

**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
TUESDAY, MAY 27, 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 for May 12, 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) Halff Associates, Inc., representing Zuko Family Limited Partnership, 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 Limited Industrial District (L-I). The property is legally described as being 56.59 acres, more or less, out of Lots 371 and 372, map of the subdivision of Porciones 66, 67, 69 and 70, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 400 East Hi-Line Road. **COZ#250407**

2) Halff Associates, Inc., representing ECS-McAllen Propco, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The property is legally described as being 3.45 acres, more or less, out of Lots 361, and 376, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1529 West Anaya Road. **COZ#250408**

3) Michael L. Rosales, has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow a towing company in a General Business District (C). The property is legally described as being 3.38 acres of Lot 1, Dura Subdivision No. 2, Pharr, Hidalgo County, Texas. The property's physical address is 1403 North Sugar Road. **SUP#250501**

4) Antonio Muraira, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment for an existing towing company in a Heavy Commercial District (H-C). The property is legally described as being Lot 4, Albrad Business Park Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property's physical address is 1106 West Albrad Avenue. **CUP#250404**

E. PLATS:

1) Spoor Engineering, representing Ouida J. Hamlin, Trustee, Poncho's Holding, LLC, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed SRS Subdivision. The property is legally described as being a 3.06 acre tract of land out of that portion of the South 330.0 feet of Lot 117, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3700 Block of North IH 69C. **SUB#250513**

2) SAMES, representing Alejandro Sanchez, Director for Primera Iglesia Bautista en Las Milpas, is requesting preliminary plat approval of the proposed Primera Iglesia Bautista En Las Milpas Subdivision. The property is legally described as being a 3.12 acres gross, tract of land more or less, out of Lot 315, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Thomas Road. **SUB#250208**

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 21st day of May 2025 at 1:00 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 21st day of May 2025




IMELDA PEREZ, TRMC
CITY CLERK

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

Name: _____

Title: _____

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 12, 2025, 2025 - 3:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 12, 2025, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Andy Castro
Rafael Mungia
Javier Gutierrez
Charlie Ramirez
Mercedes Guillen
Ruben Luna
Roberto Carrillo Jr.

MEMBERS ABSENT: Romeo Cantu Jr.

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Laura Fonseca, Planner II
Joanna Villarreal, Planner I
Juan Vasquez, Development Assistant Specialist
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 3:03 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: *Ordinance No. 0-2019-45). 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.

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR APRIL 14, 2025 - REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Rafael Mungia **moved** to approve. Board Member Ruben Luna, second the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

- 1) MELDEN & HUNT, INC., REPRESENTING PHARR HOUSING DEVELOPMENT CORPORATION, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 4.435 ACRES, MORE OR LESS, OUT OF LOT 165, AND ALL OF LOT 2, PHARR HOUSING AUTHORITY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 104 WEST POLK AVENUE. COZ#250406**

Laura Fonseca, Planner II, introduced the item and stated the applicant requested a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) to develop and construct one hundred ninety six (196) apartment units. She went over the property's legal description and physical address and stated the property had frontage along West Polk Avenue, an 80-ft major 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. She further stated the property was legally described as being 4.435 acres, more or less, out of Lot 165, and all of Lot 2, Pharr Housing Authority Subdivision, Pharr, Hidalgo County, Texas. Mrs. Fonseca stated the subject site was located on the north side of West Polk Avenue, approximately 230 ft. west of North Cage Boulevard and had a physical address of 104 West Polk Avenue.

Laura Fonseca, Planner II, stated a portion of the property to the south, was rezoned from Medium Density Multi-Family Residential District (R3) to General Business District (C) on January 7, 2003. The remaining portion to the south was zoned General Business District (C), when the city was annexed in 1982. She stated the property to the east was zoned General Business District (C), when the city was annexed in 1982 and a portion of the property to the west was zoned General Business District (C), She further

stated a portion was zoned Residential Single-Family District (R-1) when the city was annexed in 1982 and stated Interstate Highway 2 lied to the north. She stated there had been no other zoning requests within the general vicinity of the subject property since that time. Mrs. Fonseca stated the property was generally designated for commercial use in the Land Use Plan.

Laura Fonseca, Planner II, stated the Residential Multi-Family High Density District (R-MFHD) was established to provide adequate space and site diversification for medium to high density areas. She stated this may be a zone for transitional areas developed for single-family usage, however because of the need for rehabilitation, or changes in the character of the neighborhood, they were deemed suitable for some multifamily development. Mrs. Fonseca stated the zone allowed medium-to-high density developments and should have been located where additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space would be met. She stated R-MFHD uses were not supposed to run traffic over long distances of single-family residential-sized streets or neighborhoods and were to be located close to arterials or collectors capable of carrying additional traffic. She stated multi-family developments were not considered a buffer between single-family and commercial uses and were to be properly buffered from non-residential land uses and traffic, or from pollution and environmental hazards.

Laura Fonseca, Planner II, further stated seventeen (17) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on April 25, 2025, and a legal notice was published in The Advance News Journal on April 23, 2025. Mrs. Fonseca stated staff received no response to the letters or the legal notice.

Laura Fonseca, Planner II, stated Development Services recommended approval of the rezoning request from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) as the property met area requirements and had adequate ingress and egress. Mrs. Fonseca stated the proposed rezoning aligned well with the surrounding development trends and land use patterns in the general area. She stated, if approved, the owner would need to comply with all City Ordinances and city department requirements. She further stated the item would go before the City Commission Meeting of Monday, May 19, 2025, at 4:00 p.m.

Laura Fonseca, Planner II, stated there was no representation in the audience.

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

- 2) 33 CONSTRUCTION AND ENERGY, LLC., REPRESENTING NORMA D. RODRIGUEZ TREJO, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.67 ACRES, MORE OR LESS, OUT OF**

**LOT 326, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS.
THE PROPERTY'S PHYSICAL ADDRESS IS 500 WEST DICKER ROAD.
CUP#250403**

Joanna Villarreal, Planner I, introduced the item and stated applicant requested a Life of the Use Conditional Use Permit to allow a self-storage facility in a General Business District (C). She went over the property's legal description and physical address and stated the property was located at 500 West Dicker Road and being a 1.67 acres, more or less, out of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. Mrs. Villarreal further stated the property was currently zoned General Business District(C). and the surrounding area was zoned Agricultural and/or Open Space District (A-O). She stated General Business District (C) to the east and Agricultural and/or Open Space District (A-O) and General Business District (C) to the west. She further stated Single-Family Residential District (R-1) to the north and south and area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated Code Compliance, Fire and Development Services were pending the Conditional Use Permit inspections since the property was still vacant. Mrs. Villarreal reported seventy (70) surrounding property owners were notified of the request by letter on April 25, 2025, and a legal notice was published in the The Advance News Journal on April 23, 2025. Mrs. Villarreal stated staff received no response to the letters or the legal notice.

Joanna Villarreal, Planner I, further stated staff recommended approval of the Life of the Use Permit to allow a self-storage facility in a General Business District (C) subject to applicant and site should comply with all City Ordinances and City Department requirements.

Joanna Villarreal, Planner stated there was representation in the audience but applicant had no comments.

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

ITEM E. PLATS:

- 1) MELDEN & HUNT INC., REPRESENTING JAIME ROEL GARCIA, DIRECTOR FOR GARCIA-REYNA FAMILY LIMITED PARTNERSHIP, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED ARBOR VISTA ESTATES PHASE 1, LOT 1 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RESUBDIVISION OF 6.00 ACRES OUT OF LOTS 32 AND 33, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF NORTH VETERANS BOULEVARD ("I" ROAD). SUB#250104**

Joe Garza, Asst. Director of Development Services, introduced the item and went over the property's legal description. He stated the property was located within the 700 Block of North Veterans Boulevard ("I" Rd.). He stated the property was Residential Multifamily High-Density District (R-MFHD) and the adjacent zones were Residential Multifamily High Density District (R-MFHD), Agricultural and/or Open Space District (A-O) to the north, General Business District (C), Residential Multifamily High Density District (R-MFHD) and City limits to the east, Residential Multifamily High Density District (R-MFHD) to the south and Single Family Residential District (R-1) to the west. He stated the property was designated for commercial and single family residential use in the Land Use Plan.

Joe Garza, Asst. Director of Development Services, stated staff recommended final plat approval of Arbor Vista Estates Phase 1, Lot 1 Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Charlie Ramirez, **moved** to approve the request for final plat approval of the proposed Arbor Vista Estates Phase 1, Lot 1 Subdivision. Board Member Ruben Luna, seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

Kimberly Mendoza, Development Services Director, informed board members about the comprehensive plan survey and explained that the department had been actively working to gather input from the community. She stated the objective was to identify the improvements the public wished to see within the City of Pharr over the next ten (10) years. She noted that the plan encompassed key areas such as land use, transportation, economic development, and public spaces.

Kimberly Mendoza, Development Services Director, also encouraged attendees to save the date for the second Community Engagement event to be held on Tuesday, May 13, 2025. She stated consultants would be present on-site, and staff would setup at Jose "Pepe" Salinas Memorial Recreation Center to collect additional feedback and offer an overview of the progress made on the plan update.

ITEM 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.*

None

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

None

ITEM I. ADJOURNMENT:

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 3:15 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS THE 12th DAY OF MAY 2025 the Planning and Zoning Commission of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **TANIA GOO, SECRETARY**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

TANIA GOO, SECRETARY

APPROVED: (05/12/2025)



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: May 20, 2025

MEETING DATE: May 27, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Halff Associates, Inc., representing Zuko Family Limited Partnership, 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 Limited Industrial District (L-I). The property is legally described as being 56.59 acres, more or less, out of Lots 371 and 372, map of the subdivision of Porciones 66, 67, 69 and 70, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 400 East Hi-Line Road. **COZ#250407**

Classification: Public Hearing

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

Issue: Halff Associates, Inc., representing Zuko Family Limited Partnership, 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 Limited Industrial District (L-I) in order to develop and construct a cold storage warehouse.

Fiscal Consideration:

Staff Recommendation:

Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements, complies with the land use plan, and has adequate ingress and egress. The proposed rezoning aligns well with the surrounding 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 - 5/20/2025
Approved - 5/23/2025
Final Approval - 5/23/2025



MEMORANDUM

DATE: TUESDAY, MAY 27, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The property is legally described as being 56.59 acres, more or less, out of Lots 371 and 372, map of the subdivision of Porciones 66, 67, 69 and 70, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 400 East Hi-Line Road. COZ#250407

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:

Halff Associates, Inc., representing Zuko Family Limited Partnership, 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 Limited Industrial District (L-I) in order to develop and construct a cold storage warehouse.

The subject site is located on the north side of East Hi-Line Road, approximately 0.21 miles east of South Cage Boulevard and has a physical address of 400 East Hi-Line Road. The property is legally described as being 56.59 acres, more or less, out of Lots 371 and 372, map of the subdivision of Porciones 66, 67, 69 and 70, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Hi-Line Road, a 70 ft. major 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, the properties to the north, and west were zoned Agricultural and/or Open Space District, when the city was annexed in 1989. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) on April 4, 2022. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) on February 7, 2019. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

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

Seven (7) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 9, 2025, and legal notice was published in the Advance News Journal on May 7, 2025. Staff received no response to the letters or the legal notice.

Development Services recommends **approval** of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements, complies with the land use plan, and has adequate ingress and egress. The proposed rezoning aligns well with the surrounding 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 June 2, 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

Halff Associates, Inc., representing Zuko Family Limited
Partnership, owner
APPLICANT

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

400 East Hi-Line Road
ADDRESS

Limited Industrial District (L-I).
PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements, complies with the land use plan, and has adequate ingress and egress. The proposed rezoning aligns well with the surrounding development trends and land use patterns in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

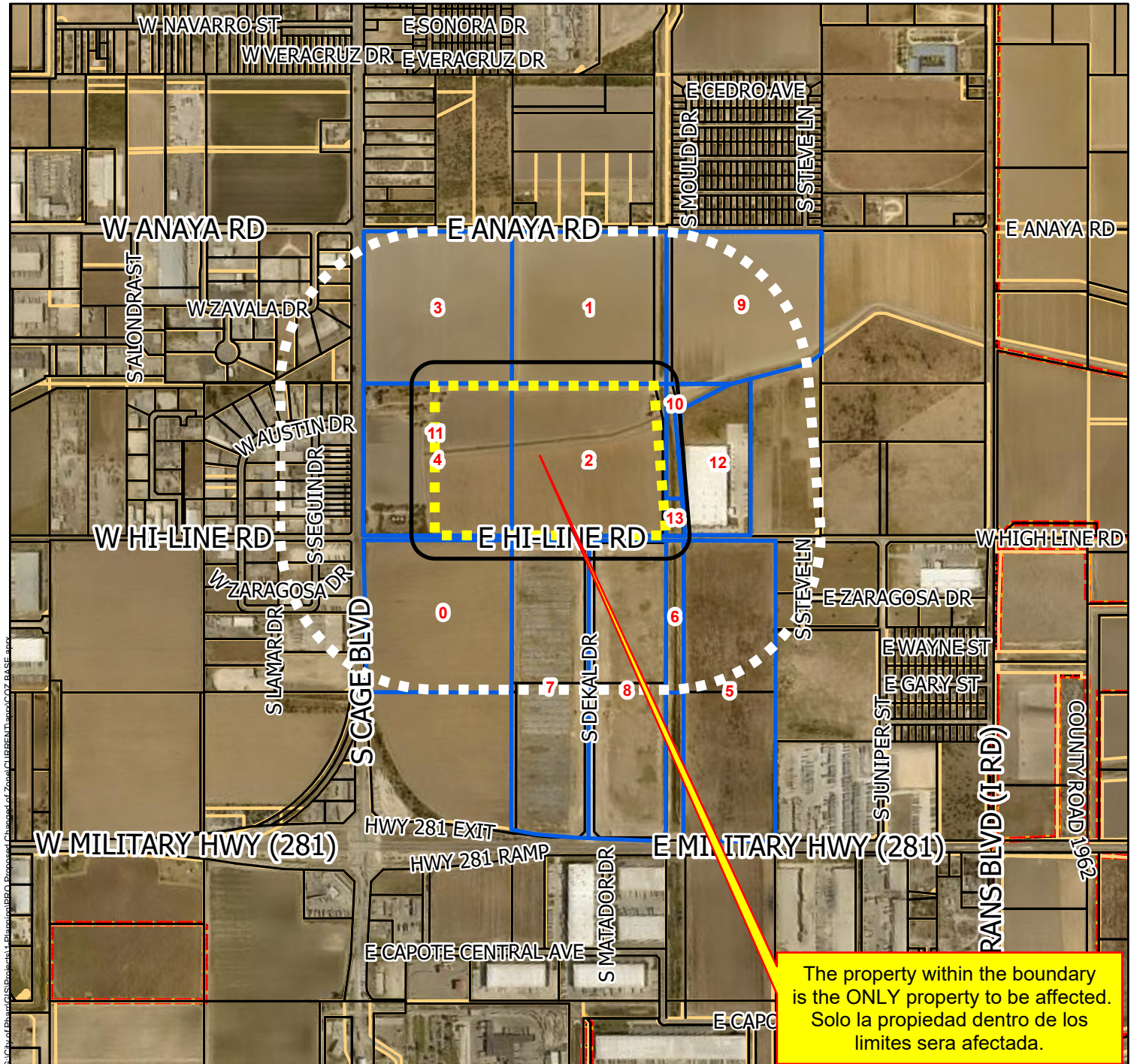
Laura Fonseca, Planner II
PREPARED BY

May 19, 2025
DATE

Proposed Change of Zone
56.59 ac, more or less, out of Lots 371 and 372, map of
the subdivision of Porciones 66,67,69,70, Kelly Pharr
Subdivision

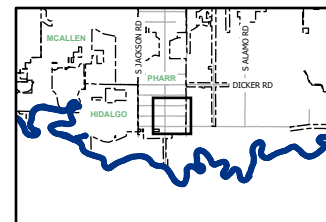


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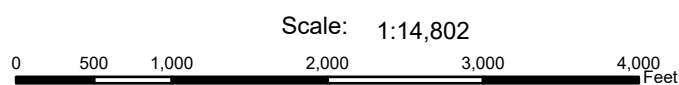


- Location
- Quarter_Mile_Radius
- 200ft_Buffer
- Notify

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.



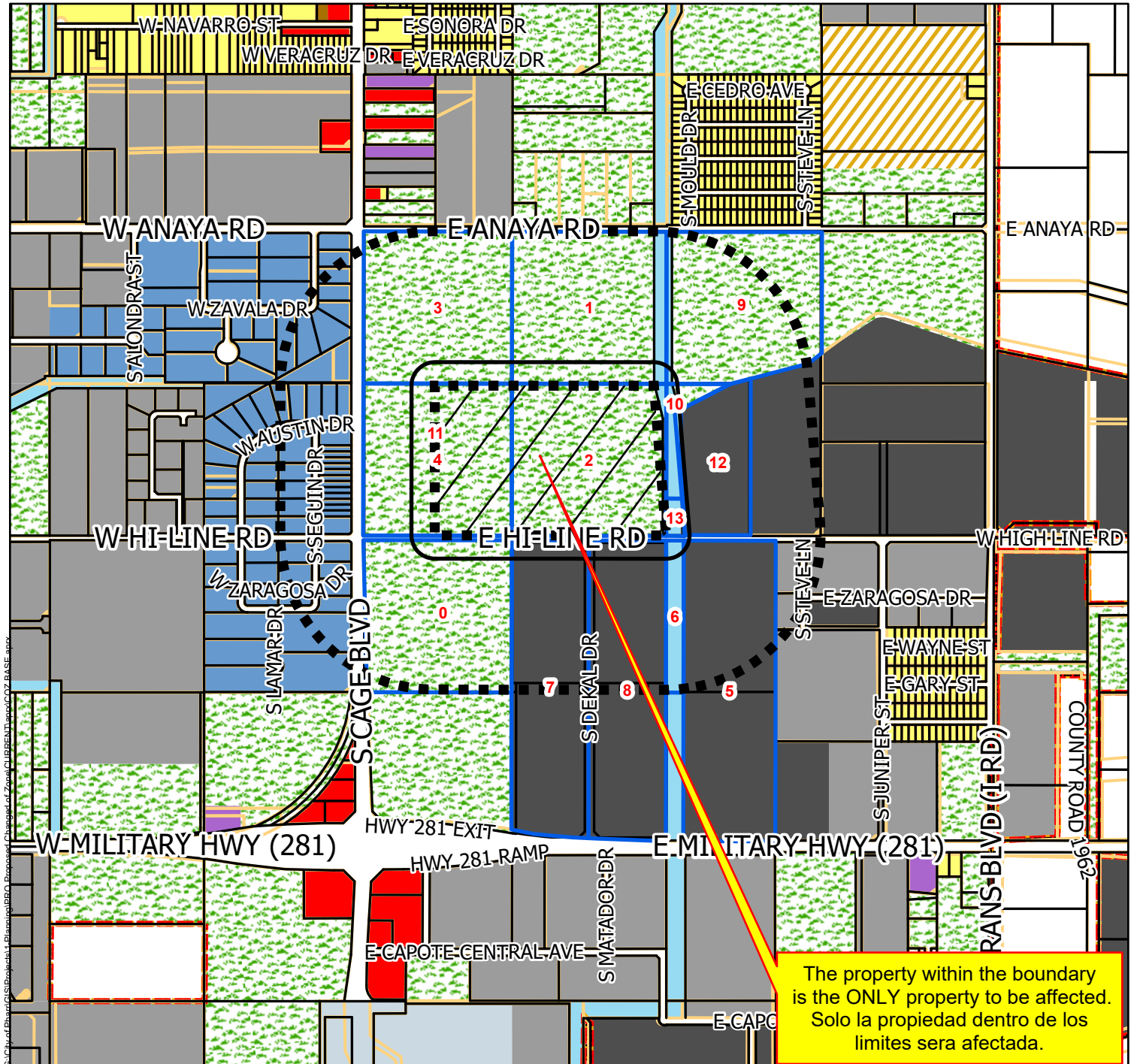
City of Pharr, Texas
Engineering Department
956.402.4242
Date: 5/6/2025



Proposed Change of Zone
56.59 ac, more or less, out of Lots 371 and 372, map of
the subdivision of Porciones 66,67,69,70, Kelly Pharr
Subdivision

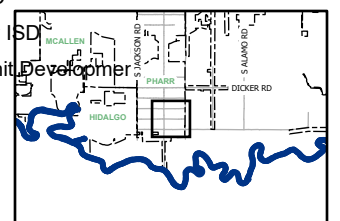


ZONING



Location	Single Family	Rail Road R.O.W	Limited Industrial
Quarter_Mile_Radius	Single Family Small Lot	Government Owned	Neighborhood Commercial
200ft_Buffer	Residential Multi-Family	General Business	Office Professional
Notify	Residential Multi-Family High Density	Business District	PSJA ISD
Zoning	Mobile Home	Drainage Easement	Hidalgo ISD
ZONE	Townhouse	Heavy Commercial	Valley View ISD
Agricultural Open Space	HUD Code	Heavy Industrial	Planned Unit Development

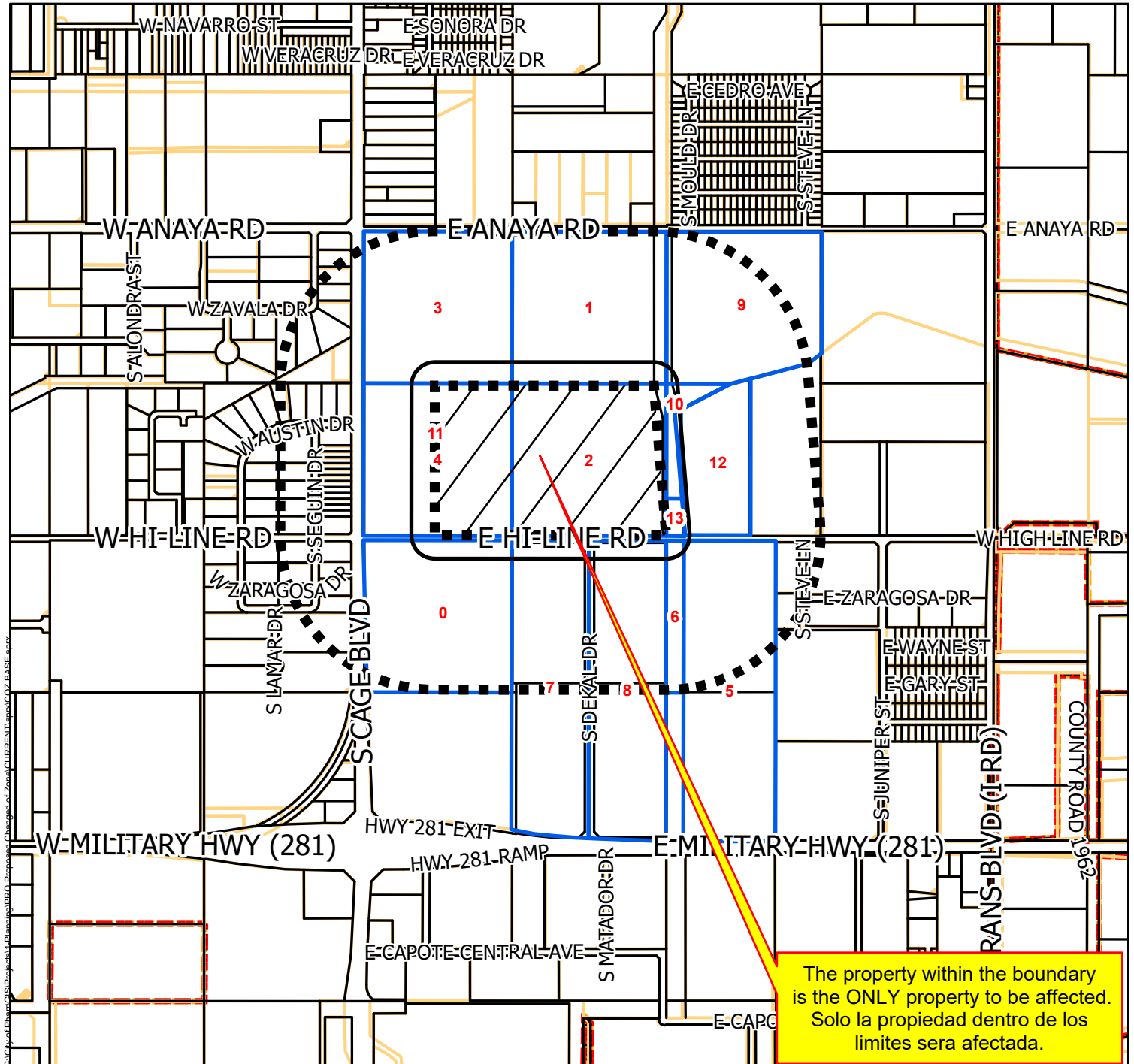
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Change of Zone
56.59 ac, more or less, out of Lots 371 and 372, map of
the subdivision of Porciones 66,67,69,70, Kelly Pharr
Subdivision



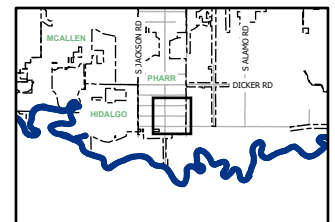
RADIUS



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

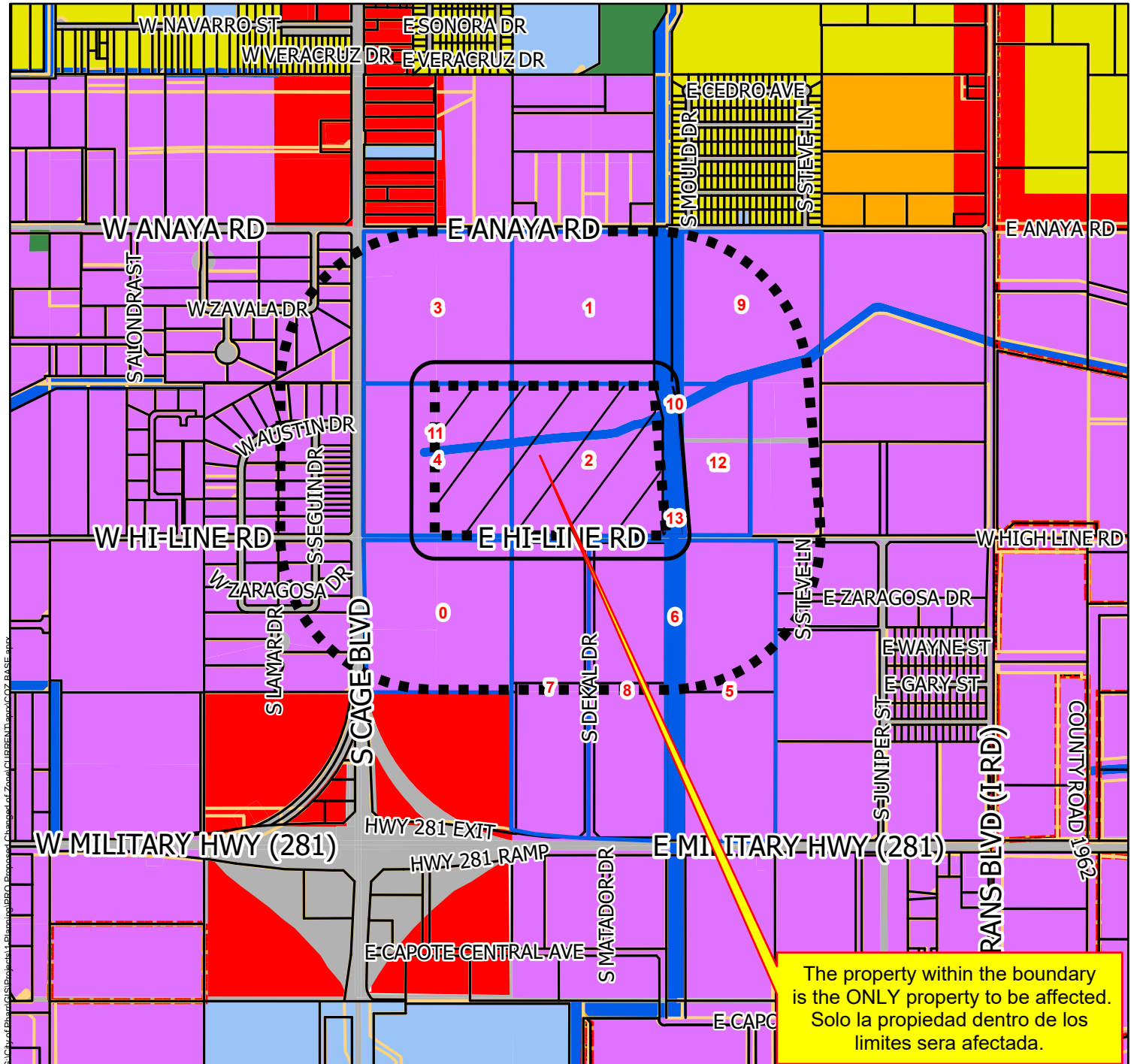
- Location
- Quarter_Mile_Radius
- 200ft_Buffer
- Notify

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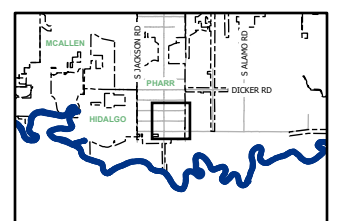




FUTURE LAND USE



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
400 East Hi-Line Road





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: May 21, 2025

MEETING DATE: May 27, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Halff Associates, Inc., representing ECS-McAllen Propco, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The property is legally described as being 3.45 acres, more or less, out of Lots 361, and 376, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1529 West Anaya Road. **COZ#250408**

Classification: Public Hearing

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

Issue: Halff Associates, Inc., representing ECS-McAllen Propco, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I).in order to construct an addition to an existing cold storage warehouse.

Fiscal Consideration:

Staff Recommendation:

Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements, complies with the future land use plan, and has adequate ingress and egress. The proposed rezoning aligns well with the surrounding 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 - 5/21/2025
Approved - 5/23/2025
Final Approval - 5/23/2025



MEMORANDUM

DATE: TUESDAY, MAY 27, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The property is legally described as being 3.45 acres, more or less, out of Lots 361, and 376, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1529 West Anaya Road. COZ#250408

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:

Half Associates, Inc., representing ECS-McAllen Propco, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I).in order to develop and expand an addition to an existing cold storage warehouse.

The subject site is located on the rear portion of 1400 East Hi-Line Road, approximately 0.21 miles north of 1400 East Hi-Line Road and has a physical address of 1529 West Anaya Road. It will be an addition to that existing parcel. The property is legally described as being 3.45 acres, more or less, out of Lots 361, and 376, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas

The property sits between West Anaya Road and East Hi-Line Road, both 70-ft major collector streets that run east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property, and the property to the west were zoned Agricultural and/or Open Space District, when the city was annexed in 1989. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on September 3, 2013. The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on November 4, 2003. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District on July 15, 2003. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

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

Seven (7) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 9, 2025, and legal notice was published in the Advance News Journal on May 7, 2025. Staff received no response to the letters or the legal notice.

Development Services recommends **approval** of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements, complies with the future land use plan, and has adequate ingress and egress. The proposed rezoning aligns well with the surrounding 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 June 2, 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

Halff Associates, Inc., representing ECS-McAllen Propco, LLC
APPLICANT

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

1529 West Anaya Road
ADDRESS

Limited Industrial District (L-I).
PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

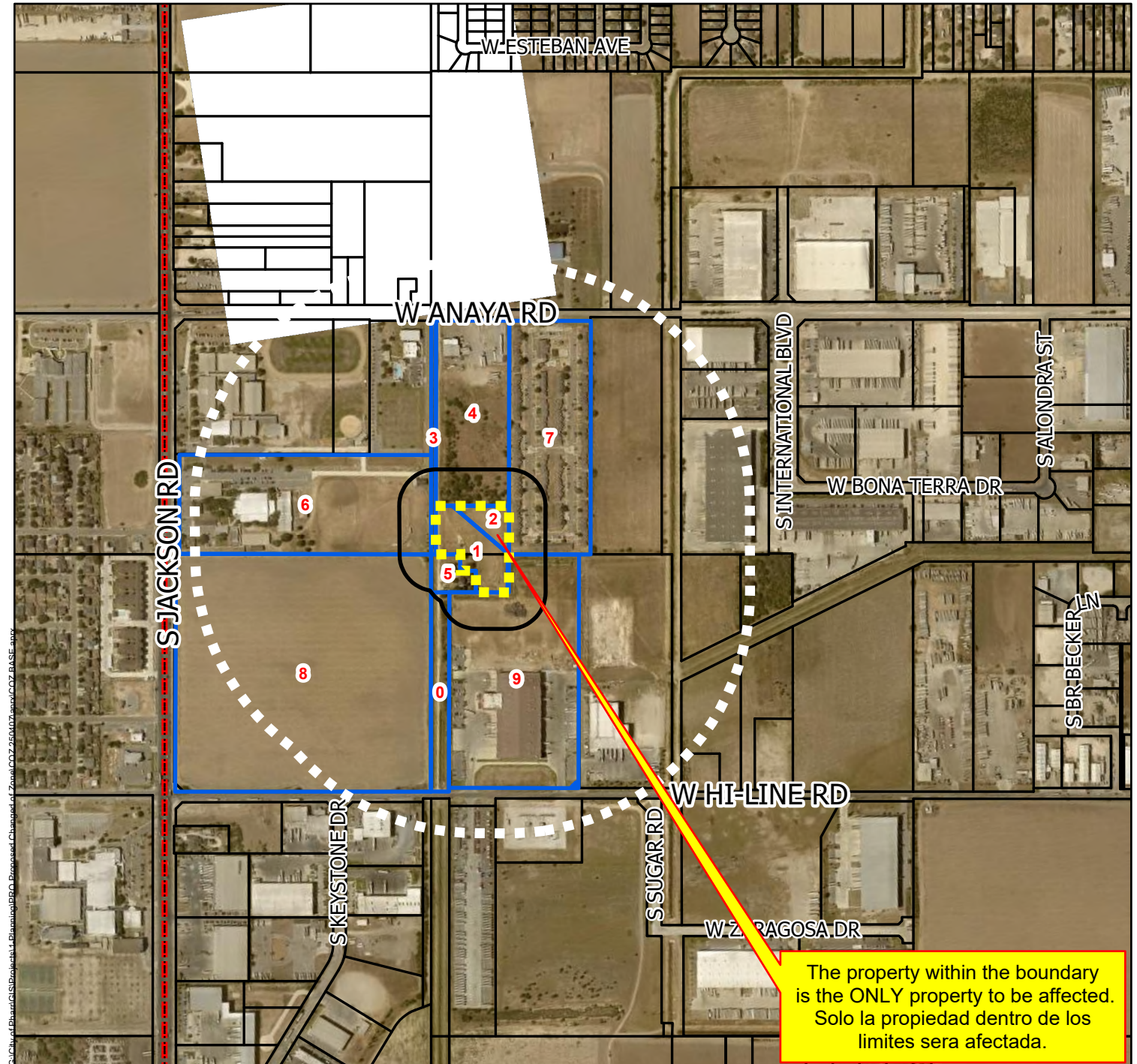
Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements, complies with the land use plan, and has adequate ingress and egress. The proposed rezoning aligns well with the surrounding 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

May 19, 2025
DATE

Proposed Change of Zone
3.45 acres, more or less, out of Lots
361, and 376, Kelly-Pharr Subdivision,

AERIAL



- Location
- 200ft_Buffer
- QUARTER_MILE_RADIUS
- Notify

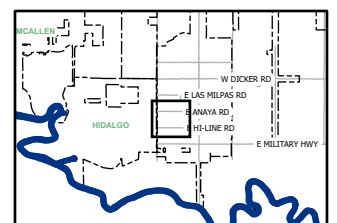
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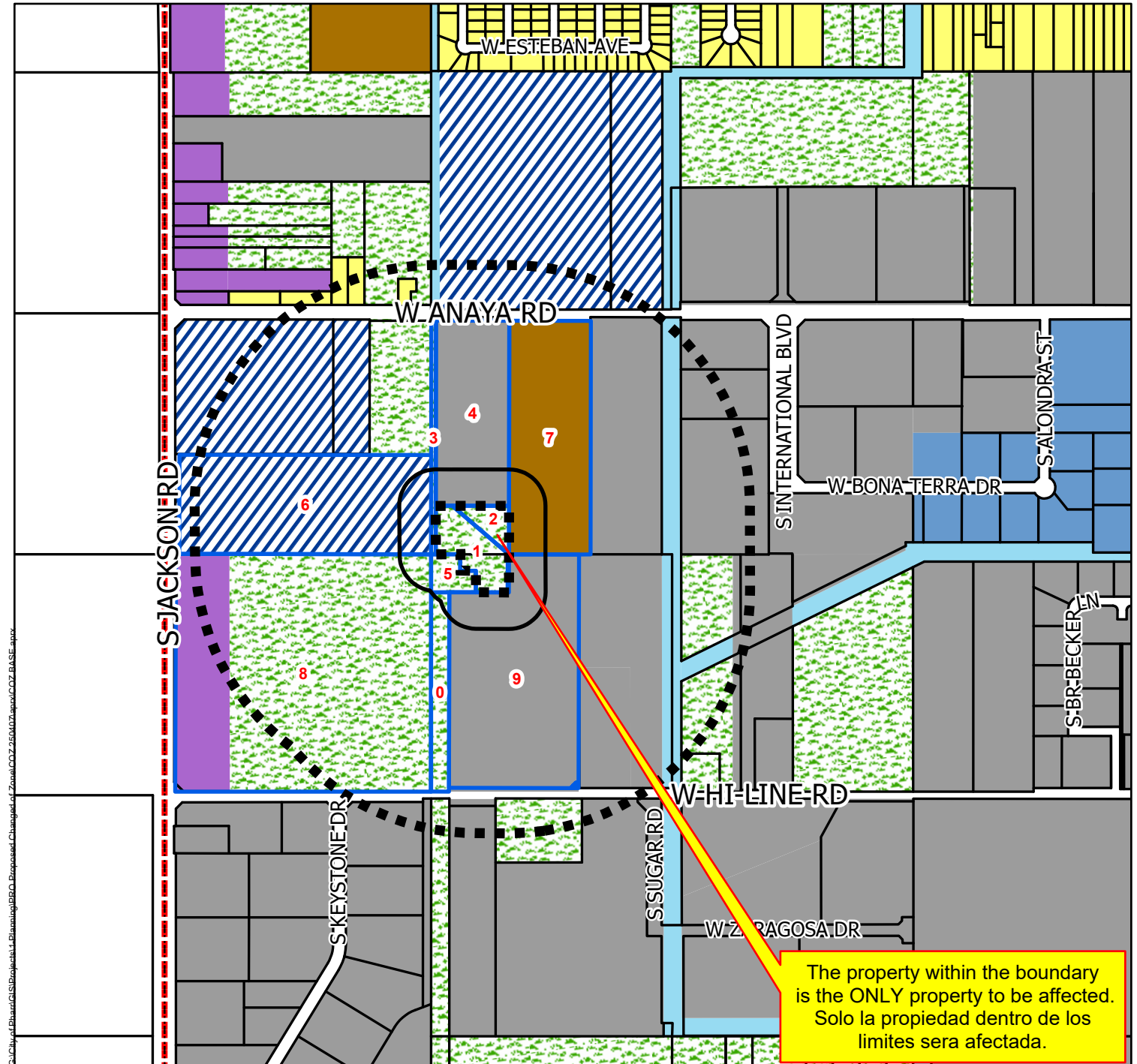
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 5/6/2025

Scale: 1:9,472

0 395 790 1,580 2,370 3,160 Feet





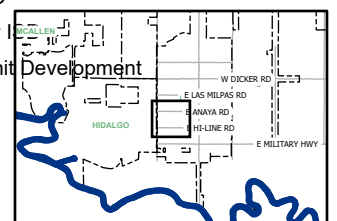
-  Location
-  200ft Buffer
-  QUARTER_MILE_RADIUS
-  Notify
- Zoning**
- ZONE**
-  Agricultural Open Space

-  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

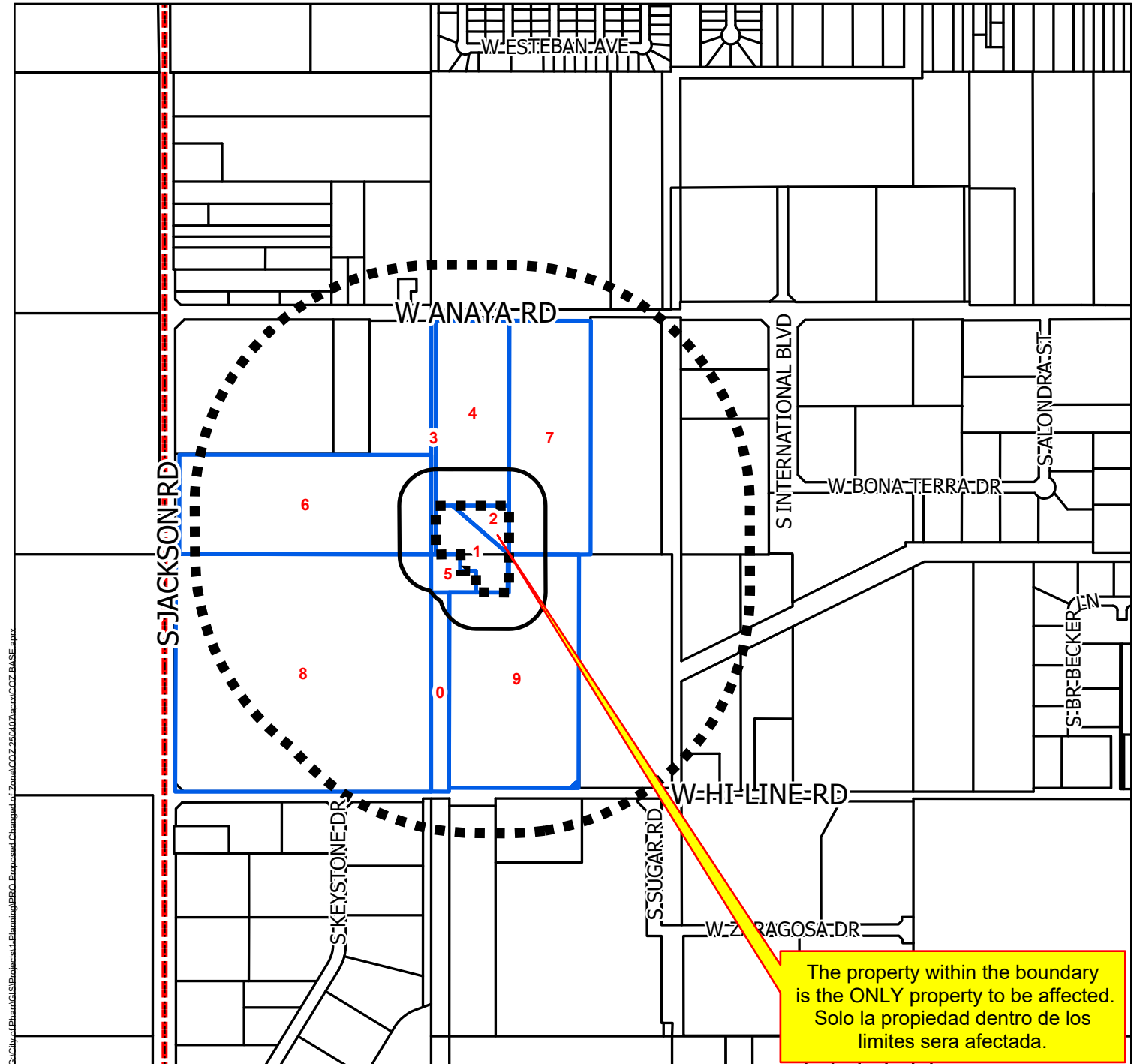
-  Limited Industrial
-  Neighborhood Commercial
-  Office Professional
-  PSJA ISD
-  Hidalgo ISD
-  Valley View ISD
-  Planned Unit Development

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Proposed Change of Zone
 3.45 acres, more or less, out of Lots
 361, and 376, Kelly-Pharr Subdivision,

RADIUS



C:\City of Pharr\GIS\Subj\GIS\Planning\RDs\Proposed Change of Zone\CDZ250403T.mxd\CDZ BASE.aprx

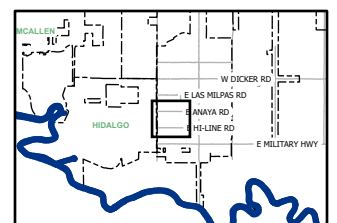
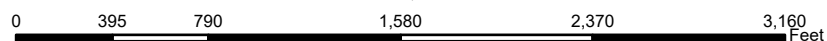
- Location
- 200ft_Buffer
- QUARTER_MILE_RADIUS
- Notify

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City of Pharr, Texas
 Engineering Department
 956.402.4242

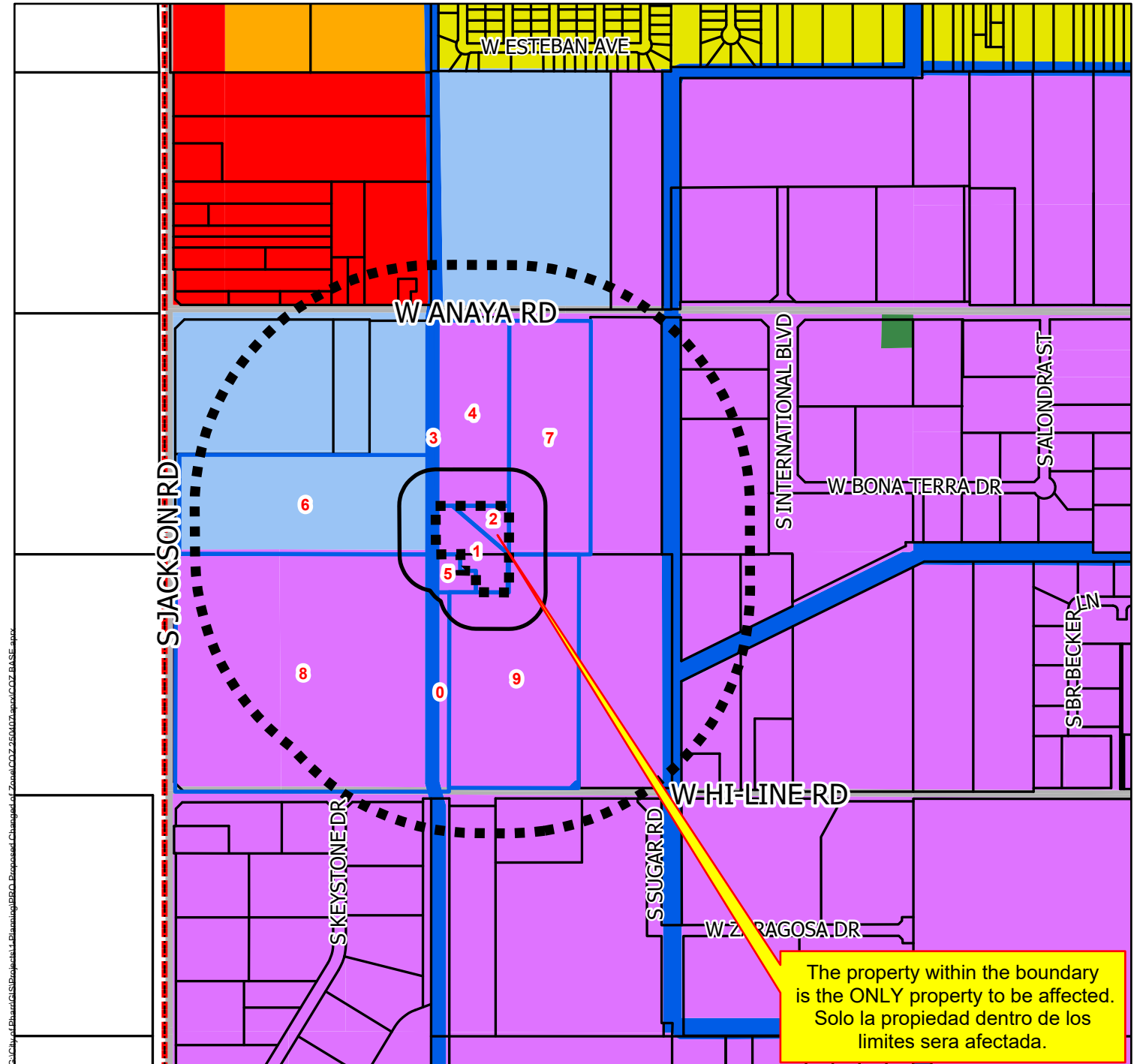
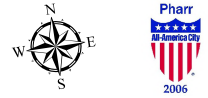
Date: 5/6/2025

Scale: 1:9,472



Proposed Change of Zone
3.45 acres, more or less, out of Lots
361, and 376, Kelly-Pharr Subdivision,

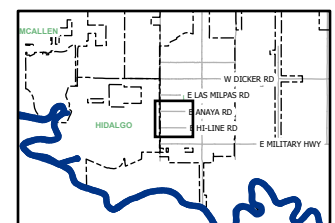
FTLU



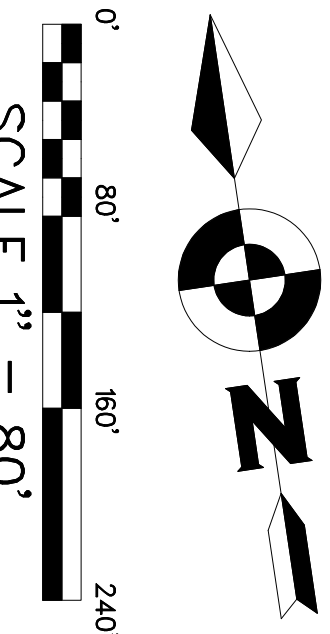
- Location
 - 200ft Buffer
 - QUARTER_MILE_RADIUS
 - Notify
- Future Land Use**
- FUTURELAND**
- Irrigation
 - Agriculture
 - Single Family Res.
 - Multi-Family Res.
 - Manufactured Homes
 - Industrial
 - Commercial
 - Public/Semi Public
 - ROW
 - Parks

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

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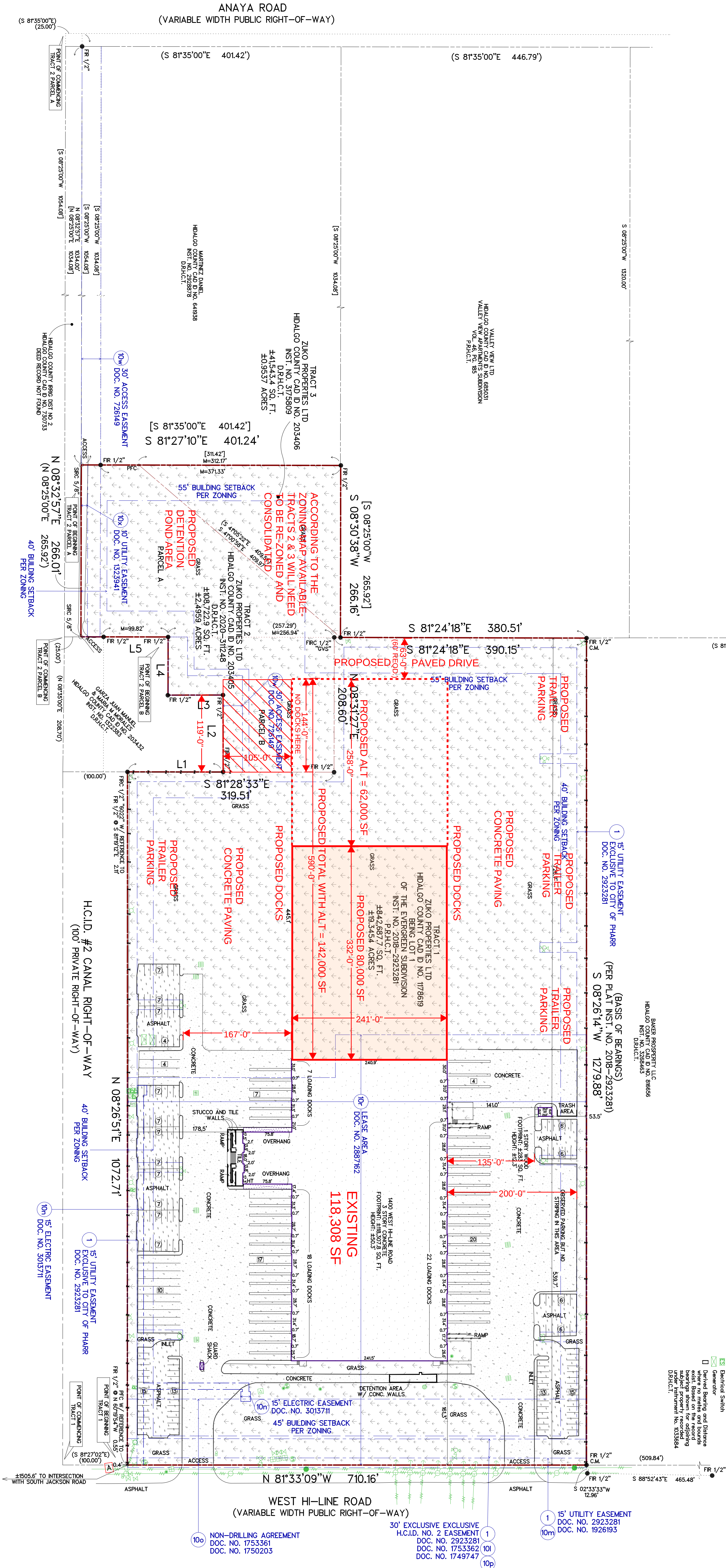
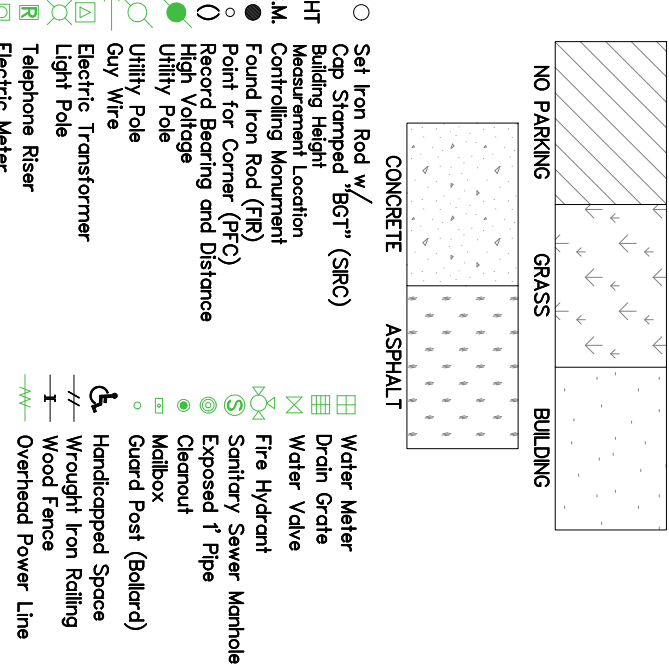


LIST OF POSSIBLE ENCROACHMENTS
[A] Wood fence is over Property line by up to 0.4' near southwest corner



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°28'33"E	472.56'
L2	N 08°21'26"E	18.16'
L3	N 08°25'00"E	(86.70')
L4	N 08°32'47"E	(65.40')
L5	N 08°25'00"E	(90.00')
L6	N 87°25'33"W	(54.85')
L7	N 87°53'20"W	(47.42')

LEGEND OF SYMBOLS



ALTA / NSPS LAND TITLE SURVEY

Evergreen Cold Storage
1400 West Hi Line Road
Pharr, TX 78577

RESPONSIBLE SURVEYOR CONTACT INFORMATION

Benchmark Group of Texas
899 Presidential Drive, Suite 110
Richardson, Texas 75081
972-680-3037
commbgf@gmail.com
#2330058
SHEET 2 OF 2

Survey Coordinated by:

Bureau Veritas
510 E. Memorial Road, Suite A-1
Oklahoma City, OK 73114
800-411-2010
ALTA@bvn.com
www.bvna.com



REVISIONS		
NO.	DESCRIPTION OF REVISIONS	DATE
1	BA PLOTTING	08/21/23
2	ZONING AND COMMENTS	08/22/23
3	ZONING AND COMMENTS	09/01/23
4	UPDATE TITLE	11/1/23
5	UPDATE TITLE	12/1/23
6	UPDATE TO	12/1/23
7	REVISED TITLE APPLIED / CLIENT COMMENTS	12/20/23



Pharr
Development Services



Site Photo
1529 West Anaya Road





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: May 21, 2025

MEETING DATE: May 27, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Michael L. Rosales, has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow a towing company in a General Business District (C). The property is legally described as being 3.38 acres of Lot 1, Dura Subdivision No. 2, Pharr, Hidalgo County, Texas. The property's physical address is 1403 North Sugar Road. **SUP#250501**

Classification: Public Hearing

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

Issue: Michael L. Rosales, has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow a towing company in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Special Use Permit to allow a towing company in a General Business District (C) subject to compliance with the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 5/21/2025
Approved - 5/23/2025
Final Approval - 5/23/2025



MEMORANDUM

DATE: TUESDAY, MAY 27, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SPECIAL USE PERMIT FOR A TOWING COMPANY IN A GENERAL BUSINESS DISTRICT (C). FILE NO. SUP#250501
--

GENERAL INFORMATION:

APPLICANT: Michael L. Rosales, has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow a towing company in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 3.38 acres of Lot 1, Dura Subdivision No. 2, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1403 North Sugar Road.

ZONING: The property is currently zoned General Business (C). The adjacent zoning is General Business (C) to the north, south, east and west. The area is generally designated for industrial in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Pending inspection of the Special Use Permit.

FIRE DEPARTMENT: Inspection conducted on July 31, 2023 and pending reinspection of the Special Use Permit.

CODE COMPLIANCE:

Pending reinspection of the Special Use Permit.

DEVELOPMENT SERVICES:

Recommends approval of the Special Use Permit for one (1) year.

NOTIFICATION OF PUBLIC:

Eight (8) surrounding property owners were notified of the request by letter on May 9, 2025, and a legal notice was published in the Advance News Journal on May 7, 2025. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES

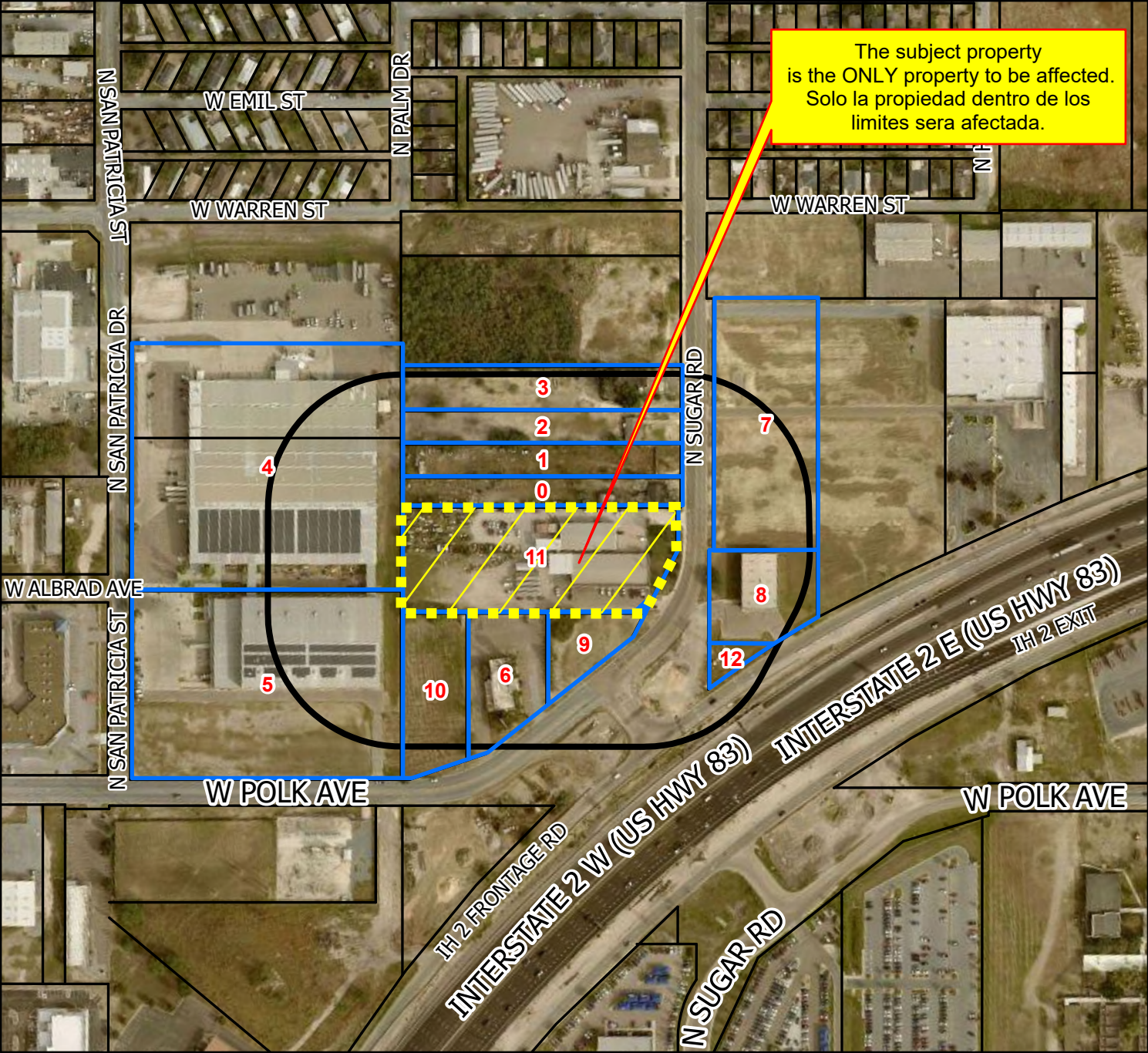
RECOMMENDATIONS:

Development Services is recommending approval of the Special Use Permit to allow a towing company in a General Business District (C). If approved by the Planning & Zoning Commission, the following conditions apply:

Special Use Permit Conditions:

1. This Special Use Permit is provisional and not to exceed one year;
2. Any change in ownership or applicant conducting business shall terminate this Special Use Permit;
3. If the need arises for expansion, it will be necessary for the Planning & Zoning Commission to reconsider this permit;
4. Applicant will be required to apply for and obtain all necessary permits prior to any construction on said property; the appropriate permit for improvements/construction that is to occur on the property;
5. If approved, a concrete entrance leading into the property will be necessary prior to the operation of any business;
6. The following shall be considered as grounds for revocation of the Special Use Permit;
 - Any change in use or change in extent of use, area or location;
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time; and
 - Special Use Permits that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.

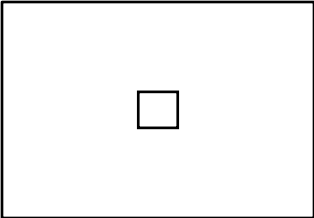
AERIAL



G:\City of Pharr\GIS\Projects\1-Planning\Misc\SPC_4_30_2025\413 N SUGAR Rd.aprx00_BASE Project File.aprx

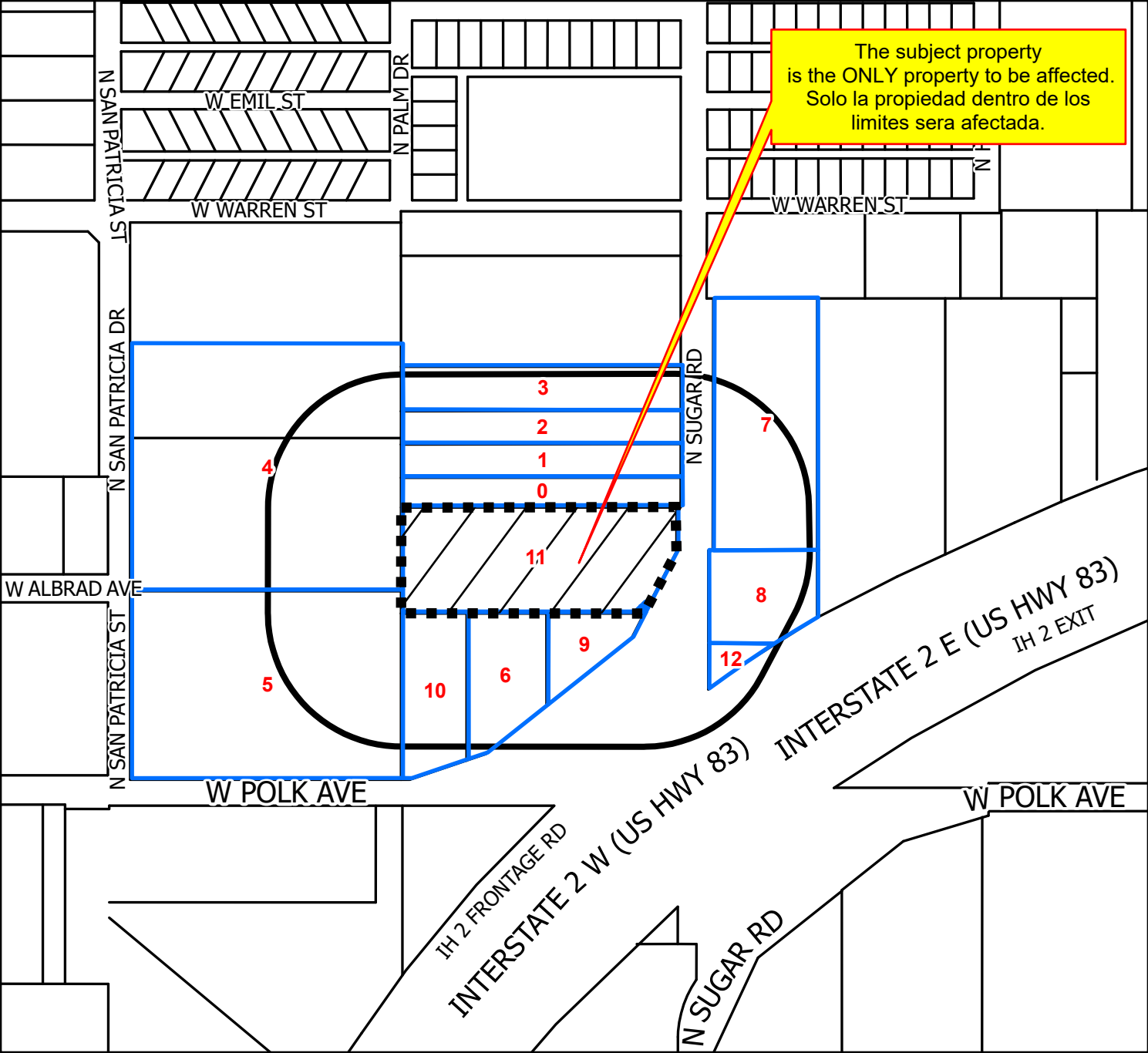
-  Pharr City Limit
-  300 ft. Notification Buffer
-  Notified Properties
-  Location

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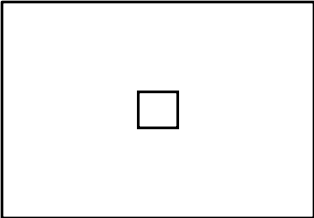
RADIUS

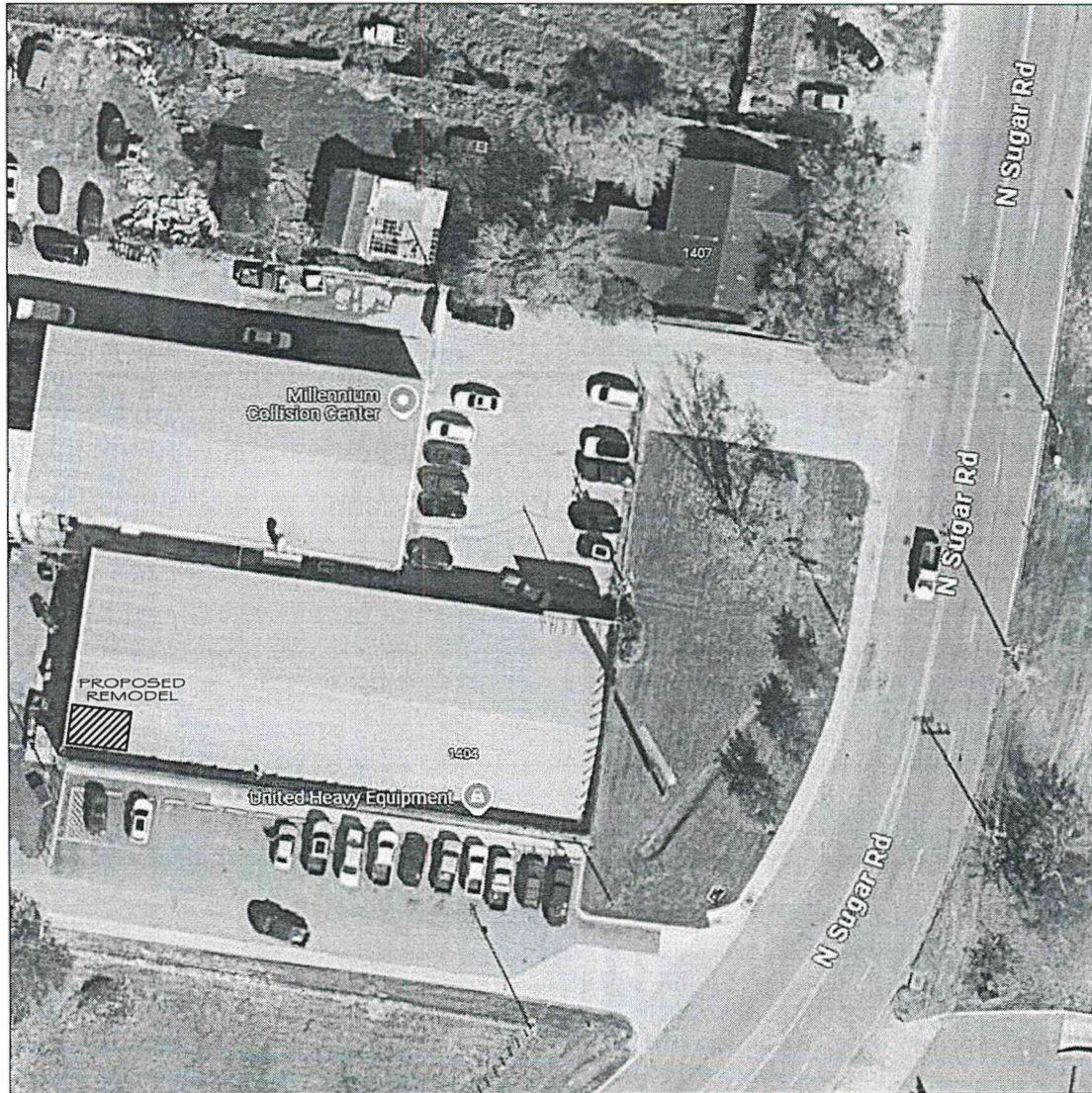


G:\City of Pharr\GIS\Projects\1-Planning\Misc\SPC_4_30_2025\413 N SUGAR Rd.aprx00_BASE Project File.aprx

-  Pharr City Limit
-  300 ft. Notification Buffer
-  Notified Properties
-  Location

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





ADDRESS:
1403 N. SUGAR RD., PHARR, TEXAS

VICINITY MAP
NOT TO SCALE

NOTE:
1. All dimensions are in feet and inches.
2. All dimensions are to the centerline of the road.
3. All dimensions are to the centerline of the building.
4. All dimensions are to the centerline of the lot.
5. All dimensions are to the centerline of the property.

PROPOSED REMODEL
UNITED HEAVY EQUIPMENT TRUCK & TRAILER PARTS
1403 N SUGAR ROAD, PHARR, TEXAS



PROJECT:	SHEET:
DATE:	2
SCALE:	
NOT TO SCALE	



Pharr
Development Services



Site Photo

1403 North Sugar Road





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: May 21, 2025

MEETING DATE: May 27, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Antonio Muraira, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment for an existing towing company in a Heavy Commercial District (H-C). The property is legally described as being Lot 4, Albrad Business Park Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property's physical address is 1106 West Albrad Avenue. **CUP#250404**

Classification: Public Hearing

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

Issue: Antonio Muraira, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment for an existing towing company (Thunder Towing) in a Heavy Commercial District (H-C).

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 5/21/2025
Approved - 5/23/2025
Final Approval - 5/23/2025

MEMORANDUM

DATE: TUESDAY, MAY 27, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR (OUTSIDE STORAGE) –
FILE NO. **CUP#250404**

GENERAL INFORMATION:

APPLICANT: Antonio Muraira, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment for an existing towing company (Thunder Towing) in a Heavy Commercial District (H-C).

LEGAL DESCRIPTION: The property is legally described as being Lot 4, Albrad Business Park Subdivision, an addition to the City of Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1106 West Albrad Avenue.

ZONING: The property and the property to the west are zoned Heavy Commercial District (H-C). The properties to the north and east are zoned General Business District (C). The properties to the south are zoned General Business District (C) and Limited Industrial District (L-I). This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE: Recommends approval of the Conditional Use Permit.

**DEVELOPMENT
SERVICES:**

Recommends approval of
the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Nine (9) surrounding property owners were notified of the request by letter on May 09, 2025, and a legal notice was published in the Advance News Journal on May 05, 2025. Staff received one (1) response in opposition to the letter or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending **approval** of the Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C) subject to 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, June 02, 2025, at 4:00 p.m.**

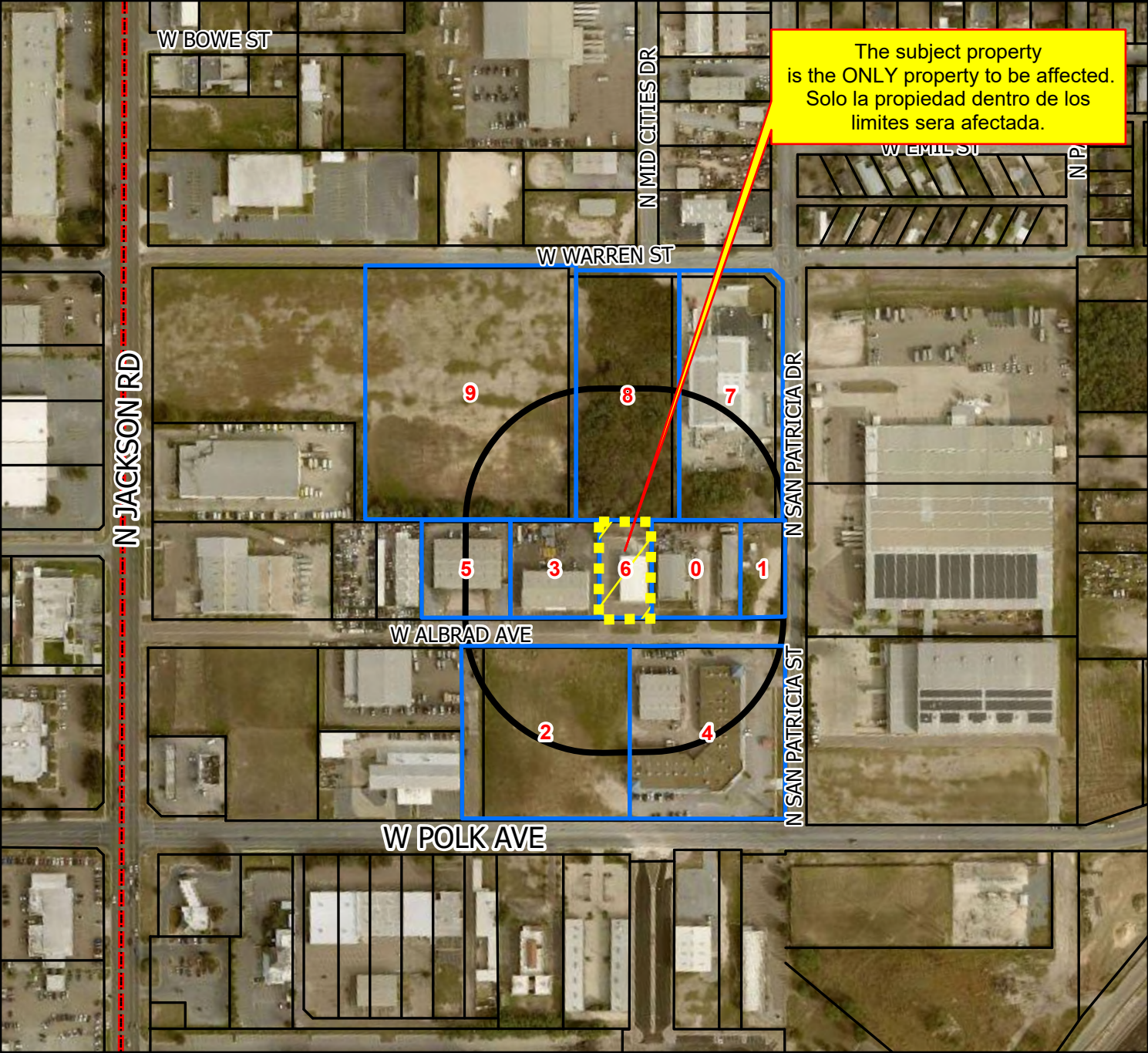
1. Applicant shall comply with all City of Pharr Ordinance requirements; any violation of City Ordinance will terminate this Conditional Use Permit;
2. All materials stored outside shall be kept within the fenced area;
3. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
4. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date;
6. All areas used for outside storage and parking areas for customers shall have an all-weather surface and comply with Wrecker Service Ordinance; and
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.

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

Proposed Conditional Use Permit
1106 W Albrad Ave



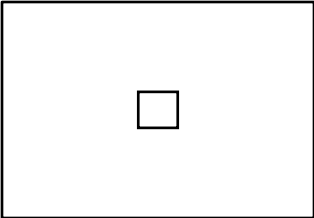
AERIAL



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- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location

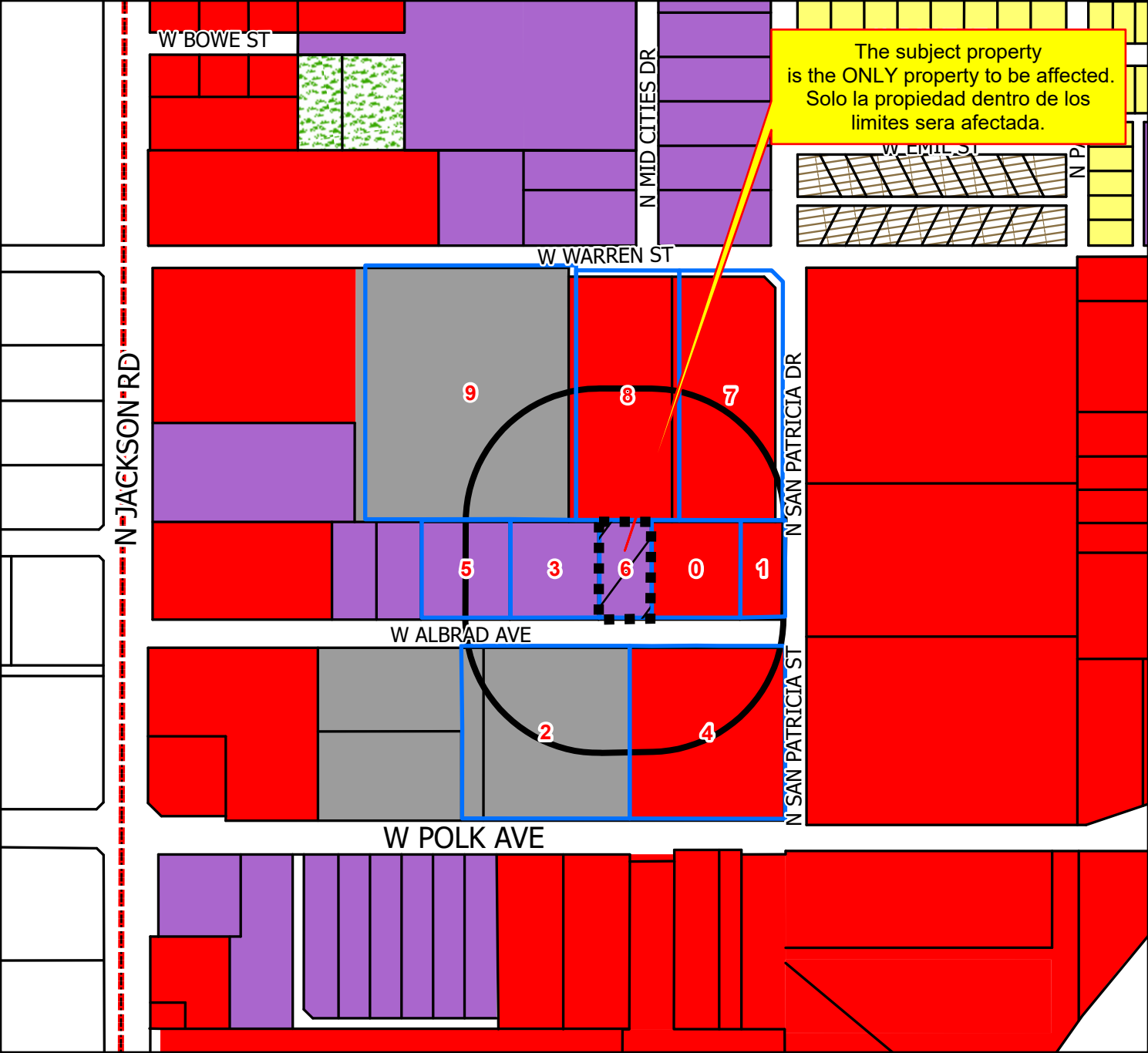
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Conditional Use Permit
1106 W Albrad Ave



ZONING



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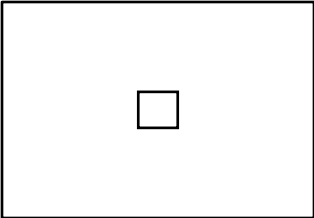
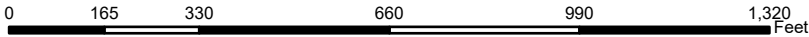
- | | | |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit | Mobile Home | Heavy Industrial |
| 300 ft. Notification Buffer | Townhouse | Limited Industrial |
| Notified Properties | HUD Code | Neighborhood Commercial |
| Location | Rail Road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

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
956.402.4221

Date: 4/30/2025

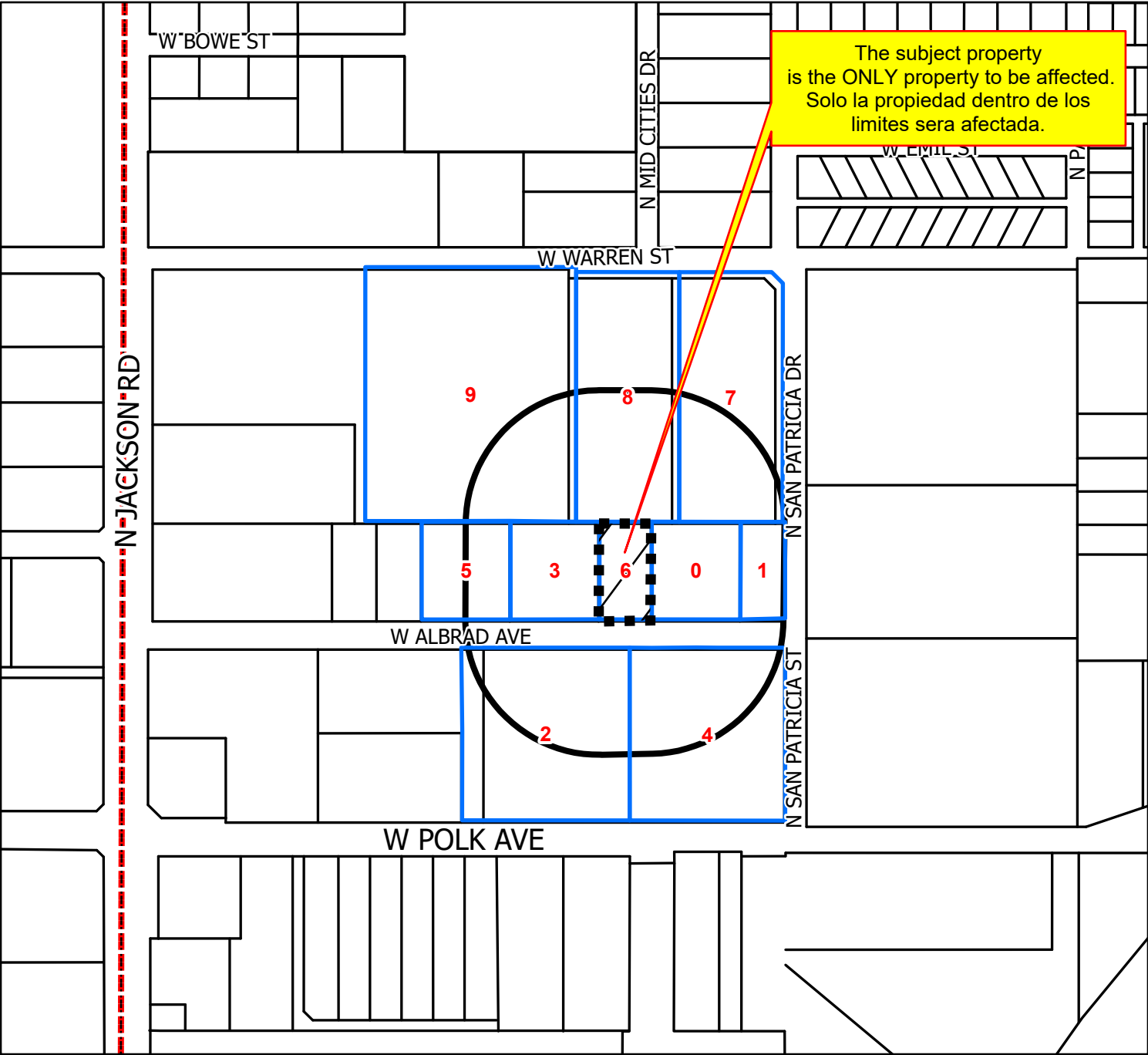
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Proposed Conditional Use Permit
1106 W Albrad Ave



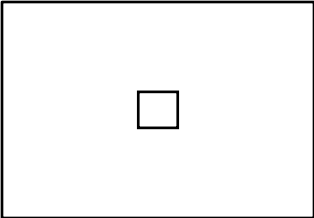
RADIUS

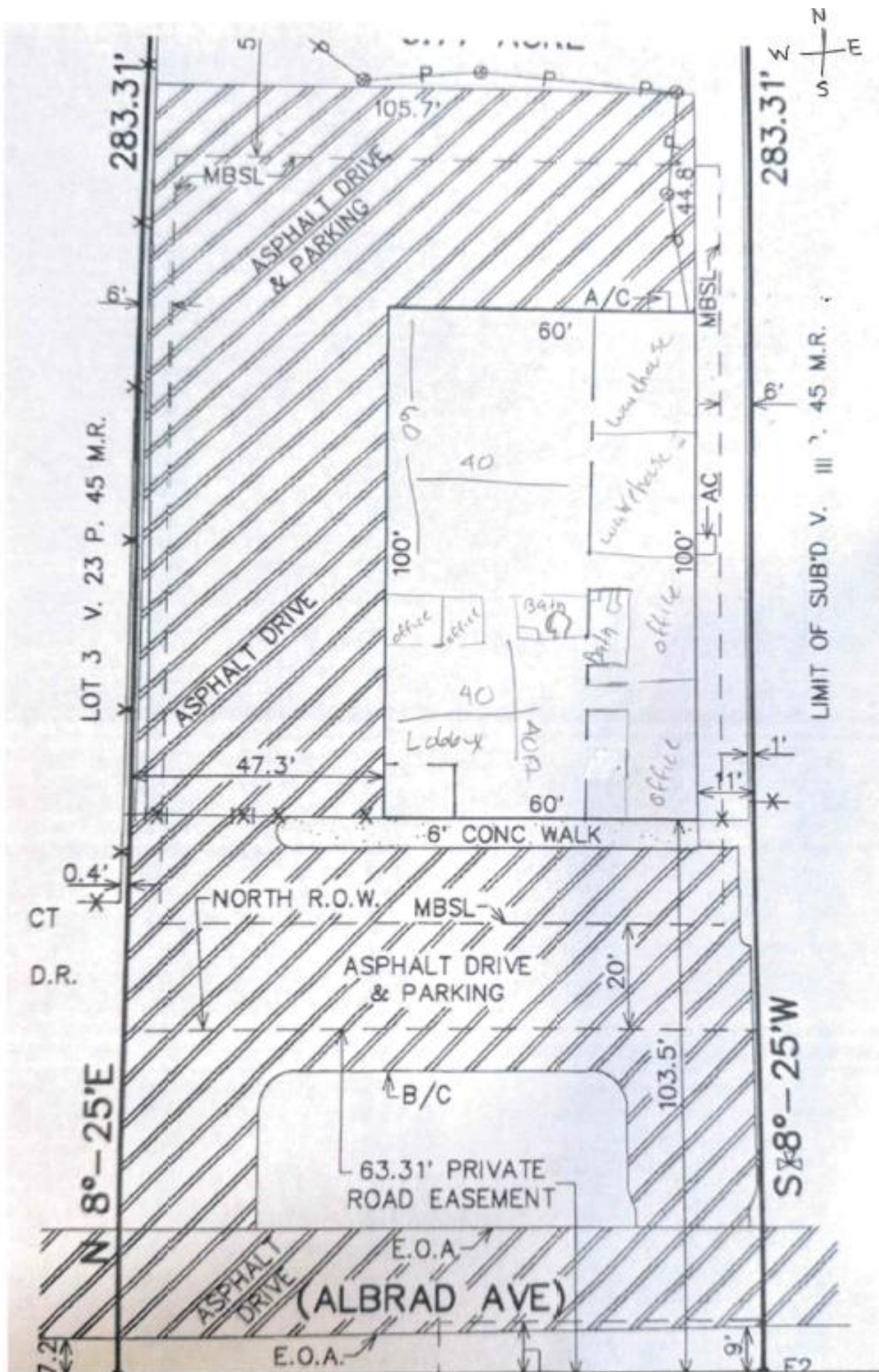


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- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location

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







Pharr
Development Services



Site Photo

1106 West Albrad Avenue





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: May 21, 2025

MEETING DATE: May 27, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Spoor Engineering, representing Ouida J. Hamlin, Trustee, Poncho's Holding, LLC, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed SRS Subdivision. The property is legally described as being a 3.06 acre tract of land out of that portion of the South 330.0 feet of Lot 117, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3700 Block of North IH 69C. **SUB#250513**

Classification: Regular

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

Issue: Spoor Engineering, representing Ouida J. Hamlin, Trustee, Poncho's Holding, LLC, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed SRS Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed SRS 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 - 5/21/2025
Approved - 5/23/2025
Final Approval - 5/23/2025



Pharr

Development Services



MEMORANDUM

DATE: TUESDAY, MAY 27, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SRS SUBDIVISION
FILE NO. **SUB#250513**

GENERAL INFORMATION:

APPLICANT: Spoor Engineering, representing Ouida J. Hamlin, Trustee, Poncho's Holding, LLC, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed SRS Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.06 acre tract of land out of that portion of the South 330.0 feet of Lot 117, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3700 Block of North IH 69C.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, east, south and west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Warehouse and office.

VARIANCES: None requested.

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

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

1. Streetlights shall be 250' max spacing, along frontage.
2. Shall obtain Rulis from TxDot for any work within TxDot R.O.W., if any.

EASEMENTS:

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

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Provide approved drainage report.
2. See attached comments.

OTHER:

1. H.C.I.D. #2 verify with district for any comments.
2. Check spelling in the description of property.
3. Label all monuments, set or found.
4. Identify R.O.W., along W. Eldora Rd., County or HCID #2. And provide comments.
5. Be consistent with text height.
6. On metes & bounds, show the additional 20' of R.O.W. along W. Eldora Rd.
7. Show all existing items on survey.
8. Verify bearing on the 4th paragraph.
9. Label point of beginning on plat layout.
10. Staff comments attached.

PLAT REVIEW MEETING FOR: *SRS SUBDIVISION*

COMMENTS:

Initials: J.R.

MAY 15, 2025

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Water line on Frontage will need to be 12" PVC C-900 as per City of Pharr Master Plan.
- Water line on W. Eldora will need to be upgrade from 12" asbestos to 12" PVC C-900.
- All fittings will need to be MJ (mechanical joint) with mega locks.
- Will need to obtain a RULIS permit from Tx. DOT for water line installation.
- Comments made may 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.
- Comments made may 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:_____

STAFF REVIEW MEETING FOR: SRS SUBDIVISION

MEETING HELD ON: 05/12/2025

PLAT

1. Signature and seal from P.E. & R.P.L.S. is required.
2. Subdivision shall be required to have a private drainage easement for an on-site detention/retention pond and outfall. Private drainage easement can be acquired by separate instrument, at the time of building permit phase.
3. Provide a 15'-ft utility easement for 12"-in waterline.
4. Verify with Hidalgo County precinct 2 on right of way dedication.

SITE PLAN

1. Waterline along N. Cage Blvd. shall be required to be removed and replaced with 12"-in PVC line as per masterplan and shall be relocated into a 15'-ft utility easement dedicated to the City of Pharr. Provide waterline details if applicable.
2. Verify the location of the existing water valves.
3. Verify the material of the existing sanitary sewer line.
4. Provide comments from Hidalgo County precinct 2 on W. Eldora rd. widening.

DRAINAGE

1. Drainage report shall be reviewed and approved by HCDD No. 1.
2. On-site detention pond shall be required for this development, and must tie-in to a storm sewer system
3. Drainage plans for detention to be approved at building permit stage. FYI, only one 8-in bleeder is allowed for outfall to the city and Tx-Dot system.

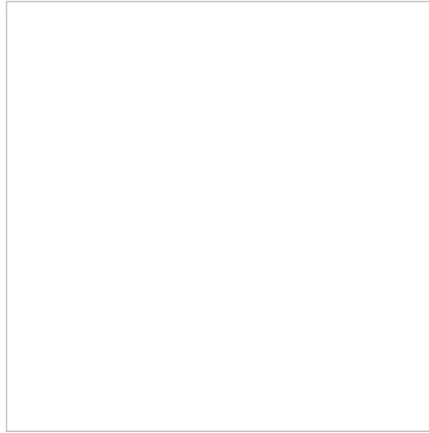
CLOSEOUT DOCUMENTS

- 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.**

LOCATION:
Innovation & Technology



REVIEWED BY:
GERARDO PADRON
BROADBAND GRADUATE ENGINEER
GERARDO.PADRON@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: SRS SUBDIVISION MEETING HELD ON: 05/12/2025

Gerardo Padron
Broadband Grad Engineer
Innovation & Technology Department
O: 956-402-4900
Gerardo.padron@pharr-tx.gov
100 W Ferguson Ave
Pharr, TX 78577

Date: 05/09/2025
Preliminary:
Subdivision: SRS Subdivision

Plat Notes:
• No Notes

General Notes: Proposed Data/Telephone Access.

1. Data/Telephone Existing Access Point Location:

a. Three Access Points Estimated at coordinates: 26°13'37.41"N 98°10'46.02"W & 26°13'34.72"N 98°10'46.80"W & 26°13'35.01"N 98°10'51.00"W

Pharr Connect: Your Reliable Partner for Industrial Data Services**

Pharr Connect is a premier, dependable service designed to meet the diverse needs of the industrial community. Whether you require a primary data source or secondary support, Pharr Connect delivers exceptional services tailored to your business requirements. Here's why Pharr Connect stands out as the ideal solution for your data service needs:

1. Key Features and Benefits:

a. Unmatched Reliability: Pharr Connect serves as a trusted primary or secondary data source, ensuring uninterrupted access to critical information for your operations.

b. Strategic Location: Access our services conveniently at the following coordinates : 26°13'37.41"N 98°10'46.02"W & 26°13'34.72"N 98°10'46.80"W & 26°13'35.01"N 98°10'51.00"W.

This location provides seamless connectivity to data provided by the City of Pharr, ensuring efficiency and ease of use.

2. Minimal Construction Requirements:

a. With existing access points in close proximity, setup is quick and hassle-free, minimizing downtime and disruption

to your operations.

3. Customizable Plans and Competitive Rates: Our sales team is ready to work with you to develop a plan that fits your budget and business needs. Schedule a meeting today to discuss tailored rates and service options.

4. Commitment to Excellence: Pharr Connect is dedicated to providing exceptional service to the industrial community, ensuring your business stays connected, informed, and ahead of the competition.

Why Choose Pharr Connect?

- Proven Dependability: A track record of reliable service delivery.
- Convenient Access: Strategically located for easy connectivity.
- Cost-Effective Solutions: Competitive rates tailored to your needs.
- Minimal Setup: Leveraging existing infrastructure for quick deployment.
- Expert Support: A dedicated team committed to your success.

Pharr Connect is more than just a service—it's a partnership designed to empower your business with the data and connectivity you need to thrive. Contact us today to learn more and schedule a consultation with our sales team. Let Pharr Connect be the backbone of your industrial operations.

“Connect with Confidence. Choose Pharr Connect.”

Please let us know if additional details or clarification are required to proceed with this request.

LOCATION:
1015 E. FERGUSON
PHARR, TX 78577
PHONE: 956-402-4350



Pharr
Public Works



REVIEWED BY:
ERIK ESPINOZA
STORMWATER INSPECTOR
ERIK.ESPINOZA@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: SRS SUBDIVISION MEETING HELD ON: 05/12/2025

Provide an approved sediment erosion control plan.

Submit an approved copy of your TCEQ Permits.

Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.

Provide an approved sediment erosion control plan.

Submit an approved copy of your TCEQ Permits.

Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.

LOCATION:
118 S. CAGE BLVD
3rd FLOOR
PHARR, TX 78577
PHONE: 956-402-4400



Pharr
Fire Department



REVIEWED BY:
JOSE GONZALEZ
FIRE INVESTIGATOR
JOSE.GONZALEZ@FD.PHARR-TX.GOV

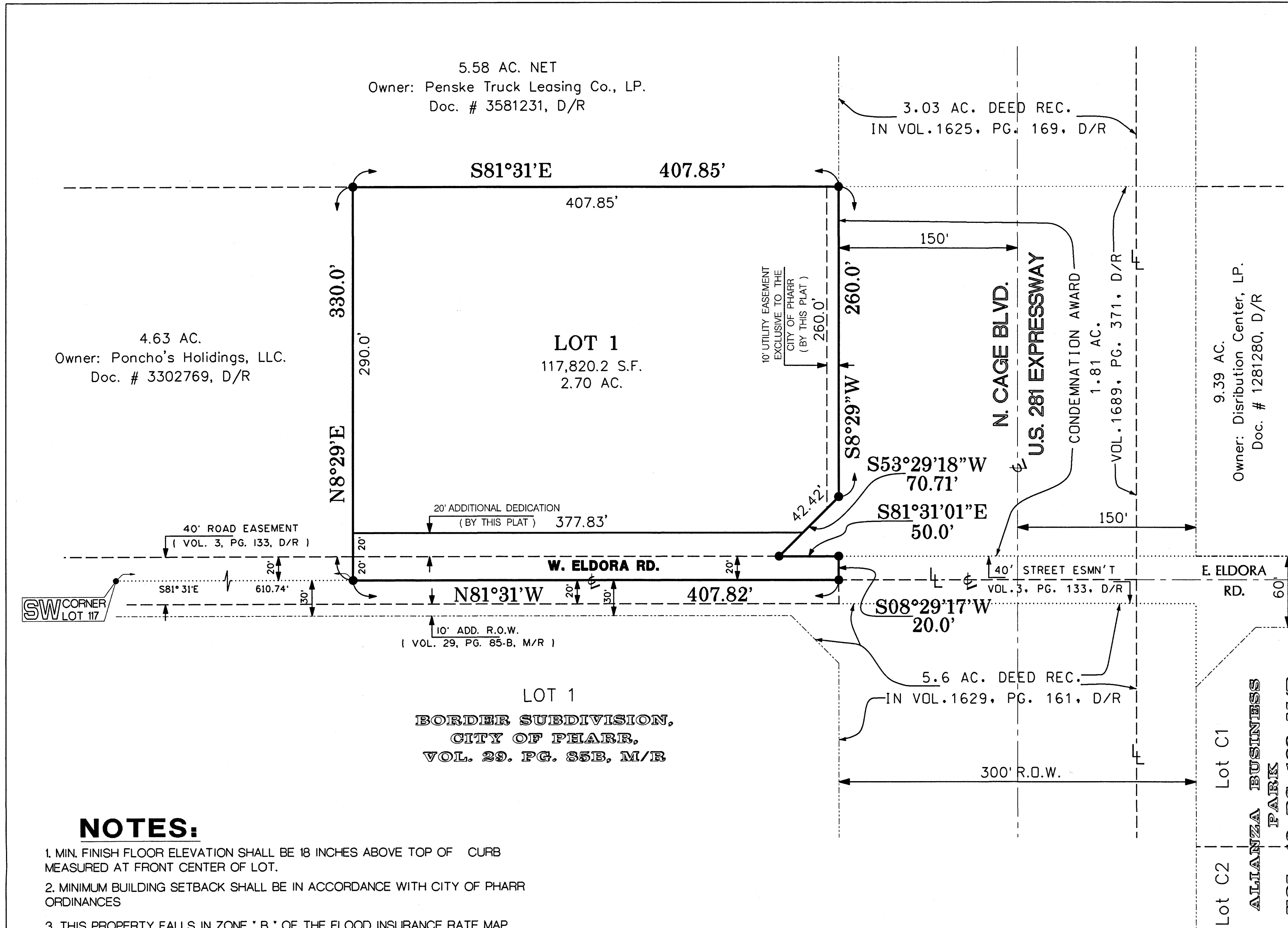
STAFF REVIEW MEETING FOR: SRS SUBDIVISION MEETING HELD ON: 05/12/2025

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 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.

Additional Comments:

1. SHALL REPLACE THE EXISTING 8 INCH AC WATERLINE ON CAGE WITH A 12 INCH PVC WATERLINE.
2. SHALL REPLACE EXISTING FIRE HYDRANT WITH NEW FIRE HYDRANT.
3. SHALL PROVIDE FIRE HYDRANT DETAILS.

4. SHALL PROVIDE VALVE AND VALVE BOX DETAILS.



NOTES:

1. MIN. FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
2. MINIMUM BUILDING SETBACK SHALL BE IN ACCORDANCE WITH CITY OF PHARR ORDINANCES
3. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480347 0005 C, REVISED OCT. 19, 1982. ZONE B IS DESCRIBED AS "AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. B ZONES ARE ALSO USED TO DESIGNATE BASE FLOODPLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE
4. A 5.0' SIDEWALK WITH ADA COMPLIANT WHEEL CHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG N. CAGE BLVD. AND ALONG W. ELDORA RD.
5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.25 ACRES AND A VOLUME OF 0.62 Ac. Ft. WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS DEVELOPMENT.
6. NO STRUCTURE SHALL BE BUILT ON TOP OF ANY EASEMENT.
7. UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE MONUMENTED BY A 1/2" DIAMETER BY 24" LONG STEEL ROD.
8. CITY OF PHARR BENCHMARK, MONUMENT No. 55, SET BY J.E. SAENZ AND ASSOCIATES, INC., LOCATED AT U.S. 281 EXPRESSWAY (N. CAGE BLVD.) AND W. ELDORA RD. ELEV. 103.98 - N. 16607717.323, E. 1089266.325
9. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT T.P.D.E.S.
10. LANDSCAPING IS REQUIRED IN ACCORDANCE WITH CITY OF PHARR ORDINANCES.
11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
14. OWNERS ARE TO MAINTAIN DETENTION / RETENTION AREAS.
15. OWNERS ARE TO MAINTAIN RIGHT OF WAY AND PERIMETER OF SUBDIVISION.

METES & BOUNDS

A 3.06 ACRE TRACT OF LAND OUT OF THAT PORTION OF THE SOUTH 330.0 FEET OF LOT 117, KELLY PHARR SUBDIVISION, OF PORCIONES 69 AND 70, HIDALGO COUNTY, TEXAS, LYING WEST OF U.S. 281 EXPRESSWAY (I.H. 69C), MAP RECORDED IN VOLUME 3, PAGE 133 AND 134, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at an iron pin set on the South line of Lot 117, South 81 Deg. 31 Min. East, 610.74 feet from the southwest corner of Lot 117, for the southwest corner of the following described tract of land, said point being in 40 foot W. Eldora Road;

THENCE, parallel to the West line of Lot 117, North 08 Deg. 29 Min. East, at 20.0 feet pass a steel pin found on the North line of W. Eldora Road, and at 330.0 feet a steel pin found on the North line of the south 330.0 feet of Lot 117, for the northwest corner hereof;

THENCE, with the North line of the south 330.0 feet of Lot 117, South 81 Deg. 31 Min. East, 407.85 feet to a point on the West line of U.S. 281 Expressway (I.H. 69C) for the northeast corner hereof;

THENCE, with the West line of U.S. 281 Expressway (I.H. 69C) as follows,

South 08 Deg. 29 Min. West, 260.0 feet; and South 53 Deg. 29 Min. 18 Sec. West, 70.71 feet to a point on the North line of W. Eldora Road for an interior corner hereof;

THENCE, with the North line of W. Eldora Road, South 81 Deg. 01 Min. 31 Sec. East, 50.0 feet to a point for the most southerly northwest corner hereof;

THENCE, parallel to the East line of Lot 117, South 08 Deg. 29 Min. 17 Sec. West, 20.0 feet to a point on the South line of Lot 117, for the most southerly southeast corner hereof;

THENCE, with the South line of Lot 117, in W. Eldora Road, North 81 Deg. 31 Min. West, 407.82 feet the POINT OF BEGINNING, containing 3.06 acres of land, more or less, of which the south 20.0 feet, comprising 0.19 acre, lies in W. Eldora Road.



SRS SUBDIVISION

City of Pharr, Texas

BEING A SUBDIVISION OF A 3.06 ACRE TRACT OF LAND OUT OF THAT PORTION OF THE SOUTH 330.0 FEET OF LOT 117, KELLY PHARR SUBDIVISION, OF PORCIONES 69 AND 70, HIDALGO COUNTY, TEXAS, LYING WEST I.H. 69C (U.S. 281 EXPRESSWAY), ACCORDING TO MAP RECORDED IN VOLUME 3, PAGE 133 AND 134, DEED RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS;
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "SRS SUBDIVISION", TO THE CITY PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

PONCHO'S HOLDINGS, LLC,
A Texas Limited Liability Company

By: Ouida J. Hamlin, Trustee
300 W. Eldora Rd
Pharr, Texas 78577

STATE OF TEXAS;
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OUIDA J. HAMILIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC

STATE OF TEXAS;
COUNTY OF HIDALGO:

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

DANNY WYLIE CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS;
COUNTY OF HIDALGO:

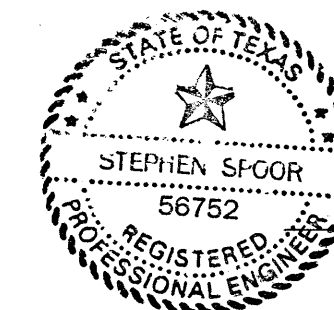
I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES, RPLS # 4032
ROBLES AND ASSOCIATE, PLLC
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
TBPELS FIRM No. 10096700

DATE

STATE OF TEXAS;
COUNTY OF HIDALGO:

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



STEPHEN SPOOR, P. E. REGISTRATION No. 56752

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

ATTEST: CITY CLERK

AMEROSIO HERNANDEZ MAYOR, CITY OF PHARR

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.21(a) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION. BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

By: RALL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

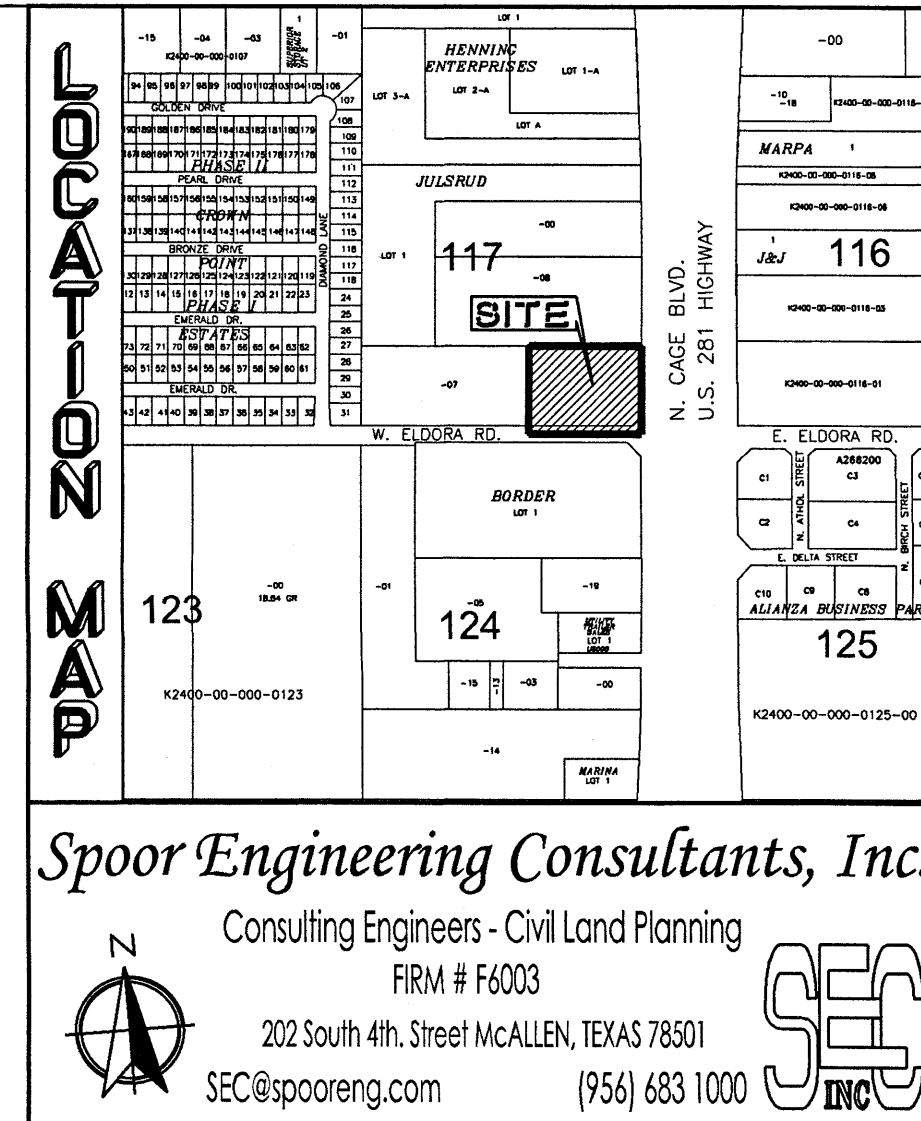
DATE

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

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

SECRETARY

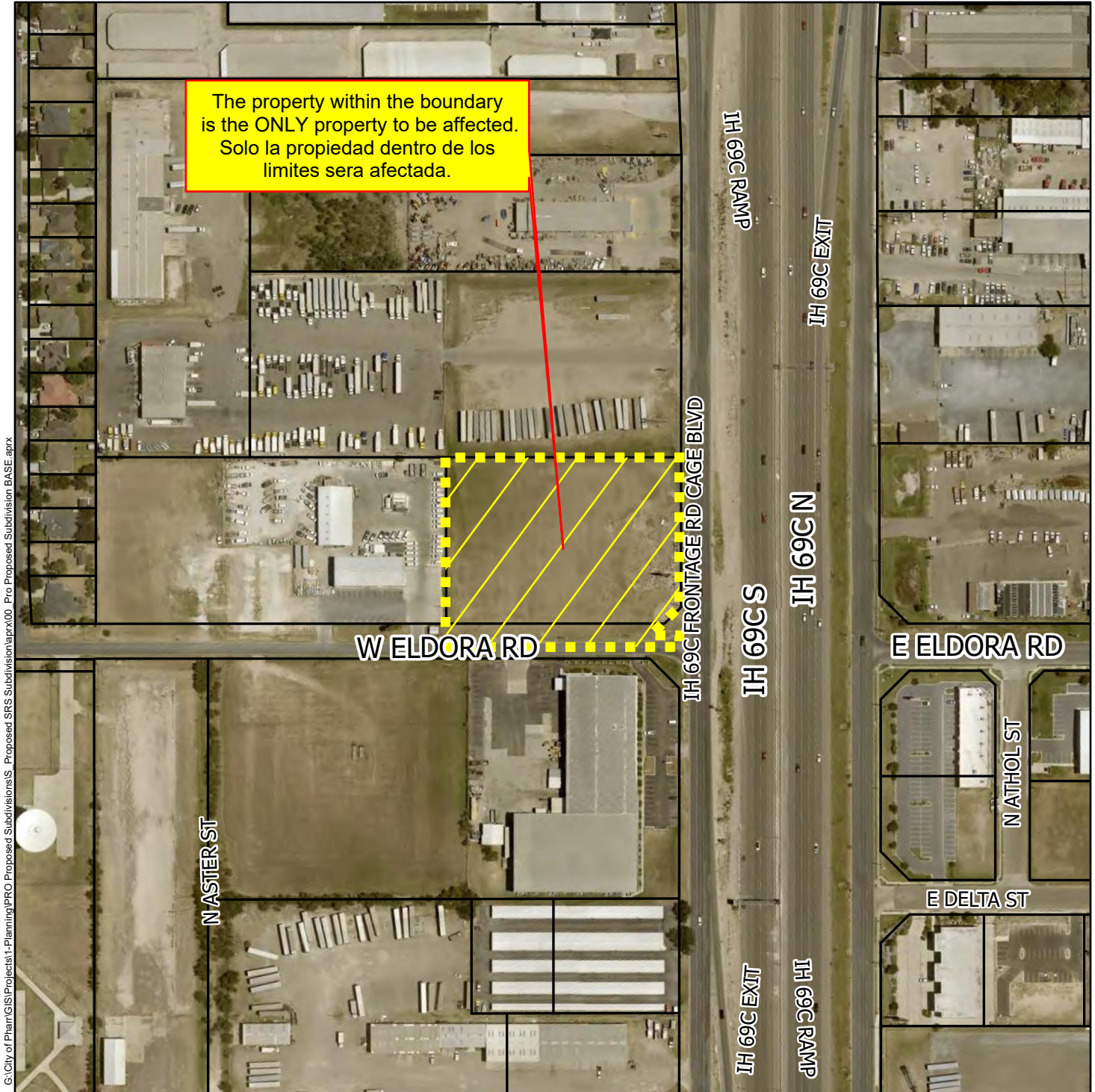
PRESIDENT



Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning
FIRM # F6003
202 South 4th Street McALLEN, TEXAS 78501
SEC@sporeng.com (956) 683 1000

AERIAL



 Subject Property
 Pharr City Limit

City of Pharr, Texas
Engineering Department
956.702.5355

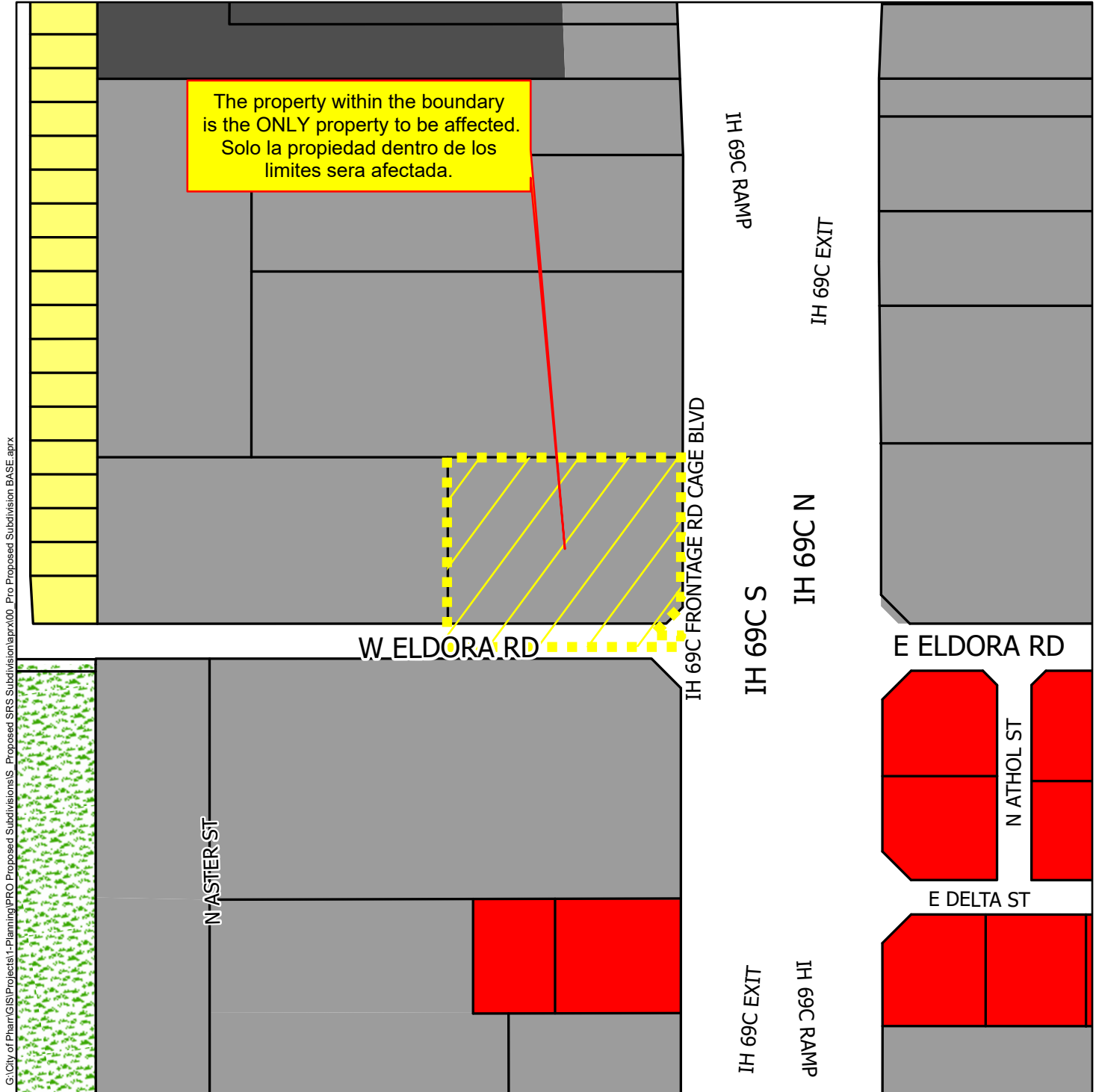
Scale: 1:3,000

0 125 250 500 750 1,000 Feet



Date: 5/12/2025

ZONING



- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| Subject Property | Residential Multi-Family High Density | General Business | Neighborhood Commercial |
| Pharr City Limit | Mobile Home | Business District | Office Professional |
| 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 |





Pharr
Development Services



Site Photo

3700 Blk. of North IH 69C





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: May 21, 2025

MEETING DATE: May 27, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: SAMES, representing Alejandro Sanchez, Director for Primera Iglesia Bautista en Las Milpas, is requesting preliminary plat approval of the proposed Primera Iglesia Bautista En Las Milpas Subdivision. The property is legally described as being a 3.12 acres gross, tract of land more or less, out of Lot 315, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Thomas Road. **SUB#250208**

Classification: Regular

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

Issue: SAMES, representing Alejandro Sanchez, Director for Primera Iglesia Bautista en Las Milpas, is requesting preliminary plat approval of the proposed Primera Iglesia Bautista En Las Milpas Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Primera Iglesia Bautista En Las Milpas 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 - 5/21/2025
Approved - 5/23/2025
Final Approval - 5/23/2025



Pharr

Development Services



MEMORANDUM

DATE: TUESDAY, MAY 27, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PRIMERA IGLESIA BAUTISTA EN LAS MILPAS SUBDIVISION
FILE NO. **SUB#250208**

GENERAL INFORMATION:

APPLICANT: SAMES, representing Alejandro Sanches, Director for Primera Iglesia Bautista en Las Milpas, is requesting preliminary plat approval of the proposed Primera Iglesia Bautista En Las Milpas Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.12 acres gross, tract of land more or less, out of Lot 315, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 600 Blk. West Thomas Rd.

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

PROPERTY PROPOSED USE: Existing Church

VARIANCES: None requested

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Primera Iglesia Bautista En Las Milpas Subdivision subject to the following conditions:

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

1. Streetlights shall be 250' max spacing, along frontage.
2. Shall escrow 1/3 of street paving, see engineering comments for details.

EASEMENTS:

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

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Provide approved drainage report.
2. See attached comments.

OTHER:

1. H.C.I.D. #2 verify with district for any comments.
2. Label all monuments, set or found.
3. Be consistent with text height.
4. Show all existing items on survey.
5. Staff comments attached.

LOCATION:
801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300



REVIEWED BY:
JAVIER RODRIGUEZ
PUBLIC UTILITIES - WD DISTRIBUTION
SUPERVISOR
JAVIER.RODRIGUEZ@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: PRIMERA IGLESIA BAUTISTA EN LAS MILPAS SUBDIVISION MEETING HELD ON: 05/13/2025

STAFF REVIEW MEETING FOR:
PRIMERA IGLESIA BAUTISTA SUBDIVISION

COMMENTS: Initials: J.R. MAY 12, 2025

WATER:

- Ok as proposed.
- Comments made change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Ok as proposed.
- Comments made change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

STAFF REVIEW MEETING FOR: PRIMERA IGLESIA BAUTISTA EN LAS MILPAS SUBDIVISION

MEETING HELD ON: 05/13/2025

PLAT

1. Note No. 12--- Separate into two notes:
 - Owners to maintain detention/retention area.
 - Owners to maintain right-of-way and perimeter of subdivision.
2. Note No. 14--- Revise note to say... "5'-ft sidewalk with ADA ramps and landings shall be required to be constructed at time of subdivision construction.
3. Subdivision shall be required to have a private drainage easement for an on-site detention/retention pond and outfall.

SITE PLAN

1. Provide all pertinent City of Pharr Details (cross section of W. Thomas Rd. 1/3 widening.

DRAINAGE

1. Drainage report shall be reviewed and approved by HCDD No. 1.
2. On-site detention pond shall be required for this development, and must tie-in to a storm sewer system
3. Drainage plans for detention to be approved at building permit stage. FYI, only one 8-in bleeder is allowed for outfall to the city system.
4. Existing driveway and culverts may require some improvements.

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).

ADDITIONAL DOCUMENTS

- If any construction is to be performed at the subdivision stage, please follow TCEQ requirements.
- 1/3 escrow shall require the following items for paving:

- ? 5'-ft sidewalk
- ? 24"-in curb and gutter with 3#3 continuous rebar
- ? 2"-in asphalt
- ? 8"-in flex-base
- ? 6"-in lime treated subgrade

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.

LOCATION:
100 W. FERGUSON AVE
PHARR, TX 78577
PHONE: 956-402-4900



REVIEWED BY:
GERARDO PADRON
BROADBAND GRADUATE ENGINEER
GERARDO.PADRON@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: PRIMERA IGLESIA BAUTISTA EN LAS MILPAS SUBDIVISION MEETING HELD ON: 05/13/2025

Gerardo Padron
Broadband Grad Engineer
Innovation & Technology Department
O: 956-402-4900
Gerardo.padron@pharr-tx.gov
100 W Ferguson Ave
Pharr, TX 78577

Date: 05/15/2025
Preliminary:
Subdivision: Primera Iglesia Bautista En Las Milpas Subdivision

Plat Notes:

- No Notes

General Notes: Proposed Data/Telephone Access.

1. Data/Telephone Existing Access Point Location:

a. Three Access Points Estimated at coordinates: 26° 7'53.23"N 98°12'10.05"W & 26° 7'52.74"N 98°12'6.65"W.

Pharr Connect: Your Reliable Partner for Industrial Data Services**

Pharr Connect is a premier, dependable service designed to meet the diverse needs of the industrial community. Whether you require a primary data source or secondary support, Pharr Connect delivers exceptional services tailored to your business requirements. Here's why Pharr Connect stands out as the ideal solution for your data service needs:

1. Key Features and Benefits:

a. Unmatched Reliability: Pharr Connect serves as a trusted primary or secondary data source, ensuring uninterrupted access to critical information for your operations.

b. Strategic Location: Access our services conveniently at the following coordinates 26° 7'53.23"N 98°12'10.05"W & 26° 7'52.74"N 98°12'6.65"W.

This location provides seamless connectivity to data provided by the City of Pharr, ensuring efficiency and ease of use.

2. Minimal Construction Requirements:

a. With existing access points in close proximity, setup is quick and hassle-free, minimizing downtime and disruption to your operations.

3. Customizable Plans and Competitive Rates: Our sales team is ready to work with you to develop a plan that fits your budget and business needs. Schedule a meeting today to discuss tailored rates and service options.

4. Commitment to Excellence: Pharr Connect is dedicated to providing exceptional service to the industrial community, ensuring your business stays connected, informed, and ahead of the competition.

Why Choose Pharr Connect?

- Proven Dependability: A track record of reliable service delivery.
- Convenient Access: Strategically located for easy connectivity.
- Cost-Effective Solutions: Competitive rates tailored to your needs.
- Minimal Setup: Leveraging existing infrastructure for quick deployment.
- Expert Support: A dedicated team committed to your success.

Pharr Connect is more than just a service—it's a partnership designed to empower your business with the data and connectivity you need to thrive. Contact us today to learn more and schedule a consultation with our sales team. Let Pharr Connect be the backbone of your industrial operations.

"Connect with Confidence. Choose Pharr Connect."

Please let us know if additional details or clarification are required to proceed with this request.

LOCATION:
1015 E. FERGUSON
PHARR, TX 78577
PHONE: 956-402-4350



REVIEWED BY:
ERIK ESPINOZA
STORMWATER INSPECTOR
ERIK.ESPINOZA@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: PRIMERA IGLESIA BAUTISTA EN LAS MILPAS SUBDIVISION MEETING HELD ON: 05/13/2025

Provide an approved sediment erosion control plan.

Submit an approved copy of your TCEQ Permits.

Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.

Provide an approved sediment erosion control plan.

Submit an approved copy of your TCEQ Permits.

Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.

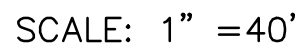


STAFF REVIEW MEETING FOR: PRIMERA IGLESIA BAUTISTA EN LAS MILPAS SUBDIVISION MEETING HELD ON: 05/13/2025

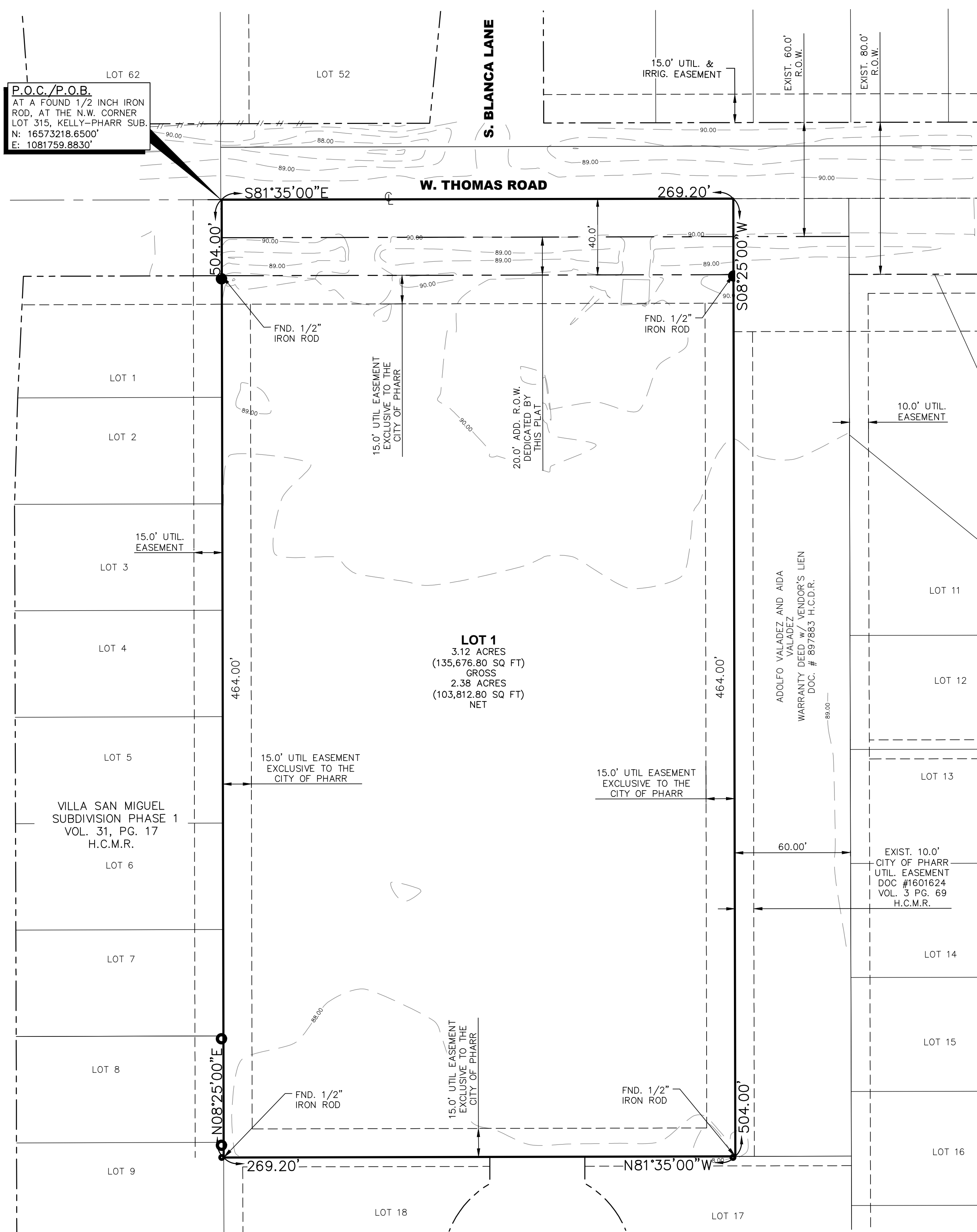
1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on 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 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.

Additional Comments:

1. Shall add a fire hydrant on Thomas Road.
2. Additional fire protection may be required based on future site plans.



LEGEND	
●	- FND. 1/2" IRON ROD
H.C.M.R.	- HIDALGO COUNTY MAP RECORDS
H.C.D.R.	- HIDALGO COUNTY DEED RECORDS
O.R.H.C.	- OFFICIAL RECORDS OF HIDALGO COUNTY
P.O.C.	- POINT OF COMMENCEMENT
P.O.B.	- POINT OF BEGINNING
R.O.W.	- RIGHT OF WAY
B.M.	- BENCHMARK
FND.	- FOUND
UTIL.	- UTILITY



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 THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

RAUL E. SESIN, P.E. GENERAL MANAGER	DATE
--	------

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

PRESIDENT _____ ATTEST: _____
SECRETARY _____

I, THE UNDERSIGNED, 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.

DR. AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

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 AND ZONING COMMISSION

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "PRIMERA IGLESIA BAPTISTA EN LAS MILPAS SUBDIVISION" TO THE CITY OF PHARR, TEXAS, AND THOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

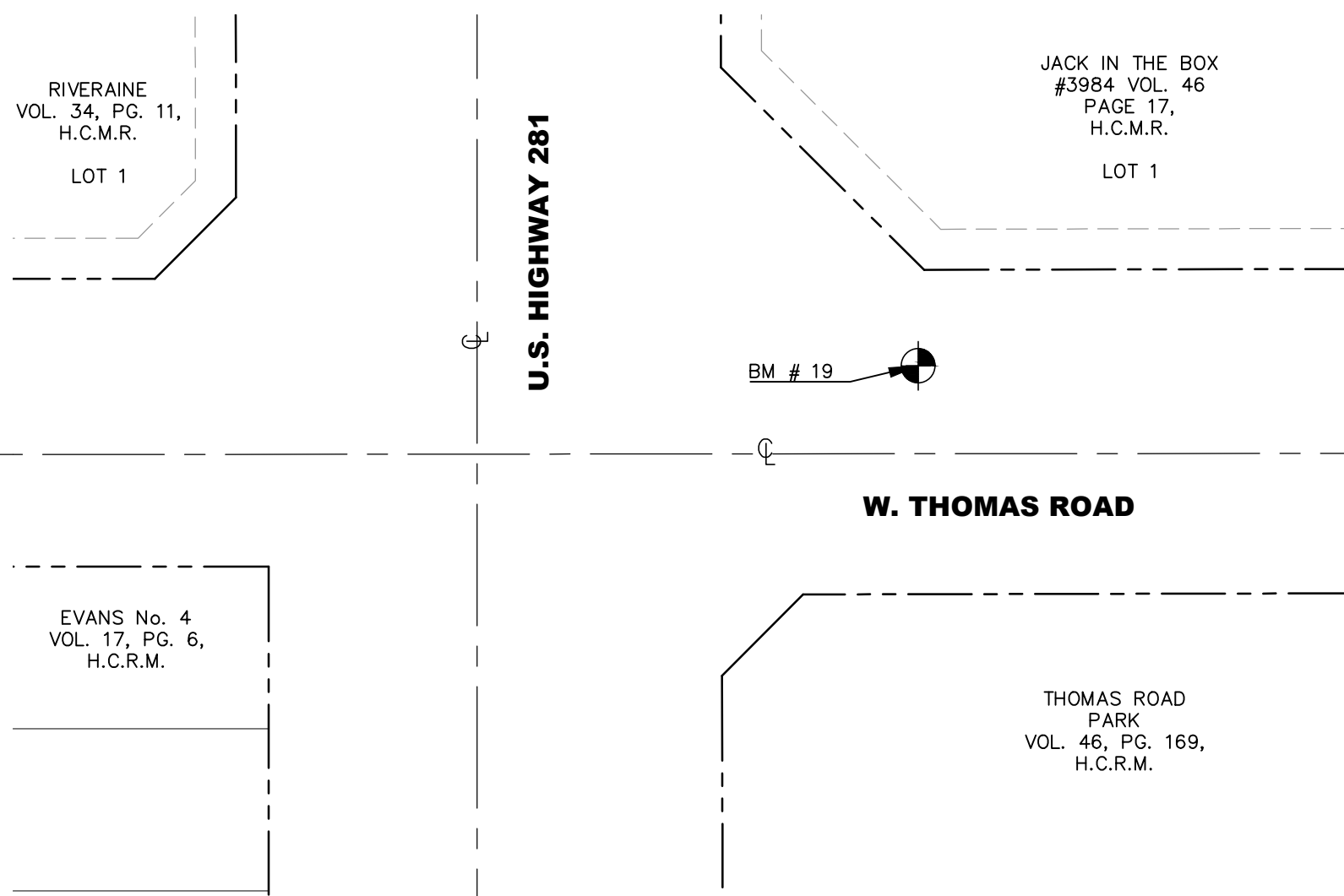
PRIMERA IGLESIA BAUTISTA EN LAS MILPAS, TEXAS
NON-PROFIT CORPORATION
(ALEJANDRO SANCHEZ - DIRECTOR)
P.O. BOX 1440
HIDALGO, TEXAS 78557

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, ALEJANDRO SANCHEZ, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE 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 PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

U.S. HIGHWAY 281

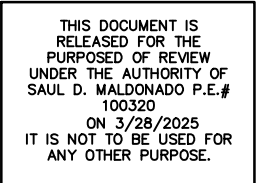


1. BEARINGS SHOWN ARE BASED ON KELLY PHARR SUBDIVISION, AS PER MAP RECORDED IN VOLUME 3, PAGES 133 AND 134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
2. BASIS OF BEARING, NORTH LINE OF LOT 315, KELLY-PHARR SUBDIVISION, AS PER MAP RECORDED IN VOLUME 3, PAGES 133 AND 134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. ALL COORDINATES, BEARINGS, AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US DATUM 83. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.

1. FLOOD INSURANCE RATING ZONE: "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD;
OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS
LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE ARE IS
LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE
FLOOD
2. INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0500 B
REVISED: JANUARY 2, 1981
3. BENCHMARK: CITY OF PHARR B.M. # 19
ELEV=89.12, N: 16572873.2060, E: 1084532.9720,
LOCATED AT APPROXIMATELY 94 FEET EAST OF CAGE BLVD (US HIGHWAY 281) AND
WEST THOMAS ROAD, ON THE NORTH SIDE OF WEST THOMAS ROAD.
4. MINIMUM SETBACK AS PER CITY ORDINANCE.
5. ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET ½ INCH IRON ROD WITH
PLASTIC STAMPED SAMES
6. MINIMUM FINISH FLOOR ELEVATION: 18 INCHES ABOVE TOP OF CURB AT CENTER OF
LOT.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENTS SHALL BE KEPT CLEAR
OF BUILDINGS, SHEDS, SHRUBS, TREES, AN OTHER PLANTINGS (EXCEPT LOW, LESS
THAN 6 FEET HIGHES NATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND
OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND
MAINTENANCE OF THE EASEMENT.
8. NO CONSTRUCTION OF ANY STRUCTURES IS ALLOWED UNLESS FIRE PROTECTION IS
IN PLACE.
9. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN
ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION
SYSTEM (TPDES).
10. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF
RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN APPROXIMATELY
VOLUME OF 0.049-ACRE FEET (2,118.00 CUBIC FEET) WILL BE REQUIRED FOR THIS
USE. THIS IS AN ESTIMATE ONLY DETAILED ANALYSIS MAY REVEAL DIFFERENT
REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED
PROPERTY UNTIL A STORM WATER DETENTION SYSTEM HAD BEEN APPROVED BY
THE CITY OF PHARR FOR THIS DEVELOPMENT.
11. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE
RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
13. OWNER(S) AND/OR HOA TO MAINTAIN R.O.W., DETENTION AREA, AND PERIMETER OF
ENTIRE SUBDIVISION.
14. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW
PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
15. DEVELOPER BE REQUIRED TO INSTALL WHEELCHAIR RAMPS & LANDINGS AT TIME OF
SUBDIVISION CONSTRUCTION.

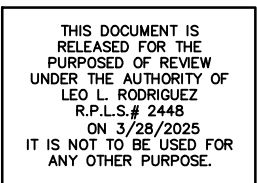
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAVE BEEN GIVEN TO THIS PLAT.

SAUL D. MALDONADO, P.E.	NO. 100320	DATE
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I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

LEO L. RODRIGUEZ, JR.	NO. 2448	DATE
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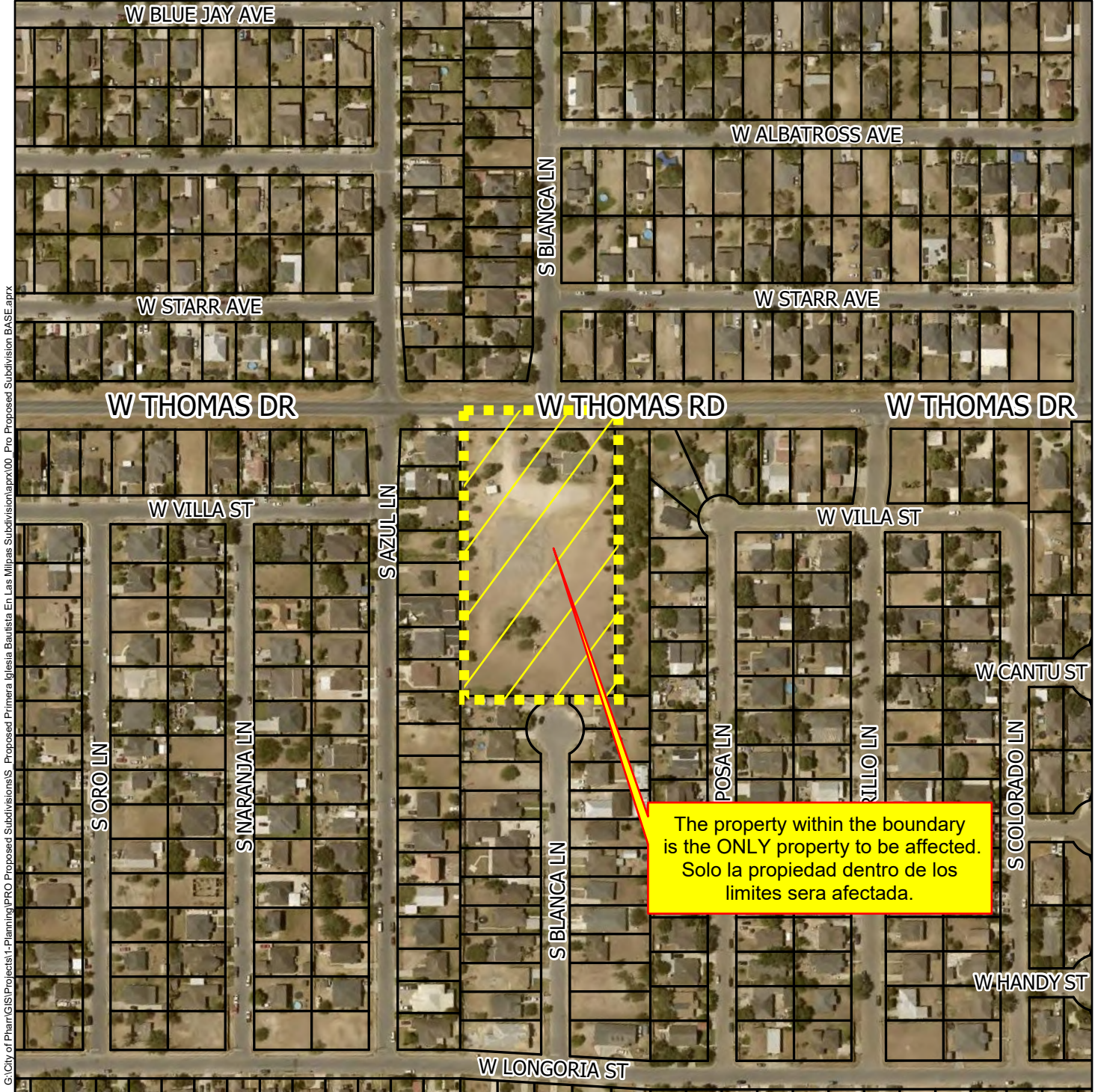


DATE OF PREPARATION: MARCH 2025



200 S. 10TH ST. SUITE 1500.	TEL. (956) 702-8880
McALLEN, TEXAS 78501	FAX: (956) 702-8883
TEX. REG. ENGINEERING	FIRM F-10602
TEX. REG. SURVEYING	FIRM No. 101416-00

Proposed Subdivision
PRIMERA IGLESIA BAUTISTA EN LAS MILPAS
SUBDIVISION
Luis Hernandez
AERIAL



 Subject Property
 Pharr City Limit

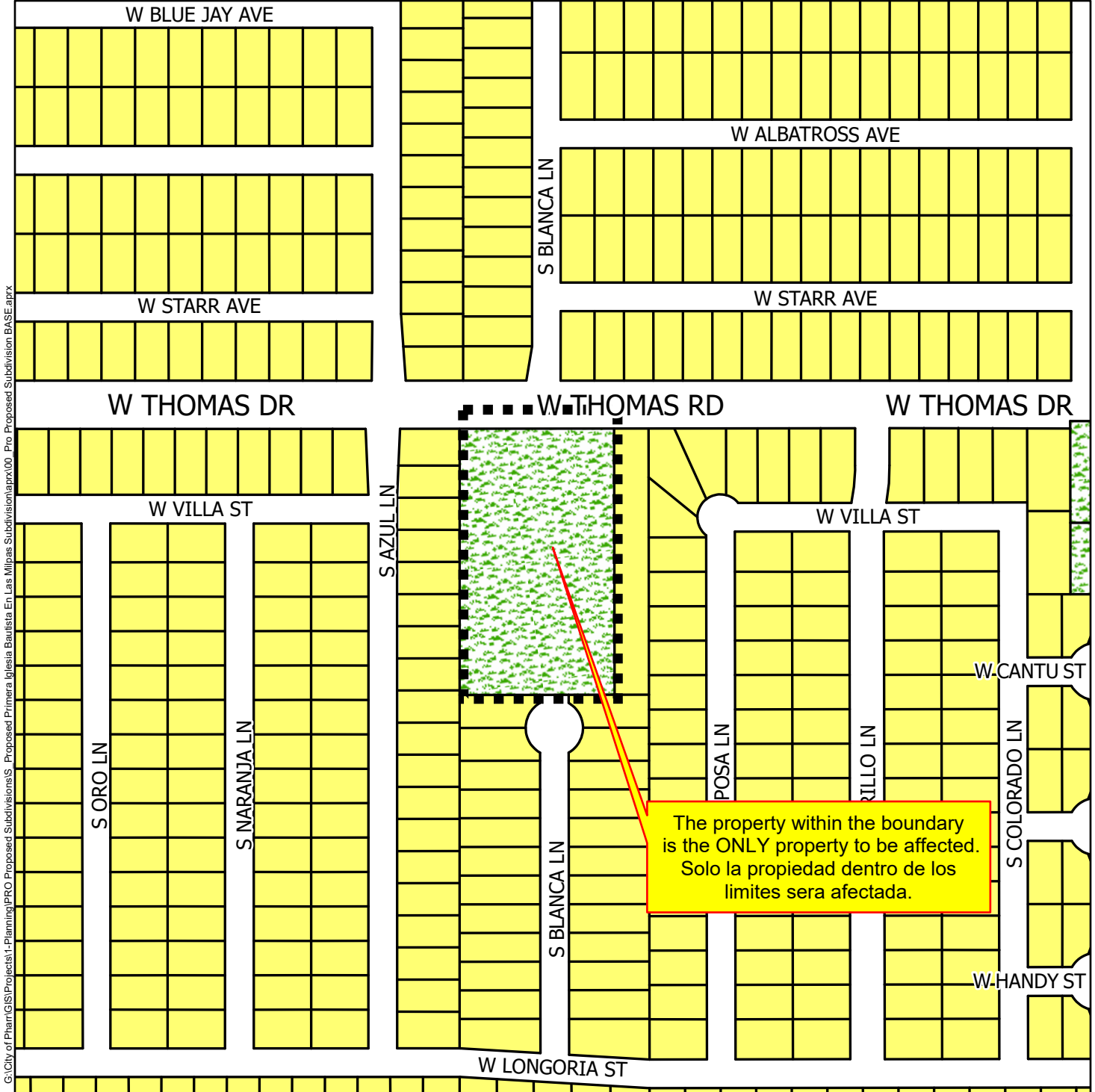
City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:3,000
0 125 250 500 750 1,000 Feet



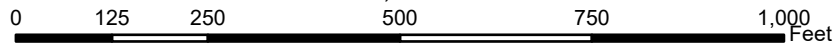
Date: 5/12/2025

Proposed Subdivision
 PRIMERA IGLESIA BAUTISTA EN LAS MILPAS
 SUBDIVISION
 Luis Hernandez
 ZONING



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

- | | | | |
|----------------------------|---|----------------------|----------------------------|
| ■ Subject Property | ■ Residential Multi-Family High Density | ■ General Business | ■ Neighborhood Commercial |
| ■ Pharr City Limit | ■ Mobile Home | ■ Business District | ■ Office Professional |
| ■ 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 |





Pharr
Development Services



Site Photo

600 Blk. of West Thomas Rd

