

**TAKE NOTICE THAT A REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, SEPTEMBER 9, 2024**

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

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

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

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

A. CALL TO ORDER:

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

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

C. APPROVAL OF MINUTES:

- 1) Minutes for August 12, 2024 – Regular Called Meeting

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

1) Jose R. Mendez and Nieves M. Mendez d/b/a Carniceria Mendez, LLC., have filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 1, De Alba Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 902 South Cage Boulevard. **CUP#240818**

2) Miguel A. Vargas, representing Antonia A. Vargas, has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow the outside storage of materials and/or equipment in a General Business District (C). The property is legally described as being a 0.95 acre tract of land being a Northerly portion of Block "AA" Original Townsite of Pharr, Hidalgo County, Texas. The property's physical address is 500-600 West State Street. **SUP#240801**

3) Eduardo Barrera, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 2.85 acres, more or less, out of Lot 252, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3310 South Cage Boulevard. **COZ#240722**

4) Melden & Hunt Inc., representing Garcia-Reyna Family LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 0.74 acres, more or less, out of Lots 32 and 33, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 700 Block of North Veterans Boulevard. **COZ#240824**

E. PLATS:

1) Melden & Hunt Inc., representing Javier Aldape, Managing Member for Acre Construction, L.L.C., A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Acre South Pharr Subdivision. The property is legally described as being a Resubdivision of 2.231 acres out of Lot 2, Storage Depot South Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 6100 Block of South Cage Boulevard. **SUB #240722**

F. ANNOUNCEMENTS:

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

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

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

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

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

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

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

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

I. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4100 Ext 1007 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning and Zoning Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 5th day of September 2024 at 10:00 A.M. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 5th day of September 2024



IMELDA PEREZ, TRMC
CITY CLERK

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

Name: _____

Title: _____

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 12, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 12, 2024 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Charlie Ramirez
Rafael Munguia
Andy Castro
Ruben Luna
Mercedes Guillen
Jonathan Larraga
Romeo Cantu Jr.

MEMBERS ABSENT: Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez, City Attorney
David Friedlein, Assistant City Manager
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Nancy Hernandez, Administrative Assistant

ITEM A. CALL TO ORDER

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

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

Board Member Rafael Munguia **moved** to excuse the absent members. Board Member Charlie Ramirez seconded the motion and when put to a vote it, carried unanimously.

ITEM B. PUBLIC TESTIMONY

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR JULY 22, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Rafael Munguia moved to approve. Board Member Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

1) JUAN DAVID LARIOS AND ANDREW ALLEN RAINS d/b/a THE LONE STAR THEATER, FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A BUSINESS DISTRICT (C-2). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 10, 11, 12 AND THE NORTH 11.5 FEET OF LOT 13, BLOCK 1, J.T. DOSTER RESUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 115 EAST PARK. CUP#240716

Eddie Martinez, Planner III, introduced the item and stated applicant was requesting a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). He went over the property's legal description and physical address and stated the property and the surrounding areas are Business District (C-2) to the north, east, south and west. He further stated the area was generally designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, briefly stated all inspections had been conducted from all respective departments for the recommendation of approval of the Conditional Use Permit and reported twenty-seven (27) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on Friday, July 26, 2024, and a legal notice was published in The Advance News Journal on Wednesday, July 24, 2024. He stated staff received no response to the letters or legal notice.

Eddie Martinez, Planner III, further stated staff recommended approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to the applicant and site shall comply with all City Ordinances and City Department requirements.

Eddie Martinez, Planner III, reported there was representation in the audience. Applicant had no comments.

There being no further discussion, Board Member Charlie Ramirez moved to approve. Board Member Rafael Munguia seconded the motion and when put to vote, it carried unanimously.

- 2) OSCAR J.E. GARZA, OWNER, FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL- SMALL LOT (R1-A) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.161 ACRES, MORE OR LESS, OUT OF LOTS 2 & 3, BLOCK D, BEING ALL THAT PART OF THE RIGHT-OF-WAY OF LATERAL "F" LYING EAST OF THE ROAF IN THE WEST 320 FEET OF BLOCK "D" KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 910 NORTH FLAG STREET. CUP#240721 (WITHDRAWN)

Eddie Martinez, Planner III, reported that the applicant had withdrawn. No action needs to be taken.

ITEM E. PLATS:

- 1) ROBLES ENGINEERING, LLC., REPRESENTING JUAN JOSE PALACIOS, OWNERS, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED BURGOS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.00 ACRE OUT OF LOT 5, BLOCK 11, A.J. MCCOLL SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF WEST GREG DRIVE. SUB#210723

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1200 Block of West Greg Drive. The property was currently zoned Single Family Residential District (R-1). He stated the adjacent zones are Single Family Residential District (R-1) to the north, south, east and west. He stated the property was designated for single family residential use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Burgos Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Rafael Munguia moved to approve the request for final plat approval of the proposed Burgos Subdivision. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 2) PAPE-DAWSON ENGINEERS, REPRESENTING CARLOS CANALES, GENERAL PARTNER FOR PHARR BRIDGE INVESTMENT COMPANY, L.P., REQUESTED PRELIMINARY PLAT APPROVAL OF THE PROPOSED LOVE'S TRAVEL STOP PHARR TEXAS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 20.380 ACRE TRACT, MORE OR LESS, BEING A PORTION OF LOTS 5 & 6, BLOCK 13, A.J. MCCOLL SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1500 BLOCK OF WEST MILITARY HIGHWAY. SUB#240411

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1500 Block of West Military Highway. The property was currently zoned Limited Industrial District (L-I). He stated the adjacent zones are Limited Industrial District (L-I) to the north, Agricultural and/or Open Space District (A-O) to the east. General Business District (C) and Limited Industrial District to the south and west. He stated the property was designated for Industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Love's Travel Stop Pharr Texas Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Andy Castro **moved** to approve the request for Preliminary plat approval of the proposed Love's Travel Stop Pharr Texas Subdivision. Board Member Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

3) RIO DELTA ENGINEERING, REPRESENTING TOMAS F. PHILLIPS, OWNER, REQUESTED PRELIMINARY PLAT APPROVAL OF THE PROPOSED JACKSON PLACE COMMERCIAL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.99 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 6, BLOCK 5, A.J. MCCOLL SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2700 BLOCK OF NORTH JACKSON ROAD. SUB#240206

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 2700 Block of North Jackson Road. The property was currently zoned General Business District (C). He stated the adjacent zones are Limited Industrial District (L-I) to the north and east, General Business District (C) to the south and City limits to the west. He stated the property was designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Jackson Place Commercial Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Jonathan Larraga **moved** to approve the request for final plat approval of the proposed Jackson Place Commercial Subdivision. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 4) **PABLO SOTO JR., P.E., REPRESENTING XOCHITL PABLO VALDEZ, OWNER, REQUESTED PRELIMINARY PLAT APPROVAL OF THE PROPOSED P.V. SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.89 ACRE TRACT OF LAND, OUT OF LOT 236, KELLY- PHARR SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS.THE PROPERTY IS LOCATED WITHIN THE 2600 BLOCK OF SOUTH CAGE BOULEVARD. SUB#240409**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 2600 Block of South Cage Boulevard. The property was currently zoned General Business District (C). He stated the adjacent zones are General Business District (C) to the north and south, Planned Unit Development District (PUD) to the east and Agricultural and/or Open Space District (A-O) to the west. He stated the property was designated for commercial use in the Land Use Plan. He stated the property was designated for single family residential and commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed P.V. Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Rafael Munguia **moved** to approve the request for final plat approval of the proposed P.V. Subdivision. Board Member Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

ITEM G. CLOSED SESSION

None

ITEM H. RECONVENE

None

ITEM I. ADJOURMENT:

There being no further business, Board Member Andy Castro **moved** to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:13 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: August 29, 2024

MEETING DATE: September 9, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Jose R. Mendez and Nieves M. Mendez d/b/a Carniceria Mendez, LLC., have filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 1, De Alba Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 902 South Cage Boulevard. **CUP#240818**

Classification: Public Hearing

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

Issue: Jose R. Mendez and Nieves M. Mendez d/b/a Carniceria Mendez, LLC., have filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements. In addition, the Conditional Use Permit is for the main building only and not for the food truck.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 8/29/2024
Approved - 9/5/2024
Final Approval - 9/5/2024



MEMORANDUM

DATE: MONDAY, SEPTEMBER 9, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. **CUP#240818**
(CARNICERIA MENDEZ)

GENERAL INFORMATION:

APPLICANT: Jose R. Mendez and Nieves M. Mendez d/b/a Carniceria Mendez, LLC., have filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The Conditional Use Permit is for the main building only and not for the food truck.

LEGAL DESCRIPTION: The property is legally described as Lot 1, De Alba Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 902 South Cage Boulevard.

ZONING: The property is currently zoned General Business District (C). The properties to the north are zoned General Business District (C). Office and Professional District (O-P) to the east, Townhouse Residential District (R-TH) to the south and Residential Multi-Family District (R-MF) to the west. This area is generally designated for commercial use in the Land Use Plan.

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

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE: Recommends approval of the Conditional Use Permit.

HEALTH:

Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES:

Recommends approval of the Conditional Use Permit.

HOURS OF OPERATION:

Hours of operation will be Sunday 12:00 PM to 9:00 PM and Monday through Saturday from 09:00 AM to 9:00 PM.

NOTIFICATION OF PUBLIC:

Nineteen (19) surrounding property owners were notified of the request by letter on August 23, 2024, and a legal notice was published in the Advance News Journal on August 21, 2024. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS:

Development Services is recommending approval of the Conditional Use Permit to allow the 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. In addition, the Conditional Use Permit is for the main building only and not for the food truck.

NOTE: This item will go before the City Commission Meeting of **September 16, 2024**, at **4:00 p.m.**

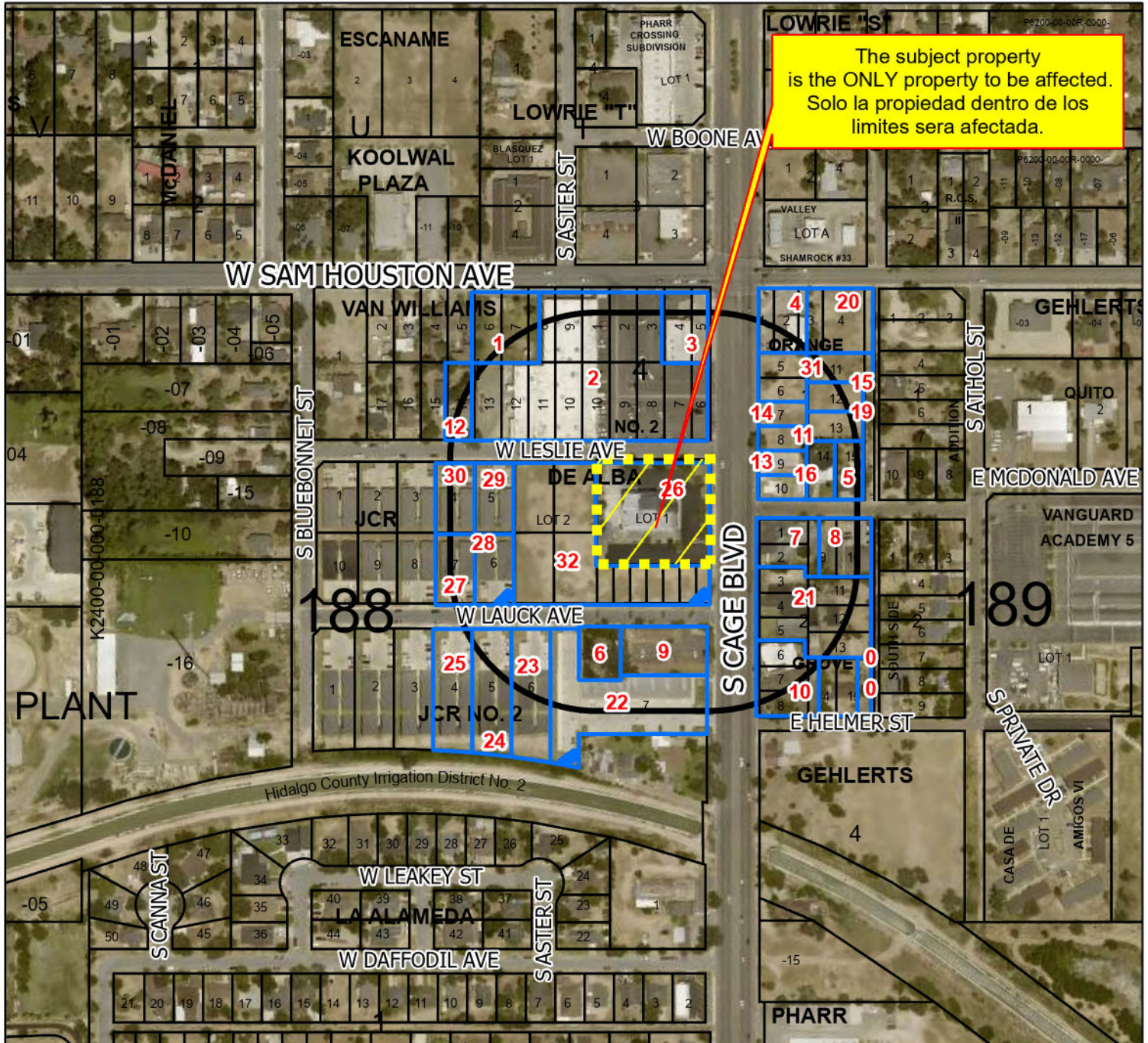
Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

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

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

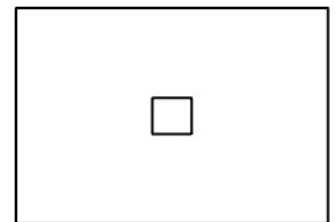
8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.
9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.
10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.
11. The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.
12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).
13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.

AERIAL

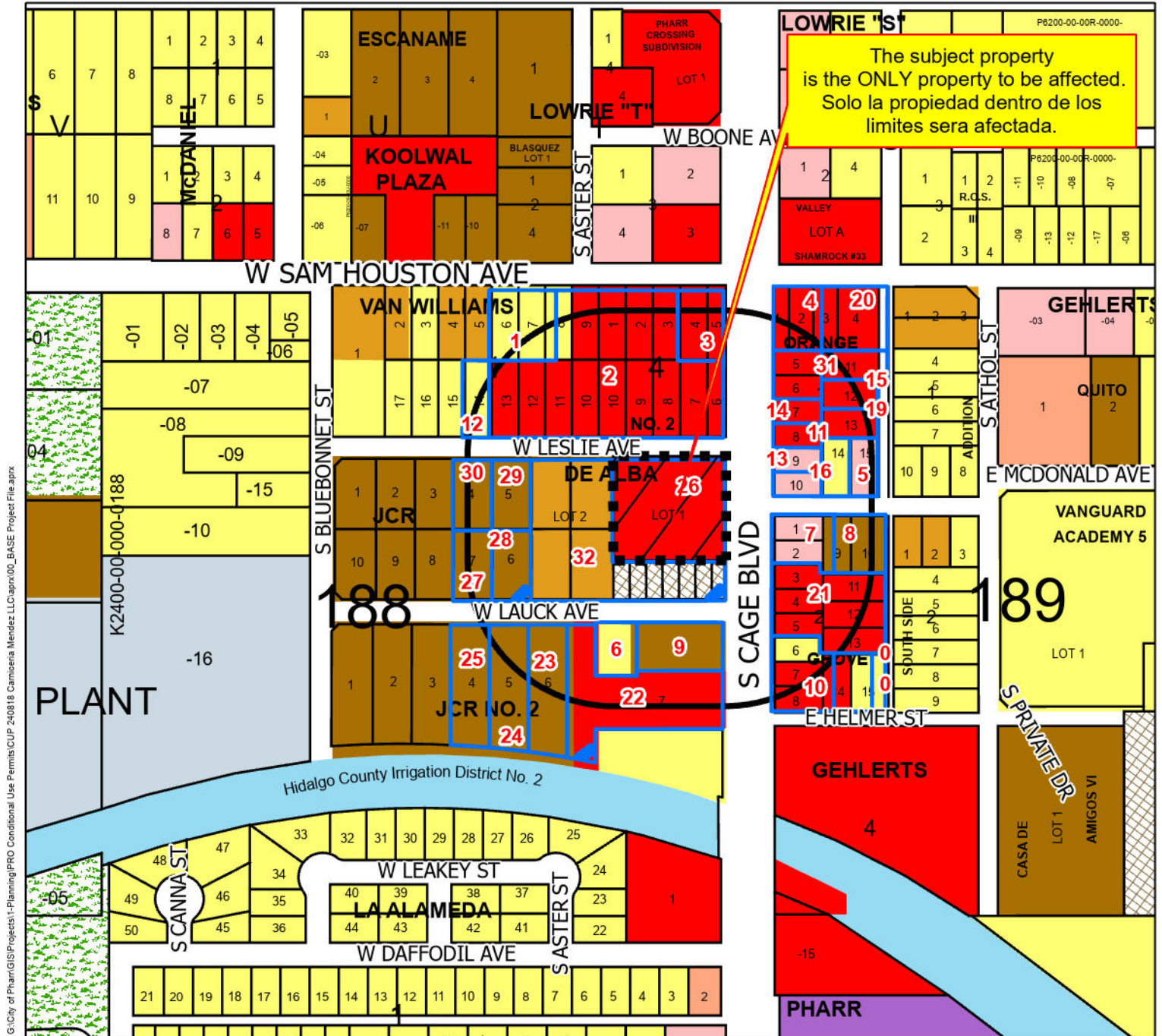


- Notified Properties
- 300 ft. Notification Buffer
- Location

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



ZONING



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 240818 Carniceria Mendez LLC\aprx\00_BASE Project File.aprx

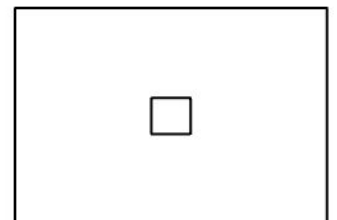
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial

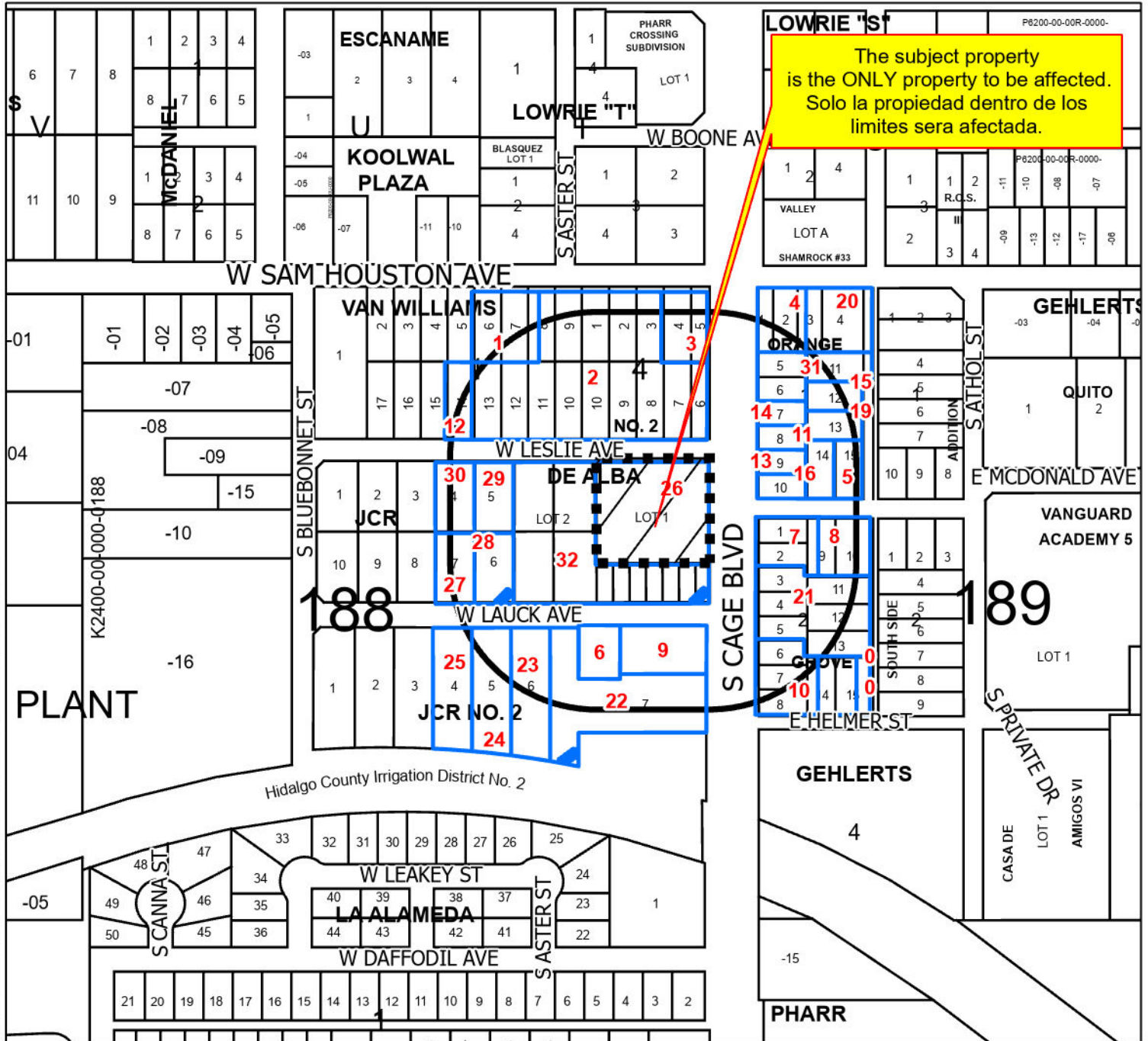
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

- Notified Properties
- 300 ft. Notification Buffer
- Location

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



RADIUS



- Notified Properties
- 300 ft. Notification Buffer
- Location

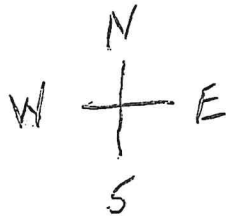
All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

CARNICERIA MENDEZ

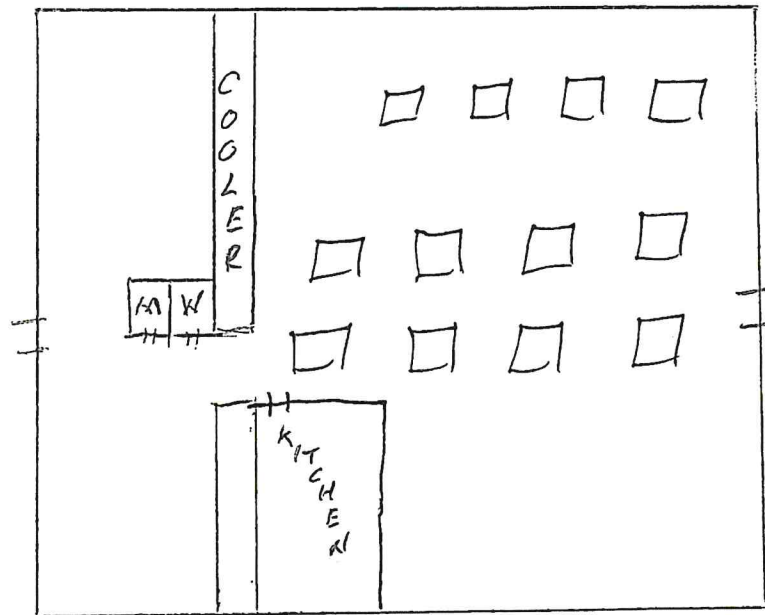
WEST LESLIE

SOUTH CAGE BLVD.

TRASH



STORAGE





Pharr
Development Services



Site Photo

902 South Cage Boulevard





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: August 29, 2024

MEETING DATE: September 9, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Miguel A. Vargas, representing Antonia A. Vargas, has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow the outside storage of materials and/or equipment in a General Business District (C). The property is legally described as being a 0.95 acre tract of land being a Northerly portion of Block "AA" Original Townsite of Pharr, Hidalgo County, Texas. The property's physical address is 500-600 West State Street. **SUP#240801**

Classification: Public Hearing

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

Issue: Miguel A. Vargas, representing Antonia A. Vargas, has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow the outside storage of materials and/or equipment in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Special Use Permit to allow the outside storage of materials and/or equipment in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 8/29/2024
Approved - 9/5/2024
Final Approval - 9/5/2024

MEMORANDUM

DATE: MONDAY, SEPTEMBER 9, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SPECIAL USE PERMIT FOR (OUTSIDE STORAGE) –
FILE NO. **SUP#240801**

GENERAL INFORMATION:

APPLICANT: Miguel A. Vargas, representing Antonia A. Vargas, has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow the outside storage of materials and/or equipment in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being a 0.95 acre tract of land being a Northerly portion of Block “AA” Original Townsite of Pharr, Hidalgo County, Texas.

LOCATION: The property’s physical address is 500-600 West State Street.

ZONING: The property is currently zoned General Business District (C). The properties to the north are zoned Single-Family Residential-Small Lot (R1-A). Single-Family Residential District (R-1) and Business District (C-2) to the east, General Business District (C) to the south and Single-Family Residential-Small Lot (R1-A) to the west. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:

FIRE DEPARTMENT: Pending reinspection of the Conditional Use Permit.

CODE COMPLIANCE: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES:

Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC:

Fifty-four (54) surrounding property owners were notified of the request by letter on August 28, 2024, and a legal notice was published in the Advance News Journal on August 28, 2024. Staff received no response to the letters or the legal notice.

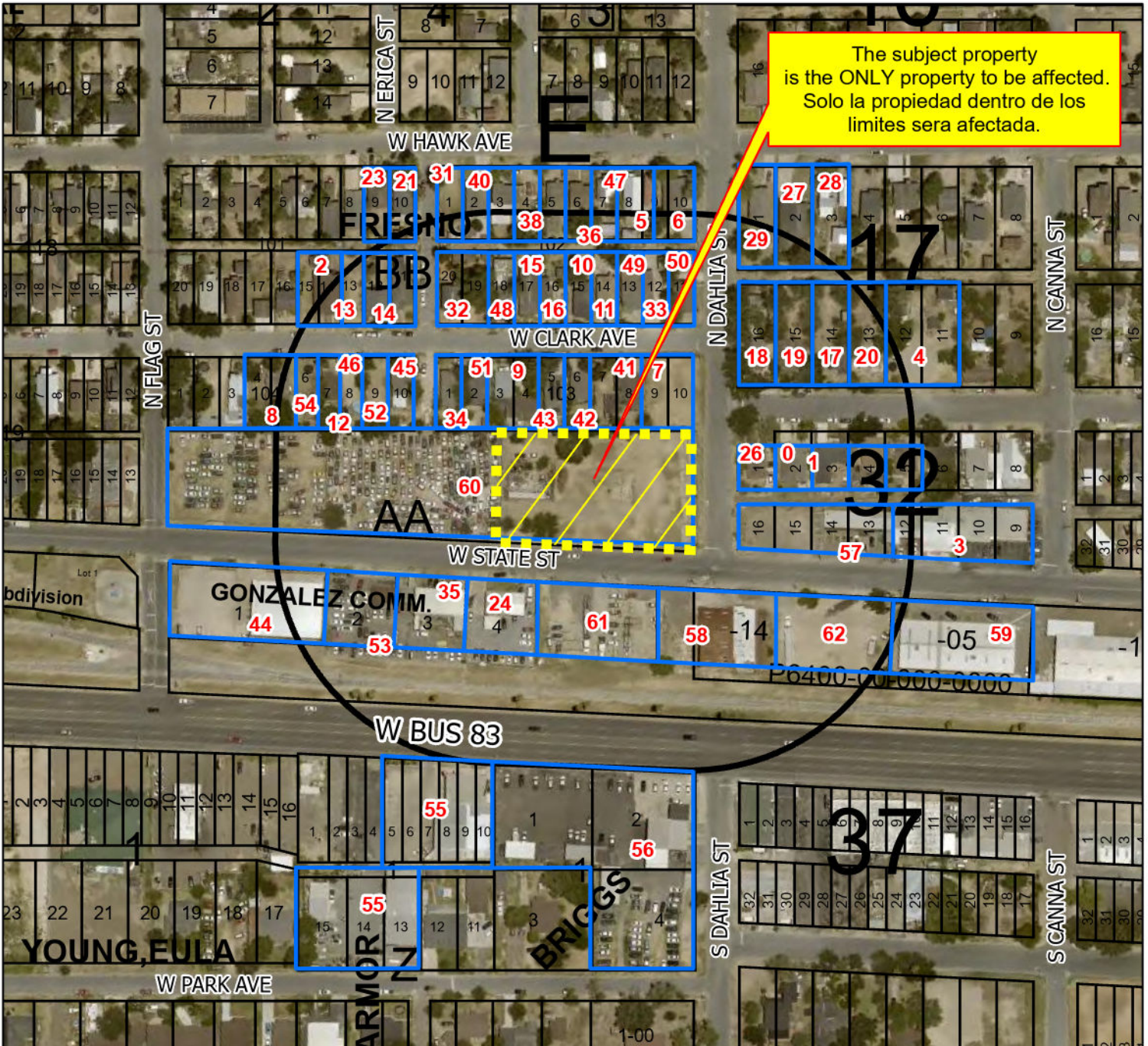
DEVELOPMENT SERVICES RECOMMENDATIONS:

Development Services is recommending approval of the Special Use Permit to allow the outside storage of materials and/or equipment in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

1. Special Use Permit will be active for twelve (12) months and only one (1) renewal will be granted for six (6) months, and site inspections will be performed by all city departments before renewal is granted. No more than (18) months total will be allowed with this permit;
2. Applicant shall comply with all City of Pharr Ordinance requirements; any violation of City Ordinance will terminate this Special 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 Special 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 Special Use Permit;
5. This Special 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. The following shall be considered as grounds for the revocation of the Special 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.

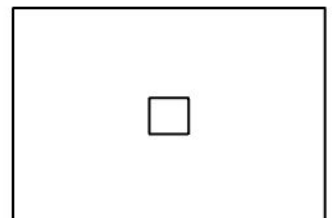
- Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Special Use Permit; or revocation of the permit if not paid by the 31st day.
- Special Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

AERIAL



- Notified Properties
- 300 ft. Notification Buffer
- Subject Property

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ZONING



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 240819 Miguel Vargas UPDATED\apn\00_BASE Project File.aprx

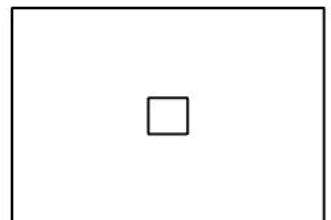
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial

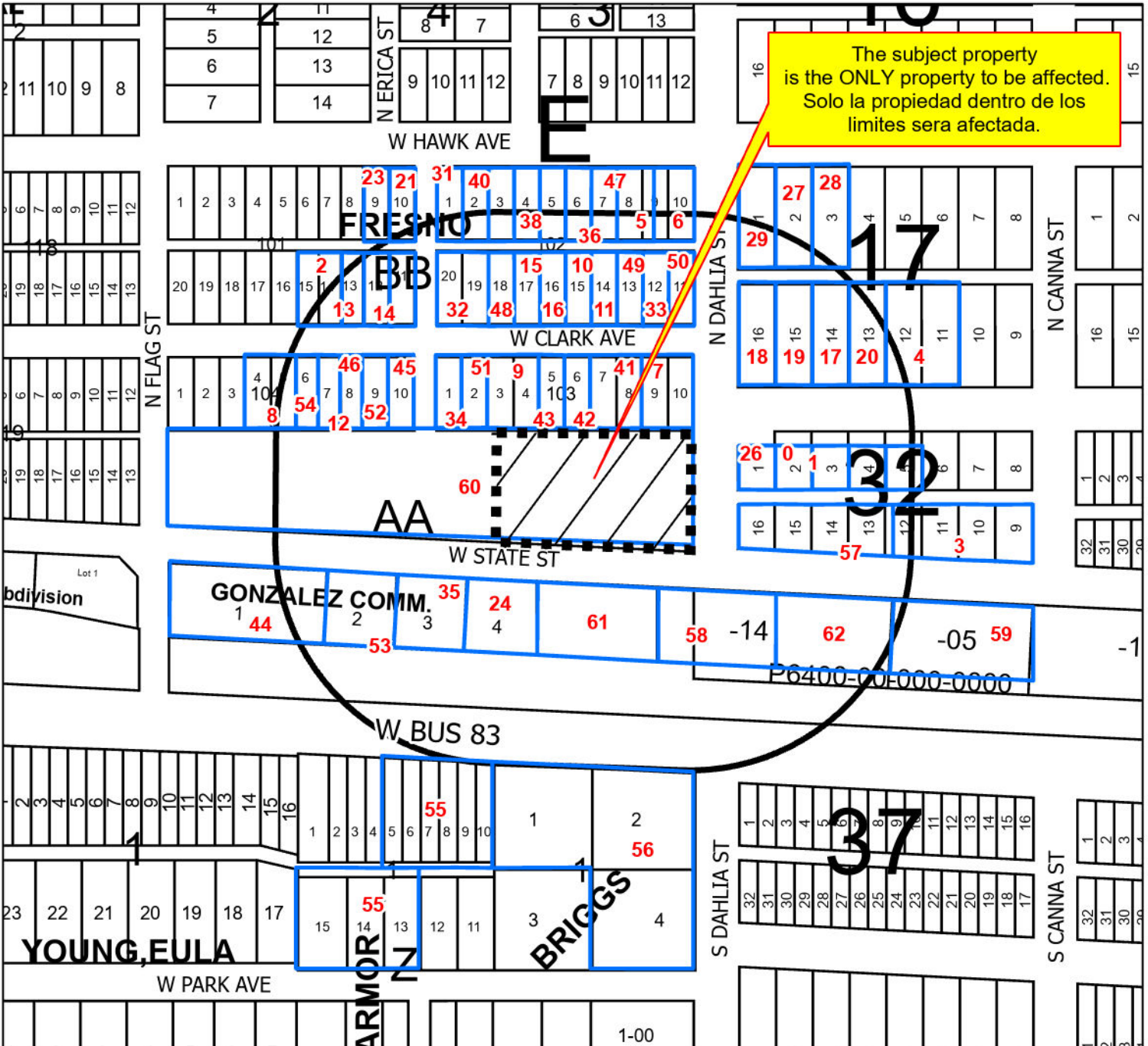
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

- Notified Properties
- 300 ft. Notification Buffer
- Subject Property

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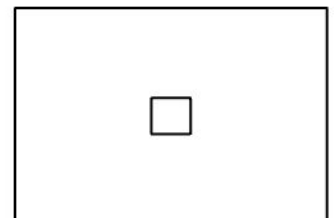
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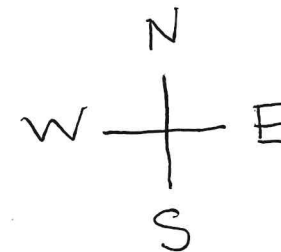
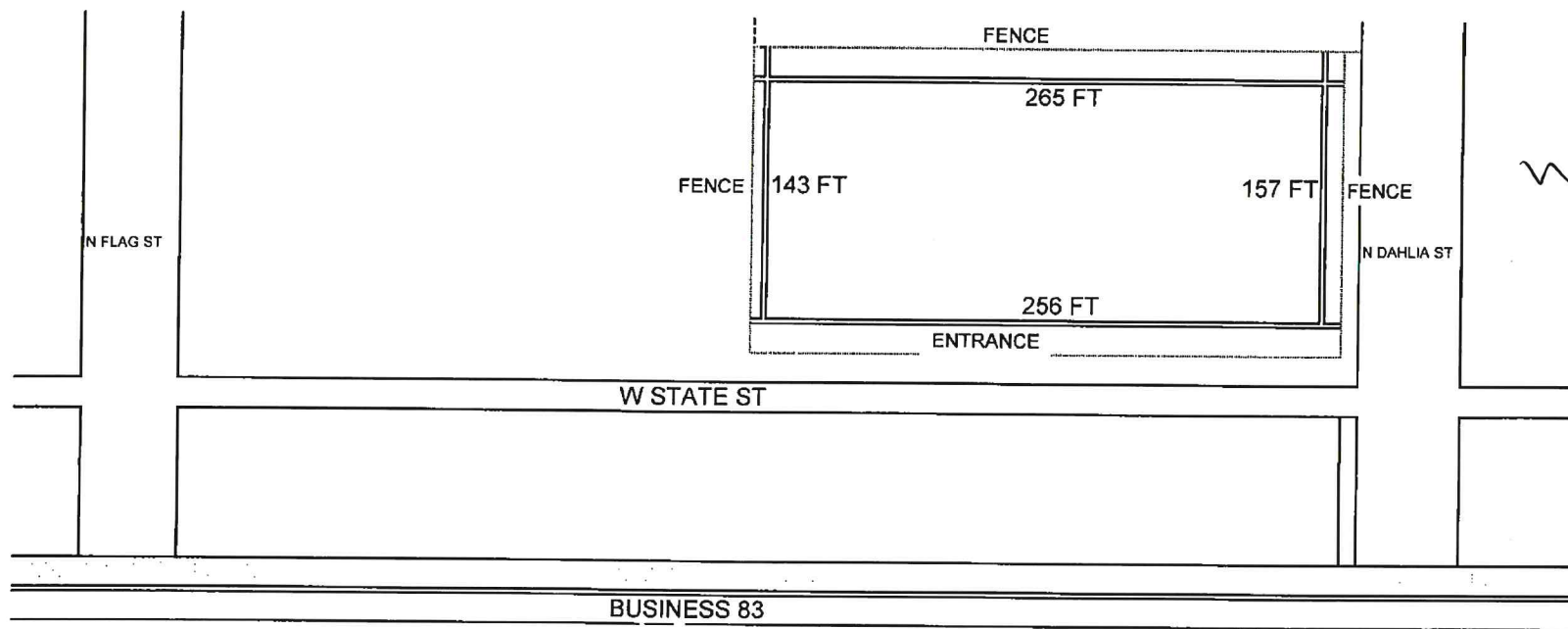


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- Notified Properties
- 300 ft. Notification Buffer
- Subject Property

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Pharr
Development Services



Site Photo

500-600 West State Street





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: August 29, 2024

MEETING DATE: September 9, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Eduardo Barrera, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 2.85 acres, more or less, out of Lot 252, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3310 South Cage Boulevard. **COZ#240722**

Classification: Public Hearing

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

Issue: Eduardo Barrera, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C) in order to develop and construct a heavy machinery sales store and garage warehouse for maintenance of the machinery.

Fiscal Consideration:

Staff Recommendation: Development Services recommends disapproval of the rezoning request from General Business District (C) to Heavy Commercial District (H-C) as the property is not in compliance with the future land use and may have a detrimental impact on the area. The proposed development is not compatible with the surrounding land uses in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 8/29/2024
Approved - 9/5/2024
Final Approval - 9/5/2024



MEMORANDUM

DATE: MONDAY, SEPTEMBER 09, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 2.85 acres, more or less, out of Lot 252, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3310 South Cage Boulevard. COZ#240722

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:

Eduardo Barrera, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C) in order to develop and construct a heavy machinery sales store and garage warehouse for maintenance of the machinery.

The subject site is located on the southwest corner of West Javelina Drive and South Cage Boulevard and has a physical address of 3310 South Cage Boulevard. The property is legally described as being 2.85 acres, more or less, out of Lot 252, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120-150 ft. principal arterial street which runs north and south with a posted speed limit of 40 to 55 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan. The property also fronts West Javelina Drive, a 70' minor collector street 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 was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on July 17, 2023. The property to the north was rezoned Agricultural and/or Open Space District (A-O) to General Business District (C) on November 6, 2023. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on May 20, 2003. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) on June 12, 2023. The property to the west is zoned Agricultural and/or Open Space District (A-O) upon annexation on May 4, 1976. 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 uses in the Land Use Plan.

The Heavy Commercial District (H-C) is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Six (6) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on August 28, 2024, and a legal notice was published in the Advance News Journal on August 28, 2024. Staff received no response to the letters or the legal notice.

Development Services is recommending **disapproval** of the request to re-zone from General Business District (C) to Heavy Commercial District (H-C) as the property is not in compliance with future land use and may have detrimental impact to the area. The proposed development is not compatible with the surrounding land uses in the area. 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 **September 16, 2024**, 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.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Eduardo Barrera, Owner

APPLICANT

General Business District (C)

CURRENT ZONE

3310 South Cage Boulevard

ADDRESS

Heavy Commercial District (H-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:

Denial

Development Services is recommending disapproval of the request to re-zone from General Business District (C) to Heavy Commercial District (H-C) as the property is not in compliance with future land use and may have detrimental impact to the area. The proposed development is not compatible with the surrounding land uses in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

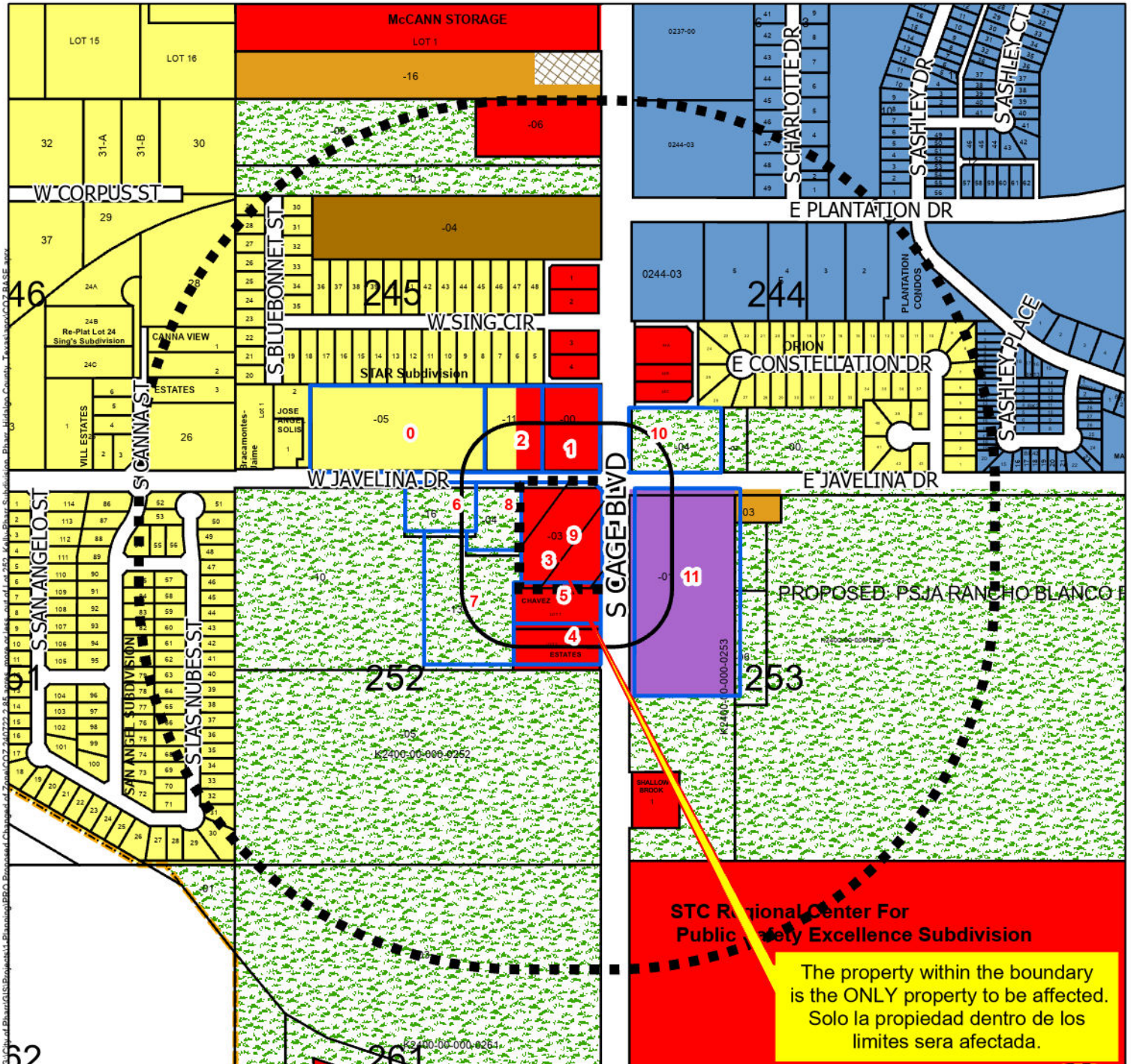
Laura Fonseca, Planner II

PREPARED BY

August 26, 2024

DATE

ZONING



Zoning

ZONE

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

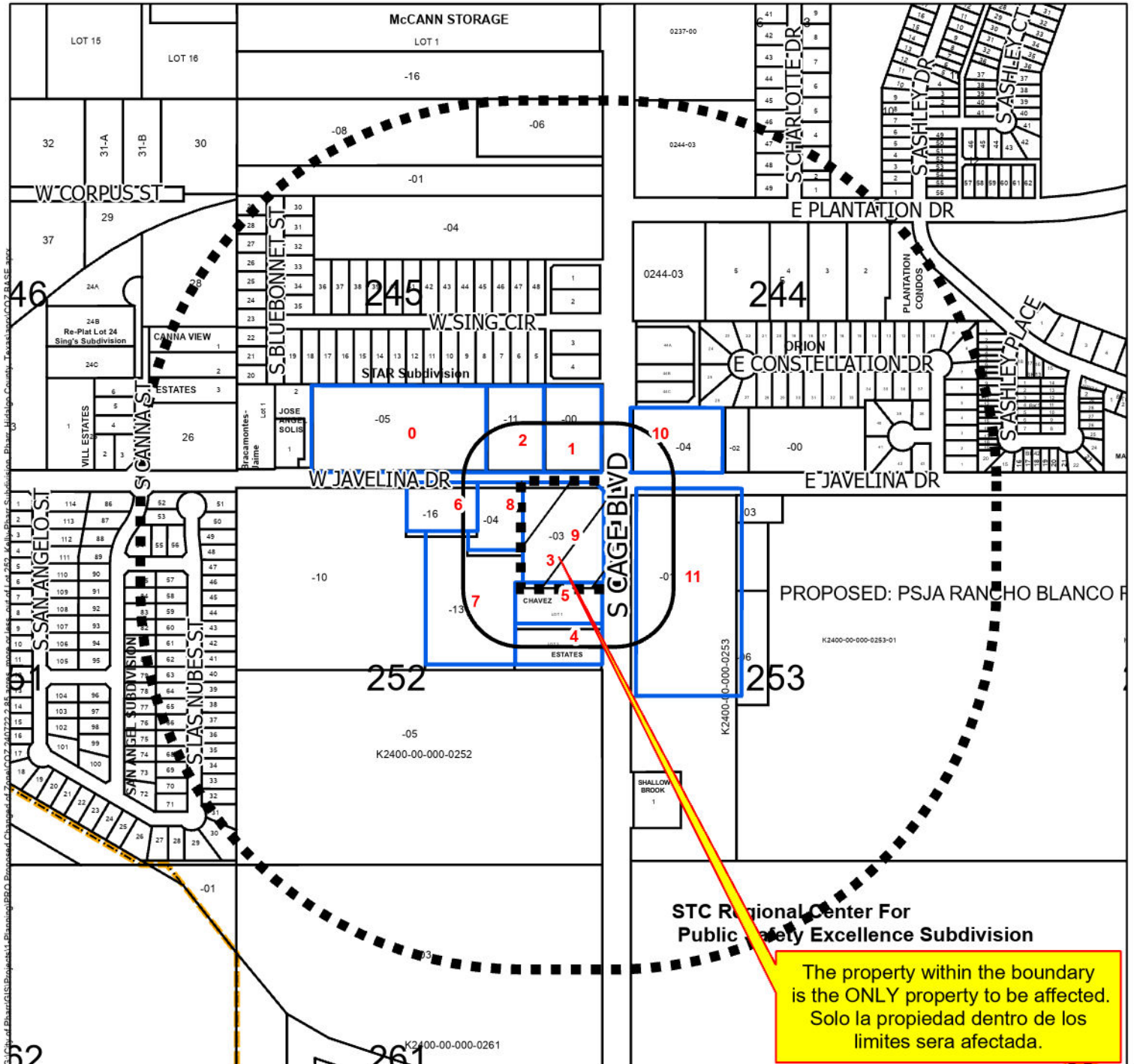
- Mobile Home
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD

- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Quarter Mile Radius
- 200 ft Radius
- Notified Properties
- Subject Property

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RADIUS

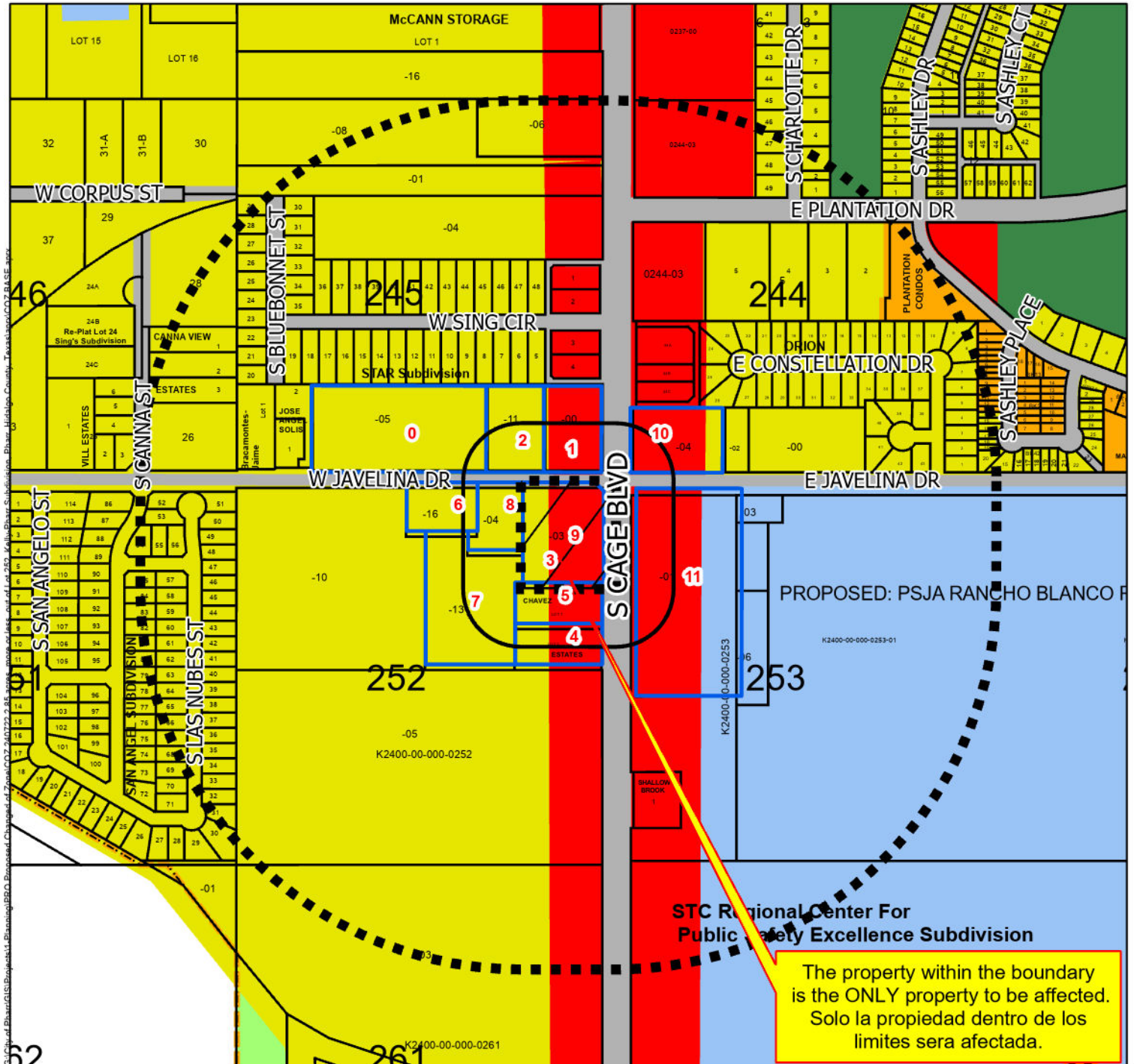


- Quarter Mile Radius
- 200 ft Radius
- Notified Properties
- Subject Property

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FUTURE LAND USE



Future Land Use

FUTURELAND

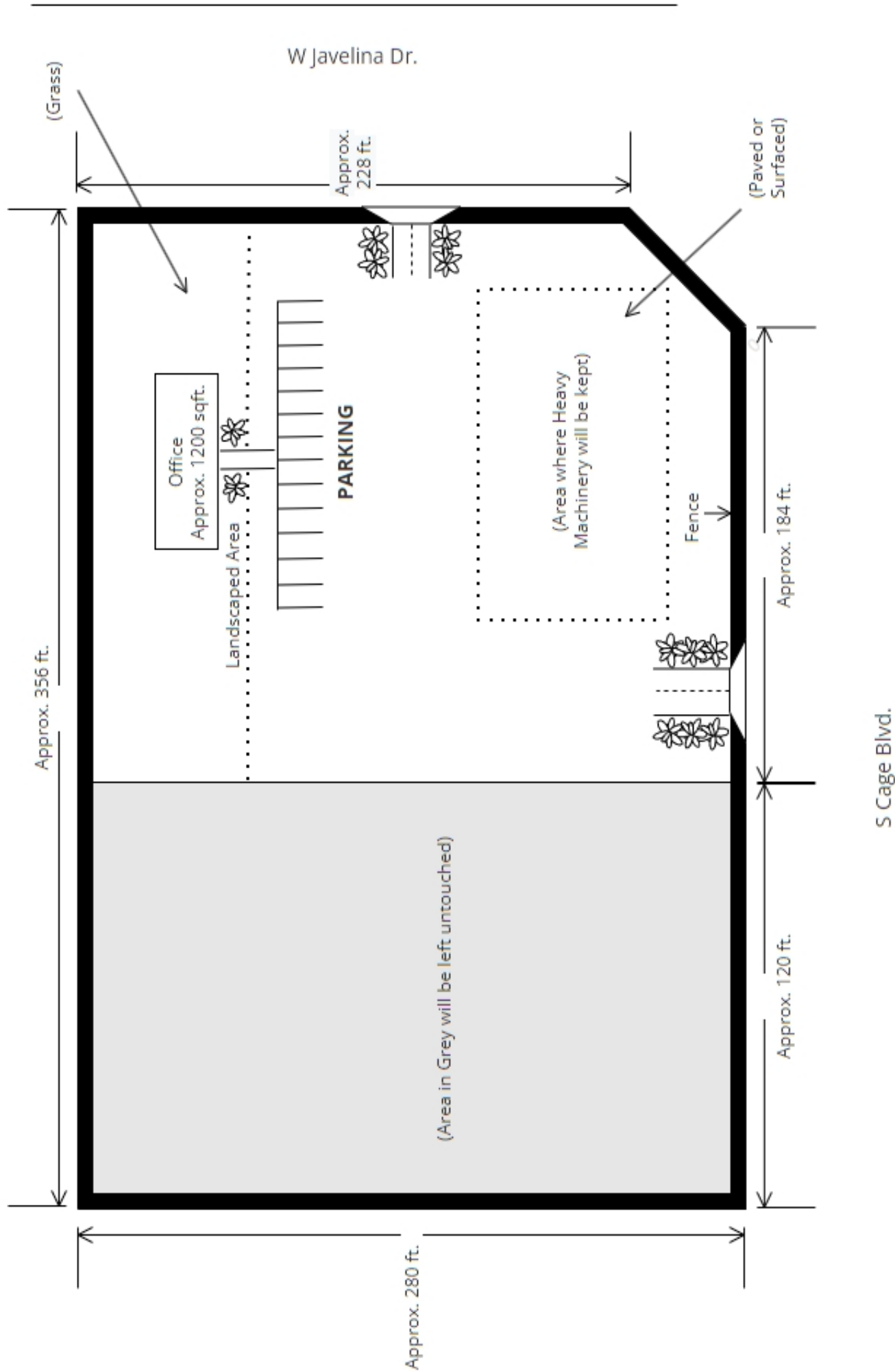
- Irrigation
- Agriculture

- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks

- Quarter Mile Radius
- 200 ft Radius
- Notified Properties
- Subject Property

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Pharr
Development Services



Site Photo

3310 South Cage Boulevard





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: August 30, 2024

MEETING DATE: September 9, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing Garcia-Reyna Family LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 0.74 acres, more or less, out of Lots 32 and 33, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 700 Block of North Veterans Boulevard.
COZ#240824

Classification: Public Hearing

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

Issue: Melden & Hunt Inc., representing Garcia-Reyna Family LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct the entrance to a proposed multifamily residential development.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The request is compatible with the residential trends and land use patterns in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 8/30/2024
Approved - 9/5/2024
Final Approval - 9/5/2024



MEMORANDUM

DATE: MONDAY, SEPTEMBER 9, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From General Business District (C) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 0.74 acres, more or less, out of Lots 32 and 33, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 700 Block of North Veterans Boulevard. COZ#240824

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:

Melden & Hunt Inc., representing Garcia-Reyna Family LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct the entrance to a proposed multifamily residential development.

The subject site is located on the west side of North Veterans Boulevard, approximately 0.17 miles south of East Polk Avenue and has a physical address of 700 Block of North

Veterans Boulevard. The property is legally described as being 0.74 acres, more or less, out of Lot 32 and 33, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Veterans Boulevard, a 100 ft. minor arterial street which runs north and south with a posted speed limit of 30 – 45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the south, were rezoned from Single-Family Residential District (R-1) to General Business District (C) on September 5, 2006. The property to the east was rezoned from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) on September 5, 2006. The property to the north was rezoned from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) on June 19, 1984. The city limits lie to the west side. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan. However, the request is compatible with the land use patterns in the area.

The Residential Multi-Family High Density District (R-MFHD) is established to provide adequate space and site diversification for medium to high density areas. This may be a zone for transitional areas developed for single-family usage, but because of the need for rehabilitation, or changes in the character of the neighborhood, are now deemed suitable for some multifamily development. This zone allows medium to high density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met. R-MFHD uses should not run traffic over long distances of single-family residential-sized streets or neighborhoods and should be located close to arterials or collectors capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses and should be properly buffered from nonresidential land uses and traffic, or from pollution and environmental hazards.

Three (3) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on August 29, 2024, and a legal notice was published in the Monitor Newspaper on August 31, 2024. Staff received no response to letters or legal notice.

Development Services recommends **approval** of the rezoning request from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The request is compatible with the residential trends and land use patterns in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

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.**



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

**Melden & Hunt Inc., representing
Reyna Family LTD., owner**

Garcia-

APPLICANT

700 Block of North Veterans Boulevard

ADDRESS

General Business District (C)

CURRENT ZONE

**Residential Multi-Family High Density
District (R-MFHD)**

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

Development Services recommends approval of the rezoning request from General Business District (C)

to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements

and has adequate ingress and egress. The request is compatible with the residential trends and land use patterns

in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II

PREPARED BY

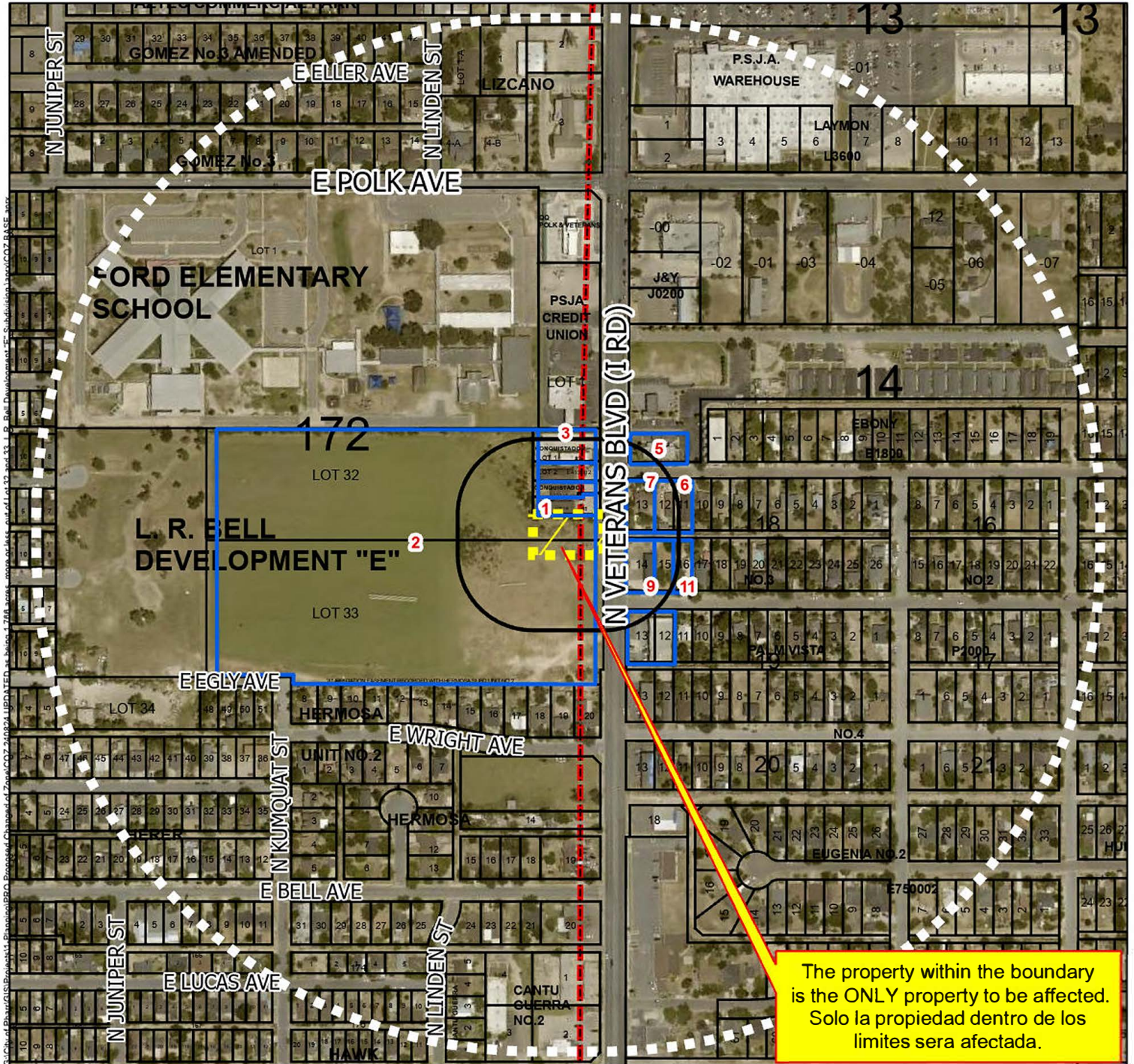
August 28, 2024

DATE

Proposed Change of Zone
as being 0.74 acres, more or less, out of Lot 32
and 33, L.R. Bell Development "E" Subdivision
Melden & Hunt, Inc.



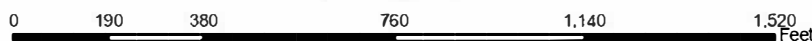
AERIAL



- Subject Property
- Notified Properties
- 200 ft Radius
- Quarter Mile Radius
- Pharr City Limit
- Pharr ETJ

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:4,600



Date: 8/28/2024

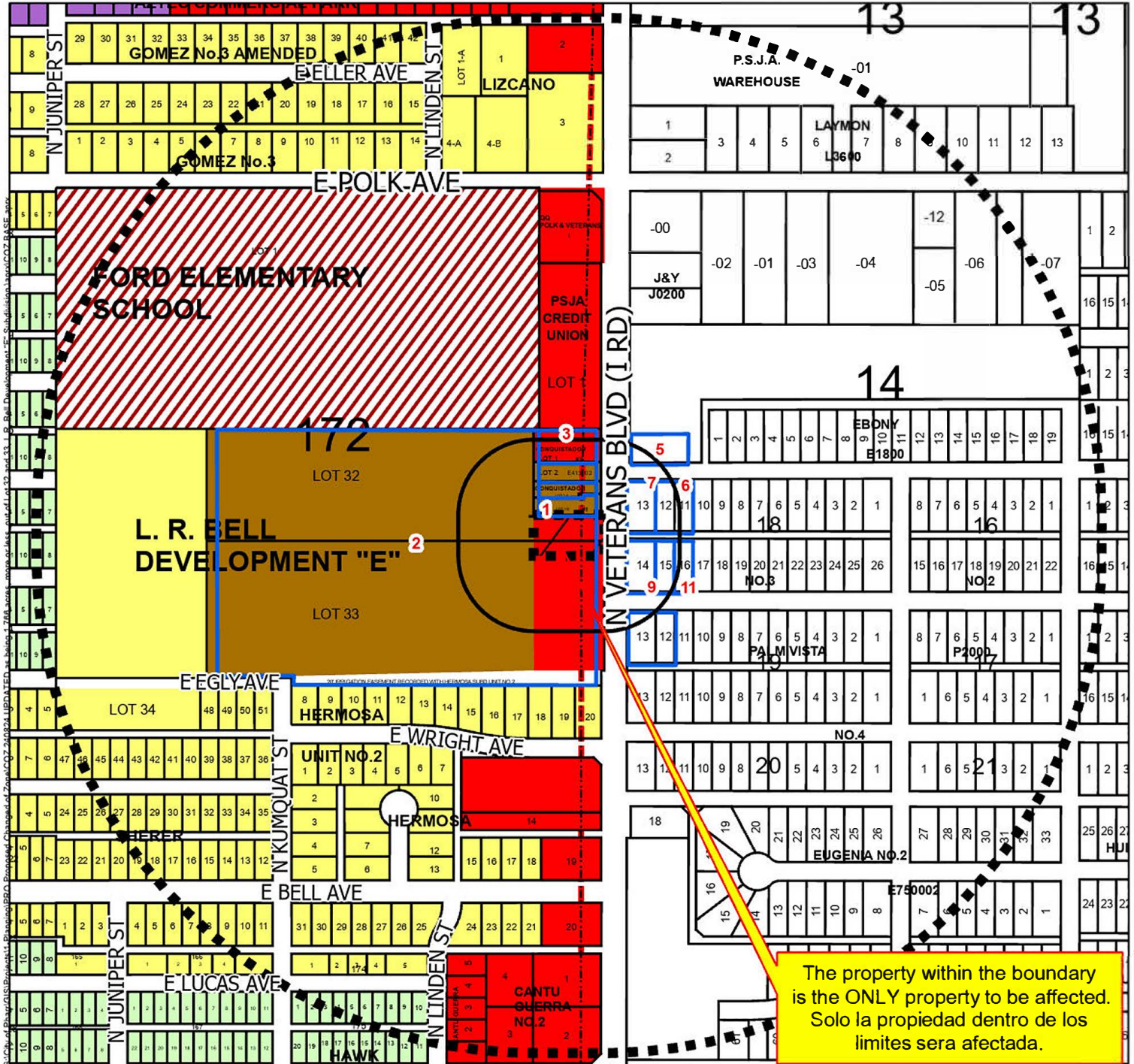
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Proposed Change of Zone
as being 0.74 acres, more or less, out of Lot 32
and 33, L.R. Bell Development "E" Subdivision
Melden & Hunt, Inc.



ZONING



Zoning

ZONE

- 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

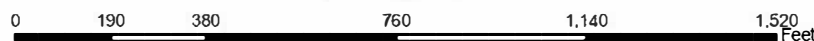
- Subject Property
- Notified Properties
- 200 ft Radius
- Quarter Mile Radius
- Pharr City Limit
- Pharr ETJ

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.

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 8/28/2024

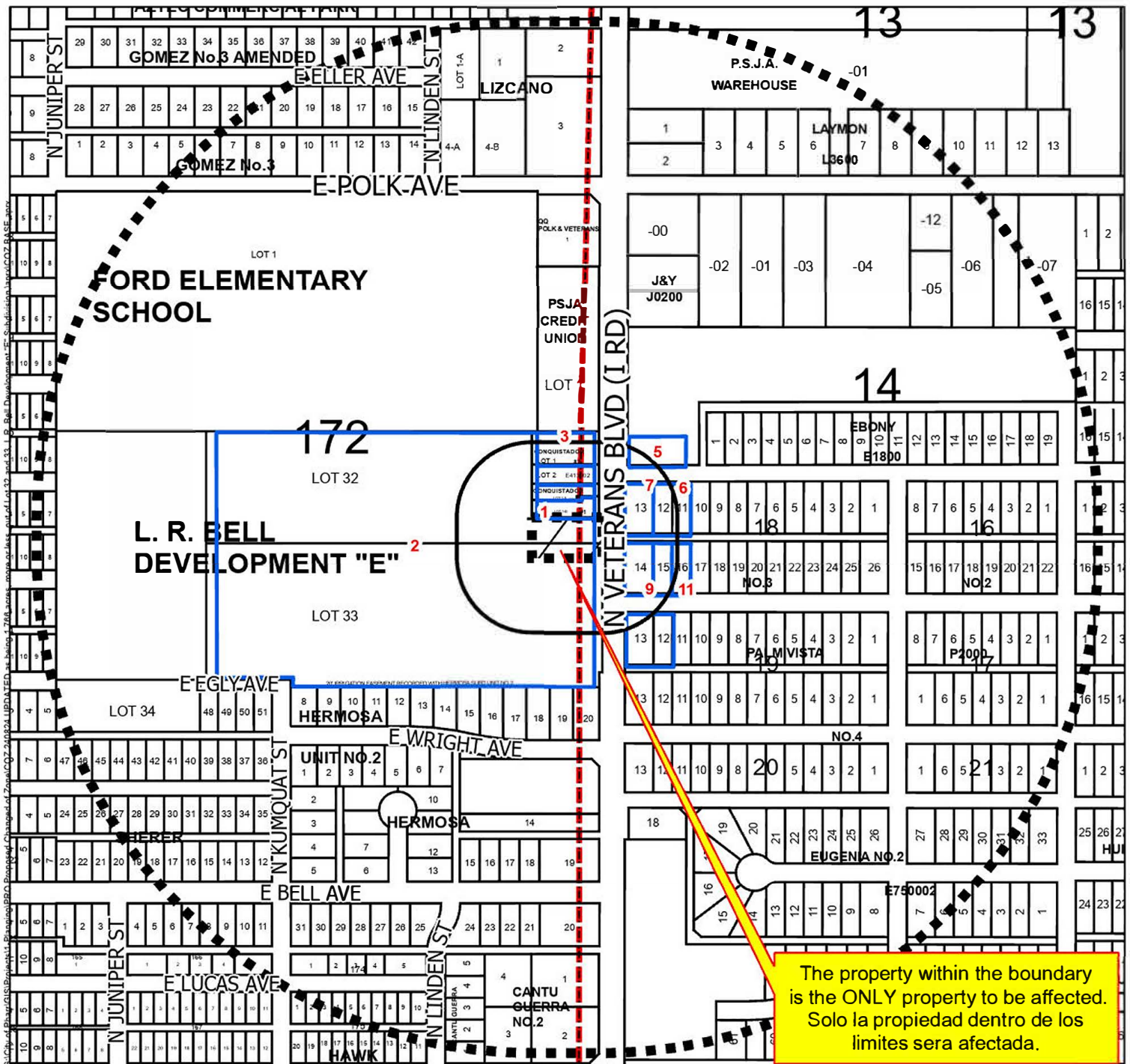
Scale: 1:4,600



Proposed Change of Zone
as being 0.74 acres, more or less, out of Lot 32
and 33, L.R. Bell Development "E" Subdivision
Melden & Hunt, Inc.



RADIUS



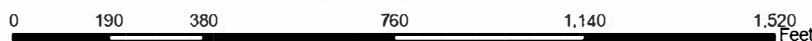
The property within the boundary
is the ONLY property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

- Subject Property
- Notified Properties
- 200 ft Radius
- Quarter Mile Radius
- Pharr City Limit
- Pharr ETJ

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.

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:4,600



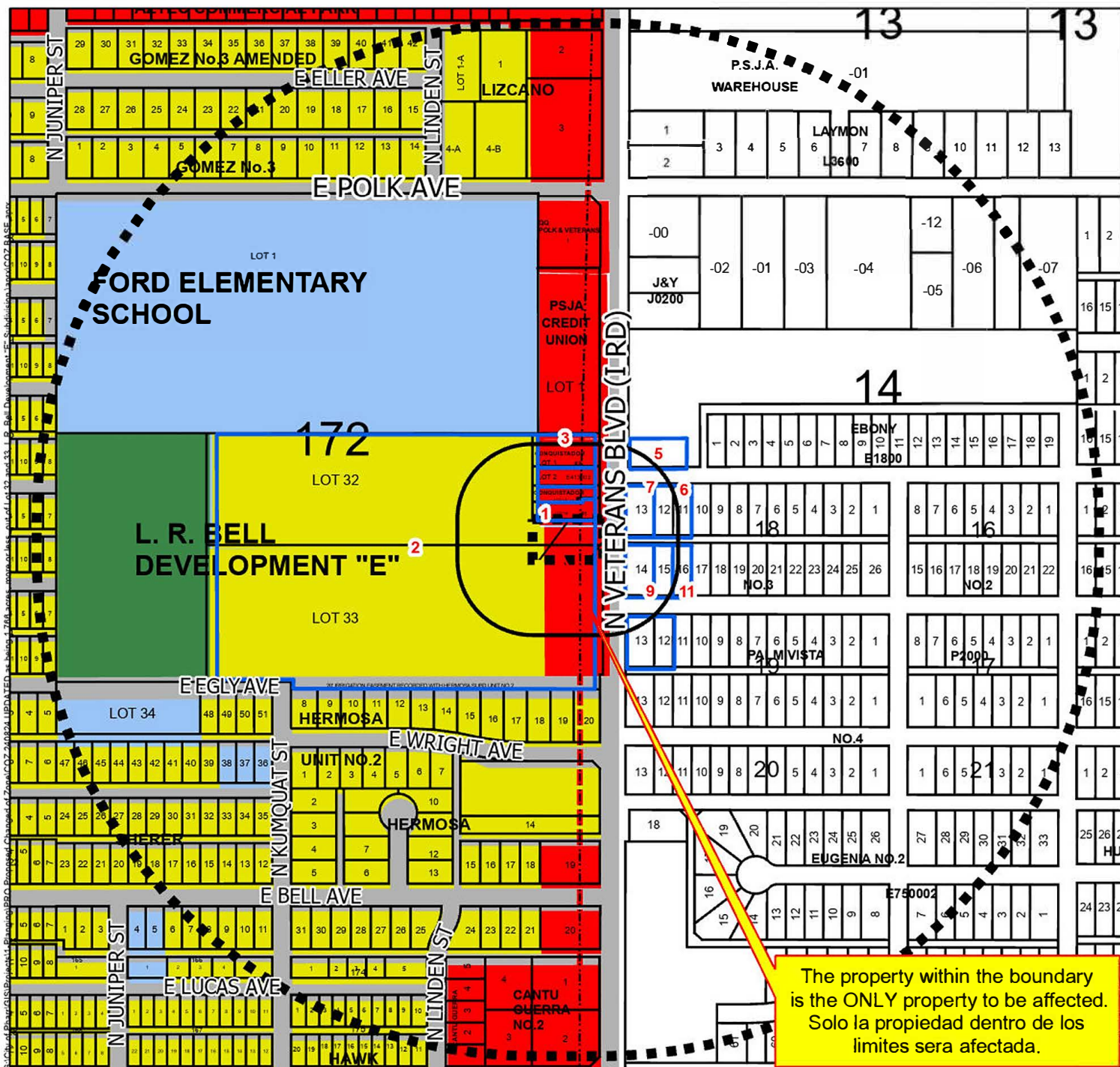
Date: 8/28/2024



Proposed Change of Zone
as being 0.74 acres, more or less, out of Lot 32
and 33, L.R. Bell Development "E" Subdivision
Melden & Hunt, Inc.



FUTURE LAND USE



Future Land Use

FUTURELAND

Irrigation
Agriculture

Single Family Res.
Multi-Family Res.
Manufactured Homes
Industrial
Commercial

Public/Semi Public
ROW
Parks
Subject Property
Notified Properties

200 ft Radius
Quarter Mile Radius
Pharr City Limit
Pharr ETJ

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.

City of Pharr, Texas
Engineering Department
956.402.4242

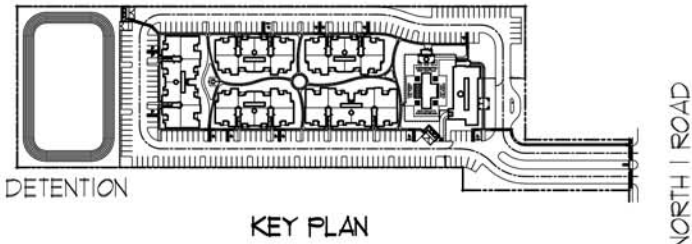
Date: 8/28/2024

Scale: 1:4,600

0 190 380 760 1,140 1,520 Feet



NOTE:
H.C. INDICATES MOBILITY IMPAIRED UNIT.
S/H INDICATES SIGHT/HEARING IMPAIRED UNIT.
PROPERTY AREA: = 6.000 ACRES
FLOOD PLAIN NOTE: PROPERTY IS ENTIRELY IN ZONE B (AREA BETWEEN THE
LIMITS OF THE 100-YEAR AND 500-YEAR).
DETENTION IS PROVIDED BY ON-SITE DETENTION POND.
FLOOD MITIGATION IS NOT REQUIRED FOR THIS PROPERTY.
THERE ARE NO PIPELINE EASEMENTS ON THIS PROPERTY.



SITE PLAN

Citrus Village
Mucasey & Associates, Architects



TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.



Pharr
Development Services



Site Photo

700 Block of North Veterans Boulevard





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: August 29, 2024

MEETING DATE: September 9, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing Javier Aldape, Managing Member for Acre Construction, L.L.C., A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Acre South Pharr Subdivision. The property is legally described as being a Resubdivision of 2.231 acres out of Lot 2, Storage Depot South Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 6100 Block of South Cage Boulevard. **SUB #240722**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing Javier Aldape, Managing Member for Acre Construction, L.L.C., A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Acre South Pharr Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Acre South Pharr Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 8/29/2024
Approved - 9/5/2024
Final Approval - 9/5/2024



MEMORANDUM

DATE: MONDAY, SEPTEMBER 09, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ACRE SOUTH PHARR SUBDIVISION
FILE NO. **SUB#240722**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Javier Aldape, Managing Member for Acre Construction, L.L.C., A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Acre South Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a Resubdivision of 2.231 acres out of Lot 2, Storage Depot South Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 6100 Block of South Cage Blvd.

ZONING: The property is currently zoned General Business District (C). 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 Acre South Pharr Subdivision. subject to the following conditions set before you.

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

1. Provide excavation permits from public works and public utility department, if any.
2. Provide TxDot permits if any excavation along S. Cage Blvd.
3. Provide street lights along S. Cage Blvd.

EASEMENTS:

1. No overlapping easements, if any.
2. Show within property a 15' Exclusive easement to City of Pharr, for water or sewer.
3. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).
4. Verify with HCID 2, if any easements are within property.

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Provide detention directive on plat notes.

OTHER:

1. Provide KMZ file, geo referenced and DWG format.
2. Provide surveyors and engineer seal and signature.
3. Correct the sequence of plat notes.
4. On plat layout the lot number verify, why labeling as Lot 2.

STAFF REVIEW MEETING FOR: *ACRE SOUTH PHARR SUBDIVISION*

COMMENTS: **Initials: J.R. /O.D.L.** **AUGUST 27, 2024**

WATER:

- Easement will need to be 15' exclusive to the City of Pharr.
- Will need to get RULIS permit form TxDot for water line installation.
- Will need to install 12" water line on S. Cage Blvd. to be looped with 12" on the east side of property. (Escalante School)
- Will need to show all water crossing details.
- Will need to show water valves
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easement will need to be 15' exclusive to the City of Pharr.
- Will need to show sewer service connection location.
- Will need to show manhole rim and lid detail.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

Print Name: _____

Signature: _____

Date: _____



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

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: Staff preliminary Acre South Pharr Subdivision

Reviewed by: J.Gonzalez

07-19-2024

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **PAINTED SILVER** in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM (SHERWIN-WILLIAMS SILVER BRIGHT 631-1336)** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of

20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.
17. General Plat Notes & Restrictions: **ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.**

Additional Comments:

1. **Shall add a 12-inch waterline along S Cage Blvd and complete a looped water line with an 8-inch waterline inside the property. Please note #1&2 for City of Pharr standards on commercial property.**
2. **Shall add a fire hydrant every 300 feet. Additional fire hydrants may be required based on the use of commercial property to provide additional fire protection. Please see note # 3 for fire hydrants on City of Pharr standards.**
3. **Shall provide fire hydrant details with valve and valve box details.**



Staff Pre-Construction Meeting
Acre South Pharr Subdivision
Pharr TX, 78577

DATE: 08/27/2024

2.23 Acres

Plat Notes:

- **No comments**

General Notes:

- **Include an approved drainage plan.**
- **Include a Sediment Erosion Control plan.**
- **Obtain a small construction notice from T.C.E.Q.**
- **Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.**

SUBDIVISION REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1ST FLOOR • PHARR, TX 78577 • 956.402.4221

SUBDIVISION: Acres South Pharr
Subdivision

DATE: August 29, 2024

REVIEW: Preliminary (comments plans dated 8-16-2024)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. 15'-ft exclusive easement to City of Pharr may be required for along S. Cage Blvd. and north side of the property.
4. Drainage easement may be required for drainage area.

SITE PLAN

1. Provide all pertinent City of Pharr details for water and sanitary sewer items.
2. Show a cross-section of water service crossing sanitary sewer line. Must be in compliance with TCEQ guidelines.

DRAINAGE

1. Drainage report to be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Subdivision requires an onsite detention area. Perimeter fence for detention pond shall be required with a minimum height of 4'-ft. if depth is 3'-ft or deeper.

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

STANDARD REQUIREMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- **TCEQ requires 9'-ft separation between water and sewer lines, including sewer manholes.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- **SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.**

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: ACRE SOUTH PHARR SUBDIVISION
Date: Monday, August 26, 2024 2:54:08 PM

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

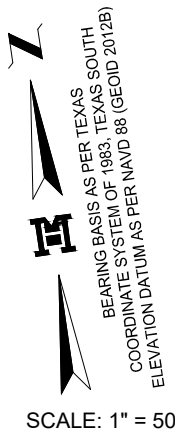
Hello Eddie,

Upon plat review, HCID2 claims, comments and updates as needed:

1. We have the general right of way covering all the lot V. 19, Pg. 41 – no action required.
2. Update part of the signature block script:
THIS PLAT IS HEREBY APPROVED ... _____, (add comma) 2024.
3. Plat must include the distance and bearing from the corner Lot of Subdivision.
4. We will need the recorded warranty deed of the 2.231 acre tract.
5. We will need the certificate of filing for the llc.
6. Flat rate will need to be current.
7. If the subdivision is to be excluded from the District, a petition form must be submitted.

If there are any questions, please advise. Thank you.

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



MAP OF ACRE SOUTH PHARR SUBDIVISION

BEING A RESUBDIVISION OF 2.231 ACRES
OUT OF LOT 2,
STORAGE DEPOT SOUTH
PHARR SUBDIVISION
INSTRUMENT No. 2463484, H.C.M.R.
CITY OF PHARR
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO:

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

ACRE CONSTRUCTION, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

JAVIER ALDAPE, MANAGING MEMBER
ACRE CONSTRUCTION L.L.C.
4508 TYLER AVE
MCALLEN, TX 7503 USA

DATE

STATE OF TEXAS
COUNTY OF HIDALGO:

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

_____, DAY OF _____, 20__.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20__.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA, PROFESSIONAL ENGINEER No.117368
STATE OF TEXAS

DATE PREPARED: 06-12-24
ENGINEERING JOB No. 20230.00

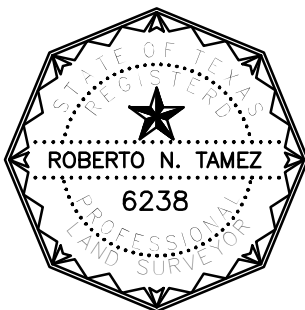


STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF ACRE SOUTH PHARR SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 06-07-24, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

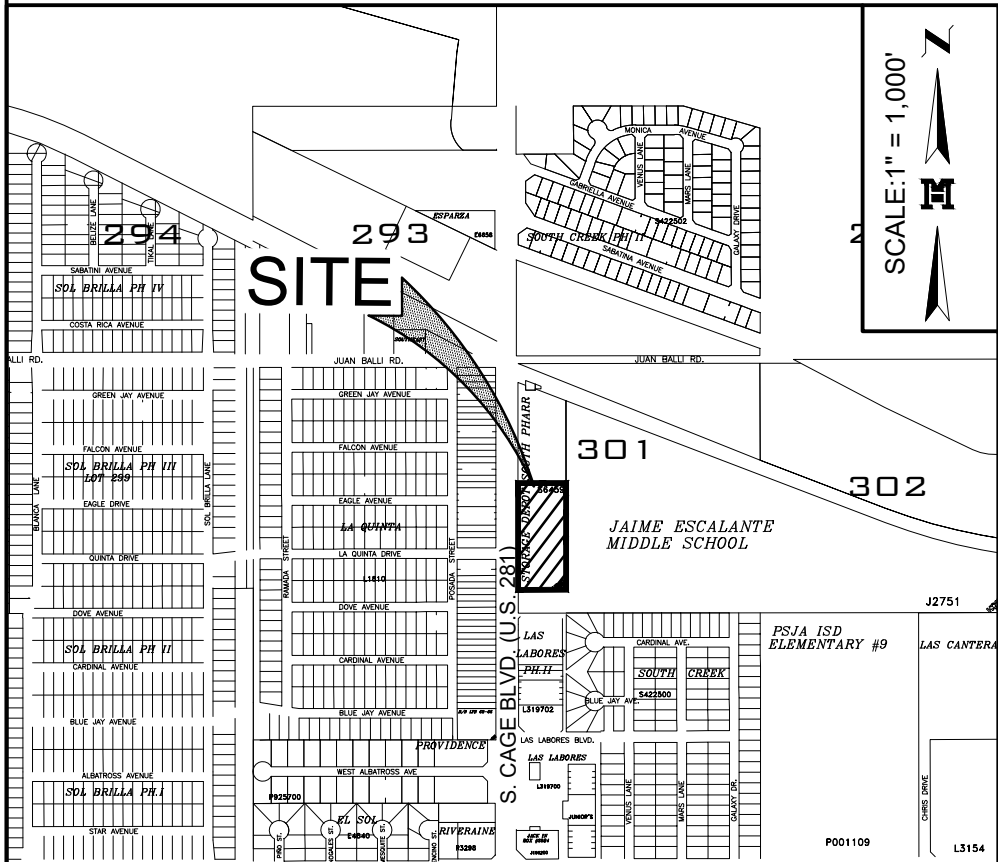
ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 06-07-24
T-1227, PAGE 37
SURVEY JOB No. 24548.08

DATE



DRAWN BY: _____ EM _____ DATE 06-12-2024
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

LOCATION MAP



APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE



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

HIDALGO COUNTY IRRIGATION DISTRICT NO.2

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 2024.

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

PRESIDENT

ATTEST:

SECRETARY

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

APPROVED THIS THE _____ DAY OF _____, 20__.

DANNY WYLIE
CHAIRMAN, PLANNING & ZONING COMMISSION

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

DATE

ATTEST: CITY CLERK



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 2.231 ACRES SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 2, STORAGE DEPOT SOUTH PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2463484, HIDALGO COUNTY MAP RECORDS, SAID 2.231 ACRES OUT OF A CERTAIN TRACT CONVEYED TO ACRE CONSTRUCTION LLC, A TEXAS LIMITED LIABILITY COMPANY, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3265850, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.231 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2 FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

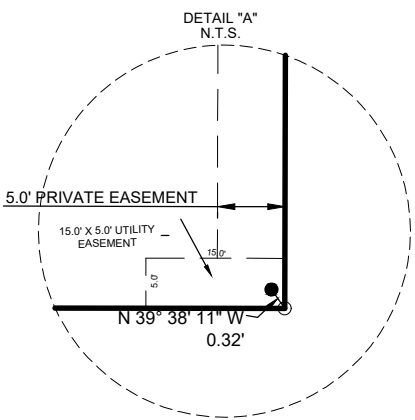
- THENCE, N 08° 32' 10" E ALONG THE WEST LINE OF SAID LOT 2, AND EXISTING EAST RIGHT-OF-WAY LINE OF SOUTH CAGE BOULEVARD, A DISTANCE OF 388.68 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 27' 50" E A DISTANCE OF 250.00 FEET TO A NO. 4 REBAR SET ON THE EAST LINE OF SAID LOT 2, STORAGE DEPOT SOUTH PHARR SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 32' 10" W A DISTANCE OF 388.68 FEET ALONG THE EAST LINE OF SAID LOT 2, STORAGE DEPOT SOUTH PHARR SUBDIVISION, TO A NO. 4 SET ON THE SOUTHEAST CORNER OF SAID STORAGE DEPOT SOUTH PHARR SUBDIVISION, FROM WHICH A NO. 4 REBAR BEARS N 39° 38' 11" W, A DISTANCE OF 0.32 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 27' 50" W ALONG THE SOUTH LINE OF SAID LOT 2, STORAGE DEPOT SOUTH PHARR SUBDIVISION, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.231 ACRES OF LAND, MORE OR LESS.

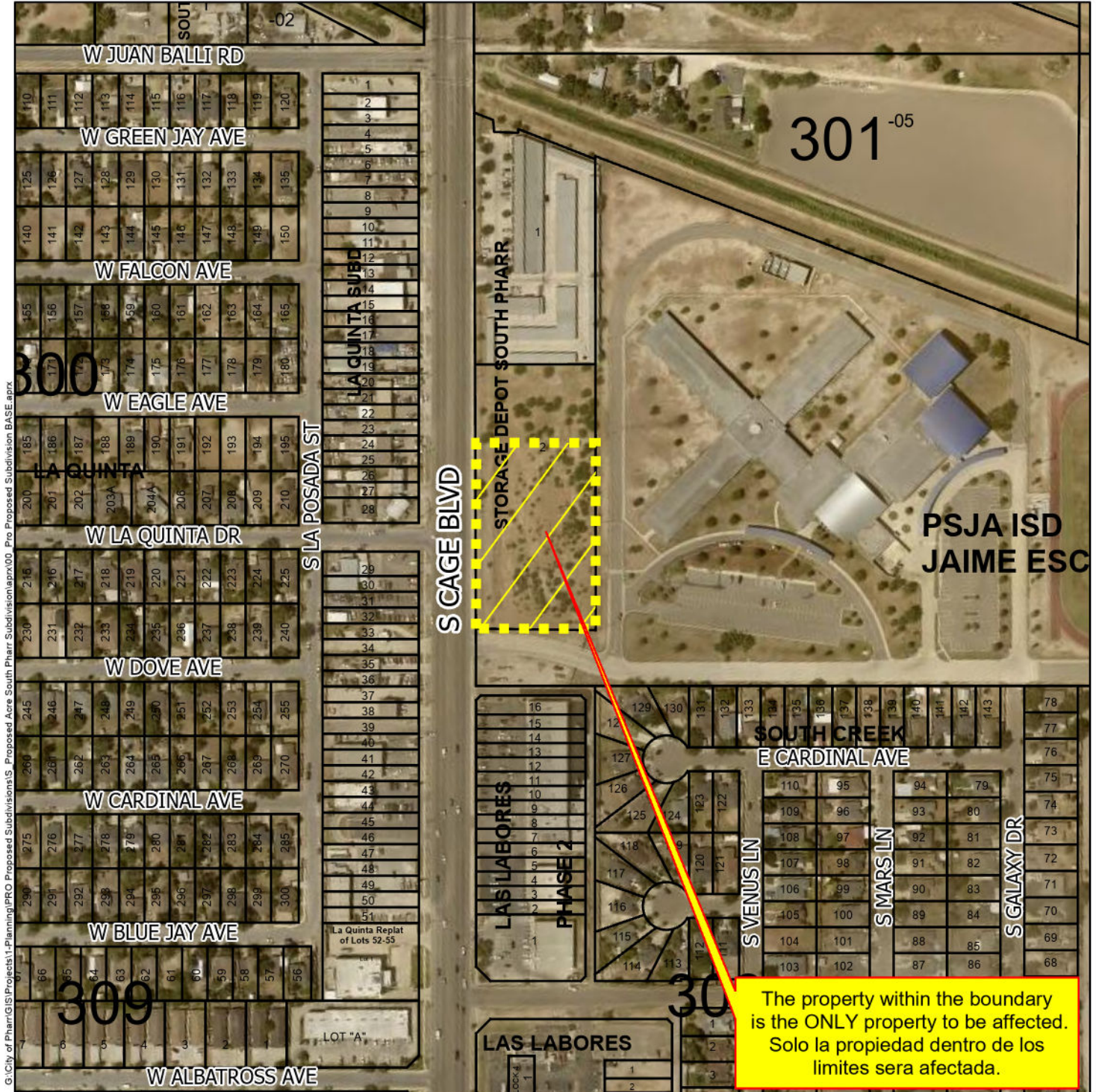
GENERAL NOTES :

- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER: 480334 0500 B
EFFECTIVE DATE: JANUARY 2, 1981
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB OF ROAD MEASURED AT FRONT CENTER OF LOT.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
AS PER CITY OF PHARR SETBACK ORDINANCE
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 23,553 C.F. AND A VOLUME OF APPROXIMATELY 0.541 ACRES-FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- CITY OF PHARR'S BENCH MARK; BM #19
LOCATED ON THE NORTH SIDE OF E. THOMAS DRIVE 157 FEET WEST OF S. CAGE BOULEVARD.
NORTHING:16572873.206, EASTING:1084532.972, ELEVATION: 69.12.
- NO PERMANENT STRUCTURE ALLOWED OVER ANY EASEMENT.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS DISCHARGE POLLUTION ELIMINATION SYSTEM (T.P.D.E.S.).
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- OWNER(S) TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- SET 1/2" IRON ROD AT ALL LOT CORNERS WITH PLASTIC YELLOW CAP STAMPED "MELDEN & HUNT, INC."
- 5.0' FT SIDEWALK WITH ADA RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
- OWNER(S) ARE TO MAINTAIN DETENTION/RETENTION AREAS.

LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING



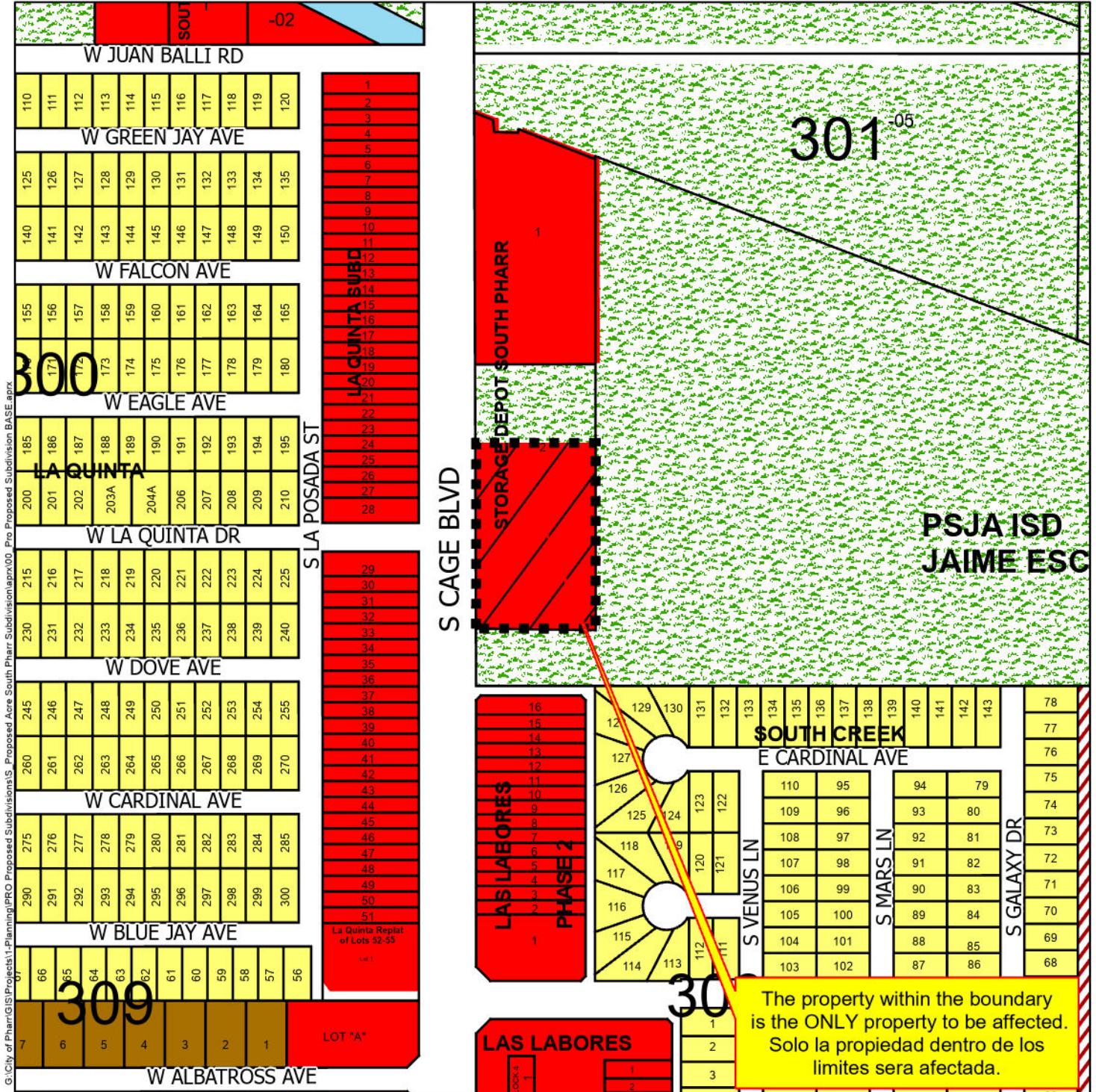


The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

 Subject Property



ZONING



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 | Subject Property |
| Mobile Home | Business District | Office Professional | |





Pharr
Development Services



Site Photo

6100 Block of South Cage Blvd.

