

**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, MARCH 10, 2025**

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 of February 24, 2025 - 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) Javier Hinojosa, representing Sendero Estates, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH). The property is legally described as being 22.94 acres, more or less, out of Lot 255, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Javelina Drive. **COZ#250201**

2) MDG Investment Group DBA Monarch Homes, representing Jasso Express RGV, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as Lot 15, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1200 West Kennedy Street. **COZ#250202**

3) Red Tape II, Inc., d/b/a Stilettos Cabaret, has filed with the Planning and Zoning Commission a request for a Sexually Oriented Business License. The property is legally described as all of Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas. The property's physical address is 1050 North Sugar Road. **SOB#001254**

4) Red Tape II, Inc., d/b/a Stilettos Cabaret, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as all of Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas. The property's physical address is 1050 North Sugar Road. **CUP#120418**

5) 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 1, Stripes Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 3501 South Cage Boulevard. **CUP#250202**

E. PLATS:

1) Windrose Land Surveying and Platting, representing Marcella B. Rocha, Assistant Secretary of Circle K Stores, Inc., is requesting preliminary plat approval of the proposed Circle-K #2709238 Subdivision. The property is legally described as being a 1.987 acre tract of land out of the Juan Jose Hinojosa Survey and being a portion out of Lot 340, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 8000 Block of South Cage Boulevard. **SUB#241236 (DEVELOPMENT SERVICES)**

2) Pablo Soto Jr., P.E., representing Jose Angel Trevino, owner, is requesting preliminary plat approval of the proposed T-Jam Subdivision. The property is legally described as being a 2.498 acre tract of land, out of Lot 167, Kelly-Pharr Subdivision, Hidalgo County, Texas. The property is located within the 700 Block of West Interstate 2. **SUB#220721 (DEVELOPMENT SERVICES)**

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 March 2025 at 3:30 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 5th day of March 2025



ALESSANDRA GARCIA, CPM
ASSISTANT CITY CLERK

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

Name: _____

Title: _____

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 24, 2025 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 24, 2025, and following was the record of attendance.

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

MEMBERS ABSENT: Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Joe Garza, Assistant Director of Development Services
Laura Fonseca, Planner II
Nancy Hernandez, Administrative Assistant
Tania Goo, Secretary

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 Mungia, 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 FEBRUARY 10, 2025 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

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

ITEM D. PLATS:

- 1) Garza-Garza Consulting Engineers, representing Armando Guerrero Chapa, President of Black Diamond Services, LLC., is requesting final plat approval of the proposed Black Diamond Subdivision. The property is legally described as being a 3.91 acre tract of land out of Lot 237, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2800 Block of South Cage Boulevard. SUB#231131**

Joe Garza, Assistant Director of Development Services, introduced the item and went over the property's legal description. He stated the property was located within the 2800 Block of South Cage Blvd. and stated the property was zoned Planned Unit Development District (PUD). He further stated the adjacent zones were Planned Unit Development District (PUD) to the north, south and east, Agricultural and/or Open Space District (A-O), General Business District (C), Residential Townhouse District (R-TH) and Residential Multi-Family District (R-MF) to the west. Mr. Garza stated the property was designated for commercial use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, stated Development Services recommended final plat approval of the proposed Black Diamond Subdivision subject to the following conditions noted in the packet.

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

- 2) HALFF, representing Guy D. Walker, President for Blue Beacon, Inc., is requesting preliminary plat approval of the proposed Lot 1 Blue Beacon Subdivision. The property is legally described as being 3.40 acres out of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5000 Block of North IH 69C. SUB#250102**

Joe Garza, Assistant Director of Development Services, introduced the item and went over the property's legal description. He stated the property was located within the 5000 Block of North IH 69C and stated the property was zoned Limited Industrial District (L-I). He further stated the adjacent zones were Limited Industrial District (L-I) to the north, east, south and west. Mr. Garza stated the property was designated for industrial use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, stated Development Services recommended preliminary plat approval of the proposed Lot 1 Blue Beacon Subdivision subject to the following conditions noted in the packet.

Chairman Danny Wylie inquired whether there was a moratorium for the car washes.

Joe Garza, Assistant Director of Development Services, stated there was none.

There being no further discussion, Board Member Charlie Ramiez **moved** to approve the request for final plat approval of the proposed Lot 1 Blue Beacon Subdivision. Board Member Mercades Guillen seconded the motion and when put to a vote, it carried unanimously.

3) R. E. Garcia & Associates, representing Andres Zuniga, Manager for Zuko Family Limited Partnership, is requesting preliminary plat approval of the proposed Veterans Industrial Park Subdivision. The property is legally described as being a 14.88 acre tract of land being a portion of Lot 5, Closner Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1700 Block of South Veterans Blvd. ("I" Rd.). SUB#231027

Joe Garza, Assistant Director of Development Services, introduced the item and went over the property's legal description. He stated the property was located within the 1700 Block of South Veterans Blvd. ("I" Rd.) and stated the property was zoned Heavy Industrial District (H-I). He further stated the adjacent zones were City limits to the north, Agricultural and/or Open Space District (A-O) and City limits to the east, Agricultural and/or Open Space District (A-O) to the south and Limited Industrial District (L-I) to the west. Mr. Garza stated the property was designated for industrial use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, stated Development Services recommended preliminary plat approval of the proposed Veterans Industrial Park Subdivision subject to the following conditions noted in the packet.

There being no further discussion, Board Member Rafael Mungia **moved** to approve the request for final plat approval of the proposed Veterans Industrial Park Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS:

None

ITEM F. CLOSED SESSION:

None

ITEM G. RECONVENE:

None

ITEM H. 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 4:06 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: March 5, 2025

MEETING DATE: March 10, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Javier Hinojosa, representing Sendero Estates, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH). The property is legally described as being 22.94 acres, more or less, out of Lot 255, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Javelina Drive. **COZ#250201**

Classification: Public Hearing

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

Issue: Javier Hinojosa, representing Sendero Estates, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH) in order to develop and construct townhomes.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/5/2025
Approved - 3/5/2025
Final Approval - 3/6/2025



MEMORANDUM

DATE: MONDAY, MARCH 10, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH). The property is legally described as being 22.94 acres, more or less, out of Lot 255, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Javelina Drive. COZ#250201
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Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

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

DESCRIPTION OF PROPERTY:

Javier Hinojosa, representing Sendero Estates, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH) in order to develop and construct townhomes.

The subject site is located on the south side of East Javelina Drive and is located within the 1000 Block of East Javelina Drive. The property is legally described as being 22.94 acres, more or less, out of Lot 255, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas

The property fronts East Javelina Drive, a 70 ft. minor collector street which 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 zoned Agricultural and/or Open Space District upon annexation on January 21, 2025. The properties to the south and west were rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on February 15, 2016. The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Planned Unit Development District (PUD) on March 17, 1992. The city limits lie to the east. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for Public/Semi Public use in the Land Use Plan.

The Residential Townhouse District (R-TH) is established to provide adequate space and site diversification for medium-density residential development that is single-family, on separate lots, and typically owner occupied. Townhouse development is a low to medium-density use and before zoning to townhouse usage, the increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space must be met. Townhouse developments must be properly buffered from non-residential uses and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

Twenty-two (22) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on February 21, 2025, and a legal notice was published in the Advance News Journal on February 19, 2025. Staff received no response to the letters or the legal notice.

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

NOTE: This item will go before the City Commission Meeting of March 17, 2025, at 4:00p.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

Javier Hinojosa, representing Sendero Estates, LLC., owner
APPLICANT

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

1000 Block of East Javelina Drive
ADDRESS

Townhouse Residential District (R-TH)
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:

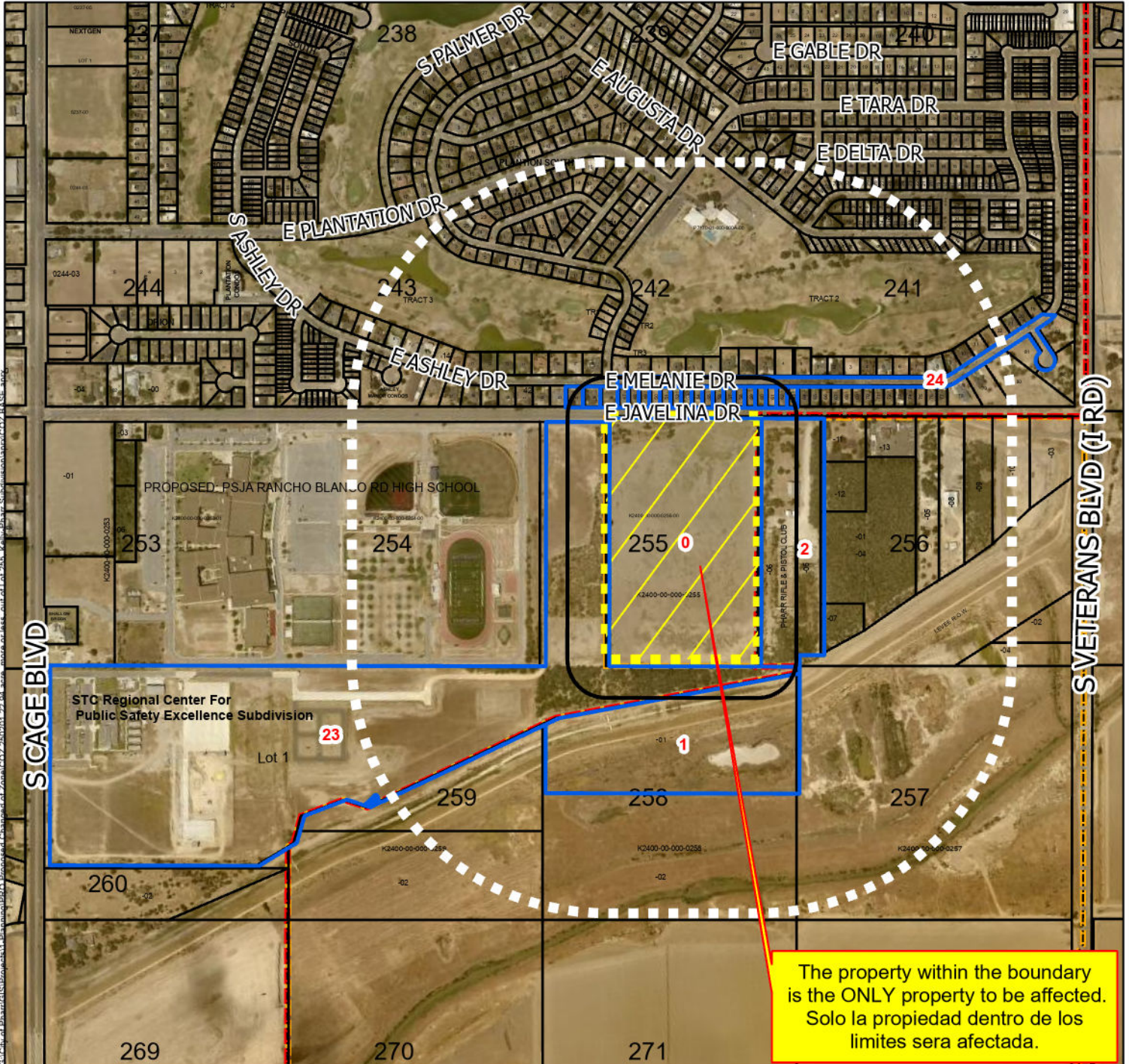
Approval

Development Services is recommending approval of the rezoning request from Agricultural and/or Open
Space District (A-O) to Townhouse Residential District (R-TH) as the property meets area requirements
and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and
City Department requirements.

Laura Fonseca, Planner II
PREPARED BY

February 26, 2025
DATE

Proposed Change of Zone
being 22.94 acres, more or less,
out of Lot 255, Kelly-Pharr Subdivision
Javier Hinojosa
AERIAL

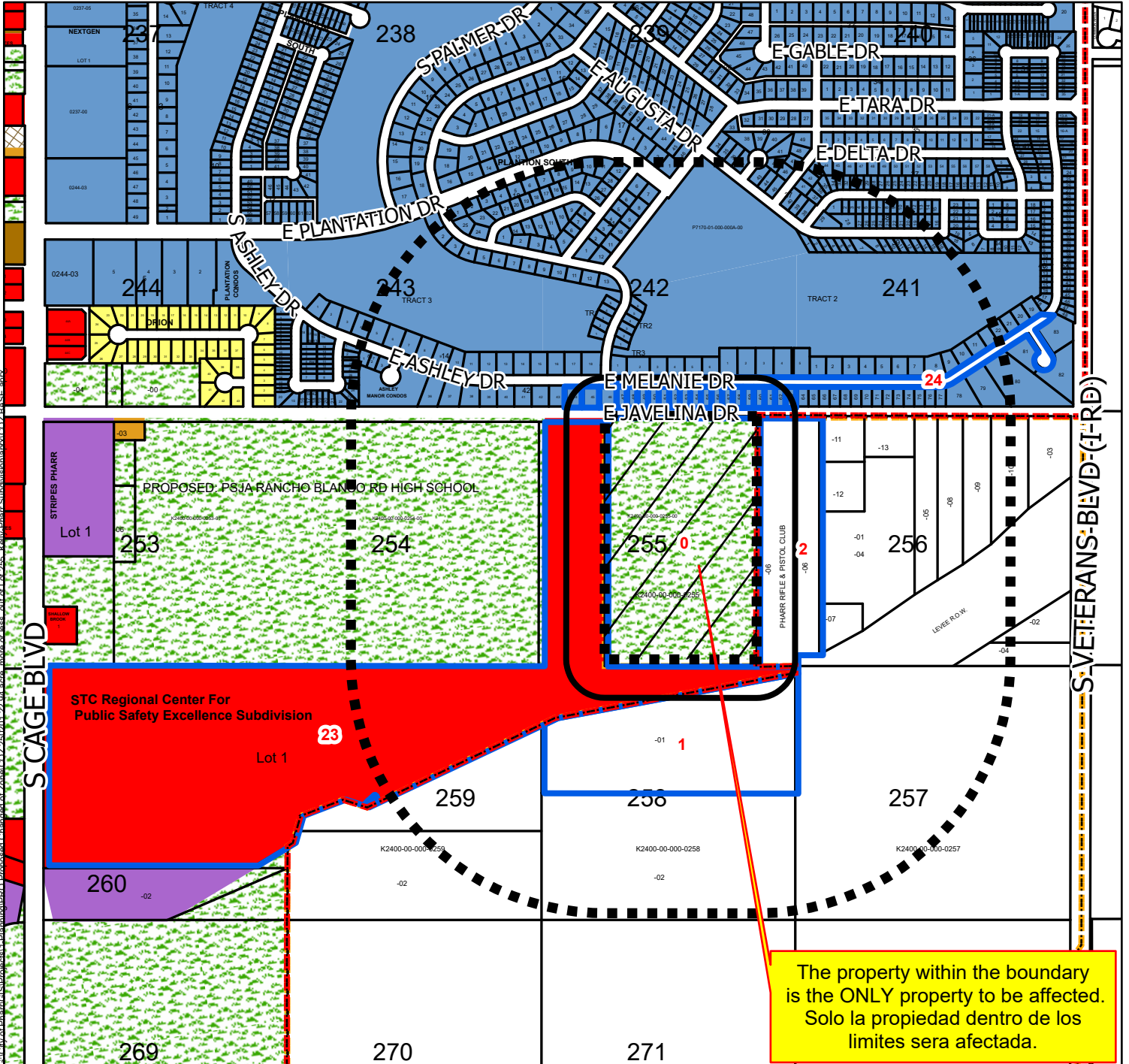


- Subject Property
- Notified Properties
- 200ft_Radius
- Quarter Mile Radius
- Pharr City Limit

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



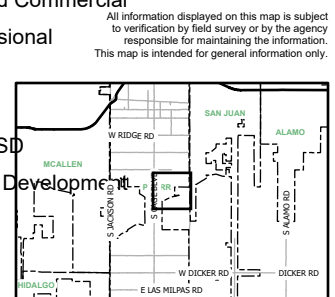
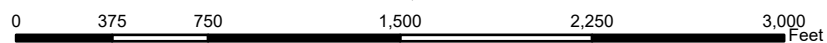
Proposed Change of Zone
being 22.94 acres, more or less,
out of Lot 255, Kelly-Pharr Subdivision
Javier Hinojosa
ZONING



	Subject Property		Townhouse		Heavy Industrial
	Notified Properties		HUD Code		Limited Industrial
	200ft_Radius		Rail Road R.O.W		Neighborhood Commercial
	Quarter Mile Radius		Government Owned		Office Professional
	Pharr City Limit		General Business		PSJA ISD
	Zoning		Business District		Hidalgo ISD
	ZONE		Drainage Easement		Valley View ISD
	Agricultural Open Space		Heavy Commercial		Planned Unit Development
	Single Family				
	Single Family Small Lot				
	Residential Multi-Family				
	Residential Multi-Family High Density				
	Mobile Home				

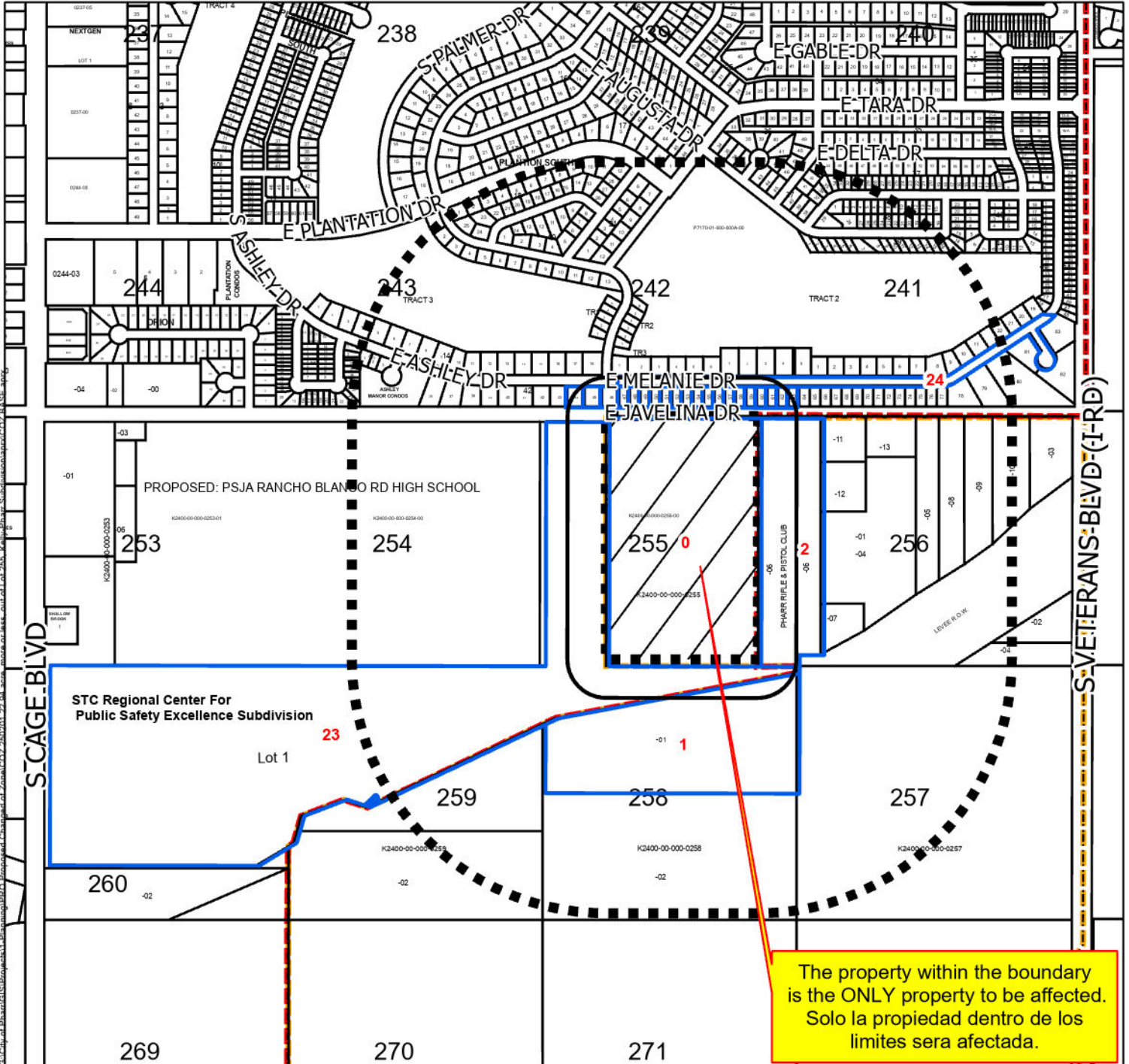
City of Pharr, Texas
Engineering Department
956.402.4242
Date: 3/5/2025

Scale: 1:9,000



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Proposed Change of Zone
being 22.94 acres, more or less,
out of Lot 255, Kelly-Pharr Subdivision
Javier Hinojosa
RADIUS



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

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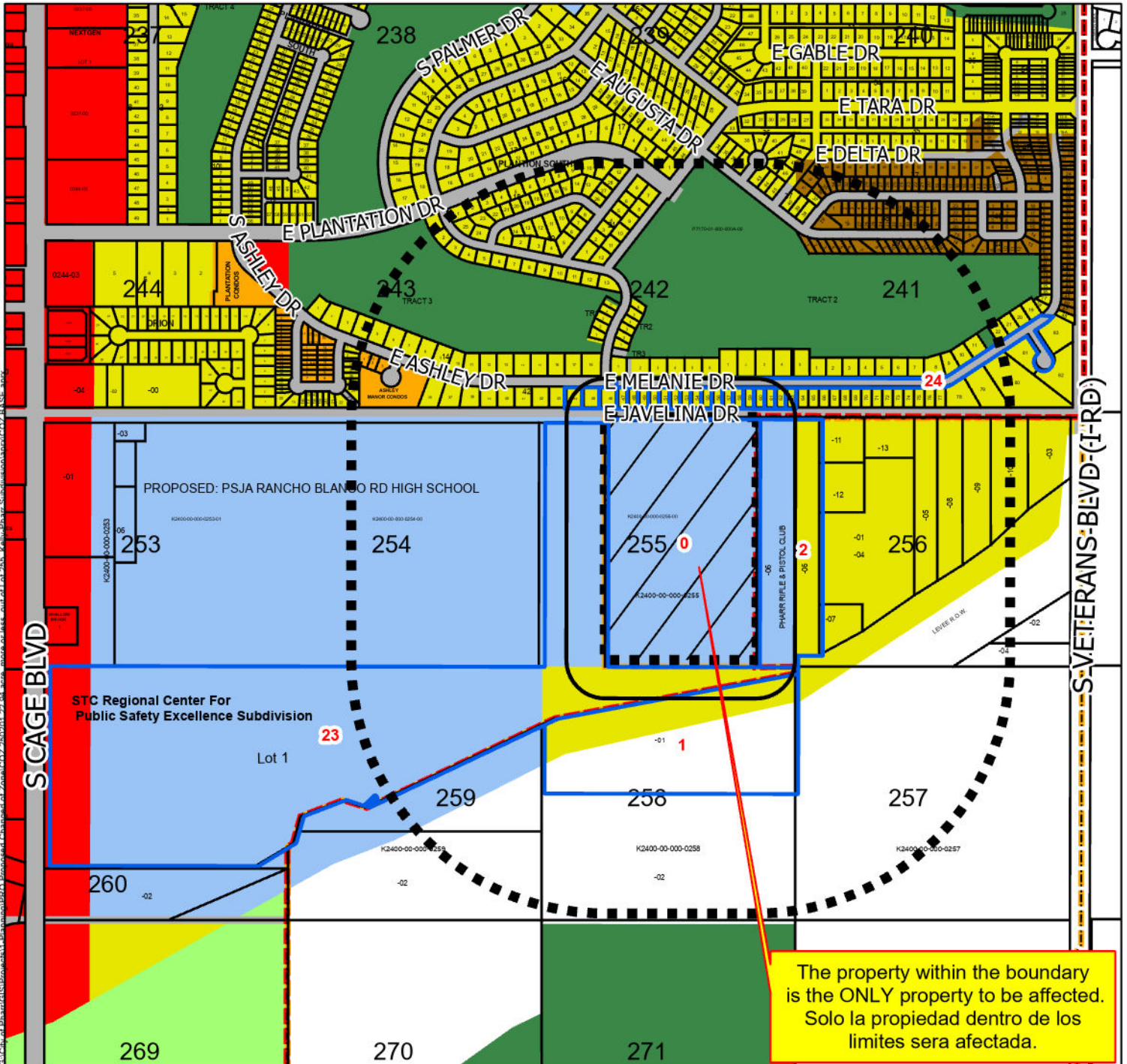
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:9,000



Date: 2/11/2025

Proposed Change of Zone
being 22.94 acres, more or less,
out of Lot 255, Kelly-Pharr Subdivision
Javier Hinojosa
FUTURE LAND USE



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

Future Land Use

FUTURELAND

- Irrigation
- Agriculture

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

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.





Pharr
Development Services



Site Photo

1000 Block of East Javelina





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: March 4, 2025

MEETING DATE: March 10, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: MDG Investment Group DBA Monarch Homes, representing Jasso Express RGV, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as Lot 15, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1200 West Kennedy Street. **COZ#250202**

Classification: Public Hearing

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

Issue: MDG Investment Group DBA Monarch Homes, representing Jasso Express RGV, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct 13 apartment units.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends and land use patterns in the general 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 - 3/4/2025
Approved - 3/5/2025
Final Approval - 3/6/2025



MEMORANDUM

DATE: MONDAY, MARCH 10, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as Lot 15, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1200 West Kennedy Street. COZ#250202

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:

MDG Investment Group DBA Monarch Homes, representing Jasso Express RGV, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct 13 apartment units.

The subject site is located on the north side of West Kennedy Street, approximately 200 ft. south of West Nolana Loop and has a physical address of 1200 West Kennedy Street. The property is legally described as Lot 15, Beamsley Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Kennedy Street, a 50-ft – 60-ft local street which runs east and west with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property, the properties to the east and west, were zoned Single-Family Residential District (R-1), when the city was annexed in 1989. The property to the north was rezoned from Single-Family Residential District (R-1) to General Business District (C) on March 21, 2016. The property to the south was rezoned from Residential Townhouse District (R-TH) to Medium Density Multi-Family Residential District (R-3) on June 20, 2016. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The 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.

Thirteen (13) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on February 21, 2025, and a legal notice was published in the Advance News Journal on February 19, 2025. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the rezoning request from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress.

The proposed rezoning aligns well with the existing development trends and land use patterns in the general 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 March 17, 2025, 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

**MDG Investment Group DBA Monarch Homes,
Jasso Express RGV, LLC., owner**

representing

Single-Family Residential District (R-1)

APPLICANT

CURRENT ZONE

1200 West Kennedy Street

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

ADDRESS

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

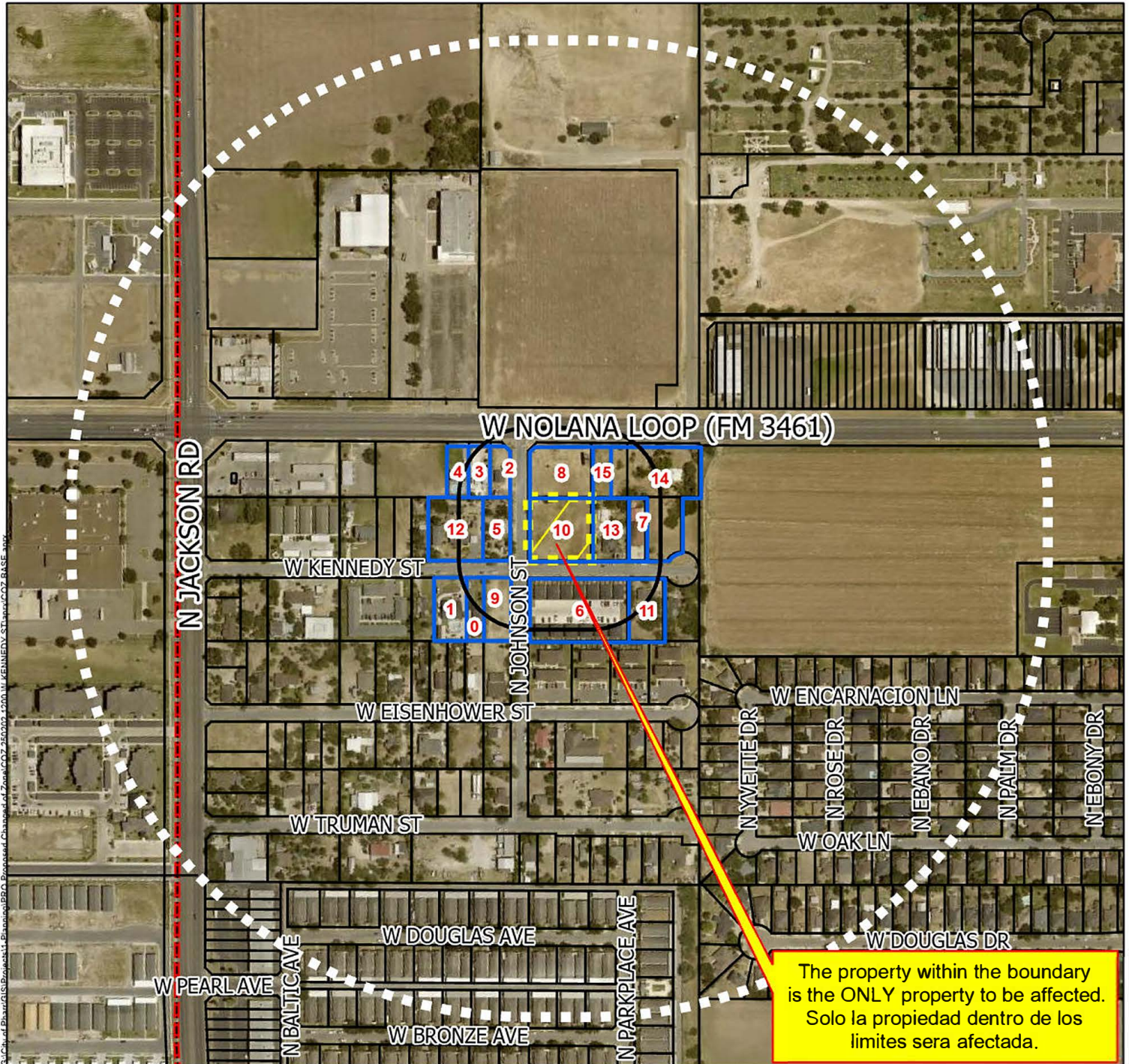
Development Services is recommending approval of the request to re-zone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The proposed re-zoning aligns well with the existing development trends and land use patterns in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II

PREPARED BY

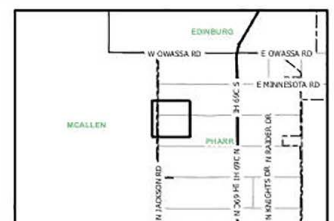
February 26, 2025

DATE

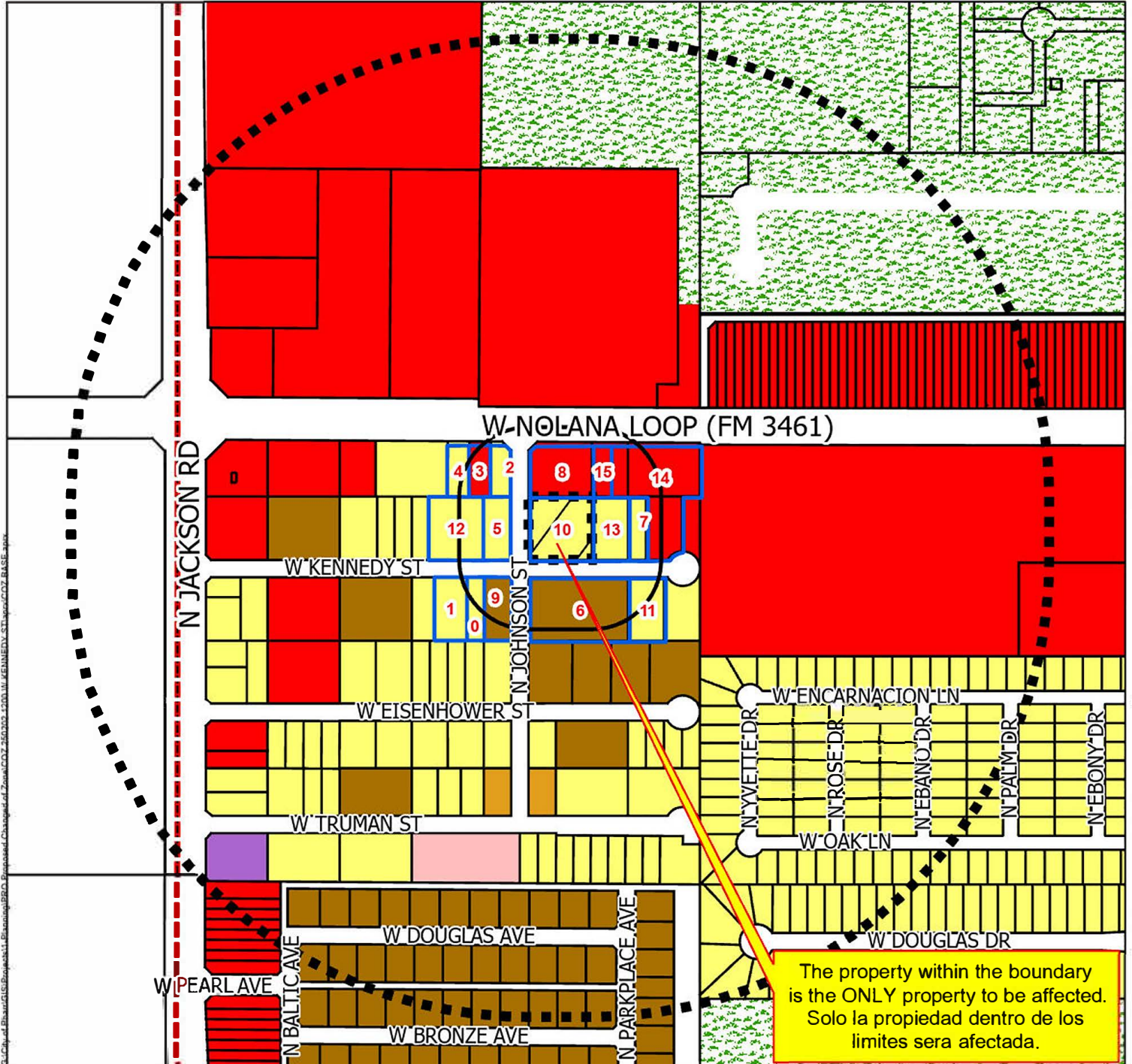


- Subject Property
- 200ft_Buffer
- Quarter Mile Radius
- Notified Properties
- Pharr City Limit

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



Proposed Change of Zone
1200 W Kennedy St
Marco Garcia
ZONING



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

Zoning
ZONE

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

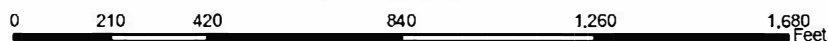
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial

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

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.

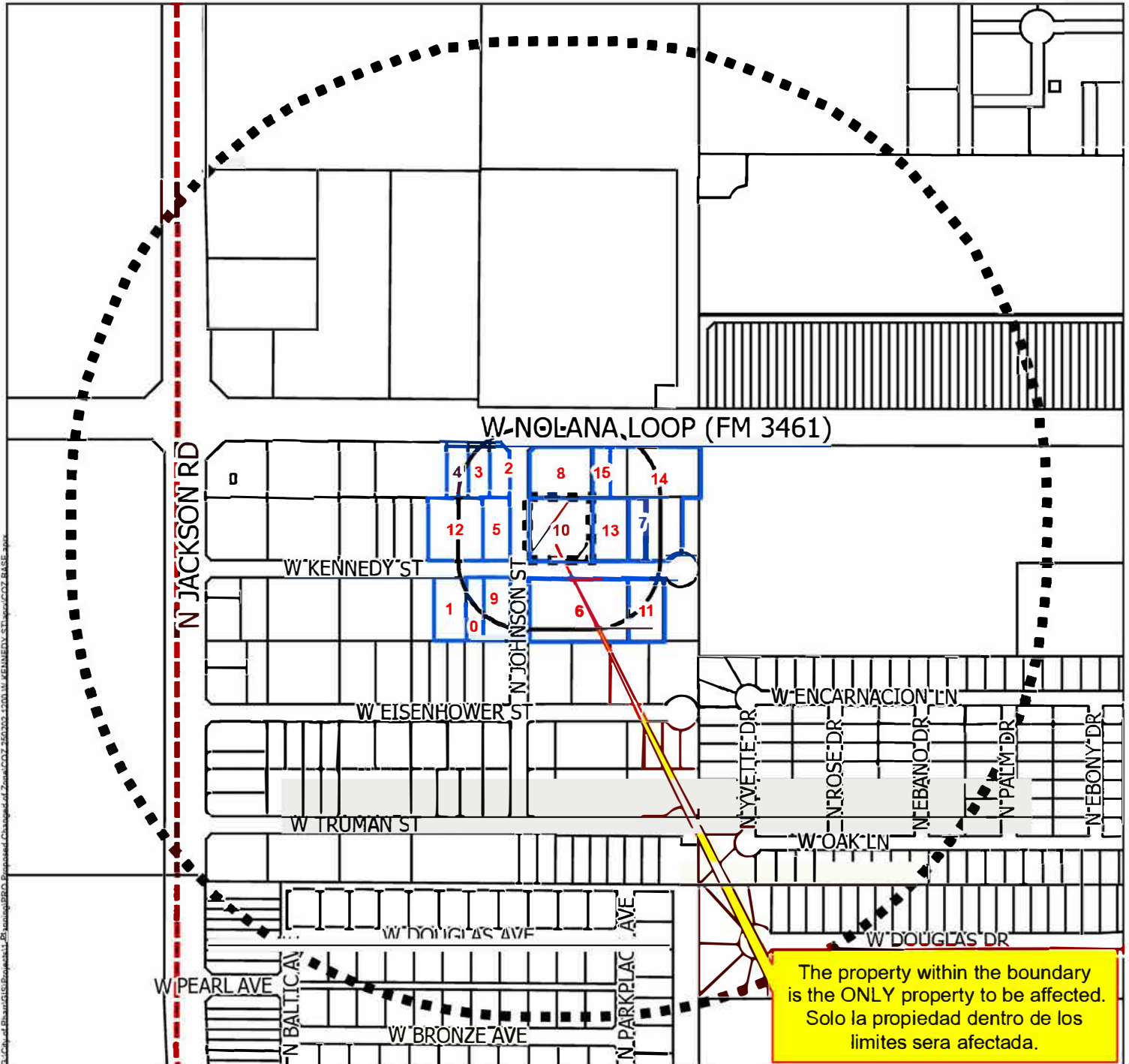
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:5,000



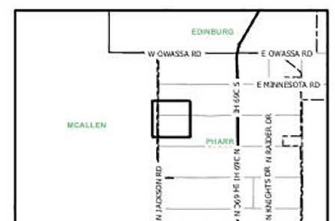
Date: 2/18/2025

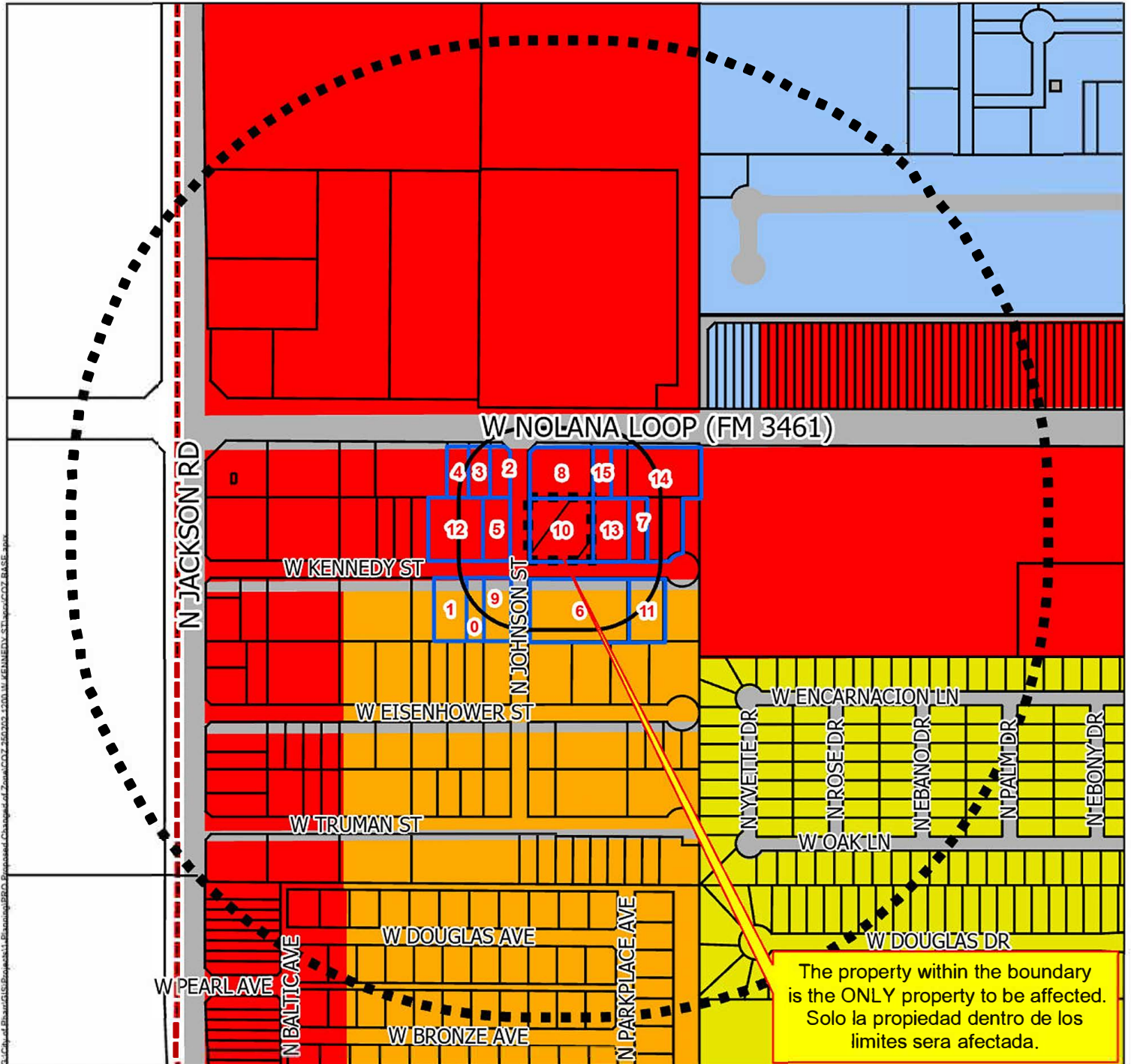




- Subject Property
- 200ft_Buffer
- Quarter Mile Radius
- Notified Properties
- Pharr City Limit

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.





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

Future Land Use

FUTURELAND

- Irrigation
- Agriculture

Single Family Res.

Multi-Family Res.

Manufactured Homes

Industrial

Commercial

Public/Semi Public

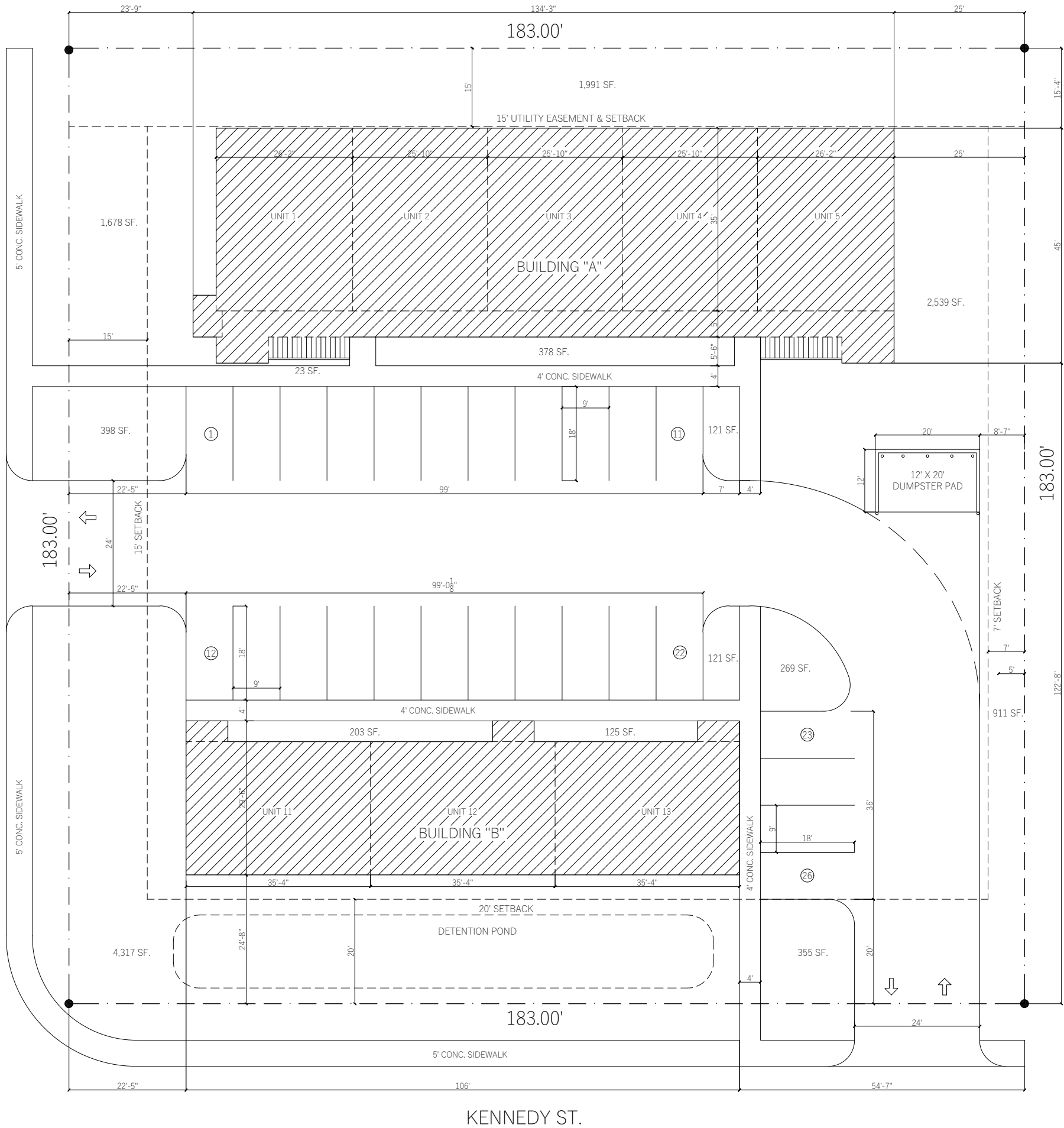
ROW

Parks

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.



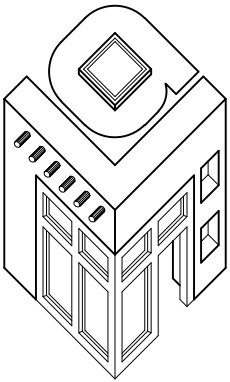
JOHNSON ST.



PROJECT DATA - BUILDING "A"		
APARTMENTS	TYPE	PARKING S.
UNIT 1 - 916 SF.	2 BED/ 1 BTH	2 SPACES REQ.
UNIT 2 - 904 SF.	2 BED/ 1 BTH	2 SPACES REQ.
UNIT 3 - 904 SF.	2 BED/ 1 BTH	2 SPACES REQ.
UNIT 4 - 904 SF.	2 BED/ 1 BTH	2 SPACES REQ.
UNIT 5 - 916 SF.	2 BED/ 1 BTH	2 SPACES REQ.
UNIT 6 - 916 SF.	2 BED/ 1 BTH	2 SPACES REQ.
UNIT 7 - 904 SF.	2 BED/ 1 BTH	2 SPACES REQ.
UNIT 8 - 904 SF.	2 BED/ 1 BTH	2 SPACES REQ.
UNIT 9 - 904 SF.	2 BED/ 1 BTH	2 SPACES REQ.
UNIT 10 - 916 SF.	2 BED/ 1 BTH	2 SPACES REQ.
TOTAL LIVING AREA - 9,088 SF.		
1ST FLR. COV. PATIO - 748 SF.		
2ND FLR. COV. PATIO - 748 SF.		
RISER RM. - 41 SF.		
STAIRS 1 - 68 SF.		
STAIRS 2 - 68 SF.		
TOTAL BLDG. AREA "A" - 10,761 SF.		20 SPACES REQ.
PROJECT DATA - BUILDING "B"		
APARTMENTS	TYPE	PARKING S.
UNIT 11 - 901 SF.	2 BED/ 1 BTH	2 SPACES REQ.
PORCH - 32 SF.		
TOT. AREA = 933 SF.		
UNIT 12 - 901 SF.	2 BED/ 1 BTH	2 SPACES REQ.
PORCH - 32 SF.		
TOT. AREA = 933 SF.		
UNIT 13 - 901 SF.	2 BED/ 1 BTH	2 SPACES REQ.
PORCH - 32 SF.		
TOT. AREA = 933 SF.		
TOTAL BLDG. AREA "B" - 2,799 SF.		
TOTAL PROJECT AREA = 13,560 SF.		26 SPACES REQ.

TOTAL LOT AREA = 33,489 SF.
LANDSCAPE AREA REQ. (40%) = 13,396 SF.
PROPOSED LANDSCAPE A. = 13,429 SF.

OPTI ON 2 - 13 UNITS TOTAL



M / A
Custom Plans

3605 HARVEY MCALLEN, TX
(956) 648.6870

MADESIGNS7 @ GMAIL.COM
WWW.MACUSTOMPLANS.COM

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* VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION OR SITE PREP.
* VERIFY COMPLIANCE WITH CITY ORDINANCE CODES & RESTRICTIONS WHERE STRUCTURE IS TO BE BUILT.
* VERIFY COMPLIANCE WITH ALL SUBDIVISION REQUIREMENTS.
* PLANS INDICATE LOCATION ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

PROJECT INFORMATION

DATE : OCT. 24, 2024

OWNER :
MONARCH CONST.

SITE :
LOT NO. 15
BEAMSLEY SUBD.
PHARR, TEXAS

PROJECT DATA

WWW.MACUSTOMPLANS.COM

SHEET No.:

1 of 3

M/A CUSTOM PLANS
PROVIDES A PLAN SERVICE ONLY, AND
RETAINS SOLE PROPRIETORSHIP OF ALL
PLANS, CONSTRUCTION DOCUMENTS,
& ORIGINAL DESIGNS.



Pharr
Development Services



Site Photo

1200 West Kennedy Street





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: March 4, 2025

MEETING DATE: March 10, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Red Tape II, Inc., d/b/a Stilettos Cabaret, has filed with the Planning and Zoning Commission a request for a Sexually Oriented Business License. The property is legally described as all of Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas. The property's physical address is 1050 North Sugar Road.

SOB#001254

Classification: Public Hearing

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

Issue: Red Tape II, Inc., d/b/a Stilettos Cabaret, has filed with the Planning and Zoning Commission a request for a Sexually Oriented Business License in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Sexually Oriented Business License in a 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
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/4/2025
Approved - 3/5/2025
Final Approval - 3/6/2025



MEMORANDUM

DATE: MONDAY, MARCH 10, 2025

TO: PLANNING & ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SEXUALLY ORIENTED BUSINESS LICENSE – FILE NO. SOB#001254 (STILETTOS CABARET)
--

GENERAL INFORMATION:

APPLICANT: Red Tape II, Inc., d/b/a Stilettos Cabaret, has filed with the Planning and Zoning Commission a request for a Sexually Oriented Business License in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as all of Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1050 North Sugar Road.

ZONING: The property is currently zoned General Business District (C). The surrounding area to the North, South, East and West is zoned General Business District (C). The area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
	FIRE DEPARTMENT:	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 PUBLICATION:

Thirty-four (34) surrounding property owners were notified of the request by letter on February 26, 2025, and a legal notice was published in The Advance News Journal on February 26, 2025. Staff received one call for information only.

DEVELOPMENT SERVICES RECOMMENDATIONS:

Development Services is recommending **approval** of the Sexually Oriented Business License in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

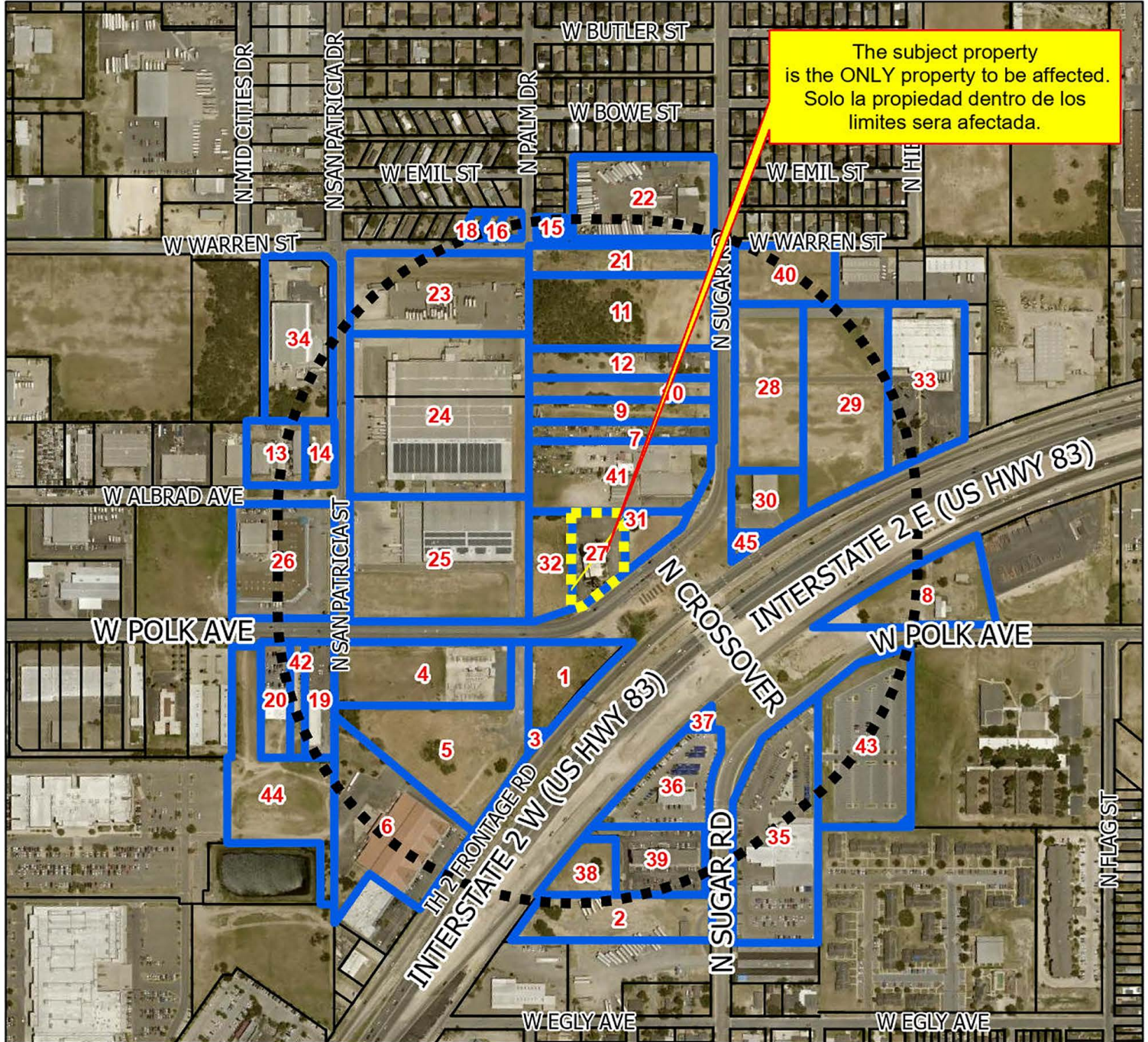
NOTE: This item is scheduled to go before the City Commission Meeting of **Monday, March 17, 2025, at 4:00 p.m.**

CONDITIONS:

- 1) Applicant shall comply with all Sexually Oriented Business License requirements; any violation will terminate the Sexually Oriented Business License;
- 2) Applicant shall comply with all City of Pharr Ordinance requirements;
- 3) Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Sexually Oriented Business License;
- 4) Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate the Sexually Oriented Business License;
- 5) This Sexually Oriented Business License shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal ninety (90) days before its expiration date;
- 6) An opaque buffer will be required;
- 7) The premise should not have any public display of any sign, banner, flag, pennant, balloon, photograph, symbol, neon light, fluorescent color indicating that the nature of the use may be a Sexually Oriented Business; and
- 8) All employees must wear name tags or uniforms identifying them as employees of the establishment
- 9) The following shall be considered as grounds for the revocation of the Sexually Oriented Business License:

- Any change in use or change in extent of use, area or location of the building being used.
- 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 Sexually Oriented Business License; or revocation of the permit if not paid by the 31st day.
- Sexually Oriented Business License that has been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

AERIAL



G:\City of Pharr\GIS\Projects\1-Planning\PRO SOB\SOB 001254 1050 N Sugar Rd Stiletto Cabaret's Club\apn00_BASE Project File.aprx

-  Subject Property
-  1,000 ft. Radius
-  Notified Properties

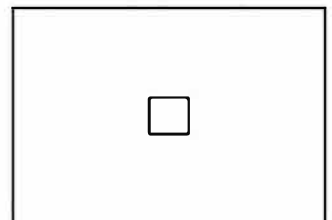
City of Pharr, Texas
Engineering Department
956.402.4221

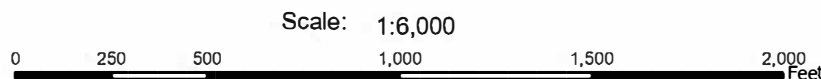
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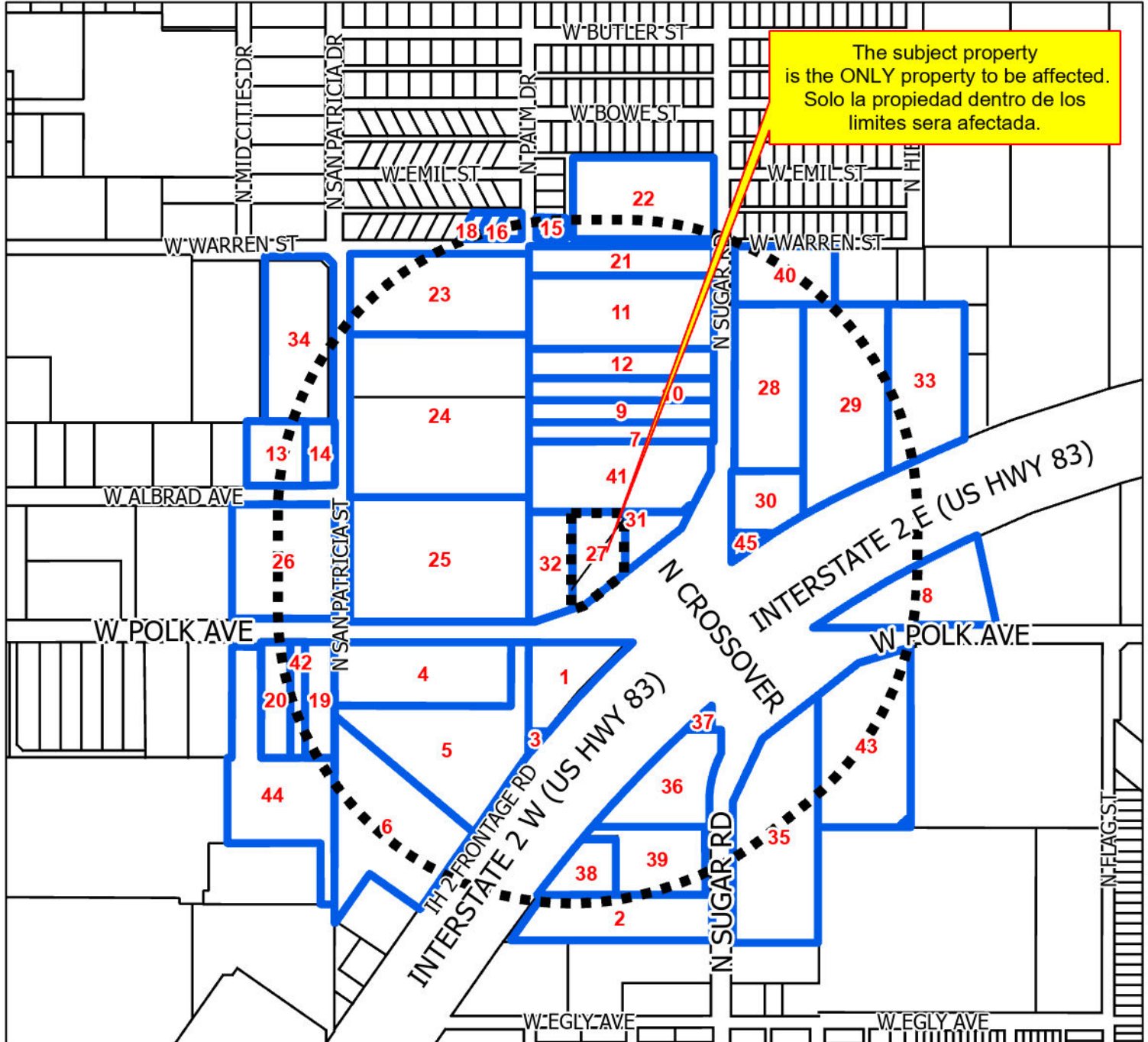
0 250 500 1,000 1,500 2,000 Feet

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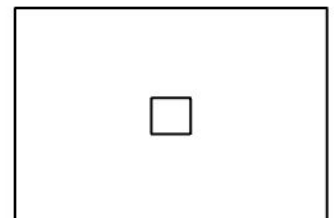




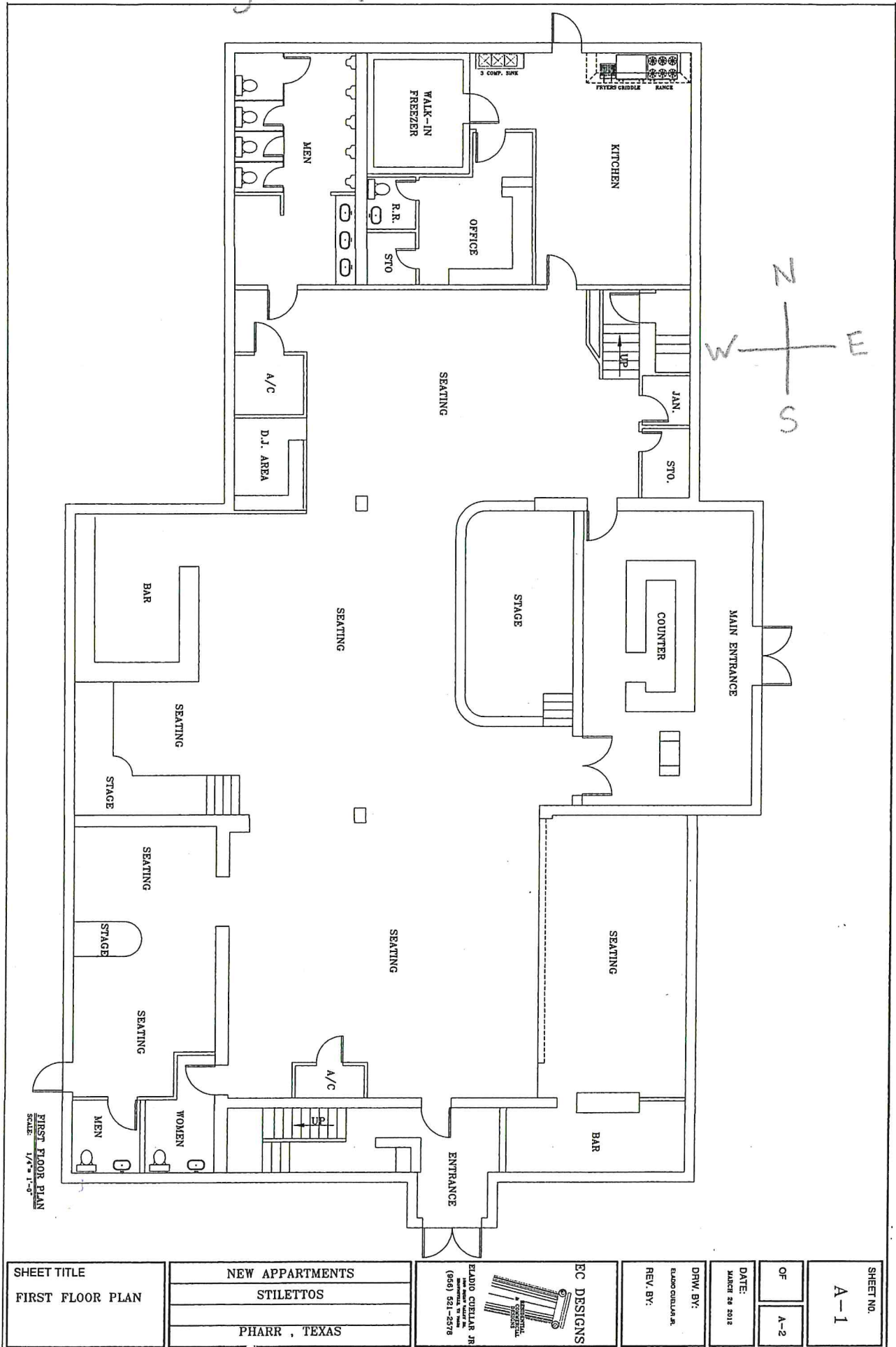
RADIUS



-  Subject Property
-  1,000 ft. Radius
-  Notified Properties



1050 N. Sugar Rd.





Pharr
Development Services



Site Photo

1050 North Sugar Road





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: March 4, 2025

MEETING DATE: March 10, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Red Tape II, Inc., d/b/a Stilettos Cabaret, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as all of Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas. The property's physical address is 1050 North Sugar Road.

CUP#120418

Classification: Public Hearing

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

Issue: Red Tape II, Inc., d/b/a Stilettos Cabaret, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to 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
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/4/2025
Approved - 3/5/2025
Final Approval - 3/6/2025



MEMORANDUM

DATE: MONDAY, MARCH 10, 2025

TO: PLANNING & ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS PERMIT FOR ABC FILE NO. CUP#120418 (STILETTOS CABARET)
--

GENERAL INFORMATION:

APPLICANT: Red Tape II, Inc., d/b/a Stilettos Cabaret, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as all of Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1050 North Sugar Road.

ZONING: The property is currently zoned General Business District (C). The surrounding area to the North, South, East and West is zoned General Business District (C). The area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
	FIRE DEPARTMENT:	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 PUBLICATION:

Nine (9) surrounding property owners were notified of the request by letter on February 26, 2025, and a legal notice was published in The Advance News Journal on February 26, 2025. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS:

Development Services is recommending **approval** of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to 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, March 17, 2025, 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:

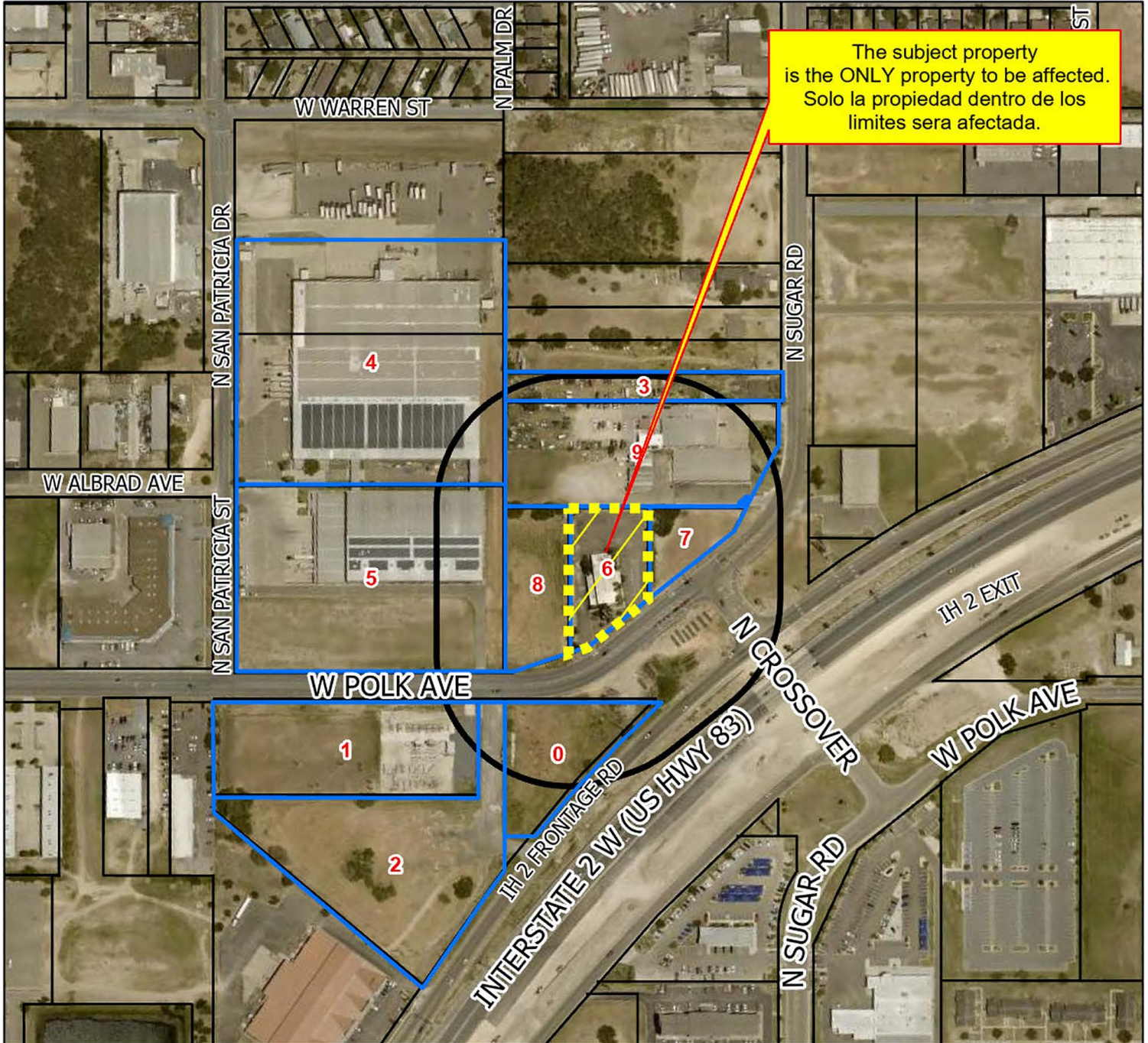
- A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property 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).

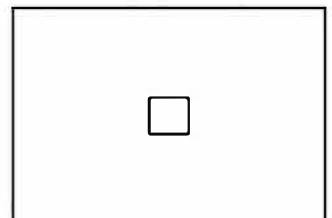
13.The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr 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.



G:\City of Pharr\GIS\Projects\1-Planning\Misc\SOB 001254 1050 N Sugar Rd Stiletto Cabaret's Club\aprx00_BASE Project File.aprx

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

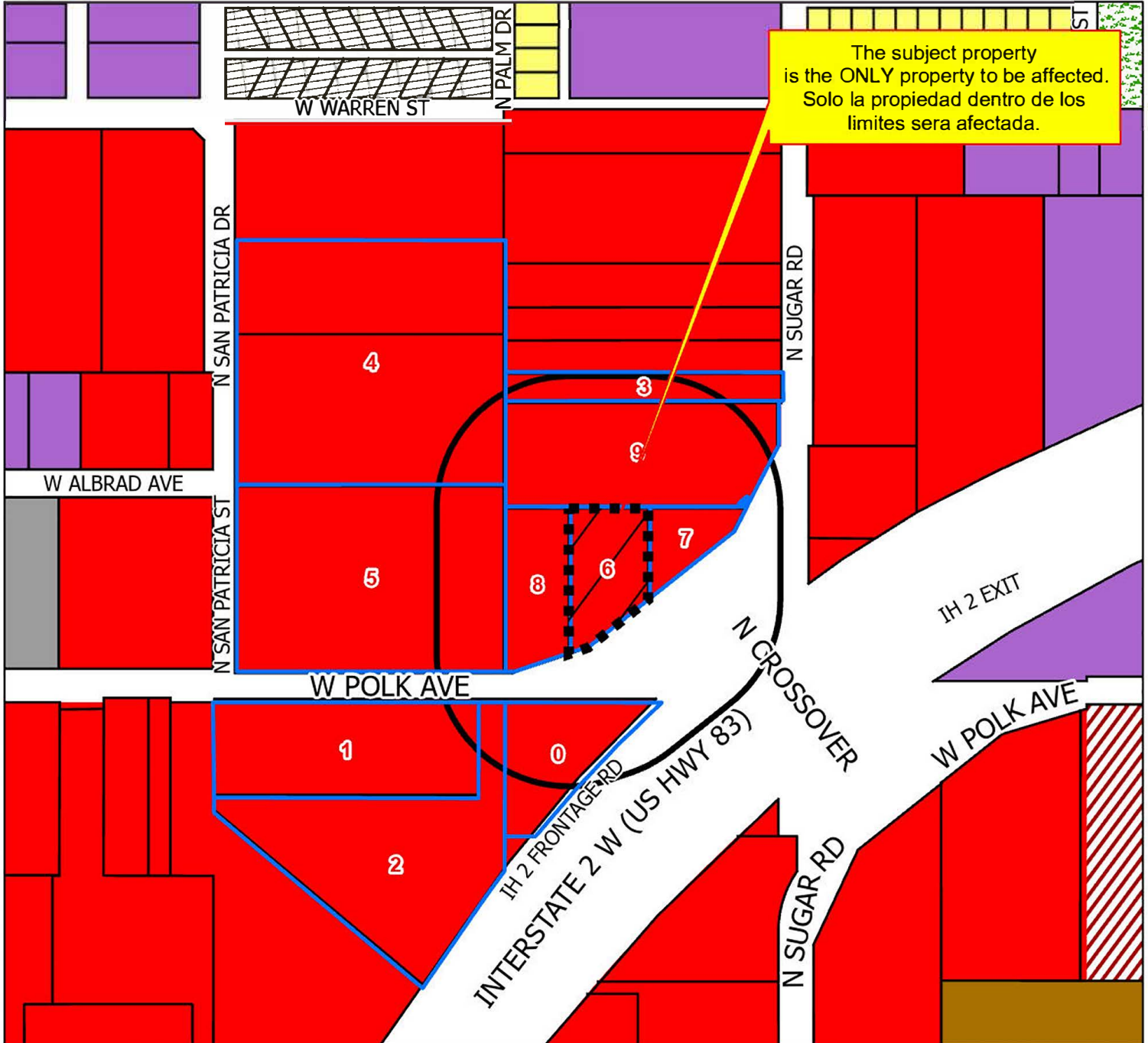
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Conditional Use Permit
1050 N Sugar Rd
Stiletto Cabaret
Ramiro Armendariz
ZONING

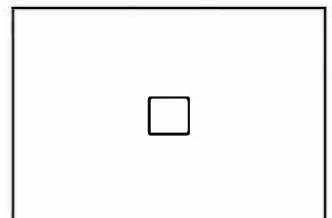


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- | | | |
|---------------------------------------|--------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family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

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: 2/19/2025

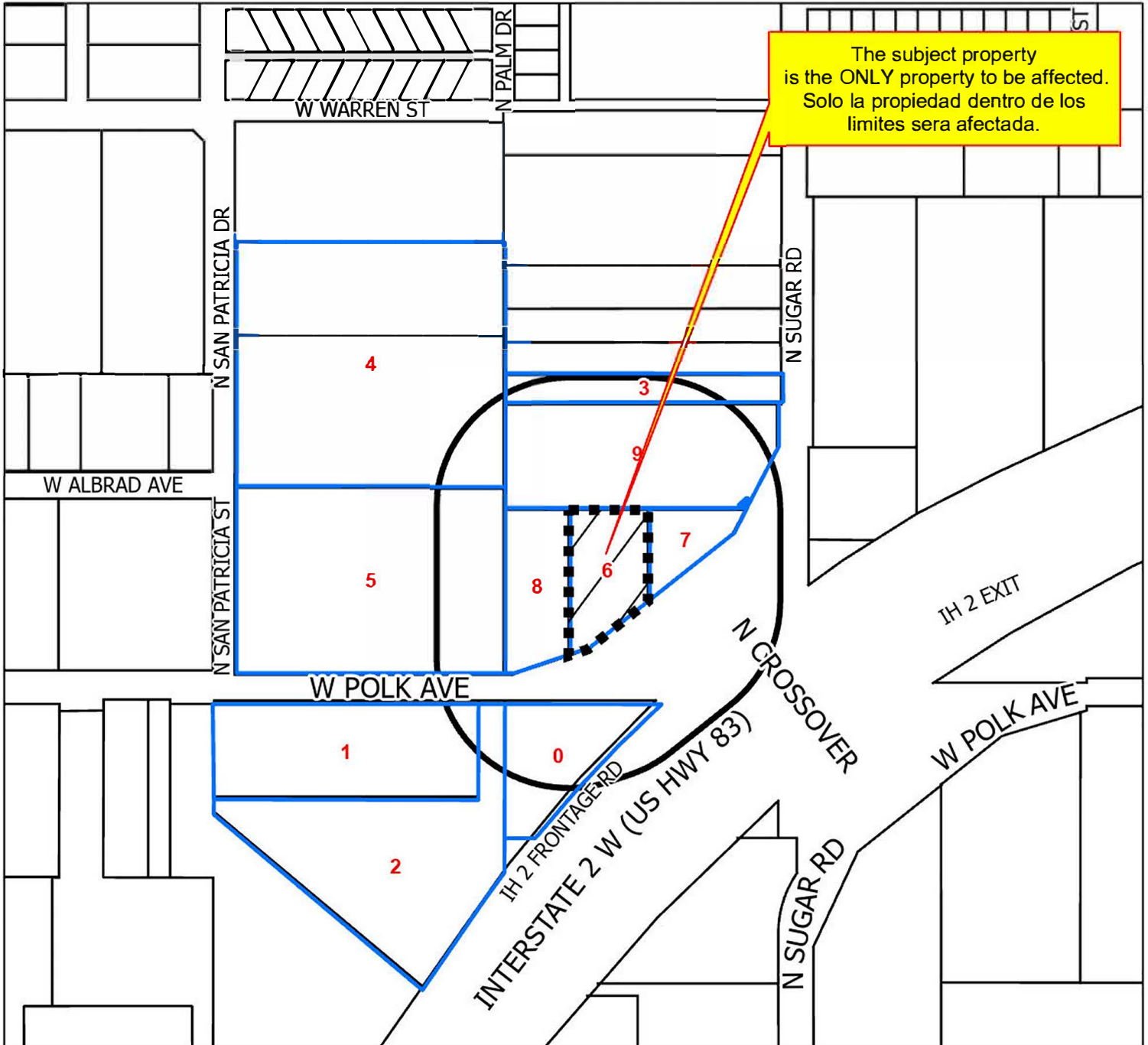
Scale: 1:4,000

0 165 330 660 990 1,320 Feet

Conditional Use Permit
1050 N Sugar Rd
Stiletto's Gentleman's Club
Ramiro Armendariz
RADIUS



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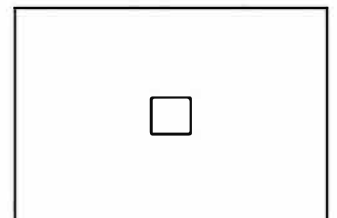
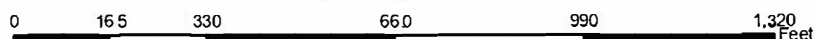
- Notified Properties
- 300 ft. Notification Buffer
- Subject Property

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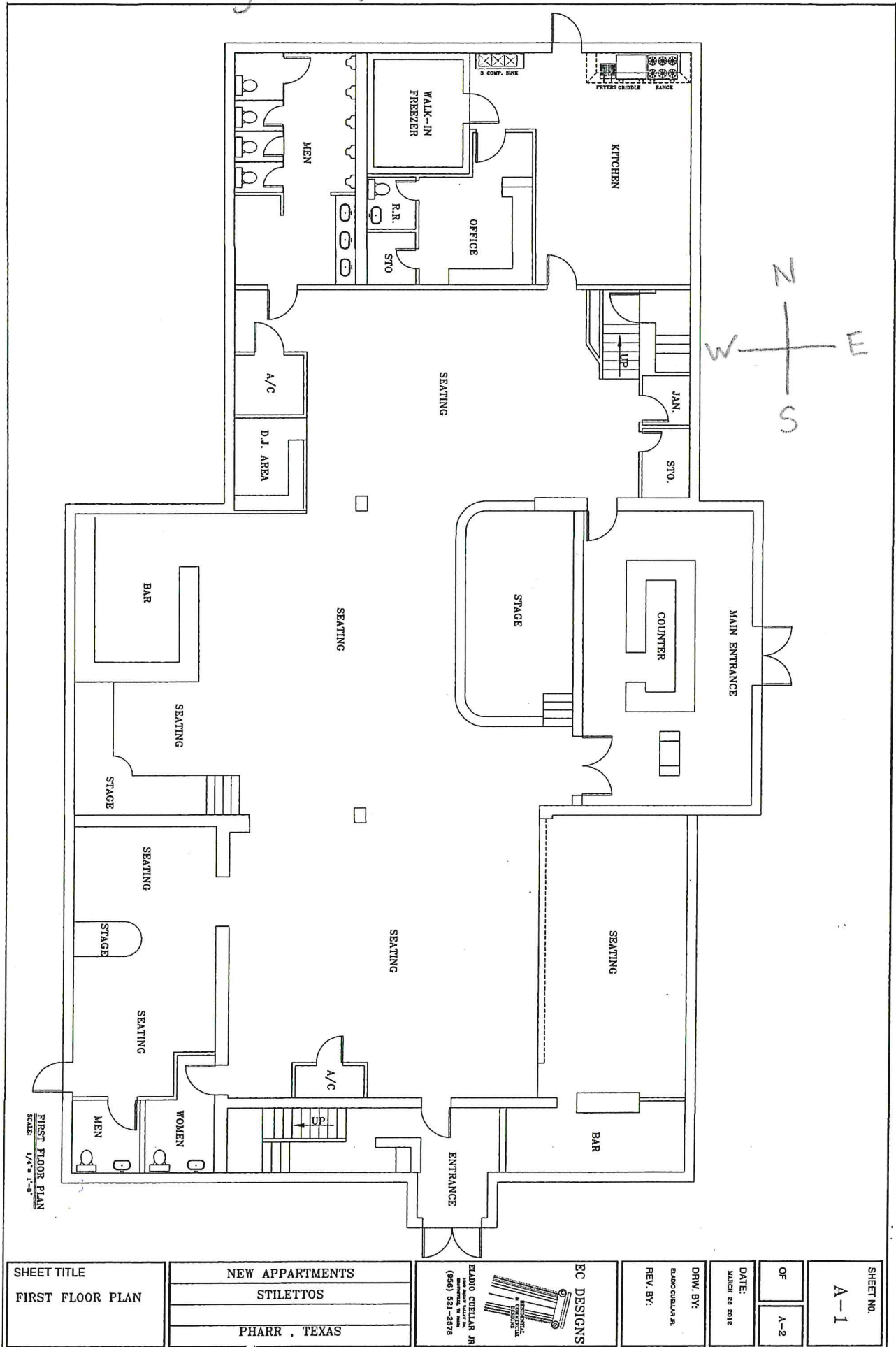
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/19/2025

Scale: 1:4,000



1050 N. Sugar Rd.





Pharr
Development Services



Site Photo

1050 North Sugar Road





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.5.

DATE SUBMITTED: March 4, 2025

MEETING DATE: March 10, 2025

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 1, Stripes Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 3501 South Cage Boulevard. **CUP#250202**

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 Heavy Commercial District (H-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 Heavy Commercial District (H-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
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/4/2025
Approved - 3/5/2025
Final Approval - 3/6/2025



MEMORANDUM

DATE: MONDAY, MARCH 10, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC - FILE NO. CUP#250202 (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 Heavy Commercial District (H-C).

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

LOCATION: The property is physically located at 3501 South Cage Boulevard.

ZONING: The property is currently zoned Heavy Commercial District (H-C). The properties to the east are zoned Residential Multi-Family District (R-MF) and Agricultural and/or Open District (A-O). The properties to the north and south are currently zoned Agricultural and/or Open Space District (A-O) and the properties to the west are zoned General Business District (C) and Agricultural and/or Open Space District (A-O). 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: Twelve (12) surrounding property owners were notified of the request by letter on February 21, 2025, and a legal notice was published in The Advance News Journal on February 19, 2025. 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 Heavy Commercial District (H-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, March 17, 2025, at 4:00 p.m.**

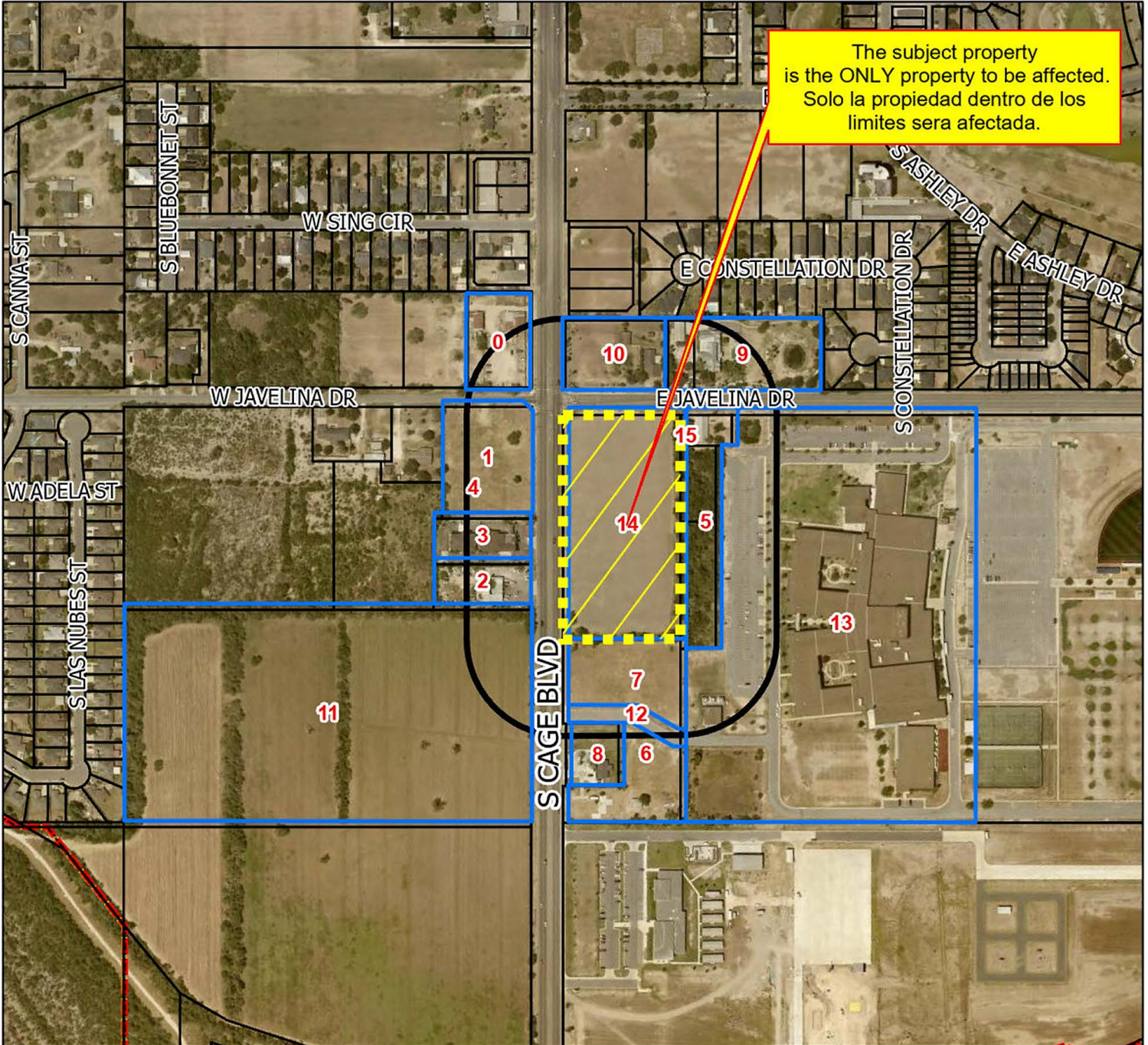
Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

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:

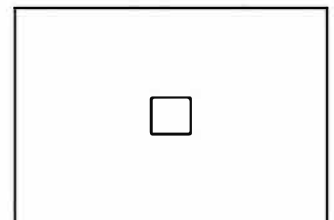
- A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property 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.

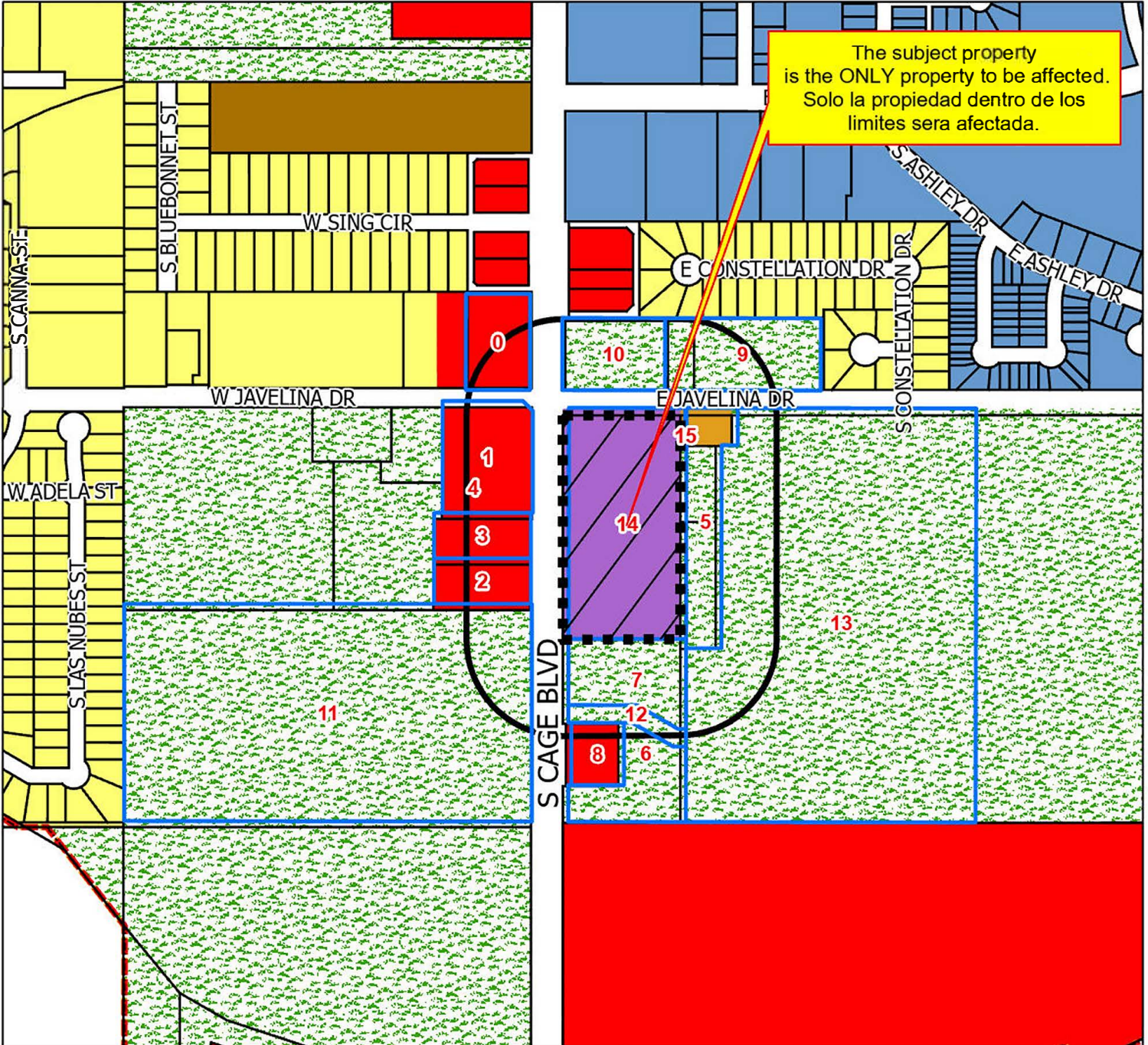


- Subject Property
- Notified Properties
- 300 ft. Notification Buffer
- Pharr City Limit

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.



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 250202 6.137 acres of land, out of 6.319 acre tract in lot 253, Kelly pharr subdivision\aprx\00_BASE Project File.aprx

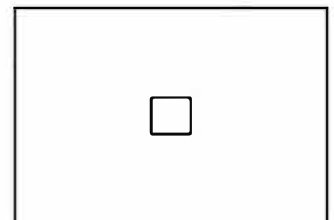


- Subject Property
- Notified Properties
- 300 ft. Notification Buffer
- Zoning**
- ZONE**
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density

- 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
- Pharr City Limit

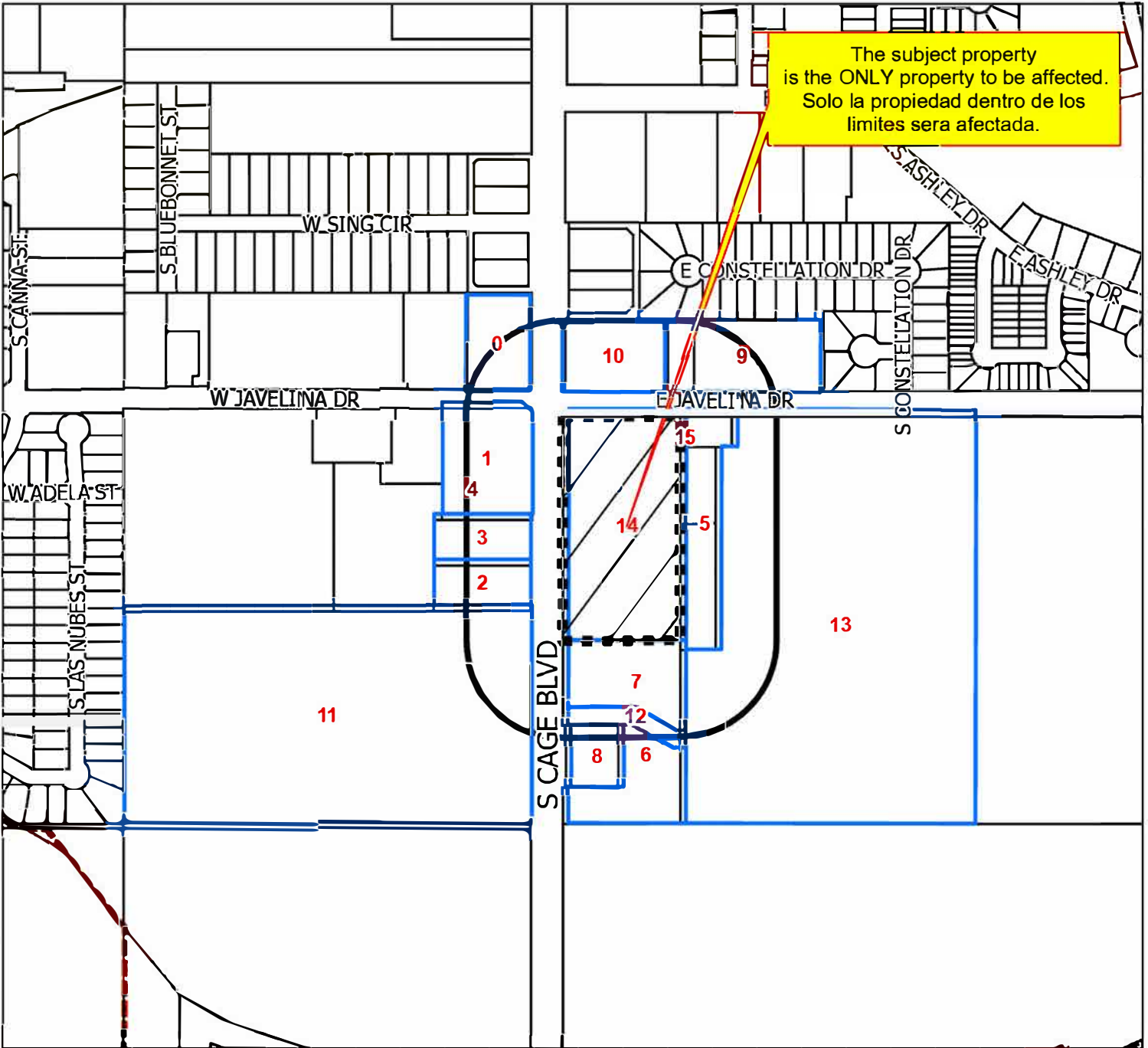
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Proposed CUP 250202
 Lot 1, Stripes Pharr Subdivision, Pharr,
 Hidalgo County, Texas
 7-ELEVEN INC Timothy Ilaoa
 RADIUS



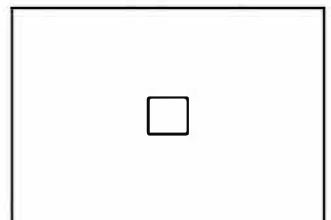
G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 250202 6.137 acres of land, out of 6.319 acre tract in lot 253, Kelly pharr subdivision\proj00_BASE Project File.aprx



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

- Subject Property
- Notified Properties
- 300 ft. Notification Buffer
- Pharr City Limit

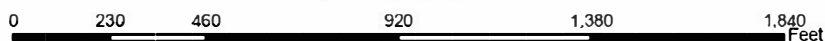
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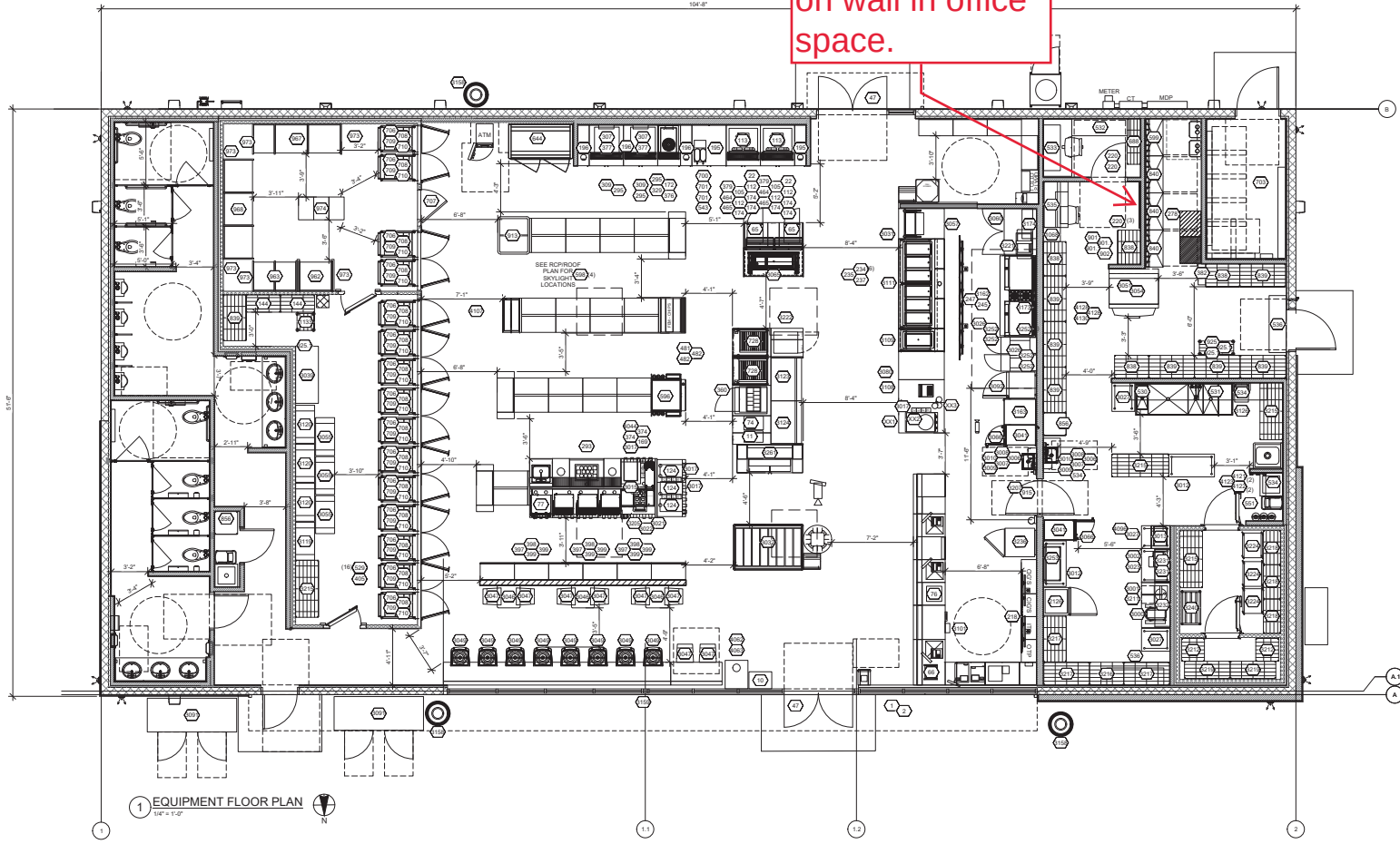


City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 2/19/2025

Scale: 1:5,500





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SHEET:
EQ1.0
EQUIPMENT FLOOR PLAN
104x51R LTC CMU

7-EL EVEN, INC.
3300 HACKBERRY ROAD, IRVING, TX 75063
STRIPES #42387 104x51 LTC/CFL
3501 S. CALE BLVD.
PHARR, TX 78577
EQUIPMENT FLOOR PLAN

Rev. #	Date	Description	Date	Description
1	02/19/24	ACONEX COMMENTS	02/19/24	ACONEX COMMENTS
2	03/05/24	ISSUE FOR BID	03/05/24	ISSUE FOR BID
3	03/29/24	ACONEX COMMENTS	03/29/24	ACONEX COMMENTS
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Pharr
Development Services



Site Photo

3501 South Cage Boulevard





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: March 5, 2025

MEETING DATE: March 10, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Windrose Land Surveying and Platting, representing Marcella B. Rocha, Assistant Secretary of Circle K Stores, Inc., is requesting preliminary plat approval of the proposed Circle-K #2709238 Subdivision. The property is legally described as being a 1.987 acre tract of land out of the Juan Jose Hinojosa Survey and being a portion out of Lot 340, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 8000 Block of South Cage Boulevard.
SUB#241236

Classification: Regular

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

Issue: Windrose Land Surveying and Platting, representing Marcella B. Rocha, Assistant Secretary of Circle K Stores, Inc., is requesting preliminary plat approval of the proposed Circle-K #2709238 Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Circle-K #2709238 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 - 3/5/2025
Approved - 3/5/2025
Final Approval - 3/6/2025



MEMORANDUM

DATE: MONDAY, MARCH 10, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CIRCLE-K #2709238 SUBDIVISION
FILE NO. **SUB#241236**

GENERAL INFORMATION:

APPLICANT: Windrose Land Surveying and Platting, representing Marcella B. Rocha, Assistant Secretary of Circle K Stores, Inc., is requesting preliminary plat approval of the proposed Circle-K #2709238 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.987 acre tract of land out of the Juan Jose Hinojosa Survey and being a portion out of Lot 340, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 8000 Block of S. Cage Blvd.

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

PROPERTY PROPOSED USE: Circle K store.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Circle-K #2709238 Subdivision subject to the following conditions:

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

1. Street lights shall be 250' max spacing, along S. Cage Blvd. and E. Las Milpas.
2. Provide street light layout.

EASEMENTS:

1. Show and label existing easements and if new add dedicated by plat.
2. Easements shall be 15' Exclusive to City of Pharr, for water or sewer lines within property, if any.
3. No overlapping easements, if any.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

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. Drainage report to be reviewed and approved by H.C.D.D.#1.
2. Detention area label private detention.

OTHER:

1. On general plat notes #1, provide FEMA flood description.
2. Plat note # 5, add the northing & easting and elevation.
3. Within lot show or label net or gross for property.
4. Verify with HCID 2, for any comments.
5. Provide a KMZ file geo referenced and DWG format.
6. Provide all pertinent City of Pharr details.
7. See staff comments attached.

STAFF REVIEW MEETING FOR: *CIRCLE K SUBDIVISION* *(S. CAGE & E. LAS MILPAS RD.)*

COMMENTS: **Initials:** J.R./O.D.L. **February 25,2025**

WATER:

- Ok as proposed.
- Fire hydrant proposed on E. Las Milpas Rd. will need to be relocated to the North west section of the property (N.side of entrance on S. Cage Blvd.) will need to be tied into the 8" water line (not the 18" line)
- Will need to call out exciting fire hydrant (east side)
- Comments made change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Ok as proposed.
- Manhole rim and lid will need to be composite base with City of Pharr logo.
- Will need to show Manhole rim and lid detail.
- Comments made change depending on 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 Circle K Subdivision

Reviewed by: J. Gonzalez

2/25/2025

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:

Plat Note: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.

1. **Shall relocate the proposed fire hydrant to the proposed entrance are on the north side of the Cage Blvd.**



Staff Review

DATE: 02/26/2025

Circle K Subdivision

1.99 Acres

Pharr TX, 78577

Plat Notes:

- **No comments**

General Notes:

- **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: Circle K #2709238

DATE: February 27, 2025

Subdivision

REVIEW: Preliminary (comments plans dated 2-14-2025)

PLAT

1. Signature and seal from P.E. is required.
2. Signature and seal from R.P.L.S. is required.
3. Note no. 4 --- Revise note to say... *““Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development.” Include area and detention volumes.*
4. Note no. 5--- Include northing, easting and elevation values.
Northing: 16567586.678, Easting: 108373.314 & Elevation: 85.20.
5. Note no. 7---Revise note to say... “Erosion and sediment control during construction shall be in accordance with current Texas Pollution Discharge Elimination System (TPDES).”
6. Notes 10 & 13--- Remove the word property.
7. Show right-off-way dedication on W. Polk Ave.

SITE PLAN

1. Sidewalks along S. Cage Blvd. may be required to be reconstructed if not ADA compliant.
2. Curb cuts no longer in use shall be closed off with curb.
3. TX permit required for new driveway, sidewalk and curb cut.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. Perimeter fence may be required if depth of detention pond is 3'-ft or greater.

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. (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. This includes manholes to be spaced out away from water lines.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards internal street and into nearest storm infrastructures.
- **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: Proposed T-JAM SUBDIVISION & CIRCLE-K #2709238
Date: Wednesday, February 26, 2025 3:22:06 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,

HCID2 initial comments and updates as needed for each proposal:

T – JAM SUBDIVISION

1. We have the general r.o.w. covering all the lot. V. 26,pg. 234.
2. We need the recorded warranty deed of ownership.
3. We have a drain line with a 30' exclusive easement centered on the pipeline. V. 16, Pg. 5.
4. Update the signature block script:
Remove the comma after THIS and put a period after the year 2025.
Make plural BUILDINGS and RIGHTS.

... ATTEST: _____(NO GAP)

SECRETARY

5. The call North 08 degrees 27°22'E 20.00' is missing from the m&b.
6. This is an excluded area and do not need a petition form.

CIRCLE-K #2709238 SUBDIVISION

- 1 We have the general r.o.w. covering all the lot. V. 19,pg. 129 and V.19 pg.257.
- 2 No District facilities.
- 3 We need the recorded warranty deed of ownership.
- 4 Update the signature block:
HCID NO. 2 not 1.

Remove the comma after THIS and after FENCES. Also remove the "S" from WAYS.

... ATTEST: _____(no gap)

SECRETARY

- 5 Plat will need to reference corner lot Kelly-Pharr Subdivision with the distances and bearings to the development boundary.
- 6 The flat rate is not current and will need to submit a petition form exclude from the District.

If there are any questions, please advise or call our office. Thank you.

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

Drawing Name: N:\95445-Circle K - Pharr\PI\AT\17129238-Circle-K - Pharr\95445-PP-02709238-P1929238.dwg User: Kkeghart Mar 03, 2025 - 7:52pm

- PLAT NOTES:**
- FLOOD ZONE DESIGNATION: ZONE "B"
ZONE "B" 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 INCHES ABOVE TOP OF CURB OF ROAD MEASURED AT FRONT OF CENTER OF LOT.
 - MINIMUM BUILDING SETBACKS AS PER CITY ORDINANCE.
 - STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.219 ACRES AND A VOLUME OF APPROXIMATELY 9,520 C.F. 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.
 - CITY OF PHARR'S BENCHMARK: BM #12 LOCATED 4132 FEET EAST OF THE EAST R.O.W. LINE OF THE INTERSECTION OF S. CAGE BOULEVARD AND E. LAS MILPAS ROAD.
NORTHING: 16,567,586.678 EASTING: 1,083,737.314 (GRID) ELEVATION: 85.20.
 - NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
 - EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
 - 5-FOOT SIDEWALKS WITH ADA RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
 - LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 - OWNER(S) TO MAINTAIN DETENTION/RETENTION AREA.
 - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.
 - 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.

- SURVEYOR'S NOTES:**
- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "WINDROSE" UNLESS NOTED OTHERWISE.
 - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
 - DIMENSIONS SHOWN ARE SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.000012460.
 - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE.

STATE OF TEXAS
COUNTY OF **BEXAR**

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "CIRCLE-K #2709238 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, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

CIRCLE K STORES, INC.

MARCELLA B. ROCHA
17319 SAN PEDRO AVE, SUITE 400
SAN ANTONIO, TEXAS 78232

DATE _____

STATE OF TEXAS
COUNTY OF **BEXAR**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARCELLA B. ROCHA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF **DALLAS**
KNOW ALL MEN BY THESE PRESENTS:

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

KEATON L. MAI
LICENSED PROFESSIONAL ENGINEER NO. 125077

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KEATON L. MAI
P.E. # 125077 ON 3/3/25.
IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.

STATE OF TEXAS
COUNTY OF **GUADALUPE**
KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, C. PAUL JONES SR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR LAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PHARR, TEXAS.

C. PAUL JONES SR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5480

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF C. PAUL JONES SR.
R.P.L.S. # 5480 ON 3/3/25.
THIS IS A PRELIMINARY PLAT ONLY AND NOT TO BE USED FOR RECORDEATION.

METES AND BOUNDS DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.987 ACRES OR 86,551 SQUARE FEET OF LAND SITUATED IN THE JUAN JOSE HINOJOSA SURVEY NO. 69, ABSTRACT NO. 40, HIDALGO COUNTY, TEXAS, BEING THE REMAINDER OF THE SOUTH 330.0 FEET OF THE WEST 660.0 FEET OF LOT 340 OF THE KELLY-PHARR SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS (O.R.H.C.T.), WITH SAID 1.987 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83):

COMMENCING AT A 5/8" INCH IRON ROD FOUND ON THE WEST LINE OF LOT 1 OF THE J. CONNALLY KELLY ELEMENTARY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 1068 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS (M.R.H.C.T.), BEING THE SOUTHEAST CORNER OF LOT 1 OF SAINT FRANCIS XAVIER CABRINI CHURCH SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOC. NO. 2015-2600765 (M.R.H.C.T.), AND BEING THE NORTHEAST CORNER OF LOT 1 OF THE AGUILERA MEDICAL PLAZA SUBDIVISION NO. 4, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOC. NO. 2069564 (M.R.H.C.T.);

THENCE, NORTH 81 DEG. 28 MIN. 29 SEC. WEST, WITH THE COMMON LINE OF LOT 1 OF SAID SAINT FRANCIS XAVIER CABRINI SUBDIVISION AND OF LOT 1 OF SAID AGUILERA MEDICAL PLAZA SUBDIVISION NO. 4, PHASE 1, A DISTANCE OF 320.00 FEET TO A CAPPED 5/8" INCH IRON ROD STAMPED "WINDROSE" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1 OF THE AGUILERA MEDICAL PLAZA SUBDIVISION NO. 4, PHASE 1, BEING THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

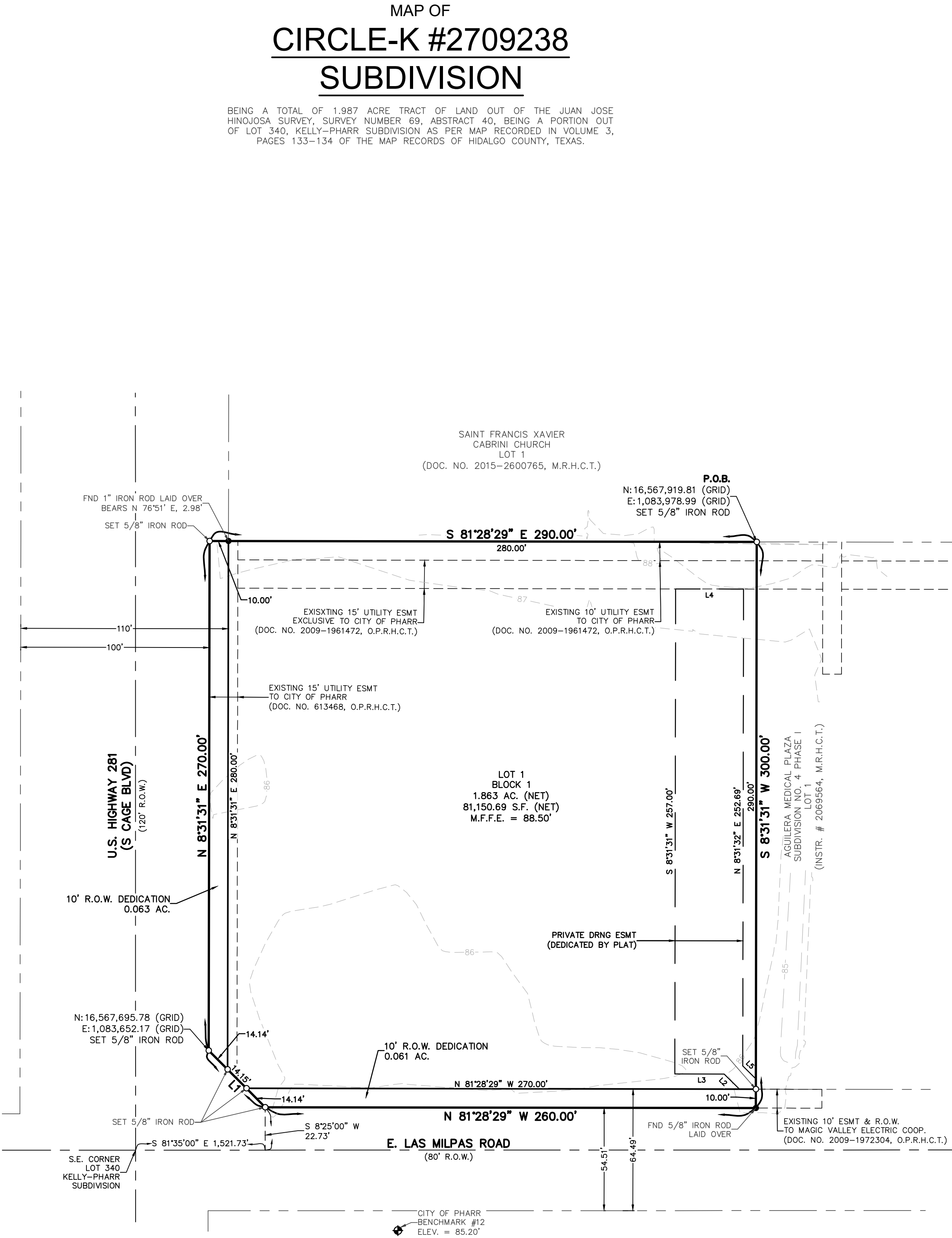
THENCE, SOUTH 08 DEG. 31 MIN. 31 SEC. WEST, WITH THE WEST LINE OF SAID LOT 1 OF AGUILERA MEDICAL PLAZA SUBDIVISION NO. 4, AT A DISTANCE OF 290.00 FEET PASSING A 5/8" INCH IRON ROD (DISTURBED) FOUND FOR THE SOUTHWEST CORNER OF THE AGUILERA MEDICAL PLAZA SUBDIVISION NO. 4, PHASE 1, CONTINUING FOR A TOTAL DISTANCE OF 300.00 FEET TO A CAPPED 5/8" INCH IRON ROD STAMPED "WINDROSE" FOUND ON THE NORTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF LAS MILPAS ROAD (WIDTH VARIES), BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81 DEG. 28 MIN. 29 SEC. WEST, WITH THE NORTHEAST R.O.W. LINE OF SAID SAINT FRANCIS XAVIER CABRINI CHURCH SUBDIVISION AND OF LOT 1 OF SAID AGUILERA MEDICAL PLAZA SUBDIVISION NO. 4, PHASE 1, CONTINUING FOR A TOTAL DISTANCE OF 300.00 FEET TO A CAPPED 5/8" INCH IRON ROD STAMPED "WINDROSE" FOUND FOR THE SOUTHERLY OUTBACK CORNER AT THE NORTHEAST INTERSECTION OF SAID LAS MILPAS ROAD AND U.S. HIGHWAY 281 (CAGE BLVD.) (100' WIDE), BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

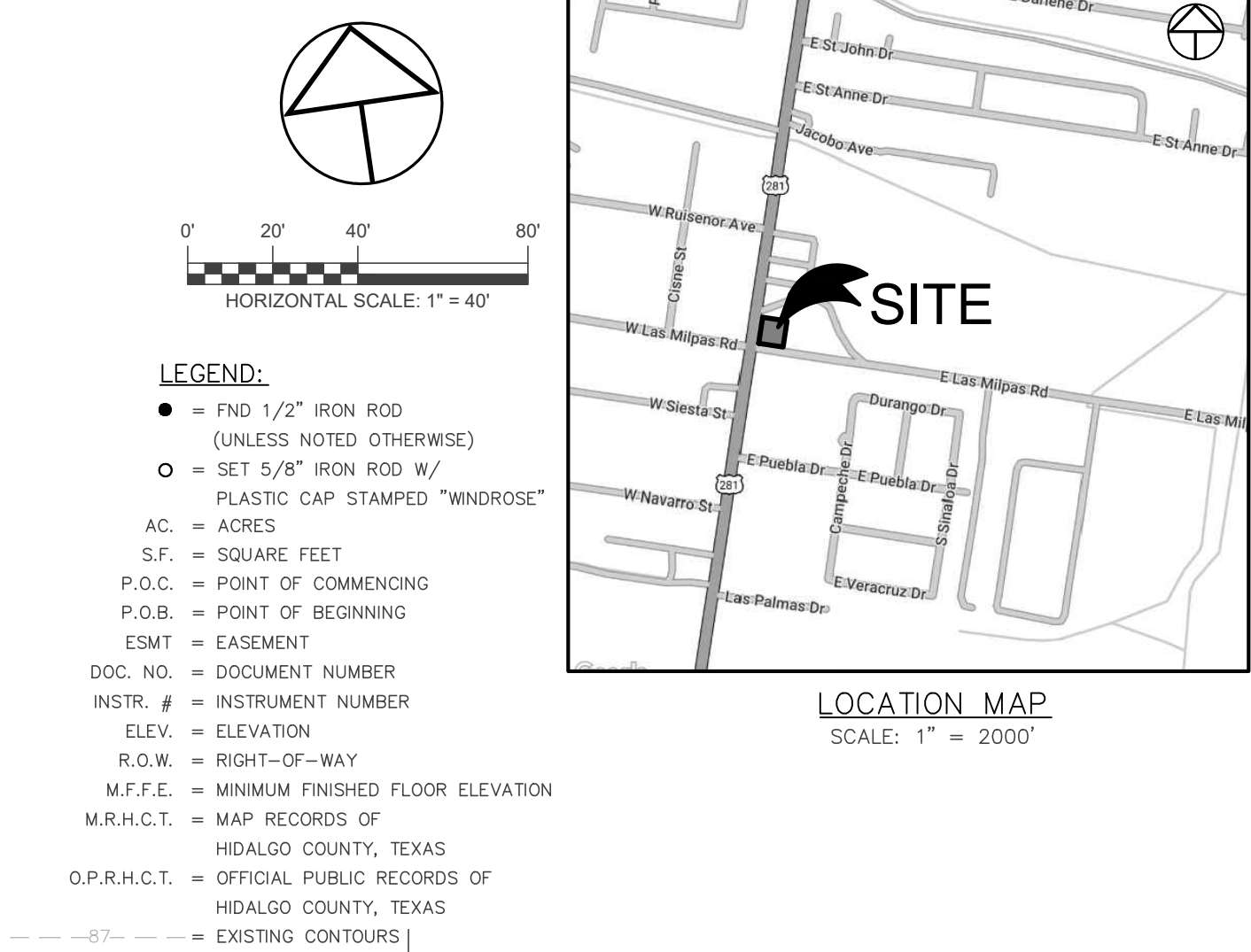
THENCE, NORTH 36 DEG. 28 MIN. 29 SEC. WEST, WITH SAID OUTBACK LINE, A DISTANCE OF 42.43 FEET TO A CAPPED 5/8" INCH IRON ROD STAMPED "WINDROSE" FOUND FOR THE NORTHERLY OUTBACK CORNER AT THE NORTHEAST INTERSECTION OF SAID LAS MILPAS ROAD AND SAID U.S. HIGHWAY 281, BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08 DEG. 31 MIN. 31 SEC. EAST, WITH THE EAST R.O.W. LINE OF SAID U.S. HIGHWAY 281, A DISTANCE OF 270.00 FEET TO A CAPPED 5/8" INCH IRON ROD STAMPED "WINDROSE" FOUND ON THE EAST LINE OF SAID U.S. HIGHWAY 281 (CAGE BLVD.), BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" IRON ROD FOUND ON THE EAST LINE OF SAID U.S. HIGHWAY 281 (CAGE BLVD.) BEARS NORTH 100°1'58" EAST, A DISTANCE OF 380.13 FEET;

THENCE, SOUTH 81 DEG. 28 MIN. 29 SEC. EAST, WITH THE SOUTH LINE OF SAID LOT 1 OF SAINT FRANCIS XAVIER CABRINI CHURCH SUBDIVISION, A DISTANCE OF 290.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.987 ACRES OR 86,551 SQUARE FEET OF LAND.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	42.43'	S 36°28'29" E
L2	11.42'	N 36°56'56" W
L3	26.12'	S 81°28'28" E
L4	36.00'	N 81°28'29" W
L5	9.77'	N 36°56'56" W



HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ DATE _____

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

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

ATTEST:

PRESIDENT _____ SECRETARY _____

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

DATE _____

ATTEST CITY CLERK _____

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

APPROVED THIS THE ____ DAY OF _____, 20____.

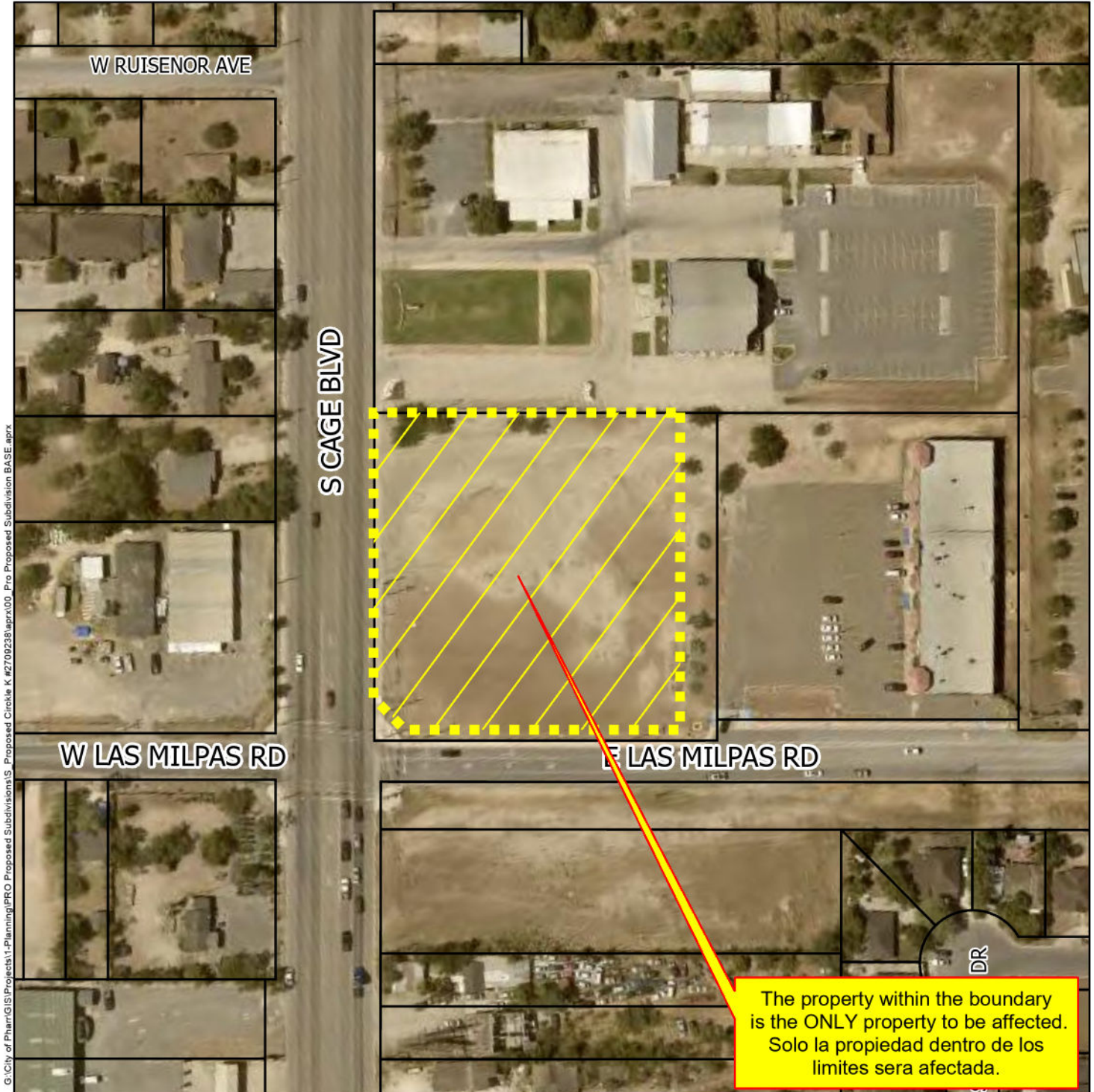
DANNY WYLIE
CHAIRMAN, PLANNING & ZONING COMMISSION



1930 CORPORATE DR. SUITE 102 | SEAMA, TX 78154 | 210.334.1565
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DATE OF PREPARATION: 01/31/2025

AERIAL



 Subject Property

City of Pharr, Texas
Engineering Department
956.702.5355

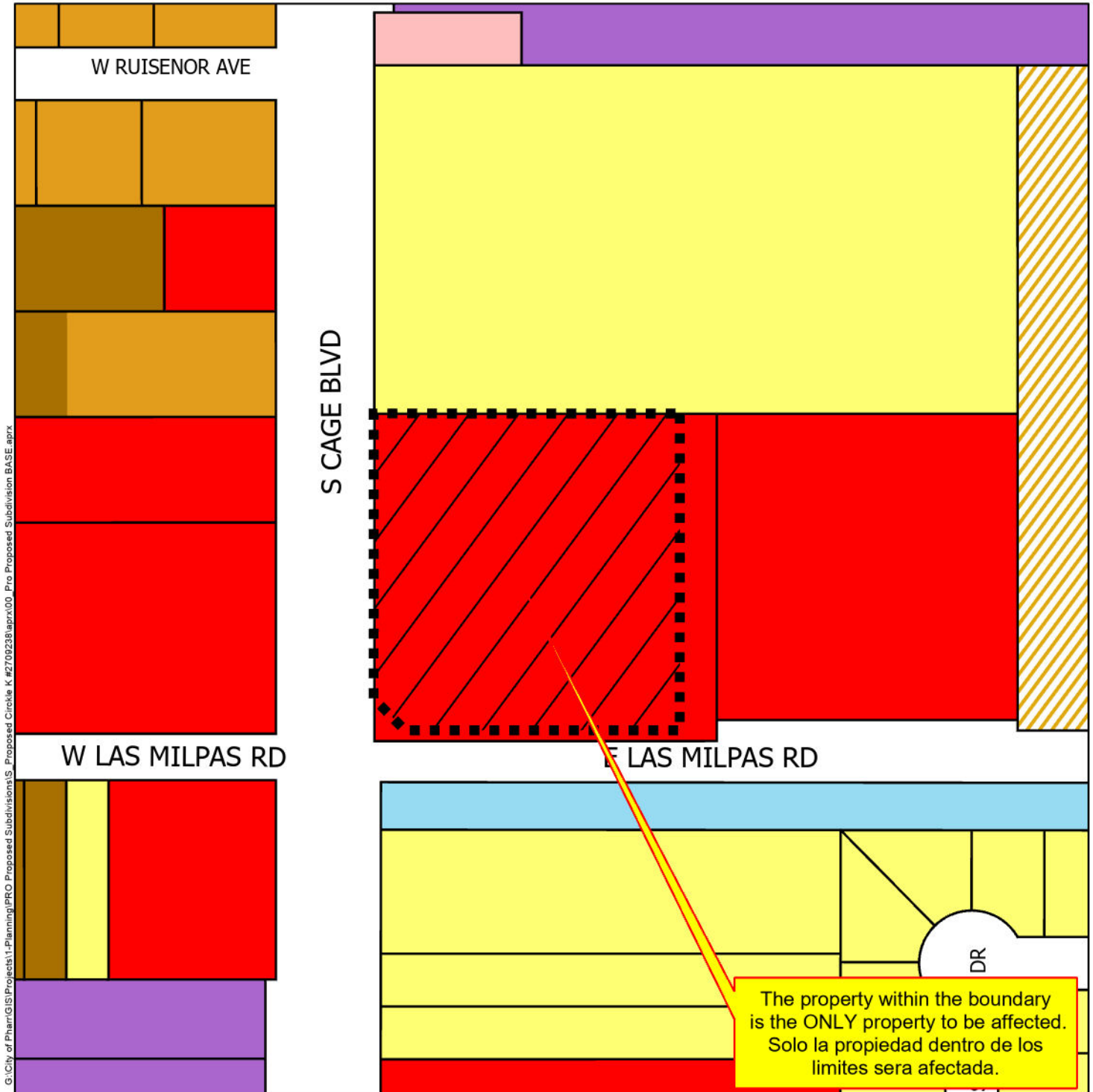
Scale: 1:1,627

0 65 130 260 390 520 Feet



Date: 2/24/2025

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

8000 Block of S. Cage Blvd.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: March 5, 2025

MEETING DATE: March 10, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pablo Soto Jr., P.E., representing Jose Angel Trevino, owner, is requesting preliminary plat approval of the proposed T-Jam Subdivision. The property is legally described as being a 2.498 acre tract of land, out of Lot 167, Kelly-Pharr Subdivision, Hidalgo County, Texas. The property is located within the 700 Block of West Interstate 2. **SUB#220721**

Classification: Regular

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

Issue: Pablo Soto Jr., P.E., representing Jose Angel Trevino, owner, is requesting preliminary plat approval of the proposed T-Jam Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed T-Jam 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 - 3/5/2025
Approved - 3/5/2025
Final Approval - 3/6/2025



MEMORANDUM

DATE: MONDAY, MARCH 10, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: T-JAM SUBDIVISION
FILE NO. **SUB#220721**

GENERAL INFORMATION:

APPLICANT: Pablo Soto Jr., P.E., representing Jose Angel Trevino, Owner, is requesting preliminary plat approval of the proposed T-Jam Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.498 acre tract of land, out of Lot 167, Kelly-Pharr Subdivision, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Blk. of W. Interstate 2.

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

PROPERTY PROPOSED USE: Car lot.

VARIANCES: None requested.

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

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

1. Street lights shall be 250' max spacing, along frontage Rd.
2. Provide street light layout.
3. Update expressway name I-2.

EASEMENTS:

1. Show and label existing easements and if new add dedicated by plat.
2. Easements shall be 15' Exclusive to City of Pharr, for water or sewer lines within property, if any.
3. No overlapping easements, if any.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

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. Drainage report to be reviewed and approved by H.C.D.D.#1.
2. Label drainage as "Private".

OTHER:

1. On Mayors signature block add City Clerk space to sign.
2. On plat note #1, show Setback per City of Pharr Ordinance, remove proposed.
3. H.C.I.D. #2 verify comments attached.
4. Skipped plat note #12, redo numbers.
5. On general plat notes #1, only show one by City of Pharr setback Ordinance or proposed.
6. Add the dimension arrow around property.
7. Provide a KMZ file geo referenced and DWG format.
8. Provide all pertinent City of Pharr details.
9. See staff comments attached.

STAFF REVIEW MEETING FOR: *T-JAM SUBDIVISION*

COMMENTS:

Initials: J.R. / O.D.L.

February 25 , 2025

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to install an additional 12" gate valve on the tie-in on Polk ave.
- All fitting will need to be MJ with megalocks.
- Will need to show water services locations and connections.
- Will need to show all crossing details.
- Comments made may change depending of the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Will need to show sanitary sewer connection.
- Sanitary sewer service will need to be 6" PVC SDR26.
- Manhole rim and lid will need to be composite base with City of Pharr logo.
- 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 review T-Jam Subdivision

Reviewed by: J.Gonzalez

2/25/2025

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 the City of Pharr fire department standard plat note: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.**
- 2. Shall provide details on fire department access road layout. Shall provide entrance and exits.**
- 3. Placement of fire hydrant and waterline will be determined by site plan and fire department access road layout.**



Staff Review

DATE: 02/26/2025

T-Jam Subdivision

2.50 Acres

Pharr TX, 78577

Plat Notes:

- **No comments**

General Notes:

- **Include an approved drainage plan.**
- **Include a Sediment Erosion Control plan.**
- **Obtain a Bore or Street Cut Permit from the Public Works Department if needed.**
- **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: T-Jam Subdivision

DATE: February 27, 2025

REVIEW: Preliminary (comments plans dated 2-14-2025)

PLAT

1. Signature and seal from P.E. is required.
2. Signature and seal from R.P.L.S. is required.
3. Note no. 11--- Revise note to say... *““Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development.”* Include area and detention volumes.
4. Add note: Erosion and sediment control during construction shall be in accordance with current Texas Pollution Discharge Elimination System (TPDES).
5. Add note---Owners to maintain detention / retention area.
6. Add note---Owners to maintain ROW and perimeter of subdivision.
7. Note No. 6---Revise elevation for benchmark: **ELEV: 112.36**
8. Show right-off-way dedication on W. Polk Ave.
9. Provide a drainage easement for detention area.

SITE PLAN

1. Gate valve requires a 30" x 30" x 6" concrete collar.
2. Water line shall be looped throughout the property as per Fire and Public Utilities departments requirements.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. Provide a discharge permit from TX Dot for storm discharge.

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. (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. This includes manholes to be spaced out away from water lines.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards internal street and into nearest storm infrastructures.
- **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: Proposed T-JAM SUBDIVISION & CIRCLE-K #2709238
Date: Wednesday, February 26, 2025 3:22:06 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,

HCID2 initial comments and updates as needed for each proposal:

T – JAM SUBDIVISION

1. We have the general r.o.w. covering all the lot. V. 26,pg. 234.
2. We need the recorded warranty deed of ownership.
3. We have a drain line with a 30' exclusive easement centered on the pipeline. V. 16, Pg. 5.
4. Update the signature block script:
Remove the comma after THIS and put a period after the year 2025.
Make plural BUILDINGS and RIGHTS.

... ATTEST: _____(NO GAP)

SECRETARY

5. The call North 08 degrees 27°22'E 20.00' is missing from the m&b.
6. This is an excluded area and do not need a petition form.

CIRCLE-K #2709238 SUBDIVISION

- 1 We have the general r.o.w. covering all the lot. V. 19,pg. 129 and V.19 pg.257.
- 2 No District facilities.
- 3 We need the recorded warranty deed of ownership.
- 4 Update the signature block:
HCID NO. 2 not 1.

Remove the comma after THIS and after FENCES. Also remove the "S" from WAYS.

... ATTEST: _____(no gap)

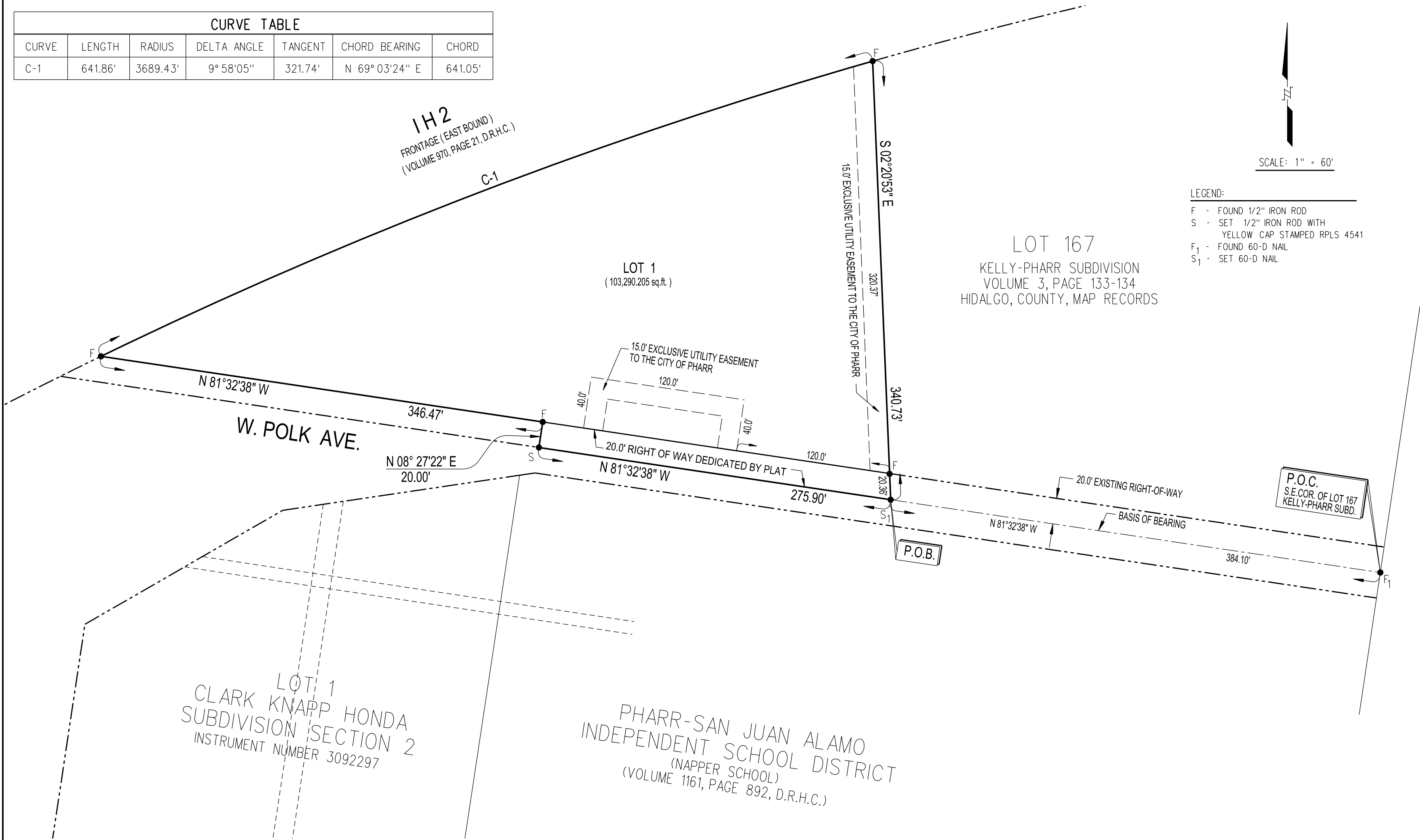
SECRETARY

- 5 Plat will need to reference corner lot Kelly-Pharr Subdivision with the distances and bearings to the development boundary.
- 6 The flat rate is not current and will need to submit a petition form exclude from the District.

If there are any questions, please advise or call our office. Thank you.

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD
C-1	641.86'	3689.43'	9° 58' 05"	321.74'	N 69° 03' 24" E	641.05'



METES AND BOUNDS

A 2.498 ACRE TRACT OF LAND OUT OF LOT 167, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGE 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 2.498 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 60-D NAIL FOUND AT THE SOUTHEAST CORNER OF LOT 167, KELLY-PHARR SUBDIVISION, THENCE NORTH 81 DEGREE 32 MINUTES 38 SECOND WEST, WITH THE SOUTH LINE OF LOT 167, KELLY-PHARR SUBDIVISION, A DISTANCE OF 384.10 FEET TO A 60-D NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING,

THENCE CONTINUING NORTH 81 DEGREES 32 MINUTES 38 SECOND WEST, WITH THE SOUTH LINE OF SAID LOT 167, KELLY-PHARR SUBDIVISION, A DISTANCE OF 275.90 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF W. POLK AVENUE FOR AN INNER CORNER OF THIS TRACT OF LAND;

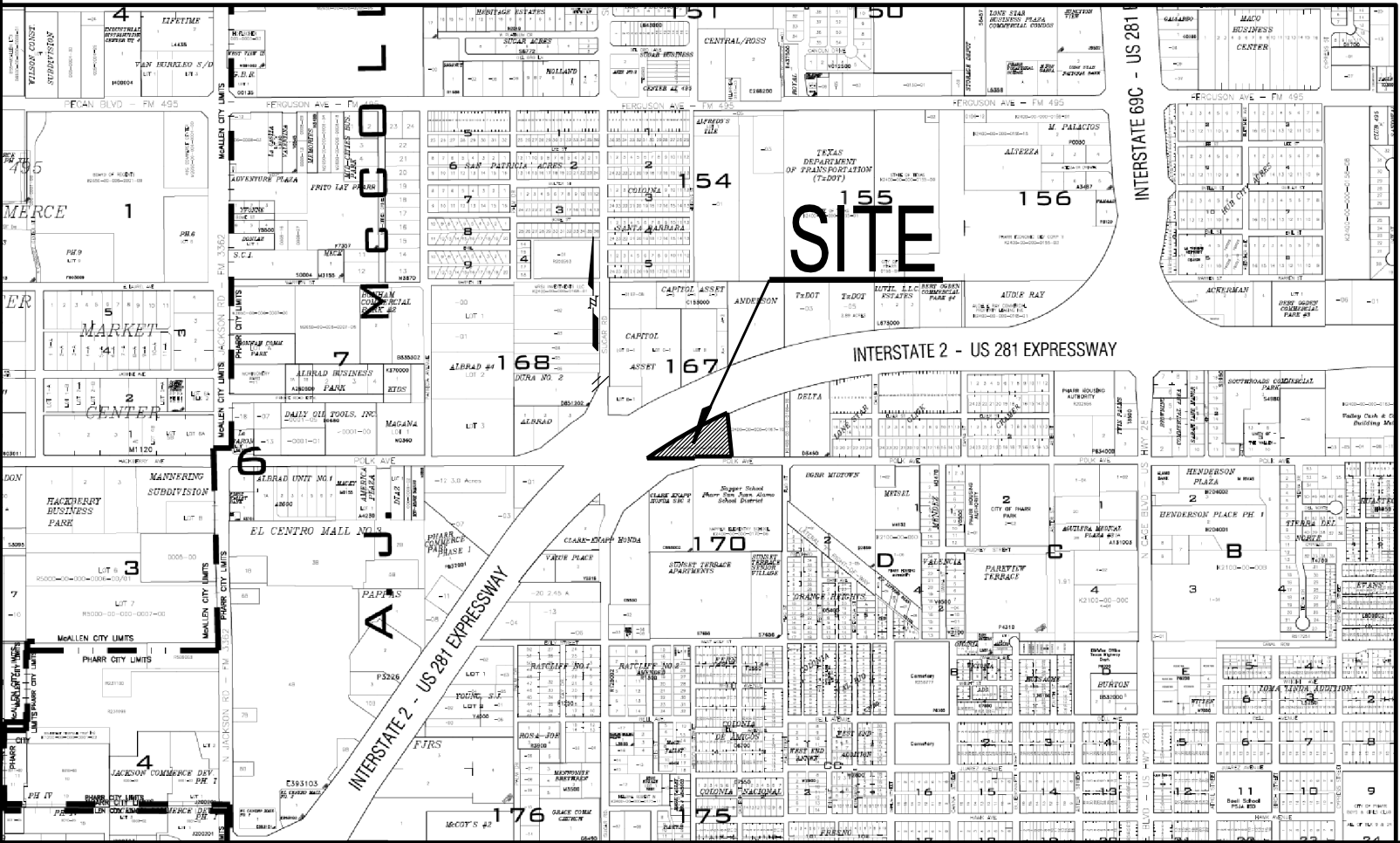
THENCE NORTH 81 DEGREES 32 MINUTES 38 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID W. POLK AVENUE, A DISTANCE OF 346.47 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,689.43 FEET, A DELTA ANGLE OF 9 DEGREES 58 MINUTES 05 SECOND, A TANGENT OF 321.74 FEET, A CHORD BEARING OF NORTH 69 DEGREES 03 MINUTES 24 SECONDS EAST, A CHORD LENGTH OF 641.05 FEET AND AN ARC LENGTH OF 641.86 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 02 DEGREES 20 MINUTES 53 SECONDS EAST, AT A DISTANCE OF 320.37 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF SAID W. POLK AVENUE, AT A TOTAL DISTANCE OF 340.73 FEET TO THE POINT OF BEGINNING, CONTAINING 2.498 ACRES, MORE OR LESS.

I, PABLO SOTO, JR., DO HEREBY STATE THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY DIRECTION.

LOCATION MAP
SCALE: 1" = 500'



PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: JOSE ANGEL TREVINO	2409 S. 23rd STREET McALLEN, TX. 78503	(956)XXX-XXXX
ENGINEER: PABLO SOTO JR. P.E.	1208 S. IRONWOOD PHARR, TX. 78577	(956)460-1605
SURVEYOR: PABLO SOTO JR. R.P.L.S.	1208 S. IRONWOOD PHARR, TX. 78577	(956)460-1605

PLAT OF
T - JAM SUBDIVISION

A 2.498 ACRE TRACT OF LAND, OUT OF LOT 167, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY : PABLO SOTO JR. P.E.

DATE : JAN. 20, 2025

GENERAL SUBDIVISION PLAT NOTES:

- MINIMUM BUILDING SETBACK LINE: AS PER CITY OF PHARR ORDINANCE.
- THIS SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF 100-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE: AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY PANEL No.: 480334 0500 B MAP REVISED: OCTOBER 19, 1982
- MINIMUM FINISH FLOOR ELEVATION SHALL BE SET AT A MINIMUM OF 18 INCHES ABOVE THE TOP OF CURB LOCATED IN THE CENTER FRONT OF THE LOT, OR 18 INCHES ABOVE HIGHEST NATURAL GROUND, WHICHEVER IS HIGHER.
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- ALL LOT CORNERS MARKED WITH No. 4 REBARS UNLESS OTHERWISE NOTED.
- CITY OF PHARR BENCHMARK No. 42, LOCATED AT THE INTERSECTION OF NORTH PALM ROAD AND BUSSINESS 83 (20.0' WEST OF THE NORTH PALM ROAD, AND 15.0' NORTH OF BUSSINESS 83) NGVD 88 (NORTHING 16597292.291 - EASTING: 1083312.965) ELEV.-112.36 ELEVATION WAS TRANSFERRED TO TOP OF STORM INLET LID ELEVATION = 111.14
- AN OPAQUE BUFFER FENCE SHALL BE PROVIDED BETWEEN THIS LOT AND RESIDENTIAL AREAS.
- A 25.0 FT. LANDSCAPE AS PER CITY OF PHARR ORDINANCE, WILL BE REQUIRE ALONG IH 2 FRONTAGE ROAD
- A 5.0' SIDEWALK WITH ADA RAMPS AND LANDINGS WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT STAGE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSABILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- STORM WATER DEDICATION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.41 ACRES AND A VOLUME OF APPROXIMATELY 0.69 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- LOT 1 WILL BE DESIGNED FOR COMMERCIAL USE.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- OWNERS TO MAINTAIN DETENTION / RETENTION AREA.
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE ANGEL TREVINO, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE T-JAM SUBDIVISION, TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

JOSE ANGEL TREVI NO
2409 S. 23rd STREET
McALLEN, TEXAS 78503

THE STATE OF TEXAS - COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, AND _____, PROVIDED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES

HIDALGO COUNTY
DRAINAGE DISTRICT No.1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. ONE
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

DATE

HIDALGO COUNTY
DRAINAGE DISTRICT No.2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE _____ DAY OF _____, 2025

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREE, FENCES, AND BUILDING) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT-OF-WAY OR EASEMENTS.

PRESIDENT

ATTEST : SECRETARY

CITY OF PHARR
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, THE MAYOR OF 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

CITY CLERK

DATE

THIS SUBDIVISION PLAT OF T-JAM SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2025 A.D.

DANNY WYLIE, CHAIRMAN, PLANNING & ZONING COMMISSION

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, STATE THAT THIS PLAT IS AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS THE _____ DAY OF _____, 2025.

PABLO SOTO, JR., R.P.L.S. 4541
1208 S. IRONWOOD PHARR, TEXAS 78577
TEL: (956) 460-1605 FAX: (956) 287-4634



ENGINEER CERTIFICATE

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

DATED THIS THE _____ DAY OF _____, 2025.

REGISTERED PROFESSIONAL ENGINEER No. 66278



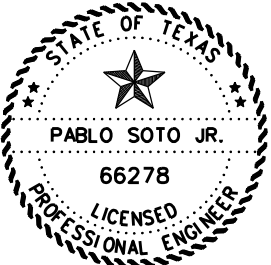
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

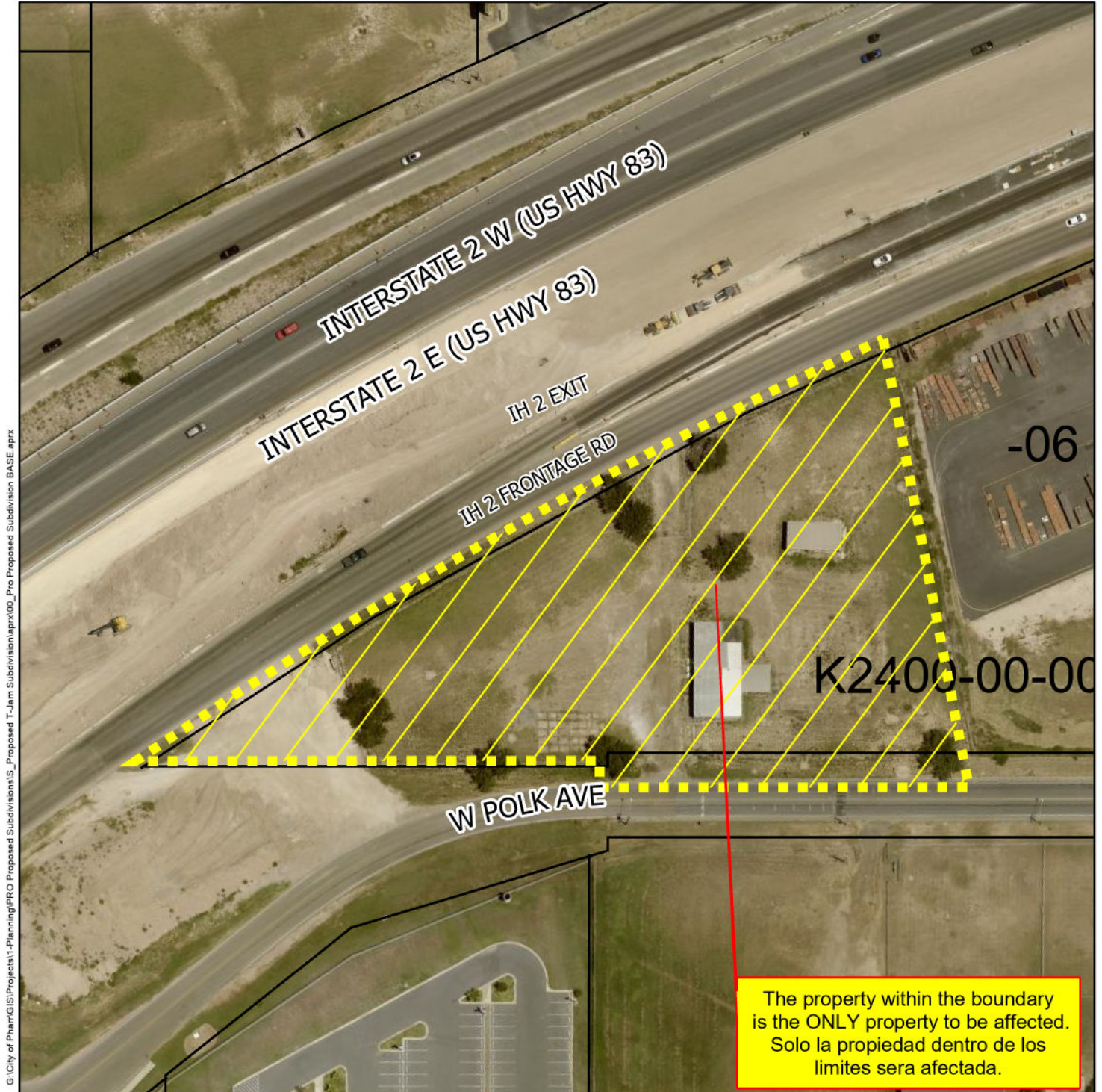
By: _____ DEPUTY

T.B.P.E. FIRM No. 20208

PABLO SOTO JR. P.E.
1208 S. IRONWOOD STREET TEL: (956) 460-1605
PHARR, TEXAS 78577



AERIAL



 Subject Property

City of Pharr, Texas
Engineering Department
956.702.5355

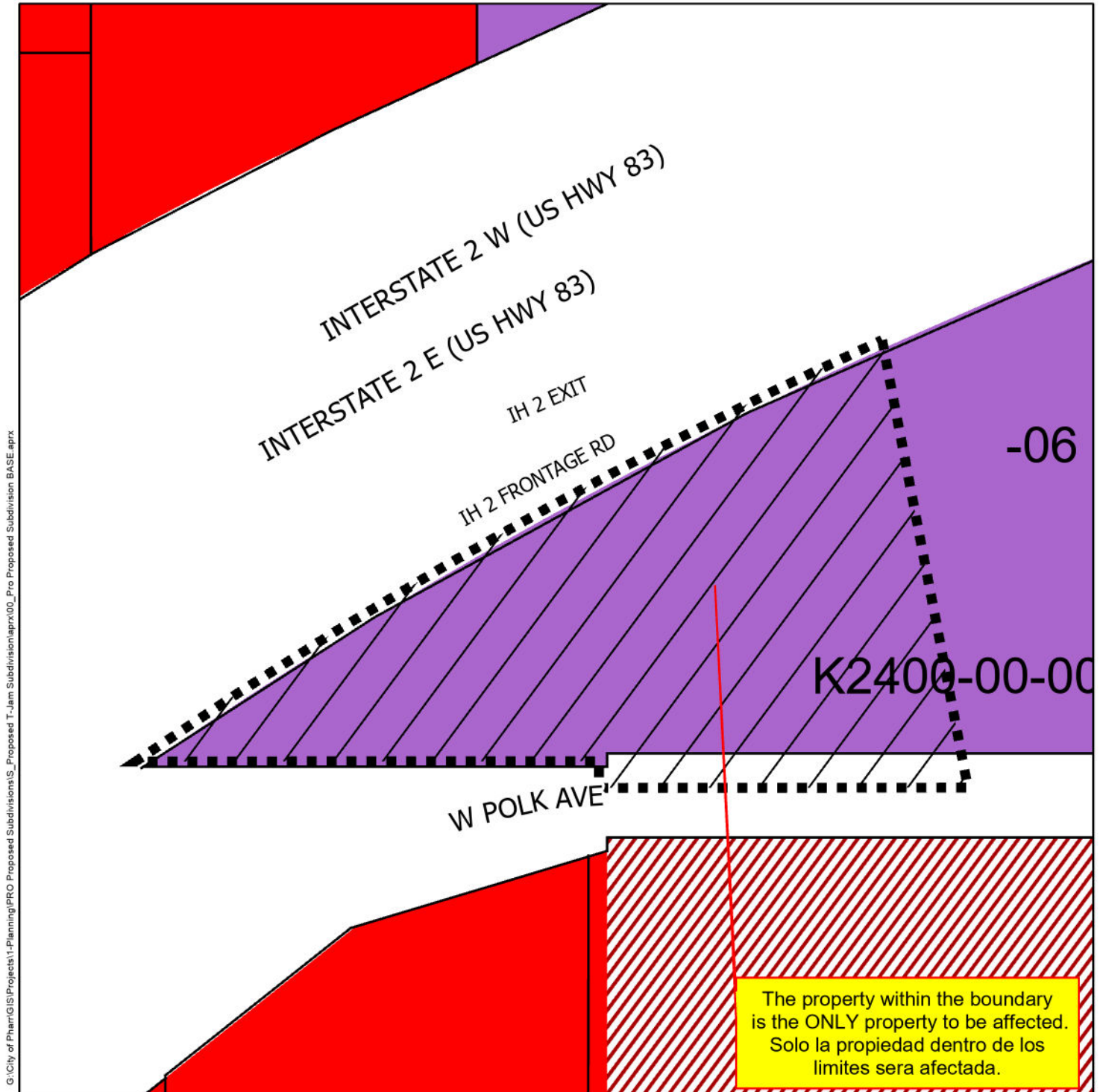
Scale: 1:1,285

0 50 100 200 300 400 Feet



Date: 2/24/2025

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

700 Block of W. Interstate 2.

