

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 13, 2020 – 6:00 PM

In accordance with social distancing guidelines, the Planning and Zoning Commission meeting will not be open to the public, except for individuals who have elected to appear in person for Public Testimony and Public Hearing. The meeting will be via Videoconference and streamed live at www.pharr-tx.gov

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.

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.

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 of March 09, 2020.

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) Utility Trailer Sales Southeast Texas, Inc. 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 4.00-acre tract of land, more or less, out of Lot 125, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 300-400 Block of East Eldora Road.
COZ#200212

- 2) Steve M. Gano, representing Oakcrest Management, Inc., 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 General Business District (C). The property is legally described as being the South 388.74' out of Lot 2, Storage Depot South Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6109 South Cage Boulevard. **COZ#200213**

- 3) 5M Real Estate, L.L.C. 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 Single-Family Residential District (R-1). The property is legally described as being a 1.351-acre tract of land, more or less, out of Lot 158, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 300-400 Block of East Ferguson Avenue (rear).
COZ#200315



4) Leticia Flores 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 General Business District (C). The property is legally described as being a 2.009-acre tract of land, more or less, out of Lot 292, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5401 South Cage Boulevard. **COZ#200316**

5) M&S Group, Inc., d/b/a Wing Daddy's Sauce House, 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 Lot 4A & 5A, Paradise Commercial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 601 South Jackson Road. **CUP#200318**

6) Campero Holdings Company, L.L.C. has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a temporary parking facility in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 6.95-acre tract of land, more or less, out of Lot 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 900 Block of West Anaya Road. **CUP#200319**

7) Universal Towing, Inc. has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I). The property is legally described as being all of Lot 1, Marina Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3301 North Cage Boulevard. **CUP#200321**

8) Lamar Strong, representing Strong Structural Steel, Ltd. has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Industrial District (H-I). The property is legally described as being 10.92 acres, more or less, out of Lot 40, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 101 North Veterans Boulevard. **CUP#200322**

E. PLATS:

1) Dannenbaum Engineering Company, representing Charles D. Muller, is requesting final plat approval of the proposed Center on Ridge Road Phase II Lot 3 Subdivision. The property is legally described as being a 1.65 acre tract of land out of and a portion of Lot two hundred three (203), Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Ridge Road. **SUB#191025**



2) R. Gutierrez Engineering Corporation, representing John W. Drennan, President of Oakcrest Management, Inc., is requesting preliminary plat approval of the proposed Re-subdivision of the south 388.74 feet of Lot 2 Storage Depot south Pharr Subdivision. The property is legally described as being 2.23 acres of land out of Lot 2, Storage Depot South Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6109 South Cage Boulevard. **SUB#200207**

3) Spoor Engineering Consultants, Inc., representing Arcadio Guerra, Member for ARGV, L.L.C., a Texas limited liability company is requesting preliminary plat approval of the proposed Master Plan of Veterans Centre Subdivision. The property is legally described as being a 4.07 acre tract of land out of a 4.80 acre tract of land out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of East Nolana Loop. **SUB#200204**

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 April 2020 at 10:00 a.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. March 09, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, March 09, 2020 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Romeo Robles
 Charlie Ramirez Luis Madrigal

ABSENT: Rafael Munguia Jonathan Larraga
 Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Patricia Rigney, City Attorney
 Melanie Cano, Director
 Eddie Martinez, Planner II
 Della Robles, Planner I
 Anaïsa Licerio, Planner I
 Alvaro DeLeon, Building Inspector
 Iris Mata, Secretary

ITEM A. CALL TO ORDER

Chairman, 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. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF FEBRUARY 24, 2020

Chairman, Danny Wylie, introduced the item.

Romeo Robles stated that a correction needed to be made as the minutes stated he adjourned the meeting; however, he was not present.

Iris Mata, Secretary, stated a correction to the minutes would be made.

There being no further discussion Romeo Robles moved to **approve** the minutes of February 24, 2020 with corrections. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) CRYSTAL LEDESMA MARTINEZ, D/B/A TOMORROW'S LEADERS CHILD CARE, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION (DAYCARE) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 29, BLOCK 5, SAN PATRICIA ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1008 WEST LEE STREET. CUP#200208**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the south, east and west and General Business District (C) to the north. This area is generally designated for single-family residential use in the Land Use Plan. She further reported forty-nine (49) 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 one telephone call in opposition of the item.

Della Robles, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow a home occupation (Daycare Center) in a Single-Family Residential District (R-1) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

Luis Madrigal asked staff if the caller in opposition of the item had stated their concerns.

Della Robles, Planner I, stated she was not aware of the concerns since she did not take the call.

Eddie Martinez, Planner II, stated he spoke to the caller and no concerns were stated and a Public Hearing form was not submitted prior to the meeting time.

There being no further discussion Luis Madrigal moved to **approve** the request for a Conditional Use Permit to allow a home occupation (Daycare Center) in a Single-Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **TOTAL RETIREMENT SOLUTIONS, INC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 2 AND 3, BLOCK 1, VALENCIA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 313 WEST POLK AVENUE. COZ#200209**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The property and the properties to the north, south and west were zoned to Single-Family Residential District (R-1) and the property to the east was zoned to Residential Multi-Family (R-MF) on March 30, 1982, when the city adopted the current zoning ordinance we use today. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family residential use in the Land Use Plan. She further reported eighteen (18) 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 three (3) telephone calls, two (2) for information only and one (1) in opposition of the item.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Residential Multi-Family District (R-MF) as the property meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

Chairman, Danny Wylie, questioned staff about citizens being concerned with flooding in the area.

Della Robles, Planner I, stated that Mr. Wylie was referring to a property farther west.

There being no discussion Luis Madrigal moved to approve the rezoning request for a change of zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) **MARCELINO RICHIE HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY USE STRUCTURE (GUEST HOUSE) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 17, SING'S #2 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 407 WEST RAMOS STREET. CUP#200210**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south and west, and Agricultural and/or Open Space District (A-O) and General Business District (C) to the east. This area is generally designated for single-family residential use in the Land Use Plan. She further reported nineteen (19) 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 one telephone call in opposition of the item.

Della Robles, Planner I, further stated staff recommended approval of the request for a Life-of-the-Use Conditional Use Permit to allow an Accessory Use Structure (Guest House) in a Single-Family Residential District (R-1) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

There being no discussion Luis Madrigal moved to **approve** the request for a Life-of-the-Use Conditional Use Permit to allow an Accessory Use Structure (Guest House) in a Single-Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) MELDEN & HUNT, INC., REPRESENTING CITY OF PHARR, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED P.S.J.A. AG BARN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A SUBDIVISION OF 19.434 ACRES BEING A PART OR PORTION OUT OF LOT 224, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2100 BLOCK OF SOUTH VETERANS BOULEVARD ("I" ROAD). SUB#180823**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Medium Density Multi-Family District (R-3) to the north, Agricultural and/or Open Space District (A-O) to the south and west and City limits to the east. The property is designated for public/semi public use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed P.S.J.A. Ag Barn Subdivision subject to the conditions.

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

Luis Madrigal asked if the P.S.J. A. Ag Barn was already built.

Eddie Martinez, Planner II, stated that the P.S.J.A. Ag Barn was built.

There being no further discussion Luis Madrigal moved to **approve** the request for final plat approval of the proposed P.S.J.A. Ag Barn Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 2) LINFIELD, HUNTER & JUNIUS INC., REPRESENTING GORDON & CATHERINE JENKINS FAMILY LTD. PARTNERSHIP ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED LOPEZVILLE MEADOWS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.739 ACRE TRACT OF LAND IN THE ANTONIO VELASCO SURVEY, ABSTRACT AND BEING A PORTION OF LOT 96, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 5200 BLOCK OF NORTH VETERANS BOULEVARD ("I" ROAD). SUB#190101**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are City limits to the north and east and Agricultural Open Space District (A-O) to the south and west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Lopezville Meadows Subdivision subject to the conditions.

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

There being no discussion Luis Madrigal moved to **approve** the request for preliminary and final plat approval of the proposed Lopezville Meadows Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) MELDEN & HUNT INC., REPRESENTING ZAED VIRGEN, MANAGER FOR FLAG POLK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED BGRR MIDTOWN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 7.906 ACRES OUT OF LOTS 2 AND 3, BLOCK D, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 601 WEST POLK AVENUE. SUB#191227**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Residential Multi-Family High Density District (R-MFHD). The adjacent zones are General Business District (C) and Single Family Residential District (R-1) to the north, Residential Multi-Family High Density District (R-MFHD) and Agricultural and/or Open Space District (A-O) to the East, Single Family Residential District for Lots less than 50 feet in width District (R-1A) to the south and Agricultural and/or Open Space District (A-O) and Single Family Residential District for Lots less than 50 feet in width District (R-1A) to the West. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed BGRR Midtown Subdivision subject to the conditions.

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

There being no discussion Luis Madrigal moved to **approve** the request for preliminary approval of the proposed BGRR Midtown Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM F. CLOSED SESSION

None.

ITEM G. RECONVENE

None.

ITEM H. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn** Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:18 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: March 23, 2020

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#200212

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: February 25, 2020

1. **Applicant:** Utility Trailer Sales Southeast Texas, Inc., owners.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I).
3. **Nature / Intent of Request:** In order to develop and construct an additional parking area for the industrial warehouse and existing business located south of said property.

4. **Routing to Staff:**

A. Melanie Cano, Director

MC
Initials

3/17/2020
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations

[Signature]
Initials

3-17-2020
Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, MARCH 23, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I): Being a 4.00-acre tract of land, more or less, out of Lot 125, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 300-400 Block of East Eldora Road.
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Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Utility Trailer Sales Southeast Texas, Inc., 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) in order to develop and construct an additional parking area for the industrial warehouse and existing business located south of said property.

The subject site is located on the south side of East Eldora Road and physically located within the 300-400 Block of East Eldora Road. The property is legally described as being a 4.00-acre tract of land, more or less, out of Lot 125, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Eldora Road, an 80' major collector that runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the south and west were zoned Agricultural and/or Open Space District (A-O) and the property to the north was zoned to Limited Industrial District (L-I) on March 30, 1982, when the city adopted the current zoning ordinance we use today. On February 20, 2017, the property to the west was rezoned to Heavy Commercial District (H-C) and the property to the south was rezoned to Limited Industrial District (L-I) on January 17, 2006. A portion of the property to the north was rezoned from Limited Industrial District (L-I) to Single-Family Residential District (R-1) on May 16, 2013. The properties to the east were zoned on three (3) different dates, one was zoned to Single-Family Residential District (R-1) on January 03, 2006, the second was also zoned to Single-Family Residential District (R-1) on March 05, 1991, and the last was zoned to Residential Mobile-Home District (R-MH) on January 20, 1998. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan

The Limited Industrial District is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.

Seventeen (17) 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.

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements, has adequate ingress and egress and is compatible with the properties located on north and south. The zoning will also allow for reasonable use of the property and will promote compatibility with adjacent and nearby uses. The zoning will not have a detrimental impact to the neighborhood character and is in line with the Future Land Use Plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **April 20, 2020 at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Utility Trailer Sales Southeast Texas, Inc., owners
APPLICANT

Agricultural and/or Open Space District (A-O)
CURRENT ZONE

300-400 Block of East Eldora Road
ADDRESS

Limited Industrial District (L-I)
PROPOSED ZONE

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)		X
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?	X	
9 Is the proposed change in line with the Future Land Use Plan?	X	

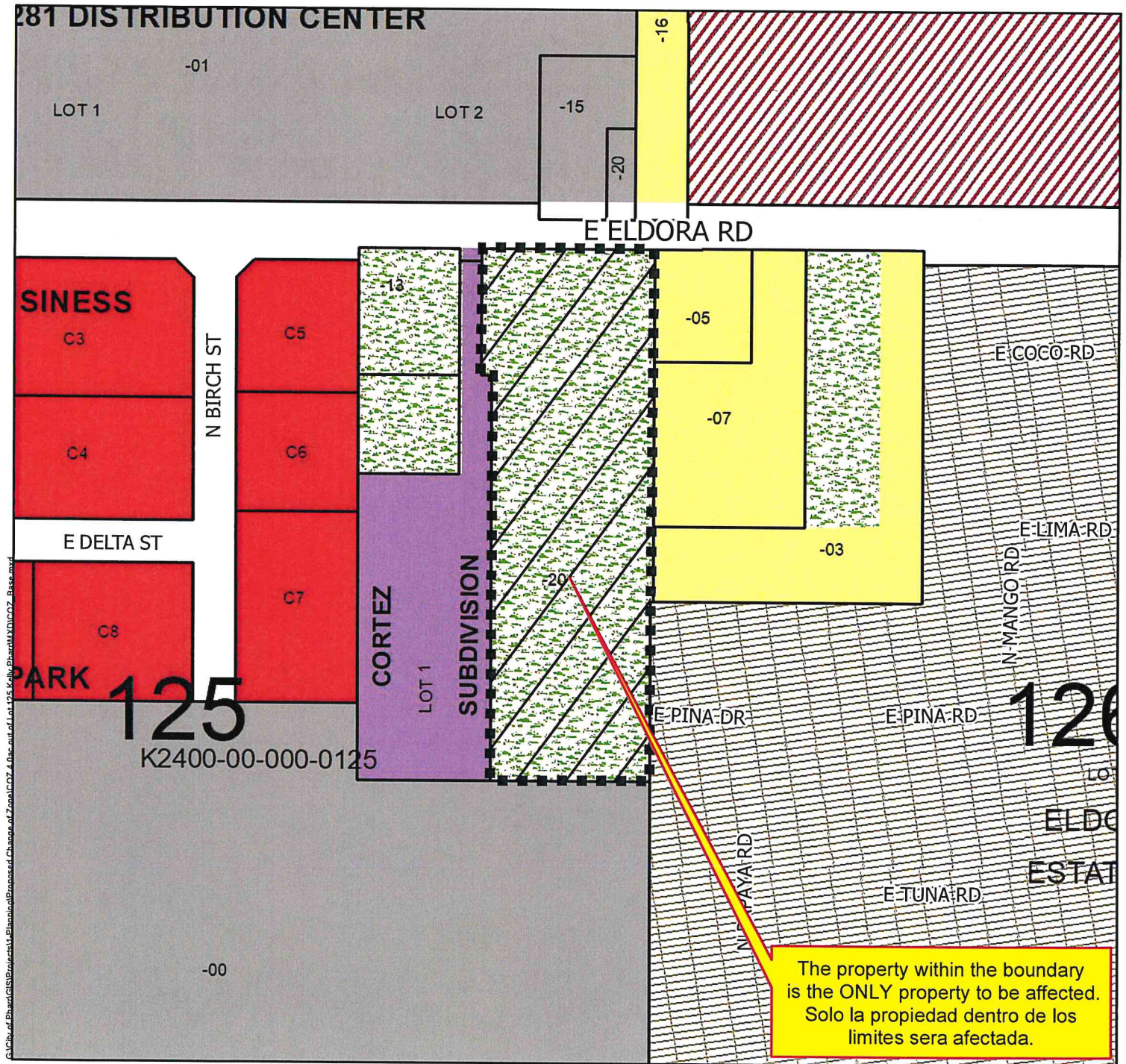
STAFF RECOMMENDATIONS:

Approval

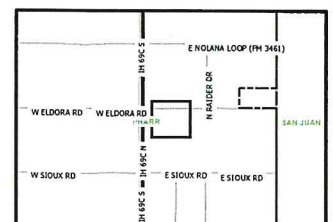
The property meets area requirements, has adequate ingress and egress and is compatible with the properties located on north and south. The zoning will also allow for reasonable use of the property and will promote compatibility with adjacent and nearby uses. The zoning will not have a detrimental impact to the neighborhood character and is in line with the Future Land Use Plan.

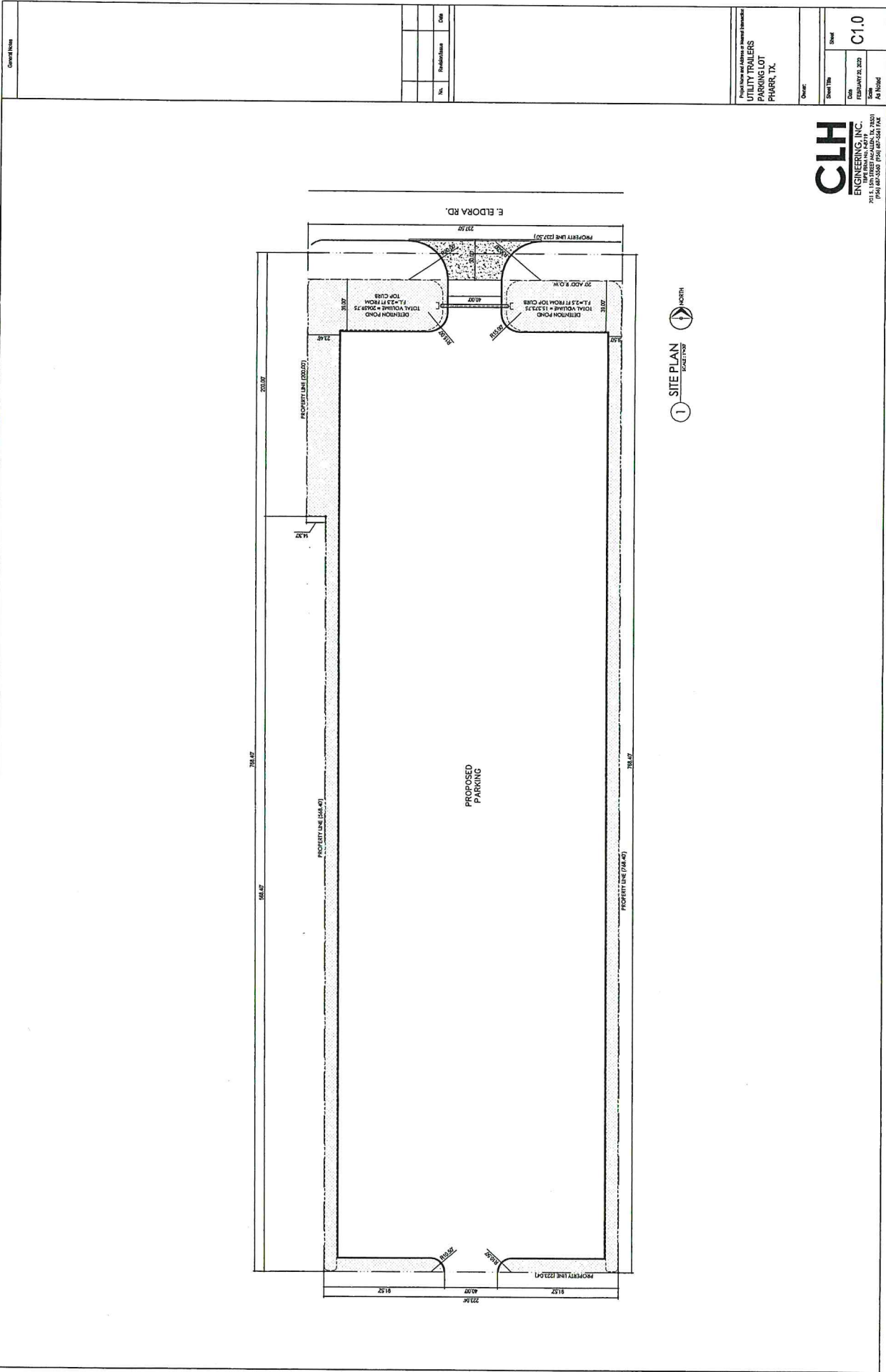
Della Robles, Planner I
PREPARED BY

March 17, 2020
DATE



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





CLH

ENGINEERING INC.
10000 W. 10TH STREET, SUITE 100
PHARR, TEXAS 77566
PH: 361-2343 FAX: 361-2344
WWW.CLHENGINEERING.COM

Project Name and Address of Owner/Client	
UTILITY TRAILERS PARKING LOT PHARR, TX	
Owner:	
Sheet Title	Sheet
Drawn	C1.0
Checked	
Date	12/20/2023
Scale	As Noted

General Notes	
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Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: March 23, 2020

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#200213

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: February 28, 2020

1. **Applicant:** Steve M. Gano, representing Oakcrest Management, Inc., owners.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to General Business District (C).
3. **Nature / Intent of Request:** In order to develop the property for commercial use.

4. **Routing to Staff:**

A. Melanie Cano, Director

MC
Initials

3/17/2020
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations

[Signature]
Initials

3-17-2020
Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, MARCH 23, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C): Being the South 388.74' out of Lot 2, Storage Depot South Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6109 South Cage Boulevard.

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Steve M. Gano, representing Oakcrest Management, Inc., 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 General Business District (C) in order to develop the property for commercial use.

The subject site is located on the east side of South Cage Boulevard with a physical address of 6109 South Cage Boulevard. The property is legally described as being the South 388.74 feet out of Lot 2, Storage Depot South Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120' -150' principal arterial that runs north and south with a posted speed limit of 40-55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The subject property and the properties to the north, east and south were zoned to Agricultural and/or Open Space District (A-O) on September 04, 1990. The property to the west was zoned General Business District (C) on March 20, 1984. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The General Business District is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors.

Fifteen (15) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only.

Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements, has adequate ingress and egress and is in line with the Future Land Use Plans. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **April 20, 2020 at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Steve M. Gano, representing Oakcrest Management, Inc., owners
APPLICANT

Agricultural and/or Open Space District (A-O)
CURRENT ZONE

6109 South Cage Boulevard
ADDRESS

General Business District (C)
PROPOSED ZONE

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?	X	
9 Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

The property meets area requirements, has adequate ingress and egress and is compatible with the surrounding properties and is in line with the Future Land Use Plan.

Della Robles, Planner I
PREPARED BY

March 17, 2020
DATE

Proposed Change of Zone
south 388.74ft of Lot 2, Storage Depot South Pharr
Steve M Gano/ Oakcrest Management, Inc

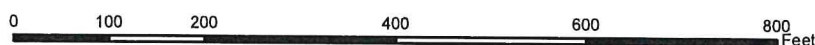


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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot |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

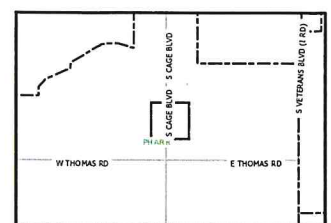
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 3/2/2020

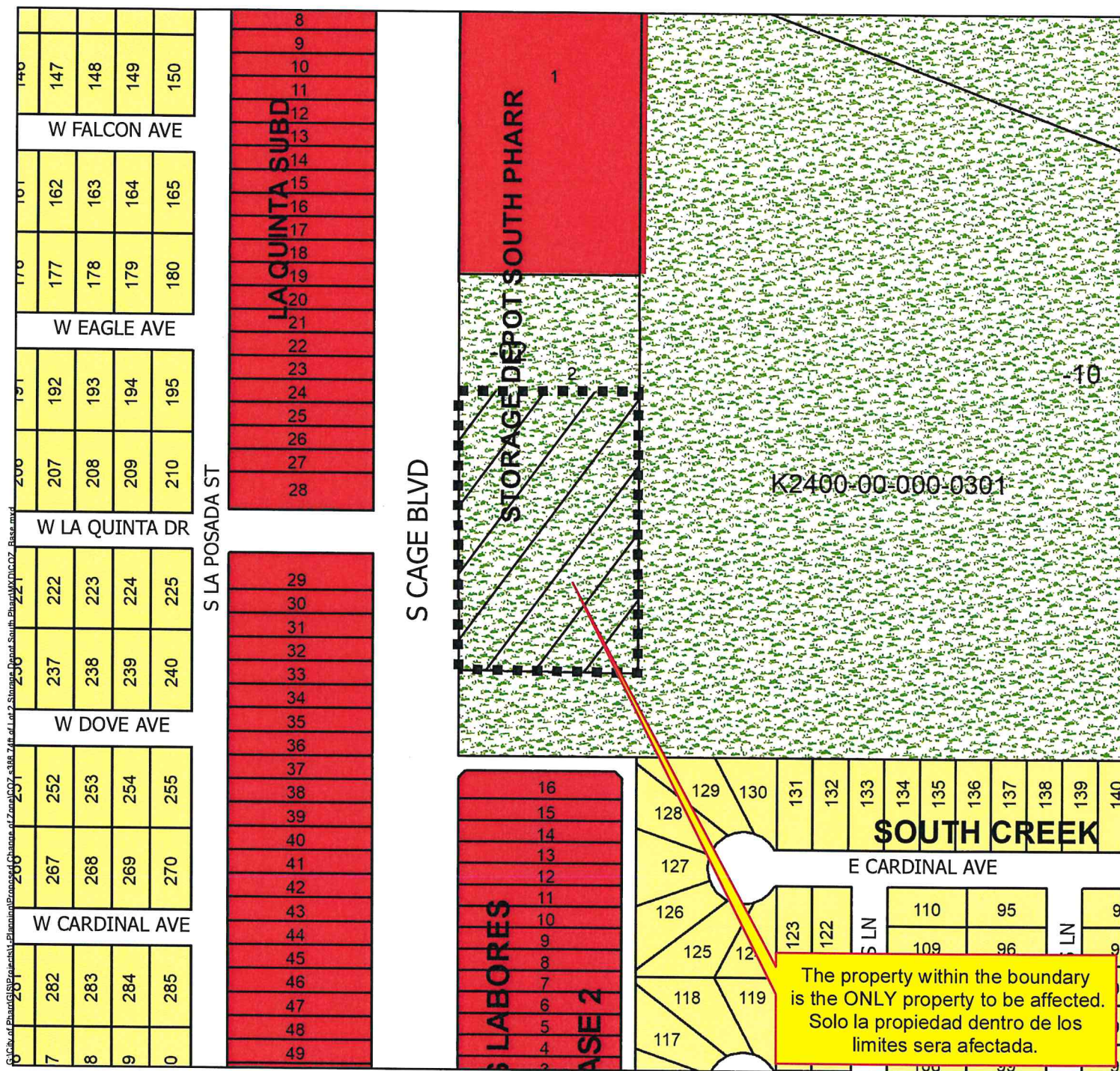
Scale: 1 inch = 200 feet



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 Change of Zone
south 388.74ft of Lot 2, Storage Depot South Pharr
Steve M Gano/ Oakcrest Management, Inc.



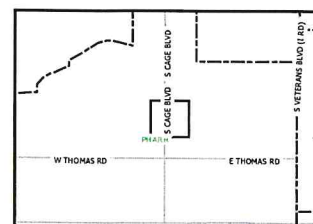
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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot |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

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 200 feet



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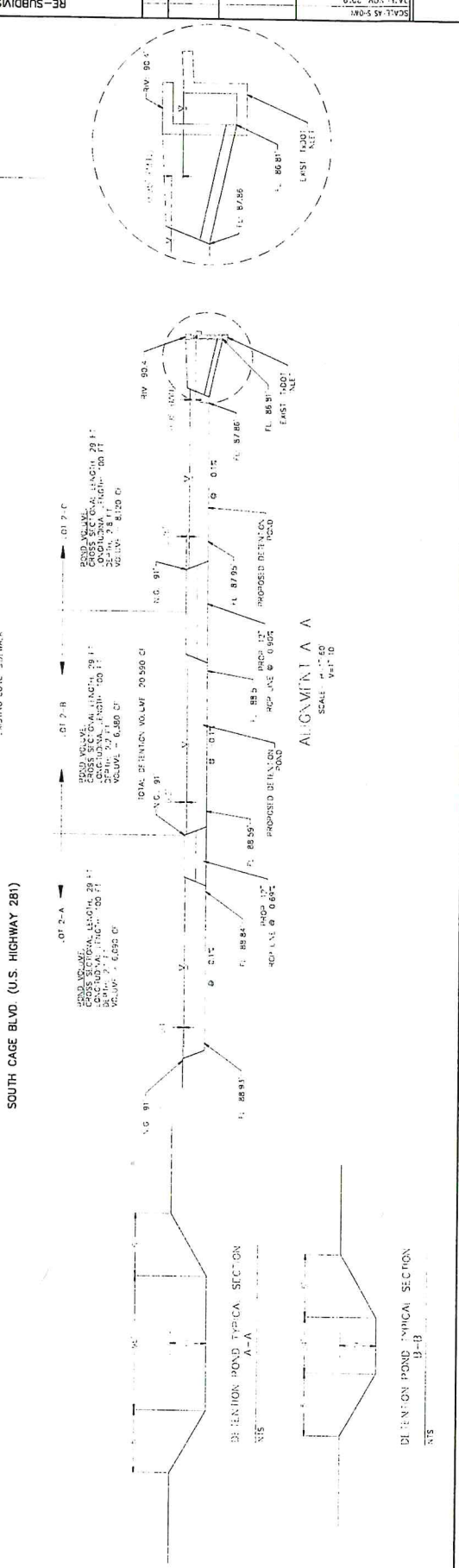
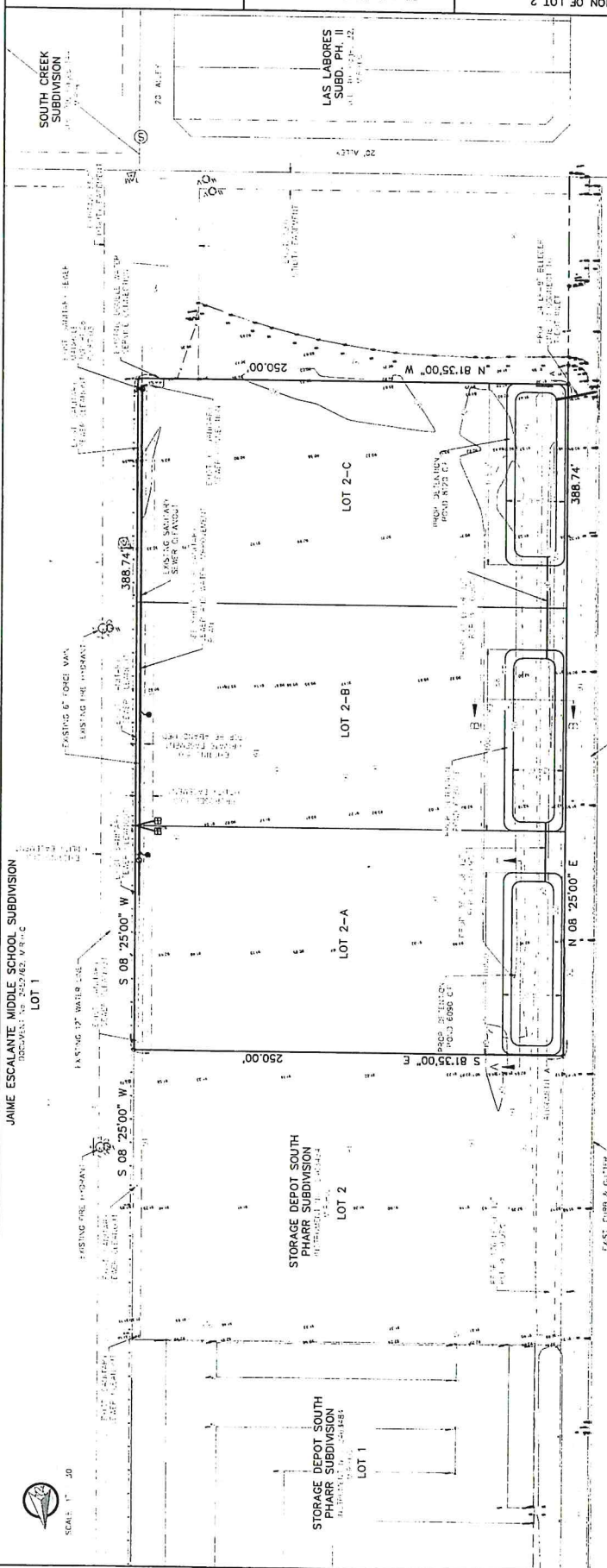


Date: 3/2/2020

[illegible]

STORAGE DEPOT SOUTH PHARR SUBD.
TOPOGRAPHY MAP AND
DRAINAGE IMPROVEMENTS

Professional Engineers & Land Surveyors
M. Gutteridge
Corporation
1005 PARKWAY BLVD., PARKWAY 95406
(415) 962-7550, (415) 962-7551
FAX (415) 962-7550







Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: April 13, 2020

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#200315

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: March 09, 2020

1. **Applicant:** 5M Real Estate, L.L.C., owners.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1)
3. **Nature / Intent of Request:** In order to develop and construct a single-family residential home on said lot.

4. **Routing to Staff:**

A. Melanie Cano, Director



Initials

4/7/20

Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations



Initials

4-7-20

Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, APRIL 13, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1): Being a 1.351-acre tract of land, more or less, out of Lot 158, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 300-400 Block of East Ferguson Avenue (rear).

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

5M Real Estate, L.L.C., 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 Single-Family Residential District (R-1) in order to develop and construct a single-family residential home on said lot.

The subject site is located on the south side of East Ferguson Avenue with a physical address of 300-400 Block of East Ferguson Avenue (rear). The property is legally described as being a 1.351-acre tract of land, more or less, out of Lot 158, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Cypress Street, a proposed 50'-60' local street which will have a posted speed limit of 20-30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north was zoned to Agricultural and/or Open Space District (A-O), the property to the south was zoned to General Business District (C) and the property to the west was zoned to Single-Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. On February 15, 2000, the property to the east was zoned to Single-Family Residential District (R-1). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family residential use in the Land Use Plan.

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

Sixteen (16) letters were mailed out to the surrounding property owner and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) as the property meets area requirements, have adequate ingress and egress and is in line with the Future Land Use Plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **April 20, 2020 at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

5M Real Estate, L.L.C., owners,
APPLICANT

Agricultural and/or Open Space District (A-O)
CURRENT ZONE

300-400 Block of East Ferguson Avenue (rear)
ADDRESS

Single-Family Residential District (R-1)
PROPOSED ZONE

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?		X
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?		X
9 Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

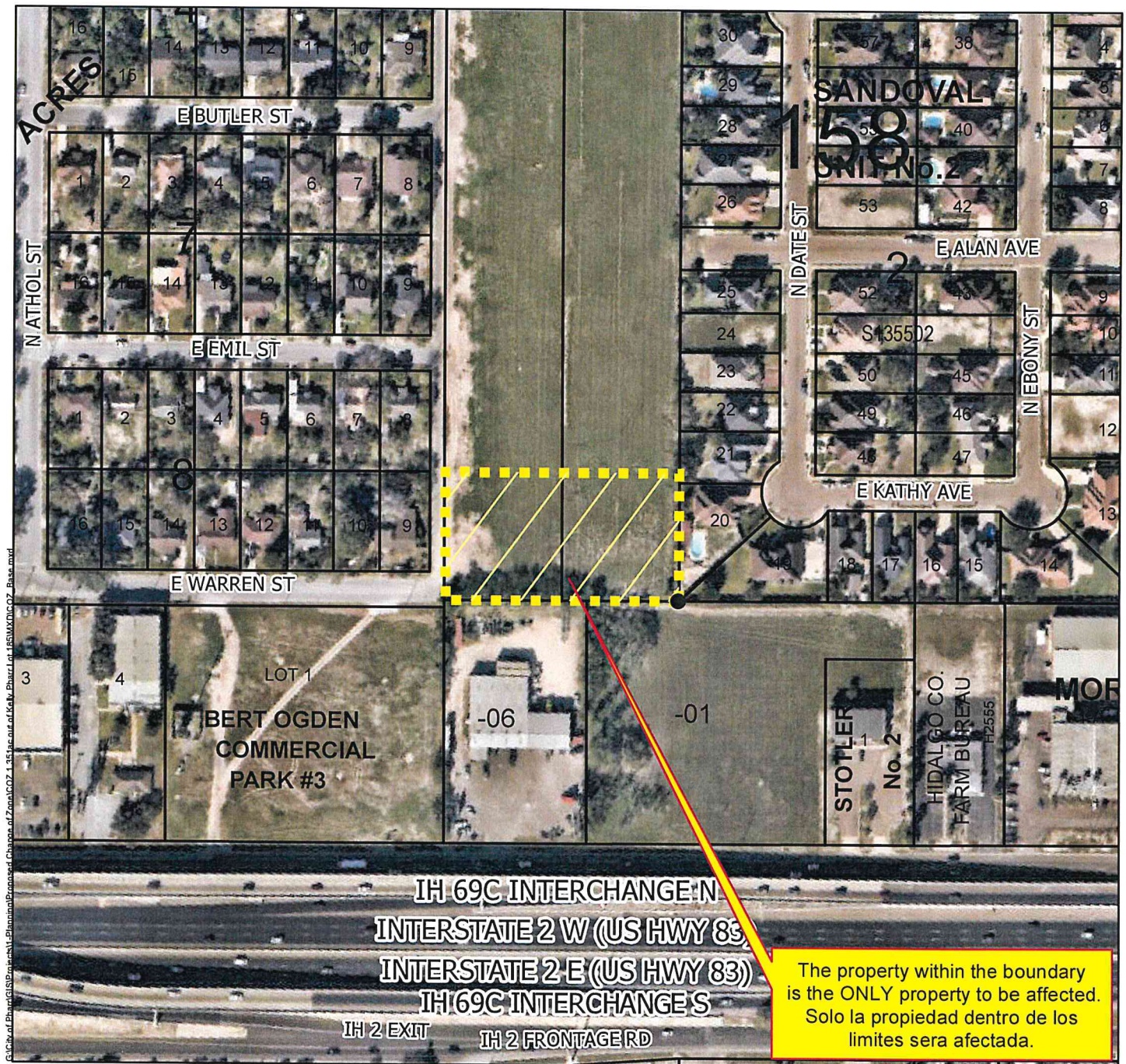
The property meets area requirements, has adequate ingress and egress, is in line with the Future Land Use Plan.

This zoning would allow for reasonable use of the property, and will promote compatibility with adjacent and nearby uses and will not result in detrimental impact to the neighborhood character.

Della Robles, Planner I
PREPARED BY

April 7, 2020
DATE

Proposed Change of Zone
1.351ac out of Kelly Pharr Lot 158
5M Real Estate, LLC/ Apolonio Melendez



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

City of Pharr, Texas
Engineering Department
956.402.4242

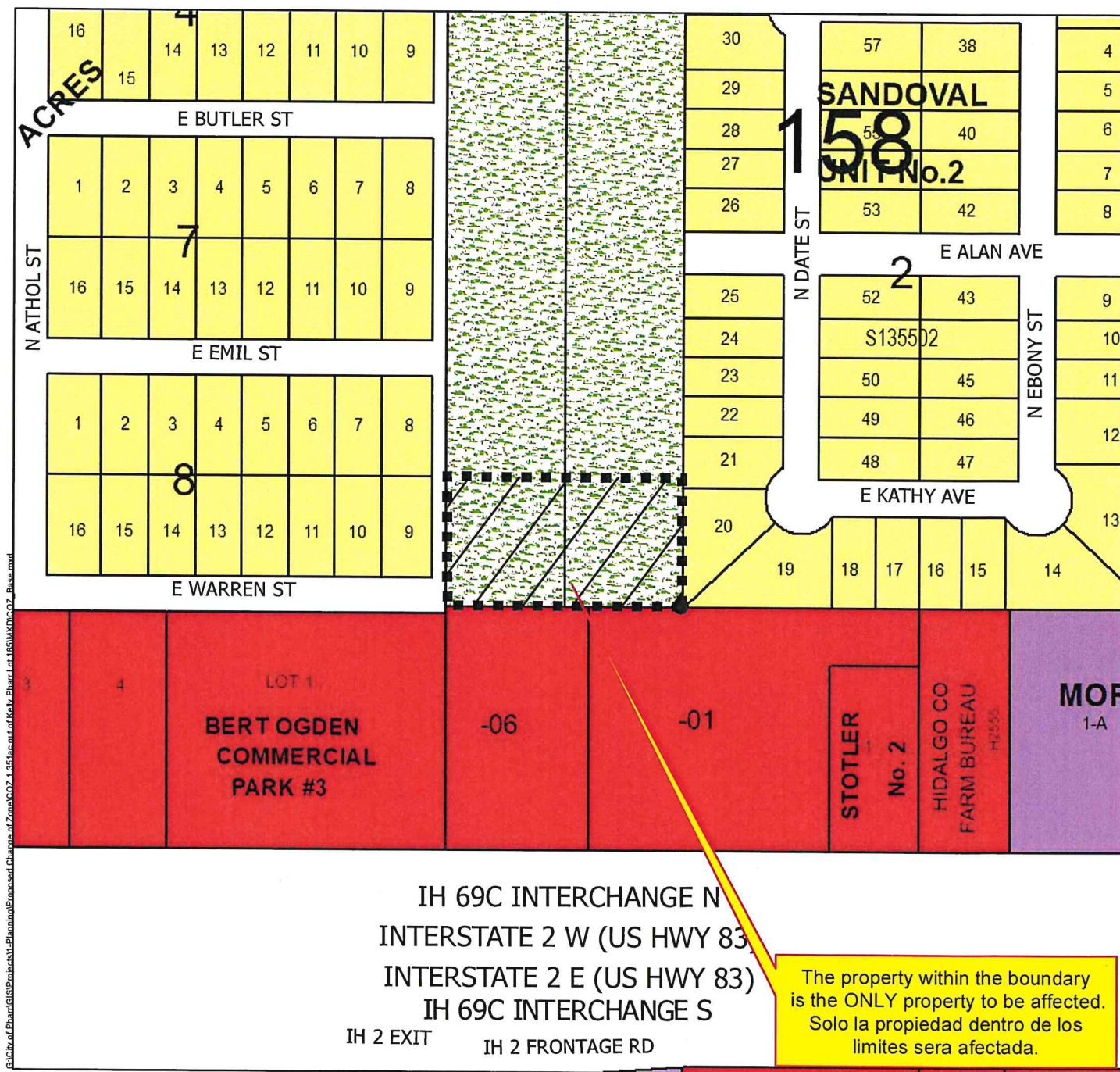
Date: 3/20/2020

Scale: 1 inch = 200 feet



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Proposed Change of Zone
1.351ac out of Kelly Pharr Lot 158
5M Real Estate, LLC/ Apolonio Melendez

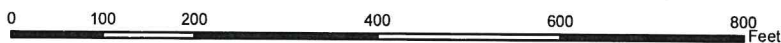


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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot |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

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 3/20/2020

Scale: 1 inch = 200 feet



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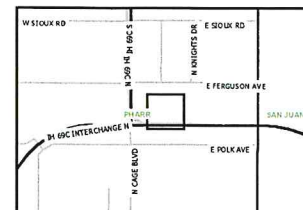
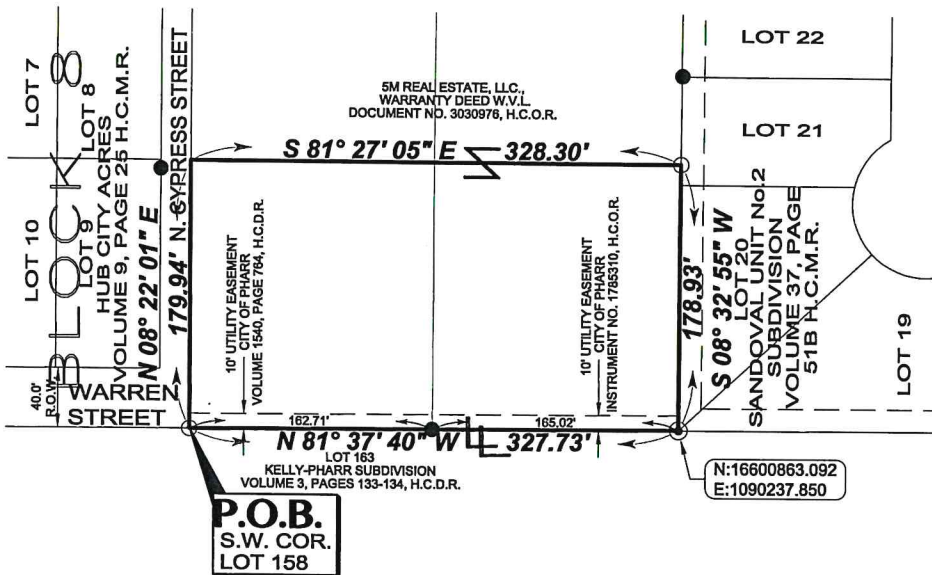


EXHIBIT "B"



**PLAT SHOWING
1.351 ACRES OUT OF
LOT 158, KELLY-PHARR,
VOLUME 3, PAGES 133-134, H.C.D.R.
CITY OF PHARR,
HIDALGO COUNTY, TEXAS**

LEGEND

- FOUND No. 4 REBAR
- FOUND PIPE
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- NO.- NUMBER
- H.C.M.R.- HIDALGO COUNTY MAP RECORDS
- H.C.D.R.- HIDALGO COUNTY DEED RECORDS
- H.C.O.R.- HIDALGO COUNTY OFFICIAL RECORDS
- S.W. COR.- SOUTHWEST CORNER
- P.O.B.- POINT OF BEGINNING
- R.O.W.- RIGHT-OF-WAY
- ()- RECORDED DEED CALLS
- []- RECORDED MAP CALLS
- └- LOT LINE
- ≡- SAME OWNER

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
3. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.



I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 4/15/19 UNDER MY DIRECTION AND SUPERVISION AND WAS NOT INTENDED TO SHOW ALL EASEMENTS.

Fred L. Kurth 3-9-20
FRED L. KURTH, RPLS No. 4750 DATE:



DATE: 02/11/2020
JOB No. 19023
FILE NAME: COZ
DRAWN BY: RJDJ

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com





Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: April 13, 2020

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#200316

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: March 10, 2020

1. **Applicant:** Leticia Flores, owner.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to General Business District (C)
3. **Nature / Intent of Request:** In order to sell the property for development of a car lot and auto body shop.

4. **Routing to Staff:**

A. **Melanie Cano, Director**


Initials

4/7/20
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**


Initials

4-7-20
Date

☒ Approval ☐ Denial

C. **Planning and Zoning
Commission**

Initials

Date

☐ Approval ☐ Denial

D. **City Attorney**

Initials

Date

☐ Approval ☐ Denial

E. **City Manager**

Initials

Date

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, APRIL 13, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C): Being a 2.009-acre tract of land, more or less, out of Lot 292, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5401 South Cage Boulevard.

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Leticia Flores, owner, 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 General Business District (C) in order to sell the property for development of a car lot and auto body shop.

The subject site is located on the east side of South Cage Boulevard with a physical address of 5401 South Cage Boulevard. The property is legally described as being the a 2.009-acre tract of land, more or less, out of Lot 292, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120' -150' principal arterial that runs north and south with a posted speed limit of 40-55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The properties to the north and west are zoned Agricultural and/or Open Space District (A-O). The properties to the south and east was zoned to Single-Family Residential (R-1) on May 06, 2003. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial and single-family residential use in the Land Use Plan.

The General Business District is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors.

Twenty-two (22) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received three (3) telephone calls, two (2) for information only and one (1) in opposition of the item.

Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **April 20, 2020 at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Leticia Flores, owner

APPLICANT

Agricultural and/or Open Space District (A-O)

CURRENT ZONE

5401 South Cage Boulevard

ADDRESS

General Business District ©

PROPOSED ZONE

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?	X	
9 Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

The property meets area requirements, has adequate ingress and egress, is in line with the Future Land Use Plan.

This zoning would allow for reasonable use of the property.

Della Robles, Planner I

PREPARED BY

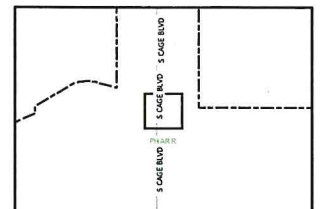
April 7, 2020

DATE



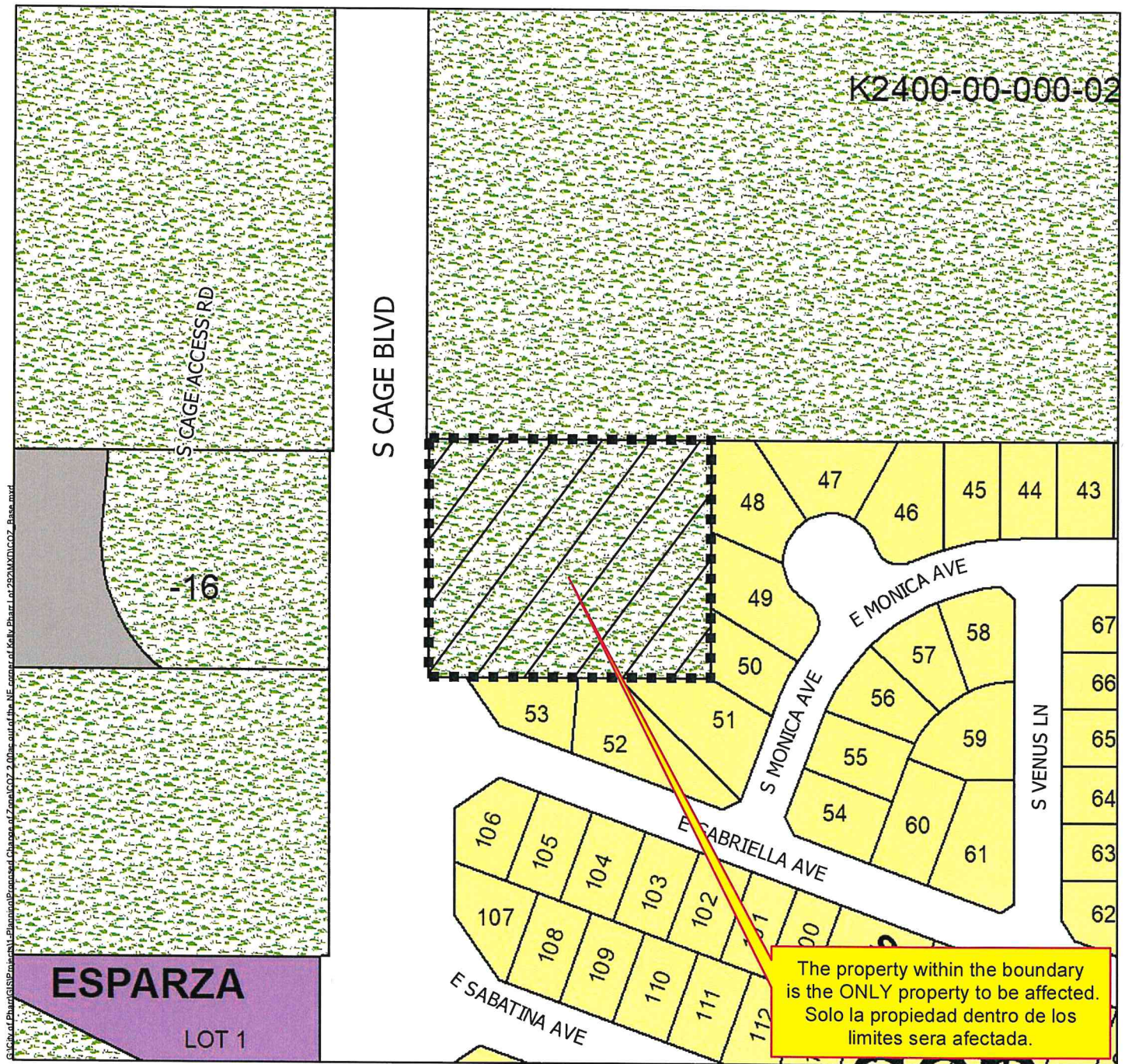
- All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

A horizontal scale bar with markings at 0, 75, 150, 300, 450, and 600 feet. The bar is black with white markings and the word "Feet" is written at the right end.



Date: 3/20/2020

Proposed Change of Zone
2.00ac out of the NE corner of Kelly Pharr Lot 292
Leticia Flores



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

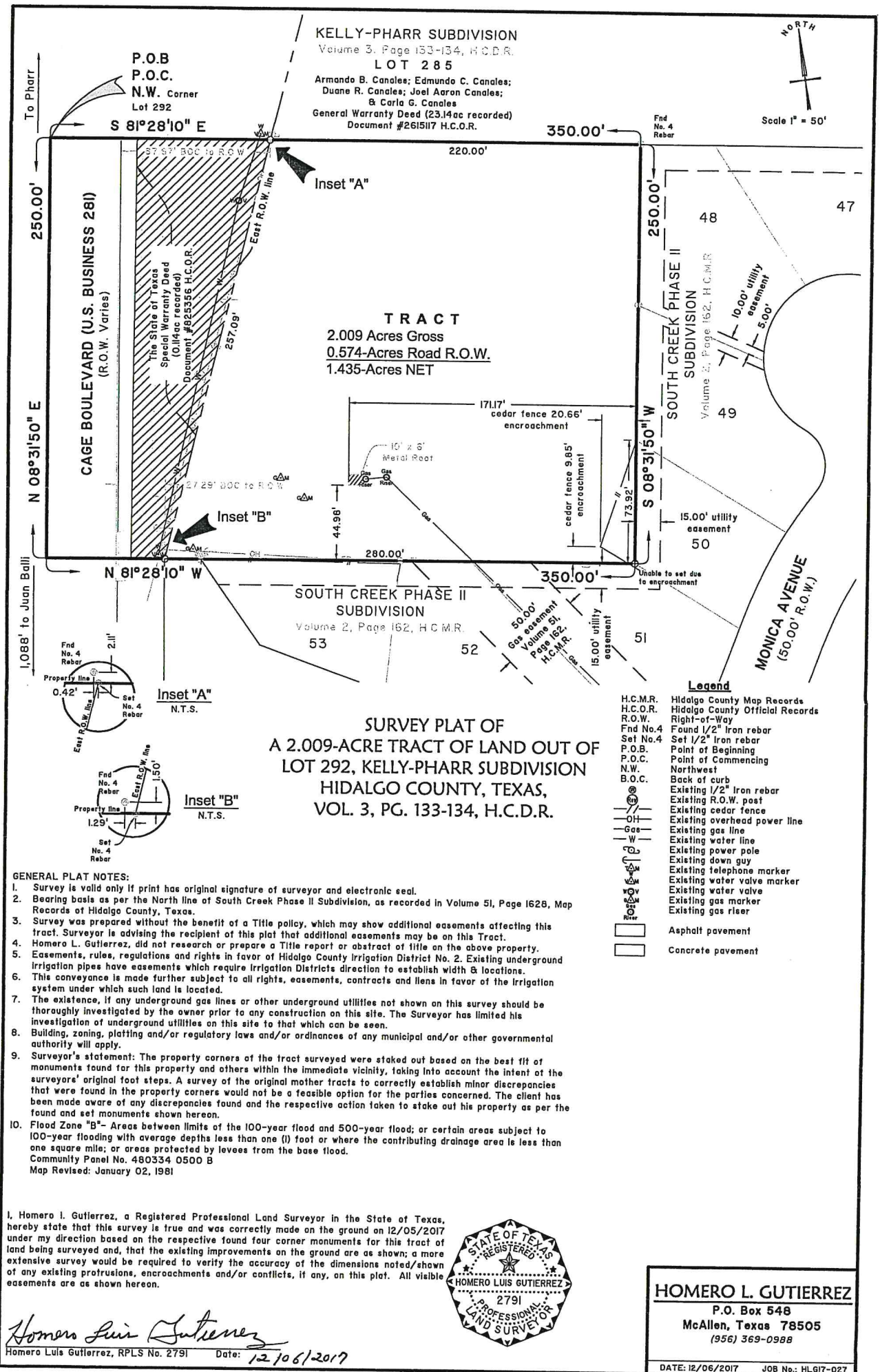
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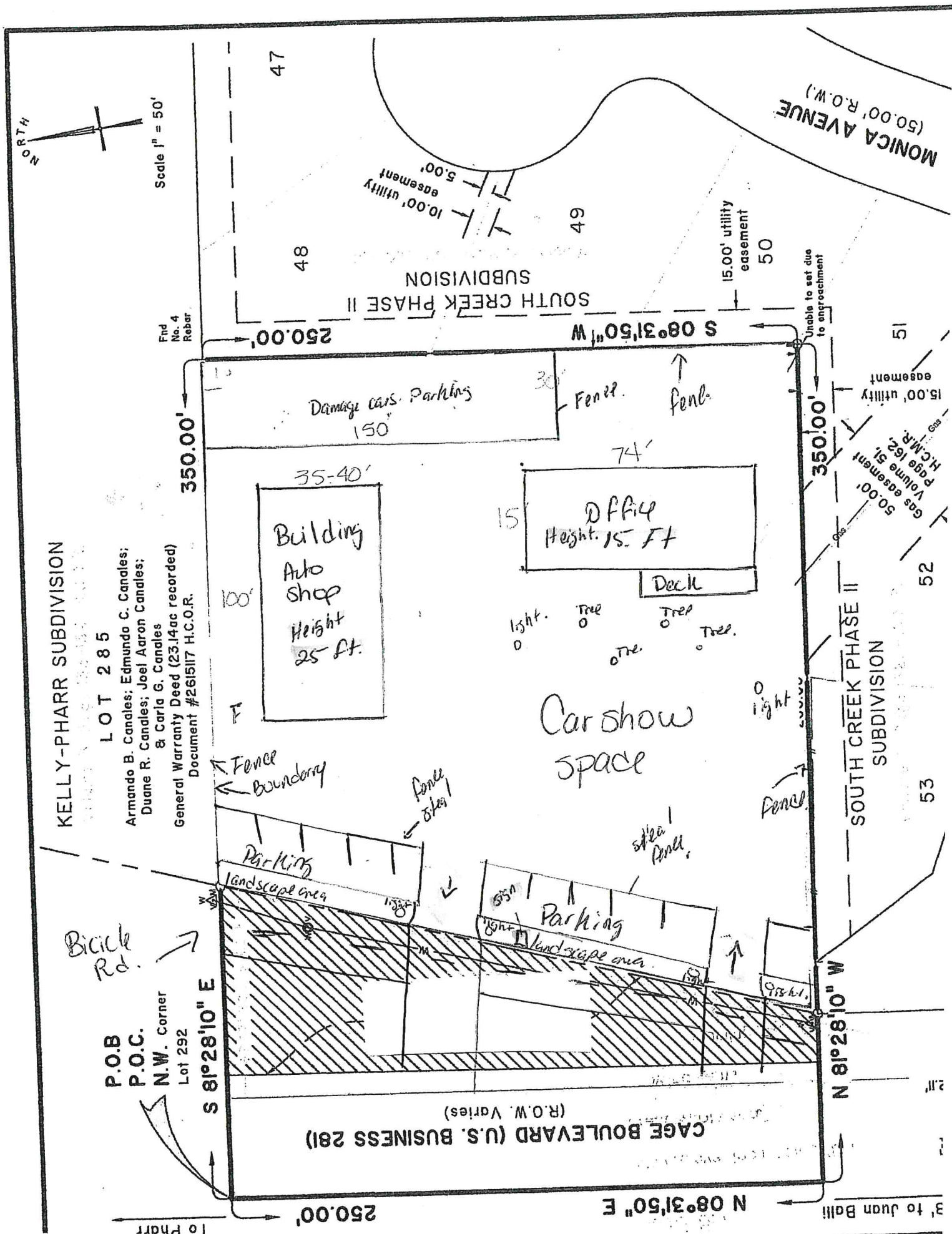
City of Pharr, Texas
Engineering Department
956.402.4242

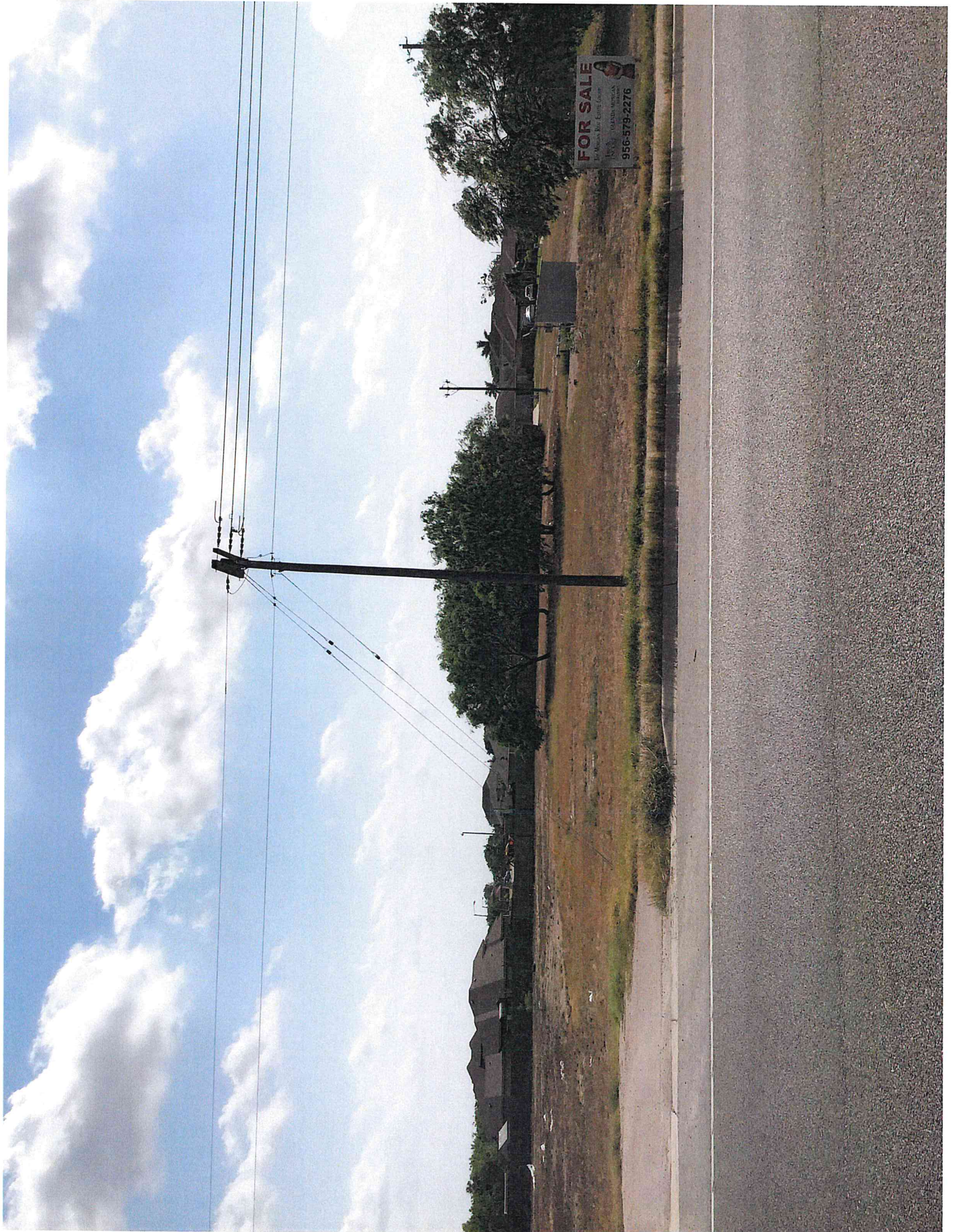
Date: 3/20/2020

Scale: 1 inch = 150 feet









FOR SALE
Call Mike at 956-579-2276
Mike's Real Estate Group



MEMORANDUM

DATE: MONDAY, APRIL 13, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS PERMIT FOR ABC FILE NO. CUP#200318 (WING DADDY'S SAUCE HOUSE)
--

GENERAL INFORMATION:

APPLICANT: M&S Group, Inc., d/b/a Wing Daddy's Sauce House, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 4A & 5A, Paradise Commercial Park Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 601 South Jackson Road.

ZONING: The property is currently zone General Business District (C). The surrounding area is zoned General Business District (C) to the north, south and east and City of Pharr limits lie to the west. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit
	CODE COMPLIANCE DIVISION:	Pending re-inspection of the Conditional Use Permit.

HEALTH DIVISION:

Pending re-inspection of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

HOURS OF OPERATION:

Hours of operation will be from Sunday through Monday from 11:00 AM to 1:00 AM.

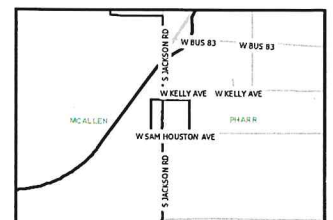
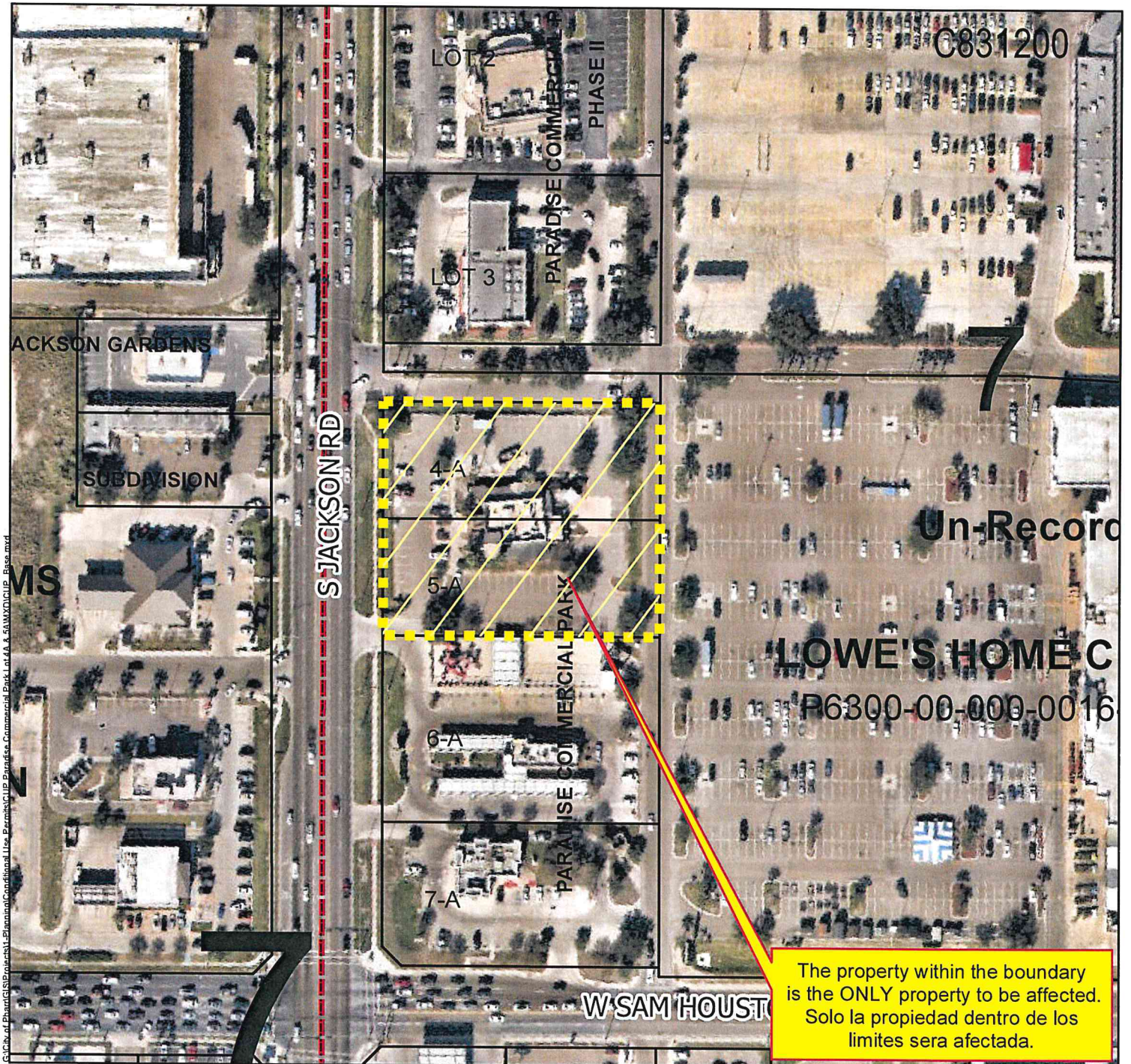
NOTIFICATION OF PUBLIC:

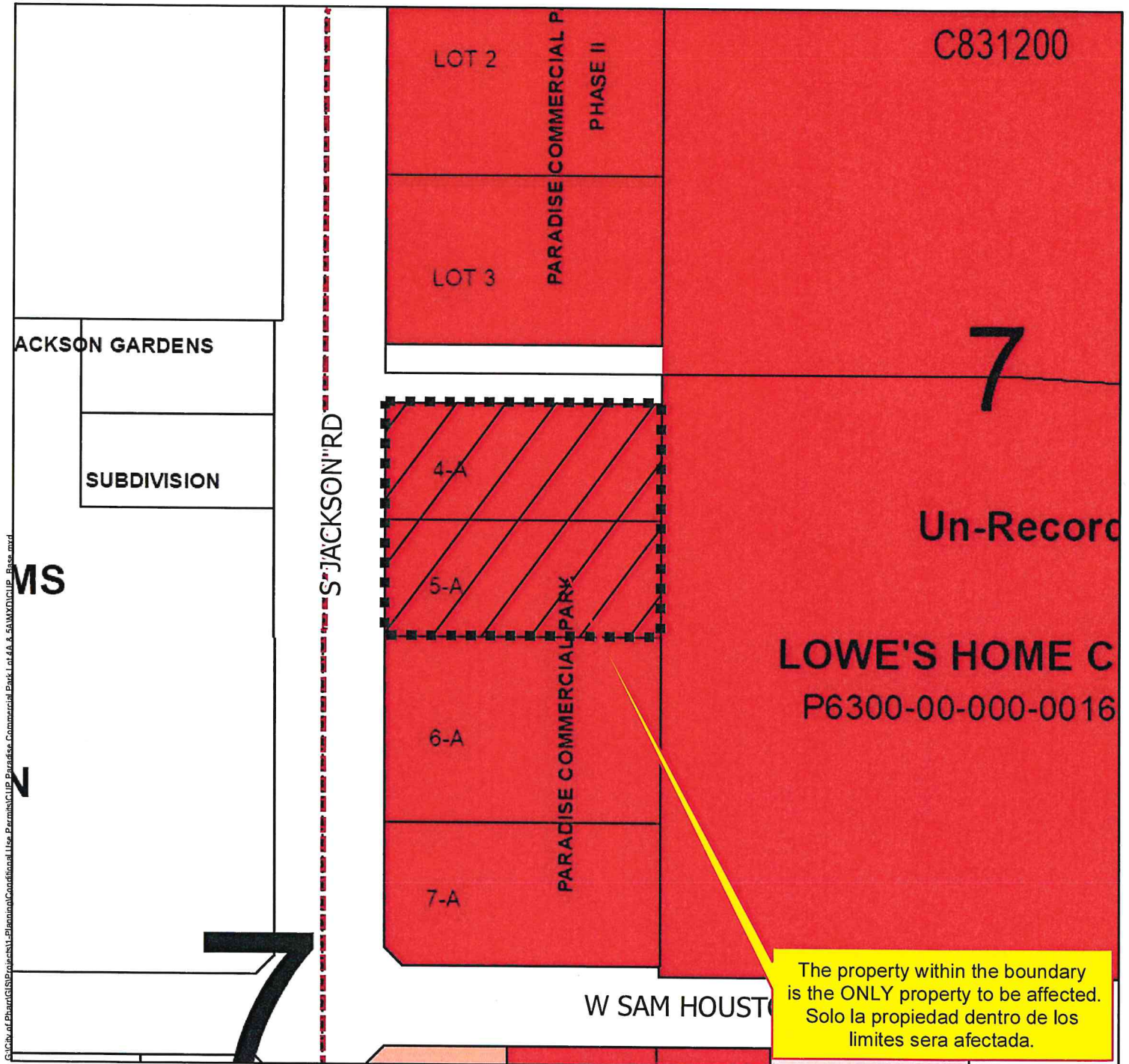
Six (6) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS:

Development Services is recommending approval of the Conditional Use Permit and Late Hours 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 **April 20, 2020 at 4:00 p.m.**



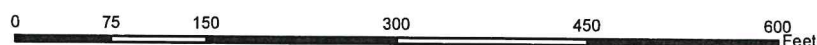


- | | | |
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| HUD Code | Limited Industrial | |

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 3/23/2020

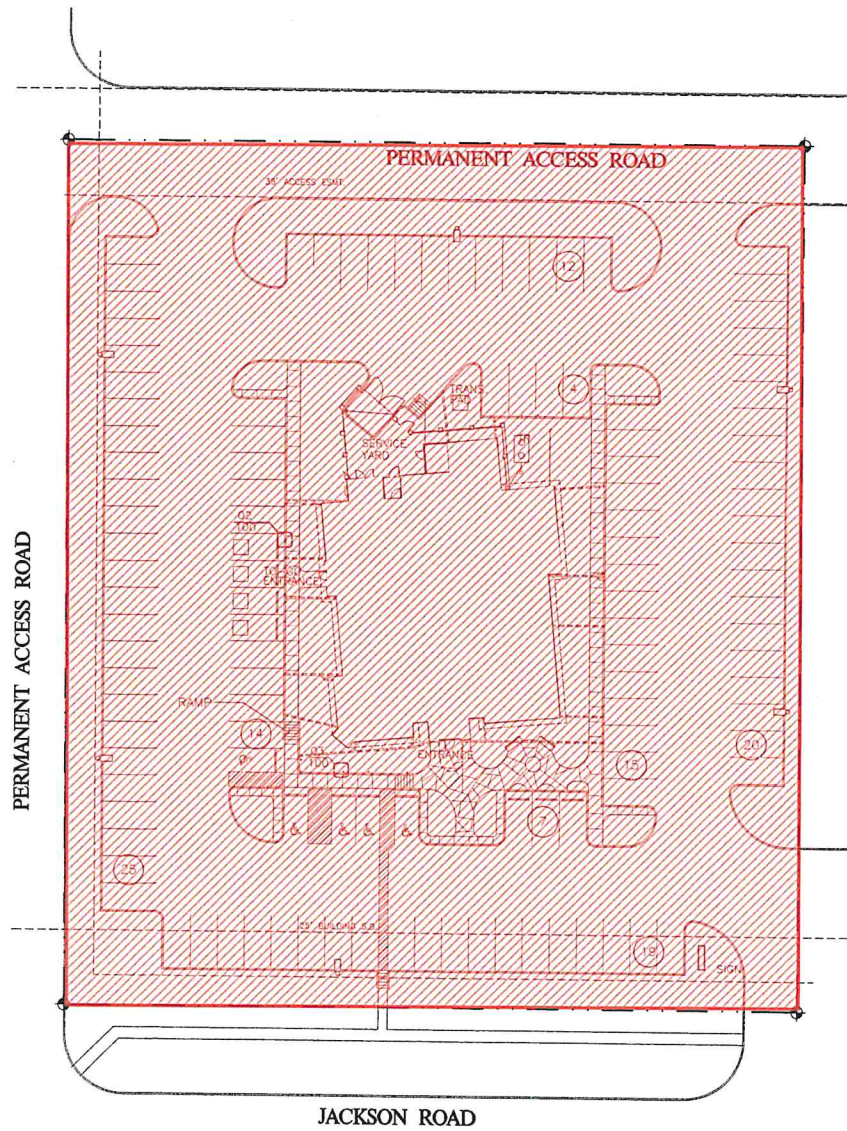
Scale: 1 inch = 150 feet



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EXHIBIT "A" SITE PLAN



APPETIZERS

FUNKY FRIES.....\$7.99

-FRENCH FRIES AT THEIR FINEST! FRESH CRISP FRIES SMOTHERED IN A CULMINATION OF SHREDDED JACK AND CHEDDAR CHEESE PERFECTED WITH A MOUNTAIN OF MOUTHWATERING TOPPINGS. TOPPINGS INCLUDE: JALAPEÑOS, SLICED GREEN ONION, DICED TOMATOES, BACON BITS, AND A SCOOP OF SOUR CREAM.



FUNKY FRIES

QUESO AND CHIPS.....\$6.99

-A BOWL OF OUR SPICY CHILE CON QUESO ACCOMPANIED BY OUR HOMEMADE TORTILLA CHIPS.

FRIED PICKLES.....\$6.99

-THIS SOUTHERN STAPLE GIVES YOU THE CRUNCH WITH A CRINKLE. ACCOMPANIED BY RANCH DIPPING SAUCE.

BUFFALO CAULIFLOWER.....REG.\$8.99, LRG.\$12.99

-CAULIFLOWER FLORETS DUSTED WITH OUR PROPRIETARY BREADING, FLASH FRIED, AND TOSSED IN ANY OF OUR TWENTY PLUS HOMEMADE SAUCES. SERVED WITH RANCH.

BUFFALO CHICKEN FRIES.....\$9.49

-A HEAP OF OUR SEASONED FRIES, TOPPED WITH CRISPY CHICKEN, TANGY BUFFALO SAUCE, AND HOMEMADE RANCH. CHANGE IT UP!! REQUEST YOUR FAVORITE SAUCE.



BUFFALO CHICKEN FRIES

SAUCE HOUSE NACHOS.....9.99

-WORLD'S BEST!! WE START WITH HOMEMADE CHIPS. SMOTHER THEM IN OUR CHILE CON QUESO, JALAPEÑOS, PICO DE GALLO, SOUR CREAM, AND GUACAMOLE. YOU'LL BEG FOR SECONDS. ADD BEEF OR CHICKEN ADDITIONAL \$2.99

SLOPPY QUESO FRIES.....\$6.49

-OUR SEASONED TO PERFECTION FRIES DRENCHED IN OUR SPICY CHILE CON QUESO.

FRIED MOZZARELLA.....\$6.29

-CHEESE TO PLEASE! CRISP FRIED MELT-IN-YOUR-MOUTH MOZZARELLA MADNESS SERVED WITH A SIDE OF DELECTABLE MARINARA DIPPING SAUCE.

FRIED GATOR.....\$10.99

-DON'T BE A GATOR HATER! TASTES LIKE CHICKEN, WITH MORE OF A BITE! ACCOMPANIED BY OUR ZESTY COCKTAIL SAUCE.

TEXAS TOOTHPICKS.....\$7.99

-FRESH (NOT SPICY) JALAPEÑO STRIPS, BREADED AND DEEP FRIED, COVERED IN MELTED CHEDDAR CHEESE. SERVED WITH A SIDE OF HOUSE MADE RANCH.



TEXAS TOOTHPICKS

SAUCE HOUSE SAMPLER PLATTER.....\$15.99

-A SIZZLING SAMPLE OF 5 WINGS, 8 BONELESS BITES, 4 MOZZARELLA STICKS, AND A HEAP OF FRIED PICKLES. A DUO OF OUR TASTE BUD TINGLING SAUCES ARE SERVED ON THE SIDE. CHOICE OF TWO WING SAUCES.

SLEEZEBALLS.....\$8.49

OUR VERSION OF THE TATER TOT ON STEROIDS. FULLY LOADED POTATO BALLS STUFFED WITH THREE CHEESES, BACON, AND CHIVES. SERVED WITH COOL AND SPICY RANCH FIRE SAUCE. BETTER ORDER TWO!

STUFFED SHROOMS.....\$8.29

-SAVORY MUSHROOM CAPS STUFFED WITH OUR FAMOUS SHRIMP AND CRAB STUFFING AND FRIED TO PERFECTION! SERVED WITH HOMEMADE RANCH DRESSING.



SLEEZEBALLS

CONSUMING RAW OR UNDERCOOKED MEAT, POULTRY, SEAFOOD, SHELLFISH, OR EGGS MAY INCREASE THE RISK OF FOODBORNE ILLNESS.

SALADS

SLEEZY STEAK SALAD.....\$13.99

-7 OUNCES OF OUR RIB EYE ATOP A GENEROUS PORTION OF MIXED GREENS AND WEDGE TOMATOES. WE ADD TWO OF OUR FAMOUS SLEEZEBALLS, GRILLED ONIONS AND BLUE CHEESE TO MAKE THIS A TRUE MASTERPIECE. SPICY RANCH FIRE SAUCE IS SERVED ON THE SIDE.



SLEEZY STEAK SALAD

CHEF SALAD.....\$10.99

-EVERYTHING A SALAD NEEDS AND THEN SOME! ICEBERG LETTUCE JAZZED UP WITH CHEDDAR CHEESE, BACON, SLICED TURKEY BREAST, DICED EGGS AND HAM.

GRILLED CHICKEN CAESAR SALAD.....\$10.99

-A GENEROUS SERVING OF ROMAINE LETTUCE TOSSED IN CAESAR DRESSING, AGED SHREDDED PARMESAN AND CROUTONS, GARNISHED WITH SAVORY GRILLED CHICKEN.

GRILLED CHICKEN SALAD.....\$10.49

-BREAST OF CHICKEN GRILLED TO PERFECTION AND SERVED SERVED ON TOP OF FRESH ICEBERG LETTUCE

BUFFALO SALAD.....\$10.49

-ADD SOME SPICE TO YOUR SALAD WITH YOUR CHOICE OF BUFFALO SHRIMP OR CHICKEN. DON'T BE AFRAID TO GET A LITTLE SAUCY WHEN CHOOSING YOUR WING DADDY'S SAUCE.



BUFFALO SHRIMP SALAD "HOT"

SIDE SALAD.....\$5.49

-A SMALLER VERSION OF OUR LARGER SALADS WHICH INCLUDES CARROT STRINGS, CABBAGE, RED ONION AND TOMATO WEDGES.

UPTOWN SALAD.....\$9.99

-SWEET BABY GREEN LETTUCE MIX, WALNUTS, CRAISINS, AND A MILD FETA CHEESE, TOPPED WITH A BAKED PARMESAN CRISP. TOSSED IN RASPBERRY VINAIGRETTE DRESSING. ADD CHICKEN \$2.99.



UPTOWN SALAD

KID'S MENU FOR CHILDREN 12 AND UNDER....DON'T MAKE US CARD YOU.

BURGER, FRIES AND DRINK.....\$6.29

WINGS, FRIES AND DRINK.....\$6.29

BONELESS BITES, FRIES AND DRINK.....\$6.29

GRILLED CHEESE SANDWICH, FRIES AND DRINK.....\$6.29



GRILLED CHEESE SANDWICH WITH FRIES



BURGER AND FRIES



WINGS "HOT"

WINGS

-THEY DON'T CALL US WING DADDY'S FOR NOTHING! THESE WINGS ARE THE FRESHEST, BIGGEST, BADDEST TO THE BONEST THAT HAVE EVER PASSED YOUR LIPS! WHETHER YOU LIKE THEM SWEET OR SIZZLING HOT, WE'RE KNOWN FOR OUR FRESH, FLAVORFUL WINGS!

BONELESS BITES

-EVERYTHING YOU LOVE ABOUT THE WING WITHOUT THE BONE!

8 (1 SAUCE).....	\$7.09
12 (1 SAUCE).....	\$9.49
18 (2 SAUCES).....	\$13.59
24 (2 SAUCES).....	\$17.49
36 (3 SAUCES).....	\$25.49

BONELESS STRIPS

3 (1 SAUCE).....	\$6.69
5 (1 SAUCE).....	\$9.29
8 (2 SAUCES).....	\$14.49
15 (3 SAUCES).....	\$25.99

WINGS BONE-IN

5 (1 SAUCE).....	\$6.09
10 (1 SAUCE).....	\$10.69
20 (2 SAUCES).....	\$21.39
50 (3 SAUCES).....	\$52.99

ADD \$1.50 FOR EVERY 10 WINGS "ALL DRUM"

BUFFALO CAULIFLOWER

-CAULIFLOWER FLORETS DUSTED WITH OUR PROPRIETARY BREADING, FLASH FRIED, AND TOSSED IN ANY OF OUR TWENTY PLUS HOMEMADE SAUCES. SERVED WITH RANCH.

REGULAR.....	\$8.99
LARGE.....	\$12.99



BONELESS BITES "SCORCHING CILANTRO LIME"



BONELESS STRIPS "LEMON PEPPER"

WING DADDY'S SAUCES

*BBQ	*CAJUN	*CHIPOTLE RASPBERRY
*GIRLY	*HONEY HOT	*CHERRY CHIPOTLE BBQ
*LEMON PEPPER	*HELLFIRE	*PECKER WRECKER
*GARLIC PARMESAN	*TANGASAUROS	*BLASPHEMOUS BACON
*HONEY BBQ	*GHOST RUSH	*SCORCHIN' CILANTRO LIME
*GENERAL TSO	*FLAMIN' BBQ	*BLACKBERRY HABANERO
*HOT	*SWEET JALAPEÑO	*ASIAN PERSUASION
*ZESTY BLOODY MARY		*MANGO HABANERO

CHICKEN AND WAFFLES.....\$9.99

THEY SAID IT COULDN'T BE DONE. THE BAR WAS TOO HIGH, THEY SAID. BUT WING DADDY'S BEAT THE ODDS AND BROKE THE FORK SPEED RECORD FOR COMFORT FOOD. THICK AND DELICIOUS BELGIAN WAFFLES, 3 STRIPS OF OUR BONELESS HAND BREADED CHICKEN, A SPRINKLING OF POWDERED SUGAR, SERVED WITH HONEY HOT SAUCE AND MAPLE SYRUP. POUR IT ON, START THE ADDICTION...



CHICKEN AND WAFFLES

BABY BACK RIBS

HALF RACK.....\$16.99

FULL RACK.....\$25.99

TENDER, TASTY AND TOP SECRET! OUR SAVORY, FALL OFF THE BONE RIBS ARE DOUSED IN OUR ULTRA TOP SECRET BBQ SAUCE...SO SECRET WE BLINDFOLD OUR COOKS! ALSO AVAILABLE WITH OUR OTHER SAUCY TEMPTATIONS: HONEY HOT, FLAMIN' BBQ, AND HONEY BBQ. -SERVED WITH 2 OF THE FOLLOWING: POTATO SALAD, COLE SLAW, OR FRIES.



BABY BACK RIBS- HALF RACK "BBQ"

RIBLETS

RIBLET BASKET.....\$8.99

THREE SAUCE SMOTHERED SLABS WITH FRIES

RIBLET PLATTER\$11.99

FIVE SAUCE SMOTHERED SLABS, FRIES, AND COLE SLAW

BUFFALO SHRIMP

-MAY WE RECOMMEND: HONEY HOT, TANGASAUROS, AND LEMON PEPPER. THESE BUTTERFLIED AND BATTERED BAD BOYS ARE FRIED UNTIL CRISPY AND TOSSED IN ANY OF OUR SAVORY SAUCES.

6 (1 SAUCE).....\$7.99

10 (1 SAUCE).....\$11.99

20 (2 SAUCES).....\$23.49

30 (3 SAUCES).....\$34.99



BUFFALO SHRIMP "TANGASAUROS"

WING DADDY'S HAMBURGERS SERVED WITH FRIES, SWEET POTATO FRIES ADD \$1

LOCKJAW BURGER.....\$11.99

-OUR HALF POUND BURGER, TOPPED WITH CRISPY CUBES OF BRISKET, DRENCHED IN FLAMIN' BBQ SAUCE THEN DRIZZLED WITH TANGY THOUSAND ISLAND DRESSING. SERVED WITH PICKLES AND ONIONS. PREPARE FOR BURGER UTOPIA. 🍷

MUSHROOM SWISS BURGER.....\$10.49

-MOUTHWATERING SAUTÉED MUSHROOMS WITH MELTED SWISS CHEESE ATOP OUR 1/2 LB. SEASONED BEEF PATTY. HEAVEN ON A BUN!

RISE AND SHINE BURGER.....\$10.49

-WAKE UP THOSE TASTE BUDS! WE TOP OUR 1/2 POUND BEEF PATTY WITH AMERICAN CHEESE, HASH BROWNS, A GRILLED BREAKFAST DOG, AND A FRIED EGG. TOPPED OFF WITH OUR HONEY HOT WING SAUCE. NOT JUST FOR BREAKFAST ANYMORE.... 🍷



RISE AND SHINE BURGER

BORDER BURGER.....\$10.49

-PUT ONE FOOT OVER THE BORDER WITH THIS SEASONED 1/2 LB. PATTY. ADORNED WITH MELTED CHEESE, GUACAMOLE, PICO DE GALLO, JALAPEÑOS AND SOUR CREAM, THIS BURGER WILL LEAVE YOU CRAVING TIME SOUTH OF THE BORDER. 🍷

SMOKEY BBQ BACON BURGER.....\$10.99

-OUR 1/2 LB. SEASONED BEEF PATTY SLATHERED IN OUR SECRET AND SULTRY BBQ SAUCE AND TOPPED WITH SMOKEY PROVOLONE AND SIZZLING BACON. 🍷

INFERNO BURGER.....\$10.99

-LIGHT IT UP WITH THIS INSANELY TASTY BURGER. WE SMOTHER A 1/2 POUND BEEF PATTY AND PULLED PORK WITH MELTY SWISS AND AMERICAN CHEESES, GRILLED ONIONS, FLAMIN' BBQ SAUCE, CRISP BACON, FRIED JALAPEÑO SNAP CAPS, AND HELLFIRE SAUCE. GET READY TO ORDER ANOTHER BEER! 🍷

SAUCY BLUE BURGER.....\$10.49

-BOOM! OUR 1/2 POUND PATTY SMOTHERED WITH BLUE CHEESE AND WING DADDY'S FAMOUS HOT SAUCE WILL HEAD BUTT YOUR MOUTH WITH POWERFUL FLAVORS. 🍷

SLOPPY QUESO BURGER.....\$10.49

-GET READY TO GET SOME ON YA! THIS MONSTER BURGER STARTS WITH OUR 1/2 POUND SEASONED BEEF PATTY, WHICH IS TOPPED WITH OUR TASTY FRIES, AND THEN DRENCHED IN OUR TOP NOTCH CHILE CON QUESO. 🍷

FIXER UPPER.....\$8.99

-WE'RE NOT THE BOSS OF YOU! FIX IT UP AND CHOW DOWN ON A PERFECTLY SEASONED 1/2 LB. BEEF PATTY DESIGNED AND DEVoured HOWEVER YOU WANT!

FIERY GREEN CHILE CHEESEBURGER

.....\$10.49

1/2 POUND SEASONED BEEF PATTY COVERED IN MELTY PEPPER JACK CHEESE, A CRISPY BREADED HATCH GREENS CHILE AND CRISPY ONIONS. FINISHED OFF WITH A SPICY GREEN CHILE CREAM SAUCE THAT WILL HAVE YOU DOWNING THAT FIRST BEER. BRING IT! 🍷

BURGER FIXINS.....\$0.79 EACH

-SAUTÉED ONIONS,
SAUTÉED MUSHROOMS,
AMERICAN CHEESE, PROVO-
LONE CHEESE, SWISS CHEESE,
FRESH JALAPEÑO, PICKLED
JALAPEÑO, PEPPER JACK

SPECIAL FIXINS.....\$1.99 EACH

-GUACAMOLE, BACON, FRIED EGG

GLUTEN FREE BUN.....\$2



FIERY GREEN CHILE BURGER

SANDWICHES SERVED WITH FRIES, SWEET POTATO FRIES ADD \$1

RIB-EYE STEAK SANDWICH.....\$12.99

-THE STEAK SANDWICH OF YOUR DREAMS! BITE INTO OUR JUICY RIB-EYE PREPARED TO YOUR SPECS. SERVED WITH OUR DIJON HORSE RADISH SAUCE.



RIB-EYE STEAK SANDWICH

SOUTHWEST CHICKEN SANDWICH.....\$9.99

-GO GRILLED AND BE GUILTYLESS! OUR GRILLED CHICKEN BREAST SEASONED TO PERFECTION. TOPPED WITH FRESH SLICED AVOCADO, HATCH GREEN CHILE AND SWISS CHEESE.

PHILLY CHEESESTEAK.....\$9.99

-A CHEESY CLASSIC! THINLY SLICED RIB EYE STEAK, SAUTÉED ONIONS, PEPPERS, MUSHROOMS AND MELTED PROVOLONE, SERVED ON A FRENCH ROLL.

BRISKET SANDWICH.....\$9.49

-IT'S NOT COMPLICATED. TENDER AND JUICY BEEF BRISKET, BBQ SAUCE OVER TOP. CHOOSE ANY OF OUR THREE BBQ CHOICES, OR GET CRAZY AND DO SOME HONEY HOT. SERVED WITH PICKLES AND ONIONS.



SOUTHWEST CHICKEN SANDWICH

BUFFALO CHICKEN SANDWICH.....\$9.69

-DON'T BE CHICKEN. GET SAUCY! OUR CLASSIC BREADED AND FRIED CHICKEN BREAST, SERVED IN YOUR FAVORITE WING SAUCE.



BUFFALO CHICKEN SANDWICH "HOT"

WING DADDY CLUB....\$9.99

-EVERYBODY WANTS TO BE A MEMBER WHEN IT COMES TO THIS SANDWICH! AMERICAN AND SWISS CHEESE, HAM, TURKEY AND BACON SERVED WITH ITALIAN VINAIGRETTE ON THE SIDE.



WING DADDY CLUB SANDWICH

SIDES

SWEET POTATO FRIES.....	\$3.99
ONION RINGS.....	\$3.99
CARROTS AND CELERY.....	\$2.69
FRIES.....	\$2.79
COLE SLAW.....	\$2.69
POTATO SALAD.....	\$2.69
RANCH, BLUE CHEESE, OR	
ADDITIONAL WING SAUCE.....	\$1.69

DESSERTS

FRIED CHEESECAKE.....\$6.39

CHOCOLATE CAKE.....\$6.39

FRIED COOKIE DOUGH WITH SCOOP OF VANILLA ICE CREAM.....\$6.39

ADD A SCOOP OF VANILLA ICE CREAM TO ANY DESSERT.....\$2.09

BACON COOKIE PIE.....\$6.99

WAFFLE STUFFED WITH CRISPY BACON, SURROUNDED ON EACH SIDE BY CRISP COOKIE, BATTER DIPPED, SPRINKLED WITH BACON AND FRIED UNTIL GOLDEN BROWN. SERVED WITH A SCOOP OF ICE CREAM.



BEVERAGES

ICED TEA, SWEET TEA, COKE, DIET COKE, SPRITE, MR. PIBB, DIET DR. PEPPER, ORANGE SODA, LEMONADE, ROOT BEER.....\$2.74

WWW.WINGDADDYSUSA.COM



FRANCHISE INFORMATION @ WINGDADDYS.COM

12115 MONTWOOD DR.
EL PASO, TEXAS 79936
(915) 856-WING (9464)

11100 SEAN HAGGERTY DR.
EL PASO, TX 79934
(915) 821-WING (9464)

7500 N. MESA
EL PASO, TX 79912
(915) 585-WING (9464)

1201 AIRWAY BLVD.
EL PASO, TX 79925
(915) 771-WING (9464)

1461 N. LEE TREVINO
EL PASO, TX 79936
(915) 592-WING (9464)

13700 EASTLAKE BLVD. STE 100
HORIZON CITY TX 79928
(915) 852-4834

775 S. TELSHOR
LAS CRUCES, NM 88001
(575) 532-5041

12302 MONTANA AVE.
EL PASO, TX 79938
915-855-WING (9464)

2120 JACKSON KELLER RD
SAN ANTONIO, TX 78213
(210)366-WING (9464)

1115 SE MILITARY DR.
SAN ANTONIO, TX 78214
(210) 922-WING (9464)

10730 POTRANCO RD.
SAN ANTONIO, TX 78251
(210) 256-WING (9464)

903 E BITTERS RD
SAN ANTONIO, TX 78216
210-496-9400

6430 BANDERA RD.
LEON VALLEY, TX 78238
(210) 680-WING (9464)

2763 E. ELDERADO PKWY. STE. 105
LITTLE ELM, TX 75068
(972) 987-4562

9811 S IH 35 SVRD NB
AUSTIN, TX 78744
(ACROSS FROM SOUTHPARK MEADOWS)
(512) 292-9000

5230 DE ZAVALA RD.
SAN ANTONIO, TX 78249
210-691-WING (9464)

3115 W. PARKER ROAD STE 400
PLANO, TX 75023
(469) 969-0584

7706 MILWAUKEE AVE. STE 200,
LUBBOCK, TX 79424
(806) 698-9464

2831 TOWN CENTER DRIVE
NEW BRAUNFELS, TX 75130
(830) 625-9464

2445 SAN ISIDRO
LAREDO TX 78045
(956) 727-9464

601 S. JACKSON
PHARR, TX 78577



7911 ARTCRAFT RD
EL PASO, TX 79932
915-587-WING (9464)

700 N. ZARAGOZA
EL PASO, TX 79907
915-858-WING (9464)

CENTRO COMMERCIAL
LAS MISIONES
CD. JUAREZ, CHIH. MX
(656) 648-WING (9464)

CENTRO CITADELLA
SAN LUIS POTOSI, SLP MX
+52 (444) 688-0500

AV. REFORMA 4400 LOC SA-02-5
COL. MEXICO
NUEVO LAREDO TAMAULIPAS MX
+52 (867) 715-7473

CENTRO COMMERCIAL UP TOWN
QUERETARO, QRO. MX
442-688-9808

PLAZA MONUMENTAL
CD. JUAREZ, CHIH. MX
656-611-5490

AVE. VALLES #106 COLONIA
FLAMBOYANES, 89930 TAMPICO, MX
+52 (833) 116-5565

AVE ROMULO GARZA # 410,
ESQ CON AVE MIGUEL ALEMAN,
CENTRO COMERCIAL PLAZA CITADEL
MONTERREY MX
+52 (818) 486-5108

AVE PEDRO CARDENAS
#100 FRACC VICTORIA,
CENTRO COMERCIAL PLAZA FIESTA
CP 87390
+52 (868) 819-1912

VISIT OUR AFFILIATES:

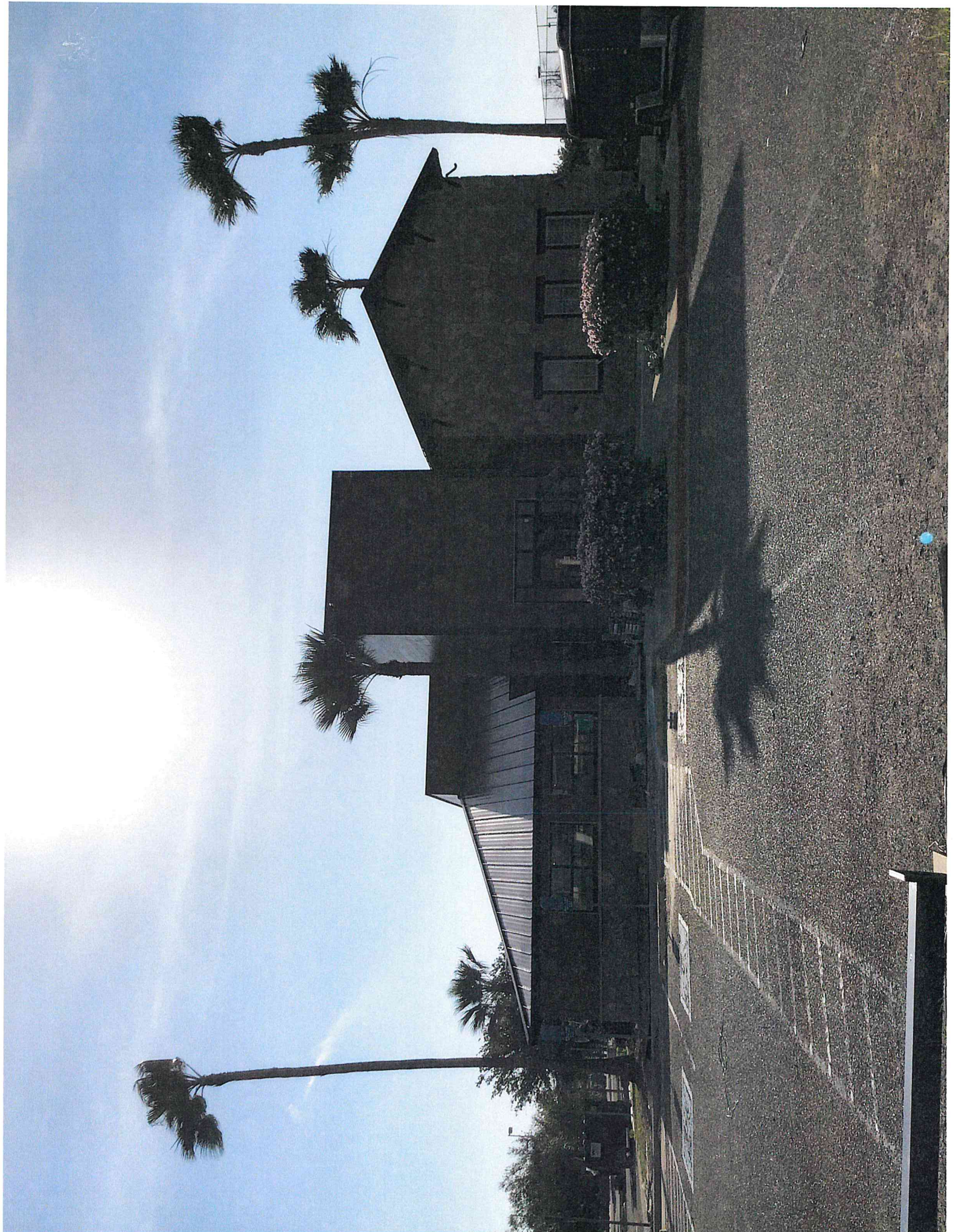
CONSUMING RAW OR UNDERCOOKED MEAT,
POULTRY, SEAFOOD, SHELLFISH, OR EGGS MAY
INCREASE THE RISK OF FOODBORNE ILLNESS.



TOROBURGERBAR.COM

charcoaler
DRIVE THRU
HAMBURGERS

CHARCOALERDRIVEIN.COM





MEMORANDUM

DATE: MONDAY, APRIL 13, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR PARKING FACILITY FILE NO. CUP#200319 (CAMPERO HOLDINGS COMPANY LLC)
--

GENERAL INFORMATION:

APPLICANT: Campero Holdings Company, L.L.C. has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a temporary parking facility in an Agricultural and/or Open Space District (A-O).

LEGAL DESCRIPTION: The property is legally described as being a 6.95-acre tract of land, more or less, out of Lot 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located within the 900 Block of West Anaya Road.

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

COMMENTS:

FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
CODE COMPLIANCE DIVISION:	Pending inspection for the Conditional Use Permit
PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Two (2) 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 temporary parking facility in an Agricultural and/or Open Space District (A-O) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements any violation of City Ordinance will terminate this Conditional Use Permit;
2. Applicant shall comply with all City of Pharr Landscaping, screening and buffer requirements, any violations will terminate this 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. If the need arises for expansion, it will be necessary for the Planning & Zoning Commission to reconsider this permit;
5. Applicant will be required to apply for and obtain all necessary permit(s) prior to any construction on said property and/or the appropriate permit(s) for improvements/construction that is to occur on the property;
6. If approved, temporary parking which includes caliche, shall be permitted;
7. The applicant shall provide an all-weather surface for all areas that will be used for the maneuvering of vehicles;
8. A concrete entrance leading into the property will be necessary prior to the operation of any business;
9. Applicant shall be required to maintain property while the Conditional Use Permit is in use; and
10. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
11. 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
12. 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.

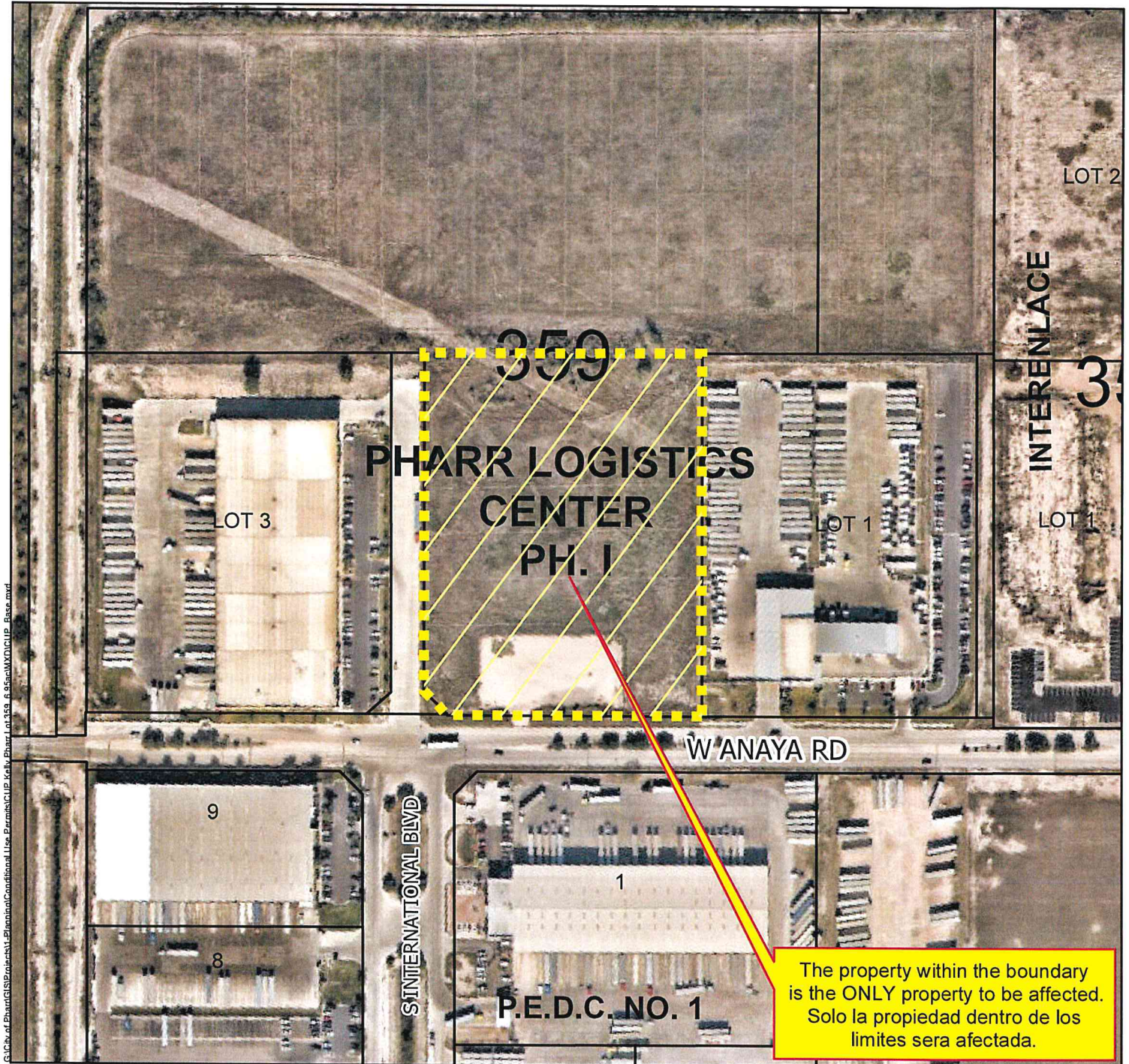
Additional requirements:

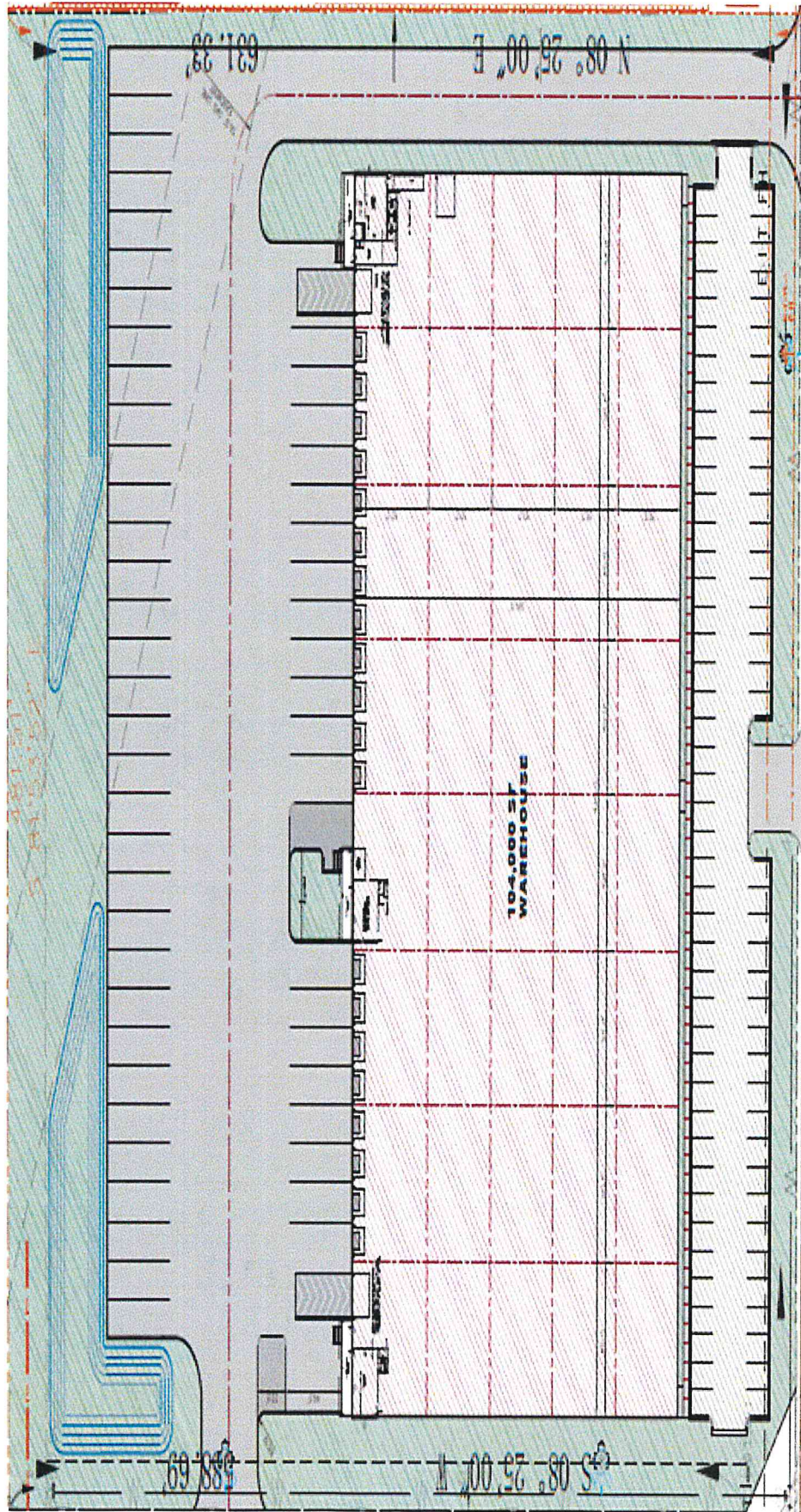
- No portable buildings will be allowed.
- C.U.P. for parking facility valid for renewal for one (1) year or as approved necessary by the Planning and Zoning Commission (temporary parking).

- 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.

Additional requirements:

- No portable buildings will be allowed.
- C.U.P. for parking facility valid for renewal for one (1) year or as approved necessary by the Planning and Zoning Commission (temporary parking).





International Blvd

West Anaya Road



2013 12 15

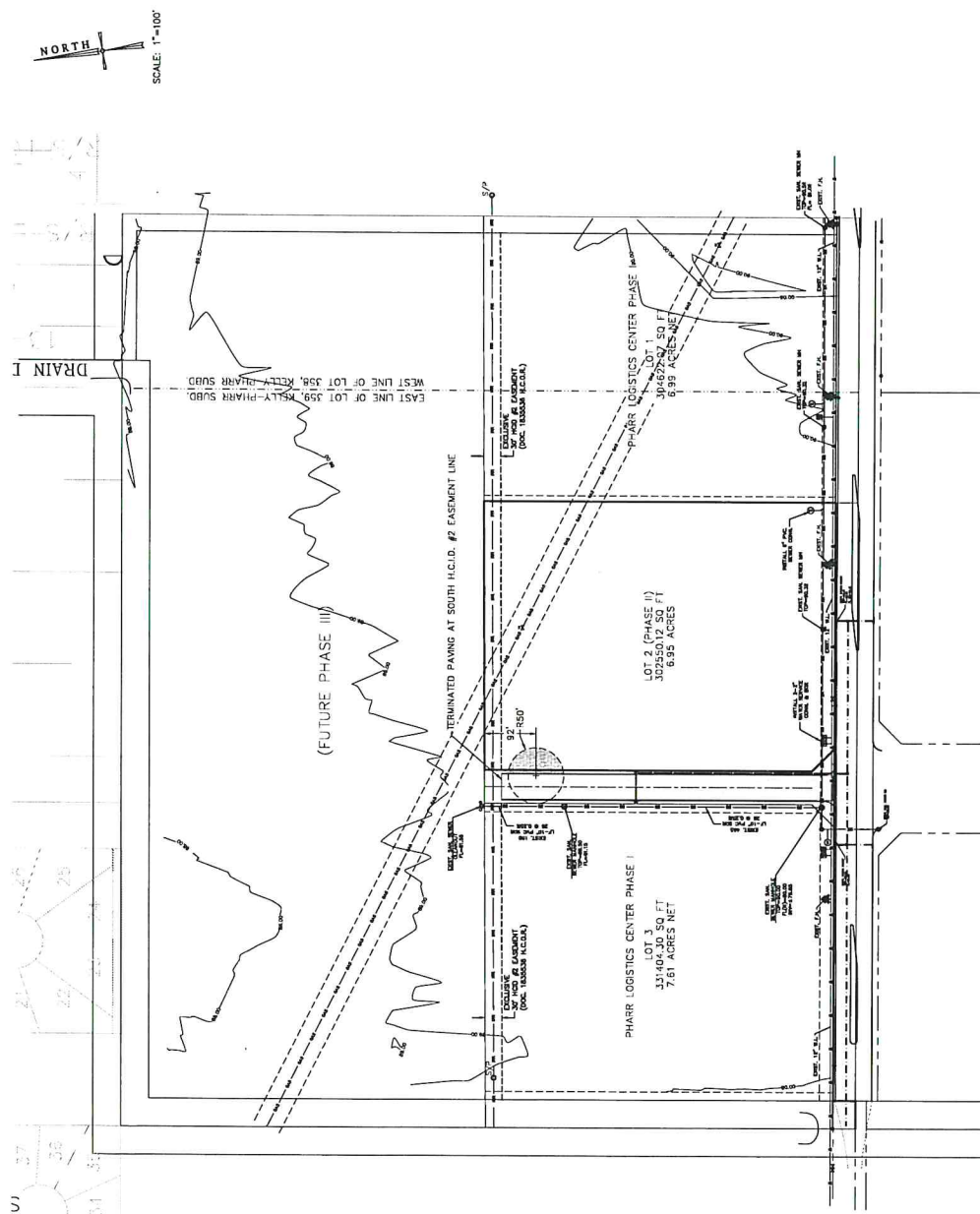
1991 1992



Date:	
Series:	1"=50'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

Sheet of
2

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF
PRELIMINARY REVIEW, AND COMMENTS UNDER THE
AUTHORITY OF RENE BARRERA, P.E. 65862 ON
IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.
3/14/20





MEMORANDUM

DATE: MONDAY, APRIL 13, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR OUTSIDE STORAGE OF MATERIALS
AND/OR EQUIPMENT
FILE NO. CUP#200321 (UNIVERSAL TOWING, INC.)

GENERAL INFORMATION:

APPLICANT: Universal Towing, Inc. has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 1, Marina Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 3301 North Cage Boulevard.

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

COMMENTS:

FIRE DEPARTMENT:	Pending re-inspection for the Conditional Use Permit.
CODE COMPLIANCE DIVISION:	Pending re-inspection for the Conditional Use Permit
PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Five (5) 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 the outside storage of materials and/or equipment in a Limited Industrial District (L-I). Applicant shall obtain a Certificate of Occupancy and meet all City Department requirements prior to the issuance of the Conditional Use Permit as well as being subject to the following conditions:

1. Applicant shall comply with all City of Pharr Ordinance requirements; any violation of City Ordinance will terminate this Conditional Use Permit;
2. All materials stored outside shall be kept within the fenced area;
3. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
4. 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;
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;
6. All areas used for outside storage and parking areas for customers shall have an all-weather surface and comply with Wrecker Service Ordinance; and
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.
 - 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.

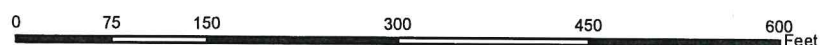


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

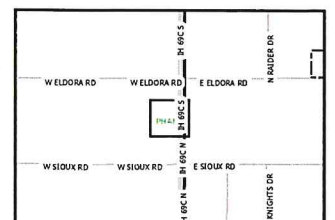
City of Pharr, Texas
Engineering Department
956.402.4242

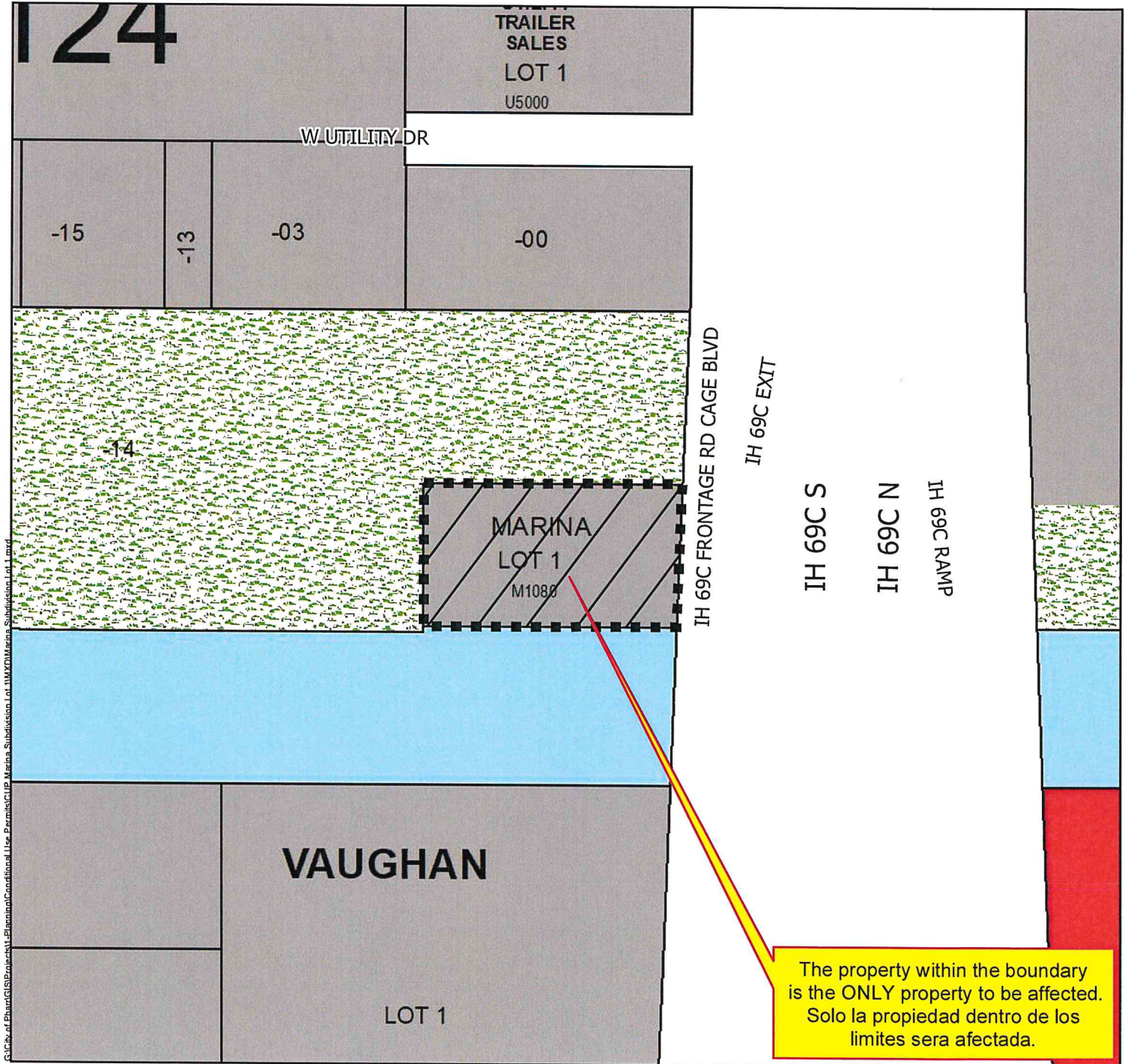
Date: 3/23/2020

Scale: 1 inch = 150 feet

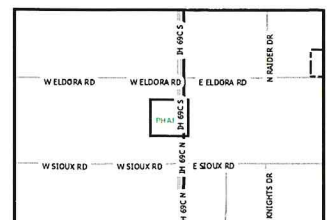
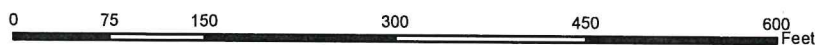


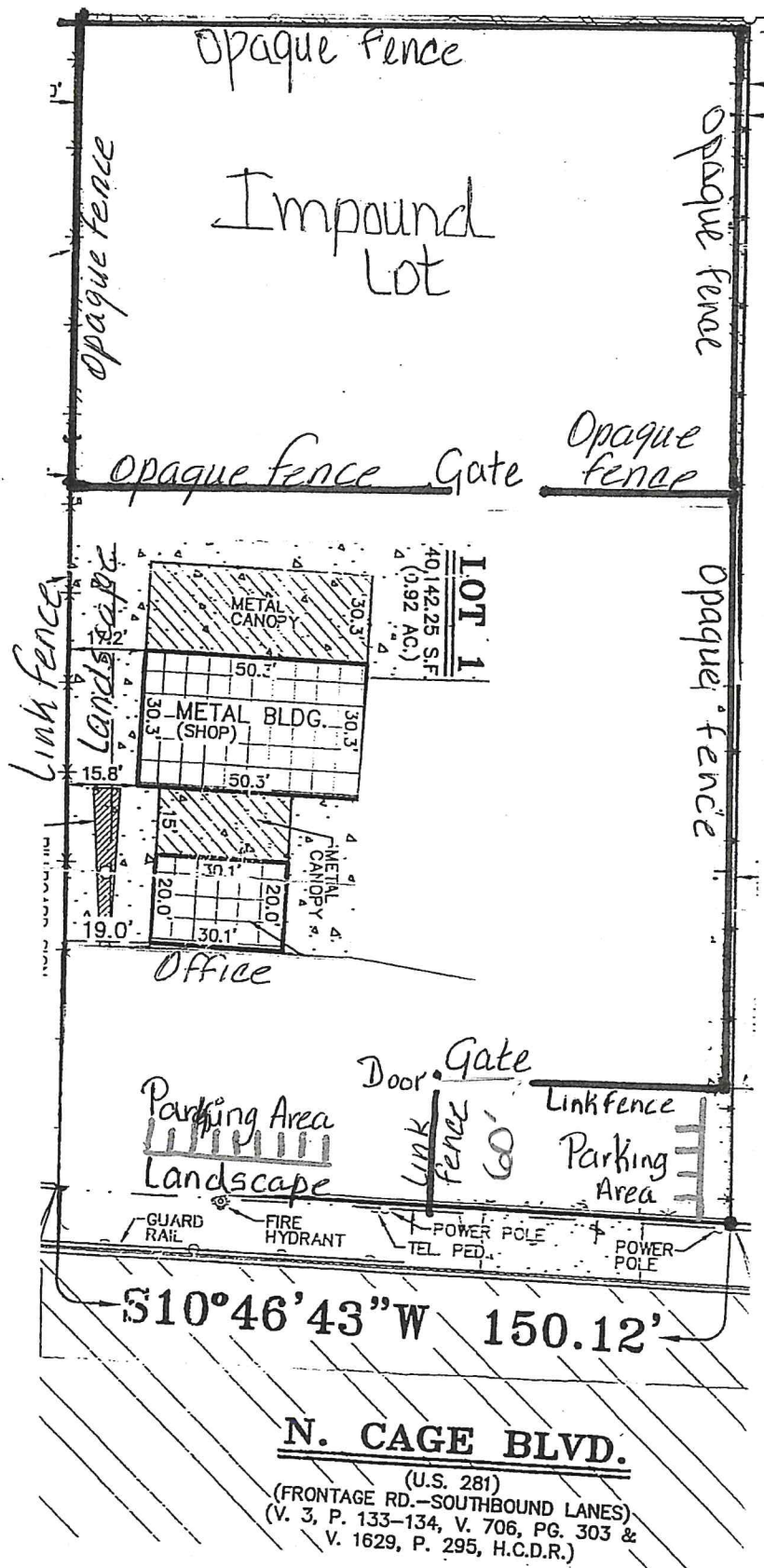
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





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





SCALE: 1"=40'



MEMORANDUM

DATE: MONDAY, APRIL 13, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT FILE NO. CUP#200322
--

GENERAL INFORMATION:

APPLICANT: Lamar Strong, representing Strong Structural Steel, Ltd., has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Industrial District (H-I).

LEGAL DESCRIPTION: The property is legally described as being 10.92 acres, more or less, out of Lot 40, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 101 North Veterans Boulevard.

ZONING: The property is currently zoned Heavy Industrial District (H-I). The surrounding area is zoned Heavy Industrial District (H-I) and Single-Family Residential (Small Lots) (R-1A), Heavy Industrial District (H-I) to the west, General Business District (C) and City of Pharr limits lie to the east. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Pending inspection for the Conditional Use Permit.
	CODE COMPLIANCE DIVISION:	Pending inspection for the Conditional Use Permit
	PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Fifty-seven (57) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending approval of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Industrial District (H-I) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements any violation of City Ordinance will terminate this Conditional Use Permit;
2. If the need arises for expansion, it will be necessary for the Planning & Zoning Commission to reconsider this permit;
3. Any change in location, change in ownership or applicant or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. If approved, outside storage of materials and/or equipment will be required to be stored on an all-weather surface and meet City Standards;
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.

Proposed Conditional Use Permit
 10.31ac out of L.R. Bell Development 'E' Lot 40
 Lamar Strong/Strong Structural Steel, LTD



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

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

City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 3/24/2020

Scale: 1 inch = 250 feet



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 to verification by field survey or by the agency
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 This map is intended for general information only.



Proposed Conditional Use Permit
10.31ac out of L.R. Bell Development 'E' Lot 40
Lamar Strong/Strong Structural Steel, LTD



- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
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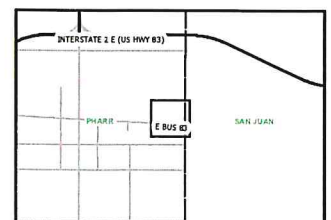
City of Pharr, Texas
Engineering Department
956.402.4242

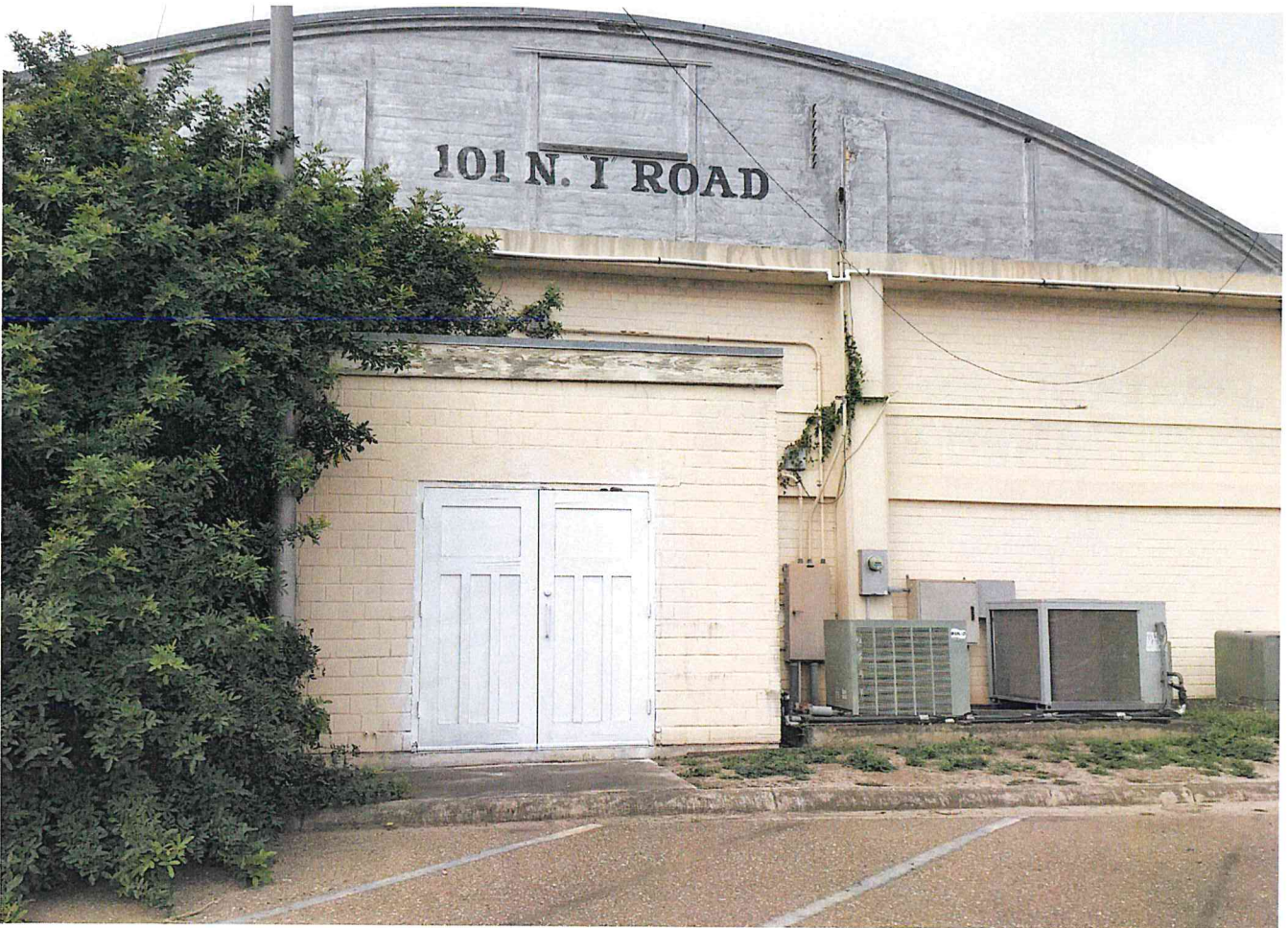
Date: 3/24/2020

Scale: 1 inch = 250 feet



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Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 13, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CENTER ON RIDGE ROAD PHASE II LOT 3 SUBDIVISION FILE NO. SUB#191025

GENERAL INFORMATION:

APPLICANT: Dannenbaum Engineering Company, representing Charles D. Muller, is requesting final plat approval of the proposed Center on Ridge Road Phase II Lot 3 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.65 acre tract of land out of and a portion of Lot two hundred three (203), Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 600 Block of West Ridge Road.

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

**PROPERTY
PROPOSED USE:** Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Center on Ridge Road Phase II Lot 3 Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:	1. In compliance.
EASEMENTS:	1. In compliance.
SIDEWALK/ADA:	1. In compliance.
FIRE PROTECTION:	1. In compliance.
WATER:	1. In compliance.
SEWER:	1. In compliance.
DRAINAGE:	1. In compliance.
OTHER:	1. In compliance.

This item will go before the City Commission meeting on April 20, 2020 at 4:00 p.m.

G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Proposed Center on Ridge Road Phase II Lot 3\MXD\IS_Proposed Base.mxd



- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District

- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional

- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development







MEMORANDUM

DATE: MONDAY, MARCH 23, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: RE-SUBDIVISION OF THE SOUTH 388.74 FEET OF LOT 2 STORAGE DEPOT SOUTH PHARR SUBDIVISION FILE NO. SUB#200207
--

GENERAL INFORMATION:

APPLICANT: R. Gutierrez Engineering Corporation, representing John W. Drennan, President of Oakcrest Management, Inc., is requesting preliminary plat approval of the proposed Re-subdivision of the south 388.74 feet of Lot 2 Storage Depot south Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 2.23 acres of land out of Lot 2, Storage Depot South Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6109 South Cage Boulevard.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, east and south and General Business District (C) to the west. The property is designated for commercial and public/semi public use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Re-subdivision of the south 388.74 feet of Lot 2 Storage Depot south Pharr Subdivision. subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Project engineer to verify with TxDot if they will be allowed to have one driveway per lot, if yes need to provide written approval or letter.
2. Provide street light layout.

EASEMENTS:

1. Provide a 15' exclusive easement to City of Pharr for water or sewer (public).

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. Provide all details for sewer and water.
2. See attached comments.
3. Follow City of Pharr Construction Standards manual.

SEWER:

1. See attached comments.
2. Follow City of Pharr Construction Standards manual.

DRAINAGE:

1. See attached comments.

OTHER:

1. Plat note #2, remove requirements and add Ordinance.
2. Plat note #7, verify spelling.
3. Add plat note: enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
4. Add the dates and signatures for engineer and surveyor at signature block.



Pharr Fire – Rescue

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

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



Subdivision: **Storage Depot South Pharr Subdivision**

Reviewed By: Mike Navarro

Date: 3/11/2020

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:

1. Read highlighted areas for requirements for this subdivision.
2. Shall have plat note # 8 divided to two different notes one reading FIRE HYDRANTS TO BE INSTALLED AT SUBDIVISION CONSTRUCTION PHASE.
3. 2ND NOTE FOR FIRE DEPARTMENT SHALL READ AT THE TIME OF BUILDING PHASE ADDITION AL FIRE PROTECTION MAY BE REQUIRED BY THE CITY OF PHARR BUILDING PERMIT STAGE.
4. May require looping waterlines
5. Shall require fire hydrant every 300 feet of the proposed subdivision

801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300
FAX: 956-783-4688



Omar Anzaldua
Interim Public Utilities Director

PLAT REVIEW FOR:

RE-SUBDIVISION OF THE S. 388.71 FT OF LOT 2, STORAGE DEPOT SOUTH PHARR SUBDIVISION

COMMENTS: Initials: O.D.L. / R. B. MARCH 12, 2020

PLAT:

- Add a Note to Verify F.M is Private

WATER:

- 15' Utility Easement Exclusive to the City of Pharr
- Will need to install 12" C900 DR18 water line on the W side of the property
- 12" water line will need to go to and throw the Property
- Will need to install a Flush Valve on the N. side of the Property
- Will need to install casing under school drive entrance (PVC)
- Water services will need to be installed on the New 12" water line
- Will need off site easement for crossing school drive
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need 10' Utility Easement Exclusive to the City of Pharr
- Will need to place Sewer Line on the Center of the Easement
- Will need to extend M/H to the end on the property on the N. side
- Will need to leave a sewer stub out on the N. Side of the M/H for future development
- Will need to call out 8" Sanitary Sewer Line
- M/H ring and covers will need to be composite based with City Logo
- 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: _____

SUBDIVISION: Re-Sub Storage Depot**DATE:** 3/10/2020

Commercial: _2.23_ acres

Staff Review:

Plat Notes:

- Revise Note no.1 to say...No structures allowed over any easement.
- Revise Note no.5 to say...Owners are to maintain detention/retention areas. **NOTE ON PLAT**
- Revise Note no.10 to say...Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES) **NOTE ON PLAT**
- Add note: Owners to maintain right-of-way and perimeter of subdivision. **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- Minimum storm water drainpipe diameter shall be 18".
- Any detention control/structure shall bleed out via an 8" diameter pipe into an existing storm water system (public or private).
- Culverts shall be RCP w/Safety End Treatment (S.E.T.)
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre-Construction Meeting.
- Need S.W.P.P.P. 1 USB for review, 3 hard copies for finalization.
- Discharge Permit from Texas Department of Transportation via UIR system is required if connecting to Tx-Dot System.
- Approved drainage report.
- Street light detail plans to be included at building permit.
- Erosion and sediment control plan to be included in each set of construction plans.

SUBDIVISION: Re-subdivision of the south
388.71 feet of Lot 2 Storage Depot South
Pharr Subdivision

DATE: March 12, 2020

REVIEW: Preliminary (revised comments plans dated 2-28-2020)

PLAT
1. Note No. 5---Revise note to say... "Owners to maintain detention/retention area. 2. Note No. 10---Revise note to say... "Erosion and sediment control shall be in accordance with the Texas Pollution Discharge Elimination System (TPDES)". 3. Add note---Owners to maintain R.O.W. of entire subdivision. 4. Add note---Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted. 5. Provide P.E. signature & seal. 6. Provide RPLS signature & seal.

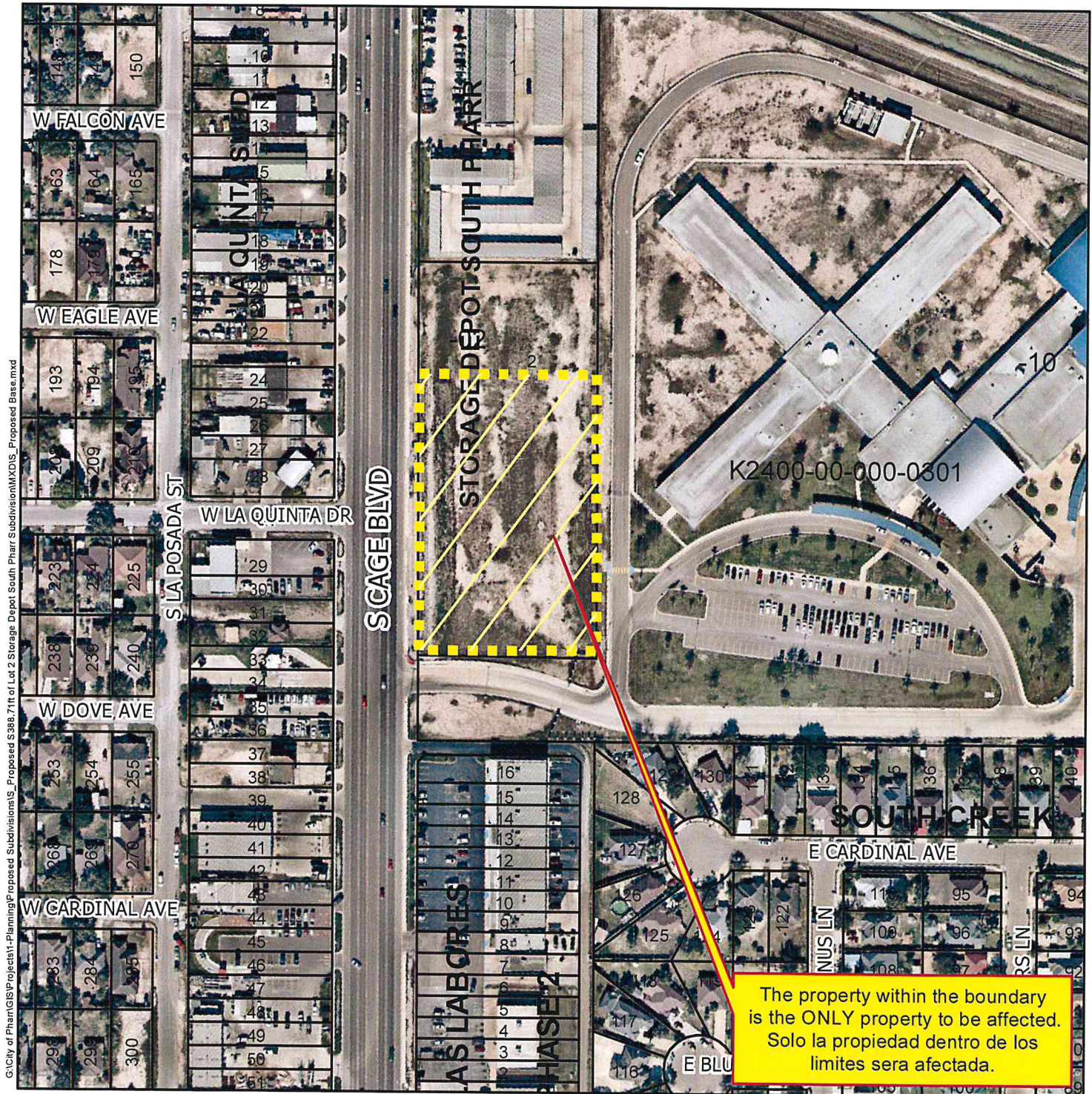
SITE PLAN
1. Provide all pertinent City of Pharr Details. (Sanitary sewer service, waterline service, safety end treatment)

DRAINAGE
1. Drainage report to be reviewed and approved by H.C.D.D. No. 1 2. Drainage plan to be reviewed and approved at building permit stage.

ADDITIONAL COMMENTS

- A discharge permit from TX-DOT will need to be acquired for inlet.
- Verify with TX-DOT whether a concrete apron will be aloud on all lots.





- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 13, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MASTER PLAN OF VETERANS CENTRE SUBDIVISION FILE NO. SUB#200204
--

GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing Arcadio Guerra, Member for ARGV, L.L.C., a Texas limited liability company is requesting preliminary plat approval of the proposed Master Plan of Veterans Centre Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 4.07 acre tract of land out of a 4.80 acre tract of land out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1500 Block of East Nolana Loop.

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

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Master Plan of Veterans Centre Subdivision subject to the following conditions:

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

1. Verify corner clip 30'x30' on the south east corner of property.
2. Provide street light layout.

EASEMENTS:

1. Provide landscaping easements as follows: along N. Veterans Blvd. provide a 5' easement after N.A.W.S.C. easement and on E. Nolana Loop provide a 25' easement.
2. Verify all irrigation lines and easements with HCID#2 office.

SIDEWALK/ADA:

1. As per City Standards.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. North Alamo water supply corporation area.
2. Project engineer to provide comments from N.A.W.S.C.

SEWER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. All drainage construction shall comply with City of Pharr standards.

OTHER:

1. Verify and reword description of property and total acreage on description.
2. Provide surveyors seal and signature.
3. Provide scale on plat layout.
4. Provide firm number on plat layout.
5. Label all monuments on plat layout.
6. Plat note #8, provide northing and easting.
7. Staff comments are attached.

This item will go before the City Commission meeting on April 20, 2020 at 4:00 p.m.



Pharr Fire – Rescue
118 S Cage Blvd., 3rd Floor
Pharr, Texas 78577
Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: Master Plan of Veterans Centre Subdivision Staff

Reviewed By: Dago Soto Asst. Fire Marshal Date: 4/2/20

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:

- ☒ Shall have a Fire hydrant every 300 Feet in commercial
- ☒ Shall have Fire hydrant detail and Valve detail
- ☒ Shall extend the 12-inch main going west on Nolana with a flush out at the end of property line
- ☒ Shall have a 10-foot utility easement for the 12-inch main going west on Nolana

STAFF REVIEW FOR: *VETERANS CENTER SUBDIVISION*

COMMENTS: **Initials:** O.D.L. / R. B. **MARCH 31, 2020**

WATER:

- Water belongs to N.A.W.S.C.

SEWER:

- 10' Utility Easement Exclusive to the City of Pharr
- Will need to re-route F.M. on the N. side of the property to connect to proposed M.H. located on the N.W. corner
- Proposed sewer line will need to be 12"
- M/H ring and covers will need to be composite based with City Logo
- Will need projected Flow and Peak Flow and capacity of subdivisions sewer
- 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: _____

SUBDIVISION: Master Plan of Veterans
Center Subdivision

DATE: April 2, 2020

REVIEW: Preliminary (revised comments plans dated: 3-20-2020)

PLAT

SITE PLAN
1. Provide all pertinent City of Pharr details. (Sanitary sewer line bedding, sanitary sewer manhole ring and cover, 6"-in sanitary sewer service, sidewalk)

DRAINAGE
1. Drainage report to be reviewed and approved by H.C.D.D. No. 1
2. Drainage plan to be reviewed and approved at building permit stage.

ADDITIONAL COMMENTS

1. Provide three (3) copies of SW3P for public works review.
One (1) for review and two (2) for final review.
2. Provide erosion and sediment control plan.
3. Provide a street lighting detail.
4. Provide comments from N.A.W.S.C.

SUBDIVISION: Veterans Center Subdivision **DATE:** 3/31/2020

Residential/Commercial: __4.07__ acres

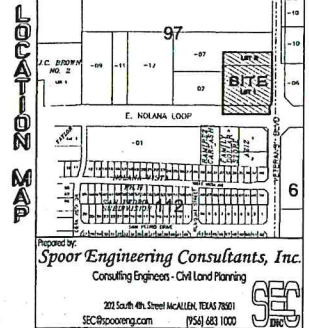
Staff review:

Plat Notes:

- No Comments

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre-Construction Meeting.
- Discharge permit required.
- Need S.W.P.P.P. USB for review, 3 for finalization.
- Erosion and sediment control plan.
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued.
- NO street cuts allowed unless approved through permit by Public Works Department. (\$35.00 permit fee)
- Street light detail plans to be included at building permit.
- Approved Drainage Report needed.



March 04-2020

MASTER PLAN OF VETERANS CENTRE SUBDIVISION

City of Pharr, Texas
BEING A 4.07 ACRE TRACT OF LAND OUT OF
A 4.80 ACRE TRACT OF LAND OUT OF LOT 97,
KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS,
ACCORDING TO PLAT RECORDED IN
VOLUME 3, PAGE 133, MAP RECORDS,
HIDALGO COUNTY, TEXAS; SAID 4.80 ACRE TRACT AS
DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN,
RECORDED IN INSTRUMENT NUMBER 1810419, OFFICIAL RECORDS,
HIDALGO COUNTY, TEXAS.

METES & BOUNDS

A 4.07 ACRE TRACT OF LAND OUT OF A 4.80 ACRE TRACT OF LAND OUT OF LOT 97,
KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED
IN VOLUME 3, PAGE 133, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 4.80 ACRE TRACT
AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT
NUMBER 1810419, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a nail in pavement on the South line of Lot 97, North 81° 35' 00" West, 75.14 feet
from the Southeast corner of Lot 97, for the Southwest corner of the following described tract of
land said point being in the intersection of East Nolana Loop and North Veterans Boulevard, said
point being the Southeast corner of a certain 2.02 acre tract as described in Highway R.O.W.
Easement, recorded in Volume 2754, Page 57, Deed Records, said point being the Southwest
corner of a 0.7260 acre tract of land as described in R.O.W. Deed recorded in Instrument
Number 1030855, Official Records.

THENCE with the South line of Lot 97, in East Nolana Loop, North 81° 35' 00" West, 335.00 feet
to a point for the Southwest corner heretofore said point being the Southwest corner of said 4.80 acre
tract.

THENCE with the West line of said 4.80 acre tract, North 08° 29' 00" East, at 842.7 feet pass
a steel pin found on the North line of East Nolana Loop, and at 500.0 feet, Northwest corner of said
4.80 acre tract, a point for the Northwest corner heretofore.

THENCE with the North line of said 4.80 acre tract, South 81° 35' 00" East, 350.00 feet to a steel
pin set on the West line of North Veterans Boulevard, for the Northeast corner heretofore.

THENCE with the West line of North Veterans Boulevard, parallel to the East line of Lot 97,
South 08° 29' 00" West, 434.9 feet to a steel pin found on an angle point on the East line heretofore.

THENCE continue with the West line of North Veterans Boulevard, and the West line of said
0.7260 acre tract, South 53° 31' 47" West, 212.00 feet to a point on the North line of
East Nolana Loop, for a point on the east line heretofore.
THENCE parallel to the East line of Lot 97, South 08° 29' 00" West, 60.14 feet to the
POINT OF BEGINNING, containing 4.07 acres of land, more or less, of which the South 0.45 acres
lies in East Nolana Loop.

NOTES:

1. MIN. FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB
MEASURED AT FRONT CENTER OF LOT.
2. MINIMUM BUILDING SETBACK SHALL BE IN ACCORDANCE WITH CITY OF PHARR
ORDINANCES.
3. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NO. 490334 DATES C, REVISED NOV. 18, 1982. IT IS DESCRIBED
AS AREAS BETWEEN THE 100 YEAR AND 500 YEAR FLOOD, OR AREAS SUBJECT
TO 100 YEAR FLOODING WITH AVE. DEPTHS LESS THAN ONE FOOT, OR WHERE
THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQ. MILE, OR AREAS
PROTECTED BY LEVEES FROM THE BASE FLOOD.
4. A 5' SIDEWALK WITH ADA COMPLIANT WHEEL CHAIR RAMPS AND LANDINGS
SHALL BE REQUIRED ALONG THE NORTH SIDE OF E. NOLANA LOOP AND THE
WEST SIDE OF N. VETERANS BLVD. AT THE TIME OF BUILDING PERMIT STAGE.
5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER
OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF
APPROXIMATELY 0.21 ACRES AND A VOLUME OF 0.41 AC. FT. 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 DEVELOPMENT.
6. NO STRUCTURE SHALL BE BUILT ON TOP OF ANY EASEMENT.
7. UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE MONUMENTED BY A
1/2" DIAMETER BY 24" LONG STEEL ROD.
8. CITY OF PHARR BENCHMARK MONUMENT NO. 59, SET BY J.E. SAENZ AND
ASSOCIATES, INC. LOCATED AT NOLANA LOOP AND N. VETERANS BLVD.
ELEV. 102.2.
9. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN
ACCORDANCE WITH THE CURRENT TYPES.
10. LANDSCAPING IS REQUIRED IN ACCORDANCE WITH CITY OF PHARR
ORDINANCES.
11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW
PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
12. IMPROVEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE
RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND ACCOMMODATING MORE
THAN THE DETAILED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT
STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT.
DUE TO THE IMPROVED AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN
THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
14. OWNERS ARE TO MAINTAIN DETENTION / RETENTION AREAS.
15. OWNERS ARE TO MAINTAIN RIGHT OF WAY AND PERIMETER OF SUBDIVISION.

STATE OF TEXAS,
COUNTY OF HIDALGO.

I, WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "VETERANS CENTRE SUBDIVISION", TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAMES IS (ARE) SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERBOULES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

ARGV, L.L.C. a Texas Limited Liability Company

By: Arcadio Guerra, Manager
P.O. Box 44
Llano Pharr Tx 78563

STATE OF TEXAS,
COUNTY OF HIDALGO.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ARCADIO GUERRA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 03 DAY OF APRIL, 2020.

NOTARY PUBLIC

STATE OF TEXAS,
COUNTY OF HIDALGO.

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 THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DANNY WILIE CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS,
COUNTY OF HIDALGO.

I, THE UNDERSIGNED, CARLOS VASQUEZ, 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 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 STATUTES GOVERNING SURVEYS.

STATE OF TEXAS,
COUNTY OF HIDALGO.

I, THE UNDERSIGNED, STEPHEN SPOOR, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE.

CARLOS VASQUEZ, BLS 4508
CIVIL LAND SURVEYOR
5710 BEAUMONT AVE
MCKINNEY, TEXAS 75069
TELEPHONE 972-440-0000

DATE



03-04-20
STEPHEN SPOOR, P.E. REGISTRATION NO. 56752

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

ATTEST: CITY CLERK

AMEROSIO HERNANDEZ MAYOR, CITY OF PHARR

DATE

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 49.26(a) 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.

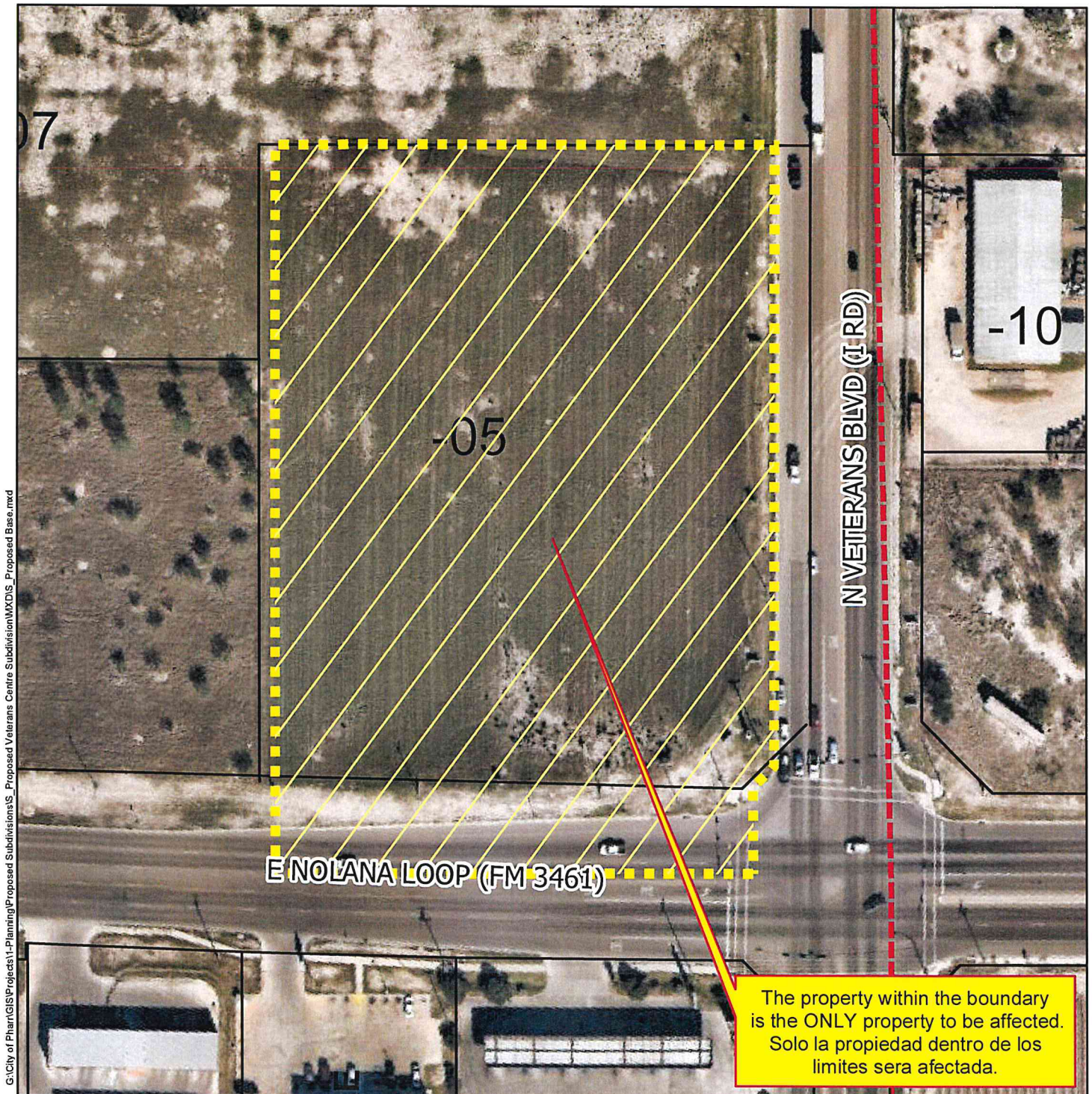
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS 03 DAY OF APRIL, A.D. 2020.

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.

SECRETARY

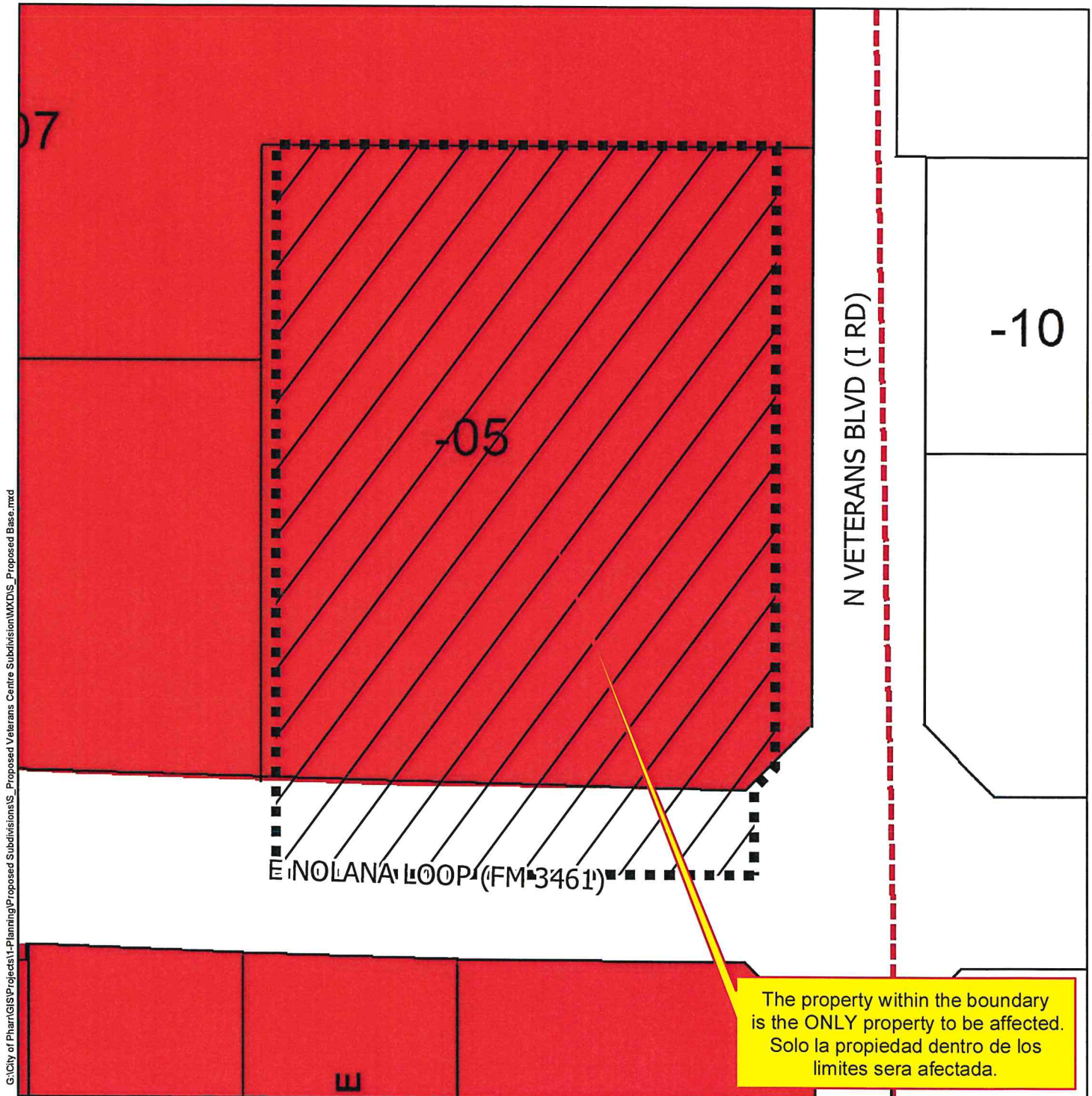
PRESIDENT



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|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |





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|--|---|---|--|
|  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 |
|  Residential Multi-Family High Density |  General Business |  Neighborhood Commercial | |
|  Mobile Home |  Business District |  Office Professional | |

