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, OCTOBER 28, 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 October 14, 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) 7-Eleven INC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being Lots 215, 216, 217, 218 and 219, Valle de la Primavera Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 6601 South Jackson Road. **CUP#240922**

2) 7-Eleven INC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being Lot 1B, Map of Lots 1A and 1B, Nolana Square, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 100 West Nolana Loop. **CUP#240923**

3) 7-Eleven INC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being all of Lots 1 & 2, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1407 West Nolana Loop. **CUP#240924**

E. ANNOUNCEMENTS:

F. 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.

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

H. 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 23rd day of October 2024 at 5:35 p.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 23rd day of October 2024

CITY OF PHARR PHARR, TEXAS

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. October 14, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 14, 2024, and following is the record of attendance.

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

MEMBERS ABSENT: Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Laura Fonseca, Planner II
Joanna Villarreal, Planner I
Nancy Hernandez, Administrative Assistant
Juan Vasquez, Development Assistance Specialist

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 Ruben Luna 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 SEPTEMBER 23, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Romeo Cantu **moved** to approve. Board Member Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLATS:

1.) SAMES, REPRESENTING NOEL DE LEON, MANAGING MEMBER FOR PHARR HOUSING AUTHORITY, REQUESTED A FINAL PLAT APPROVAL OF THE PROPOSED CAMELLIA COURT APARTMENTS I SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 3.31 ACRE TRACT OF LAND OUT OF LOT 1 AND LOT 4, BLOCK D, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS.THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF WEST AUDREY STREET. SUB#230412

Joe Garza, Assistant Director, introduced the item and went over the property's legal description. He stated the property was located within the 900 Block of West Audrey Street. The property was currently zoned Residential Multifamily High Density District (R-MFHD). He stated the adjacent zones were Agricultural and/or Open Space District (A-O) to the north, Single-Family Residential District (R-1) to the east, Residential Single-Family Small Lot District (R-1A) to the south and Residential Multi-Family High Density District (R-MFHD) and Residential Single-Family Small Lot District (R-1A) to the west. He stated the property was designated for single family residential use in the Land Use Plan.

Joe Garza, Assistant Director, stated staff recommended final plat approval of the proposed Camellia Court Apartments I Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Charlie Ramirez **moved** to approve the request for final plat approval of the proposed Camellia Court Apartments I Subdivision. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously. Board Member Romeo Cantu abstained since he stated he was on the Pharr Housing Board.

2.) SAMES, REPRESENTING NOEL DE LEON, MANAGING MEMBER FOR PHARR HOUSING AUTHORITY, REQUESTED A FINAL PLAT APPROVAL OF THE PROPOSED CAMELLIA COURT APARTMENTS II SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.37 ACRE TRACT OF LAND OUT OF LOT 2, BLOCK C, KELLY- PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF NORTH CAMELLIA STREET. SUB#230411

Joe Garza, Assistant Director, introduced the item and went over the property's legal description. He stated the property was located within the 900 Block of West Audrey Street. The property was currently zoned Residential Multi-Family High Density District

(R-MFHD). He stated the adjacent zones were Single-Family Residential District (R-1) to the north, Agricultural and/or Open Space District (A-O) to the east, Residential Multi-Family High Density District (R-MFHD) to the south and Residential Multi-Family District (R-MF) and Residential Single-Family Residential District (R-1) to the west. He stated the property was designated for single family residential and multi-family use in the Land Use Plan.

Joe Garza, Assistant Director, stated staff recommended final plat approval of the proposed Camellia Court Apartments II Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Andy Castro **moved** to approve the request for final plat approval of the proposed Camellia Court Apartments II Subdivision. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously. Board Member Romeo Cantu abstained since he stated he was on the Pharr Housing Board.

3.) SALINAS ENGINEERING & ASSOCIATES, REPRESENTING WILLIAM L. COWART, PRESIDENT FOR JWJ INVESTMENT, LTD., A TEXAS LIMITED PARTNERSHIP, REQUESTED A PRELIMINARY PLAT APPROVAL OF THE PROPOSED ERNEST PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 6.30 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AN FORMING A PART OF OUT OF LOT 147, KELLY- PHARR SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS.THE PROPERTY IS LOCATED WITHIN THE 500 BLOCK OF EAST FERGUSON AVENUE. SUB#230720

Joe Garza, Assistant Director, introduced the item and went over the property's legal description. He stated the property was located within the 500 Block of East Ferguson Avenue. The property was currently zoned Heavy Commercial District (H-C). He stated the adjacent zones were Heavy Commercial District (H-C) and Agricultural and/or Open Space District (A-O) to the north, Single-Family Residential District (R-1) and Heavy Commercial District (H-C) to the east, Heavy Commercial District (H-C) to the south and General Business District (C) and Agricultural and/or Open Space District (A-O) to the west. He stated the property was designated for commercial and single-family residential use in the Land Use Plan.

Joe Garza, Assistant Director, stated staff recommended preliminary plat approval of the proposed Ernest Park Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Charlie Ramirez **moved** to approve the request for preliminary plat approval of the proposed Ernest Park Subdivision. Board Member Romeo Cantu seconded the motion and when put to a vote, it carried unanimously.

4.) R.E. GARCIA & ASSOCIATES, REPRESENTING ROSANA RIOJAS, PRESIDENT FOR RICH HERITAGE CONSTRUCTION, INC., REQUESTED A PRELIMINARY PLAT APPROVAL OF THE PROPOSED WOODRICH LANDING SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 15.93 GROSS ACRE TRACT OF LAND, BEING A PORTION OF LOT 120, KELLY- PHARR SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS.THE PROPERTY IS LOCATED WITHIN THE 3700 BLOCK OF NORTH SUGAR ROAD. SUB#240924

Joe Garza, Assistant Director, introduced the item and went over the property's legal description. He stated the property was located within the 3700 Block of North Sugar Road. The property was currently zoned Residential Multi-Family High Density District (R-MFHD). He stated the adjacent zones were Agricultural and/or Open Space District (A-O) to the north, Residential Multi-Family District (R-1) and Agricultural and/or Open Space District (A-O) to the south and General Business District (C) to the west. He stated the property was designated for single-family residential use in the Land Use Plan.

Joe Garza, Assistant Director, stated staff recommended preliminary plat approval of the proposed Woodrich Landing Subdivision, subject to the conditions noted in the packet. Mr. Garza stated there was representation in the audience, they had no comments.

There being no further discussion, Board Member Rafael Munguia **moved** to approve the request for preliminary plat approval of the proposed Woodrich Landing Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

Kimberly Mendoza, Director of Development Services, announced that the City of Pharr continues to be part of the Scenic City Program and received the Gold Designation. Mrs. Mendoza further stated that we were kicking-off the Steering Committee Meeting for the Comprehensive Plan Update.

Fred Lopez, Practice Leader, from Quantum LOI Engineers, gave a briefing of what the Comprehensive Plan consists of and what he has accomplished on the past days. He further stated he looks forward in working with us these next months.

ITEM G. CLOSED SESSION:

None

ITEM H. ADJOURMENT:

There being no further business, Board Member Andy Castro **moved** to adjourn. Board Member Rafael Munguia 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: October 23, 2024
MEETING DATE: October 28, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 7-Eleven INC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being Lots 215, 216, 217, 218 and 219, Valle de la Primavera Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 6601 South Jackson Road. **CUP#240922**

Classification: Public Hearing
(* If closed session, City Attorney must review and approve.)

Issue: 7-Eleven INC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

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 General Business District (C) subject to the 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	Created/Initiated - 10/23/2024
Ricardo Rodriguez	Approved - 10/24/2024
Kimberly Mendoza	Final Approval - 10/24/2024

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, OCTOBER 28, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC - FILE NO. **CUP#240922** (7-ELEVEN CONVENIENCE STORE'S AND STRIPES STORES)

GENERAL INFORMATION:

APPLICANT: 7-Eleven INC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lots 215, 216, 217, 218 and 219, Valle de la Primavera Subdivision, an addition to the City of Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 6601 South Jackson Road.

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

COMMENTS:

POLICE CHIEF: Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Pending re-inspection 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.

NOTIFICATION OF PUBLIC:	Thirty (30) surrounding property owners were notified of the request by letter on October 11, 2024, and a legal notice was published in The Advance News Journal on October 09, 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 General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

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NOTE: This item is scheduled to go before the City Commission Meeting of **Monday, November 4, 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.

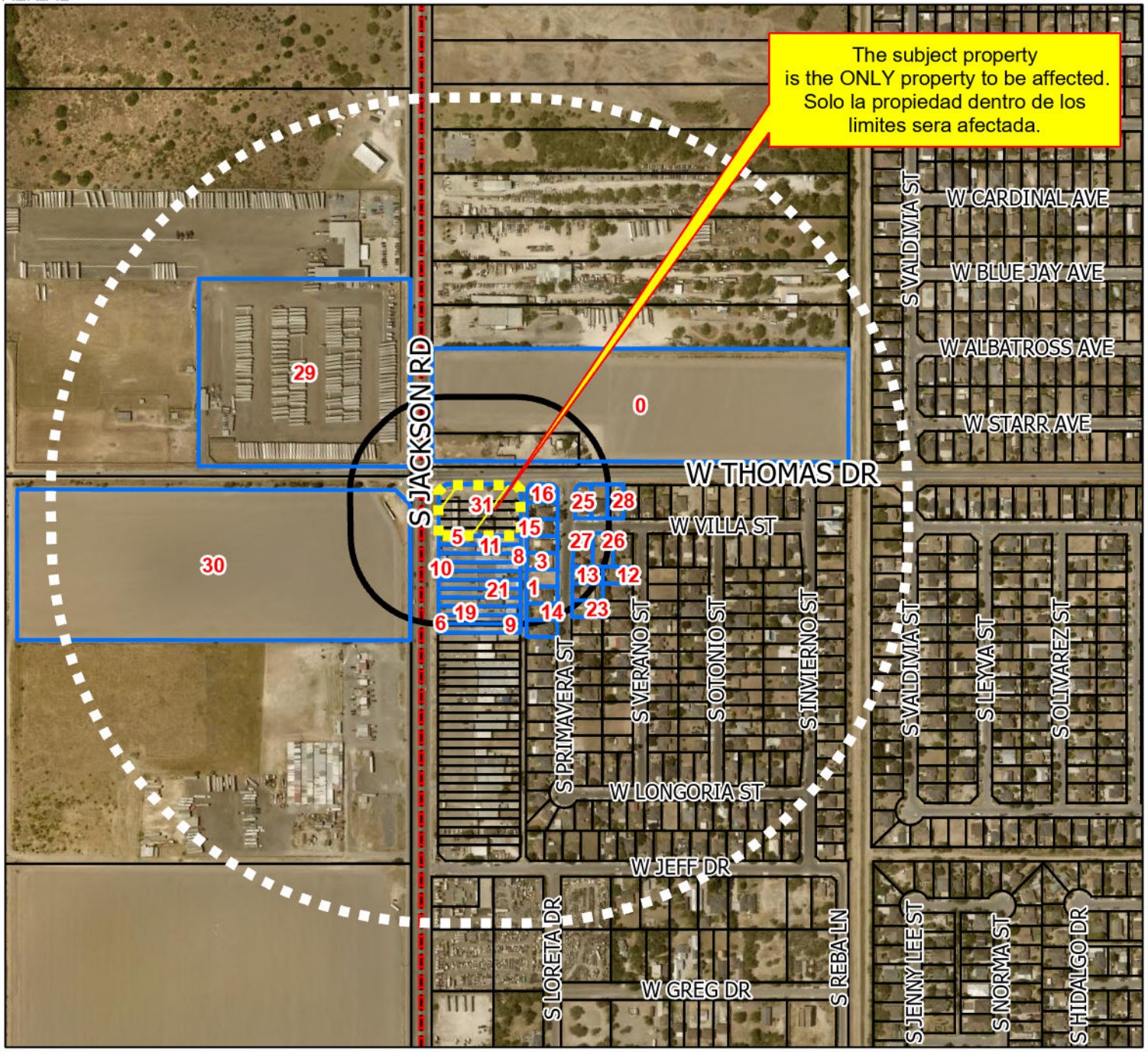
10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility 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.

CUP 240922
Lots 215, 216, 217, 218 and 219,
Valle de la Primavera Subdivision
6601 S JACKSON
TIMOTHY ILAOA/7-ELEVEN
AERIAL



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- 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 PROPERTIES
- QUARTER MILE RADIUS

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.

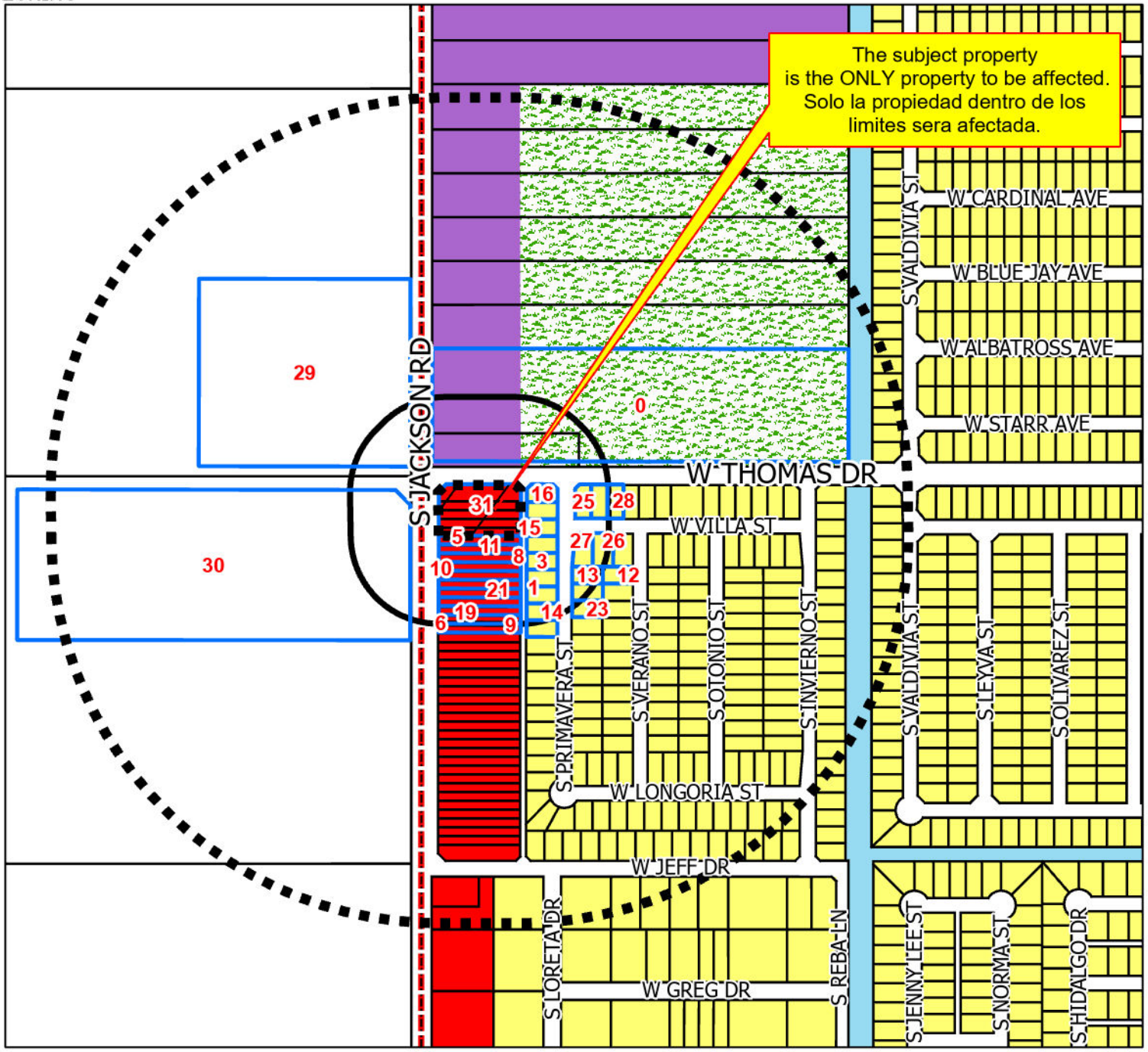
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/3/2024

Scale: 1:6,000

0 250 500 1,000 1,500 2,000 Feet

CUP 240922
Lots 215, 216, 217, 218 and 219,
Valle de la Primavera Subdivision
6601 S JACKSON
TIMOTHY ILAOA/7-ELEVEN
ZONING



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- Single Family
- Single Family Small Lot
- Residential Multi-Family
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- Mobile Home
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- Rail Road R.O.W
- Government Owned
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- Heavy Industrial
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- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
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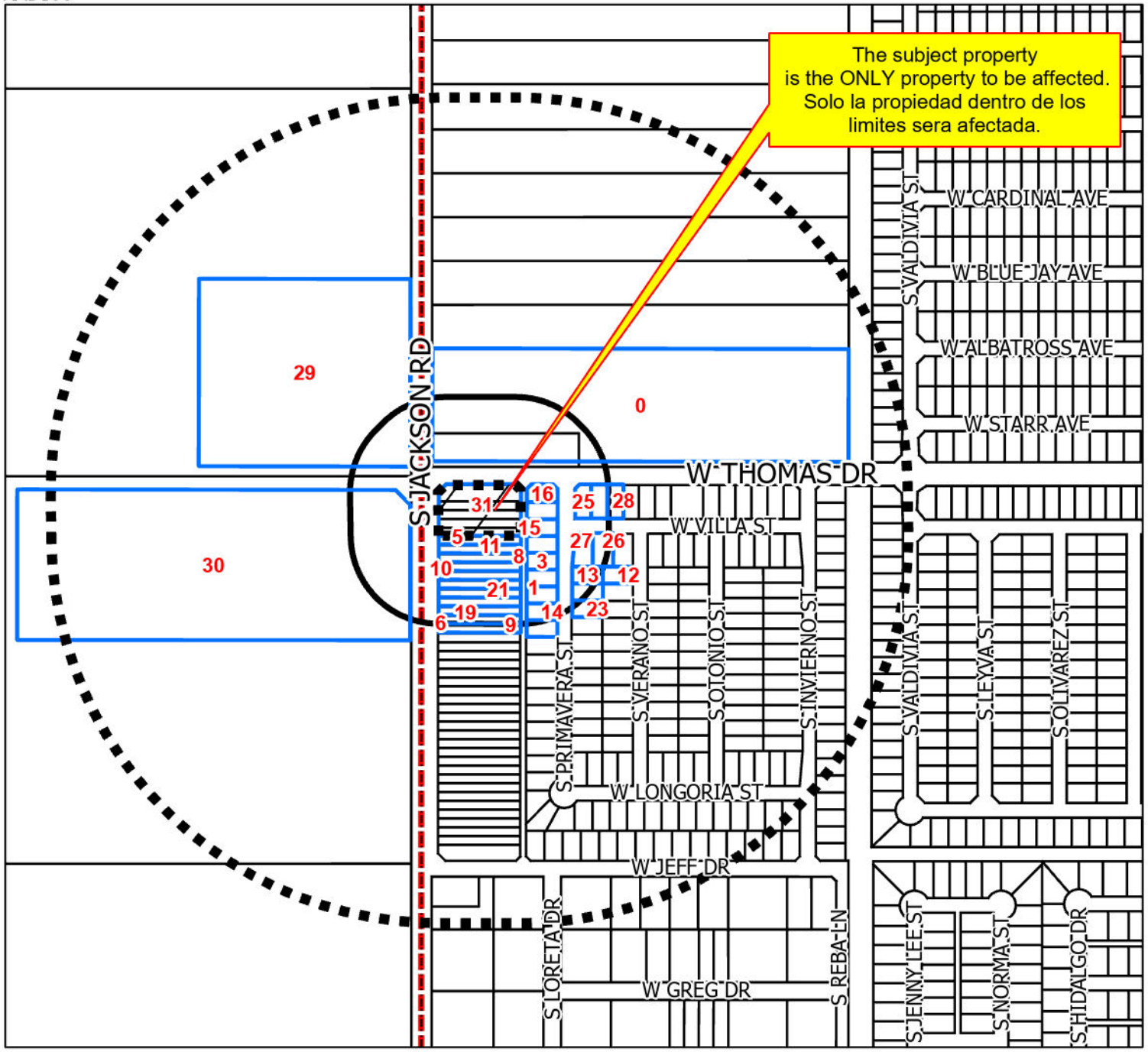
City of Pharr, Texas
Engineering Department
956.402.4242
Date: 10/3/2024

Scale: 1:6,000

0 250 500 1,000 1,500 2,000 Feet

CUP 240922
Lots 215, 216, 217, 218 and 219,
Valle de la Primavera Subdivision
6601 S JACKSON
TIMOTHY ILAOA/7-ELEVEN
RADIUS



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Engineering Department
956.402.4242
Date: 10/3/2024

Scale: 1:6,000

0 250 500 1,000 1,500 2,000 Feet

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 17000331490 - SCHEDULE A:

Lots 215, 216, 217, 218 and 219, VALLE DE LA PRIMAVERA SUBDIVISION, an addition to the City of Pharr, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 33, Page 132, Map Records, Hidalgo County, Texas.

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 17000331490 - SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

a. CLERK'S FILE NO. 710424, OFFICIAL RECORDS, AND VOLUME 33, PAGE 132, MAP RECORDS, HIDALGO COUNTY, TEXAS. (Omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or national origin.)
(AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE)

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

c. Mineral and/or royalty grant and/or reservation in instrument(s) dated July 8, 1941, recorded in Volume 484, Page 442, Deed Records, and, dated May 3, 1955, recorded in Volume 829, Page 431, Deed Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
(AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE)

d. Mineral and/or royalty grant and/or reservation in instrument(s) dated March 8, 1950, recorded in Volume 683, Page 628, Deed Records, and, dated June 26, 1951, recorded in Volume 724, Page 591, Deed Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
(AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE)

e. Oil, Gas and Mineral Lease dated February 17, 1966, recorded in Volume 305, Page 746; dated October 21, 1975, recorded in Volume 355, Page 925; dated October 21, 1975, recorded in Volume 355, Page 928; and corrected in Volume 360, Page 375; dated October 21, 1975, recorded in Volume 355, Page 932; dated March 18, 1976, recorded in Volume 359, Page 209; all of the Oil and Gas Records of Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
(AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE)

f. Oil, Gas and Mineral Leases dated June 9, 2005, filed July 21, 2005, under Clerk's File No. 1498524 and amended under Clerk's File No. 1896337; dated February 17, 2009, filed March 4, 2009, under Clerk's File No. 1976646; dated February 17, 2009, filed March 4, 2009, under Clerk's File No. 1976647; dated January 28, 2009, filed March 4, 2009, under Clerk's File No. 1976652; dated February 3, 2009, filed March 4, 2009, under Clerk's File No. 1976661, dated February 17, 2009, filed April 26, 2009, under Clerk's File No. 1989215 and amended under Clerk's File No. 2016266, all filed in the office of the County Clerk of Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
(AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE)

g. Seismic-Lease Option Agreements dated June 17, 2002, filed for record on August 8, 2002 in the office of the County Clerk of Hidalgo County, Texas under Clerk's File No.'s 1109297 and 1109299. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
(AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE)

h. Easement and/or other rights, if any, as set forth in Warranty Deed dated August 1, 1914, recorded in Volume 44, Page 230, Deed Records of Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE)

i. Right of Way Easement dated January 3, 1962, recorded in Volume 1029, Page 299, Deed Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

j. Easement claimed by Hidalgo County Irrigation District No. 2 based on a Deed dated July 25, 1912, recorded in Volume 19, Page 297, Deed Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

m. Minimum floor elevation; proposed setbacks as per zoning ordinance City of Pharr; ten foot (10') utility easement along the East side; ten foot (10') utility easement along the West side; twenty foot (20') existing easement along the West side; as per map or plat thereof recorded in Volume 33, Page 132, Map Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

n. Minimum floor elevation; proposed setbacks as per zoning ordinance City of Pharr; ten foot (10') utility easement along the East side; ten foot (10') utility easement along the West side; twenty foot (20') existing easement along the West side; fifteen foot (15') utility easement along the North side; as per map or plat thereof recorded in Volume 33, Page 132, Map Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

o. 10' utility easement recorded map and dedication of said subdivision recorded in Volume 33, Page 132.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via South Jackson Road, West Thomas Drive, and an Alley, all being public right-of-ways.
2. With regard to Table A Item 11, an 811 utility locate request was made and markings found at the site, if any, have been noted. All underground utilities may not be shown and markings found at the site may not depict underground features accurately. Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
3. The posted address on site is 6601 South Jackson Road, Pharr, Texas.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Stewart Title Guaranty Company Title Commitment No. 17000331490 with an effective date of May 19, 2017.
9. Table A Item 21(a): Appurtenant easements as referenced in Schedule B of the Title Commitment are plotted on the face of the survey (where plottable).
10. The improvements shown hereon were not depicted from Rectified Orthophotography.
11. All walls are plumb and do not extend over the boundary line.

BASIS OF BEARING:

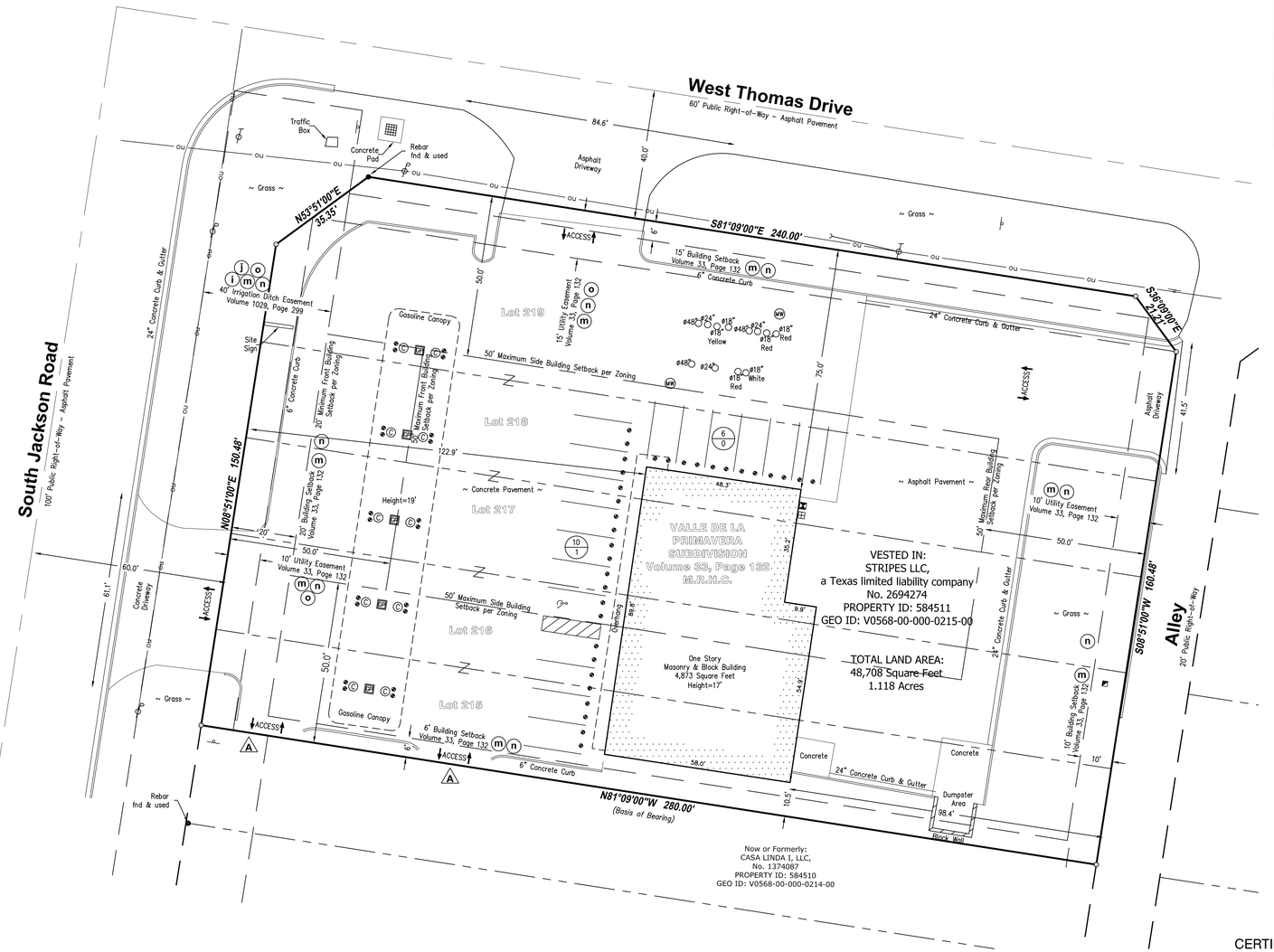
The basis for all bearings shown hereon is the south line of subject property, known as being N 81°09'00" W, per Volume 33, Page 132, Map Records, Hidalgo County, Texas.

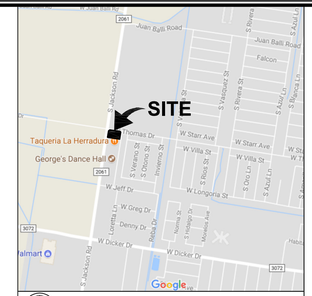
SURVEYOR'S OBSERVATIONS:

(A) There is access to the subject property from the southerly adjoining property without the benfit of an ingress, egress or access easement.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone B (Areas between the limits of the 100 and 500 year flood; or certain areas subject to 100 year flooding with average depths of less than 1 foot; or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.) according to the Flood Insurance Rate Map for the County of Hidalgo, State of Texas, Community Panel No. 48033405008, Effective Date January 2, 1981.





VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

- R/W – Right-of-Way
- P/L – Adjoiner Property Line
- C/L – Centerline
- (A) – Surveyor's Observation
- ● – Monumentation Found as Noted
- ○ – 5/8" Iron Pin w/Cap Set Stamped "MILLMAN 3303420723"
- XX – No. of Regular Parking Spaces
- XX – No. of Handicap Parking Spaces
- Catch Basin
- Telephone Pedestal
- MW – Monitoring Well
- Bollard Post
- Handicap Space
- Sign
- Electric Meter
- Electric Box
- Traffic Pole
- Utility Pole
- Guy Wire
- Gas Pump
- Canopy Support Post
- ou – Overhead Utilities
- Wall (As Noted)
- Concrete Area
- No Parking Area
- Building Area

ZONING:

Zoning Classification: C (General Business)
Current Use: Convenience Store/Gas Station
Permitted Use: Permitted by Right
Minimum Building Setbacks:
Front=20'; 50' Maximum
Side=50' Maximum
Rear=50' Maximum
Maximum Building Height: 36' or 4' for each 1' of setback from the closest property line
Parking: Commercial Uses
3 spaces for up to 300 SF of floor area, plus one space for each additional 300 SF of floor area
(3 spaces up to 300 SF) + (4,873 SF-300 SF=4,573 SF/300 SF x1)
18 Parking Spaces Required

This zoning information is taken from a zoning report compiled by Millman National Land Services under MZ #15816, dated July 22, 2017.

PARKING:

16 Parking Spaces
1 Handicapped Spaces
17 Total Parking Spaces

TOTAL LAND AREA:

48,708 Square Feet
1.118 Acres

UTILITY INFORMATION

SANITARY City of Pharr Waste Water (956) 402-4301	ELECTRIC Magic Valley Electric (866) 225-5683
STORM City of Pharr Stormwater (956) 402-4310	TELEPHONE Spectrum (855) 433-5309
WATER City of Pharr (956) 787-2703	CABLE T.V. Spectrum (855) 433-5309
GAS Texas Gas Service (800) 700-2443	FIBEROPTIC Spectrum (855) 433-5309

CERTIFICATION:

To: 7-Eleven, Inc., a Texas corporation, its successors and assigns; Sunoco LP, a Texas Limited Partnership, its successors and assigns; Stripes LLC, its successors and assigns; and Stewart Title Guaranty Company, its successors and assigns as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 (except in States that require record monument platting), 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 15, 16, 17, 20 and 21(a) of Table A thereof. The field work was completed on July 9, 2017.

Date of Plat or Map: July 11, 2017.

By: _____
Leo Bond, RPLS
Texas Registered Professional Land Surveyor No. 5793
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

BY:	DATE:	COMMENT:
FGB	10/03/2017	REVISED TITLE, CLIENT COMMENTS & ZONING
FGB	10/03/2017	UTILITY INFORMATION
FGB	10/11/2017	REVISED ZONING
SHS	01/25/2018	CERTIFICATION

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

7-ELEVEN, INC.
3200 Hackberry Road
Irving, Texas 75063

7-Eleven #40670
Sunoco #926
6601 South Jackson Road
City of Pharr
County of Hidalgo
State of Texas

NORTH
GRAPHIC SCALE
0 20' 40'
1 INCH = 20 FT.

STATE OF TEXAS REGISTERED LEO S. BOND 5793 PROFESSIONAL LAND SURVEYOR

Surveyor's Seal

Sheet No. **1** of **1**

MSI Project No. 40793
PC: CLA
PM: EPS Drafter: JLO

Pharr
Development Services

Site Photo

6601 South Jackson Road

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.
DATE SUBMITTED: October 23, 2024
MEETING DATE: October 28, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 7-Eleven INC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being Lot 1B, Map of Lots 1A and 1B, Nolana Square, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 100 West Nolana Loop. **CUP#240923**

Classification: Public Hearing
(* If closed session, City Attorney must review and approve.)

Issue: 7-Eleven INC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I).

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 Limited Industrial District (L-I) subject to the 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	Created/Initiated - 10/23/2024
Ricardo Rodriguez	Approved - 10/24/2024
Kimberly Mendoza	Final Approval - 10/24/2024

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, OCTOBER 28, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC - FILE NO. **CUP#240923** (7-ELEVEN CONVENIENCE STORE'S AND STRIPES STORES)

GENERAL INFORMATION:

APPLICANT: 7-Eleven INC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being Lot 1B, Map of Lots 1A and 1B, Nolana Square, an addition to the City of Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 100 West Nolana Loop.

ZONING: The property and properties to the east are currently zoned Limited Industrial District (L-I). The properties to the north, south and west are zoned General Business District (C). The area is generally designated for commercial 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:	Recommends approval of the Conditional Use Permit.
HEALTH:	Recommends approval of the Conditional Use Permit.
DEVELOPMENT SERVICES:	Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC:	Ten (10) surrounding property owners were notified of the request by letter on October 11, 2024, and a legal notice was published in The Advance News Journal on October 09, 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 Limited Industrial District (L-I) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

.

NOTE: This item is scheduled to go before the City Commission Meeting of **Monday, November 4, 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.

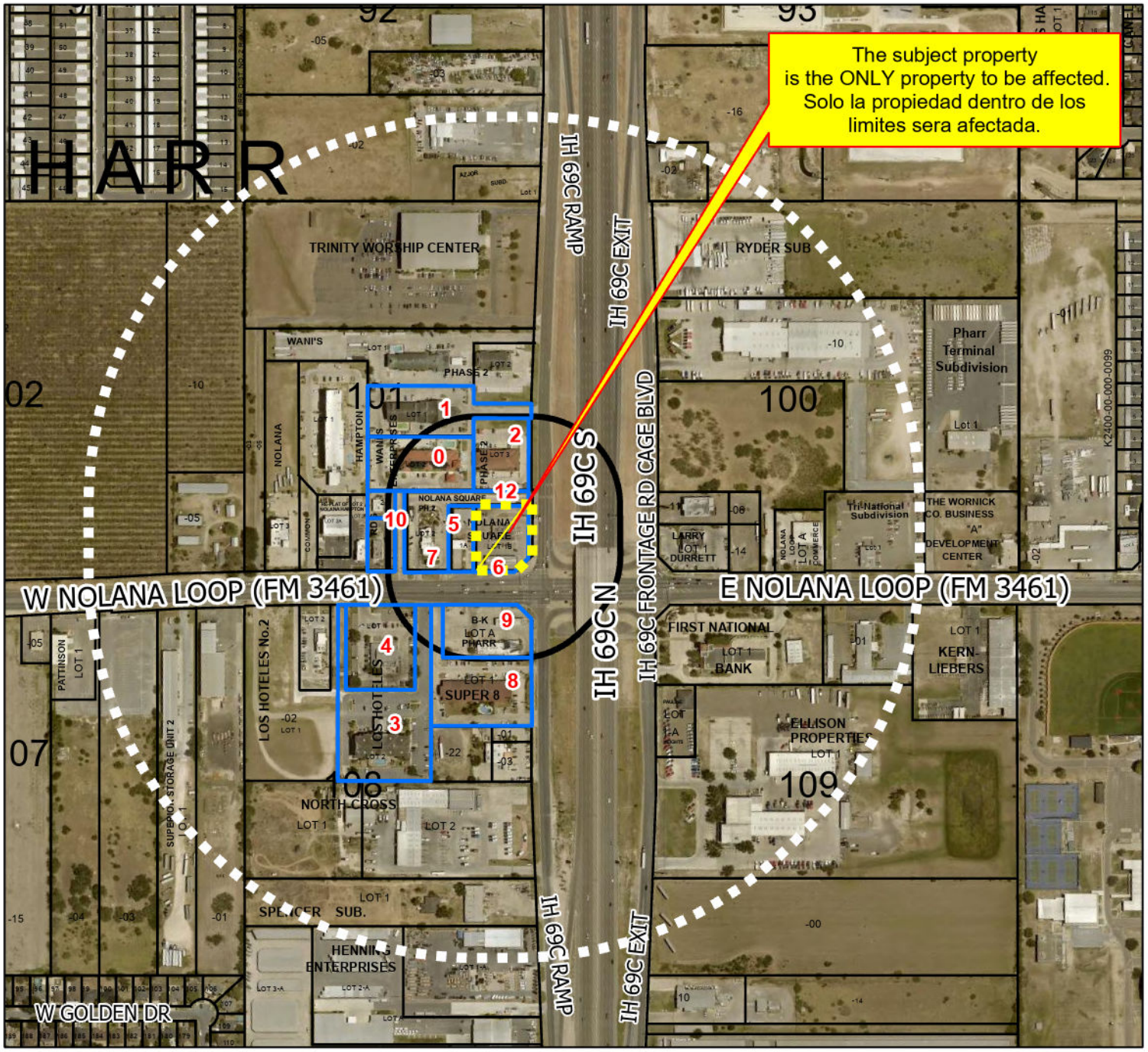
10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility 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.

CUP 240923
100 W NOLANA LOOP
LOT 1B, MAP OF LOTS 1A AND 1B, NOLANA SQUARE
TIMOTHY ILAOA/ 7-ELEVEN
AERIAL



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 240923 LOT 1B, MAP OF LOTS 1A AND 1B, NOLANA SQUARE 7-ELEVEN\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
- SUBJECT PROPERTY
- QUARTER MILE RADIUS

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.

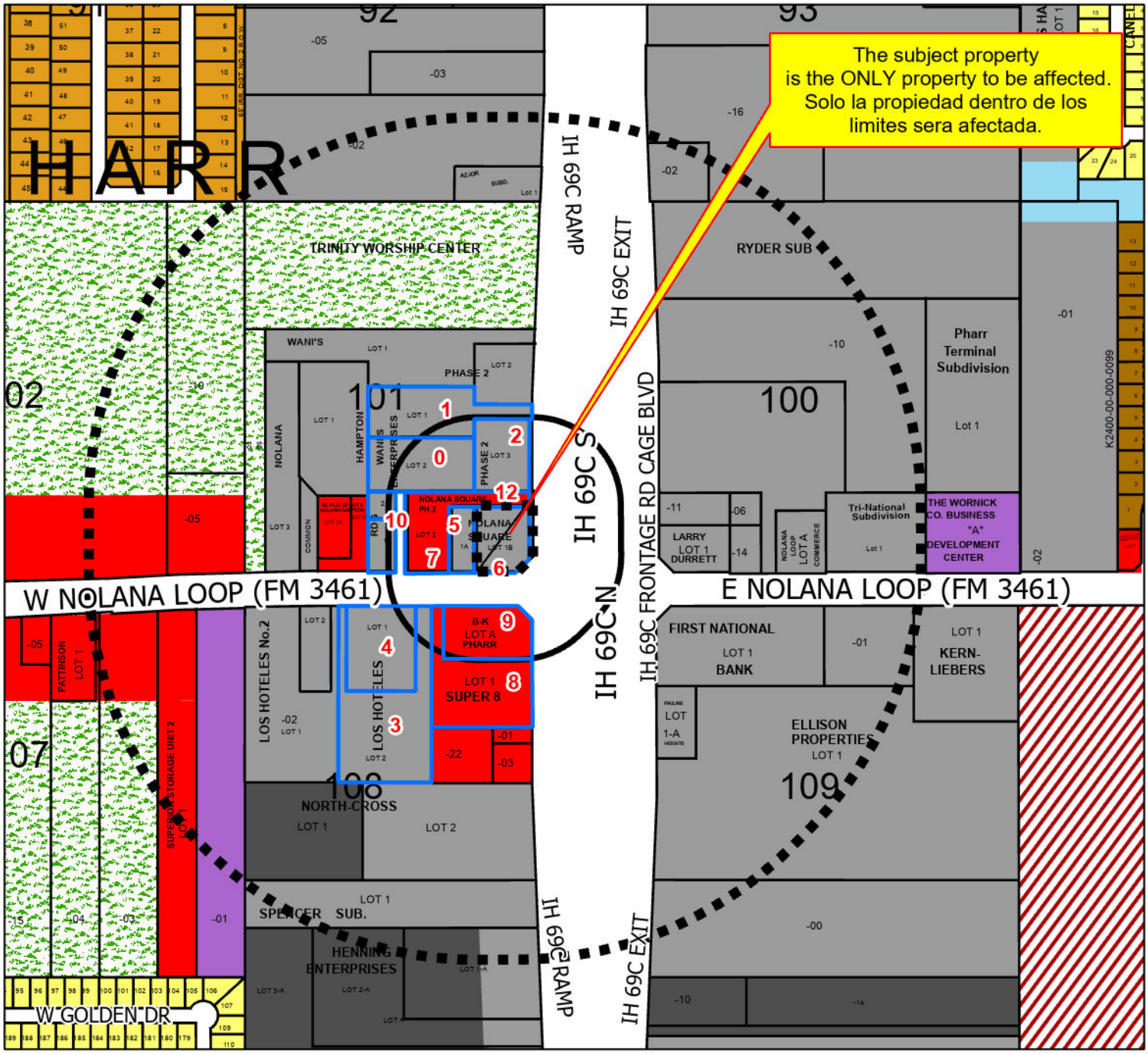
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/3/2024

Scale: 1:6,000

0 250 500 1,000 1,500 2,000 Feet

CUP 240923
100 W NOLANA LOOP
LOT 1B, MAP OF LOTS 1A AND 1B, NOLANA SQUARE
TIMOTHY ILAOA/ 7-ELEVEN
ZONING



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 240923 LOT 1B, MAP OF LOTS 1A AND 1B, NOLANA SQUARE 7-ELEVEN\aprx\00_BASE Project File.aprx

- Agricultural Open Space
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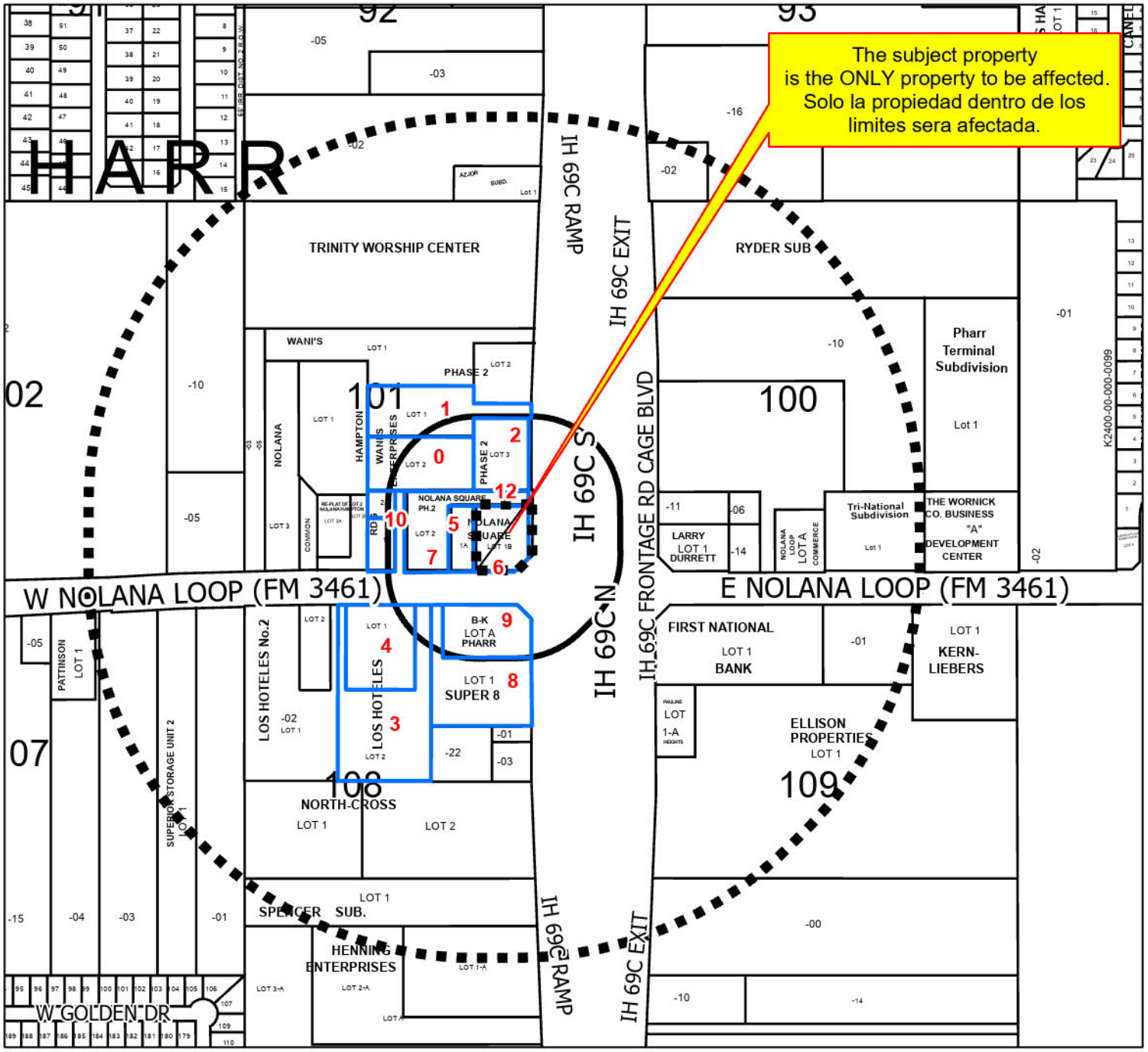
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/3/2024

Scale: 1:6,000

0 250 500 1,000 1,500 2,000 Feet

CUP 240923
100 W NOLANA LOOP
LOT 1B, MAP OF LOTS 1A AND 1B, NOLANA SQUARE
TIMOTHY ILAOA/ 7-ELEVEN
RADIUS



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
QUARTER MILE RADIUS

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City of Pharr, Texas
Engineering Department
956.402.4242
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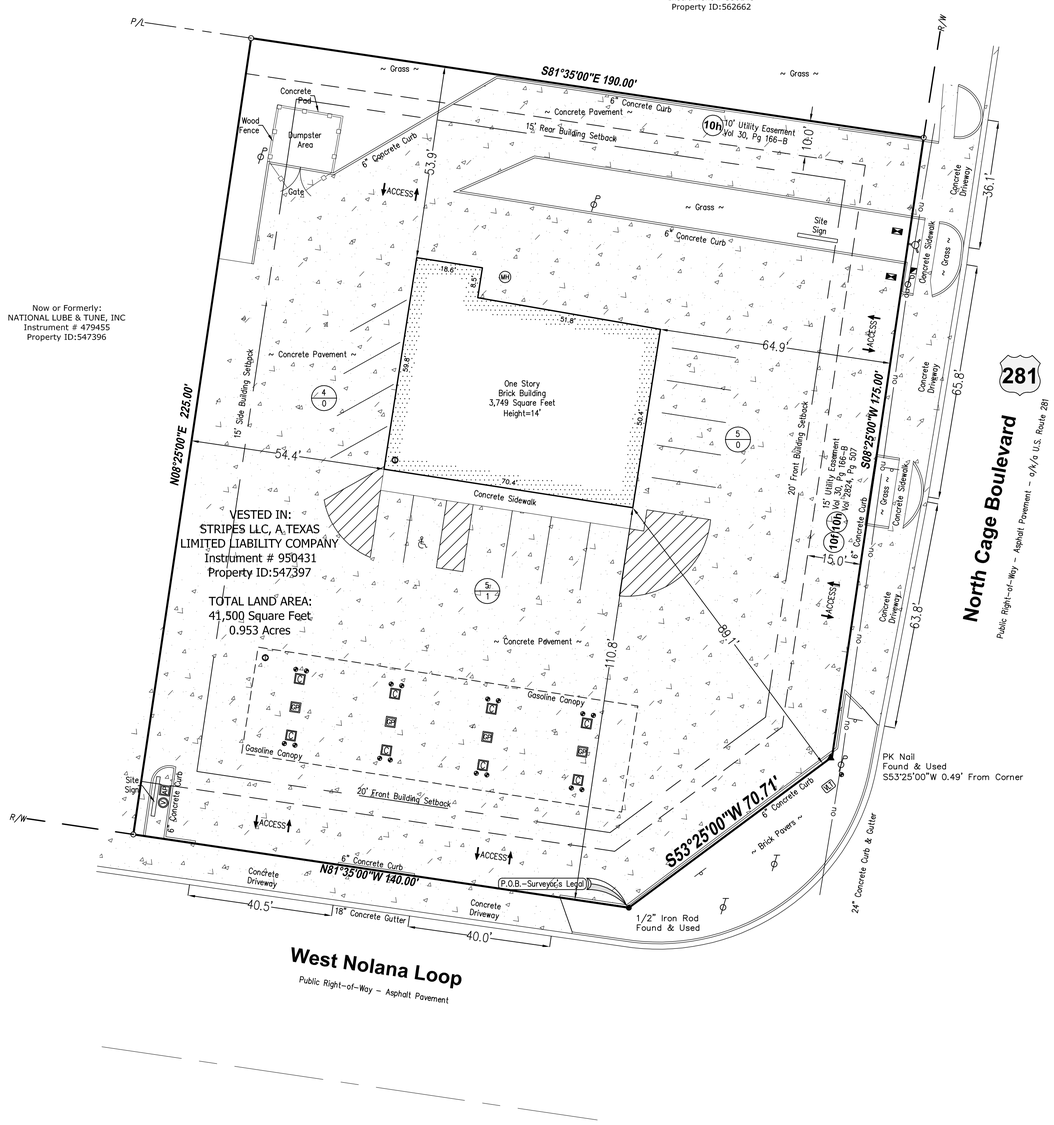
G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 240923 LOT 1B, MAP OF LOTS 1A AND 1B, NOLANA SQUARE 7-ELEVEN\aprx\00_BASE Project File.aprx



FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone B (Areas between the limits of the 100 and 500 year flood; or certain areas subject to 100 year flooding with average depths of less than 1 foot; or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood) according to the Flood Insurance Rate Map for the County of Hidalgo, State of Texas, Community Panel No. 48035470005C, Effective Date October 19, 1982.

ZONING:

Zoning Classification: (LI) Limited Industrial
Permitted Use: Permitted by right
Building Setbacks:
Front= 20 feet or equal to one-third the street right of way width on which the property fronts
Side= 15 feet
Rear= 15 feet
Maximum Building Height: 36 feet, or four feet for each one foot of setback from the closest property line, whichever is greater
Parking Ratio: 14 required spaces (3 spaces up to 300 SF) plus (3,749 SF - 300 SF = 3,449 SF / 300 SF x 1)
Commercial uses - 3 spaces for up to 300 SF of floor area, plus one space for each additional 300 SF of floor area.

This zoning information is taken from a zoning report compiled by Millman National Land Services under MZ No. 15811, dated September 14, 2017.

STEWART TITLE GUARANTY COMPANY
FILE NO. 17000331479 - SCHEDULE A:

Lot 1B, Map of Lots 1A and 1B, NOLANA SQUARE, an addition to the City of Pharr, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 30, Page 116-B, Map Records, Hidalgo County, Texas.

STEWART TITLE GUARANTY COMPANY
FILE NO. 17000331479 - SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

b. Mineral and/or royalty grant and/or reservation in instrument(s) dated December 4, 1970, recorded in Volume 1273, Page 191, Deed Records, and dated September 8, 1971, recorded in Volume 1296, Page 623, Deed Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
(NOT A SURVEY RELATED MATTER)

d. Non-drilling provisions and/or other rights and/or obligations, if any, as set forth in Deed dated September 8, 1971, recorded in Volume 1296, Page 623, Deed Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
(MAY AFFECT THE SUBJECT PROPERTY – UNABLE TO DETERMINE FROM RECORDED DOCUMENT)

f. Utility Easement dated August 29, 1989, recorded in Volume 2824, Page 507, Official Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

h. Ten foot (10') utility easement along the North side; and fifteen foot (15') utility easement along the South and East sides of said Lot; as per map or plat recorded in Volume 30, Page 116-B, Map Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via West Nolana Loop & North Cage Boulevard, both public right-of-way.
2. With regard to Table A Item 11, an 811 utility locate request was made and markings found at the site, if any, have been noted. All underground utilities may not be shown and markings found at the site may not depict underground features accurately. Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
3. The posted address on site is 100 West Nolana Loop, Pharr, Texas.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Stewart Title Guaranty Company File No. 17000331479 with an effective date of May 18, 2017.
9. Table A Item 21(a): Appurtenant easements as referenced in Schedule B of the Title Commitment are plotted on the face of the survey (where plottable).
10. The improvements shown hereon were not depicted from Rectified Orthophotography.
11. All walls are plumb and do not extend over the boundary line.

BASIS OF BEARING:

The basis for all bearings shown hereon is Geodetic North based on GPS static session.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

PARKING:

14 Parking Spaces
1 Handicapped Spaces
15 Total Parking Spaces

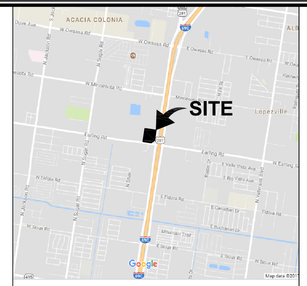
TOTAL LAND AREA:

41,500 Square Feet
0.953 Acres

SURVEYOR'S LEGAL DESCRIPTION:

Lot 1B, Map of Lots 1A and 1B, NOLANA SQUARE, an addition to the City of Pharr, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 30, Page 116-B, Map Records, Hidalgo County, Texas, being more particularly described as follows:

Beginning at a 1/2" Iron Rod on the Northerly right-of-way of West Nolana Loop, thence N81°35'00" W a distance of 140.00 feet along the Northerly right-of-way of West Nolana Loop to a point, thence N08°25'00" E a distance of 225.00 feet to a point, thence S81°35'00" E a distance of 190.00 feet to a point on the Westerly right-of-way of North Cage Boulevard, aka U.S. Route 281, thence S08°25'00" W a distance of 175.00 feet along the Westerly right-of-way of North Cage Boulevard, aka U.S. Route 281 to a point, thence S53°25'00" W, through a PK Nail, which nail is S53°25'00" W a distance of 0.49 feet from said point, a distance of 70.71 feet to the point of beginning.



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

- R/W – Right-of-Way
- P/L – Adjoiner Property Line
- C/L – Centerline
- (X) – Schedule B–Section II Item
- ● – Monumentation Found as Noted
- ○ – 5/8" Iron Pin w/Cap Set Stamped "MILLMAN 3303420723"
- ▲ – PK/MAG Nail or Railroad Spike Found as Noted
- ⊕ – Point of Building Height Measured
- XX – No. of Regular Parking Spaces
- XX – No. of Handicap Parking Spaces
- MH – Manhole
- Fire Hydrant
- Water Meter
- Telephone Pedestal
- UT – Utility Vault
- Bollard Post
- Handicap Space
- Sign
- Traffic Pole
- Utility Pole
- AP – Air Pump
- V – Vacuum
- GP – Gas Pump
- Canopy Support Post
- Wood Fence (As Noted)
- OU – Overhead Utilities
- Concrete Area
- No Parking Area
- Building Area

UTILITY INFORMATION

SANITARY City of Pharr Waste Water 956-402-4301	ELECTRIC Magic Valley Electric 866-225-5683
STORM City of Pharr Stormwater 956-402-4310	TELEPHONE Spectrum 855-433-5309
WATER City of Pharr 956-787-2703	CABLE T.V. Spectrum 855-433-5309
GAS Texas Gas Service 800-700-2443	FIBEROPTIC Spectrum 855-433-5309

CERTIFICATION:

To: 7-Eleven, Inc., a Texas corporation, its successors and assigns; Sunoco LP, a Texas Limited Partnership, its successors and assigns; Stripes LLC, its successors and assigns; and Stewart Title Guaranty Company, its successors and assigns as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 (except in States that require record monument platting), 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 15, 16, 17, 20 and 21(a) of Table A thereof. The field work was completed on July 13, 2017.

Date of Plat or Map: September 8, 2017.

By: Leo S. Bond
Leo Bond, RPLS
Texas Registered Professional Land Surveyor No. 5793
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

BY:	DATE:	COMMENT:
RBR	10/4/17	CLIENT COMMENTS
SHS	01/25/18	CERTIFICATION

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

7-ELEVEN, INC.

3200 Hackberry Road
Irving, Texas 75063

7-Eleven #40626
Sunoco #882
100 West Nolana Loop
City of Pharr
County of Hidalgo
State of Texas

NORTH

GRAPHIC SCALE
0 20 40
1 INCH = 20 FT.

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR LEO S. BOND 5793

Surveyor's Seal

Sheet No. **1** of **1**

MSI Project No. 40788
PC: CLA
PM: SHS Drafter: JLO

Pharr
Development Services

Site Photo

100 West Nolana Loop

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.
DATE SUBMITTED: October 23, 2024
MEETING DATE: October 28, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 7-Eleven INC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being all of Lots 1 & 2, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1407 West Nolana Loop. **CUP#240924**

Classification: Public Hearing
(* If closed session, City Attorney must review and approve.)

Issue: 7-Eleven INC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

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 General Business District (C) subject to the 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	Created/Initiated - 10/23/2024
Ricardo Rodriguez	Approved - 10/24/2024
Kimberly Mendoza	Final Approval - 10/24/2024

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, OCTOBER 28, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC - FILE NO. **CUP#240924** (7-ELEVEN CONVENIENCE STORE'S AND STRIPES STORES)

GENERAL INFORMATION:

APPLICANT: 7-Eleven INC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being all of Lots 1 & 2, Beamsley Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 1407 West Nolana Loop.

ZONING: The property and properties to the north, east and south are currently zoned General Business District (C). The property to the southeast is zoned Residential Multifamily High Density District (R-MFHD). The property to the west is outside city limits. The area is generally designated for commercial 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:	Recommends approval of the Conditional Use Permit.
HEALTH:	Recommends approval of the Conditional Use Permit.
DEVELOPMENT SERVICES:	Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC:	Ten (10) surrounding property owners were notified of the request by letter on October 11, 2024, and a legal notice was published in The Advance News Journal on October 09, 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 General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

.

NOTE: This item is scheduled to go before the City Commission Meeting of **Monday, November 4, 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. **The proposed property measures approximately 700 feet to the nearest residential use*.

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.

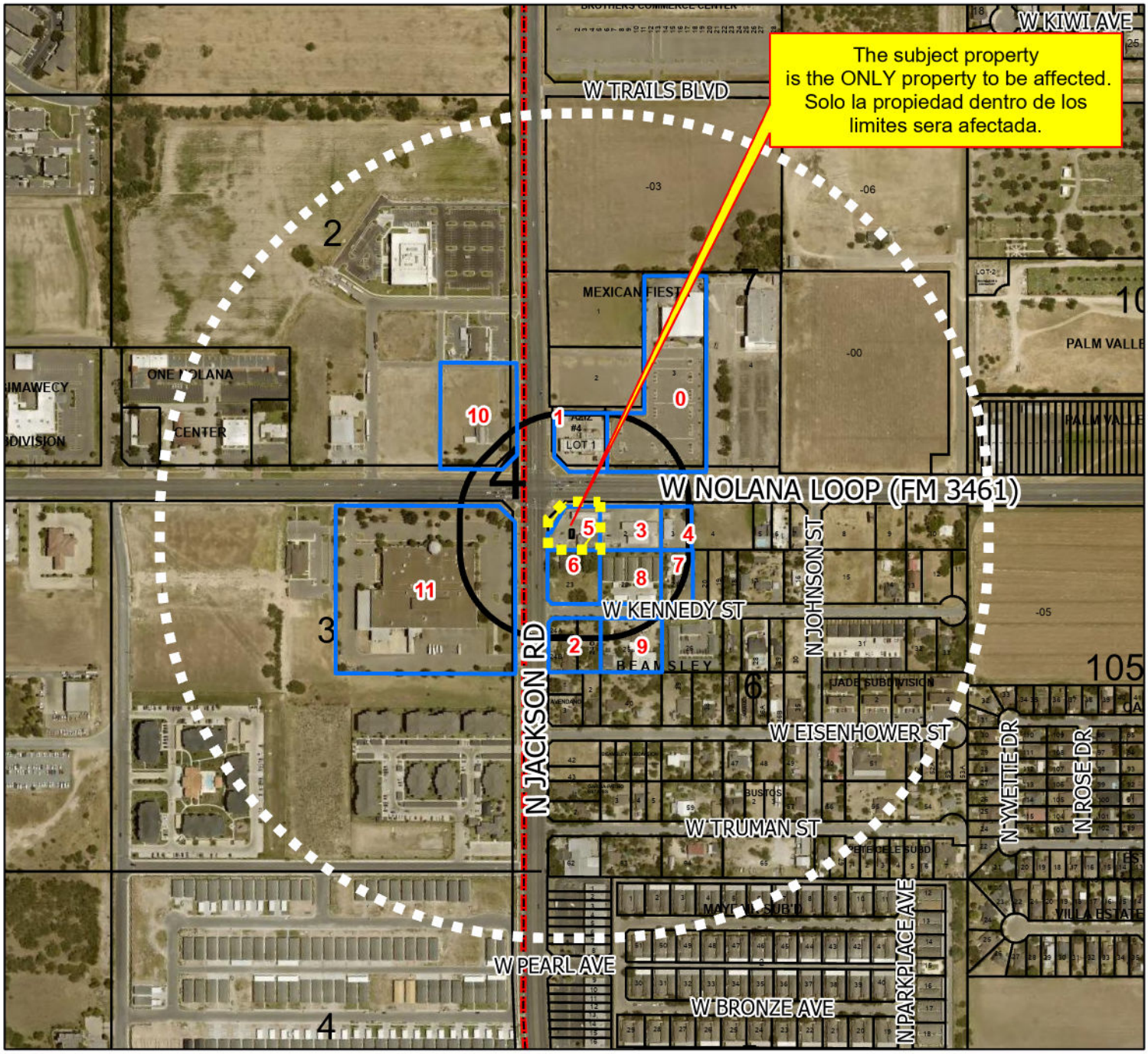
10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility 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.

CUP 240924
1407 W NOLANA LOOP
7-ELEVEN TIMOTHY ILAOA
AERIAL



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- 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
- QUARTER MILE RADIUS

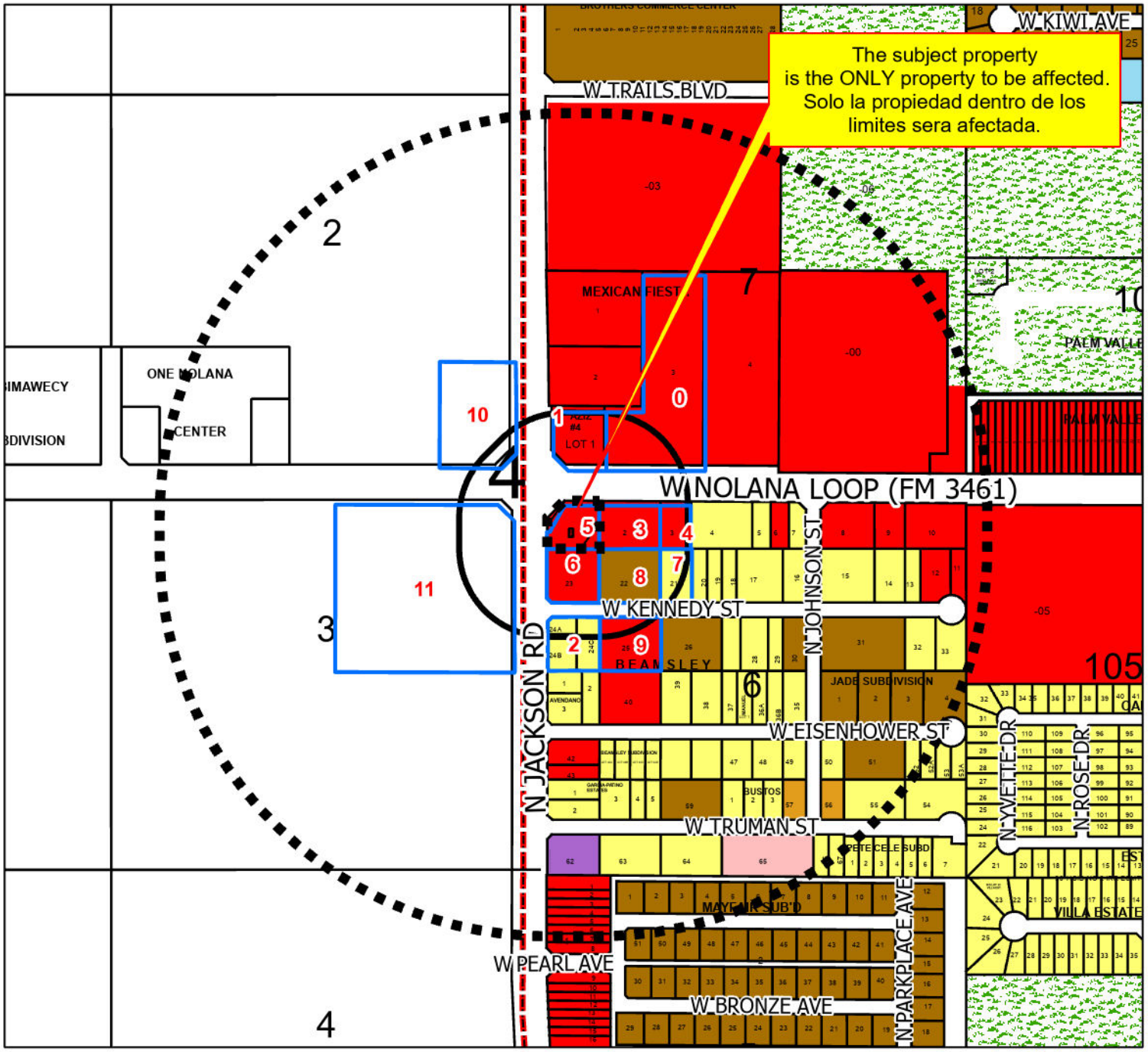
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4242
Date: 10/3/2024

Scale: 1:6,000

0 250 500 1,000 1,500 2,000 Feet

CUP 240924
1407 W NOLANA LOOP
7-ELEVEN TIMOTHY ILAOA
ZONING



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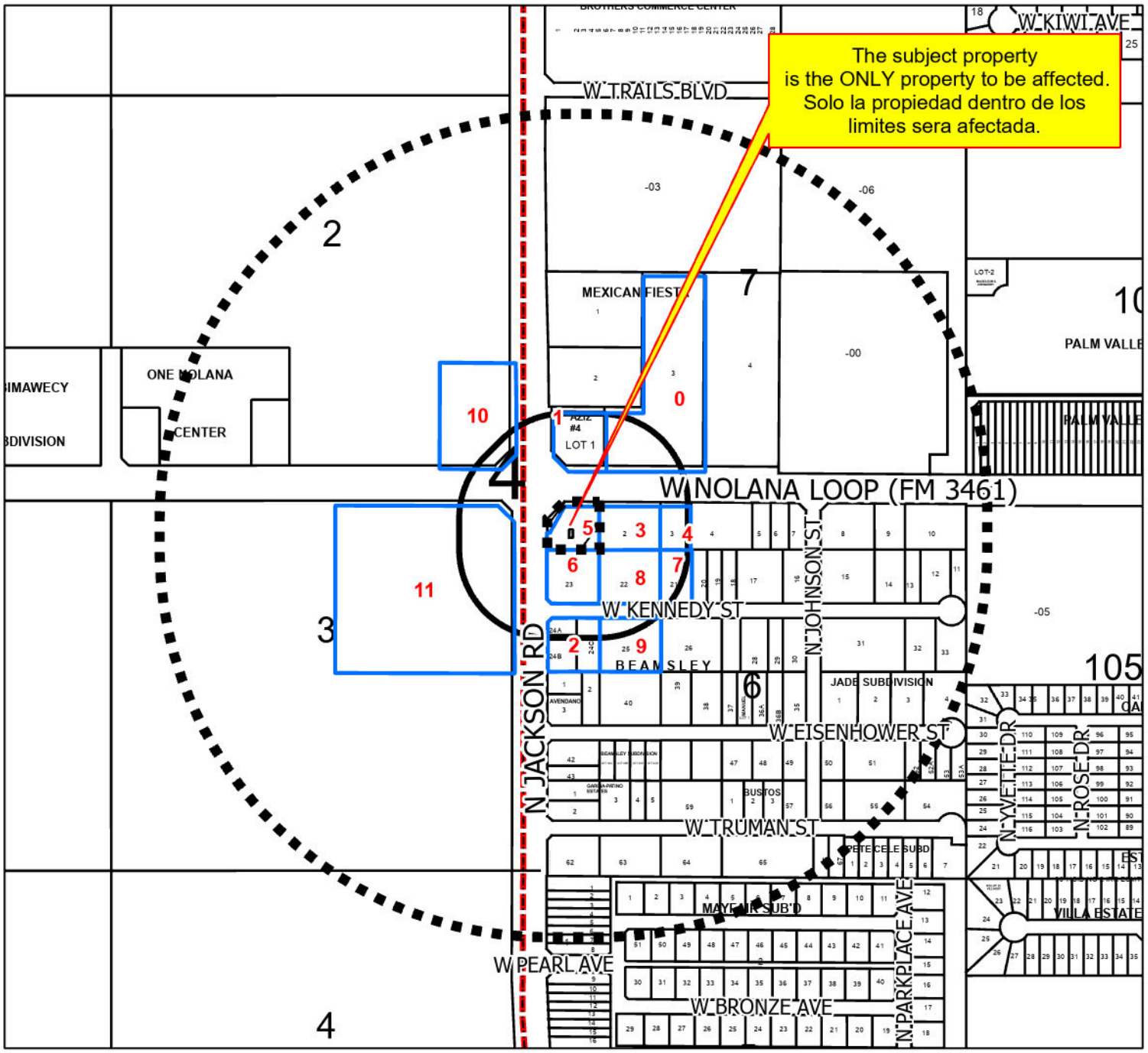

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City of Pharr, Texas
Engineering Department
956.402.4242
Date: 10/3/2024

Scale: 1:6,000

0 250 500 1,000 1,500 2,000 Feet

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 17000331374 - SCHEDULE A:

Leasehold Estate created in that certain Lease Agreement as evidenced by a Memorandum of Lease dated December 18, 2007, by and between NATIONAL RETAIL PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP, and STRIPES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, recorded under Clerk's File No. 1838016, Official Records, Hidalgo County, Texas in and to the following described real property:

A tract containing 1.239 acres (53,978 square feet), situated in the City of Pharr, Hidalgo County, Texas, being all of Lots One (1) and Two (2), BEAMSLEY SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 33, Page 46, Map Records, Hidalgo County, Texas.

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 17000331374 - SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

c. Mineral and/or royalty grant and/or reservation in instrument(s) dated July 23, 1970, recorded in Volume 1288, Page 431, Deed Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s). (Lot 1)
(AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE ITEMS)

d. Mineral and/or royalty grant and/or reservation in instrument dated November 18, 1971, recorded in Volume 1304, Page 740, Deed Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s). (Lot 2)
(AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE ITEMS)

e. Oil, Gas and Mineral Lease dated December 4, 1958, recorded in Volume 222, Page 205, Oil and Gas Records, Hidalgo County, Texas and unitized in instrument dated March 1,1 959, recorded in Volume 226, Page 386, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
(AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE ITEMS)

f. Oil, Gas and Mineral Lease(s) dated May 18, 1981, recorded in Volume 407, Page 1, Oil and Gas Records, dated June 7, 1983, recorded in Volume 1862, Page 875, Official Records, and dated February 17, 1988, recorded in Volume 2573, Page 641, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
(AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE ITEMS)

g. Easement and Right of Way dated March 19, 1957, recorded in Volume 887, Page 275, Deed Records, Hidalgo County, Texas.
(MAY AFFECT THE SUBJECT PROPERTY – INTERNALLY REFERENCED DOCUMENT NOT PROVIDED)

k. 10' irrigation easement and 20' utility easement as shown on map or plat recorded in Volume 33, Page 46, Map Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via West Nolana Loop and North Jackson Road, both being public right-of-ways which abut and are contiguous with the subject property.
2. With regard to Table A Item 11, an 811 utility locate request was made and markings found at the site, if any, have been noted. All underground utilities may not be shown and markings found at the site may not depict underground features accurately. Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
3. The posted address on site is 1407 West Nolana, Pharr, Texas.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Stewart Title Guaranty Company Title Commitment No. 17000331374 with an effective date of May 15, 2017.
9. Table A Item 21(a): Appurtenant easements as referenced in Schedule B of the Title Commitment are plotted on the face of the survey (where plottable).
10. The improvements shown hereon were not depicted from Rectified Orthophotography.
11. All walls are plumb and do not extend over the boundary line.

BASIS OF BEARING:

The basis for all bearings shown hereon is the Southerly right-of-way line of West Nolana Loop, known as being S81°21'36"E, per this survey.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

FLOOD ZONE:

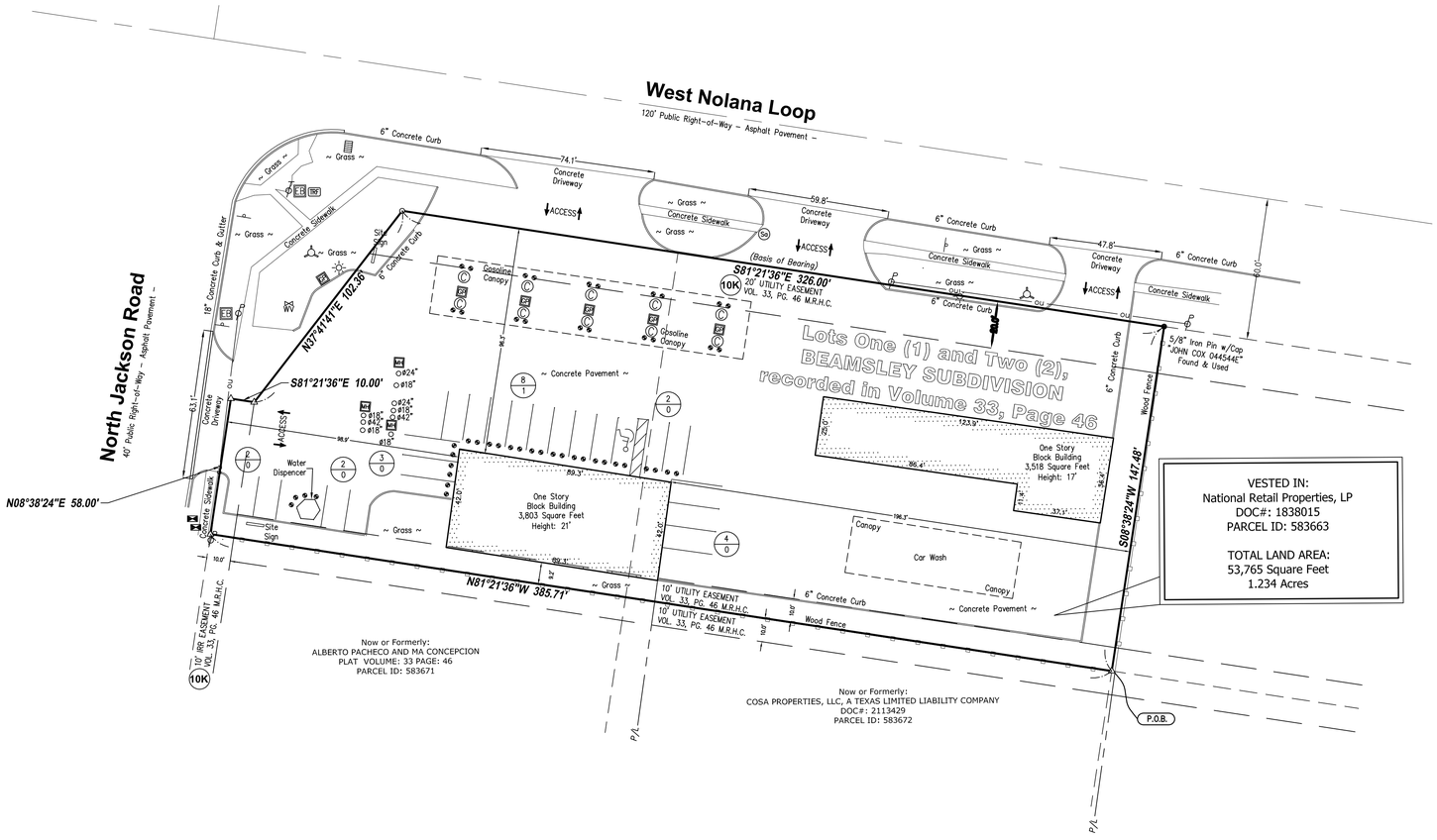
By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone B (Areas between the limits of the 100 and 500 year flood; or certain areas subject to 100 year flooding with average depths of less than 1 foot; or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.) according to the Flood Insurance Rate Map for the County of Hidalgo, State of Texas, Community Panel No. 4803340425C, Effective Date November 16, 1982.

PARKING:

21 Parking Spaces
1 Handicapped Spaces
22 Total Parking Spaces

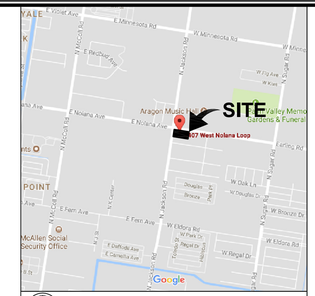
TOTAL LAND AREA:

53,765 Square Feet
1.234 Acres



VESTED IN:
National Retail Properties, LP
DOC#: 1838015
PARCEL ID: 583663

TOTAL LAND AREA:
53,765 Square Feet
1.234 Acres



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

- R/W – Right-of-Way
- P/L – Adjoiner Property Line
- C/L – Centerline
- ● – Monumentation Found as Noted
- ○ – 5/8" Iron Pin w/Cap Set Stamped "MILLMAN 3303420723"
- XX / XX – No. of Regular Parking Spaces / No. of Handicap Parking Spaces
- Curb Inlet Basin w/ Grate
- Sanitary Manhole
- Fire Hydrant
- Water Valve
- Water Meter
- Electric Box
- Bollard Post
- Handicap Space
- Sign
- Traffic Pole
- Utility Pole
- Light Pole
- Traffic Vault
- Square Manhole
- Gas Pump
- Air Pump
- Canopy Support Post
- Wood Fence (As Noted)
- ou – Overhead Utilities
- Concrete Area
- No Parking Area
- Building Area

UTILITY INFORMATION

SANITARY City of Pharr Waste Water (956) 402-4301	ELECTRIC Magic Valley Electric (866) 225-5683
STORM City of Pharr Stormwater (956) 402-4310	TELEPHONE Spectrum (855) 433-5309
WATER City of Pharr (956) 787-2703	CABLE T.V. Spectrum (855) 433-5309
GAS Texas Gas Service (800) 700-2443	FIBEROPTIC Spectrum (855) 433-5309

ZONING:

Zoning Classification: C (General Commercial)
Current Use: Convenience Store/Gas Station
Permitted Use: Permitted by Right
Building Setbacks:
Front=20 feet/50 feet(max)
Side=50 feet(max)
Rear=50 feet(max)
Maximum Building Height: 36 feet
Parking Ratio: 1 space per 300 SF of floor area ratio

Source: This zoning information is taken from a zoning report compiled by Millman National Land Services under MZ #15803, dated August 10, 2017.

CERTIFICATION:

To: 7-Eleven, Inc., a Texas corporation, its successors and assigns; Sunoco LP, a Texas Limited Partnership, its successors and assigns; Stripes LLC, its successors and assigns; and Stewart Title Guaranty Company, its successors and assigns as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 15, 16, 17, 20 and 21(a) of Table A thereof. The field work was completed on July 13, 2017.

Date of Plat or Map: July 19, 2017.

By: _____
Leo Bond, RPLS
Texas Registered Professional Land Surveyor No. 5793
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

BY:	DATE:	COMMENT:
FGB	11/6/2017	REVISED TITLE, COMMENTS & UTILITY INFO.
SHS	01/25/2018	CERTIFICATION
TMG	02/16/2018	REVISED TITLE COMMITMENT

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

7-ELEVEN, INC.
3200 Hackberry Road
Irving, TX 75063

7-Eleven #40618
Sunoco #874
1407 West Nolana
City of Pharr
County of Hidalgo
State of Texas

NORTH
GRAPHIC SCALE
0 30' 60'
1 INCH = 30 FT.

STATE OF TEXAS REGISTERED LEO S. BOND 5793 PROFESSIONAL LAND SURVEYOR

Surveyor's Seal

Sheet No. **1** of **1**

MSI Project No. 40780
PC: CLA
PM: EPS Drafter: MNB

Pharr
Development Services

Site Photo

1407 West Nolana Loop