



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 12, 2018 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. 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:

PRESIDING:

A. CALL TO ORDER:

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

B. APPROVAL OF MINUTES:

- 1) Minutes of February 26, 2018

C. PUBLIC COMMENTS: (Ordinance No. O-2015-28) A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.

D. PUBLIC HEARING: (Ordinance No. O-2015-28). A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city 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) Jesus A. Sanchez, d/b/a Car Mart Motors, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a paved parking facility in a General Business District (C). The property is legally described as being Lots 3-9, Block 185, Cage Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2308 North Cage Boulevard. **CUP# 180106 (TABLED)**

2) Fernando R. Mendoza, d/b/a Tres Hermanos Drop Yard, LLC, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a parking facility in a Limited Industrial District (L-I). The property is legally described as being all of Lot 3B, Re-Subdivision of Lot 3 Spamer Business Park, Pharr, Hidalgo County, Texas. The property's physical address is 1800 West Las Milpas Road. **CUP#180209**

3) Lady B. Segundo, d/b/a The Alley Cabana Bar & Grill, has filed with the Planning and Zoning Commission a request for 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 all of Lots 4 & 5, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5808 South Cage Boulevard. **CUP#180210**

E. PLATS:

1) B.I.G. Engineering, representing Mario Raul Anaya Vasquez, Managing member of Ango Investment, LLC., is requesting preliminary plat approval of the proposed Aria Subdivision. The property is legally described as being a 4.75 acre gross tract being the west 1290 feet of Lot 6, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of North Sugar Road. **SUB#171028**

F. ANNOUNCEMENTS/OTHER BUSINESS:

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 Commission 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 Commission 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 Commission 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 Commission 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 Commission 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 Commission 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:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 9th day of March, 2018 at 2:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 26, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 26, 2018 and following is the record of attendance.

MEMBERS PRESENT:	Danny Wylie	Tom Greuner (arrived at 6:20 pm)
	Charlie Ramirez	Romeo Robles
	Luis Madrigal	Porfirio Rodriguez

ABSENT:	Andy Castro	Rafael Munguia
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OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
Cristina Garcia, Senior Planner
Della Robles, Planner I
George Martinez, Building Official
Felipe Pedraza, Assistant Fire Marshall
Rita Galvan, Administrative Assistant
Angie Resio. Secretary

ITEM A. CALL TO ORDER

Danny Wylie called the meeting to order at 6:00 p.m.

Roll Call established a quorum

Luis Madrigal **moved** to excuse the absent members. Charlie Ramirez seconded the motion and when put to a vote it carried unanimously.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF FEBRUARY 26, 2018

Danny Wylie introduced the item.

Luis Madrigal **moved** to approve the minutes as submitted. Charlie Ramirez seconded the motion and when put to a vote it carried by a majority of three (3) ayes and two (2) abstentions. Danny Wylie and Porfirio Rodriguez abstained from voting.

ITEM C. PUBLIC COMMENTS

Crisanto Garcia, residing at 3700 Silver, stated the issue with the dirt had still not been addressed. He further stated he did not know what was worse, Pharr or Washington. He also stated the school traffic was going through the neighborhood and suggested another street be built around the neighborhood to avoid that.

Kenneth C Fletcher, residing at 504 South Diplomat spoke about the importance of the Planning and Zoning Commission. He further spoke about Trancasa Subdivision and the disturbances it caused. He also stated how there should be an opaque buffer to lessen noise from trailers. He also commented on the City's sign ordinance.

ITEM D. PUBLIC HEARING

- 1) **JESUS A. SANCHEZ, D/B/A CAR MART MOTORS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A PAVED PARKING FACILITY IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 3-9, BLOCK 185, CAGE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2308 NORTH CAGE BOULEVARD. CUP# 180106**

Della Robles, Planner I, advised this item was tabled and required no discussion.

- 2) **TAQUERIA BORREGO PINTO HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR 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 LOT 212, VALLE DE LA PRIMAVERA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6615 SOUTH JACKSON ROAD. CUP# 180208**

Della Robles, Planner I, introduced the item and stated the property was currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the east and city limits lie to the west. The area is generally designated for commercial use in the Future Land Use Plan. She further reported thirty-three (33) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She Stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in

compliance with all City Ordinances and City Department requirements and advised the item will be presented to the City Commission meeting of March 5, 2018 for final approval.

Danny Wylie advised a public hearing was required and asked anyone signed up to speak. There being no one who signed up the public hearing was closed. Mr. Wylie opened the item for discussion and action.

There being no further discussion Luis Madrigal moved to approve the request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

Tom Greuner arrived at 6:20 p.m.

- 3) **OSCAR ENRIQUEZ, REPRESENTING THE KENNETH A. FAIRES, JR. AND CAROLYN A. FAIRES LIVING TRUST, OWNERS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM LIMITED INDUSTRIAL DISTRICT (L-I) TO HIGH-DENSITY MULTI-FAMILY DISTRICT (R-4). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 4, SUGAR POINTE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 704 WEST SIOUX ROAD. COZ# 180104**

Della Robles, Planner I, introduced the item and stated the subject property was currently zoned Limited-Industrial District (L-I). The surrounding properties are zoned Heavy Commercial District (H-C) to the north and east and High Density Multi-Family District (R-4) to the west and Residential Mobile-Home District (R-MH) to the south. The property is generally designated multi-family residential use in the Land Use Plan.

Della Robles, Planner I, further stated the owner of the property was requesting a change of zone to High Density Multi-Family District (R-4) in order to construct multi-family units on said property. The High Density Multi-Family District (R-4) is established to provide adequate space and site diversification for higher density apartment complexes, including high-rise apartments and complexes with a number of buildings on the same tract of land. Traditional area requirements are inappropriate for this district and height limitations are also relaxed, except when abutting single-family uses.

Della Robles, Planner I, reported eighteen (18) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice. She further stated staff was recommending approval of the request to re-zone and advised the item would be presented at the City Commission meeting of March 5, 2018.

Danny Wylie advised a public hearing was required and asked anyone signed up to speak. There being no one who signed up the public hearing was closed. Mr. Wylie opened the item for discussion and action.

Luis Madrigal asked applicant, Oscar Enriquez, how many units would be built on this property. Mr. Enriquez stated there would be two four plexes. Mr. Madrigal further asked why they applied for an (R-4) when an (R-3) would suffice. Mr. Enriquez responded stating that is what the property owner requested and the city said it could be done.

Danny Wylie asked staff if the entrance on Hibiscus would cause a traffic jam. Roland Gomez, Assistant Director, stated once final plans were submitted each department would make sure they were in compliance.

There being no further discussion Luis Madrigal moved to approve the request for a change of zone from Limited-Industrial District (L-I) to High Density Multi-Family District (R-4). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 4) PEREZ CONSULTING ENGINEERS, REPRESENTING PHARR BRIDGE INVESTMENT COMPANY, L.P., OWNERS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 7.21 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 377, KELLY-PHARR TRACT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 1500 BLOCK OF WEST HI-LINE ROAD. COZ#180107**

Della Robles, Planner I, introduced the item and stated the subject property was currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Limited Industrial District (L-I) to the north and west, Agricultural and/or Open Space District (A-O) to the south and Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) to the east.

Della Robles, Planner I, further stated the owner of the property was requesting a change of zone to Limited Industrial District (L-I) in order to develop into a paved parking facility. The Limited Industrial District (L-I) is intended for industrial parks and larger cleaner types of industries.

Della Robles, Planner I, reported ten (10) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice. She further stated staff was recommending approval of the request to re-zone and advised the item would be presented at the City Commission meeting of March 5, 2018.

Danny Wylie advised a public hearing was required and asked anyone signed up to speak. There being no one who signed up the public hearing was closed. Mr. Wylie opened the item for discussion and action.

Danny Wylie asked staff if this item had been approved before and why it had taken so long to complete. Roland Gomez, Assistant Director, stated it had gone through the subdivision process and received final plat approval last month and are in the construction phase.

Danny Wylie asked staff if this parking was going to be relocated from the north side of town to the south. Roland Gomez, Assistant Director, stated that was correct and it had taken this long due to the fact it was a court case but it had been resolved and now they were able to move forward.

Rene Gonzalez, Project Engineer, stated the project had been changed from temporary to permanent and distributed site plans to the Commission. Luis Madrigal asked how long before completion of the project. Mr. Gonzalez stated it would take 8 to 10 weeks for completion.

There being no further discussion Luis Madrigal moved to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) R.E. GARCIA & ASSOCIATES, JOSE ANDRES VILLARREAL, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED VILLANIN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.375 ACRE TRACT OF LAND BEING A PORTION OF LOT 93, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF EAST MINNESOTA ROAD. SUB# 180104**

Cristina Garcia, Senior Planner, introduced the item. She stated the adjacent zones are Limited Industrial District (L-I) to the north, south, east and west. She further stated the property was designated for industrial use in the Land Use Plan and the proposed use was for office/warehouse. She added no variances were being requested and staff recommended preliminary plat approval of the proposed Villanin Subdivision subject to the conditions.

At this time, Danny Wylie, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion, Tom Greuner **moved** to approve the request for preliminary plat approval of the proposed Villanin Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM G. CLOSED SESSION:

None.

ITEM H. RECONVENE:

None.

ITEM I. AJOURNMENT:

There being no further business, Charlie Ramirez **moved** to adjourn. Romeo Robles second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:33 p.m.

Danny Wylie, Chairman

ATTEST:

Tom Greuner, Secretary

APPROVED: _____

MEMORANDUM

DATE: MONDAY, FEBRUARY 26, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR PARKING FACILITY – FILE NO. CUP#180106 (CAR MART MOTORS)

GENERAL INFORMATION:

APPLICANT: Jesus A. Sanchez, d/b/a Car Mart Motors, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a paved parking facility in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lots 3-9, Block 185, Cage Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 2308 North Cage Boulevard.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Agricultural and/or Open Space District (A-O) to the west and Single-Family Residential District (Small Lots) (R-1A) to the east. The area is generally designated for commercial use in the Future Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Recommends denial of the Conditional Use Permit.
	CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.

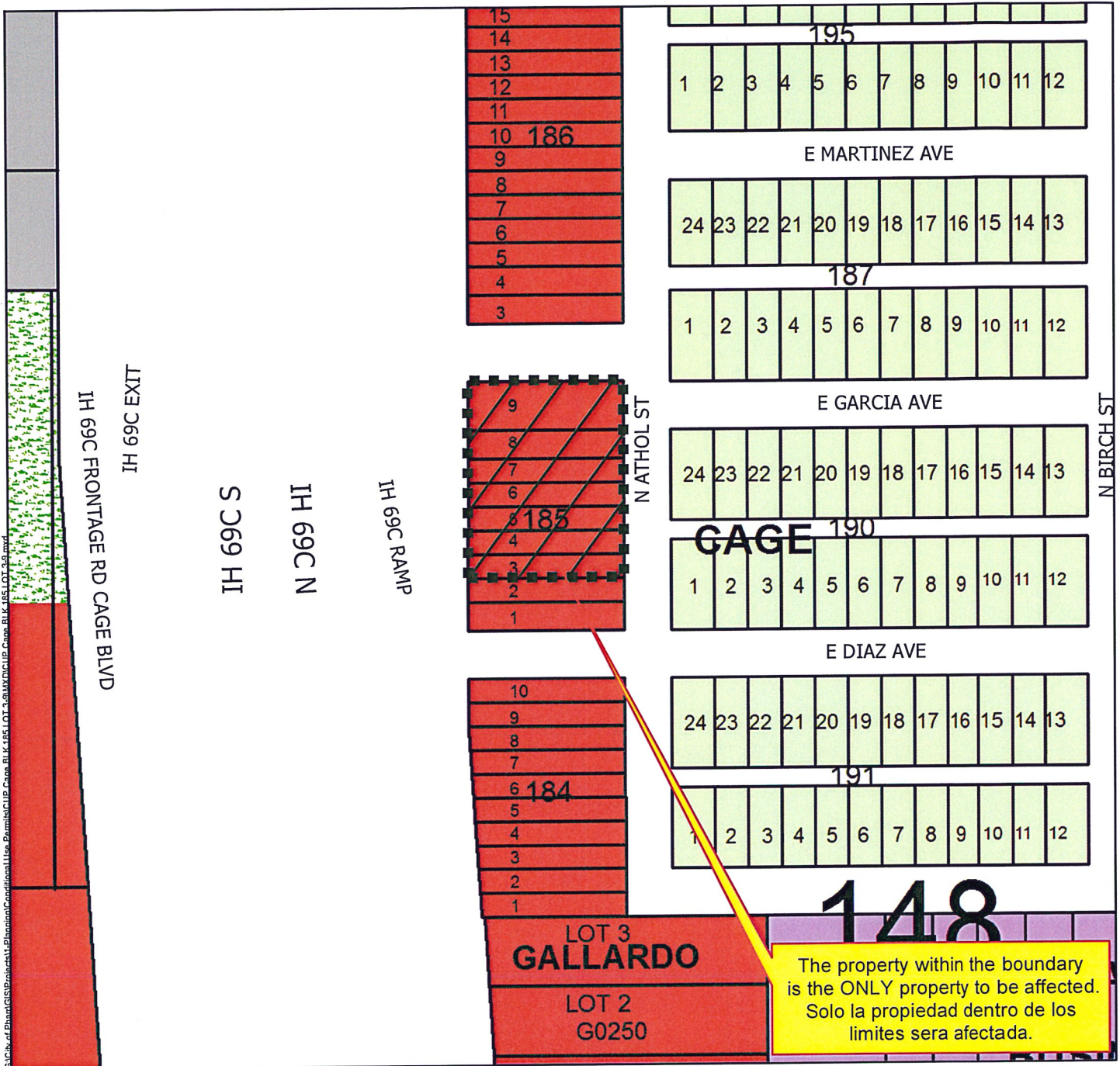
**NOTIFICATION
OF PUBLIC:**

Thirty-seven (37) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending approval of the request for a Conditional Use Permit to allow a paved parking facility in a General Business District (C) subject to the following conditions:

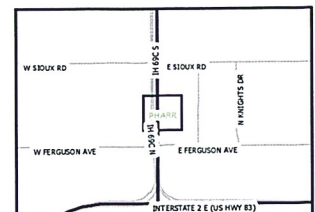
1. Applicant shall comply with all City of Pharr Landscaping, screening and buffer requirements, any violations will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. A 100% opaque buffer fence will be required
5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date; and
6. 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.
 - Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit or revocation of the permit if not paid by the 31st day.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

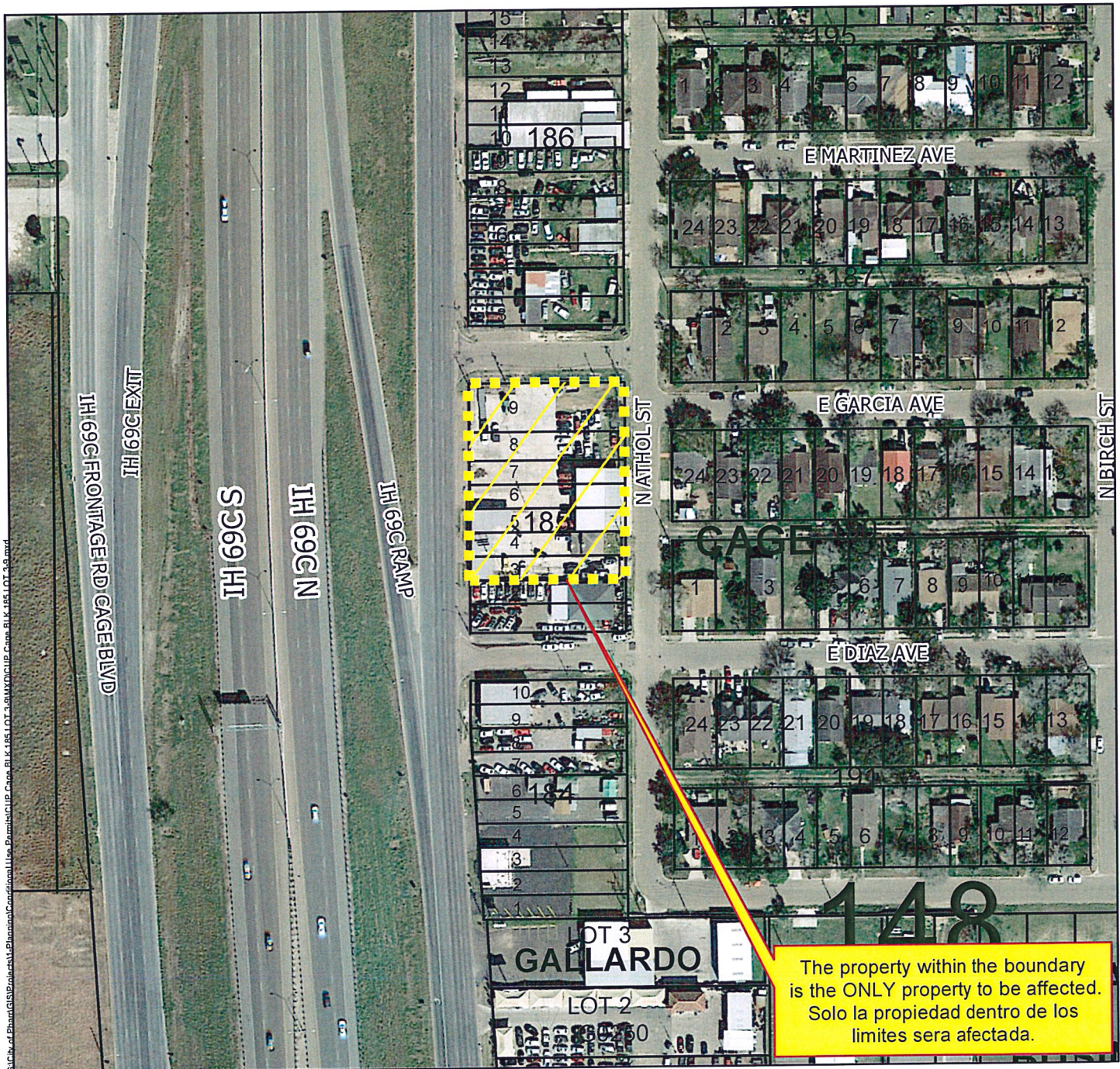


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|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial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

- Valley View ISD
 Planned Unit Development

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





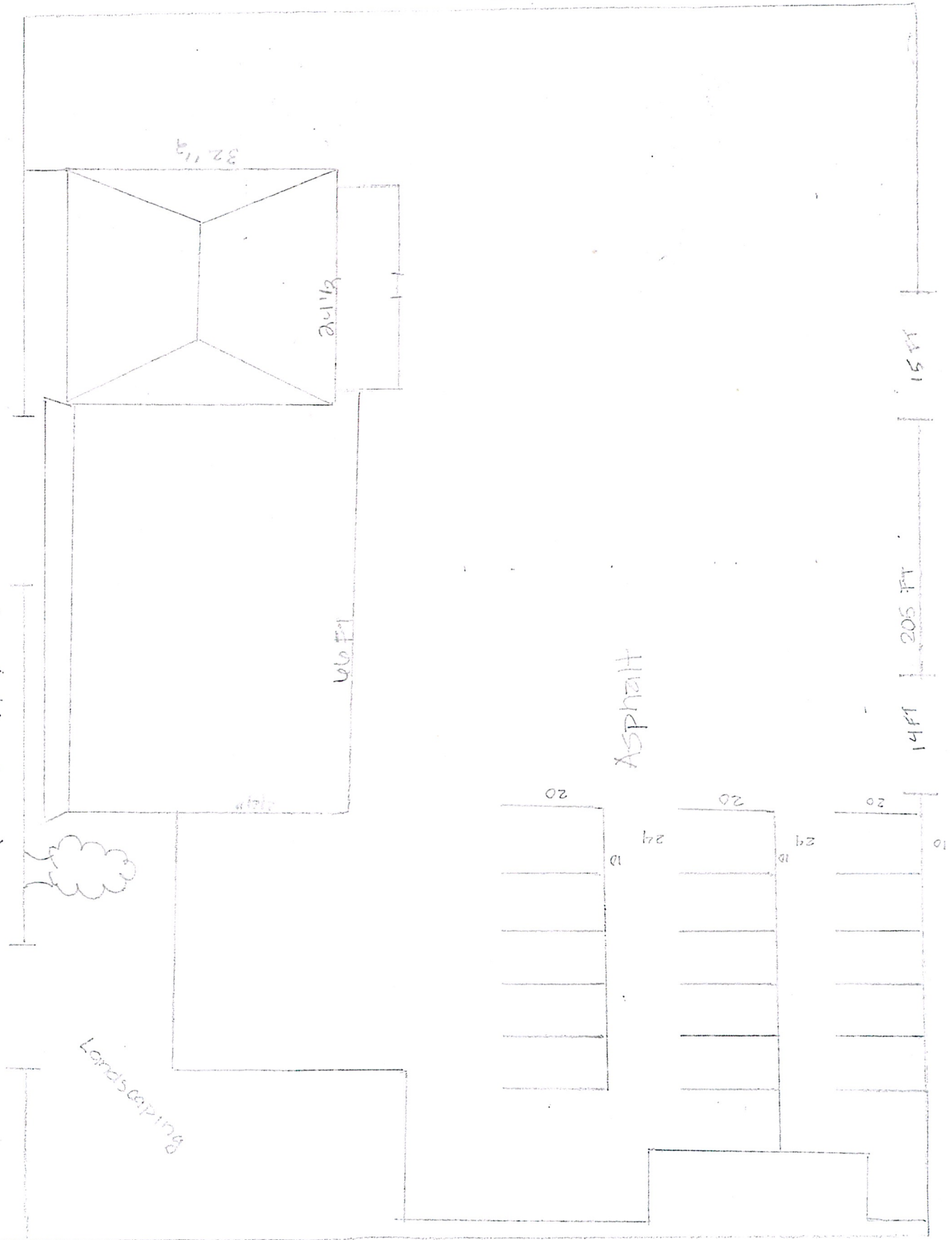
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N. Cage Blvd.

E. Garcia Ave

N. Athol St







2308 N Cage Blvd

E Diaz Ave





MEMORANDUM

DATE: MONDAY, MARCH 12, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR PARKING FACILITY FILE NO. CUP#180209 (TRES HERMANOS DROP YARD, LLC)
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GENERAL INFORMATION:

APPLICANT: Fernando R. Mendoza, d/b/a Tres Hermanos Drop Yard, LLC, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a parking facility in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 3B, Re-Subdivision of Lot 3 Spamer Business Park, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1800 West Las Milpas Road.

ZONING: The property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the north, east and west and Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) to the south. The area is generally designated for single family residential use in the Future Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Recommends denial of the Conditional Use Permit.
	CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.

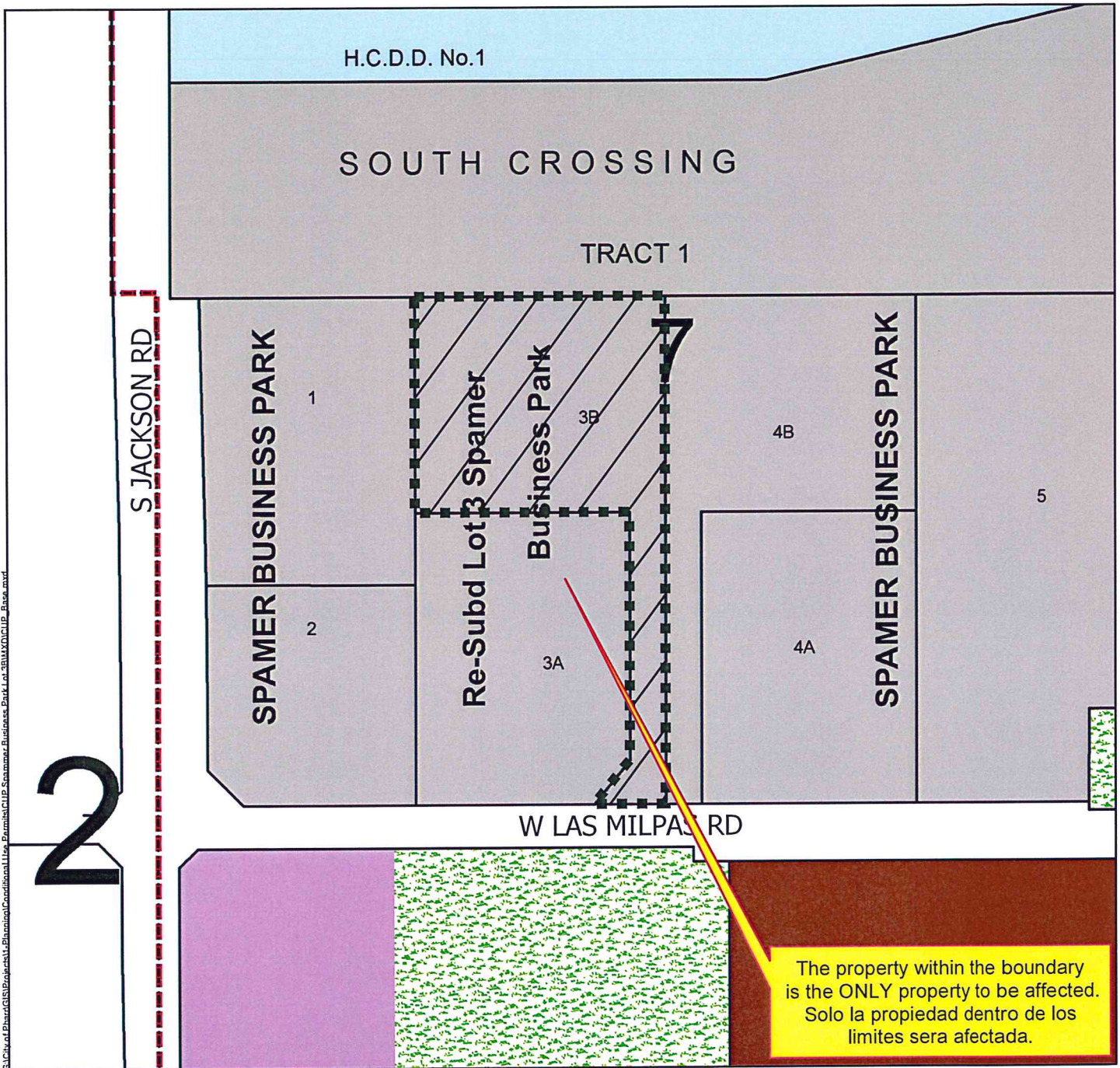
**NOTIFICATION
OF PUBLIC:**

Eight (8) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending **approval** of the request for a Conditional Use Permit to allow a parking facility in a Limited Industrial District (L-I) subject to the following conditions:

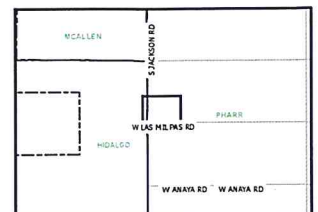
1. Applicant shall comply with all City of Pharr Landscaping, screening, buffer and paving requirements, any violations will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date; and
5. 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.
 - Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit or revocation of the permit if not paid by the 31st day.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

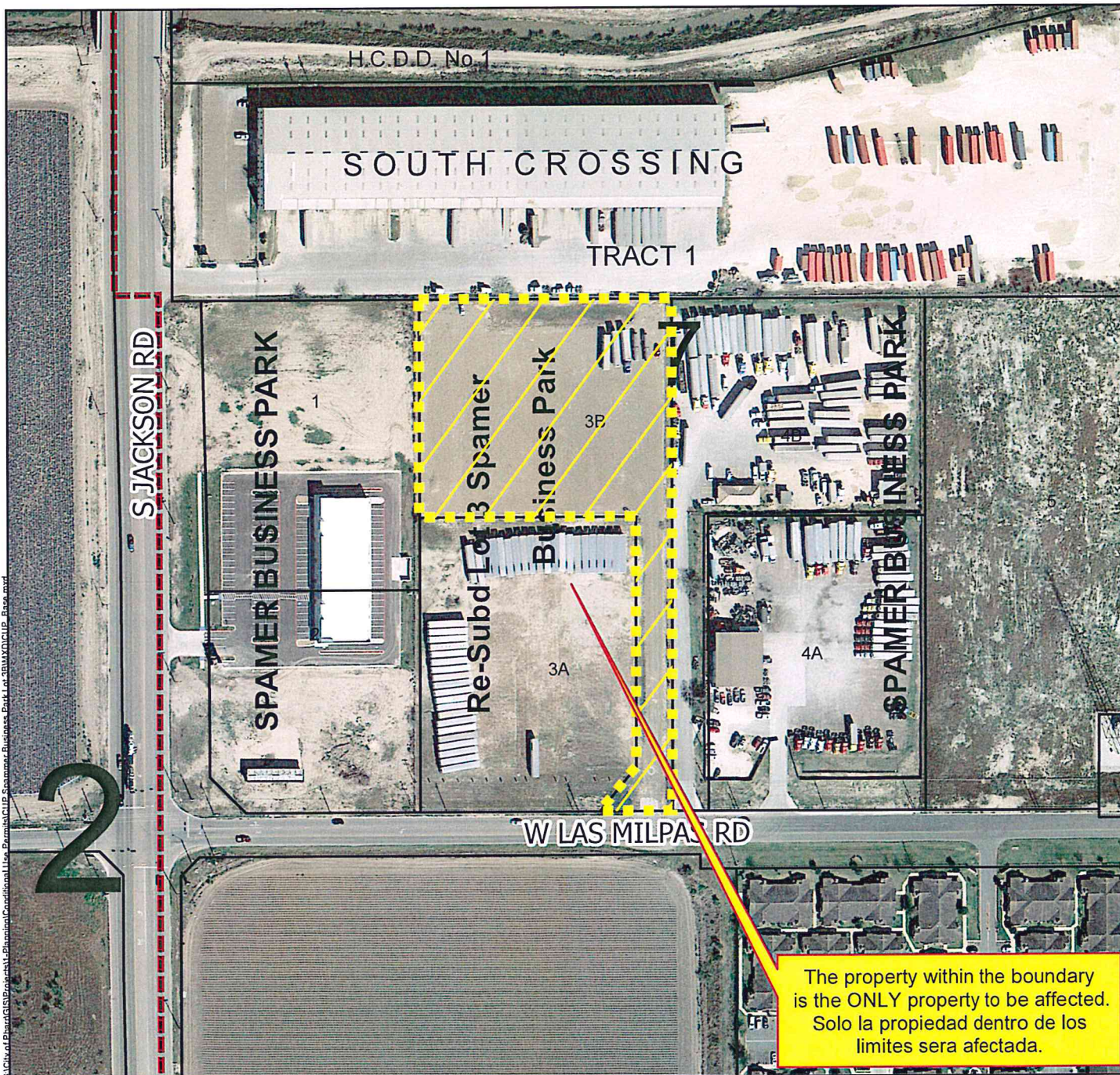


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|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial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

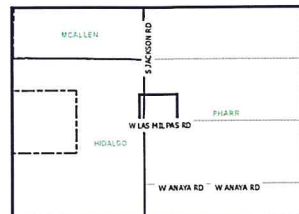
- Valley View ISD
 Planned Unit Development

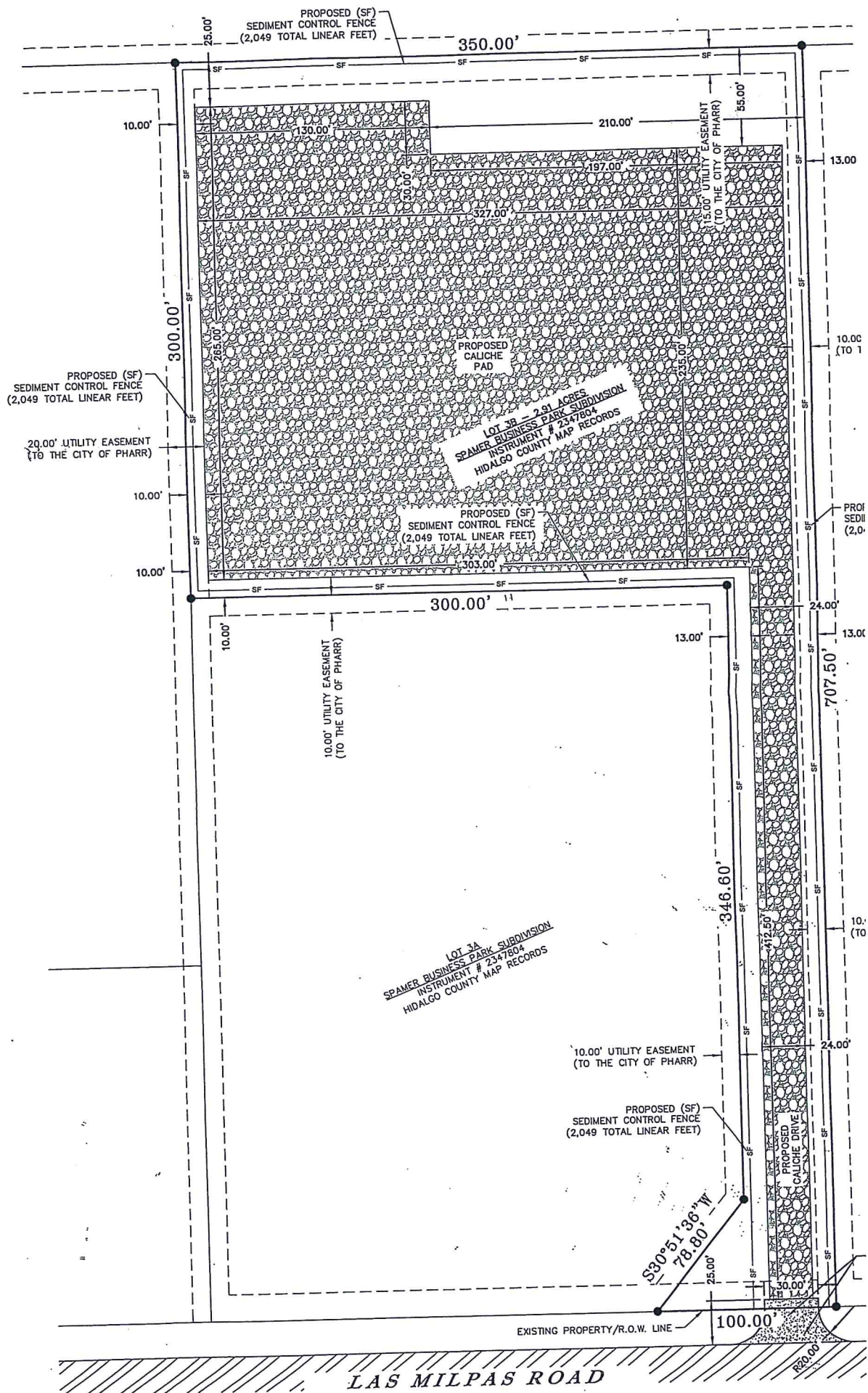
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| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
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| Medium Density Multi-Family | General Business | Office Professional | |
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| Mobile Home | Drainage Easement | Hidalgo ISD | |





RE-SUBDIVISION PLAT OF

LOT 3
SPAMER BUSINESS
PARK

A TRACT OF LAND CONTAINING 5.68 ACRES, SITUATED IN PHARR, TEXAS, HIDALGO COUNTY, AND ALSO BEING ALL OF LOT 3, SPAMER BUSINESS PARK, MAP REFERENCE: VOLUME 54, PAGE 175, HIDALGO COUNTY MAP RECORDS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS A RE-SUBDIVISION PLAT OF LOT 3, SPAMER BUSINESS PARK, PHARR, TEXAS, HIDALGO COUNTY, DO HEREBY CERTIFY THAT THE PUBLIC ALL STREETS, ALLEYS, PARKS, SPACES, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR REDICATED UNDER THE SUBDIVISION HEREIN, ARE IN ACCORDANCE WITH THE CITY OF PHARR, TEXAS, ORDINANCES AND THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF PHARR.

PRAGMATICS DEVELOPMENTS, LLC
A TEXAS LIMITED LIABILITY COMPANY
HIDALGO, TEXAS 78557
BY: JOAQUIN SPAMER, PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOAQUIN SPAMER PERSONALLY APPEARED AND PROVIDED THROUGH HIS DEPARTMENT OF PUBLIC SAFETY THAT THE SUBDIVISION HEREIN IS IN ACCORDANCE WITH THE CITY OF PHARR, TEXAS, ORDINANCES AND THE PURPOSES THEREIN EXPRESSED, AFTER BEING ONLY SHOWN BY ME, HE DECLARED THAT HE IS A NOTARY PUBLIC AND THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9/25/12 DAY OF SEPTEMBER, 2012 A.D.



Carlos Vasquez
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 09-25-2016

I, THE UNDERSIGNED, THE MAJOR OF THE CITY OF PHARR, HEREBY CERTIFY THAT THE SUBDIVISION HEREIN IS IN ACCORDANCE WITH THE CITY OF PHARR, TEXAS, ORDINANCES AND THE PURPOSES THEREIN EXPRESSED, AFTER BEING ONLY SHOWN BY ME, HE DECLARED THAT HE IS A NOTARY PUBLIC AND THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9/25/12 DAY OF SEPTEMBER, 2012 A.D.



Carlos Vasquez
CITY CLERK
9/25/12
9/25/12

RECORDED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS 9/25/12 DAY OF SEPTEMBER, 2012, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

ATTEST: PLANNING ZONING COMMISSION

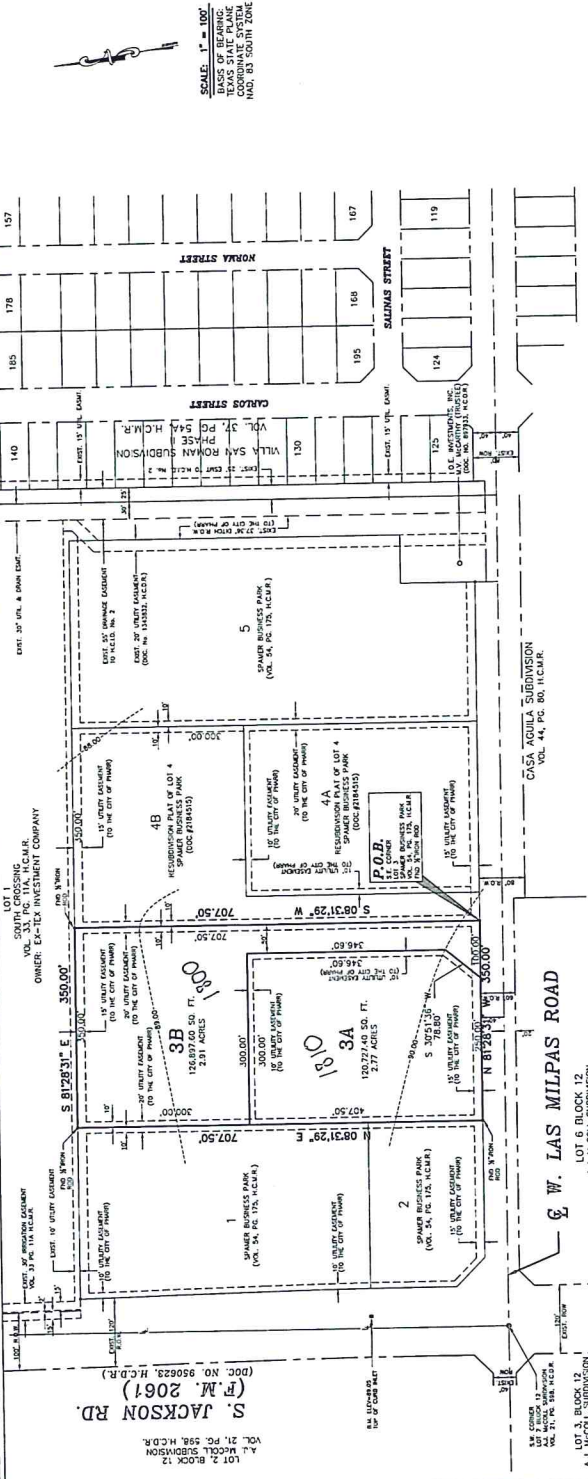
STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SUBDIVISION HEREIN IS IN ACCORDANCE WITH THE CITY OF PHARR, TEXAS, ORDINANCES AND THE PURPOSES THEREIN EXPRESSED, AFTER BEING ONLY SHOWN BY ME, HE DECLARED THAT HE IS A NOTARY PUBLIC AND THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9/25/12 DAY OF SEPTEMBER, 2012 A.D.

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SUBDIVISION HEREIN IS IN ACCORDANCE WITH THE CITY OF PHARR, TEXAS, ORDINANCES AND THE PURPOSES THEREIN EXPRESSED, AFTER BEING ONLY SHOWN BY ME, HE DECLARED THAT HE IS A NOTARY PUBLIC AND THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9/25/12 DAY OF SEPTEMBER, 2012 A.D.

Carlos Vasquez
C.V.O. LAND SURVEYORS LLC
517 BEAUMONT AVENUE
MCALLEN, TEXAS 78501
TEL: (361) 618-1551 DATE SURVEYED: 2-20-12



METES AND BOUNDS DESCRIPTION
ALSO BEING ALL OF LOT 3, SPAMER BUSINESS PARK, MAP REFERENCE: VOLUME 54, PAGE 175, HIDALGO COUNTY MAP RECORDS, AND SAID 5.68 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS:

BEING A 1/2 ACRES WITH A PLASTIC CAP STAMPED "200 1ST FOUND ON THE SOUTHWEST CORNER OF SAID LOT 3 AND THE NORTH RIGHT-OF-WAY LINE OF W. LAS MILPAS ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE, N 81° 28' 31" W, ALONG THE SOUTH LINE OF SAID LOT 3 AND THE NORTH RIGHT-OF-WAY LINE OF SAID W. LAS MILPAS ROAD, A TOTAL DISTANCE OF 300.00 FEET TO A 1/2 ACRES WITH A PLASTIC CAP STAMPED "200 1ST FOUND ON THE SOUTHWEST CORNER OF SAID LOT 3 AND THE NORTH RIGHT-OF-WAY LINE OF W. LAS MILPAS ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE, N 81° 28' 31" E, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 707.50 FEET TO A 1/2 ACRES WITH A PLASTIC CAP STAMPED "200 1ST FOUND ON THE SOUTHWEST CORNER OF SAID LOT 3 AND THE NORTH RIGHT-OF-WAY LINE OF W. LAS MILPAS ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE, S 81° 28' 31" E, ALONG THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 707.50 FEET TO A 1/2 ACRES WITH A PLASTIC CAP STAMPED "200 1ST FOUND ON THE SOUTHWEST CORNER OF SAID LOT 3 AND THE NORTH RIGHT-OF-WAY LINE OF W. LAS MILPAS ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE, S 81° 28' 31" E, ALONG THE EAST LINE OF SAID LOT 3, A TOTAL DISTANCE OF 707.50 FEET TO THE POINT OF BEGINNING, CONTAINING 5.68 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO
I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SUBDIVISION HEREIN IS IN ACCORDANCE WITH THE CITY OF PHARR, TEXAS, ORDINANCES AND THE PURPOSES THEREIN EXPRESSED, AFTER BEING ONLY SHOWN BY ME, HE DECLARED THAT HE IS A NOTARY PUBLIC AND THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9/25/12 DAY OF SEPTEMBER, 2012 A.D.

BY: Carlos Vasquez 09/25/12

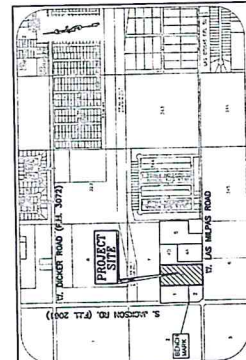


FILED FOR RECORD IN
THE OFFICE OF THE CLERK
AT THE COUNTY CLERK'S
HIDALGO COUNTY, TEXAS
ON: 10/2/12
INSTRUMENT NUMBER
2337684
BY: [Signature]

W. LAS MILPAS ROAD

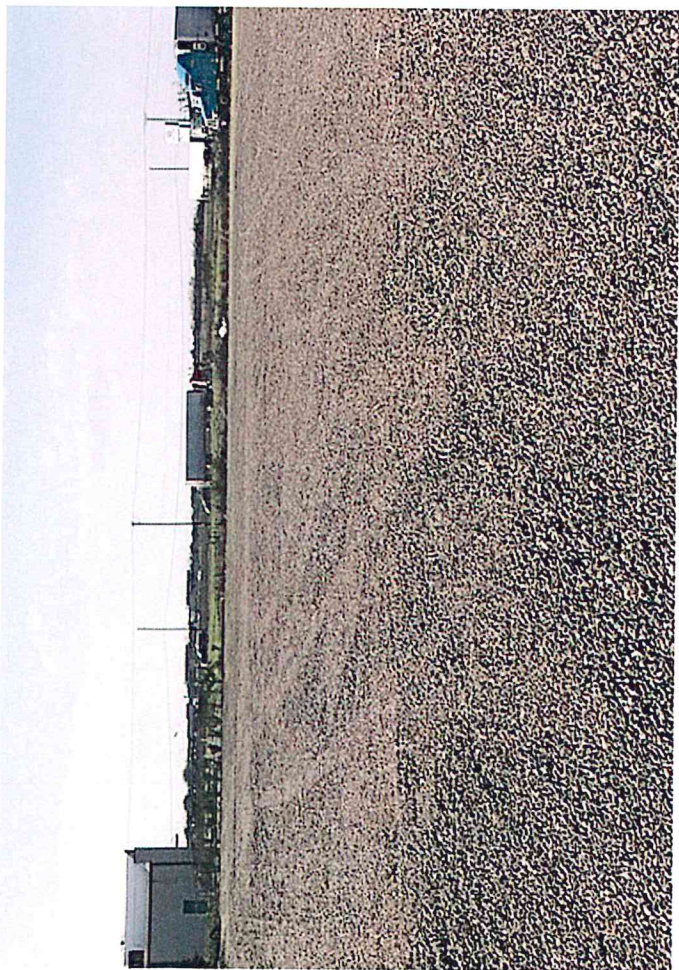
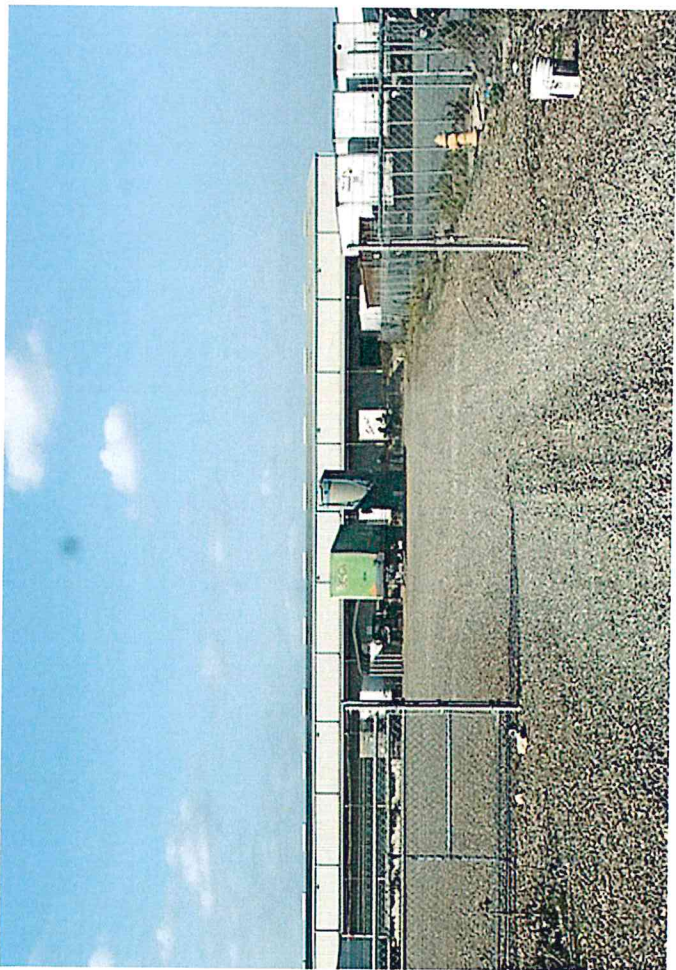
LOT 3, BLOCK 12
A.J. MACOL SUBDIVISION
VOL. 21, PG. 598, H.C.D.R.
OWNER: WILLIAM M. BUSCH

LOT AREAS	
LOT 1	120,727.40 SQ. FT. 2.77 ACRES
LOT 2	120,727.40 SQ. FT. 2.77 ACRES



LOCATION MAP
SCALE: 1"=1000'

DATE OF PREPARATION: FEBRUARY, 2012
DRAWN BY: JOSE B. GARCIA
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 C. DOTE AVENUE MCALLEN, TEXAS 78504
PH: (361) 618-1551
FAX: (361) 618-1551
TPE: ERM No. F-1295





MEMORANDUM

DATE: MONDAY, MARCH 12, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC –
FILE NO. **CUP#180210** (THE ALLEY CABANA BAR & GRILL)

GENERAL INFORMATION:

APPLICANT: Lady B. Segundo, d/b/a The Alley Cabana Bar & Grill, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being all of Lots 4 & 5, La Quinta Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 5808 South Cage Boulevard.

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

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

FIRE DEPARTMENT: Pending information.

**CODE COMPLIANCE
DIVISION:**

Pending information.

HEALTH DIVISION:

Pending information.

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

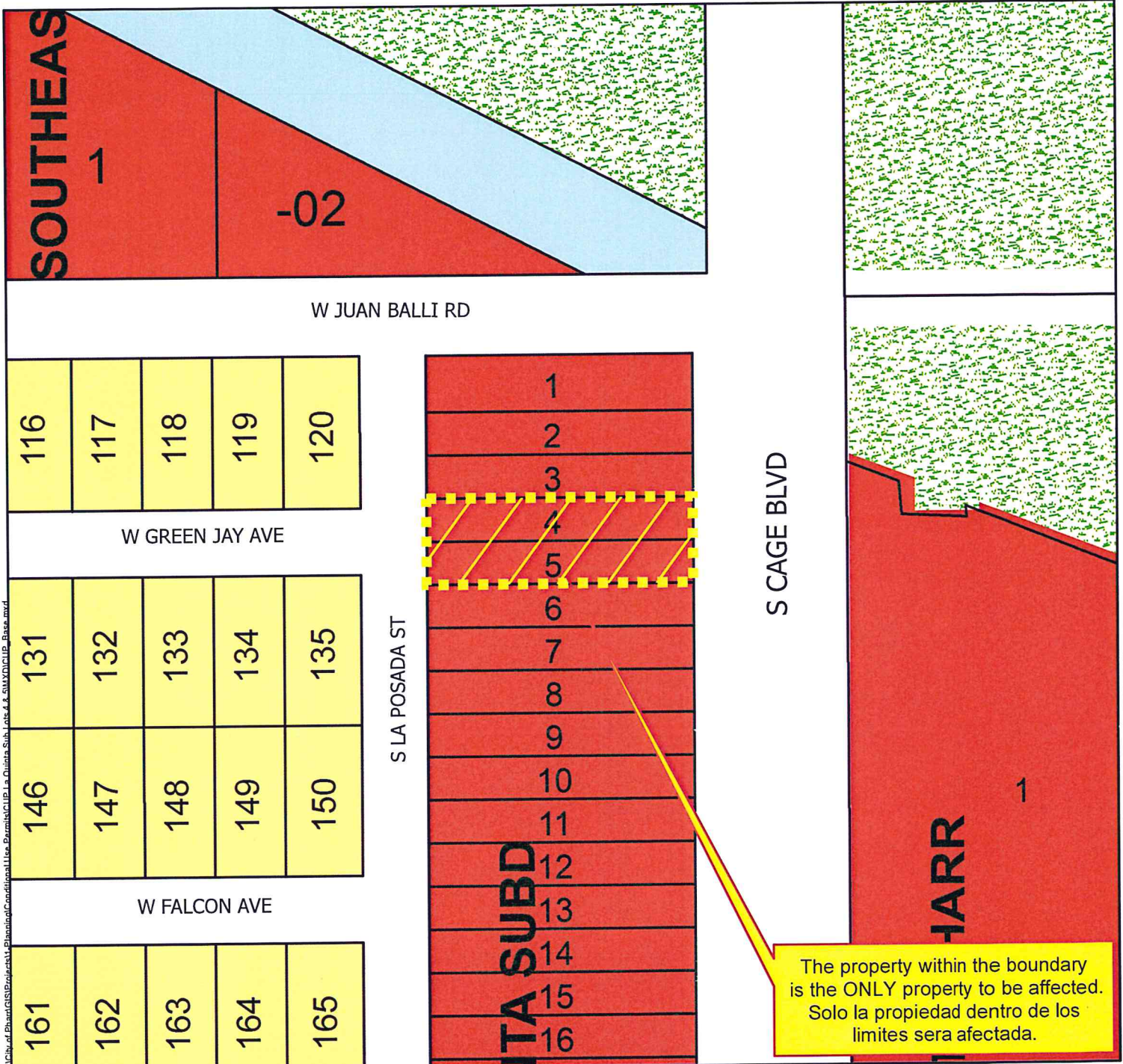
**NOTIFICATION
OF PUBLIC:**

Twenty-seven (27) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

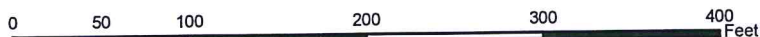
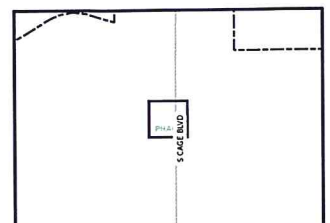
Development Services is recommending approval the request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

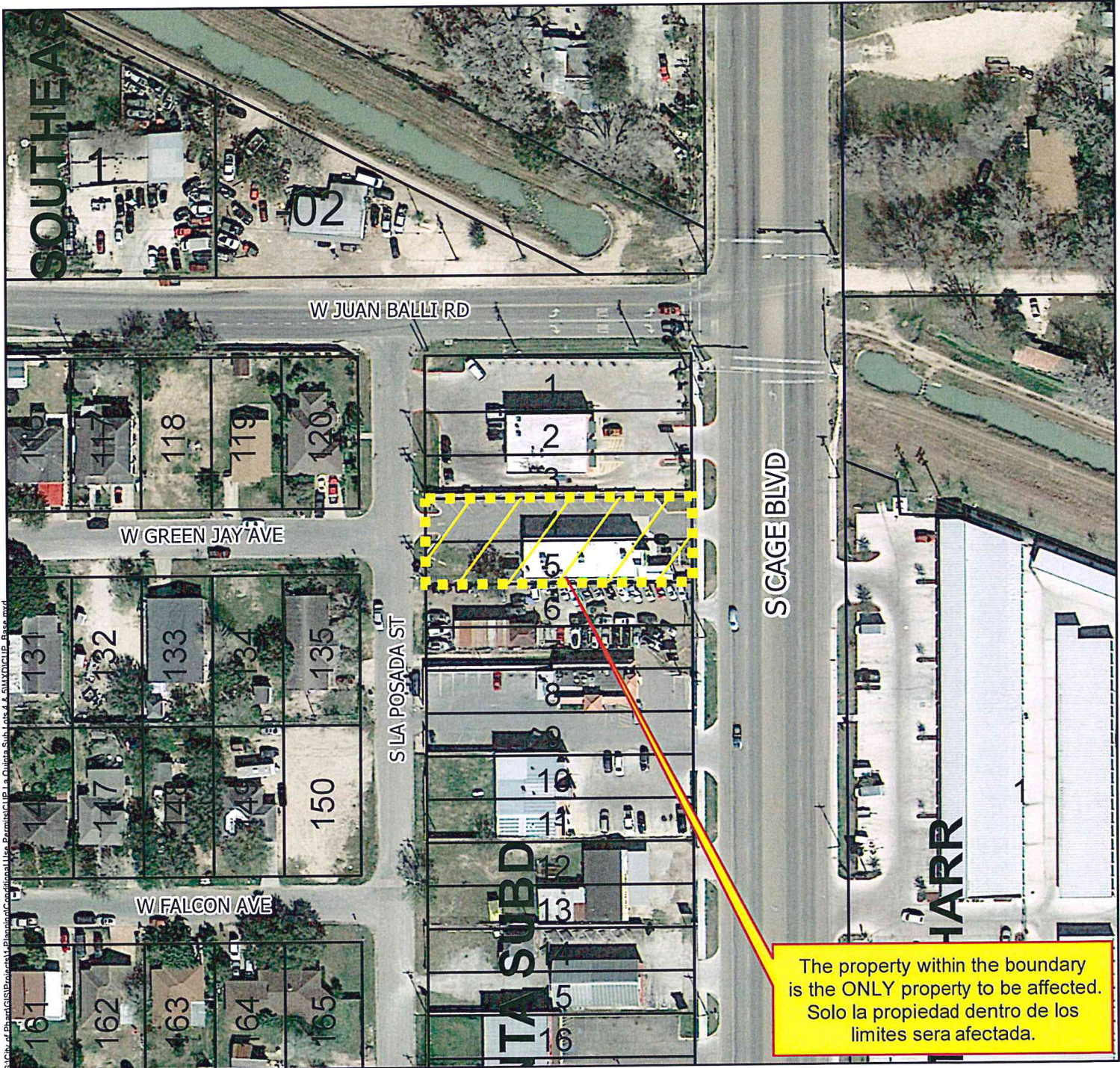
NOTE: This item will go before the City Commission Meeting of **March 19, 2018** at **4:00 p.m.**



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

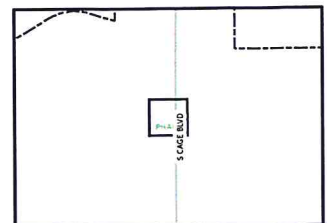
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
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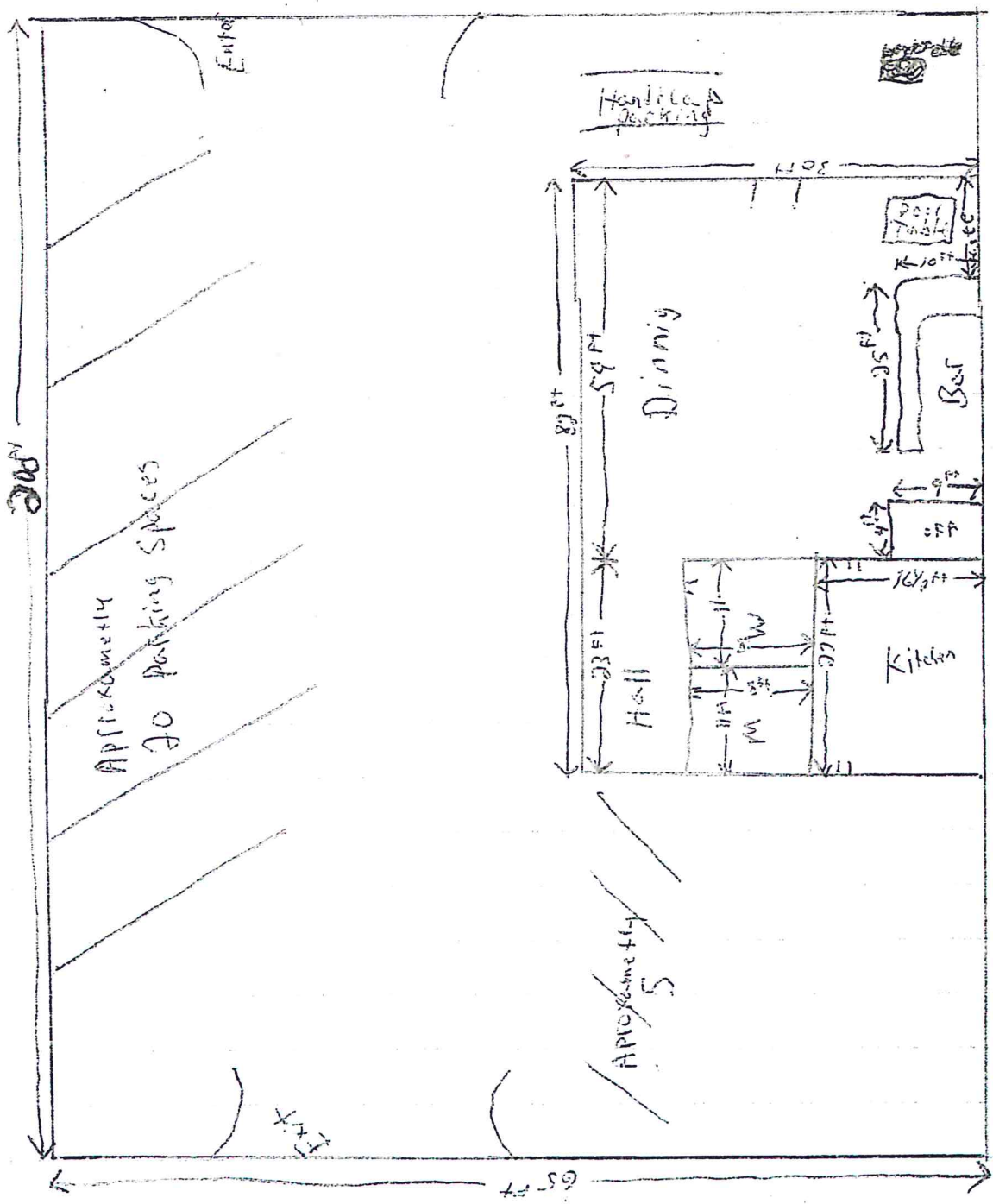
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



W

Cage BLVD

N



S

W

The alley cabana

menu

Drinks

Coke 2

Sprite 2

Dr. pepper 2

Bottled water 2

drafts

bud light 2

Budweiser 2

Modelo
tecate 3

domestic

bud light 3

Budweiser 3

2

imports

dos xx 3

corona 3

ultra light 3

Appetizers

- Chicken Tostadas 2
- Salsa and chip 2
- Seasoned wings 2

Mini tacos 2

Entrees

(all entrees served with rice and beans)

- ENCHILADAS 5
 - CHICKEN OR BEEF
- BURRITOS 4
 - BEEF
- TAMALES 4
 - PORK OR CHICKEN
- QUESADILLAS 5
 - CHESSE OR CHICKEN





MEMORANDUM

DATE: MONDAY, MARCH 12, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ARIA SUBDIVISION
FILE NO. **SUB#171028**

GENERAL INFORMATION:

APPLICANT: B.I.G. Engineering, representing Mario Raul Anaya Vasquez, Managing member of Ango Investment, LLC., is requesting preliminary plat approval of the proposed Aria Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 4.75 acre gross tract being the west 1,290 feet of Lot 6, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5400 Block of North Sugar Road.

ZONING: The property is currently zoned High Density Multifamily Residential District (R-4). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north and south, Single Family Residential District (R-1) to the east, Agricultural and/or Open Space District (A-O) and General Business District (C) to the west. The property is designated for single family residential and commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Townhouses/apartments.

VARIANCES: None requested.

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

**STREETS, PAVING
AND R.O.W.:**

1. The R.O.W. along North Sugar Road to be verified by project engineer if already taken need to provide document number.
2. Open cut permit required from City and details with steel casing required if under city road on west Minnesota Rd.
3. Provide 30 ft. corner clip easement for West Cheyenne Ave. on the south side.

EASEMENTS:

1. Public easements shall be 15' Exclusive easement to City of Pharr.
2. The private drainage easement move to see dimension line.
3. The 50 ft. radius access easement not allowed to overlap irrigation easement.
4. The irrigation easement is 20' not 19', need to correct.

**SIDEWALK:
ADA:**

1. Sidewalk shall be 5-ft. and include a 4-inch sand bedding please revise detail.

FIRE PROTECTION:

1. See attach comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Protection barrier needed at all inlets and discharge points.
2. For standard drainage directive please modify to include note stating that detention for all lots will be achieved at lot 43 as proposed.
3. Need approval for drainage report.
4. Provide a SWPPP for public works review.

OTHER:

1. The distances along the north and south side of the property verify.

2. On location map add the directions for the streets and show true north.
3. Label all monuments on plat layout.
4. The 50 ft. radius access easement not allowed to overlap irrigation easement.
5. Show the 15ft. interior corner clips and label them.
6. On plat note #1, specify set backs for town houses and apartments and remove all others as per City of Pharr ordinance.
7. Plat note #2, need to provide correct panel number.
8. Remove plat note #6.
9. Plat note # 7 verify where detention will be.
10. Plat note #13 verify if this lot will be common area.
11. Need a 30'x30' corner clip at front along N. Sugar Rd.
12. On metes and bounds check paragraph #3 and need to add set or found iron rods.
13. Add plat note, Erosion and sediment control during construction shall be in accordance with the current (TPDES) Texas Pollution Discharge Elimination System.
14. 20'x50' construction entrance required for site and details.
15. Concrete washout locations and details required.
16. Location of waste containers required.
17. Material storage locations required.
18. Revise FIRM community panel No. it shall be 480334 0425 C, November 16, 1982.
19. Note # 17, not needed.
20. Proposed alley to be used as emergency exit only.



Pharr Fire – Rescue

118 S Cage Blvd., 3rd Floor

Pharr, Texas 78577

Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: Aria Subdivision Plan Review

Reviewed By: Jacob Salinas Fire Marshal *J.S.* Date: February 28, 2018

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture 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 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the per-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.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

☒ To the rear of the property on the northwest corner where both proposed 12-inch waterlines would connect, a flush valve will be required to be installed at the corner to the waterlines.

☒ International Fire Code Appendix D103.4 Dead-end fire apparatus access roads in excess of 150 ft shall be provided with width and turnaround provisions in accordance with Table D103.4. See Figure D103.1 Dead-End Fire Apparatus Access Road Turnaround.

☒ Alley corner clips need to be 28'R for proper fire apparatus access in case if emergency.

☐

STAFF REVIEW FOR: *ARIA SUBDIVISION*

COMMENTS: **Initials: J.V. / O.D.L. / R.B.** **FEBRUARY 27, 2018**

WATER:

- 15" utility Easement Exclusive to the City of Pharr
- Will need water services for lots # 1, 4, 5, 6, 7, 23, 24
- Will need to connect 12" water line to adjacent subdivision to the W.
- Will need to connect all existing water services to the new 12" water line
- Will need Water valves on S. W. corner of property (Detail A)
- 24" Steel casing will be required for Minnesota crossing (Detail A)
- Will need to install 2 - 45° elbows on N. W. corner at alley location (Detail B)
- Will need crossing permit for H.C.I.D.
- Will need 2 - 45° elbows, Tee and Flush out valve on N.W. corner of property (Detail C)
- Will need water valve on lot # 23 (Detail D)
- Will need water valve on lot # 2 (Detail E)
- Will need water valve on bore on Sugar Rd (Detail F)
- 24" Steel casing will be required for Sugar Rd crossing (Detail F)
- On detail sheet all services will need to be polyethylene tubing
- On detail sheet all parts to be brass
- Follow City of Pharr Construction Standards Manual

SEWER:

- 15" utility Easement Exclusive to the City of Pharr to manhole on lot #2 (Detail F)
- Will need sewer services for lots # 3, 4, 5, 6, 7, 23, 25
- Sewer services between lots # 2 & 3 / 22 & 23 are located in the street
- Sewer services to remain private
- M/H Concrete collar to be 30" x 30" x 6"
- Follow City of Pharr Construction Standards Manual

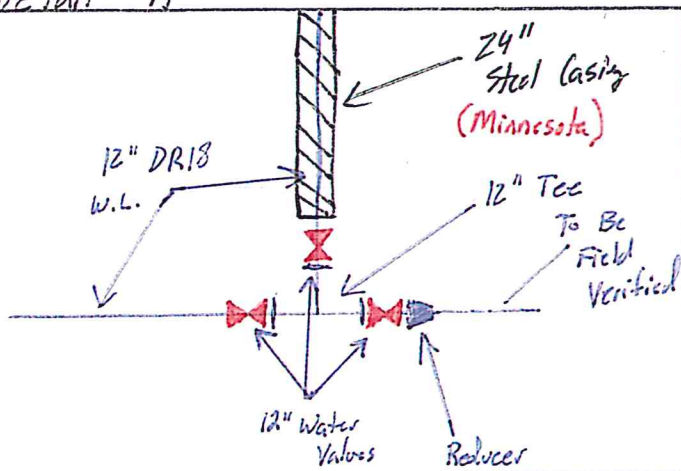
Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply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

Print Name: _____

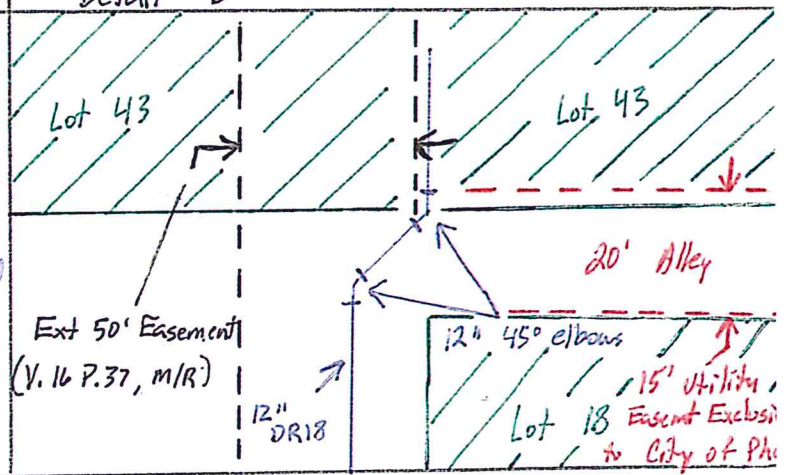
Signature: _____

Date: _____

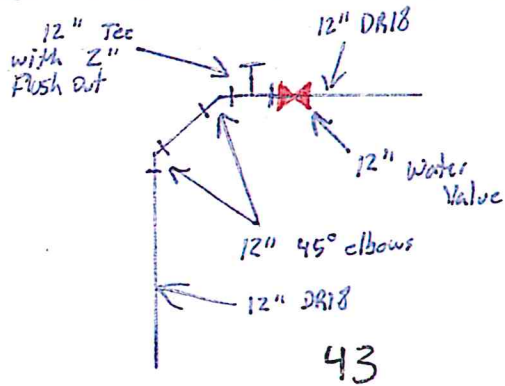
Detail A



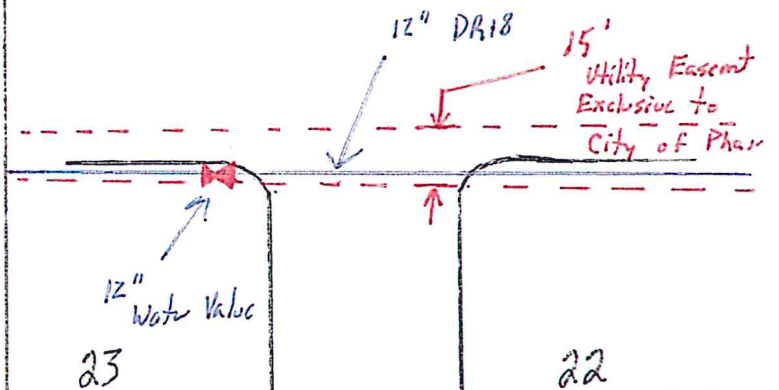
Detail B



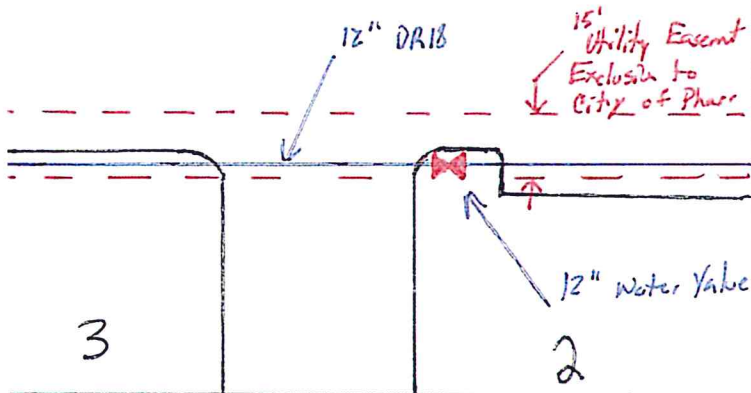
Detail C



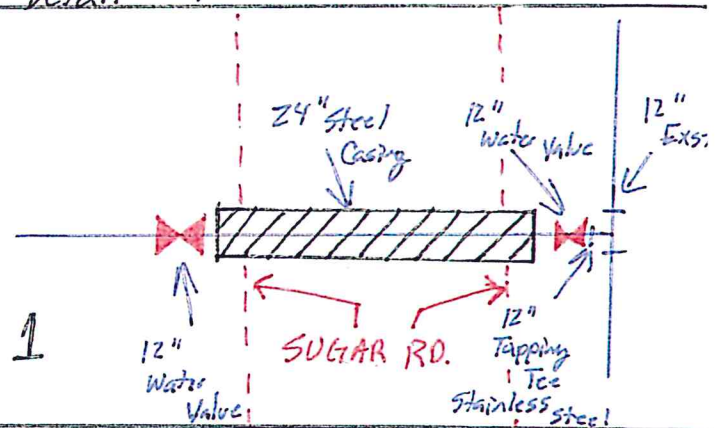
Detail D



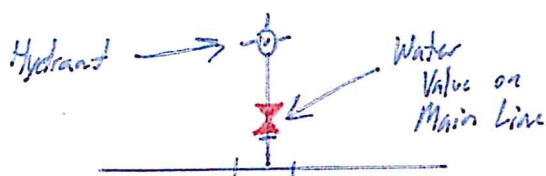
Detail E



Detail F

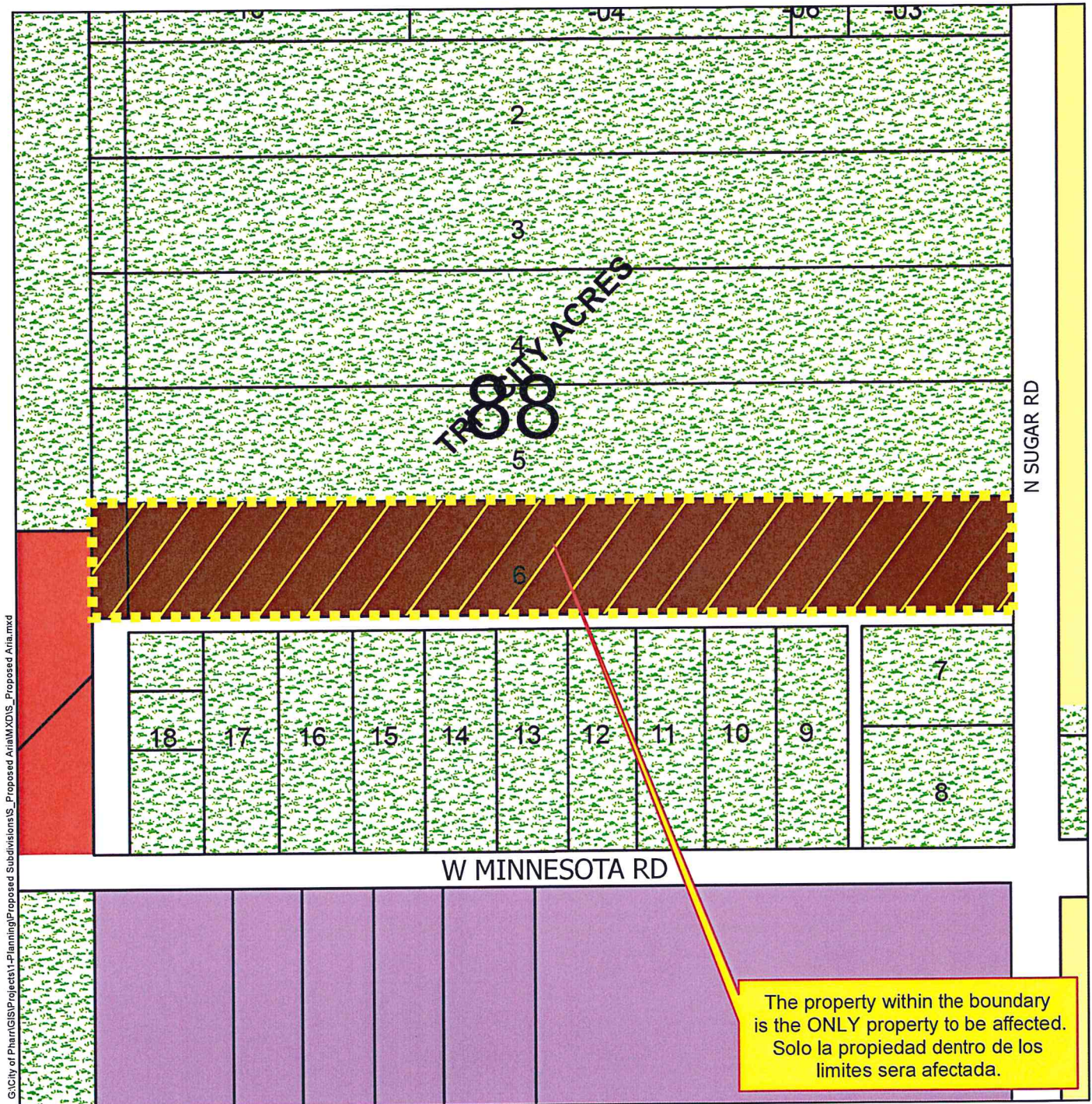


Detail G Hydrant Detail



ARIA SUBDIVISION

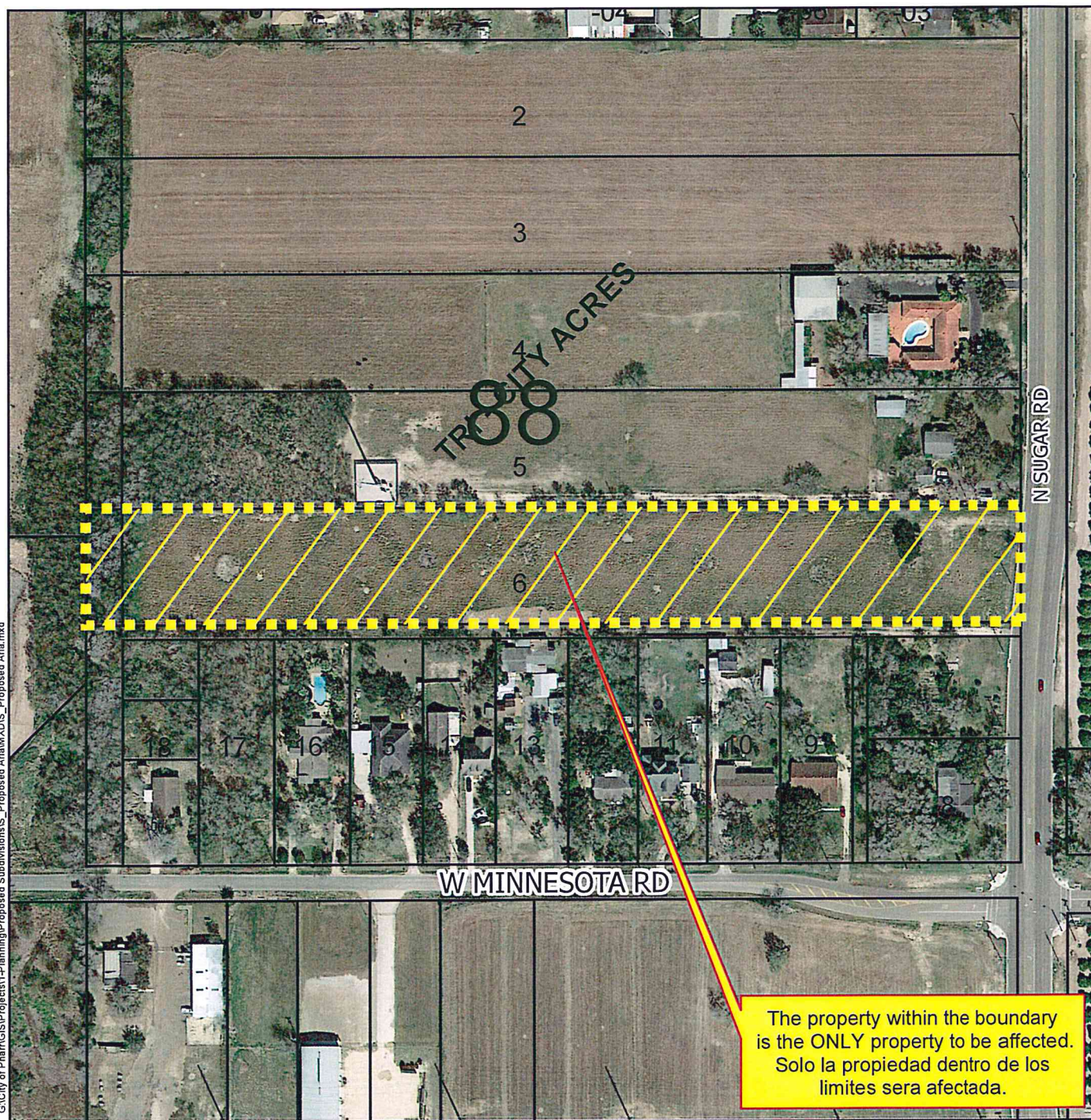
2-27-2018



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Aerial\XDS_Proposed Aria.mxd

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

Proposed Subdivision
Aria
Barrera Infrastructure Group Inc.

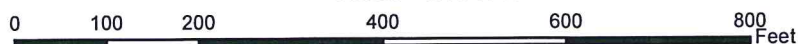


The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 200 feet



Date: 3/6/2018