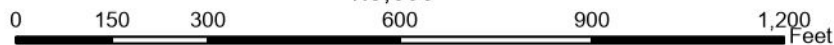
AERIAL



 Subject Property
 Pharr City Limit

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:3,600

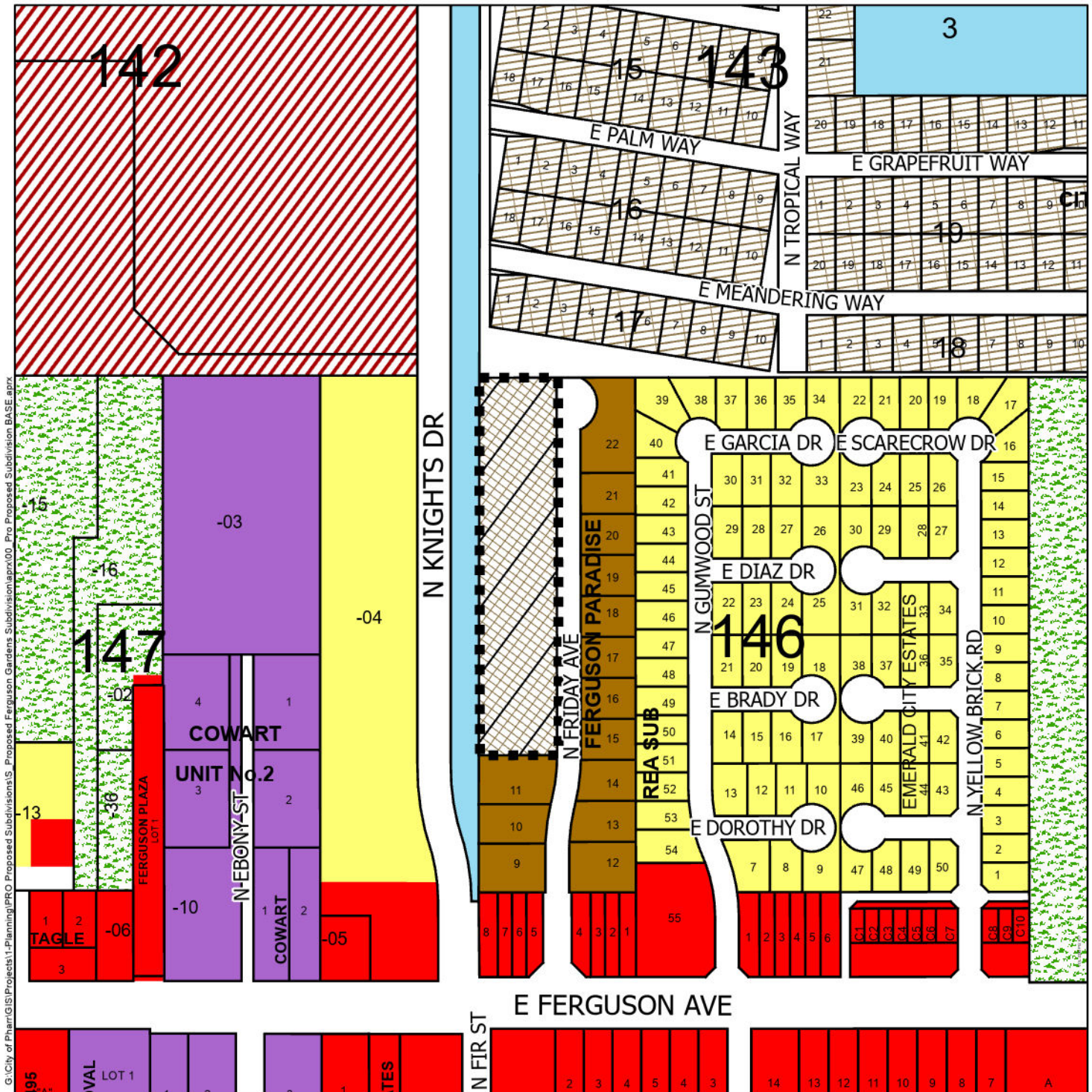


Date: 6/29/2026

Proposed Subdivision Ferguson Gardens



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: 1:3,600

0 150 300 600 900 1,200 Feet



Date: 6/29/2026



Pharr
Development Services



Site Photo

2200 Block of N. Friday Ave.





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.2.

DATE SUBMITTED: July 23, 2026

MEETING DATE: August 6, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: CEI Engineering Associates, Inc, representing Coy Haynes, Manager for CG Cage & Moore LLC, a Texas Limited Liability Company, is requesting final plat approval of the proposed Pharr Corners Subdivision. The property is legally described as being a 1.34 acre tract, out of the North 10 acres of the West one-half of Lot 221, Kelly-Pharr Subdivision, Hidalgo County, Texas. The property is within the 1800 Block of South Cage Boulevard. **SUB#250725**

Classification: Regular

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

Issue: CEI Engineering Associates, Inc, representing Coy Haynes, Manager for CG Cage & Moore LLC, a Texas Limited Liability Company, is requesting final plat approval of the proposed Pharr Corners Subdivision.

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 07/23/2026
Approved - 07/23/2026
Final Approval - 07/24/2026



MEMORANDUM

DATE: THURSDAY, AUGUST 6, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: PHARR CORNERS SUBDIVISION
FILE NO. **SUB250725**

GENERAL INFORMATION

APPLICANT: CEI Engineering Associates, Inc, representing Coy Haynes, Manager for CG Cage & Moore LLC, a Texas Limited Liability Company, is requesting final plat approval of the proposed Pharr Corners Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.34 acre tract, out of the North 10 acres of the West one-half of Lot 221, Kelly-Pharr Subdivision, Hidalgo County, Texas.

LOCATION: The property is within the 1800 Block of South Cage Boulevard.

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: Murphy gas store

VARIANCES: None Requested.

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

This item will go before City Commission on Monday, August 17, 2026 at 4:00pm.

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



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

STAFF FINAL INSPECTION REVIEW FOR: PHARR CORNERS SUBDIVISION

Revise as built.

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



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

STAFF FINAL INSPECTION REVIEW FOR: PHARR CORNERS SUBDIVISION

At the time of building permit, to install concrete collars around valves.

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



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

STAFF FINAL INSPECTION REVIEW FOR: PHARR CORNERS SUBDIVISION

Fiber already existing, update as built to show existing fiber.

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



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

STAFF FINAL INSPECTION REVIEW FOR: PHARR CORNERS SUBDIVISION

Revise as built plans

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



Pharr
Development Services



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

STAFF FINAL INSPECTION REVIEW FOR: PHARR CORNERS SUBDIVISION

House keeping

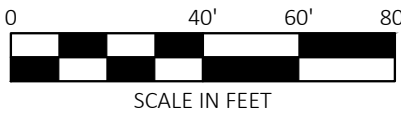
LOCATION:
801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300



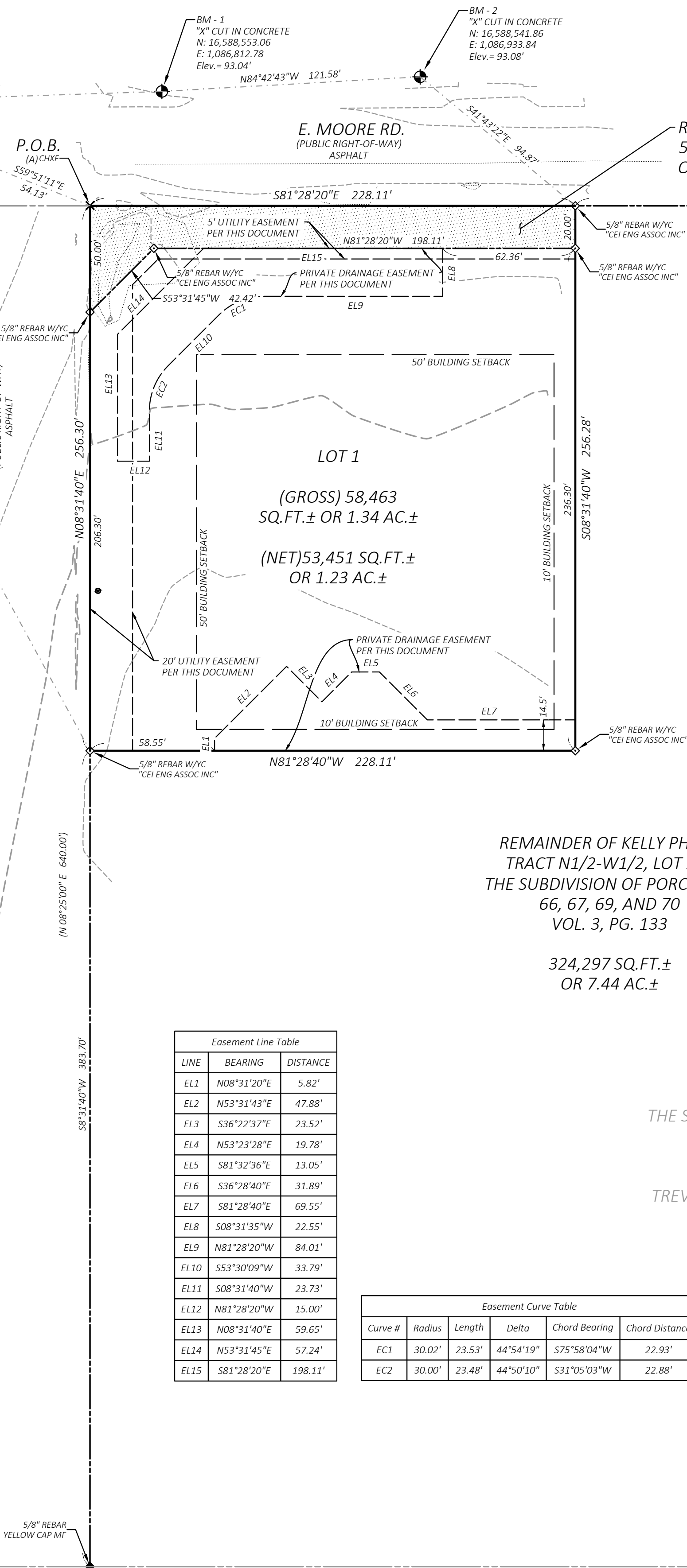
REVIEWED BY:
JAVIER RODRIGUEZ
PUBLIC UTILITIES - WD DISTRIBUTION
SUPERVISOR
JAVIER.RODRIGUEZ@PHARR-TX.GOV

STAFF FINAL INSPECTION REVIEW FOR: PHARR CORNERS SUBDIVISION

Fire hydrant needs to be adjusted and concrete collar 30 x 30 x 6 mesh.



CITY OF PHARR BENCHMARK



REMAINDER OF KELLY PHARR
TRACT N1/2-W1/2, LOT 221
THE SUBDIVISION OF PORCIONES
66, 67, 69, AND 70
VOL. 3, PG. 133

324,297 SQ.FT.±
OR 7.44 AC.±

Easement Line Table		
LINE	BEARING	DISTANCE
EL1	N08°31'20"E	5.82'
EL2	N53°31'43"E	47.88'
EL3	S36°22'37"E	23.52'
EL4	N53°23'28"E	19.78'
EL5	S81°32'36"E	13.05'
EL6	S36°28'40"E	31.89'
EL7	S81°28'40"E	69.55'
EL8	S08°31'35"W	22.55'
EL9	N81°28'20"W	84.01'
EL10	S53°30'09"W	33.79'
EL11	S08°31'40"W	23.72'
EL12	N81°28'20"W	15.00'
EL13	N08°31'40"E	59.65'
EL14	N53°31'45"E	57.24'
EL15	S81°28'20"E	198.11'

Easement Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
EC1	30.02'	23.53'	44°54'19"	S75°58'04"W	22.93'
EC2	30.00'	23.48'	44°50'10"	S31°05'03"W	22.88'

REMAINDER OF LOT 221
THE SUBDIVISION OF PORCIONES 66, 67,
69 AND 70
VOL. 3, PG. 133
CITY OF PHARR
PARCEL #202932

PARENT TRACT
KELLY PHARR TRACT N1/2-W1/2, LOT 221
THE SUBDIVISION OF PORCIONES 66, 67, 69 AND 70
VOL. 3, PG. 133
CALLED 10.00 AC TRACT
PARCEL # 202931
TREVINO HECTOR & RAQUENEL V PALACIOS REV LV
TRUST
INST. NO. 3348105
O.P.R.H.C.T.

390,400 SQ. FT.±
OR 8.96 AC.±

City of Pharr Benchmark Information

Benchmark: City of Pharr's Bench Mark: BM #32 located 58 feet west of the west R.O.W. line of the intersection of Cage Boulevard and W. Moore Road.
Coordinates provided to Surveyor: Northing= 16588320.0780', Easting= 1086650.6890', Elevation= 90.31'
The following are the coordinates observed on BM #32 by the surveyor:
Northing= 16588575.97', Easting= 1086615.09', Elevation= 92.55'

CEI Benchmark Information

Benchmark #1: A "X" CUT IN CONCRETE ON THE SOUTH SIDE OF A SIDEWALK LOCATED ON THE NORTH SIDE OF E. MOORE RD. APPROXIMATELY 31' EAST OF A SIGNAL LIGHT POLE. ELEV=93.04' NAVD88
Benchmark #2: A "X" CUT IN CONCRETE ON THE NORTH SIDE OF A SIDEWALK LOCATED ON THE NORTH SIDE OF E. MOORE RD. APPROXIMATELY 152' EAST OF A SIGNAL LIGHT POLE. ELEV=93.08' NAVD88

PHARR CORNERS SUBDIVISION

AN ADDITION TO THE CITY OF
PHARR, HIDALGO COUNTY, TEXAS.

Being a 1.34 acre tract, out of the North 10 acres of the West one-half of Lot 221,
Kelly-Pharr Subdivision, Hidalgo County, Texas, out of Porciones 69 and 70, according to
the Map or Plat recorded in Volume 3, Page 133, Deed Records, Hidalgo County, Texas.



VICINITY MAP

NOT TO SCALE
Latitude: 26°10'23"N
Longitude: 98°11'14"W

Legend

	Boundary Line
	Parent Boundary Line
	Adjoining Boundary Line
	Right-of-Way Line
	Control Line
	Break Line
	Benchmark (BM)
	Found Monument (As Noted)
	Set 5/8\"/>
	Found Chiseled \"X\"
	Record monument from \"For Sale\" sign
	Record Bearings and Distances from \"For Sale\" sign

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

DATE

ATTEST: CITY CLERK

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

APPROVED THIS THE _____ DAY OF _____, 20____

DANNY WYLIE CHAIRMAN
PLANNING & ZONING COMMISSION

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

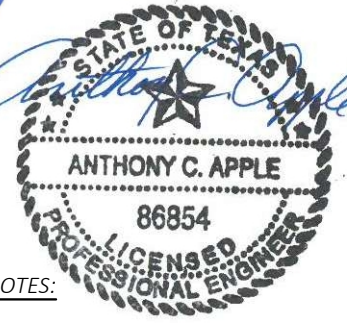
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, Anthony C. Apple, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO
HEREBY CERTIFY THAT THE ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

P.E. #86854
STATE OF TEXAS
DATE PREPARED: 06-25-2025
ENGINEERING JOB NO. 34337
11/17/2025
DATE:



GENERAL NOTES:

- BASIS OF BEARINGS: ALL BEARING AND DISTANCES SHOWN HEREON ARE GRID BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, SOUTH ZONE, AS ESTABLISHED BY A STATIC OBSERVATION PROCESSED THROUGH TRIMBLE RTX AND COMPARED TO AN OPUS SOLUTION FOR ACCURACY.
- BASIS OF ELEVATION: ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88, AS ESTABLISHED BY A STATIC OBSERVATION PROCESSED THROUGH TRIMBLE RTX AND COMPARED TO AN OPUS SOLUTION FOR ACCURACY.
- BY SCALE MAP LOCATION AND GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN SHADED 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. AS DETERMINED BY THE NATIONAL FLOOD INSURANCE, FLOOD INSURANCE RATE MAP FOR HIDALGO COUNTY, TEXAS.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB OF ROAD MEASURED AT FRONT CENTER LOT.
- MINIMUM SETBACKS ARE PER CITY OF PHARR, ORDINANCE.
- LANDSCAPING IS PER CITY OF PHARR ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.15 ACRES AND A VOLUME OF APPROXIMATELY 0.198 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
- CONSTRUCTION WILL COMPLY WITH T.P.D.E.S. REQUIREMENTS AND SITE'S STORM WATER POLLUTION PREVENTION PLAN.
- 5.0' FT SIDEWALK WITH ADA RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE SAME TIME OF BUILDING PERMIT PHASE.
- OWNER(S) TO MAINTAIN DETENTION/RETENTION AREA.
- ADDITIONAL FIRE PROTECTION SHALL BE REQUIRED DURING THE BUILDING REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. No2 RIGHTS OF WAY, EASEMENT OR FACILITY.
- CITY OF PHARR BENCHMARK #32
N: 16,588,320.08'
E: 1,086,650.69'
Elev= 90.31'

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "PHARR
CORNERS SUBDIVISION" TO THE CITY OF PHARR, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY
DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS,
AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
CG. CAGE & MOORE LLC, A TEXAS LIMITED LIABILITY COMPANY

NAME: COY HAYNES
ADDRESS: 4514 TRAVIS STREET, SUITE 302, DALLAS, TEXAS 75205

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED COY HAYNES KNOWN TO
ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____
20____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

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

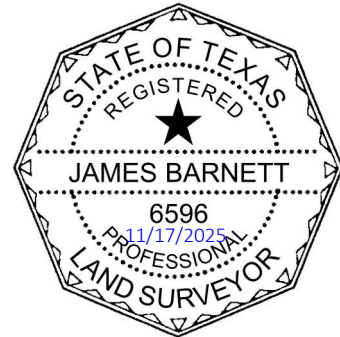


CEI ENGINEERING ASSOCIATES, INC.

2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6752

PHARR CORNERS SUBDIVISION
Murphy Oil USA, Inc.
NE corner of E Moore Rd. & S Cage Blvd.
City of Pharr, Hidalgo County, Texas



PROFESSIONAL OF RECORD JKB
DESIGNER CDG
FIELD WORK RA
CEI PROJECT NUMBER 34337
DATE 11/17/2025
REVISION REV-0

PLAT

SHEET TITLE
SHEET NUMBER

1 OF 1

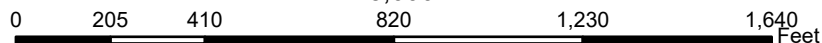
Proposed Subdivision Pharr Corners
 Being a 1.34 acre tract, out of the North 10
 acres of the West one-half of Lot 221
AERIAL



Subject Property
 Pharr City Limit

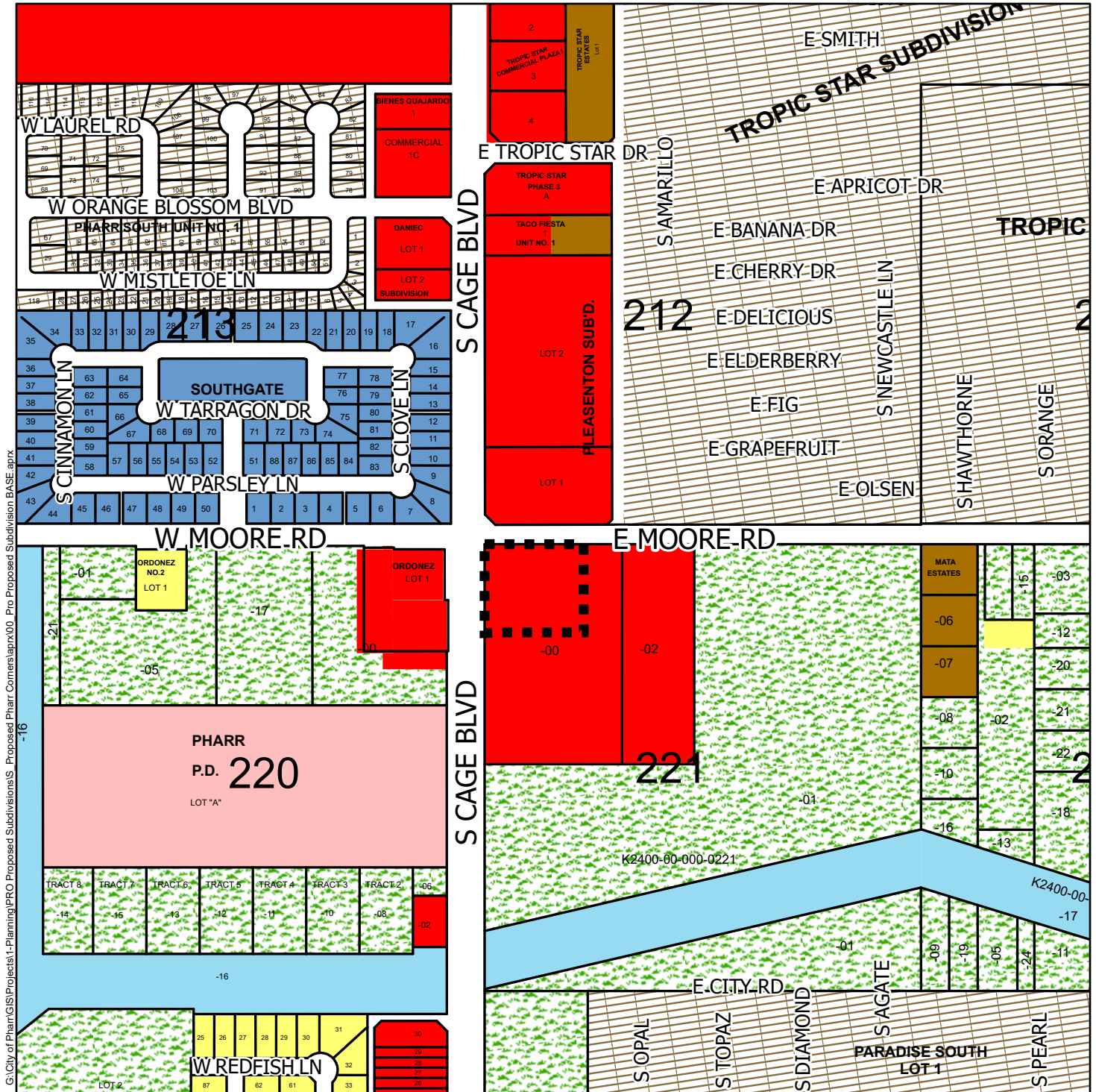
City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:5,000



Date: 11/13/2025

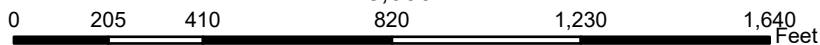
Proposed Subdivision Pharr Corners
Being a 1.34 acre tract, out of the North 10
acres of the West one-half of Lot 221
ZONING



- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| 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: 1:5,000



Date: 11/13/2025



Pharr
Development Services



Site Photo

1800 Block of S. Cage Boulevard

Jul 21, 2026 at 2:38:07 PM
156-198 E Moore Rd
Pharr TX 78577
United States

