



**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, JULY 28, 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 July 14, 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) Umiya Sushi Pharr, Inc., d/b/a Umiya Sushi, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being Lots 4-A and 5-A, of Lots 4-A, 5-A, 6-A & 7-A, Paradise Commercial Park, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 601 South Jackson Road. **CUP#250706**

E. PLATS:

1) Spoor Engineering Consultants, Inc., representing Adolfo Lozano, Agent for ASL Leasing, LLC., a Texas Limited Liability Company, is requesting final plat approval of the proposed Beamsley Subdivision, Lots 51A and 51B. The property is legally described as being a Replat of Lot 51, Pharr, Hidalgo County, Texas. The property is located within the 1100 Block of West Eisenhower Street. **SUB#221034**

2) Spoor Engineering, representing Ouida J. Hamilin, Trustee, Poncho's Holding, LLC, A Texas Limited Liability Company, is requesting final 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**

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 24th day of July 2025 at 11:00 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 24th day of July 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. July 14, 2025, 2025 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, July 14, 2025, and following is the record of attendance.

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

MEMBERS ABSENT: Rafael Mungia

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Assistant Director of Development Services
Heriberto Martinez, Planner III
Nancy Hernandez, Administrative Assistant

ITEM A. CALL TO ORDER:

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

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

Board Member 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 JUNE 23, 2025 - REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

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

ITEM D. PLATS:

1) PABLO SOTO JR., P.E., REPRESENTING ENRIQUE CASAS JR. AND LUZ VIRGINIA CASAS, OWNERS, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED RICK'S FOOD COURT STATE AVENUE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.37 OF AN ACRE OF LAND OUT OF THE UNION PACIFIC RAILROAD RIGHT OF WAY, PHARR ORIGINAL TOWNSITE, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF WEST STATE STREET. SUB#240823

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 400 Block of West State Street. He stated the property was zoned General Business District (C). He stated the adjacent zones were Business District (C-2) to the north, General Business District (C) to the east, south and west. Mr. Martinez stated the property was designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, recommended final plat approval of the proposed Rick's Food Court State Avenue Subdivision, subject to the conditions noted in the packet. Mr. Martinez stated the item would go before the City Commission Meeting of July 21, 2025, at 4:00 p.m.

There being no further discussion, Board Member Charlie Ramirez **moved** to approve the request for final approval of the proposed Rick's Food Court Avenue Subdivision. Board Member Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

2) SEBASTIAN SALINAS, P.E., REPRESENTING BENJAMIN ZEPEDA, OWNER, WAS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED AJZ SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.22 ACRE TRACT OF LAND, MORE OR LESS, BEING THE WEST 90FT. OF THE NORTH 105.58

FT. OF LOT 1, BLOCK 2, LOWRIE SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 600 BLOCK OF SOUTH CAGE BOULEVARD. SUB#250618

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 600 Block of South Cage Boulevard. He stated the property was zoned Office Professional District (O-P). He stated the adjacent zones were Office Professional District (O-P) to the north and west, and Single-Family Residential District (R-1) to the east and General Business District (C) to the south. Mr. Martinez stated the property was designated for commercial use in the Land Use Plan.

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

There being no further discussion, Board Member Andy Castro moved to approve the request for final plat approval of the proposed AJZ Subdivision. Board Member Romeo Cantu seconded the motion and when put to a vote, it carried unanimously.

3) MELDEN & HUNT INC., REPRESENTING MICHAEL BIRD, MANAGING MEMBER, WAS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED REPLAT OF LOT 1 AND LOT 4, SOUTHWIND GARDENS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A REPLAT OF 6.714 ACRES BEING ALL OF LOT 1 AND LOT 4, SOUTHWIND GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1900 BLOCK OF WEST RIDGE ROAD. SUB#250411

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1900 Block of West Ridge Road. He stated the property was zoned Residential Multi-Family High Density District (R-MFHD) and General Business District (C). He stated the adjacent zones were General Business District (C) to the north, south, east and west. Mr. Martinez stated the property was designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, recommended preliminary plat approval of the proposed Replat of Lot 1 and Lot 4, Southwind Gardens 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 Replat of Lot 1 and Lot 4 Southwind Gardens Subdivision. Board Member Romeo Cantu seconded the motion and when put to a vote, it carried unanimously.

4) MELDEN & HUNT INC., REPRESENTING LAZARO GUERRA ON BEHALF OF THE PHARR HOUSING AUTHORITY, OWNER, WAS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED REPLAT OF PHARR HOUSING

DEVELOPMENT SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RESUBDIVISION OF 4.435 ACRES OUT OF LOT 165, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF WEST POLK AVENUE. SUB#250515

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 100 Block of Polk Avenue. He stated the property was zoned Residential Multi-Family High Density District (R-MFHD). He stated the adjacent zones were General Business District (C) to the north, south, east and Single-Family Residential District and General Business District (C) to the west. Mr. Martinez stated the property was designated for commercial and R.O.W. use in the Land Use Plan.

Eddie Martinez, Planner III, recommended preliminary approval of the proposed Replat of Pharr Housing Development Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Andy Castro **moved** to approve the request for final plat approval of the proposed Replat of Pharr Housing Development Subdivision. Board Member Javier Gutierrez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS:

Kimberly Mendoza, Development Services Director, encouraged attendees to save the date for the third Community Engagement event to be held on Thursday, July 24, 2025. She stated consultants would be present on-site, and staff would setup at Pharr Development and Research Center to collect additional feedback and offer an overview of the progress made on the plan update

ITEM F. CLOSED SESSION:

None

ITEM G. RECONVENE

None

ITEM H. ADJOURMENT:

There being no further business, Board Member Charlie Ramirez **moved** to adjourn. Board Member Mercedes Guillen seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:10 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS THE 14th DAY OF JULY 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, **NANCY HERNANDEZ, ADMINISTRATIVE ASSISTANT**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

NANCY HERNANDEZ, ADMINISTRATIVE ASSISTANT

APPROVED:



AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.1.

DATE SUBMITTED: July 23, 2025
MEETING DATE: July 28, 2025

FROM: Kimberly Mendoza, Development
Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Umiya Sushi Pharr, Inc., d/b/a Umiya Sushi, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being Lots 4-A and 5-A, of Lots 4-A, 5-A, 6-A & 7-A, Paradise Commercial Park, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 601 South Jackson Road. **CUP#250706**

Classification: Public Hearing

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

Issue: Umiya Sushi Pharr, Inc., d/b/a Umiya Sushi, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in 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 - 07/23/2025
Approved - 07/23/2025
Final Approval - 07/24/2025



MEMORANDUM

DATE: MONDAY, JULY 28, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. CUP#250706 (UMIYA SUSHI)
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GENERAL INFORMATION:

APPLICANT: Umiya Sushi Pharr, Inc., d/b/a Umiya Sushi, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lots 4-A and 5-A, of Lots 4-A, 5-A, 6-A & 7-A, Paradise Commercial Park, an addition to the City of Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 601 South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The surrounding properties to the north, east, and south are zoned General Business District (C). The city limits lie to the west. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Pending inspection of the Conditional Use Permit.
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FIRE DEPARTMENT:	Pending inspection of the Conditional Use Permit.
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CODE COMPLIANCE:	Pending inspection of the Conditional Use Permit.
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HEALTH:

Pending inspection of
the Conditional Use Permit.

DEVELOPMENT SERVICES:

Recommends approval of
the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Six (6) surrounding property owners were notified of the request by letter on July 11, 2025, and a legal notice was published in the Advance News Journal on July 9, 2025. Staff received no response to the letter or legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending **approval** of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). If approved, this item must comply with the following conditions:

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

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

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

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

planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.

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

11.The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.

12.Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).

13.The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.

CUP 250706

Lots 4-A & 5-A, of lots 4-A, 5-A, 6-A, & 7-A, Paradise
Commercial Park /601 S Jackson Rd

Umiya Sushi/Yan Huang

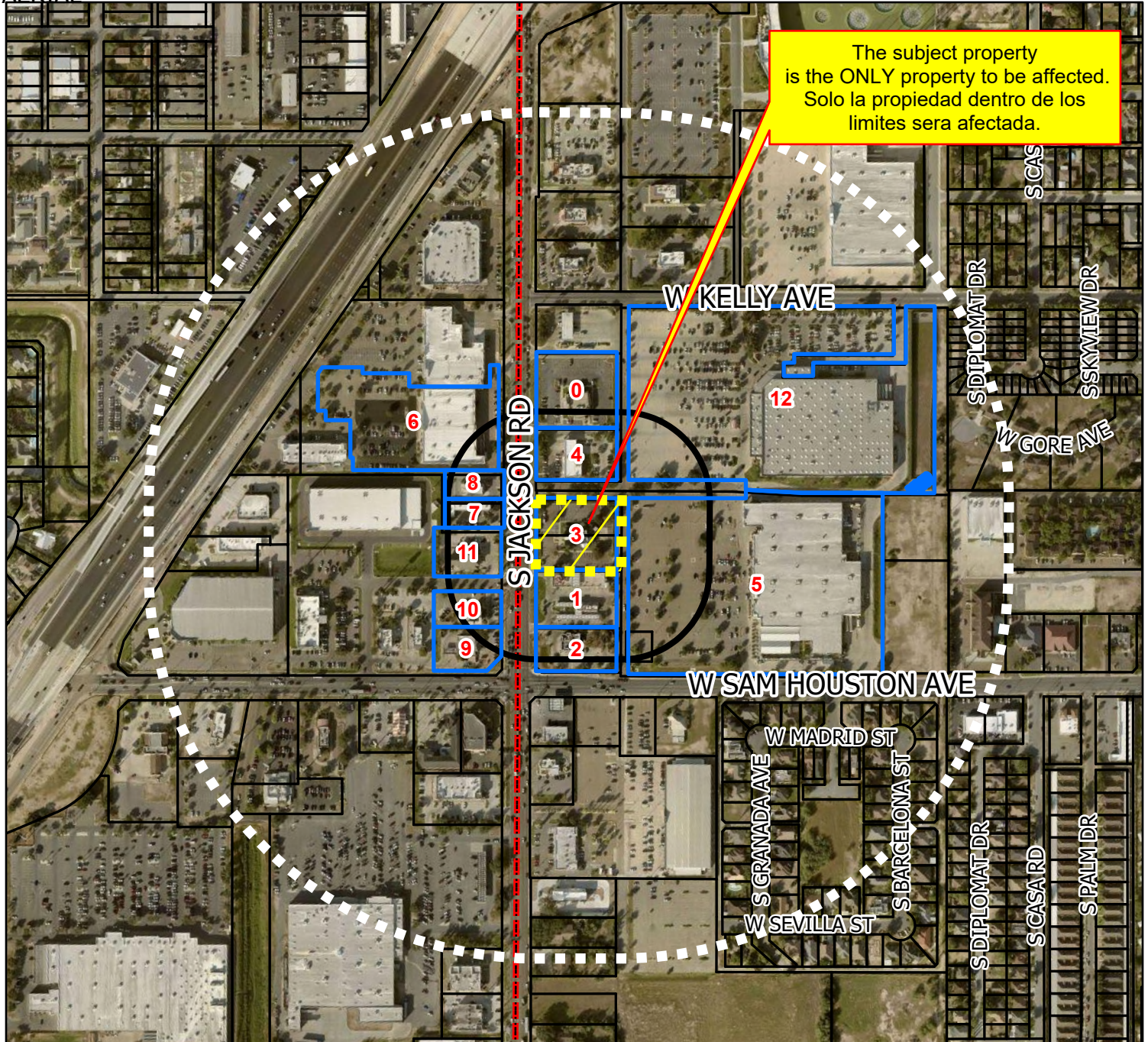
AERIAL



Pharr
Engineering



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

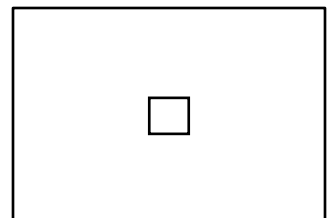
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4221

Date: 7/10/2025

Scale: 1:6,000

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



CUP 250706

Lots 4-A & 5-A, of lots 4-A, 5-A, 6-A, & 7-A, Paradise
Commercial Park /601 S Jackson Rd

Umiya Sushi/Yan Huang

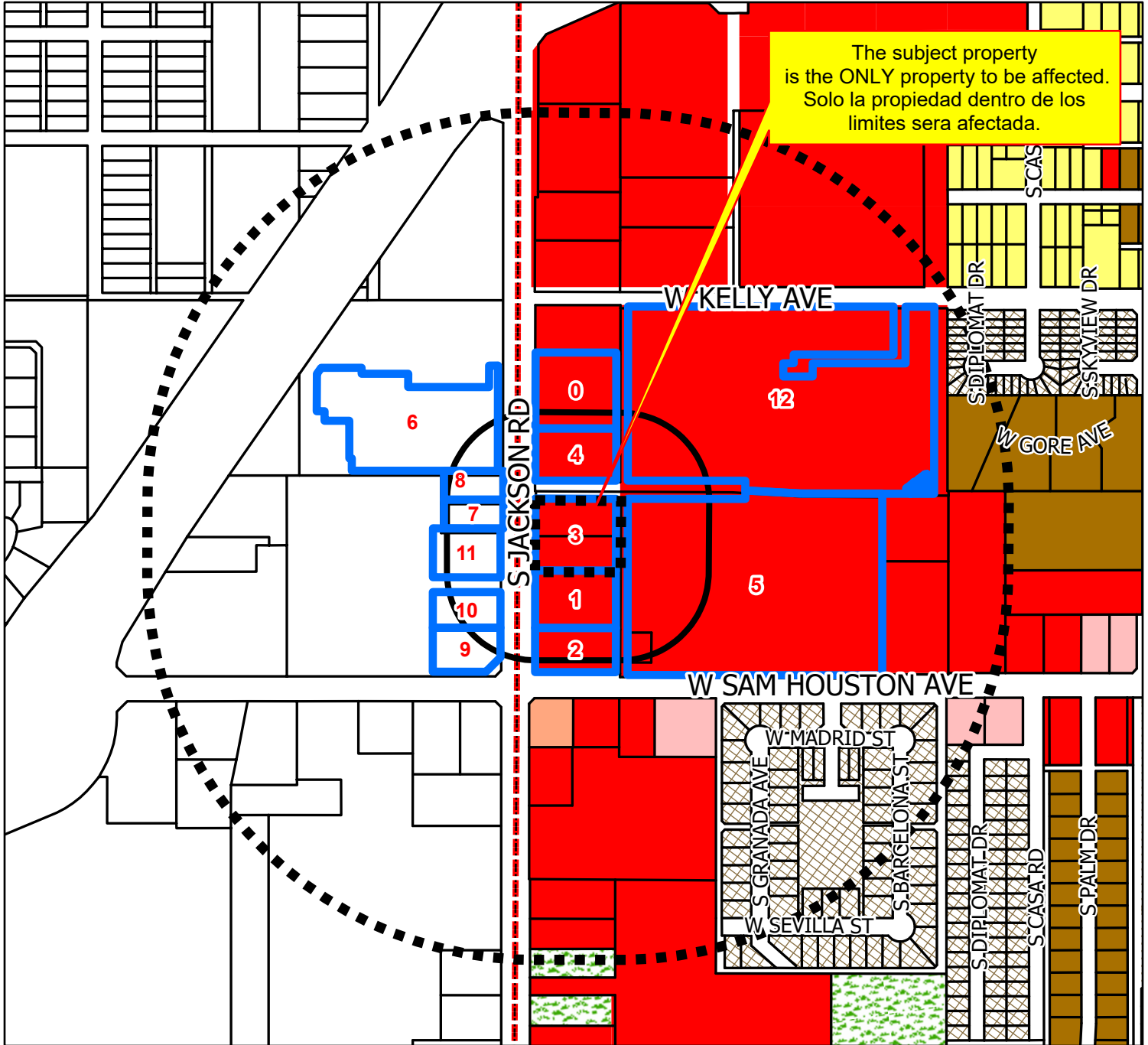
ZONING



Pharr
Engineering



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 250706 Lots 4-A and 5-A, of Lots 4-A, 5-A, 6-A & 7-A, Paradise Commercial Park, an addition to the City of Pharr, Hidalgo County, Texas\aprx\00_BASE Project File.aprx



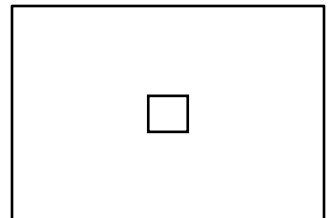
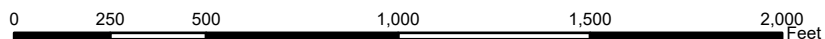
- Pharr City Limit
- 300 ft. Notification Buffer
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- Quarter_Mile_Radius

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City of Pharr, Texas
Engineering Department
956.402.4221

Date: 7/10/2025

Scale: 1:6,000



CUP 250706

Lots 4-A & 5-A, of lots 4-A, 5-A, 6-A, & 7-A, Paradise
Commercial Park /601 S Jackson Rd

Umiya Sushi/Yan Huang

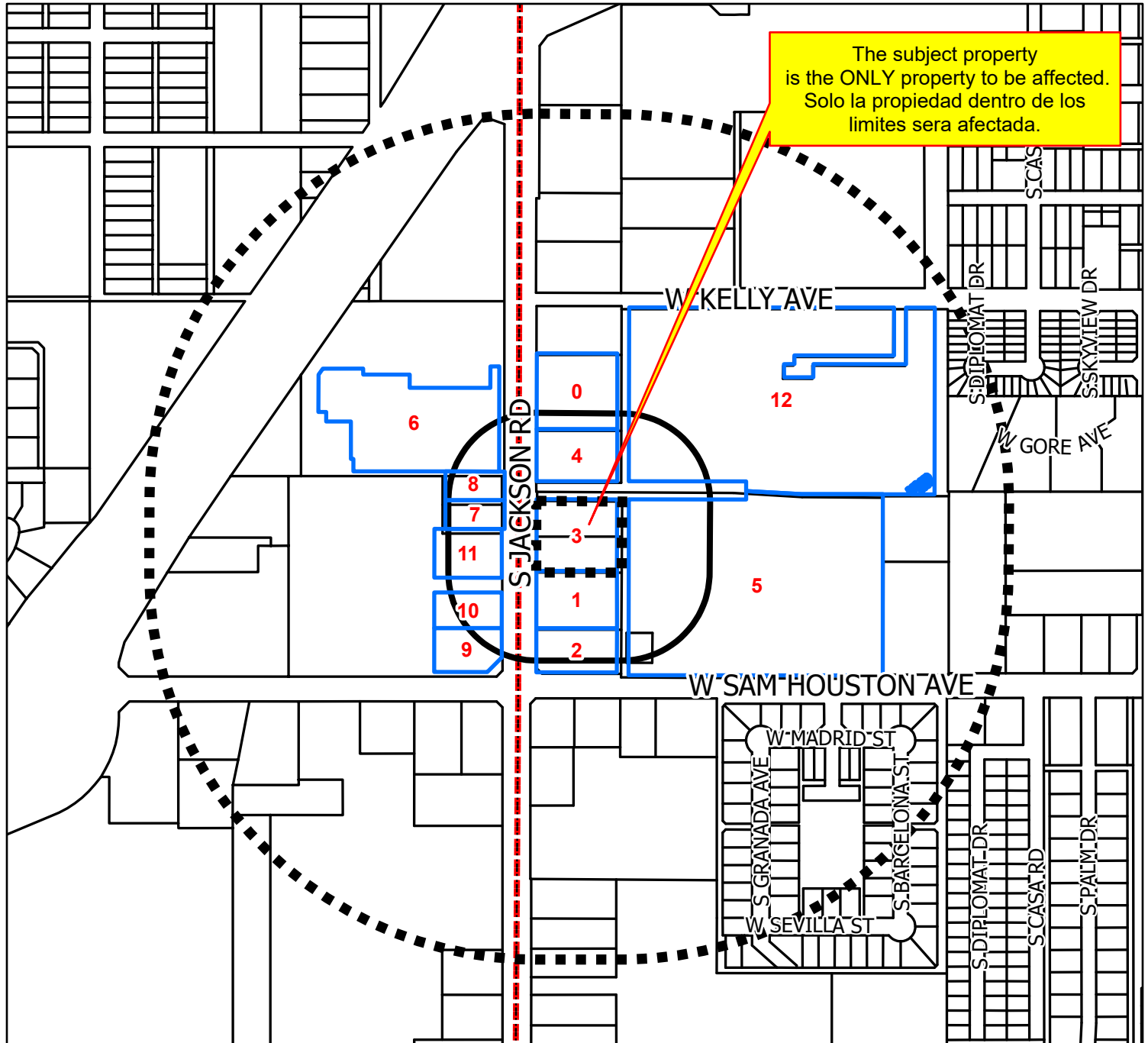
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Pharr
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G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 250706 Lots 4-A and 5-A, of Lots 4-A, 5-A, 6-A & 7-A, Paradise Commercial Park, an addition to the City of Pharr, Hidalgo County, Texas\aprx\00_BASE Project File.aprx



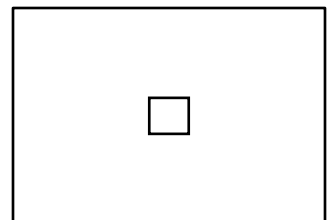
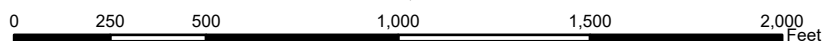
- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location
- Quarter_Mile_Radius

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

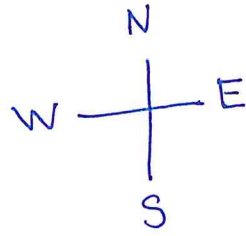
City of Pharr, Texas
Engineering Department
956.402.4221

Date: 7/10/2025

Scale: 1:6,000



A1
 PROPOSED FLOOR PLAN
 SCALE 3/8" = 1'-0"



PARKING

PARKING

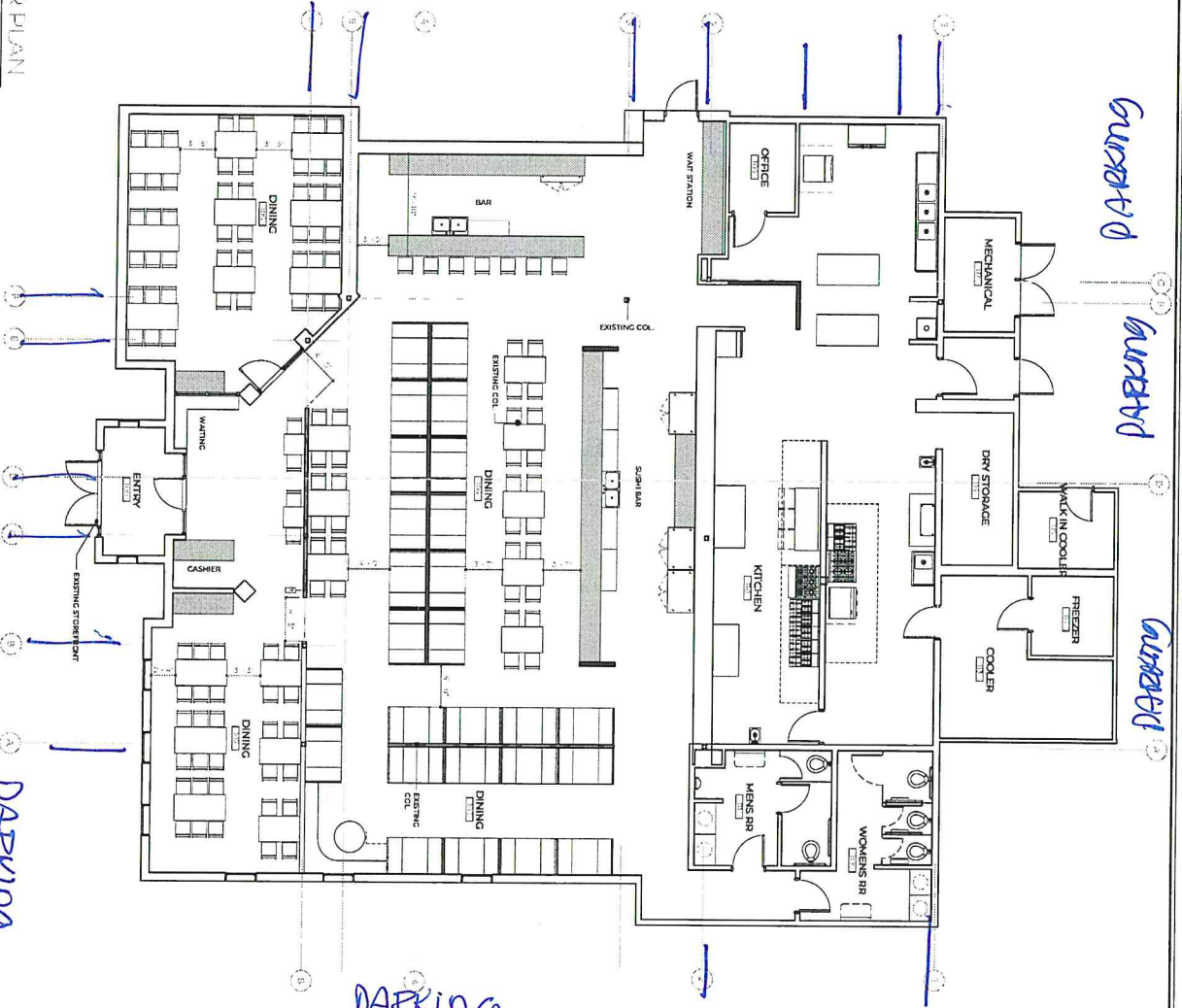
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JACKSON



RAINE DESIGN LABS



rainelab.com
 www.rainelab.com

NOT FOR CONSTRUCTION
 THIS DOCUMENT IS INTENDED
 FOR INFORMATIONAL PURPOSES
 ONLY. IT IS NOT TO BE USED FOR
 CONSTRUCTION OR AS A BASIS
 FOR ANY OTHER ACTION.

REVISIONS

No. Date Description

NOTES

PROJECT No.

PROJECT

CLIENT

OWNER

DATE

STATUS

DATE

SCALE

A-05



Pharr
Development Services



Site Photo

601 South Jackson Road





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.1.

DATE SUBMITTED: July 22, 2025

MEETING DATE: July 28, 2025

FROM: Kimberly Mendoza, Development
Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Spoor Engineering Consultants, Inc., representing Adolfo Lozano, Agent for ASL Leasing, LLC., a Texas Limited Liability Company, is requesting final plat approval of the proposed Beamsley Subdivision, Lots 51A and 51B. The property is legally described as being a Replat of Lot 51, Pharr, Hidalgo County, Texas. The property is located within the 1100 Block of West Eisenhower Street. **SUB#221034**

Classification: Regular

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

Issue: Spoor Engineering Consultants, Inc., representing Adolfo Lozano, Agent for ASL Leasing, LLC., a Texas Limited Liability Company, is requesting final plat approval of the proposed Beamsley Subdivision, Lots 51A and 51B.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Beamsley Subdivision, Lots 51A and 51B 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 - 07/22/2025
Approved - 07/23/2025
Final Approval - 07/24/2025



MEMORANDUM

DATE: MONDAY, JULY 28, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: BEAMSLEY SUBDIVISION LOTS 51A AND 51B
FILE NO. **SUB#221034**

GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing Adolfo Lozano, Agent for ASL Leasing, LLC., a Texas Limited Liability Company, is requesting final plat approval of the proposed Beamsley Subdivision, Lots 51A and 51B.

LEGAL DESCRIPTION: The property is legally described as being a Replat of Lot 51, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1100 Block of West Eisenhower Street.

ZONING: The property is currently zoned Residential Multi-Family High Density District (R-MFHD). The adjacent zones are Residential Multi-Family High Density District (R-MFHD) to the north and Single Family Residential District (R-1) to the east, south and west. The property is designated for multi-family residential use in the Land Use Plan.

X

PROPERTY PROPOSED USE: Existing apartment complex subdivision.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Beamsley Subdivision, Lots 51A and 51B 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.

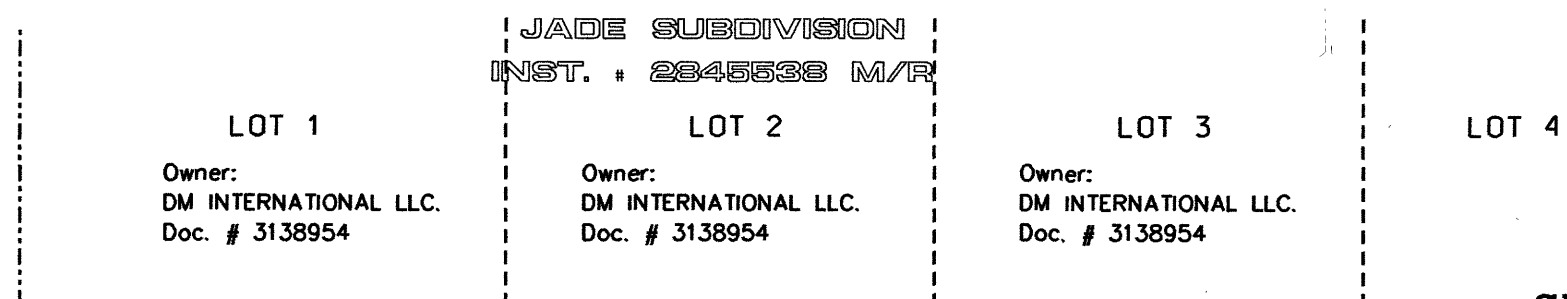
WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission meeting of August 04, 2025 at 4:00 p.m.



BEAMSLEY SUBDIVISION

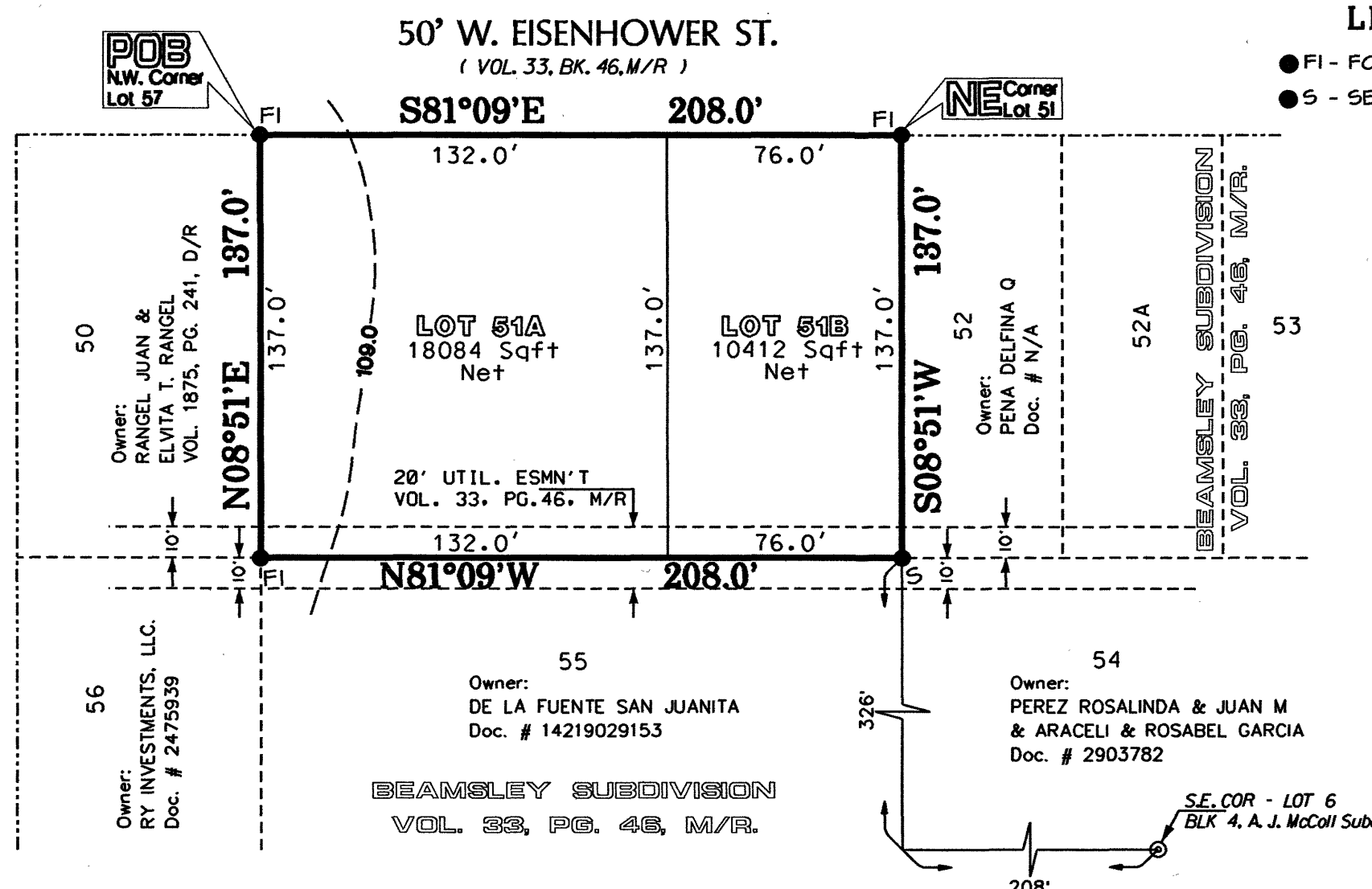
LOTS 51A AND 51B

City of Pharr, Texas

BEING A SUBDIVISION OF LOT 51,
BEAMSLEY SUBDIVISION,
CITY OF PHARR, HIDALGO COUNTY, TEXAS,
ACCORDING TO PLAT RECORDED IN
VOLUME 33, PAGE 46, MAP RECORDS,
HIDALGO COUNTY, TEXAS.
Containing 0.65 acre of land, more or less.

**SURVEY MONUMENT
LEGEND**

● FI - FOUND STEEL PIN
● S - SET STEEL PIN W/ CAP



LOCATION MAP

Scale: 1"=500'

Prepared by:
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F-6003
202 South 4th Street McAllen, TEXAS 78501
SEC@spooreng.com (956) 683 1000

SEC INC.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **BEAMSLEY SUBDIVISION LOTS 51A AND 51B**, 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.

ASL LEASING, LLC, A TEXAS LIMITED LIABILITY COMPANY

By: **Adolfo Lozano**, Registered Agent
1614 Sheri Lee Drive
Mission, Texas 78572-3118

STATE OF TEXAS:
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ADOLFO LOZANO**, 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 _____, 2022.

NOTARY PUBLIC

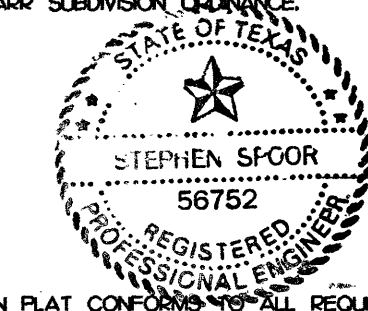
STATE OF TEXAS:
COUNTY OF HIDALGO:
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DANNY WYLE CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, THE UNDERSIGNED, **REYNALDO ROBLES**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, 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 AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS

REYNALDO ROBLES, RPLS. #4032
ROBLES AND ASSOCIATES, PLLC - TEPELS FIRM 10096700
107 W. HUSACHE ST. WESLACO, TEXAS 78696

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.



11-18-22
Stephen Spoor
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 WHEREIN MY APPROVAL IS REQUIRED.

ATTEST: CITY CLERK

AMBROSIO 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 49.216(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: **Rail E. Sesin, PE, CFM** DATE
GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.2 ON THIS _____ DAY OF _____, A.D. 2022.

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

NOTES:

- MIN. FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- MINIMUM BUILDING SETBACK SHALL BE IN ACCORDANCE WITH CITY OF PHARR ORDINANCES. EXCEPT AS FOLLOWS:
A. - SIDE SETBACK FOR LOT 51A - 7 FEET
- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0425 C. REVISED NOV. 16, 1982. B IS DESCRIBED AS AREAS BETWEEN THE 100 YEAR AND 500 YEAR FLOOD; OR AREAS SUBJECT TO 100 YEAR FLOODING WITH AVE. DEPTHS LESS THEN ONE FOOT; OR WHERE THE CONTRIBUTING DRAINAGE AREAS IS LESS THAN ONE SO. MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- A 5.0' SIDEWALK WITH ADA COMPLIANT WHEEL CHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG THE SOUTH SIDE OF W. EISENHOWER ST. AT BUILDING PERMIT STAGE.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.025 ACRES AND A VOLUME OF 0.10 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.
- NO STRUCTURE SHALL BE BUILT ON TOP OF ANY EASEMENT.
- UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE MONUMENTED BY A 1/2" DIAMETER BY 24" LONG STEEL ROD.
- CITY OF PHARR BENCHMARK MONUMENT No. 57, SET BY J.E. SAENZ AND ASSOCIATES, INC., LOCATED AT W. NOLANA LOOP (F.M. # 3461) ELEV. 102.82 - N. 16610325.293, E. 1089083.521.
- LANDSCAPING IS REQUIRED IN ACCORDANCE WITH CITY OF PHARR ORDINANCES.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

METES & BOUNDS

LOT 51, BEAMSLEY SUBDIVISION, CITY OF PHARR, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 33, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS.

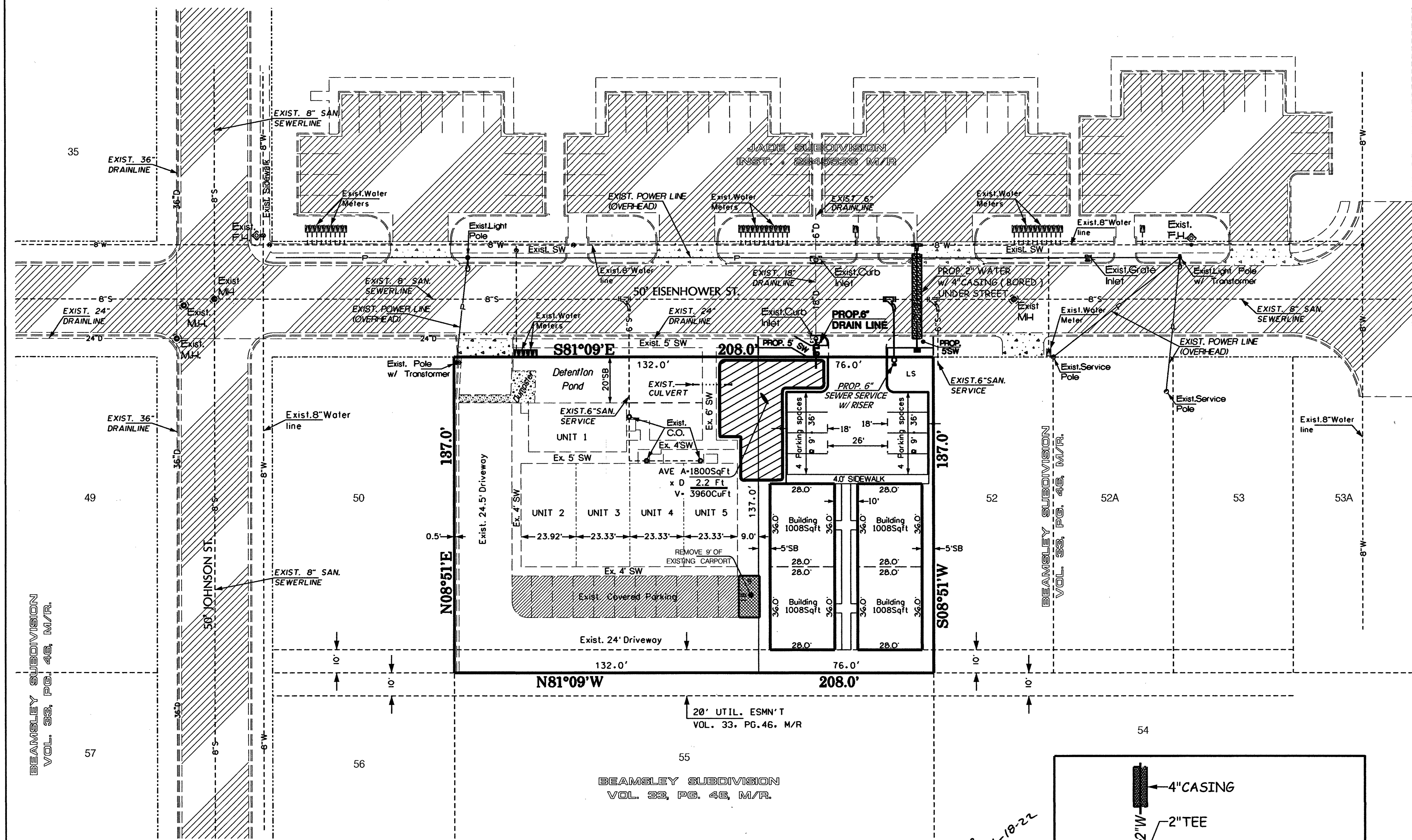
BEGINNING at a steel pin found the northwest corner of Lot 51, for the northwest corner of the following described tract of land, said point being on the South line of W. Eisenhower Street;
THENCE, with the North line of Lot 51, and the South line of W. Eisenhower Street, South 81 Deg. 09 Min. East, 208.0 feet to a steel pin found at the northeast corner of Lot 51, for the northeast corner hereof;
THENCE, with the East line of Lot 51, South 08 Deg. 51 Min. West, 137.0 feet to the southeast corner of Lot 51, for the southeast corner hereof;
THENCE, with the South line of Lot 51, North 81 Deg. 09 Min. West, 208.0 feet to the southwest corner of Lot 51, for the southwest corner hereof;
THENCE, with the west line of Lot 51, North 08 Deg. 51 Min. East, 137.0 feet to the POINT OF BEGINNING, containing 0.65 acre of land, more or less.

12. 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.

13. OWNERS ARE TO MAINTAIN DETENTION / RETENTION AREAS.

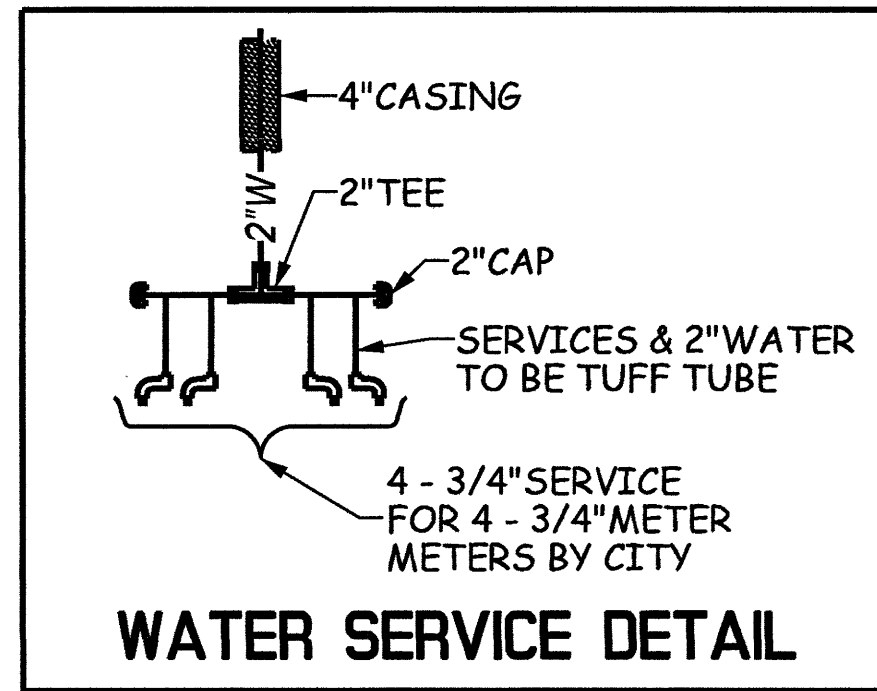
14. OWNERS ARE TO MAINTAIN RIGHT OF WAY AND PERIMETER OF SUBDIVISION.

15. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).



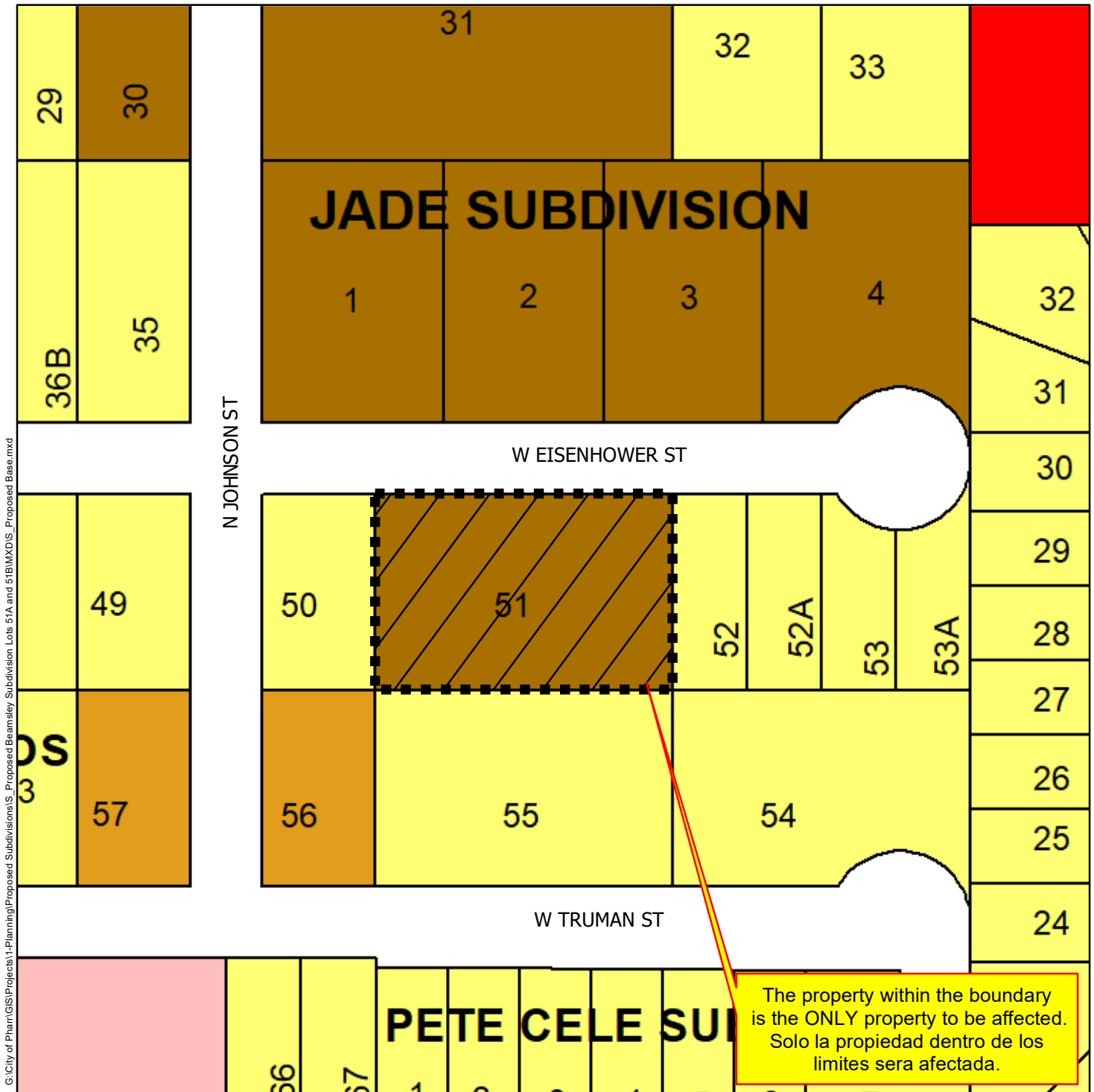
BEAMSLEY SUBDIVISION
VOL. 33, PG. 46, M/R.

BEAMSLEY SUBDIVISION
VOL. 33, PG. 46, M/R.





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



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



Pharr
Development Services



Site Photo

1100 Block of W. Eisenhower Street.





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.2.

DATE SUBMITTED: July 23, 2025
MEETING DATE: July 28, 2025

FROM: Kimberly Mendoza, Development
Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

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

Fiscal Consideration:

Staff Recommendation: Development Services recommends final 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 - 07/23/2025
Approved - 07/23/2025
Final Approval - 07/24/2025



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JULY 28, 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 final 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 final 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. Waterline upgrade was escrowed: \$ 70,000.00, along frontage and W. Eldora Rd.
3. 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. Developer to escrow the public improvements for recording of plat, escrow money will be returned once improvements are installed, inspected and completed.
6. Waterline upgrade was escrowed: \$ 70,000.00.
7. Staff comments attached.

This item will go before the City Commission meeting of August 04, 2025 at 4:00 p.m.

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.

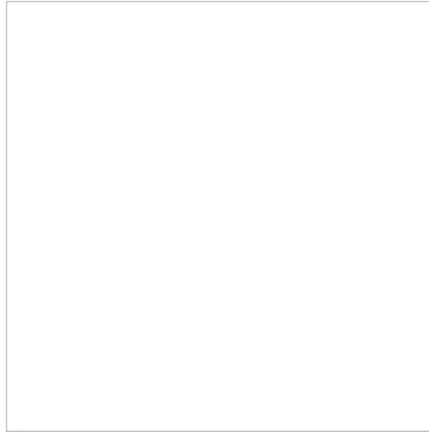
CLOSEOUT DOCUMENTS

- 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.

June 17, 2025

Ruben Rosales
Public Utilities Director
City of Pharr
801 E. Sam Houston
Pharr, Texas 78577

Re: Proposed SRS Subdivision –
Northwest corner of Eldora
Road and Cage

Ruben,

Thank you for the time and feedback you and Staff have provided on this project. It is much appreciated.

As we have previously discussed, to expedite this development, the Owner/Developer has agreed to escrow the amount of \$70,000.00 by check to the City of Pharr. This amount is Ownership's portion of future water and sewer line improvements in the area.

For our proposed development, and subdivision plat recording, our utility connections will be to the existing water and sewer lines on the perimeter of the site. If and when the City improves and replaces the water and/or sewer lines, utility services will be reconnected by the City Contractor.

For your reference, attached are the following:

1. Current proposed subdivision plat.
2. Proposed demolition plan for waterline improvements (not to be constructed, for escrow purposes) Sheet W-1
3. Proposed waterline improvements plan (not to be constructed, for escrow purposes) Sheet W-2
4. Proposed Utility plan for SRS Subdivision (to be constructed by the Developer to serve the subdivision – Improvements to be constructed under the building permit). Sheet C-1

If you have any questions or comments, please feel free to call or email.

Sincerely,

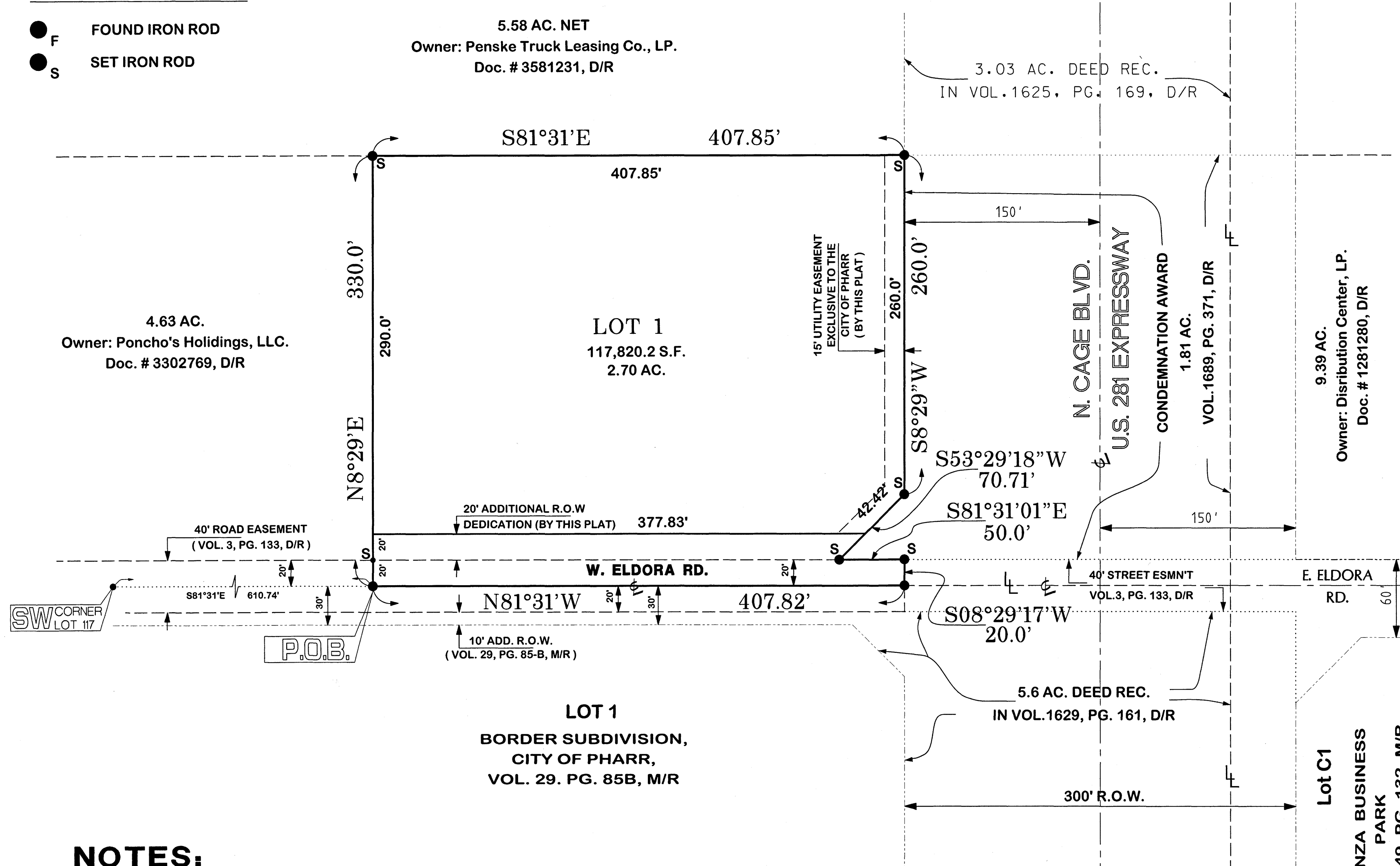


Steve Spoor, P.E.

SURVEY MONUMENT LEGEND

- F FOUND IRON ROD
- S SET IRON ROD

5.58 AC. NET
Owner: Penske Truck Leasing Co., LP.
Doc. # 3581231, D/R



NOTES:

- MIN. FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- MINIMUM BUILDING SETBACK SHALL BE IN ACCORDANCE WITH CITY OF PHARR ORDINANCES
- 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
- A 5.0' SIDEWALK WITH ADA COMPLIANT WHEEL CHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG N. CAGE BLVD. AND ALONG W. ELDORA RD.
- 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 0.82 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.
- NO STRUCTURE SHALL BE BUILT ON TOP OF ANY EASEMENT.
- UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE MONUMENTED BY A 1/2" DIAMETER BY 24" LONG STEEL ROD.
- 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
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT T.P.D.E.S.
- LANDSCAPING IS REQUIRED IN ACCORDANCE WITH CITY OF PHARR ORDINANCES.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- 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.
- OWNERS ARE TO MAINTAIN DETENTION / RETENTION AREAS.
- OWNERS ARE TO MAINTAIN RIGHT OF WAY AND PERIMETER OF SUBDIVISION.

METES & BOUNDS

Being 3.06 acres of land situated in Hidalgo County, Texas, and being out of Lot 117, Kelly-Pharr Subdivision as per map recorded in Volume 3, Pages 133-134, Hidalgo County Deed Records, and said 3.06 acre tract being more particularly described by metes and bounds as follows:

COMMENCING for reference at a point for the southwest corner of said Lot 117; Thence South 81 Deg. 31'00" East 610.74 feet, with the south line of said Lot 117 and the centerline of Eldora Road to a point for the southwest corner and POINT OF BEGINNING of said tract herein described;
THENCE, North 8 Deg. 29'00" East, with a line that is parallel to the west line of said Lot 117, at a distance of 20.00 feet pass a 1/2-inch iron rod with a plastic cap stamped "R&A" set for reference on the north right of way line of said Eldora Road and continuing for a total distance of 330.00 feet to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for the northwest corner of said tract herein described;
THENCE, South 81 Deg. 31'00" East, 407.85 feet (deed 407.88 feet), with a line that is parallel to the south line of said Lot 117, and with the south line of a 5.58 acre tract describe in Document #3581231, Official Records of Hidalgo County to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for the northeast corner of said tract herein described;
THENCE, South 8 Deg. 29'17" West (deed South 8 Deg. 29' West), 260.00 feet, with the west right of way line of U.S. Expressway 281 to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for an angle point;
THENCE, South 53 Deg. 29'18" West, 70.71 feet, continuing with the westerly right of way line of said U.S. Expressway 281 to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for an inside corner of said tract herein described;
THENCE, South 81 Deg. 31'00" East, 50.00 feet, with the original north right of way line of said Eldora Road to a point for corner of said tract herein described;
THENCE, South 8 Deg. 29'17" West, 20.00 feet to a point for the southeast corner of said tract herein described;
THENCE, North 81 Deg. 31'00" West, 407.82 feet (deed 407.88 feet), with the south line of said Lot 117, the north line of Lot 124, and the centerline of said Eldora Road to the POINT OF BEGINNING and containing 3.06 acres of land more or less.

Basis of bearings: 1/2-inch iron rod found on the west line of Lot 117 North 8 Deg. 29' East 40.00 feet from the southwest corner of Lot 117 and 1/2-inch iron rod found North 81 Deg. 31' West 1110.00 feet from previous 1/2-inch iron rod



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 THERE IN EXPRESSED.

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

By:
300 W. Eldora Rd
Pharr,, Texas 78577

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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.

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:

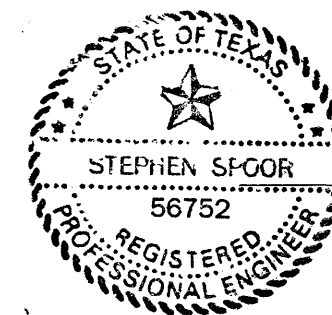
I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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
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

AMBROSIO HERNANDEZ MAYOR, CITY OF PHARR

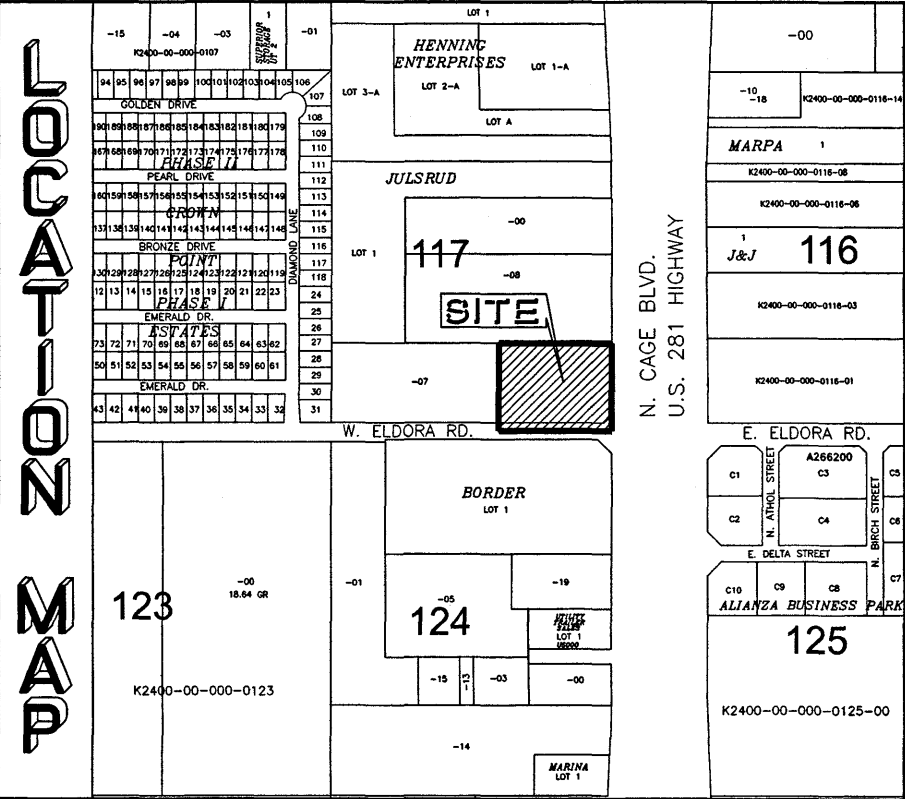
DATE

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 49.211(c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



Spoor Engineering Consultants, Inc.

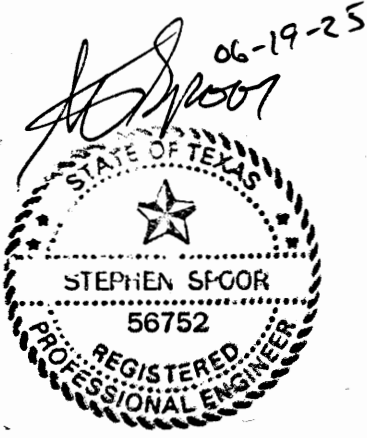
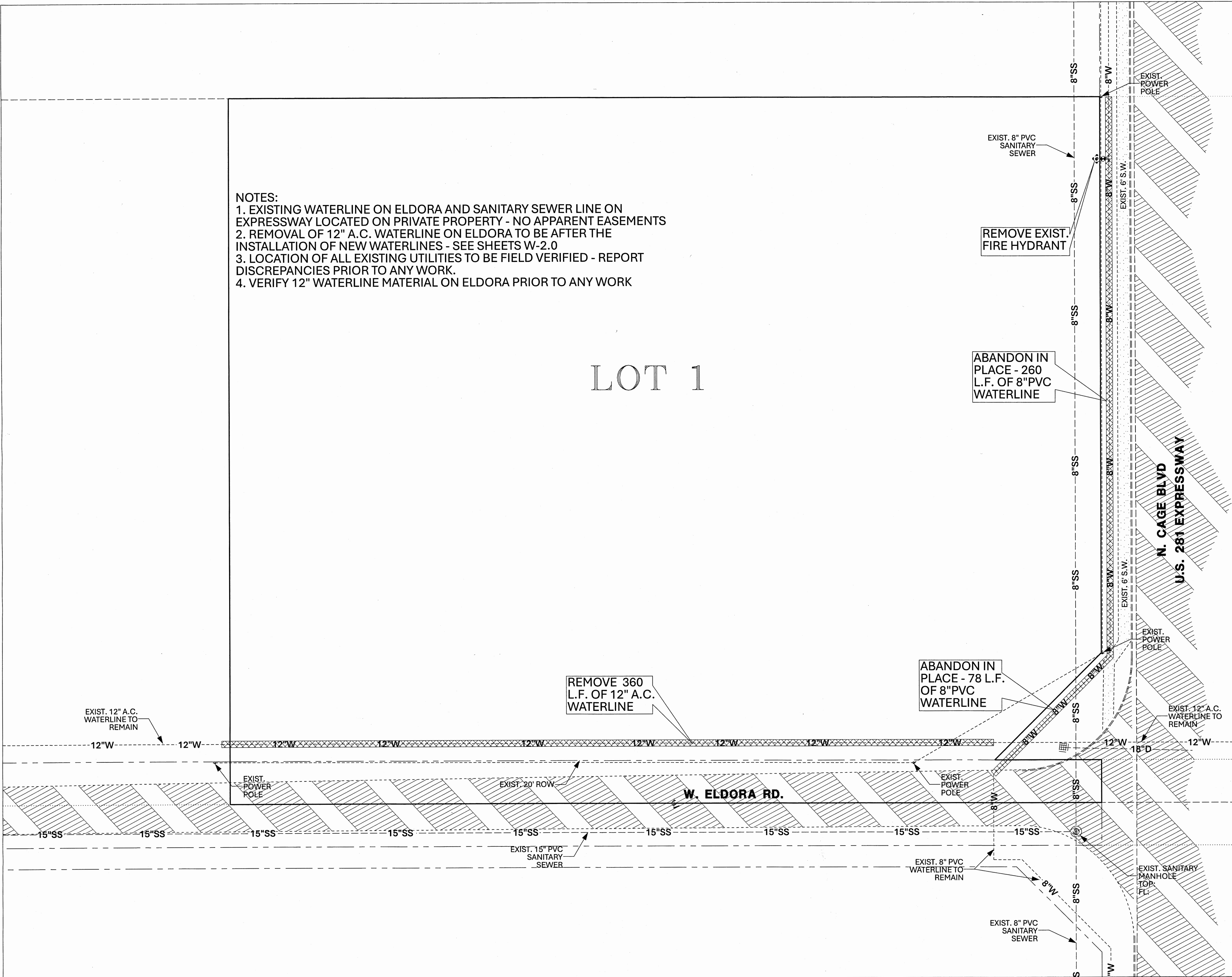
Consulting Engineers - Civil Land Planning
FIRM # F6003

202 South 4th Street McALLEN, TEXAS 78501
SEC@spooreng.com (956) 683 1000



- NOTES:
- 1. EXISTING WATERLINE ON ELDORA AND SANITARY SEWER LINE ON EXPRESSWAY LOCATED ON PRIVATE PROPERTY - NO APPARENT EASEMENTS
 - 2. REMOVAL OF 12" A.C. WATERLINE ON ELDORA TO BE AFTER THE INSTALLATION OF NEW WATERLINES - SEE SHEETS W-2.0
 - 3. LOCATION OF ALL EXISTING UTILITIES TO BE FIELD VERIFIED - REPORT DISCREPANCIES PRIOR TO ANY WORK.
 - 4. VERIFY 12" WATERLINE MATERIAL ON ELDORA PRIOR TO ANY WORK

LOT 1



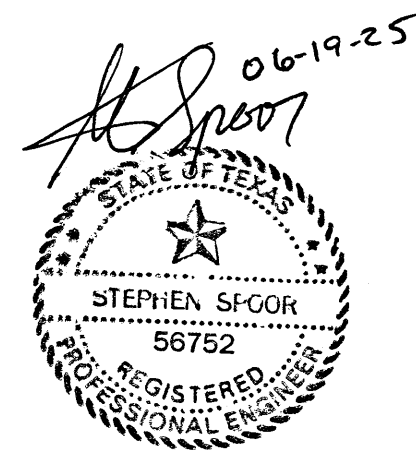
Prepared by:
SEC INC
Spoor Engineering Consultants, Inc.
Consulting Engineers, Civil Land Planning
Firm No. F6003
510 S. Broadway St. McAllen, Texas
(956)683-1000 sec@spooreng.com

**SRS SUBDIVISION
WATERLINE
IMPROVEMENTS**

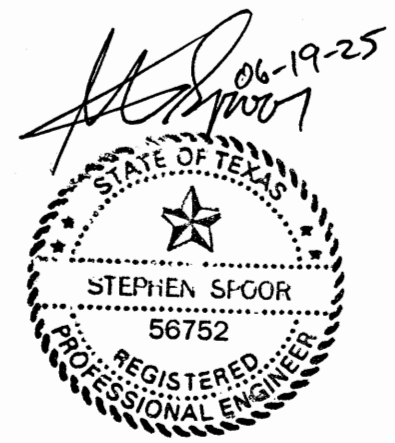
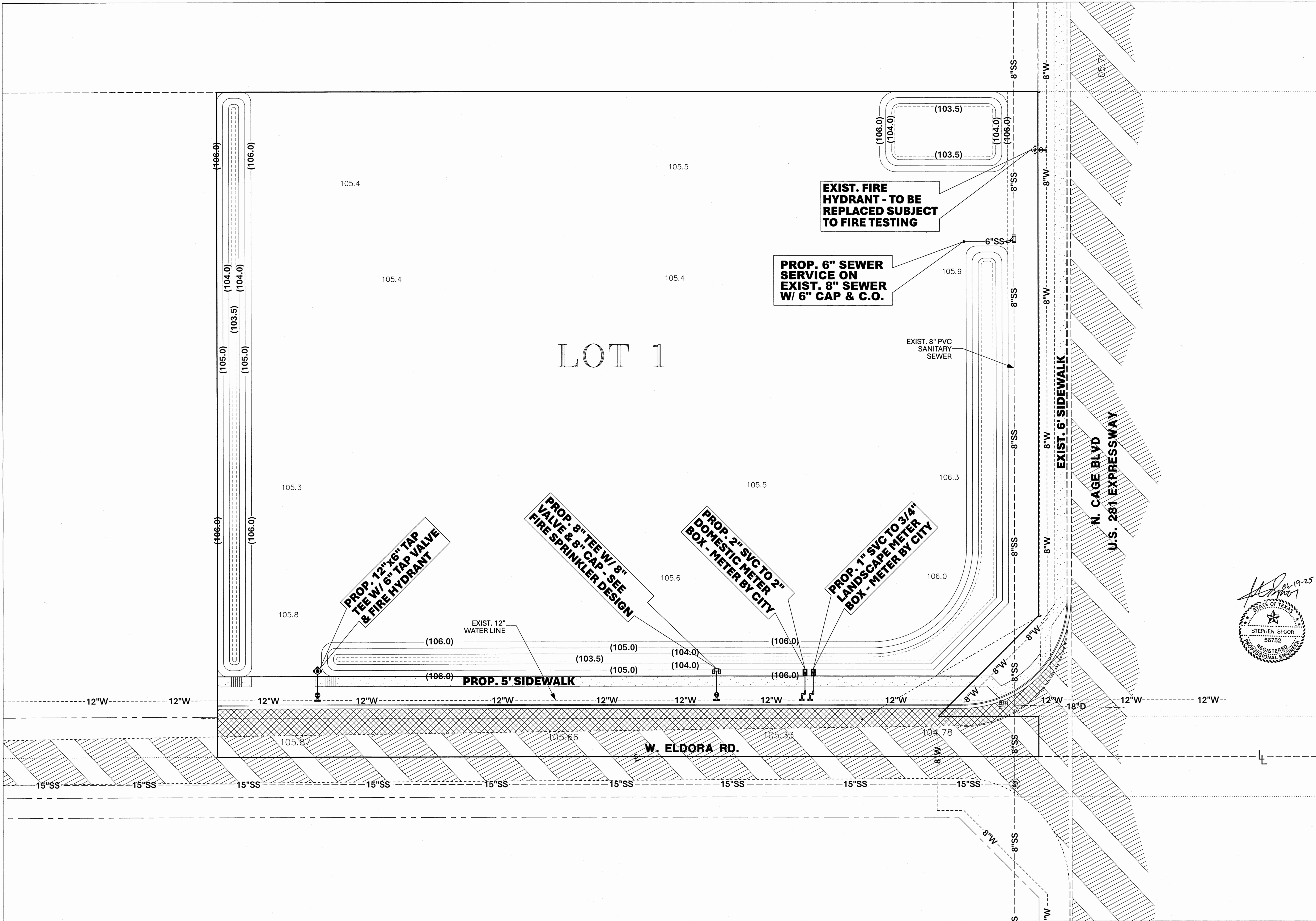
**FOR ESCROW ONLY
EXISTING
CONDITIONS &
DEMOLITION**

Date: 23 MAY 2025
Scale: 1"= 20'
Sheet
W-1.0

1. REMOVAL OF 12" A.C. WATERLINE ON ELDORA TO BE AFTER THE INSTALLATION OF NEW WATERLINES - SEE SHEETS W-1.0
2. LOCATION OF ALL EXISTING UTILITIES TO BE FIELD VERIFIED - REPORT DISCREPANCIES PRIOR TO ANY WORK.
3. NO MANHOLES ARE PROPOSED ON THE EXISTING 8" SANITARY SEWER LINES.
4. MINIMUM OF 9' CLEARANCE REQUIRED BETWEEN WATER AND SANITARY SEWER
5. VERIFY MATERIAL OF 12" WATERLINE ON ELDORA PRIOR TO ANY WORK



N-2.0



Prepared by: **SEC INC**
Spoor Engineering Consultants, Inc.
Consulting Engineers, Civil Land Planning
Firm No. F6003
510 S. Broadway St. McAllen, Texas
(956)683-1000 sec@spooreng.com

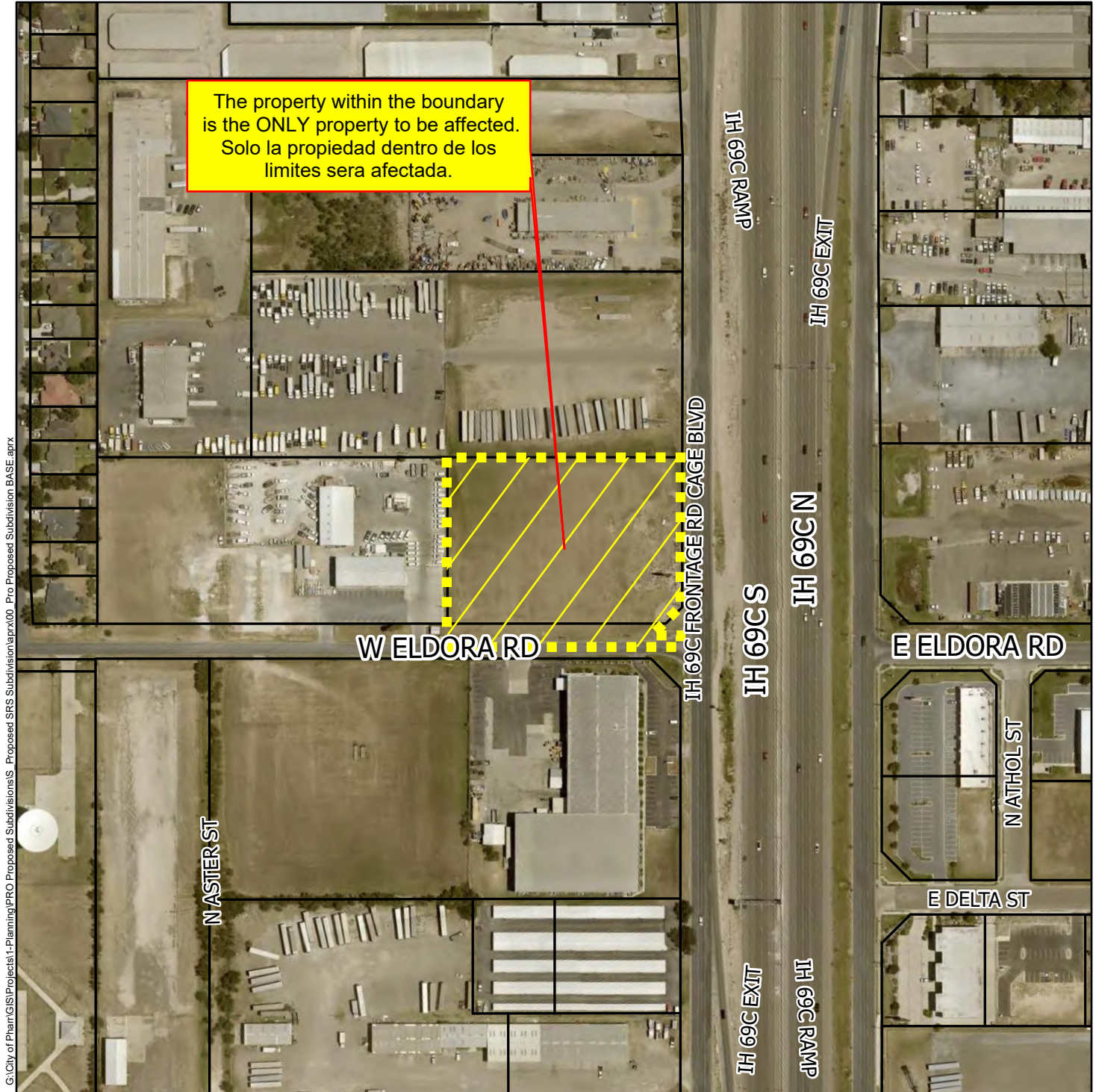
SRS SUBDIVISION

F O R

**SANITARY SEWER
AND WATER**

Date: 23 MAY 2025
Scale: 1"= 20'
Sheet
C-1.0

AERIAL



 Subject Property
 Pharr City Limit

City of Pharr, Texas
Engineering Department
956.702.5355

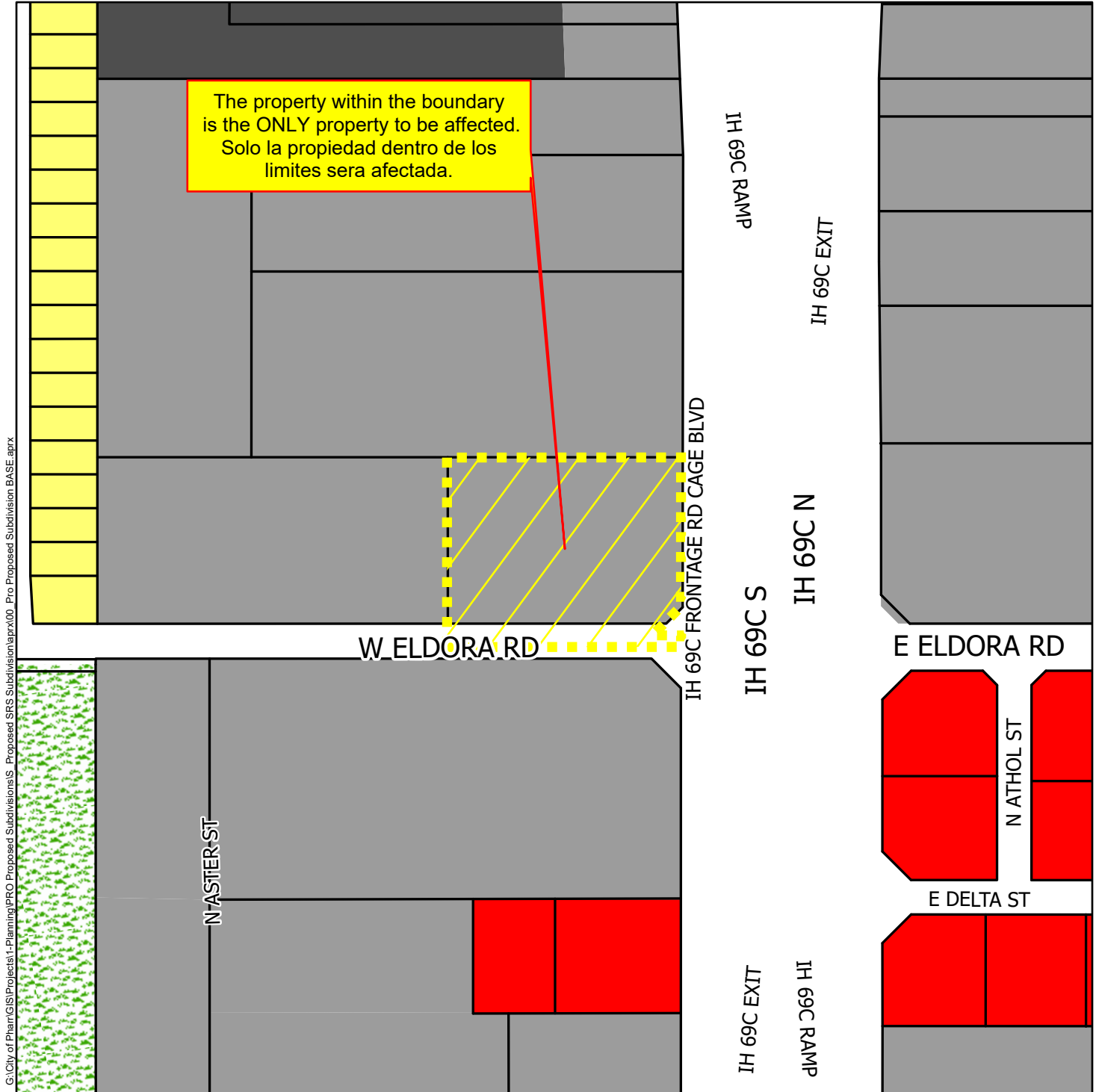
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0 125 250 500 750 1,000 Feet



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

