

**TAKE NOTICE THAT A REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, JUNE 9, 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 27, 2025 - Regular Called Meeting (DEVELOPMENT SERVICES)

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) Melden & Hunt, Inc., representing Homero Rivas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH). The property is legally described as being 17.196 acres, more or less, out of Lot 106, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at 4300 North Sugar Road. **COZ#250511**

2) Crisandra Alaniz, representing Centro De Alabanza Oasis, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Limited Industrial District (L-I). The property is legally described as being all of Principle Subdivision, an Addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 5224 North Cage Boulevard, Suites 4-5. **CUP#250505**

E. PLATS:

1) R. E. Garcia & Associates, representing Ramiro Rivas, owner, is requesting final plat approval of the proposed Rivas Subdivision. The property is legally described as being a 10.00 acre tract of land being the East 10.00 acres of the West 20.00 acres of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of West Hi-Line Road. **SUB#230822**

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

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 6th day of June 2025 at 9:00 a.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).



WITNESS MY HAND AND SEAL, this 6th day of June 2025



ALESSANDRA GARCIA, CPM
ASSISTANT CITY CLERK

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

Name: _____

Title: _____

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 27, 2025, 2025 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Tuesday, May 27, 2025, and following is the record of attendance.

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

MEMBERS ABSENT: Roberto Carrillo Jr.
Rafael Munguia
Javier Gutierrez

STAFF PRESENT: Dr. David D. Friedlein, Assistant City Manager
Kimberly Mendoza, Director of Development Services
Joe Garza, Assistant Director of Development Services
Eddie Martinez, Planner III
Laura Fonseca, Planner II
Joanna Villarreal, Planner I
Tania Goo, Secretary

ITEM A. CALL TO ORDER

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

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

Board Member Charlie Ramirez **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 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 MAY 12, 2025 - REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Andy Castro **moved** to approve. Board Member Charlie Ramirez, second the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

- 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**

Laura Fonseca, Planner II, introduced the item and stated the applicant requested 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. She went over the property's legal description and physical address and stated the property had frontage along East Hi-Line Road, a 70 ft. major collector street which ran 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 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. Mrs. Fonseca stated the subject site was located on the north side of East Hi-Line Road, approximately 0.21 miles east of South Cage Boulevard and had a physical address of 400 East Hi Line Road.

Laura Fonseca, Planner II, stated the properties to the north, and west were zoned Agricultural and/or Open Space District (A-O), when the city was annexed in 1989. She stated 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. Mrs. Fonseca stated 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. She stated there had been no other zoning requests within the general vicinity of the subject property since that time and the property was generally designated for industrial use in the Land Use Plan.

Laura Fonseca, Planner II, stated Limited Industrial District was intended for industrial parks and larger, cleaner types of industries. She stated the manufacturing uses should be conducted within a totally enclosed building. Mrs. Fonseca stated if any activities were conducted outside it should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. Mrs. Fonseca stated the sites for such use were typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.

Laura Fonseca, Planner II, further stated 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. She 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 Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property met area requirements, complied with the land use plan, and had adequate ingress and egress. She stated the proposed rezoning aligned well with the surrounding development trends and land use patterns in the general area. Mrs. Fonseca stated if approved, the owner would need to comply with all City Ordinances and City Department requirements. Mrs. Fonseca further stated the item would go before the City Commission Meeting of June 2, 2025, at 4:00 p.m.

Laura Fonseca, Planner II, stated there was representation in the audience but applicant had no comments.

There being no further discussion, Board Member Ruben Luna **moved** to approve. Board Member Mercades Guillen seconded the motion and when put to vote, it carried unanimously.

- 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**

Laura Fonseca, Planner II, introduced the item and stated the applicant requested 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. Mrs. Fonseca went over the property's legal description and physical address

and stated the property sat 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. She further stated the property was legally described as being 3.45 acres, more or less, out of Lots 361, and 376, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. Mrs. Fonseca stated the subject site was located on the rear portion of 1400 East Hi-Line Road, approximately 0.21 miles north of 1400 East Hi-Line Road and had a physical address of 1529 West Anaya Road.

Laura Fonseca, Planner II, stated the property, and the property to the west were zoned Agricultural and/or Open Space District, when the city was annexed in 1989. She stated 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. Mrs. Fonseca stated 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. She stated the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) on July 15, 2003. Mrs. Fonseca stated there had been no other zoning requests within the general vicinity of the subject property since that time. The property was generally designated for industrial use in the Land Use Plan.

Laura Fonseca, Planner II, stated the Limited Industrial District was intended for industrial parks and larger cleaner types of industries. Mrs. Fonseca stated the manufacturing uses should be conducted within a completely enclosed building and any activities conducted outside should be screened and buffered with no external effects such as excessive noise or odor should extend beyond the property lines. She stated the sites for such uses were typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.

Laura Fonseca, Planner II, further stated 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. She 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 Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property met the area requirements, complied with the land use plan, and had adequate ingress and egress. She stated the proposed rezoning aligned well with the surrounding development trends and land use patterns in the general area. Mrs. Fonseca stated if approved, the owner would need to comply with all City Ordinances and City Department requirements. Mrs. Fonseca stated the item would go before the City Commission Meeting of June 2, 2025, at 4:00 p.m.

Laura Fonseca, Planner II, stated there was representation in the audience but applicant had no comments.

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

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

Joe Garza, Assistant Director of Development Services, introduced the item and stated applicant requested a Special Use Permit to allow a towing company in a General Business District (C). He went over the property's legal description and physical address and stated the property was located at 1403 North Sugar Road and consisted of 3.38 acres of Lot 1, Dura Subdivision No. 2, Pharr, Hidalgo County, Texas. Mr. Garza further stated the property was currently General Business (C). He stated the adjacent zones were General Business (C) to the north, south, east and west. Mr. Garza stated the area was generally designated for industrial use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, briefly stated that Code Compliance, Fire, and Development Services had completed their inspections related to the Special Use Permit. He also stated that eight (8) surrounding property owners had been notified of the request by letter on May 9, 2025, and that a legal notice had been published in the Advance News Journal on May 7, 2025. Staff received no responses to the letters or the legal notice.

Joe Garza, Assistant Director of Development Services, further stated that staff had recommended approval of the Special Use Permit to allow a towing company in a General Business District (C), subject to the applicant and site complying with all City Ordinances and City Department requirements

Joe Garza, Assistant Director of Development Services, stated that there was representation in the audience; however, the applicant had no comments.

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

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

Joanna Villarreal, Planner I, introduced the item and stated applicant requested 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). She went over the property's legal description and physical address and stated the property was located at 1106 West Albrad Avenue and described as being Lot 4, Albrad Business Park Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. Mrs. Villarreal further stated the property and the property to the west were currently zoned Heavy Commercial District (H-C). She stated the properties to the north and east were zoned General Business District (C). She further stated the properties to the south were zoned General Business District (C) and Limited Industrial District (L-I). Mrs. Villarreal stated the 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 recommending approval of the Conditional Use Permit. Mrs. Villarreal stated Nine (9) surrounding property owners were notified of the request by letter on May 07, 2025, and a legal notice was published in the Advance News Journal on May 05, 2025. She stated staff received one (1) response in opposition to the letter and/or the legal notice.

Joanna Villarreal, Planner I, further stated staff recommended **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.

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

Danny Wylie, Chairman, asked if there was anyone in the affected area who had signed up to speak on the item.

Tania Goo, Secretary, stated that one surrounding property owner had signed up to speak; however, the individual was not present.

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

ITEM 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

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 3700 Block of North IH 69C. He stated the property was Limited Industrial District (L-I) with adjacent zones being Limited Industrial District (L-I) to the north, east, south and west. He further stated the property is designated for industrial use in the Land Use Plan.

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

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

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

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 600 Blk. West Thomas Rd. Mr. Martinez stated the property was Agricultural and/or Open Space District (A-O) with the adjacent zones Single Family Residential District (R-1) to the north, east, south and west. He further stated the property was designated for Single Family Residential use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Primera Iglesia Bautista En Las Milpas Subdivision subject to the conditions noted in the packet.

There being no further discussion, Board Member Romeo Cantu Jr., moved to approve the request for preliminary plat approval of the proposed Primera Iglesia Bautista En Las Milpas Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

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. ADJOURMENT:

There being no further business, Board Member Andy Castro **moved** to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:18 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS THE 27th 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:



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: June 5, 2025

MEETING DATE: June 9, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt, Inc., representing Homero Rivas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH). The property is legally described as being 17.196 acres, more or less, out of Lot 106, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at 4300 North Sugar Road. **COZ#250511**

Classification: Public Hearing

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

Issue: Melden & Hunt, Inc., representing Homero Rivas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH) in order to develop and construct townhomes.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH), as the property meets all required lot area specifications, complies with surrounding nearby residential uses, and provides sufficient ingress and egress for accessibility.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

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



MEMORANDUM

DATE: MONDAY, JUNE 9, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH). The property is legally described as being 17.196 acres, more or less, out of Lot 106, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at 4300 North Sugar Road. COZ#250511

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

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

DESCRIPTION OF PROPERTY:

Melden & Hunt, Inc., representing Homero Rivas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH) in order to develop and construct townhomes.

The subject site is situated on the east side of North Sugar Road, just south of West Nolana Loop, with the physical address of 4300 North Sugar Road. The property is legally described as being 17.196 acres, more or less, out of Lot 106, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Sugar Road, a 70 ft. minor collector street which runs north and south with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property was zoned Agricultural and/or Open Space District upon annexation on September 4, 1990. The property to the north was zoned General Business District (C) upon annexation on September 4, 1990. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) on April 26, 2021. The property to the south was zoned Single-Family Residential District upon annexation on September 4, 1990. A portion of the property to the west was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on September 20, 1994. The remaining portion of the west was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on May 21, 1991. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

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

Thirty (30) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 23, 2025, and a legal notice was published in the Advance News Journal on May 21, 2025. Staff received one call in opposition and one response to the letters or the legal notice for information only.

Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH), as the property meets all required lot area specifications, complies with surrounding nearby residential uses, and provides sufficient ingress and egress for accessibility.

NOTE: This item will go before the City Commission Meeting of June 16, 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

Melden & Hunt, Inc., representing Homero Rivas, owner
APPLICANT

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

4300 North Sugar Road
ADDRESS

Townhouse Residential District (R-TH)
PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH), as the property meets all required lot area specifications, complies with surrounding nearby residential uses, and provides sufficient ingress and egress for accessibility.

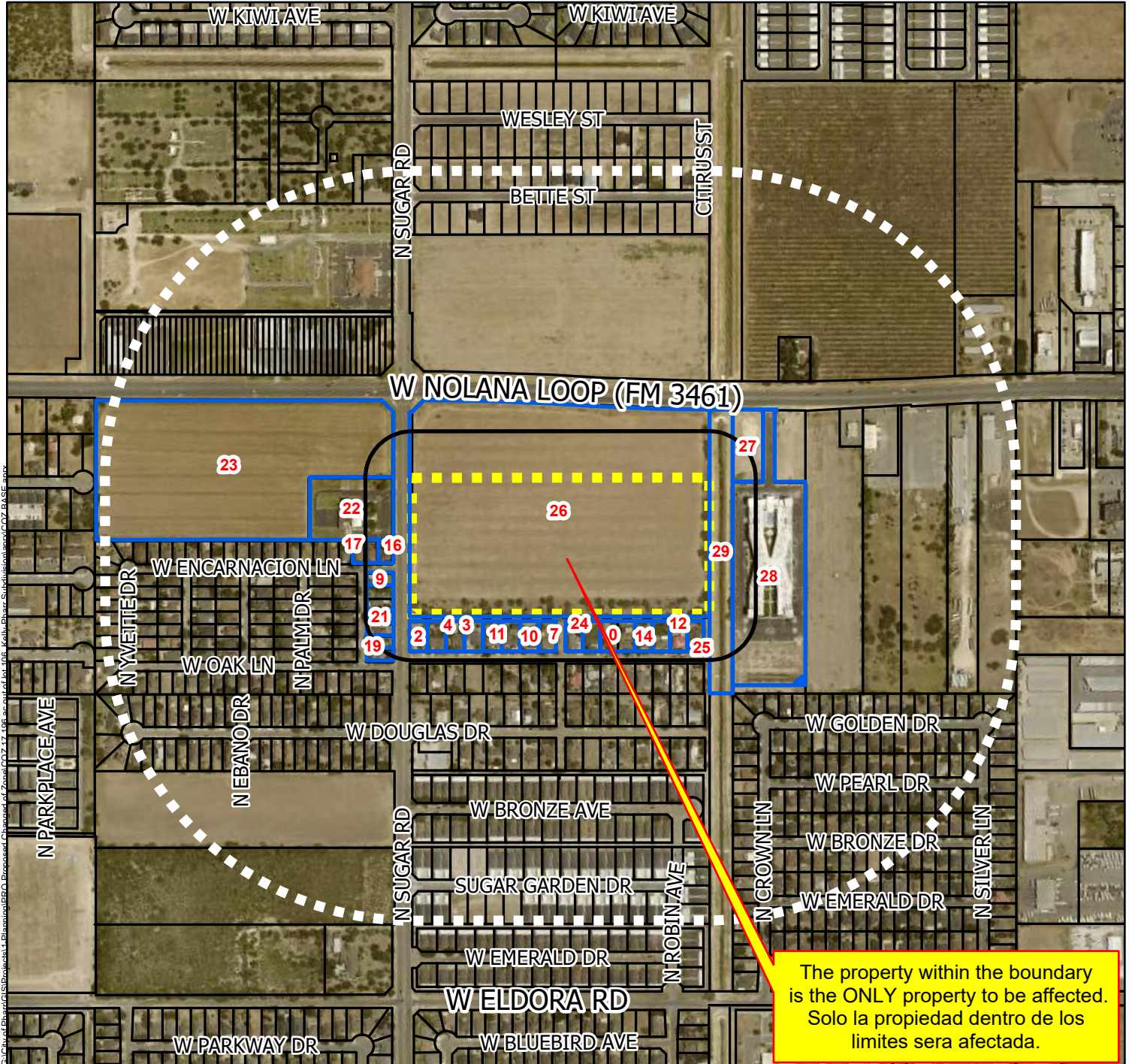
Laura Fonseca, Planner II
PREPARED BY

May 28, 2025
DATE

Proposed Change of Zone
17.196 Ac out of lot 106,
Kelly Pharr Subdivision



AERIAL



Quarter Mile Radius

200ft_Buffer

Notify

Location

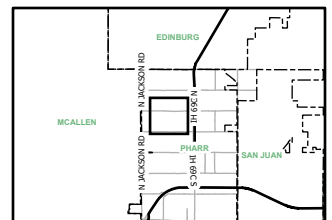
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 5/19/2025

Scale: 1:7,449

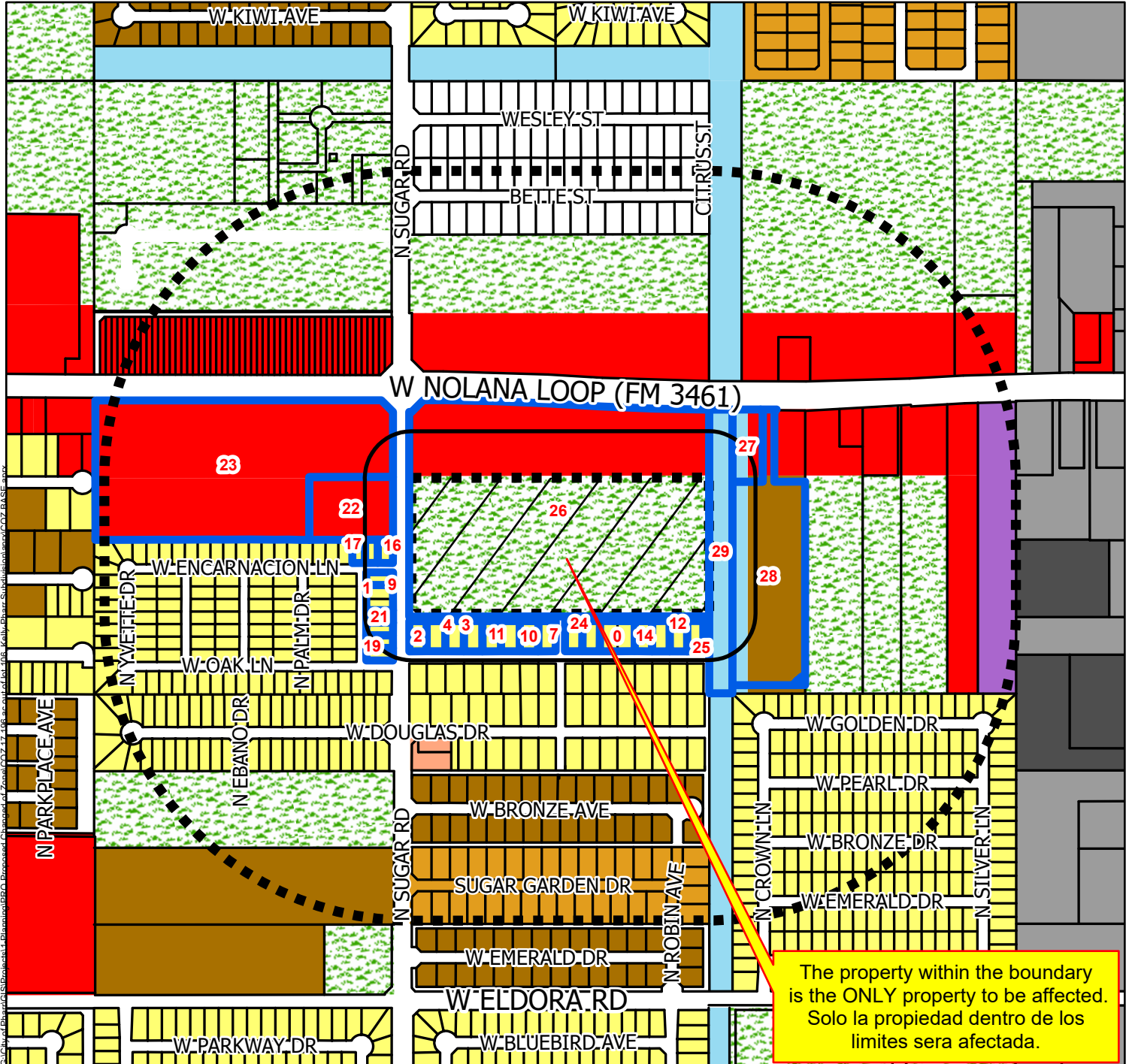
0 310 620 1,240 1,860 2,480 Feet



Proposed Change of Zone
17.196 Ac out of lot 106,
Kelly Pharr Subdivision



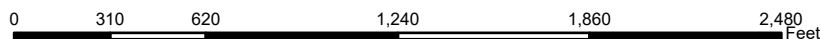
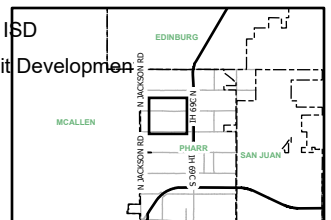
ZONING



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

- | | | | |
|---|---|---|--|
| <ul style="list-style-type: none"> Quarter Mile Radius 200ft Buffer Notify Location | <ul style="list-style-type: none"> Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse HUD Code | <ul style="list-style-type: none"> Rail Road R.O.W Government Owned General Business Business District Drainage Easement Heavy Commercial Heavy Industrial | <ul style="list-style-type: none"> Limited Industrial Neighborhood Commercial Office Professional PSJA ISD Hidalgo ISD Valley View ISD Planned Unit Development |
|---|---|---|--|

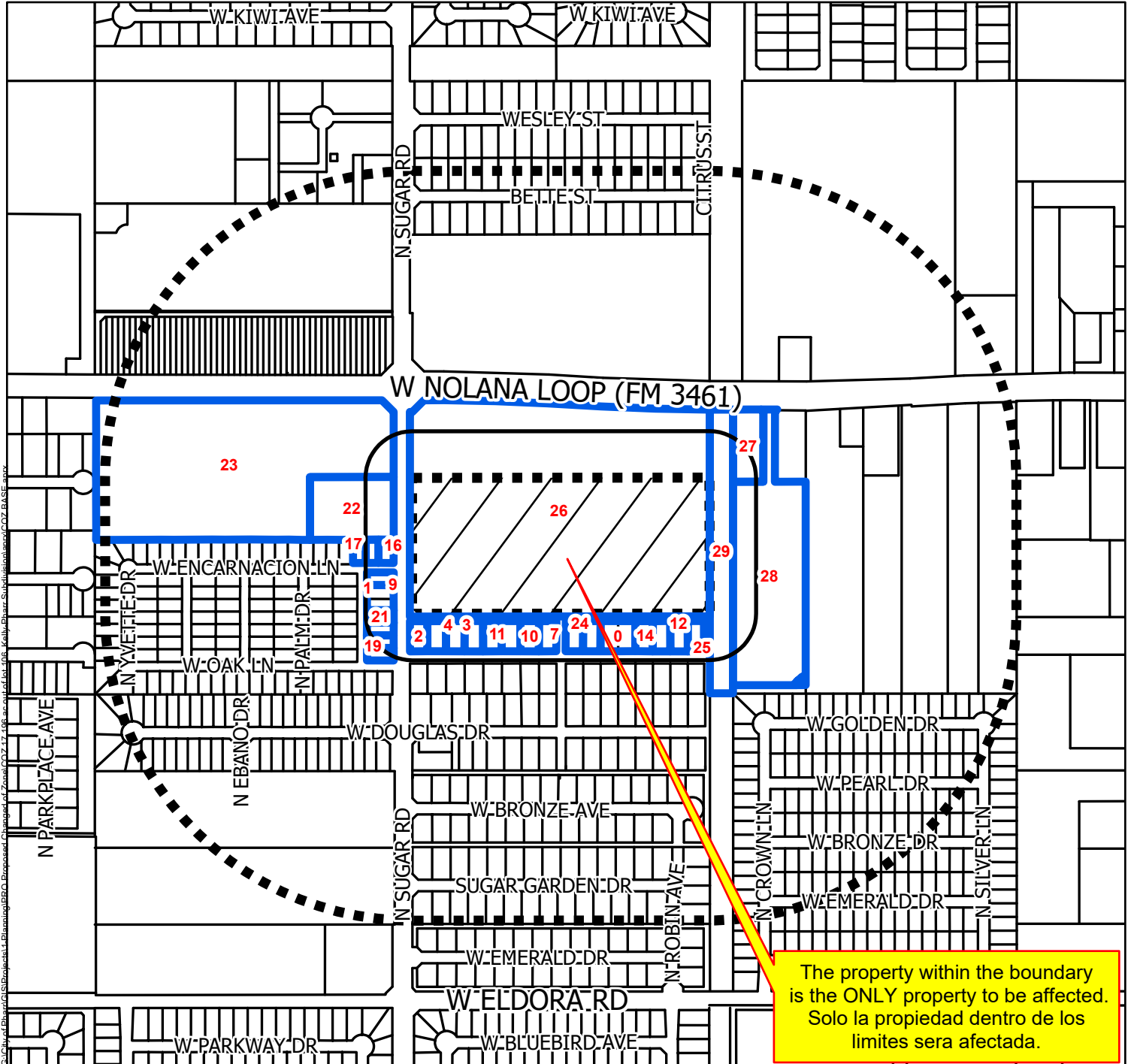
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Proposed Change of Zone
17.196 Ac out of lot 106,
Kelly Pharr Subdivision

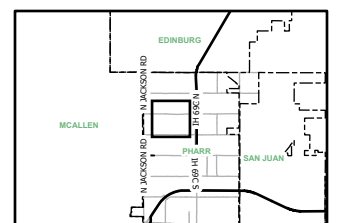


RADIUS



- Quarter Mile Radius
- 200ft Buffer
- Notify
- Location

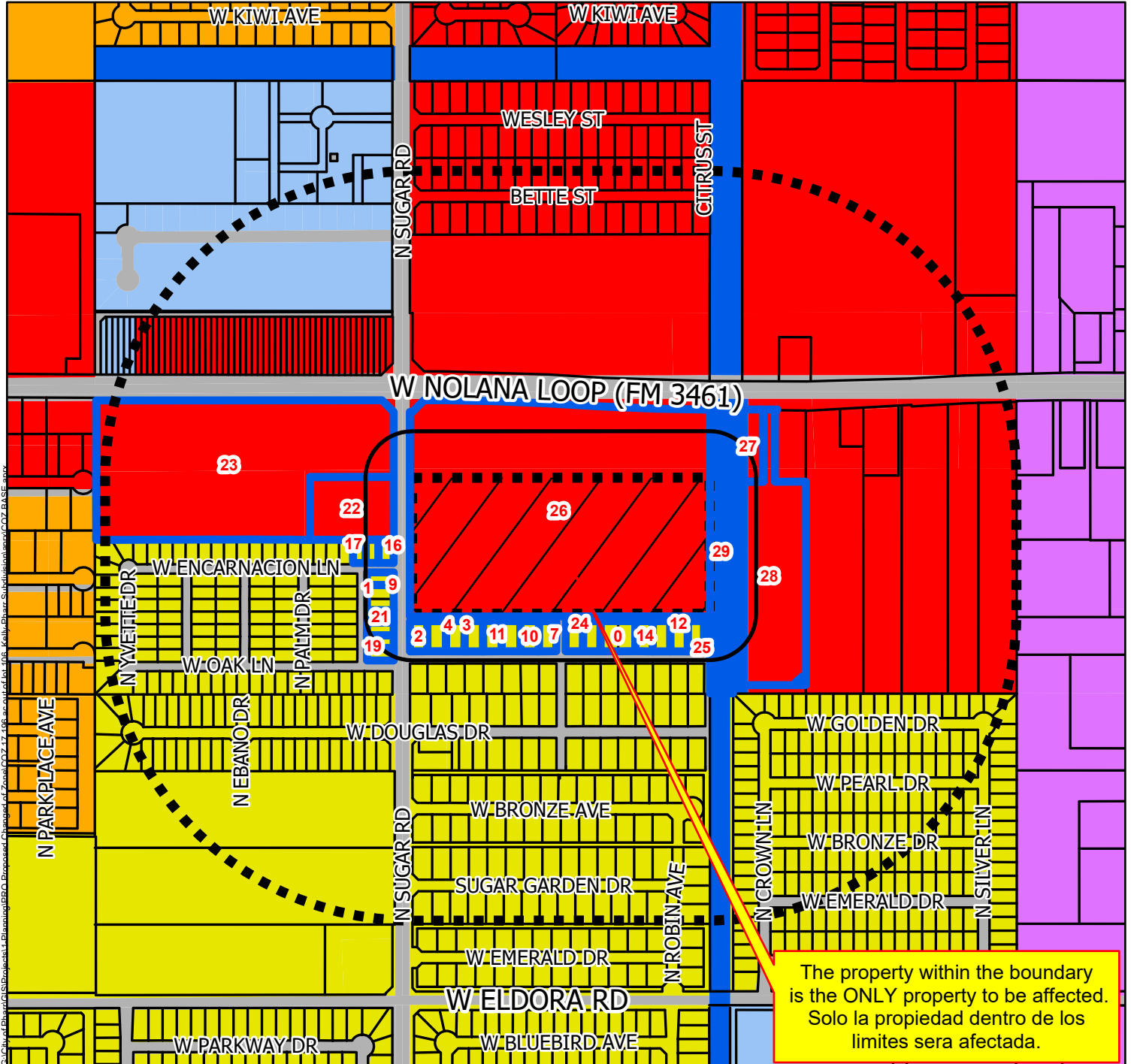
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Change of Zone
17.196 Ac out of lot 106,
Kelly Pharr Subdivision



FUTURE LAND USE



- Quarter Mile Radius
- 200ft Buffer
- Notify
- Location

Future Land Use

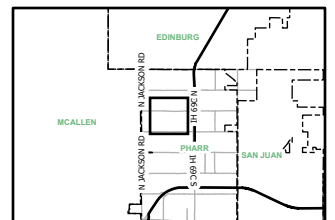
FUTURELAND

- Irrigation
- Agriculture

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

- Commercial
- Public/Semi Public
- ROW
- Parks

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



Lot Area Table		
Lot #	SQ. FT.	Area
1	4089.67	0.094
2	3781.74	0.087
3	3781.74	0.087
4	3781.74	0.087
5	3781.74	0.087
6	3781.75	0.087
7	3781.75	0.087
8	3781.75	0.087
9	3781.75	0.087
10	3886.81	0.089

Lot #	SQ. FT.	Area
11	3487.45	0.080
12	3240.00	0.074
13	3240.00	0.074
14	3240.00	0.074
15	3240.00	0.074
16	3240.00	0.074
17	3240.00	0.074
18	3240.00	0.074
19	3240.00	0.074
20	3240.00	0.074

Lot #	SQ. FT.	Area
21	3240.00	0.074
22	3240.00	0.074
23	3240.00	0.074
24	3240.00	0.074
25	3240.00	0.074
26	3240.00	0.074
27	3240.00	0.074
28	3240.00	0.074
29	3240.00	0.074
30	3240.00	0.074

Lot #	SQ. FT.	Area
31	3240.00	0.074
32	3240.00	0.074
33	3240.00	0.074
34	3240.00	0.074
35	3240.00	0.074
36	3487.51	0.080
37	3487.49	0.080
38	3240.00	0.074
39	3240.00	0.074
40	3240.00	0.074

Lot #	SQ. FT.	Area
41	3240.00	0.074
42	3240.00	0.074
43	3240.00	0.074
44	3240.00	0.074
45	3240.00	0.074
46	3240.00	0.074
47	3240.00	0.074
48	3240.00	0.074
49	3240.00	0.074
50	3240.00	0.074

Lot #	SQ. FT.	Area
51	3240.00	0.074
52	3240.00	0.074
53	3240.00	0.074
54	3240.00	0.074
55	3240.00	0.074
56	3240.00	0.074
57	3240.00	0.074
58	3240.00	0.074
59	3240.00	0.074
60	3240.00	0.074

Lot #	SQ. FT.	Area
61	3240.00	0.074
62	3487.45	0.080
63	3487.45	0.080
64	3240.00	0.074
65	3240.00	0.074
66	3240.00	0.074
67	3240.00	0.074
68	3240.00	0.074
69	3240.00	0.074
70	3240.00	0.074

lot #	SQ. FT.	Area
71	3240.00	0.074
72	3240.00	0.074
73	3240.00	0.074
74	3240.00	0.074
75	3240.00	0.074
76	3240.00	0.074
77	3240.00	0.074
78	3240.00	0.074
79	3240.00	0.074
80	3240.00	0.074

Lot #	SQ. FT.	Area
B1	3240.00	0.074
B2	3240.00	0.074
B3	3240.00	0.074
B4	3240.00	0.074
B5	3240.00	0.074
B6	3240.00	0.074
B7	3240.00	0.074
B8	3487.47	0.080
B9	3487.46	0.080
B0	3240.00	0.074

Lot #	SQ. FT.	Area
01	3240.00	0.074
02	3240.00	0.074
03	3240.00	0.074
04	3240.00	0.074
05	3240.00	0.074
06	3240.00	0.074
07	3240.00	0.074
08	3240.00	0.074
09	3240.00	0.074
00	3240.00	0.074

Lot #	SQ. FT.	Area
01	3240.00	0.074
02	3240.00	0.074
03	3240.00	0.074
04	3240.00	0.074
05	3240.00	0.074
06	3240.00	0.074
07	3240.00	0.074
08	3240.00	0.074
09	3240.00	0.074
10	3240.00	0.074

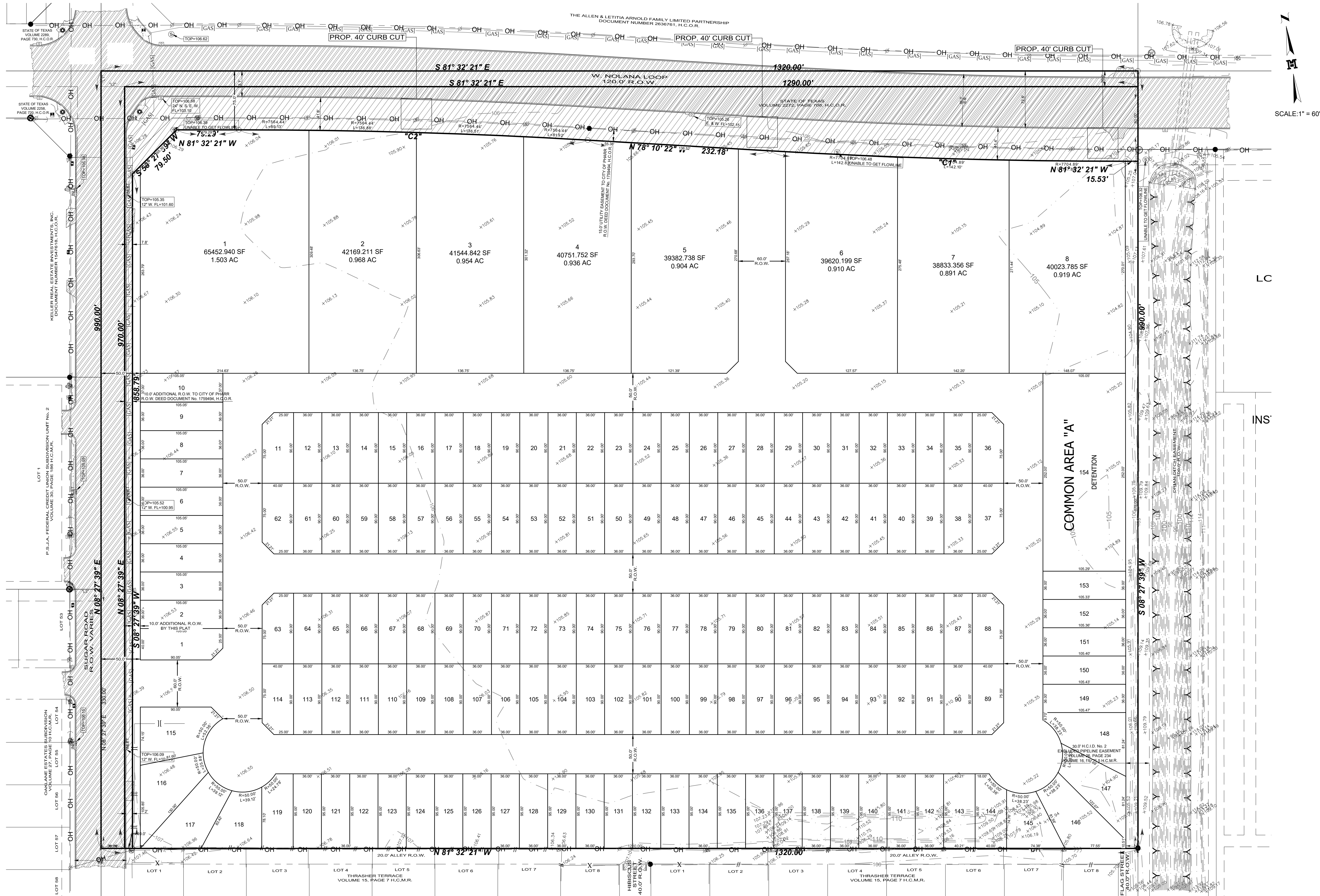
#	SQ. FT.	Area
1	3240.00	0.074
2	3240.00	0.074
3	3240.00	0.074
4	3487.45	0.080
5	5878.54	0.135
6	5597.02	0.128
7	5216.47	0.120
8	4221.84	0.097
9	3624.70	0.083
0	3420.06	0.079

#	SQ. FT.	Area
	3420.06	0.079
	3420.05	0.079
	3420.05	0.079
	3420.05	0.079
	3420.04	0.079
	3420.04	0.079
	3420.04	0.079
	3420.04	0.079
	3420.04	0.079

Lot Area Table		
#	SQ. FT.	Area
	3420.04	0.079
	3420.03	0.079
	3420.03	0.079
	3420.03	0.079
	3420.03	0.079
	3420.03	0.079
	3420.02	0.079
	3420.02	0.079
	3420.02	0.079

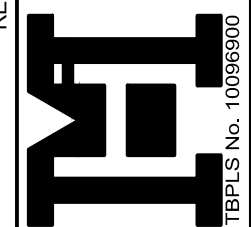
Total Area Table		
	SQ. FT.	Area
	3420.02	0.079
	3420.01	0.079
	3620.02	0.088
	3531.65	0.081
	4002.10	0.092
	5597.26	0.128
	5022.46	0.115
	5431.52	0.125
	3796.18	0.087
	3794.92	0.087

Area Table	
SQ. FT.	Area
3793.66	0.087
3792.40	0.087
3791.14	0.087
26502.71	0.608



JOB No.	
---------	--

ON	DATE	BY
MELDEN & HUNT INC. CONSULTANTS • ENGINEERS • SURVEYORS		
1115 W. MCINTYRE - EDINBURG, TX 78541 PH: (956) 381-0981 - FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com		



ENG. TECH: ALEXIA G. PERALTA

PROJECT ENG:

T-BOOK:

1. RELEASE DATE:

2. RELEASE DATE:

3. RELEASE DATE:

SCALE:

--

SUGAR & NOLANA
SITE PLAN
McAllen, Texas

IN LAYOUT

SITE PLAN © Copyright 2025 Meiden & Hunt, Inc. All Rights Reserved. File Name: _____	SHEET OF
--	---



Pharr
Development Services



Site Photo

4300 NORTH SUGAR ROAD





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: June 5, 2025

MEETING DATE: June 9, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Crisandra Alaniz, representing Centro De Alabanza Oasis, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Limited Industrial District (L-I). The property is legally described as being all of Principle Subdivision, an Addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 5224 North Cage Boulevard, Suites 4-5. **CUP#250505**

Classification: Public Hearing

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

Issue: Crisandra Alaniz, representing Centro De Alabanza Oasis, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Limited Industrial District (L-I).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request for a Life-of-the-Use Conditional Use Permit to allow a church in a Limited Industrial District (L-I). If approved, the applicant shall comply 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 - 6/5/2025
Approved - 6/6/2025
Final Approval - 6/6/2025



MEMORANDUM

DATE: MONDAY, JUNE 09, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH
FILE NO. **CUP#250505** (CENTRO DE ALABANZA OASIS)

GENERAL INFORMATION:

APPLICANT: Crisandra Alaniz, representing Centro De Alabanza Oasis, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being all of Principle Subdivision, an Addition to the City of Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 5224 North Cage Boulevard, Suites 4-5.

ZONING: The property is currently zoned Limited Industrial District (L-I). The surrounding properties to the east, south, and west are zoned Limited Industrial District (L-I). The property to the north is zoned General Business District (C). 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:

Five (5) surrounding property owners were notified of the request by letter on May 23, 2025, and a legal notice was published in the Advance News Journal on May 19, 2025. Staff received no response to the letter or legal notice.

DEVELOPMENT SERVICES RECOMMENDATION:

Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow a church in a Limited Industrial District (L-I). If approved, this item must comply with the following conditions:

1. This permit shall be for the Life-of-the Use and issued to the applicant only;
2. Parking requirements as per Ordinance is one parking space for every four seats in the main sanctuary. Based on the proposed seating of 80 seats, a total of 20 parking spaces is required. The parking spaces provided is 27.
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
5. Applicant must acquire a building permit before start of construction;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
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.
 - 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.

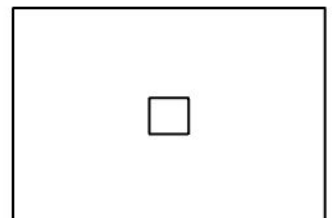
NOTE: This item will go before the City Commission Meeting of **June 16, 2025 at 4:00 p.m.**

AERIAL

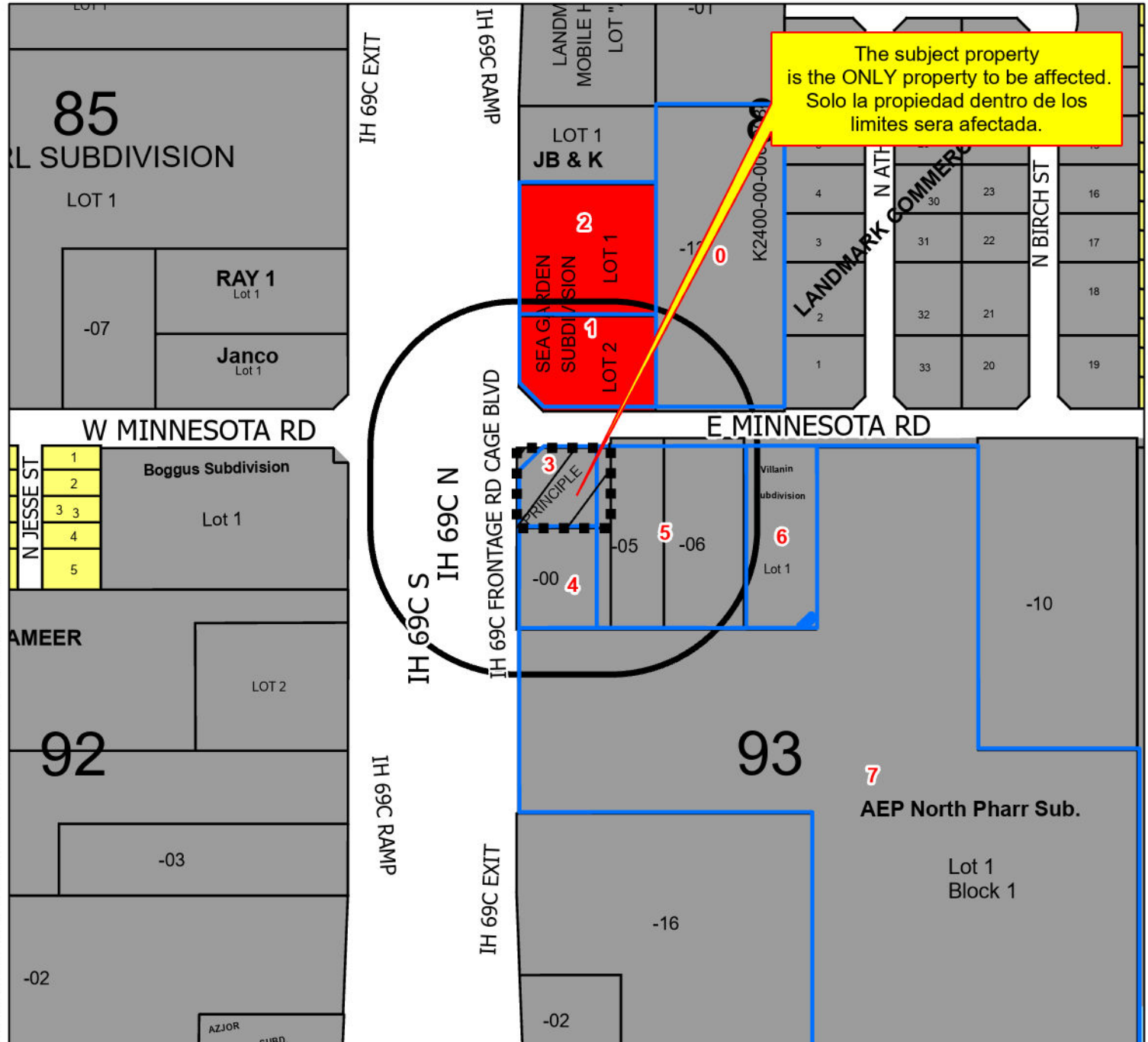


- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location

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.

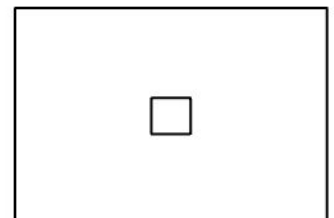


ZONING

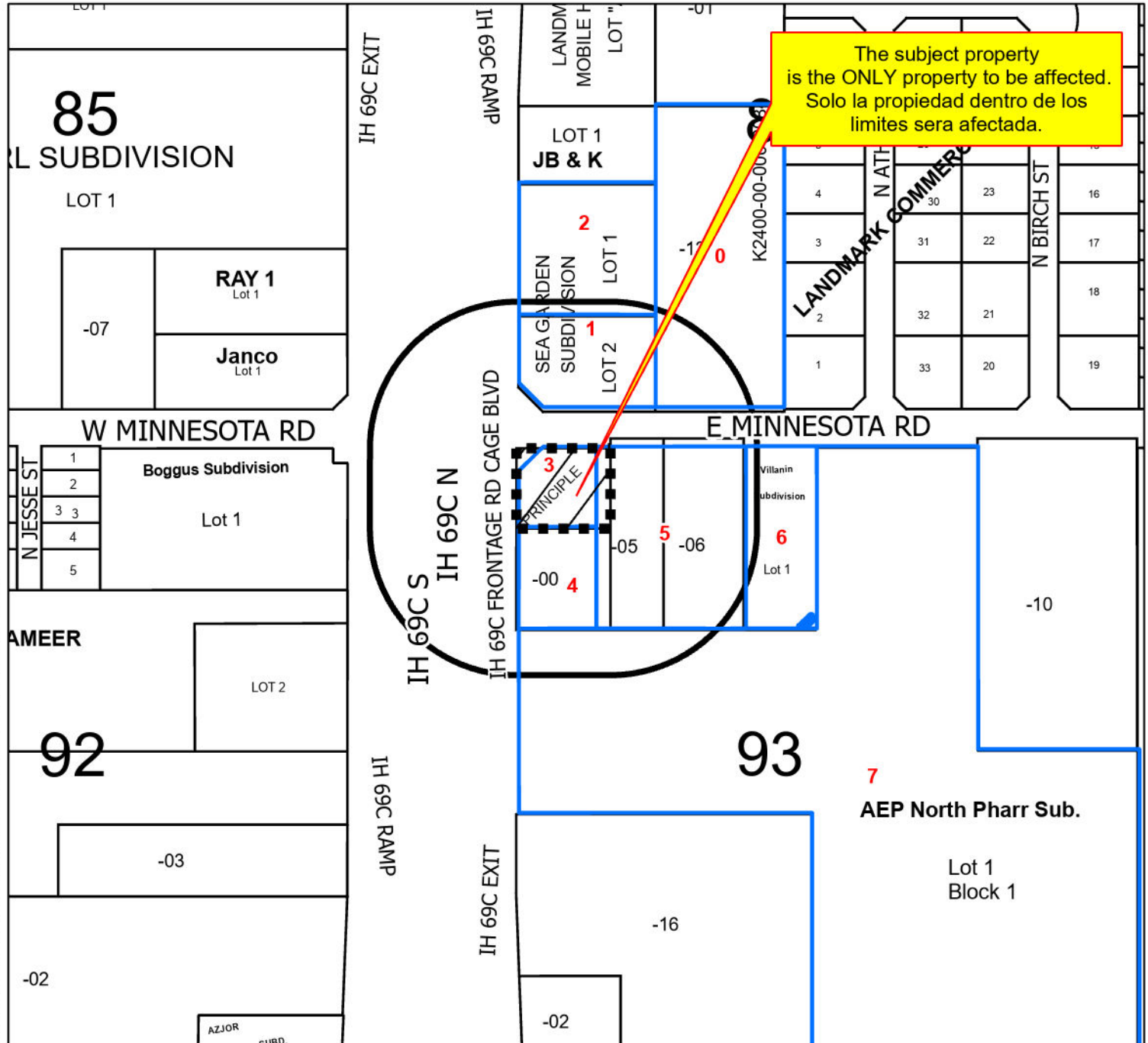


- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location

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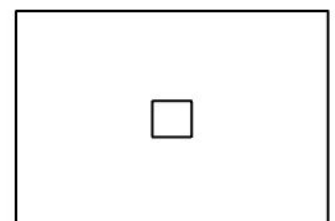


RADIUS



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

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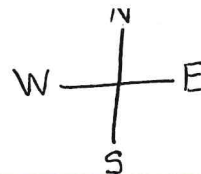


MINNESOTA RD. 4, 834 VPD

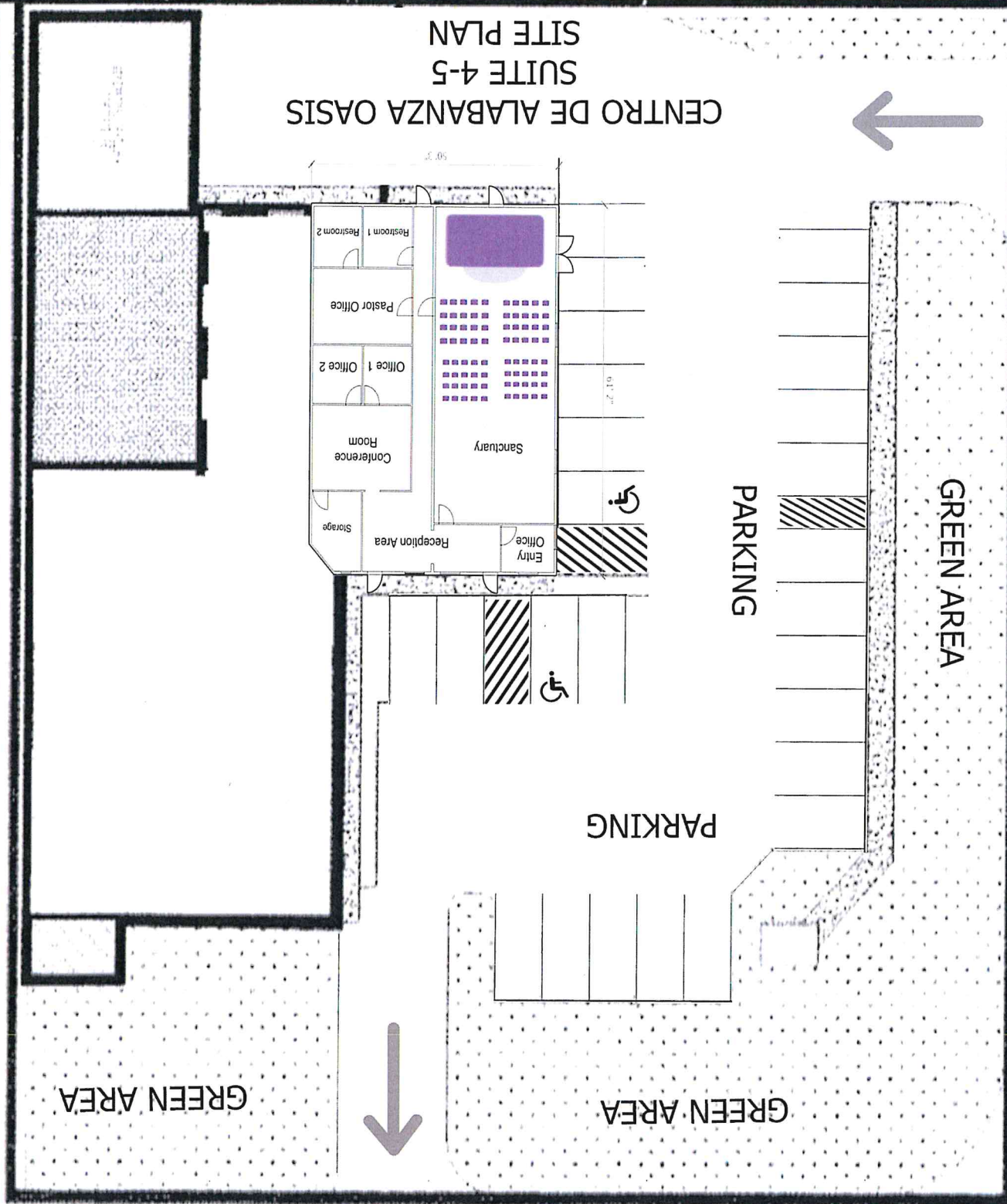


5224 N. CAGE

25,738 VPD



CENTRO DE ALABANZA OASIS
SUITE 4-5
SITE PLAN





Pharr
Development Services



Site Photo

5224 North Cage Boulevard, Suites 4-5





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: June 3, 2025

MEETING DATE: June 9, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: R. E. Garcia & Associates, representing Ramiro Rivas, owner, is requesting final plat approval of the proposed Rivas Subdivision. The property is legally described as being a 10.00 acre tract of land being the East 10.00 acres of the West 20.00 acres of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of West Hi-Line Road. **SUB#230822**

Classification: Regular

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

Issue:

R. E. Garcia & Associates, representing Ramiro Rivas, owner, is requesting final plat approval of the proposed Rivas Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Rivas 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 - 6/3/2025

Approved - 6/6/2025

Final Approval - 6/6/2025



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 09, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: RIVAS SUBDIVISION
FILE NO. **SUB#230822**

GENERAL INFORMATION:

APPLICANT: R. E. Garcia & Associates, representing Ramiro Rivas, owner, is requesting final plat approval of the proposed Rivas Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 10.00 acre tract of land being the East 10.00 acres of the West 20.00 acres of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1000 Block of West Hi-Line Rd.

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

PROPERTY PROPOSED USE: Warehouse.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Rivas Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission meeting of June 16, 2025 at 4:00 p.m.

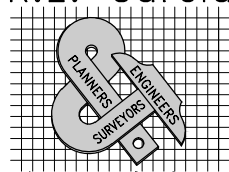
PLAT OF RIVAS SUBDIVISION

SCALE: 1" = 100'



ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-5001) & SURVEYOR (10015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

R.E. Garcia



Associates

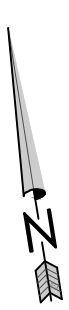
P.E.D.C. #1 SUBDIVISION
VOLUME 48 PAGE 64 H.C.M.R.
E & P PROJECTS LLC
INSTRUMENT NUMBER 3022381 H.C.O.F.

LOT 1
TANCITARO'S FINEST FRUIT SUBDIVISION
INSTRUMENT NUMBER 3116390 H.C.M.R.

FLMU PROPERTIES LLC
INSTRUMENT NUMBER 3180341 H.C.O.R.

LEGEND

F - FOUND 1/2"Ø IRON ROD
S - SET 1/2"Ø IRON ROD W/
A CAP LABELED "RPLS 4204"



SCALE: 1" = 100'

BEARINGS BASED ON RECORD BEARINGS OF:
B.R. BECKER SUBDIVISION PHASE II
RECORDED IN INSTRUMENT NUMBER 1525165 H.C.M.R.

PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" COMMUNITY-PANEL NO. 480334 0500
MAP REVISED: JANUARY 2, 1981.
- AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD: OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE: OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
2. BUILDING SETBACKS AS PER CITY OF PHARR ORDINANCE.
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF THE STREET AT CENTER OF LOT.
4. BENCHMARK NOTE: ELEVATION = 95.72 ON DISK MONUMENT LOCATED ONE HALF MILE EAST OF THE INTERSECTION OF JACKSON ROAD AND HI-LINE ROAD (B.M. NO. 6 15661317.028N 1077655.765E)
5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 10.00 ACRES AND A VOLUME OF APPROXIMATELY 33,498 CUBIC FEET OR 2.15 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
6. NO STRUCTURE OR BUILDING SHALL BE PERMITTED ON ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MAXIMUM HEIGHT, GRASS, COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
8. EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
9. LOT OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS
10. LOT OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
11. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
12. 5.0' FT. SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
13. ENFORCEMENT OF ALL PLAT NOTES AND DECLARATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- 14.) ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.

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

APPROVED THIS THE _____ DAY OF _____ 20____

DANNY WYLIE
CHAIRMAN, PLANNING AND ZONING COMMISSION

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

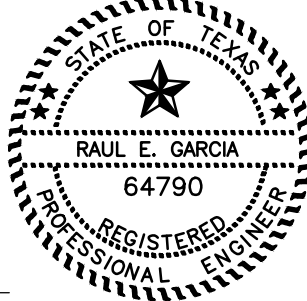
ATTEST:
CLERK, CITY OF PHARR

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, PAUL E. GARCIA, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND PUBLIC SURVEYING. HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. I, PAUL E. GARCIA, FURTHER CERTIFY THAT THE WORK WAS DONE IN ACCORDANCE WITH AND FURTHER 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 AND ALL STATE STATUTES GOVERNING SURVEYS.

REGISTERED PROFESSIONAL ENGINEER #64790

REGISTERED PROFESSIONAL LAND SURVEYOR #4204



METES AND BOUNDS DESCRIPTION

10.00 ACRES TRACT LAND BEING THE EAST 10.00 ACRES OF THE WEST 20.00 ACRES OF LOT 375, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACTS DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3313828, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF HI-LINE ROAD, ALSO BEING THE SOUTH
LINE OF SAID LOT 375, BEING THE SOUTHWEST CORNER THE EAST 20.00 ACRES OF SAID
LOT 375 AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT
NUMBER 2868565, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST
CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEARS S81°35'00"E 660.00 FEET FROM
THE SOUTHWEST CORNER OF SAID LOT 375.

THENCE N81°35'00"W 350.0 FEET ALONG SAID CENTERLINE OF HI-LINE ROAD, ALSO BEING THE SOUTH LINE OF SAID LOT 375, TO A POINT BEING THE SOUTHEAST CORNER OF THE WEST 10.00 ACRES OF SAID LOT 375 AS DESCRIBED IN SAID WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2868565, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST OF HEREIN DESCRIBED TRACT.

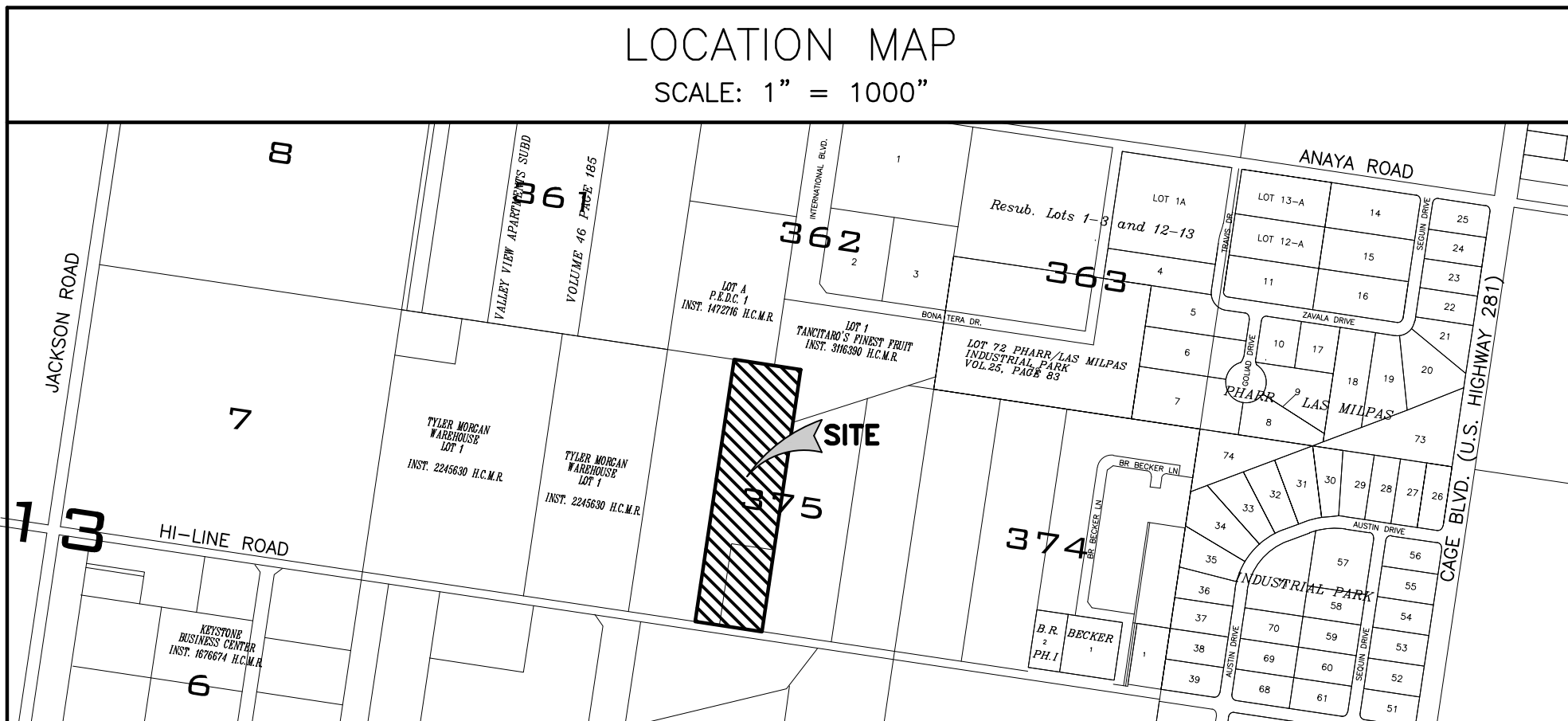
SECTION **N082500E** ALONG THE EAST LINE OF SAID WEST 10.00 ACRES OF SAID LOT 375 AS DESCRIBED IN SAID WARRANTY DEED WITH VENDOR'S LINE RECORDED IN DOCUMENT NUMBER 2868565, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE WEST LINE OF SAID LOT 375, PASS AT 30.00 FEET A FOUND ONE-HALF INCH IRON ROD BEARING NORTH 89° 00' 00" WEST 30.00 FEET TO THE POINT OF BEGINNING AND CONTINUING FOR A TOTAL DISTANCE OF **1,320.00 FEET** TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE NORTH LINE OF SAID LOT 375, ALSO BEING SOUTH LINE OF P.E.D.#. 1 SUBDIVISION AS AMENDED AND RECORDED IN VOLUME 48, PAGE 64, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF SAID LOT 375, BEING THE POINT OF BEGINNING OF SAID WARRANTY DEED WITH VENDOR'S LINE RECORDED IN DOCUMENT NUMBER 2868565, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S81°35'05"E** ALONG SAID NORTH LINE OF LOT 375, ALSO BEING SOUTH LINE OF SAID P.E.D.C. #1 SUBDIVISION, PASS AT 200.00 FEET A POINT BEING THE MOST NORTHERLY SOUTHWEST CORNER OF TANCITORA'S FINEST FRUIT SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 3116390, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING ALONG THE SOUTH LINE OF SAID TANCITORA'S FINEST FRUIT SUBDIVISION FOR A TOTAL DISTANCE OF **330.00 FEET** TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING AN INTERIOR CORNER OF SAID TANCITORA'S FINEST FRUIT SUBDIVISION, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S08°25'00"W ALONG SAID WEST LINE OF TANCITARO'S FINEST FRUIT SUBDIVISION BEING PARALLEL TO THE WEST LINE OF SAID LOT 375, PASS AT 267.04 FEET A POINT BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TANCITARO'S FINEST FRUIT SUBDIVISION, PASS AT 1,290.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE APPARENT NORTH RIGHT-OF-WAY LINE OF SAID HI-LINE ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

LOCATION MAP

SCALE: 1" = 1000'



PRINCIPAL CONTACTS:

NAME:
OWNER: RAMIRO RIVAS
ENGINEER: RAUL E. GARCIA
SURVEYOR: RAUL E. GARCIA

ADDRESS:
1400 W. HI-LINE ROAD
116 N. 12TH
116 N. 12TH

CITY, STATE & ZIP:
PHARR, TX. 78577
EDINBURG, TX. 785
EDINBURG, TX. 785

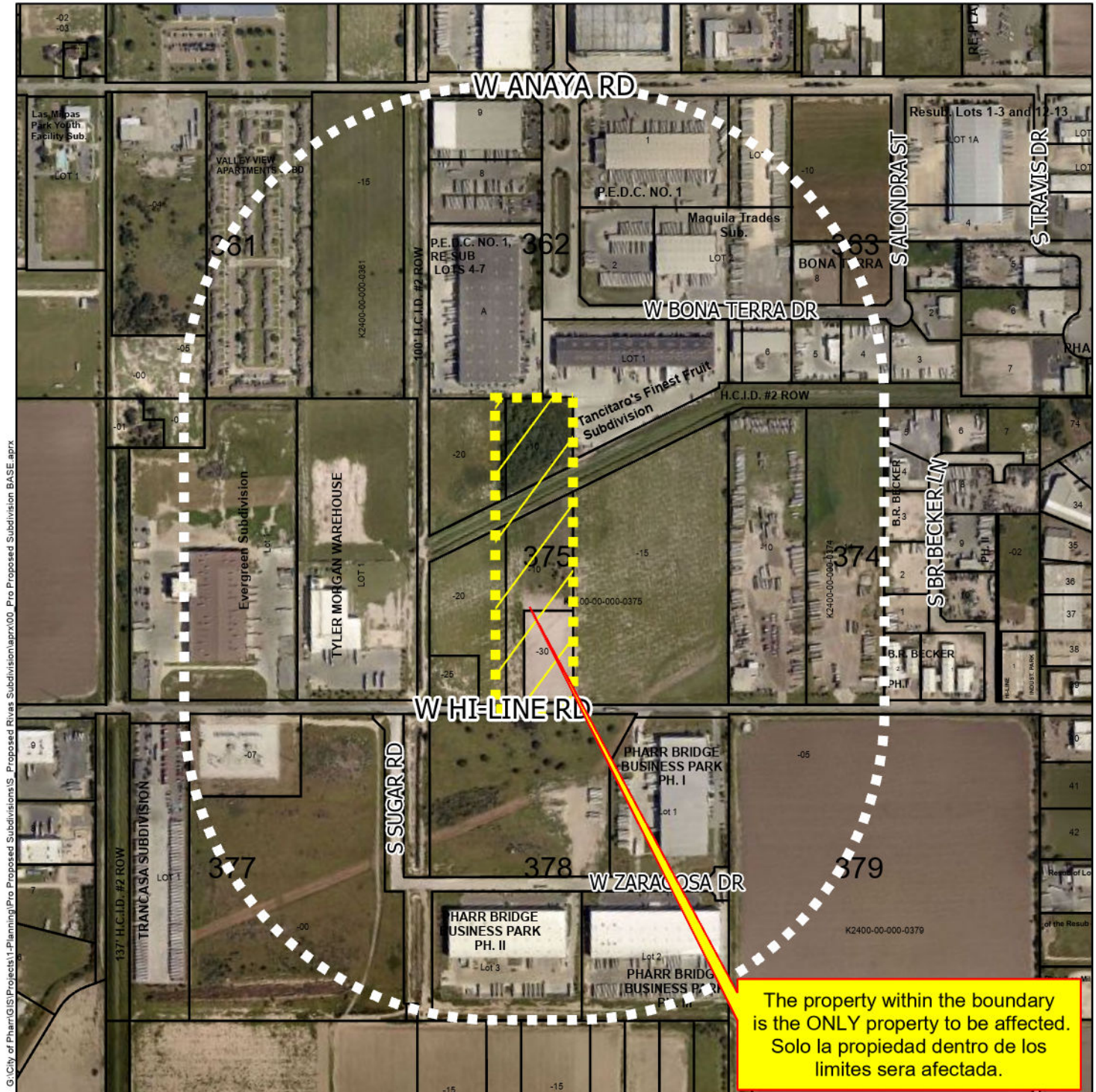
PHONE #/ FAX
(956) 781-9999
(956) 381-1061
(956) 381-1061



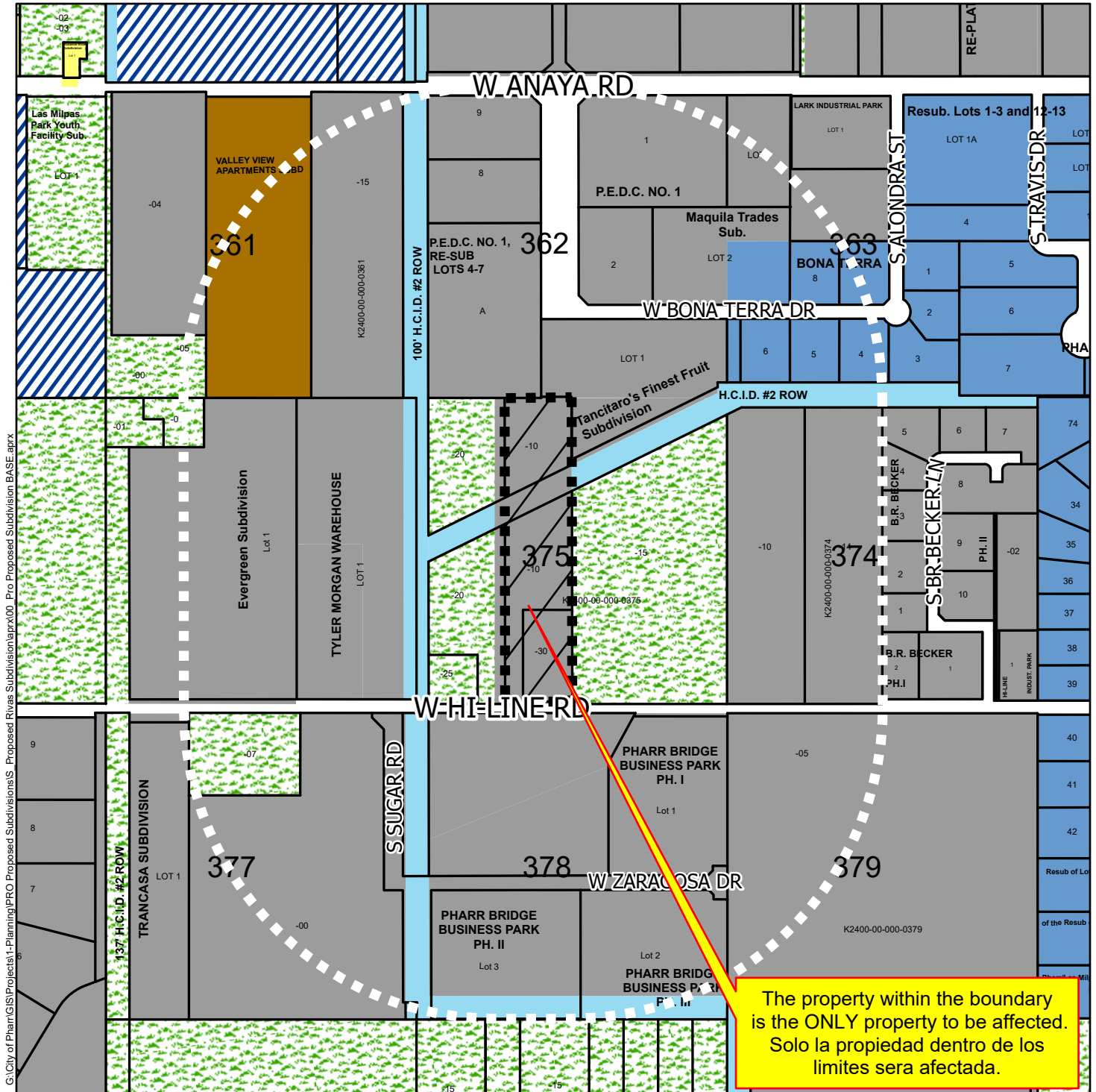
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUT



- Legend**
- | | | | | |
|---------------------------------------|--------------------|--------------------------|------------------------|---------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Future Land Use | Industrial |
| Single Family | Government Owned | Office Professional | | Commercial |
| Single Family Small Lot | General Business | PSJA ISD | FUTURELAND | Public/Semi Public |
| Residential Multi-Family | Business District | Hidalgo ISD | | ROW |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD | Irrigation | Subject Property |
| Mobile Home | Heavy Commercial | Planned Unit Development | Agriculture | Quarter Mile Radius |
| Townhouse | Heavy Industrial | | Single Family Res. | |
| HUD Code | Limited Industrial | | Multi-Family Res. | |
| | | | Manufactured Homes | |





Pharr
Development Services



Site Photo

1000 Block of W. Hi-Line Rd.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: June 5, 2025

MEETING DATE: June 9, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

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

Classification: Regular

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

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

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Circle-K #2709238 Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

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



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 09, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

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

GENERAL INFORMATION:

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

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

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

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

PROPERTY PROPOSED USE: Circle K store.

VARIANCES: None requested.

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

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

1. In compliance.

EASEMENTS:

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

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

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

OTHER:

1. On general plat notes #1, provide FEMA flood description.
2. Plat note # 5, add the northing & easting and elevation.
3. Within lot show or label net or gross for property.
4. Verify with HCID 2, for any comments.
5. Provide a KMZ file geo referenced and DWG format.
6. Provide all pertinent City of Pharr details.
7. Recording with a Bond #023230269.
8. See staff comments attached.

This item will go before the City Commission meeting of June 16, 2025 at 4:00 p.m.

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

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

WATER:

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

SEWER:

- Ok as proposed.
- Manhole rim and lid will need to be composite base with City of Pharr logo.
- Will need to show Manhole rim and lid detail.
- Comments made change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

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

Print Name: _____

Signature: _____

Date: _____



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: Staff Preliminary Circle K Subdivision

Reviewed by: J. Gonzalez

2/25/2025

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

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

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

Additional Comments:

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

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



Staff Review

DATE: 02/26/2025

Circle K Subdivision

1.99 Acres

Pharr TX, 78577

Plat Notes:

- No comments

General Notes:

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



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Circle K #2709238

DATE: February 27, 2025

Subdivision

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

PLAT

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

SITE PLAN

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

DRAINAGE

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

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

STANDARD REQUIREMENTS

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

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: Proposed T-JAM SUBDIVISION & CIRCLE-K #2709238
Date: Wednesday, February 26, 2025 3:22:06 PM

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

Hello Eddie,

HCID2 initial comments and updates as needed for each proposal:

T – JAM SUBDIVISION

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

...

ATTEST: _____ (NO GAP)

SECRETARY

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

CIRCLE-K #2709238 SUBDIVISION

- 1 We have the general r.o.w. covering all the lot. V. 19,pg. 129 and V.19 pg.257.
- 2 No District facilities.
- 3 We need the recorded warranty deed of ownership.
- 4 Update the signature block:
HCID NO. 2 not 1.
Remove the comma after THIS and after FENCES. Also remove the "S" from WAYS.

...

ATTEST: _____ (no gap)

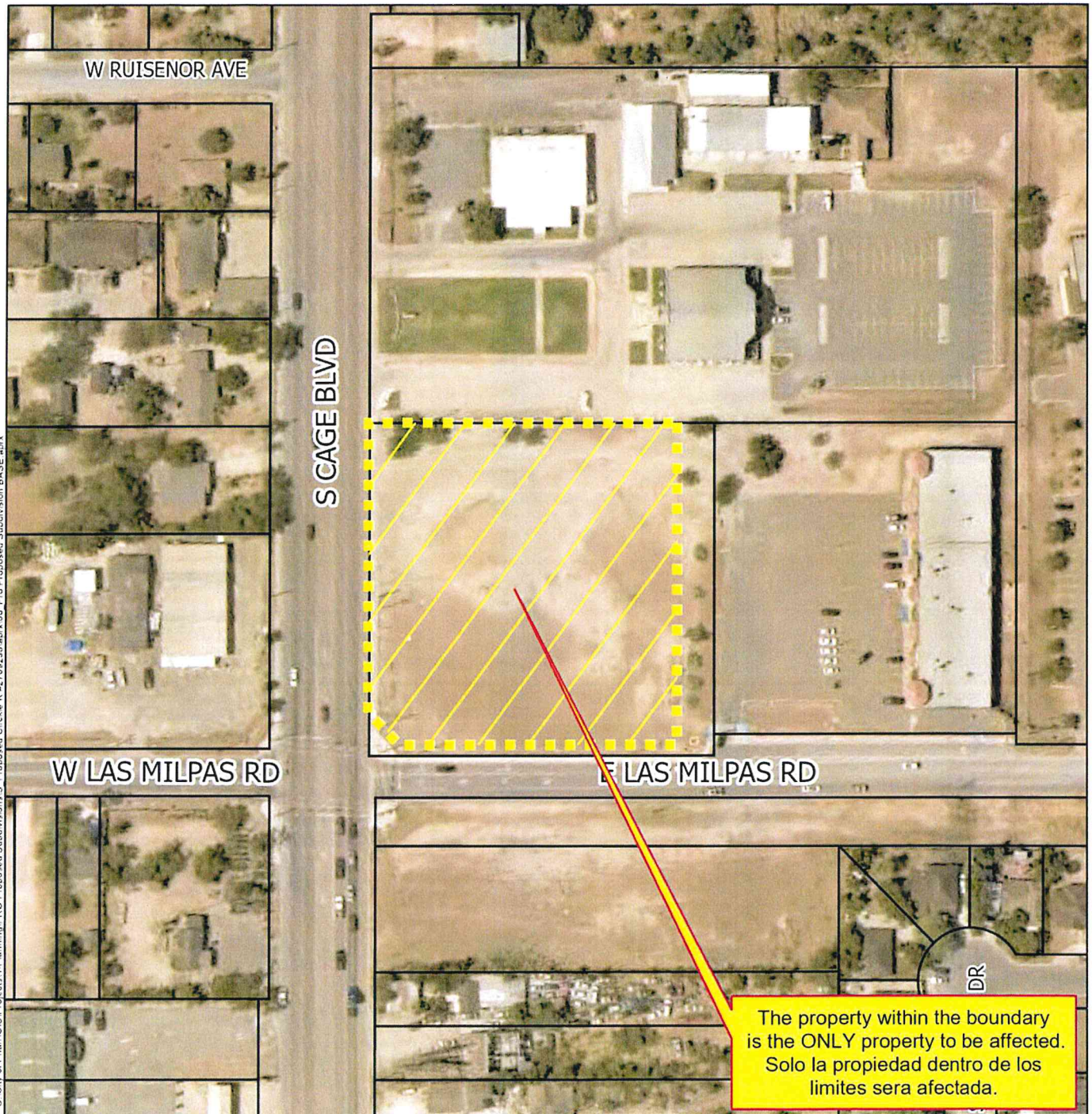
SECRETARY

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

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

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

AERIAL



 Subject Property

City of Pharr, Texas
 Engineering Department
 956.702.5355

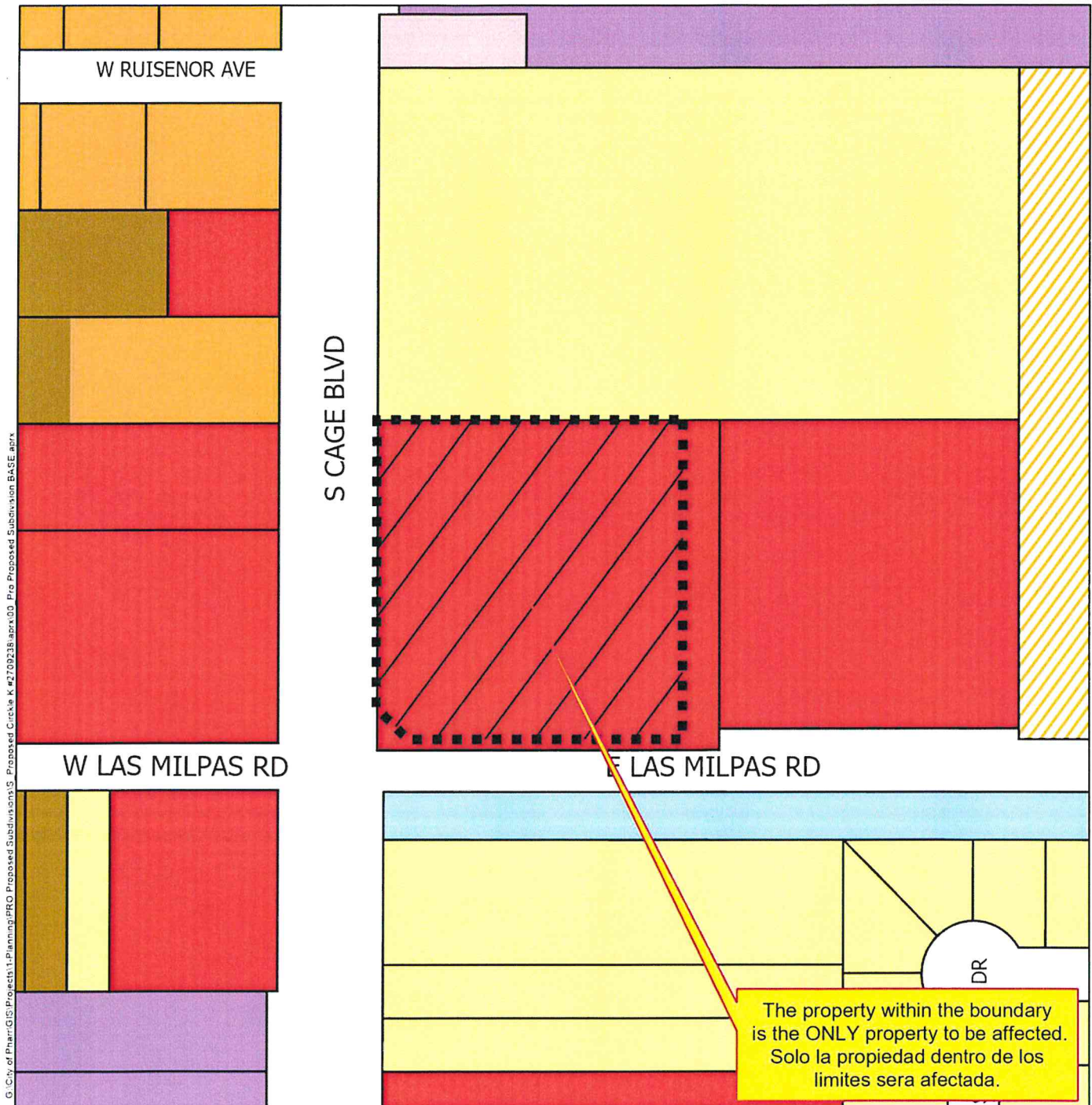
Scale: 1:1,627

0 65 130 260 390 520 Feet



Date: 2/24/2025

ZONING



G:\City of Pharr\GIS Projects\1. Planning\PRO Proposed Subdivisions\5. Proposed Circle K #2709238.aprx.00 Pro Proposed Subdivision BASE.aprx

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



Pharr
Development Services



Site Photo

8000 Block of S. Cage Blvd.

