



**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  
THURSDAY, OCTOBER 23, 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 October 9, 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) Parmveer Lidhar, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage Facility. The property is legally described as Lots 2 and 3 of the Southwind Gardens Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property's physical address is 1804 West Ridge Road. **CUP#250913**

2) EGS & Associates LLC., d/b/a JT Tavern, 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 0.13 acres, more or less, out of Lot 1, Pattinson Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 503 West Nolana Loop. **CUP#250914**

3) Angelica Sanchez Viguera, d/b/a Angelica's Little Scholars, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation daycare. The property is legally described as being all of Lot 75, Brilla Subdivision Phase VII, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 713 West Eagle Avenue. **CUP#250915**

4) Dr. Jonathan B. Flores, City Manager on behalf of the City of Pharr, 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 General Business District (C). The property is legally described as being 2.06 acres net out of the South 165.10 ft. of the North 260.10 ft. of the West 543.20 ft. out of Lot 156, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property is physically located at 1889 North Cage Boulevard. **COZ#251019**

#### **E. PLATS:**

1) M2 Engineering, PLLC., representing Jorge A. Andrade, Manager for Blue-Man Investments, LLC, is requesting final plat approval of the proposed Blue-Man Acres Subdivision. The property is legally described as being a 17.425 acres out of Lots 6 and 7, Re-Subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 10200 Block of South Veterans Boulevard. **SUB#230204**

2) Melden & Hunt Inc., representing Deyanira I. Guerrero, Managing Member for Little Explorers Development & Learning Center, LLC., is requesting final plat approval of the proposed Little Explorers Academy Subdivision. The property is legally described as being a Re-subdivision of 2.958 acres being a 2.50 acre part or portion out of Lot 5, Block 8, A.J. McColl Subdivision and 0.458 of one acre out of Lot 1, C.D. Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2300 Block of South Jackson Road. **SUB#201030**

#### **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 956-402-4200 Ext 1201 or FAX 956-475-3442 or Email [cityclerksoffice@pharr-tx.gov](mailto: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](http://www.pharr-tx.gov). This Notice was posted on the 14<sup>th</sup> day of October 2025 at 6:00 p.m. and will remain posted continuously for at least three (3) business days 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 14<sup>th</sup> day of October 2025**



  
IMELDA PEREZ, TRMC  
CITY CLERK

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
*118 S. Cage Blvd. October 9, 2025 - 4:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 9, 2025, and following is the record of attendance.

**MEMBERS PRESENT:** Danny Wylie  
Charlie Ramirez  
Ruben Luna  
Romeo Cantu  
Mercedes Guillen  
Javier Gutierrez  
Roberto Carrillo Jr.

**MEMBERS ABSENT:** Rafael Munguia  
Andy Castro

**STAFF PRESENT:** Ricardo Rodriguez III, City Attorney  
Kimberly Mendoza, Director of Development Services  
Joe Garza, Asst. Director of Development Services  
Eddie Martinez, Planner III  
Diego Perez, Planner I  
Nancy Hernandez, Administrative Assistant  
Karina Gonazlez, 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**

There were no comments from the public.

**ITEM C. APPROVAL OF MINUTES**

**1) MINUTES FOR SEPTEMBER 18, 2025 - REGULAR CALLED MEETING**

Danny Wylie, Chairman, introduced the item.

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

**ITEM D. PUBLIC HEARING:**

- 1) **JENNIFER SMITH, REPRESENTING BROOKHAVEN EVENTS LLC., OWNER, DBA BROOKHAVEN EVENT CENTER, HAS FILED WITH PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE OF PERMIT AND LATE HOUR PERMIT TO ALLOW THE SALE OF ALCOHOL BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.33 ACRES, MORE OR LESS, OUT OF LOT 2, MATT'S CASH AND CARRY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 404 EAST INTERSTATE HIGHWAY 2, BUILDING C. CUP#250811**

Joe Garza, Assistant Director, introduced the item and stated applicant was requesting a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). He went over the property's legal description and physical address and stated the current zoning was General Business District (C). Mr. Garza stated the properties to the north, east and west where zoned Residential Multi-Family High Density District (R-MFHD). He stated the area was generally designated for a commercial in the Land Use Plan.

Joe Garza, Assistant Director, briefly stated all inspections had been conducted from all respective departments for the recommendation of approval of the Conditional Use Permit and reported, Ten (10) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on September 26, 2025, and further stated a legal notice was published in The Advance News Journal on September 24, 2025. He stated staff received no response to the letters or legal notice.

Joe Garza, Assistant Director, stated staff recommended **approval** of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site shall comply with all City Ordinances and City Department requirements.

Joe Garza, Assistant Director, reported there was representation in the audience.

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

- 2) **OSCAR R. ROMO AND PRISCILLA ROMO, DBA CIGAR SOCIETY, HAVE FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALY DESCRIBED AS BEING ALL OF LOTS 21 ,22, 23 AND 24, BLOCK 29, ORIGINAL TOWNSITE OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 116 WEST STATE AVENUE. CUP#250912**

Joe Garza, Assistant Director, introduced the item and stated the applicants were requesting a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C-2) and General Business District (C). He further stated the area was generally designated for commercial use in the Land Use Plan.

Joe Garza, Assistant Director, briefly stated all inspections had been conducted from all respective departments for the recommendation of approval of the Conditional Use Permit. Thirty (30) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on September 26, 2025, and further stated a legal notice was published in The Advance News Journal on September 24, 2024. He stated staff received no response to the letters or legal notice.

Joe Garza, Assistant Director, stated staff recommended approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C-2) subject to the applicant and site shall comply with all City Ordinances and City Department requirements.

Joe Garza, Assistant Director, reported there was representation in the audience. Mr. Ismael Morin, representing the owners, stated that the business is primarily for food and not for alcoholic beverages and that the hours of operations were not in place. He stated that Friday & Saturday would be open late. Charlie Ramirez, Board Member, asked if the business would be a bar and grill. Mr. Morin replied that they would mainly be selling food.

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

#### **ITEM E. PLATS:**

- 1) SALINAS ENGINEERING & ASSOCIATES, REPRESENTING ISMAEL RODRIGUEZ, OWNER, IS REQUESTING PERLIMINARY PLAT APPROVAL OF THE PROPOSED RODRIGUEZ FAMILY SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.25 ACRE TRACT OF LAND OUT OF THE WEST 101.18 FEET OF LOT 14, LAS MILPAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PRPOERTY IS LOCATED WITHIN THE 200 BLOCK OF WEST RUISENER AVENUE. SUB#250412**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 200 Block of West Ruisenor Avenue and stated the property was currently zoned Residential Multi-Family District (R-MF). He stated the adjacent zones were Residential Multi-Family District (R-MF) to the north, south, east 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 Rodriguez Family Subdivision subject to the listed conditions.

There being no further discussion, Board Member Charlie Ramirez **moved** to approve the request for final plat approval of the proposed Rodriguez Family Subdivision. Board Member Roberto Carrilo Jr. seconded the motion and when put to a vote, it carried unanimously.

**2) WEAVER CONSULTANTS GROUP, REPRESENTING CHRIS IIEKIS, MEMBER FOR 801 S. CAGE LLC., OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED D. PEARSON SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.738 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 1 THROUGH 8, LOTS 11 THROUGH 13, AND A STRIP OF LAND OF 20 FEET WIDE LYING EAST AND ADJACENT TO AND ALONG THE FULL LENGTH OF LOT 11, ORANGE GROVE ADDITION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 801 SOUTH CAGE BOULEVARD. SUB#250930**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description as being a 1.738 acres tract of Land, More or Less, out of Lots 1 through 8, Lots 11 through 13, and a strip of Land of 20 feet wide lying east and adjacent to and along the full length of Lot 11, Orange Grove Addition. He stated the property was currently zoned General Business District (C) to the north and west, Residential Multi-Family District (R-MF) and Single-Family Residential District (R-1) to the east and Office Professional District (O-P) and Single-Family Residential District (R-1) to the south. He stated the property was designated for commercial and single-family residential use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed D. Pearson Subdivision subject to the listed conditions.

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

**ITEM F. ANNOUNCEMENTS:**

None

**ITEM G. CLOSED SESSION:**

None

**ITEM H. RECONVENE:**

None

**ITEM I. ADJOURMENT:**

There being no further business, Board Member Ruben Luna **moved** to adjourn. Board Member Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:12 p.m.

**PLANNING & ZONING COMMISSION**

\_\_\_\_\_  
Danny Wylie, Chairman

**ATTEST:**

\_\_\_\_\_  
Andy Castro, Secretary

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

**ON THIS 9<sup>th</sup> DAY OF OCTOBER 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, **KARINA GONZALEZ, SECRETARY**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

\_\_\_\_\_  
KARINA GONZALEZ, SECRETARY

APPROVED: \_\_\_\_\_



## AGENDA MEMORANDUM

**BOARD:** PLANNING & ZONING COMMISSION

**AGENDA ITEM #:** D.1.

**DATE SUBMITTED:** October 16, 2025

**MEETING DATE:** October 23, 2025

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Parmveer Lidhar, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage Facility. The property is legally described as Lots 2 and 3 of the Southwind Gardens Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property's physical address is 1804 West Ridge Road. **CUP#250913**

**Classification:** Public Hearing

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

**Issue:** Parmveer Lidhar, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage Facility in a General Business District (C).

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends approval of the request for a Life of the Use Conditional Use Permit to allow a Self-Storage Facility in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### ROUTING:

Kimberly Mendoza  
Ricardo Rodriguez  
David Friedlein  
Kimberly Mendoza

Created/Initiated - 10/16/2025  
Approved - 10/16/2025  
Approved - 10/16/2025  
Final Approval - 10/16/2025



## MEMORANDUM

**DATE:** THURSDAY, OCTOBER 23, 2025

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** CONDITIONAL USE PERMIT FOR LIFE OF THE USE (SELF-STORAGE)  
FILE NO. **CUP#250913**

### GENERAL INFORMATION:

**APPLICANT:** Parmveer Lidhar, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage Facility in a General Business District (C).

**LEGAL DESCRIPTION:** The property is legally described as Lots 2 and 3 of the Southwind Gardens Subdivision, an addition to the City of Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 1804 West Ridge Road.

**ZONING:** The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north. Agricultural and/or Open Space District (A-O) to the east and General Business District (C) and Residential Multi-Family High Density (R-MFHD) to the west. This area is generally designated for commercial use in the Land Use Plan.

**COMMENTS:**

<b>FIRE DEPARTMENT:</b>	Pending inspection of the Conditional Use Permit.
<b>CODE COMPLIANCE:</b>	Pending inspection of the Conditional Use Permit.

**DEVELOPMENT SERVICES:**

Recommends approval of the Conditional Use Permit.

**NOTIFICATION OF PUBLIC:**

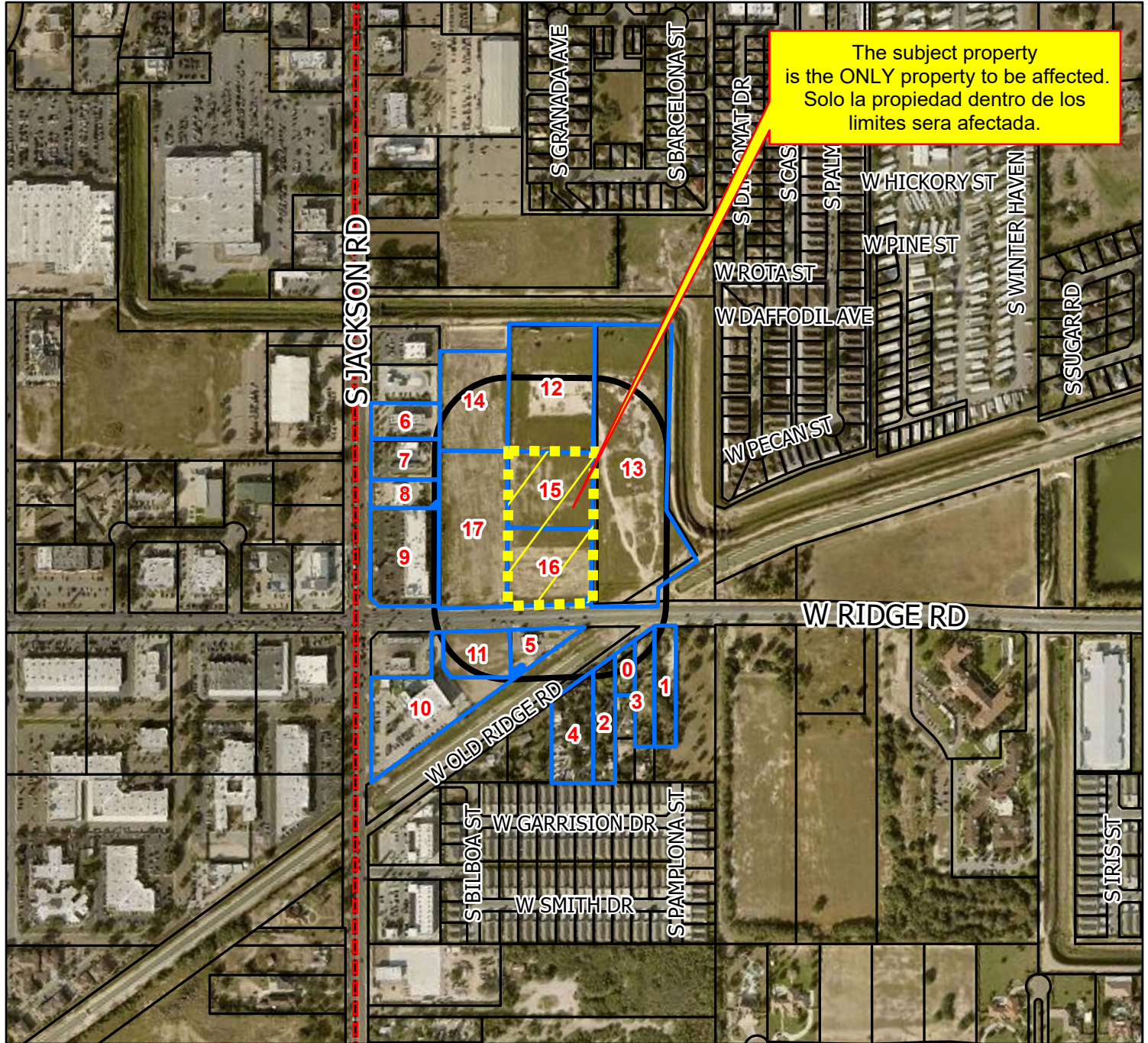
Thirteen (13) surrounding property owners were notified of the request by letter on October 10, 2025, and a legal notice was published in The Advance News Journal on October 08, 2025. Staff received no response to the letters or the legal notice.

**DEVELOPMENT SERVICES RECOMMENDATIONS:**

Development Services is recommending **approval** of the request for a Life of the Use Conditional Use Permit to allow a Self-Storage Facility in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

**NOTE:** This item is scheduled to go before the City Commission Meeting of **Monday, November 03, 2025, at 4:00 p.m.**

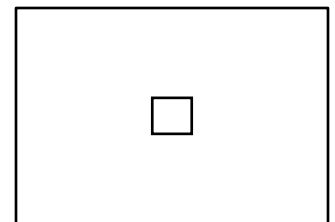
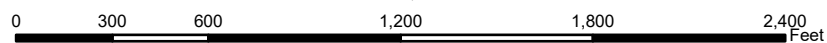
1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. No living amenities shall be installed in any unit;
3. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
4. Must be in compliance with Ordinance O-2019-23;
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.

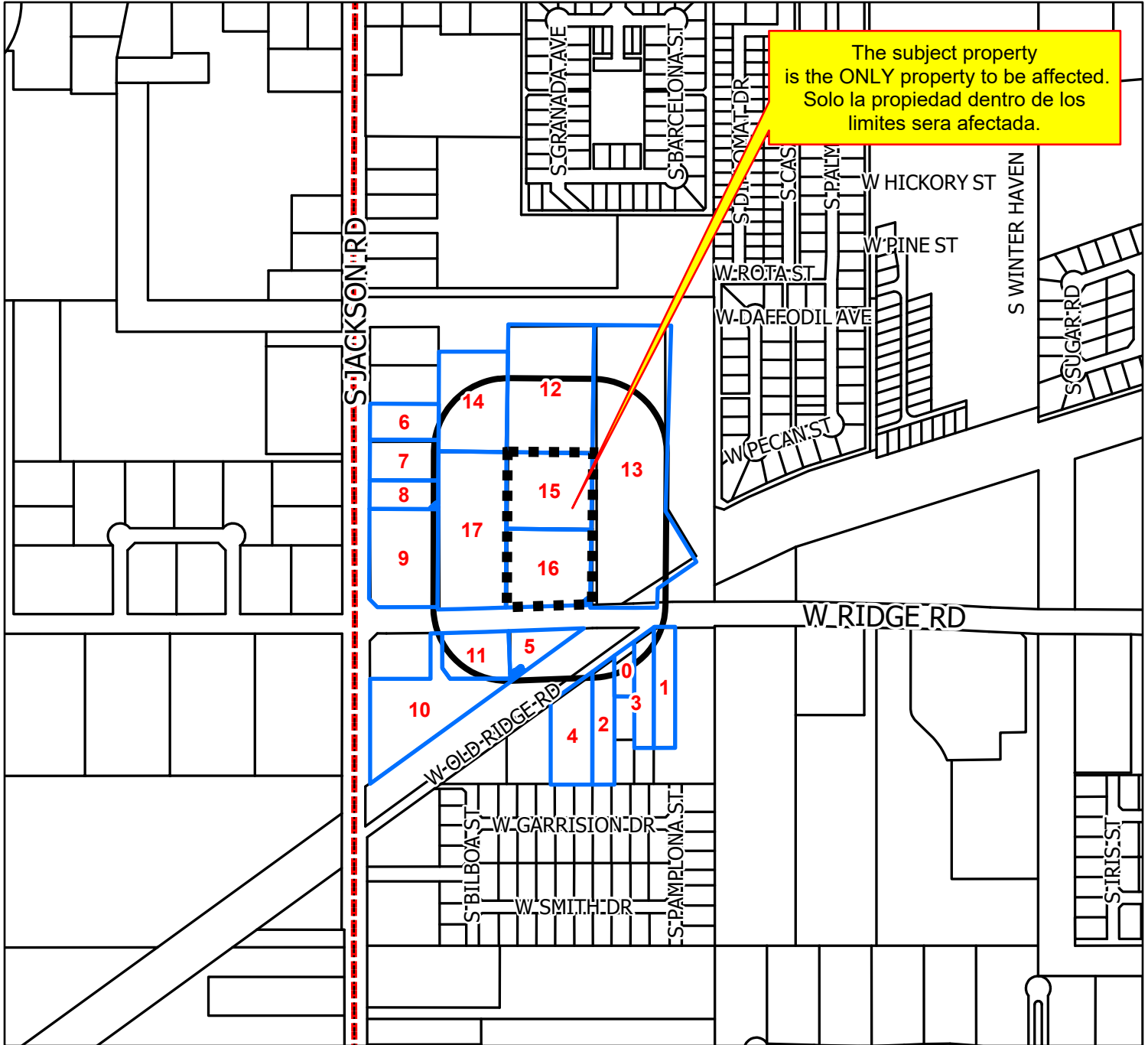


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- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location

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

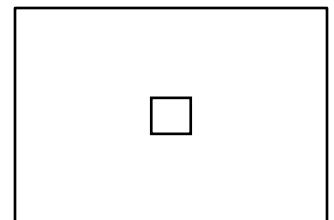
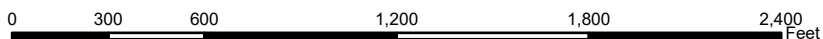




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- Pharr City Limit
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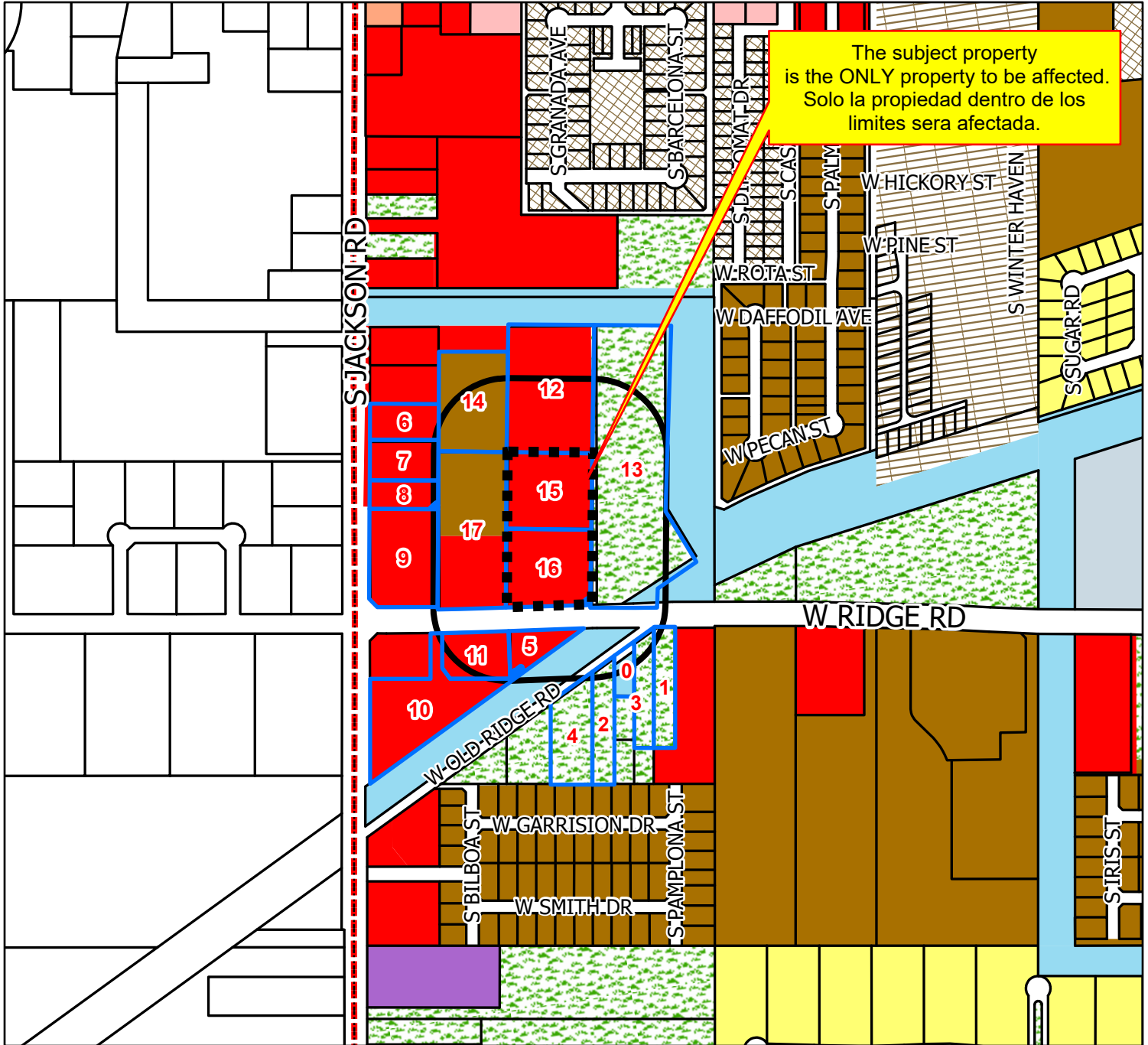
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CUP 250913 SELF  
STORAGE PARMVEER  
LIDHAR ZONING

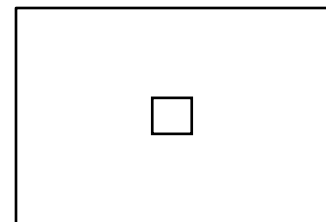


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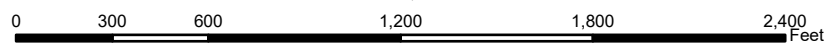
- |                                       |                   |                          |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit                      | Mobile Home       | Heavy Industrial         |
| 300 ft. Notification Buffer  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

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



City of Pharr, Texas  
Engineering Department  
956.402.4221

Scale: 1:7,191



Date: 10/1/2025

# INDEX TO DRAWINGS

**GENERAL**

G000 COVER SHEET, INDEX, & SITE PLAN  
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 G002 ACCESSIBILITY REQUIREMENTS

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 C1.1 GENERAL NOTES  
 C1.2 GENERAL NOTES  
 C1.3 GENERAL NOTES & ESTIMATED QUANTITIES  
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 C3.1 PROPOSED IMPROVEMENTS PLAN  
 C4.1 PROPOSED SANITARY SEWER PLAN & PROFILE  
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 C6.7 CITY OF PHARR STORM PAVEMENT STANDARD DETAILS  
 C6.8 CITY OF PHARR STORM PAVEMENT STANDARD DETAILS  
 C7.1 STORM WATER POLLUTION PREVENTION PLAN  
 C7.2 TEMPORARY SEDIMENT & WATER POLLUTION CONTROL MEASURES EC(1)-16  
 C7.3 TEMPORARY SEDIMENT & WATER POLLUTION CONTROL MEASURES EC(3)-16  
 C7.4 TEMPORARY SEDIMENT & WATER POLLUTION CONTROL MEASURES EC(9)-16  
 C7.5 TEMPORARY SEDIMENT & WATER POLLUTION CONTROL MEASURES EC(9)-16  
 C7.6 TEMPORARY SEDIMENT & WATER POLLUTION CONTROL MEASURES EC(9)-16  
 STANDARD CONCRETE PAVING DETAILS

**LANDSCAPE**

L1 OVERALL LANDSCAPE PLAN, ENLARGEMENT LANDSCAPE PLAN, ORDINANCE SCHEDULE, MATERIAL SCHEDULE AND DETAILS

**IR1 IRRIGATION PLAN**  
 IR2 IRRIGATION DETAILS  
 IR3 IRRIGATION SCHEDULE & NOTES

**ARCHITECTURAL**

A100 FLOOR PLAN & DOOR SCHEDULE BUILDING 1  
 A101 FLOOR PLAN BUILDING 2  
 A102 FLOOR PLAN BUILDING 3  
 A103 FLOOR PLAN STORAGE BUILDING 1  
 A140 REFLECTED CEILING PLAN & ROOF PLAN BUILDING 1  
 A141 REFLECTED CEILING PLAN & ROOF PLAN BUILDING 2  
 A142 REFLECTED CEILING PLAN & ROOF PLAN BUILDING 3  
 A143 REFLECTED CEILING PLAN STORAGE BUILDING 1  
 A144 ROOF PLAN STORAGE BUILDING 1  
 A200 EXTERIOR ELEVATION BUILDING 1  
 A201 EXTERIOR ELEVATION BUILDING 2  
 A202 EXTERIOR ELEVATION BUILDING 3  
 A203 EXTERIOR ELEVATION STORAGE BUILDING 1  
 A300 WALL SECTIONS BUILDING 1, 2, & 3  
 A301 WALL SECTIONS STORAGE BUILDING 1  
 A400 SECTION DETAILS  
 A500 PLAN DETAILS & SIDEWALK DETAILS

**STRUCTURAL**

S100 STRUCTURAL GENERAL NOTES  
 S200 BUILDING 1 FLOOR AND FOUNDATION PLAN  
 S201 BUILDING 2 FLOOR AND FOUNDATION PLAN  
 S202 BUILDING 3 FLOOR AND FOUNDATION PLAN  
 S203 STORAGE BUILDING 1 FLOOR AND FOUNDATION PARTIAL PLAN  
 S204 STORAGE BUILDING 1 FLOOR AND FOUNDATION PARTIAL PLAN  
 S300 FOUNDATION DETAILS

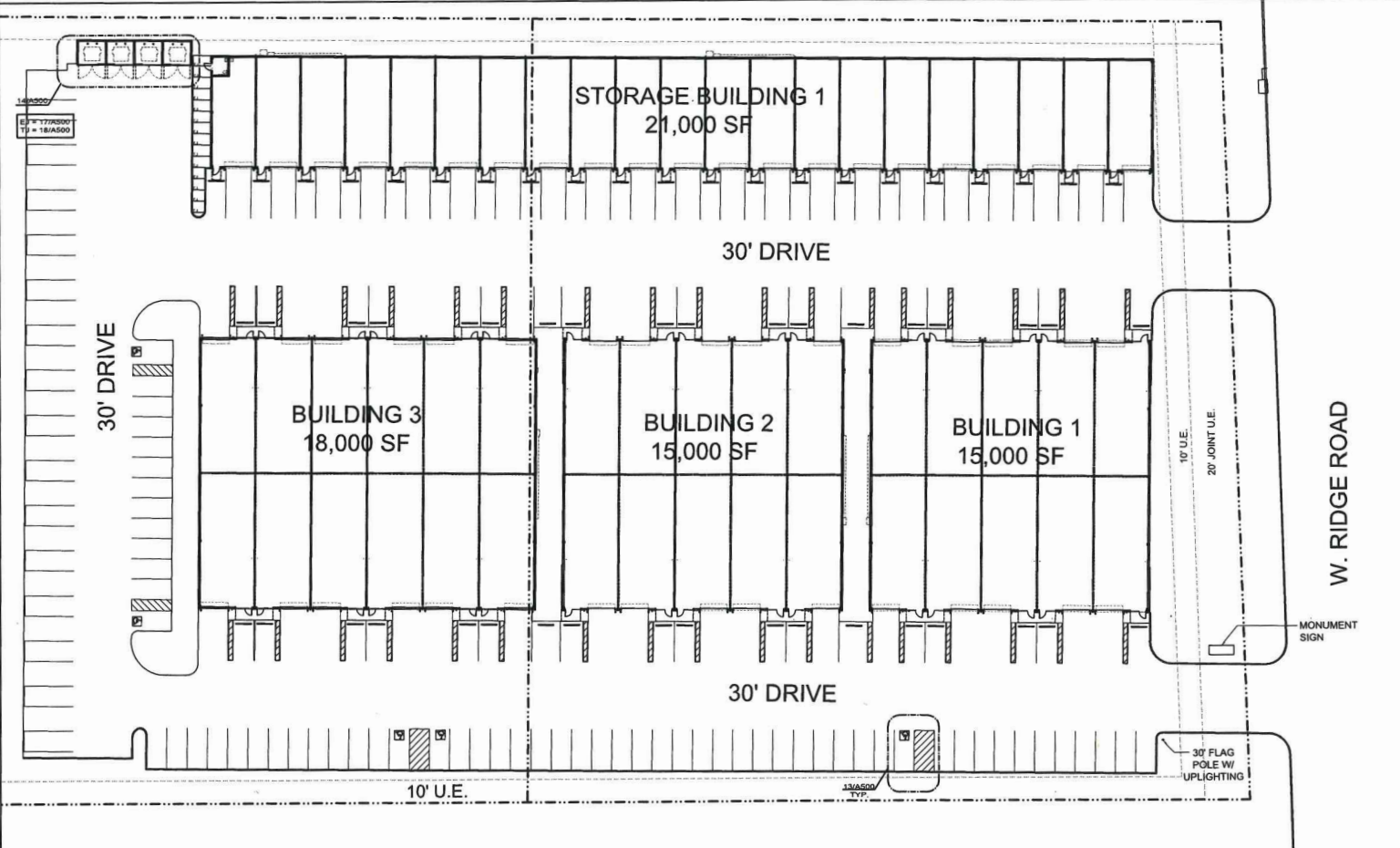
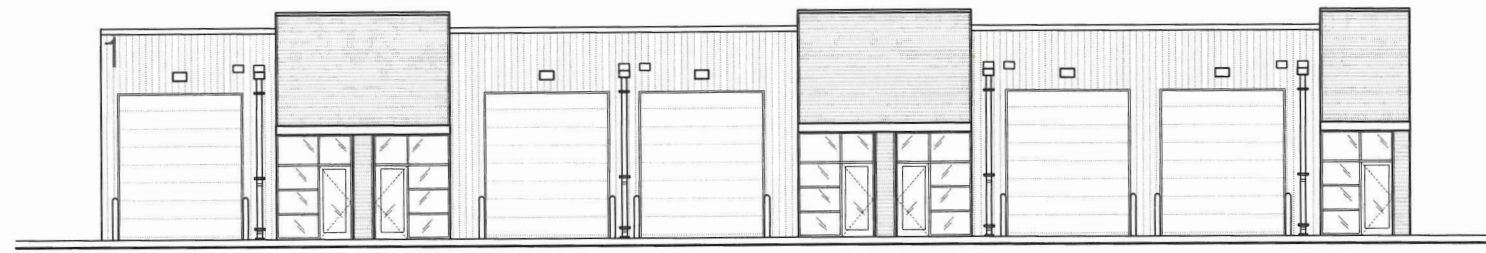
**ELECTRICAL / PLUMBING**

EP100 ELECTRICAL / PLUMBING SITE PLAN  
 E100 ELECTRICAL FLOOR PLAN BUILDING 1  
 E101 ELECTRICAL FLOOR PLAN BUILDING 2  
 E102 ELECTRICAL FLOOR PLAN BUILDING 3  
 E103 ELECTRICAL FLOOR PLAN STORAGE BUILDING 1  
 E200 ELECTRICAL SCHEDULES, NOTES, AND ONE LINE DIAGRAM BUILDING 1  
 E201 ELECTRICAL SCHEDULES, NOTES, AND ONE LINE DIAGRAM BUILDING 2  
 E202 ELECTRICAL SCHEDULES, NOTES, AND ONE LINE DIAGRAM BUILDING 3  
 E203 ELECTRICAL SCHEDULES, NOTES, AND ONE LINE DIAGRAM STORAGE BLDG 1  
 E300 STORAGE BUILDING 1 ELECTRICAL SPECIFICATIONS, NOTES, AND DETAILS  
 P100 PLUMBING FLOOR PLAN BUILDING 1  
 P101 PLUMBING FLOOR PLAN BUILDING 2  
 P102 PLUMBING FLOOR PLAN BUILDING 3  
 P103 PLUMBING FLOOR PLAN STORAGE BUILDING 1  
 P200 PLUMBING SCHEDULES, NOTES, AND LEGENDS  
 P300 PLUMBING DETAILS

# RIDGE ROAD BUSINESS PARK

## BLDG 1, 2, 3, AND STORAGE BUILDING 1

1804 W. RIDGE ROAD  
PHARR, TEXAS 78577



### ACCESSIBILITY REQUIREMENTS

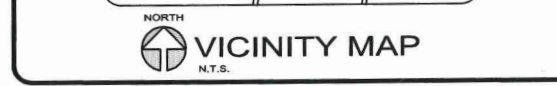
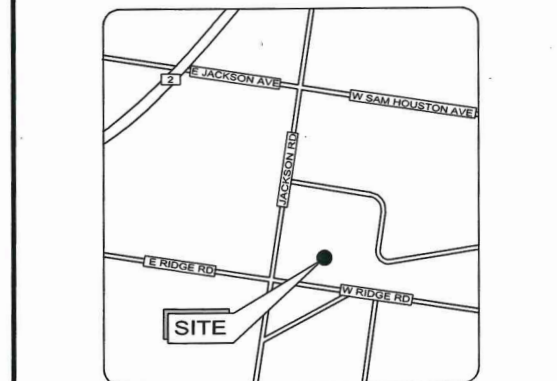
REFERENCES TO A.D.A. REQUIREMENTS IN THESE DRAWINGS MAY BE REFERENCED ON SHEET G001 AND G002 OF THESE CONSTRUCTION DOCUMENTS. THIS PARTIAL SET OF REGULATIONS IS NOT INTENDED TO REPLACE THE T&S REGULATIONS DATED MARCH 5TH, 2012.

ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE T&S REGULATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

### CONTRACTOR NOTICE

ARCHITECTURAL CAD FILES FOR USE BY GENERAL CONTRACTOR OR SUB CONTRACTOR MAY BE OBTAINED FROM CDA ARCHITECTS. THE END USER OF THE FILE(S) WILL BE REQUIRED TO SIGN A RELEASE FORM PRIOR TO THE DISTRIBUTION OF THE CAD FILE(S). SUBMIT YOUR REQUEST TO THE CDA PROJECT MANAGER FOR REVIEW.

THE ARCHITECTS CONSULTANTS CAD FILES MUST BE OBTAINED DIRECTLY FROM THE CONSULTANTS AT THE CONSULTANT'S DISCRETION.



### PROJECT INFO

**OWNER**  
 LIDHAR DEVELOPMENT  
 ATTN: PARMVEER LIDHAR  
 EMAIL: LIDHAR@LIDHARDEVELOPMENT.COM  
 PH: (956) 240-2675

**ARCHITECT**  
 CDA ARCHITECTS  
 20445 STATE HWY. 249, SUITE 200  
 HOUSTON, TEXAS 77070  
 PH: (832) 678-9232  
 FAX: (832) 678-9240  
 ATTN: STUART ALLISON, A.I.A.

**STRUCTURAL**  
 DALLY + ASSOCIATES, INC  
 9800 RICHMOND AVE., SUITE 460  
 HOUSTON, TEXAS 77042  
 PH: (713) 337-8881  
 FAX: (713) 337-8882  
 ATTN: ERASMO MORALES

**ELECTRICAL & PLUMBING**  
 SALAS O'BRIEN  
 10930 W. SAM HOUSTON PKWY., SUITE 900  
 HOUSTON, TEXAS 77064  
 PH: (281) 664-1900  
 FAX: (281) 664-1912  
 ATTN: JEREMY KAULFUS

**CIVIL**  
 RGV STRATA  
 4900 W EXPY 83 SUITE 202 MCALLEN, TX 78504  
 PH: (956) 650 6034  
 ATTN: MARK CORBITT

**LANDSCAPE ARCHITECT**  
 HEFFNER DESIGN TEAM  
 4100 N 22ND STREET  
 MCALLEN, TX 78504  
 PH: (956) 212 3385  
 ATTN: ANDREW HEFFNER

### BUILDING CODE ANALYSIS

<p>• SUMMARY OF THE PROJECT                  NEW GROUND-UP CONSTRUCTION OF A SHELL BUILDING LOCATED AT:                  1804 W. RIDGE ROAD                  PHARR, TX 78577</p>																								
<p>• BUILDING DEPARTMENT CONTACT                  CITY OF PHARR                  118 S. CADE BLVD.                  PHARR, TX 77577                  PHONE: 936-465-4900</p>																								
<p>• APPLICABLE BUILDING CODES</p> <table border="1"> <thead> <tr> <th>BUILDING</th> <th>2018 INTERNATIONAL BUILDING CODE</th> <th>LOCAL AMENDMENTS</th> </tr> </thead> <tbody> <tr> <td>FIRE</td> <td>2018 INTERNATIONAL FIRE CODE</td> <td>LOCAL AMENDMENTS</td> </tr> <tr> <td>PLUMBING</td> <td>2018 INTERNATIONAL PLUMBING CODE</td> <td>LOCAL AMENDMENTS</td> </tr> <tr> <td>MECHANICAL</td> <td>2018 INTERNATIONAL MECHANICAL CODE</td> <td>LOCAL AMENDMENTS</td> </tr> <tr> <td>ELECTRICAL</td> <td>STATE OF TEXAS ADOPTED 2017 NFPA 70</td> <td>LOCAL AMENDMENTS</td> </tr> <tr> <td>ACCESSIBILITY</td> <td>TEXAS ACCESSIBILITY STANDARDS</td> <td>A.D.A. / T.A.S.</td> </tr> <tr> <td>ENERGY</td> <td>2018 INTERNATIONAL ENERGY CODE / ASHRAE 90.1 2012</td> <td>LOCAL AMENDMENTS</td> </tr> </tbody> </table>				BUILDING	2018 INTERNATIONAL BUILDING CODE	LOCAL AMENDMENTS	FIRE	2018 INTERNATIONAL FIRE CODE	LOCAL AMENDMENTS	PLUMBING	2018 INTERNATIONAL PLUMBING CODE	LOCAL AMENDMENTS	MECHANICAL	2018 INTERNATIONAL MECHANICAL CODE	LOCAL AMENDMENTS	ELECTRICAL	STATE OF TEXAS ADOPTED 2017 NFPA 70	LOCAL AMENDMENTS	ACCESSIBILITY	TEXAS ACCESSIBILITY STANDARDS	A.D.A. / T.A.S.	ENERGY	2018 INTERNATIONAL ENERGY CODE / ASHRAE 90.1 2012	LOCAL AMENDMENTS
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<p>• CONSTRUCTION TYPE TYPE I-B UNSPRINKLED</p>																								
<p>• GROSS BUILDING AREA: 69,000 S.F.</p>																								
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<p>• EXIT CAPACITY</p> <p>EXIT CAPACITY REQUIRED: 120 ÷ 0.2 INCHES PER PERSON = 24' (REQUIRED)                  CALCULATED EXIT CAPACITY PROVIDED (PER EXIT): (120' ÷ 432' PROVIDED)</p>																								
<p>• MINIMUM NUMBER OF EXITS</p> <p>MINIMUM NUMBER OF EXITS REQUIRED = 1                  NUMBER OF EXITS PROVIDED = 12                  DISTANCE APART IS 1/2 OF THE LENGTH OF THE MAX. OVERALL DIAGONAL DIM. OF THE BUILDING</p>																								
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<p>• EXIT CAPACITY</p> <p>EXIT CAPACITY REQUIRED: 42 ÷ 0.2 INCHES PER PERSON = 9' (REQUIRED)                  CALCULATED EXIT CAPACITY PROVIDED (PER EXIT): (100' ÷ 756' PROVIDED)</p>																								
<p>• MINIMUM NUMBER OF EXITS</p> <p>MINIMUM NUMBER OF EXITS REQUIRED = 2                  NUMBER OF EXITS PROVIDED = 21                  DISTANCE APART IS 1/2 OF THE LENGTH OF THE MAX. OVERALL DIAGONAL DIM. OF THE BUILDING</p>																								

01 OVERALL SITE PLAN  
N.T.S.

11/14/2024	11/14/2024	09/13/2024
OWNER REVIEW	ISSUE FOR BID	ISSUE FOR BIDDING



**CDA Architects**  
 Architects  
 20445 State Hwy 249, Suite 200  
 Houston, Texas 77070  
 832/678-9232 Fax: 832/678-9240



COVER SHEET, INDEX, & SITE PLAN  
 RIDGE RD. BUSINESS PARK  
 1804 W. RIDGE ROAD  
 PHARR TEXAS 78577  
 G000



**Pharr**  
Development Services



**Site Photo**  
**1804 West Ridge Road**





## AGENDA MEMORANDUM

**BOARD:** PLANNING & ZONING COMMISSION

**AGENDA ITEM #:** D.2.

**DATE SUBMITTED:** October 16, 2025

**MEETING DATE:** October 23, 2025

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** EGS & Associates LLC., d/b/a JT Tavern, 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 0.13 acres, more or less, out of Lot 1, Pattinson Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 503 West Nolana Loop. **CUP#250914**

**Classification:** Public Hearing

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

**Issue:** EGS & Associates LLC., d/b/a JT Tavern, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for one year to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The Conditional Use Permit is for the main building only and not for the food trucks.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends approval of the Conditional Use Permit for one year to allow the sale of alcoholic beverages for on-premise consumption in General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

---

### ROUTING:

Kimberly Mendoza  
Ricardo Rodriguez  
David Friedlein  
Kimberly Mendoza

Created/Initiated - 10/16/2025  
Approved - 10/16/2025  
Approved - 10/16/2025  
Final Approval - 10/16/2025



## MEMORANDUM

---

**DATE:** THURSDAY, OCTOBER 23, 2025  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** CONDITIONAL USE PERMIT FOR ABC  
FILE NO. **CUP#250914** (JT TAVERN)

---

### GENERAL INFORMATION:

**APPLICANT:** EGS & Associates LLC., d/b/a JT Tavern, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for one year to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The Conditional Use Permit is for the main building only and not for the food trucks.

**LEGAL DESCRIPTION:** The property is legally described as being 0.13 acres, more or less, out of Lot 1, Pattinson Subdivision, an addition to the City of Pharr, Hidalgo County, Texas.

**LOCATION:** The property is physically located at 503 West Nolana Loop.

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

**COMMENTS:**

<b>POLICE CHIEF:</b>	Recommends approval of the Conditional Use Permit.
<b>FIRE DEPARTMENT:</b>	Recommends approval of the Conditional Use Permit.

**CODE COMPLIANCE:** Pending inspection of the Conditional Use Permit.

**HEALTH:** Pending inspection of the Conditional Use Permit.

**DEVELOPMENT SERVICES:** Recommends approval of the Conditional Use Permit.

**NOTIFICATION OF PUBLIC:** Four (4) surrounding property owners were notified of the request by letter on October 10, 2025, and a legal notice was published in the Advance News Journal on October 08, 2025. Staff received no response to the letters of the legal notice.

**DEVELOPMENT SERVICES RECOMMENDATIONS:** Development Services is recommending approval of the Conditional Use Permit for one year to allow the sale of alcoholic beverages for on-premise consumption in General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

**NOTE:** This item is scheduled to go before the City Commission Meeting of **Monday, November 03, 2025, at 4:00 p.m.**

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

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

intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:

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

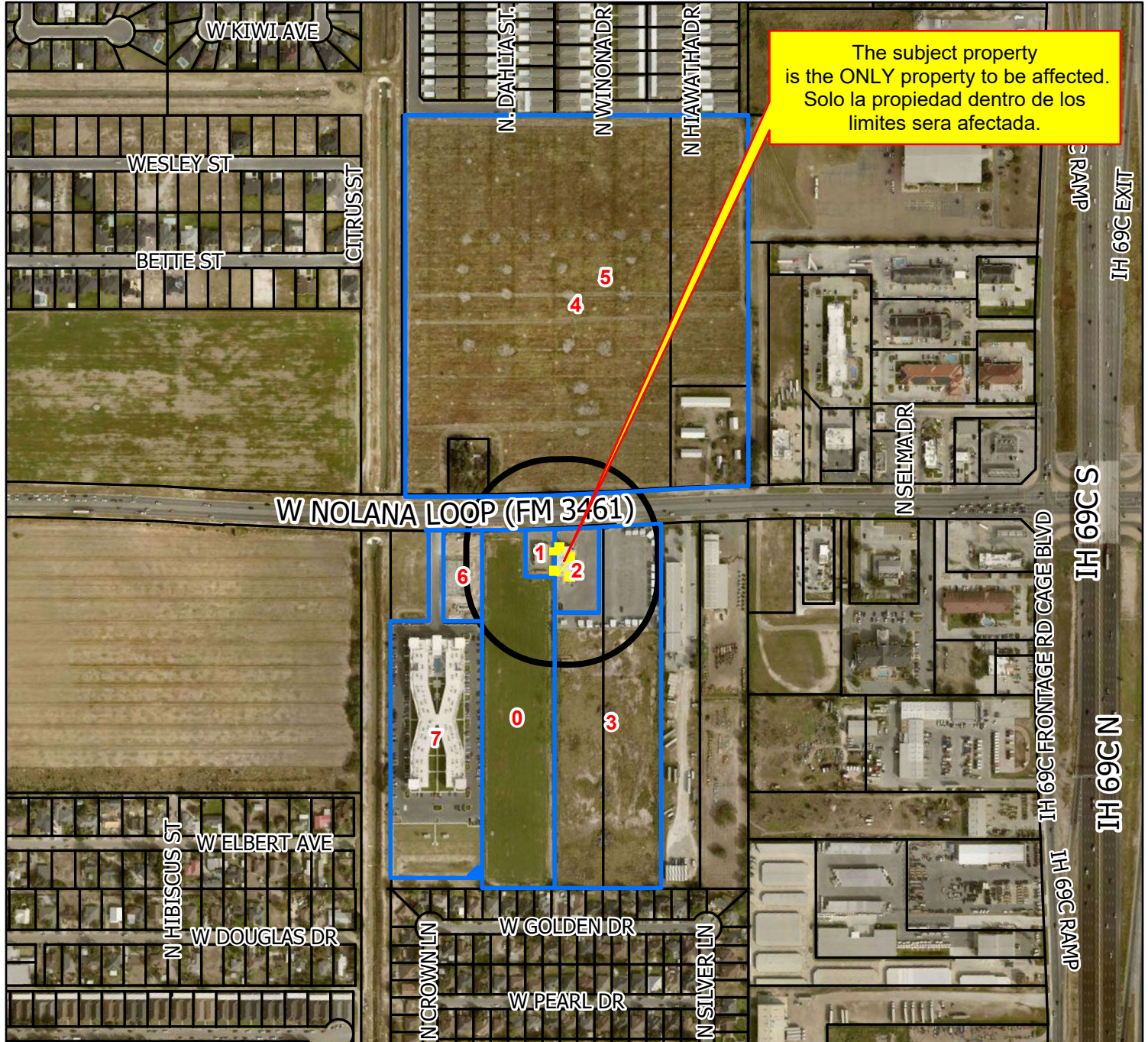
9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.

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

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

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

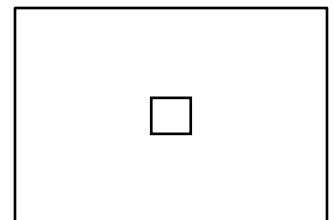
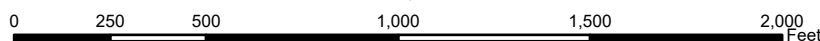
13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr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



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\00\_BASE CUP - Copy - Copy\aprx\00\_BASE Project File.aprx

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

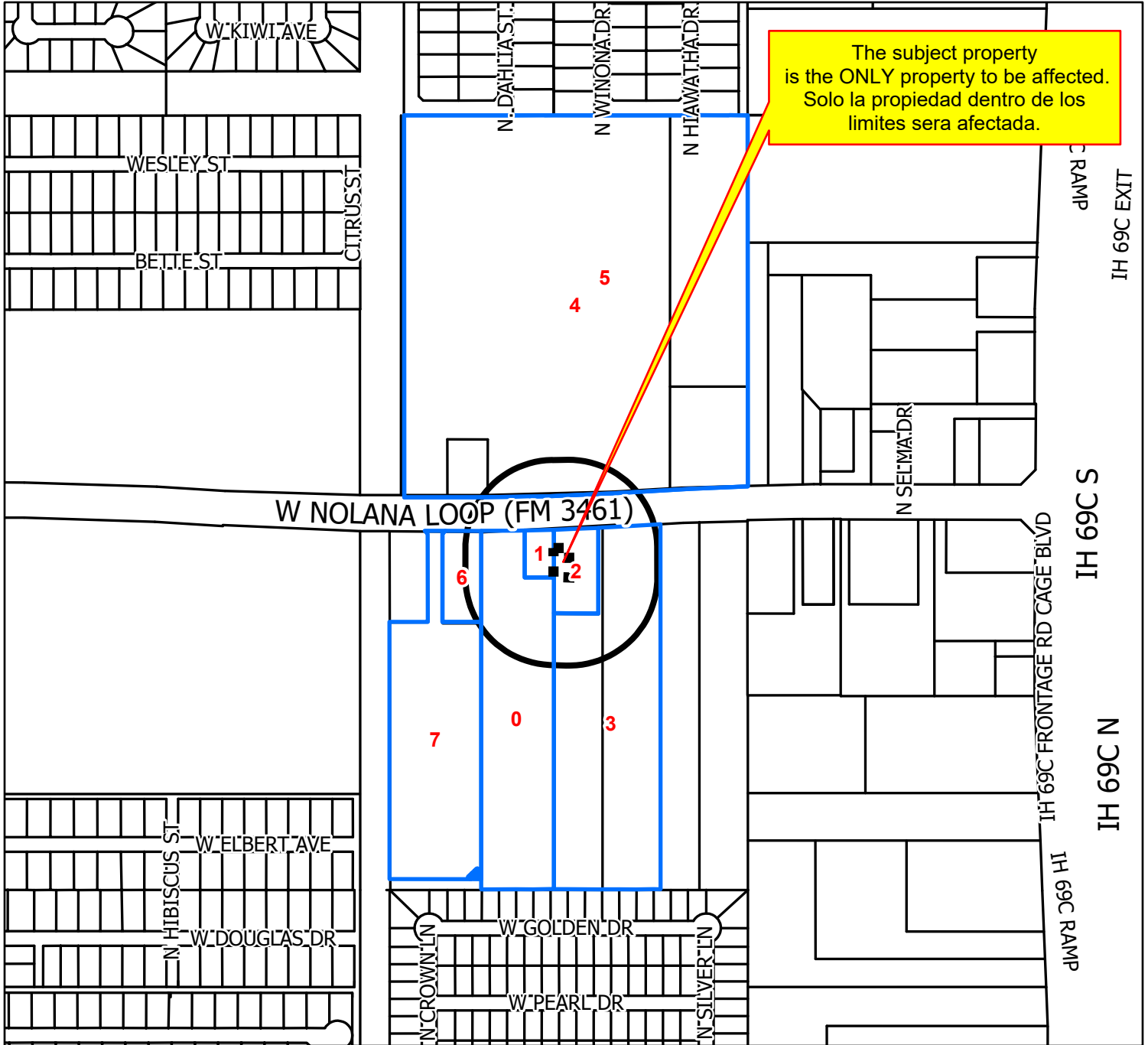
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Conditional Use Permit  
 503 W Nolana Loop \Juan Olivares  
 JT Tavern  
 RADIUS

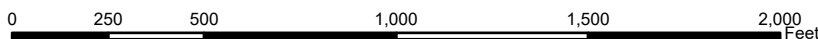
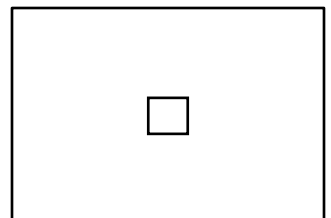


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- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location

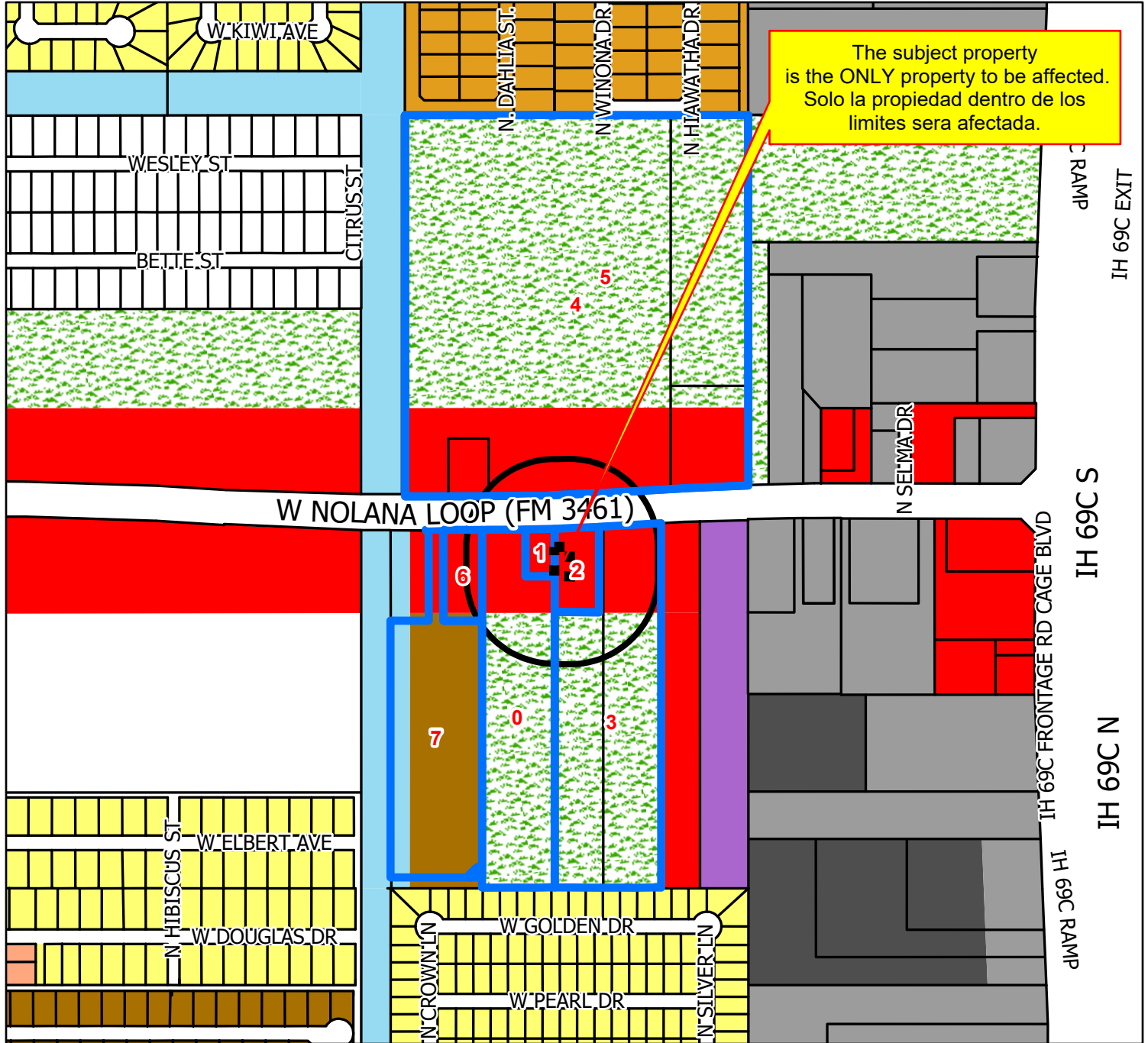
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Conditional Use Permit  
 503 W Nolana Loop/Juan Olivares  
 JT Tavern  
 ZONING

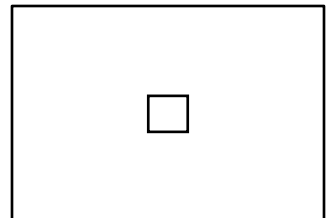


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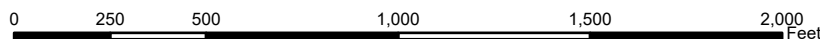
- |                                       |                   |                          |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit                      | Mobile Home       | Heavy Industrial         |
| 300 ft. Notification Buffer  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

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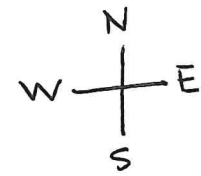
City of Pharr, Texas  
 Engineering Department  
 956.402.4221

Scale: 1:6,000



Date: 10/1/2025

# Site plan



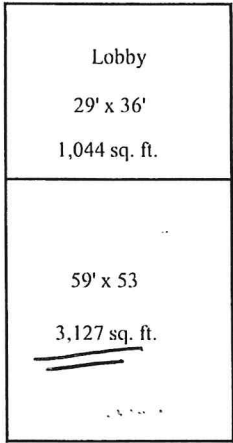
Entrance

Entrance

Building Has A Total Of  
Four (4) Restrooms,  
(2) Men, (2) Women

North

**503 W.  
Nolana Loop  
Pharr, Tx  
78577**



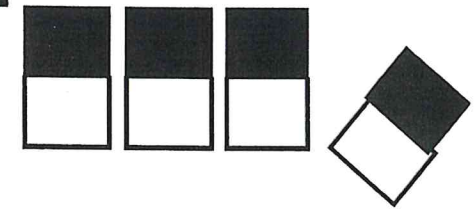
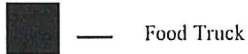
4,171 total sq. ft.

Lobby: 1,044 sq. ft.  
Market: 3,127 sq. ft.  
Food Truck Dining: 5,355 sq. ft.  
Total: 9,526 sq. ft.

15' x 17"  
255' Sq. Ft.  
Each Canopy

Each Food Truck  
Dining 255' Sq. Ft.

5,355 total sq. ft.

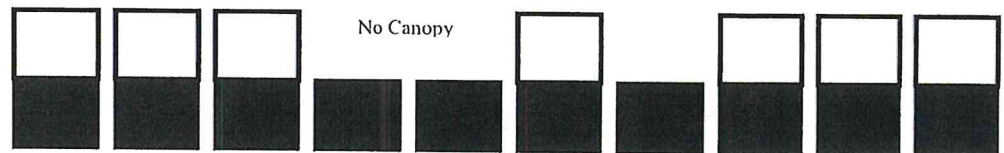


No Canopy

No Canopy



No Canopy





**Pharr**  
Development Services



**Site Photo**  
503 West Nolana Loop





## AGENDA MEMORANDUM

**BOARD:** PLANNING & ZONING COMMISSION

**AGENDA ITEM #:** D.3.

**DATE SUBMITTED:** October 16, 2025

**MEETING DATE:** October 23, 2025

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Angelica Sanchez Viguera, d/b/a Angelica's Little Scholars, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation daycare. The property is legally described as being all of Lot 75, Brilla Subdivision Phase VII, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 713 West Eagle Avenue. **CUP#250915**

**Classification:** Public Hearing

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

**Issue:** Angelica Sanchez Viguera, d/b/a Angelica's Little Scholars, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for one year to allow a home occupation daycare in a Single-Family Residential District (R-1). The proposed days and hours of operation are from 7:00am to 4:00pm Monday through Friday only.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends approval of the Conditional Use Permit for one year to allow a home occupation daycare in a Single-Family Residential District (R-1) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

---

### ROUTING:

Kimberly Mendoza  
Ricardo Rodriguez  
David Friedlein  
Kimberly Mendoza

Created/Initiated - 10/16/2025  
Approved - 10/16/2025  
Approved - 10/16/2025  
Final Approval - 10/16/2025



## MEMORANDUM

---

**DATE:** THURSDAY, OCTOBER 23, 2025  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** CONDITIONAL USE PERMIT FOR HOME OCCUPATION DAYCARE  
FILE NO. **CUP#250915** (ANGELICA'S LITTLE SCHOLARS)

---

### GENERAL INFORMATION:

**APPLICANT:** Angelica Sanchez Viguera, d/b/a Angelica's Little Scholars, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for one year to allow a home occupation daycare in a Single-Family Residential District (R-1). The proposed days and hours of operation are from 7:00 am to 4:00 pm Monday through Friday only.

**LEGAL DESCRIPTION:** The property is legally described as being all of Lot 75, Brilla Subdivision Phase VII, an addition to the City of Pharr, Hidalgo County, Texas.

**LOCATION:** The property is physically located at 713 West Eagle Avenue.

**ZONING:** The property and properties to the north, east, south, and west are currently zoned Single-Family Residential District (R-1). The area is generally designated for residential in the Land Use Plan.

### COMMENTS:

**FIRE DEPARTMENT:** Recommends approval of the Conditional Use Permit.

**BUILDING DEPARTMENT:** Pending reinspection of the Conditional Use Permit.

**DEVELOPMENT SERVICES:** Shall comply with all conditions and requirements of the Conditional Use Permit as noted.

**NOTIFICATION OF PUBLIC:** Sixty-six (66) surrounding property owners were notified of the request by letter on October 10, 2025, and a legal notice was published in the Advance News Journal on October 08, 2025. Staff received no response to the letter or legal notice.

**DEVELOPMENT SERVICES RECOMMENDATIONS:** Development Services is recommending approval of the Conditional Use Permit for one year to allow a home occupation daycare in a Single-Family Residential District (R-1) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

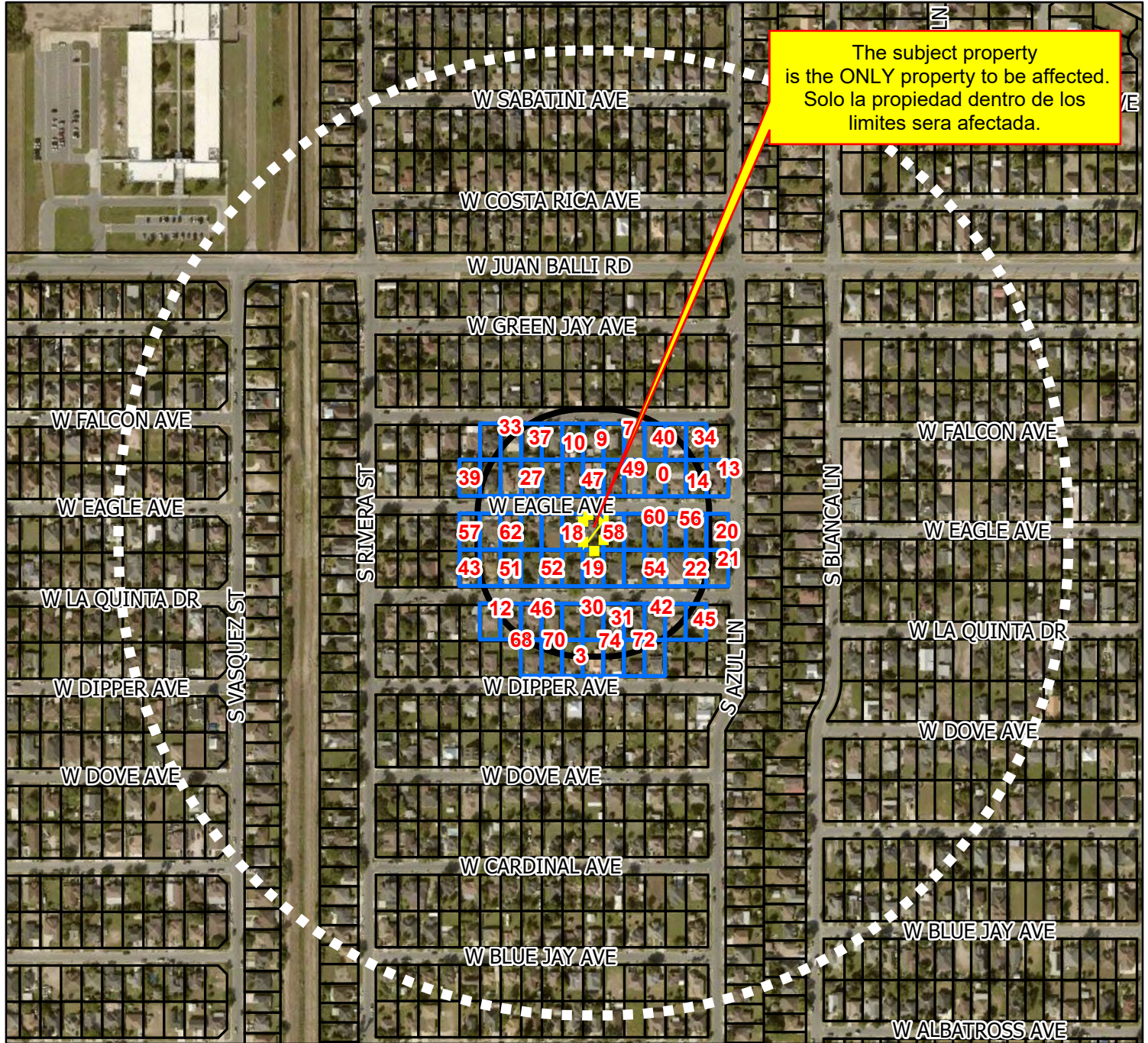
1. The applicant shall comply with all City of Pharr Ordinance requirements; any violation of City Ordinance will terminate this Conditional Use Permit;
2. Applicant shall conform to all Texas Department of Protective and Regulatory Service requirements;
3. The area used in conducting the home occupation will be clearly secondary to the home use;
4. The applicant must reside at the location of the permit.
5. A paved area adjacent to the street for pickup and delivery of children off the street shall be provided.
6. Fenced areas for outside play yards shall be provided.
7. A non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her title or occupation may be permitted when attached flush to the main building;
8. There shall be no more than one (1) additional unrelated employee other than immediate members of the family residing on the premises;
9. There shall be at least 30 square feet of indoor activity space, measured wall-to-wall on the inside, for each child in the center, not including restrooms and kitchens;
10. There shall be 80 square feet of outdoor play space for each child using the outdoor area at one time;
11. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
12. All outdoor play areas regularly used by children must be accessible by a safe route and enclosed by a building or fence at least 4 feet high with at least two exits.

- An entrance to the house may count as one exit, but one exit must be away from the house. Staff must be able to open exits immediately in an emergency;
13. Restrooms must be inside and located and equipped so that children can use them independently and staff can supervise as needed;
  14. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
  15. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal thirty (30) days before its expiration date;
  16. Garages, carports or accessory buildings, shall not be used for home occupation other than for the storage of an automobile;
  17. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
  18. There shall be no entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the home occupation thereon;
  19. A home occupation that serves as a daycare, group home, registered home, or the like, shall be incidental to the use of a dwelling unit for residential purposes. No more than 360 square feet of indoor floor area of the dwelling may be used in connection with a home occupation or for storage purposes. Floor area of a dwelling shall include the floor area of all heated and ventilated and thereby habitable rooms and areas within the dwelling;
  20. No more than one (1) home occupation shall be permitted within any single dwelling;
  21. The Conditional Use Permit shall limit the number of children to a maximum of 12 at one time; any violation of this condition will terminate this Conditional Use Permit;
  22. All doors must open towards the outside;
  23. The kitchen cannot be used as the primary entry/exit for the home occupation;
  24. Applicant shall be in full compliance with all conditions as set forth by all City Departments; and
  25. The following shall be considered as grounds for the revocation of a home occupation Conditional Use Permit:
    - Any change in use or change in extent of use, area or location of the dwelling being used.
    - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
    - Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31<sup>st</sup> day.

Conditional Use Permits for home occupations that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.



AERIAL

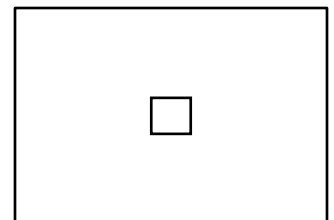
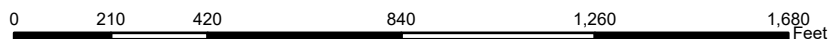


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Quarter Mile Radius

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

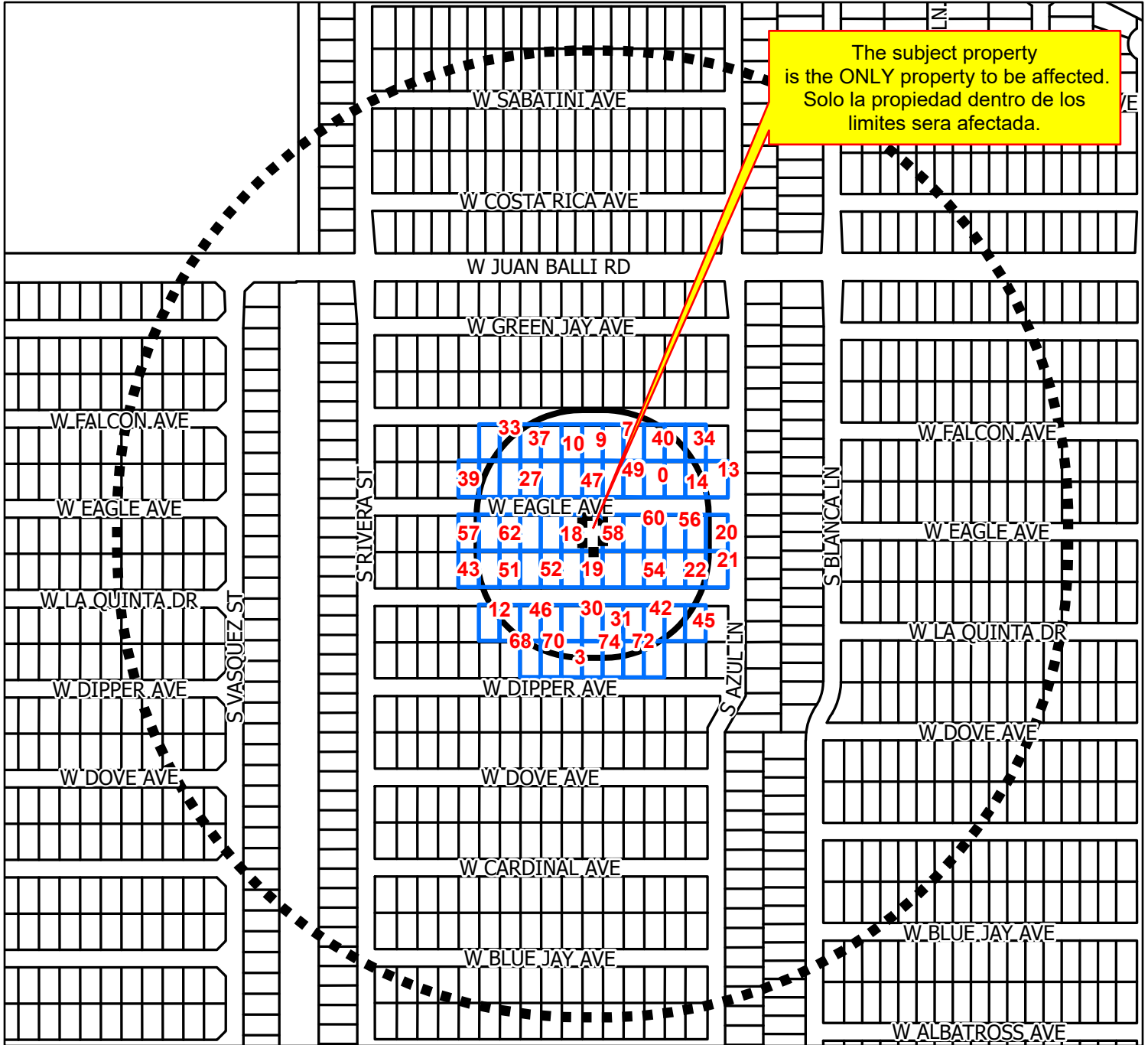
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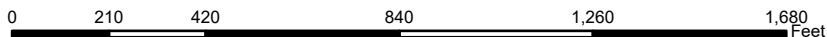
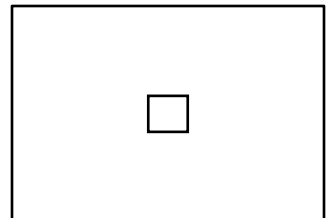
RADIUS

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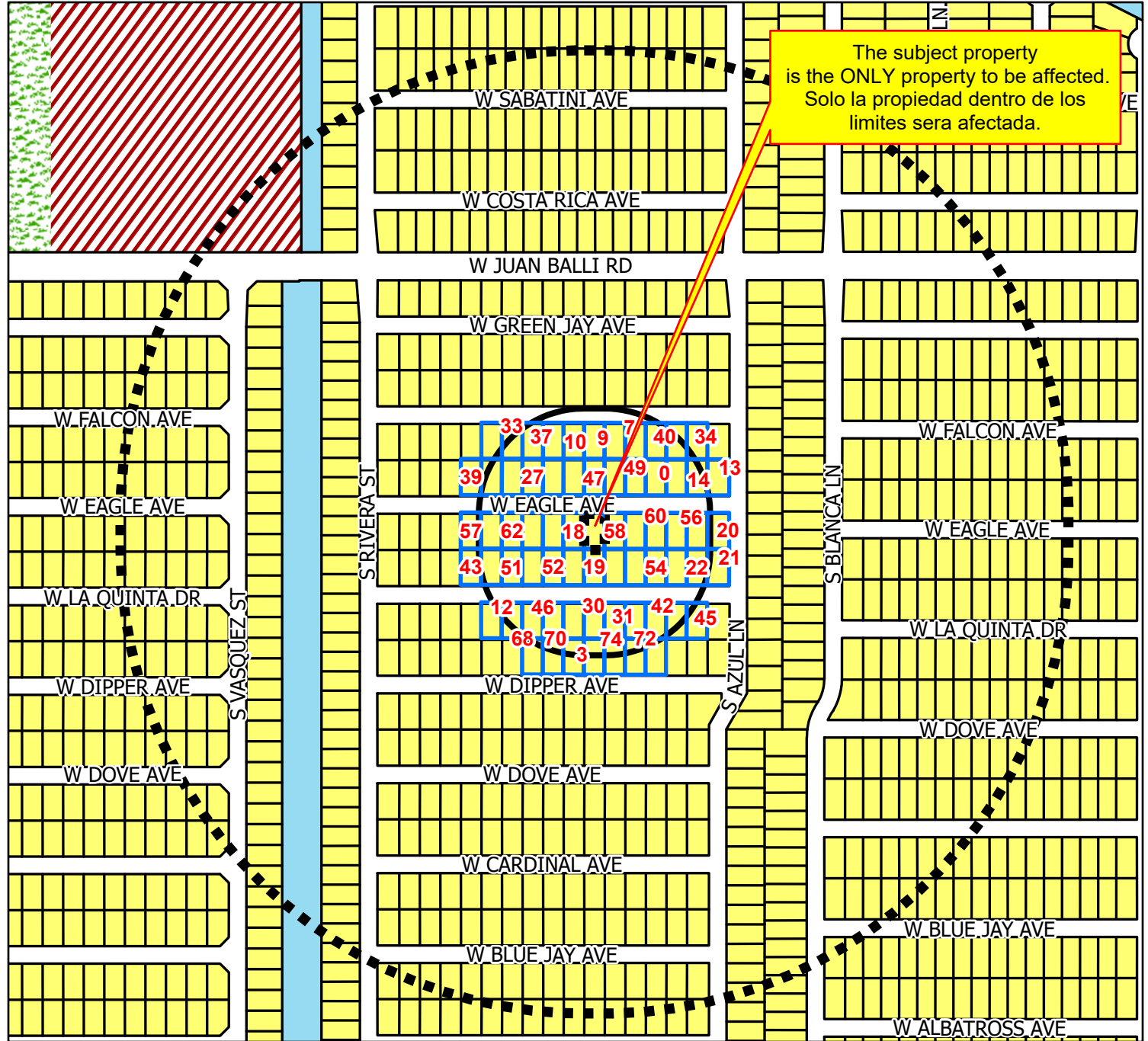
- Quarter Mile Radius
- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location

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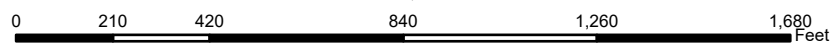
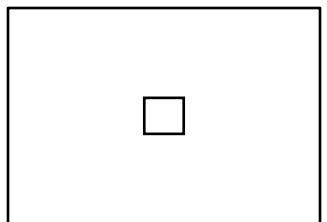
ZONING



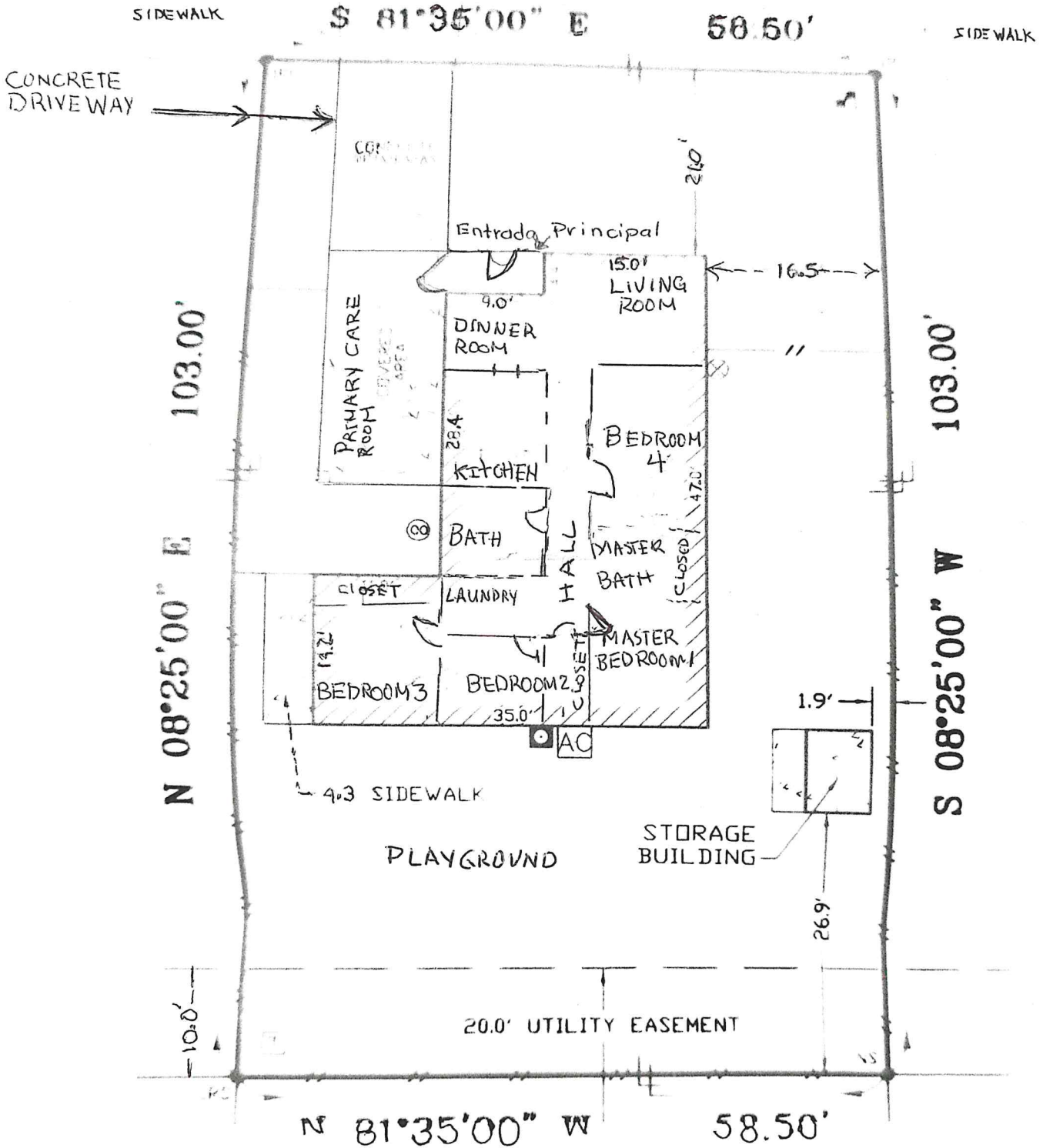
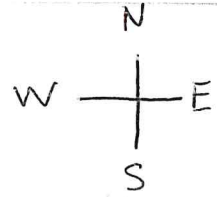
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- |                             |                                       |                          |
|-----------------------------|---------------------------------------|--------------------------|
| Quarter Mile Radius         | Residential Multi-Family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

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EAGLE AVE.  
(50.0' ROW - 30.1' B-B)



Site Plan



**Pharr**  
Development Services



**Site Photo**  
**713 West Eagle Avenue**





## AGENDA MEMORANDUM

**BOARD:** PLANNING & ZONING COMMISSION

**AGENDA ITEM #:** D.4.

**DATE SUBMITTED:** October 16, 2025

**MEETING DATE:** October 23, 2025

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Dr. Jonathan B. Flores, City Manager on behalf of the City of Pharr, 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 General Business District (C). The property is legally described as being 2.06 acres net out of the South 165.10 ft. of the North 260.10 ft. of the West 543.20 ft. out of Lot 156, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property is physically located at 1889 North Cage Boulevard. **COZ#251019**

**Classification:** Public Hearing

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

**Issue:** Dr. Jonathan B. Flores, City Manager on behalf of City of Pharr, 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 General Business District (C) in order to construct an events center.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements, complies with the Future Land Use Plan, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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**ROUTING:**

Kimberly Mendoza  
Ricardo Rodriguez  
David Friedlein  
Kimberly Mendoza

Created/Initiated - 10/16/2025  
Approved - 10/16/2025  
Approved - 10/16/2025  
Final Approval - 10/16/2025



# Pharr

Development Services



## MEMORANDUM

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**DATE:** THURSDAY, OCTOBER 23, 2025

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being 2.06 acres net out of the South 165.10 ft. of the North 260.10 ft. of the West 543.20 ft. out of Lot 156, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property is physically located at 1889 North Cage Boulevard. COZ#251019

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

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

## **DESCRIPTION OF PROPERTY:**

Dr. Jonathan B. Flores, City Manager on behalf of City of Pharr, 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 General Business District (C) in order to construct an events center.

The subject site is located south of West Ferguson Avenue and west of North Cage Boulevard and has a physical address of 1889 North Cage Boulevard. The property is legally described as being 2.06 acres net out of the South 165.10 ft. of the North 260.10 ft. of the West 543.20 ft. out of Lot 156, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas.

The subject site is located south of West Ferguson Avenue, which runs east and west with a posted speed limit of 40-55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on May 6, 2008, upon comprehensive zoning in 1982. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on April 5, 1983. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on February 1, 2016. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and traffic from such use should not pass-through residential areas, except on arterials or major collectors.

Eleven (11) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 10, 2025, and a legal notice was published in the Advance News Journal on October 08, 2025. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the rezoning from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

**NOTE:** This item will go before the City Commission Meeting of **November 03, 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**

**Dr. Jonathan B. Flores, City Manager on behalf of City of Pharr**  
 APPLICANT

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

**1889 N Cage Boulevard**  
 ADDRESS

**General Business District (C)**  
 PROPOSED ZONE

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

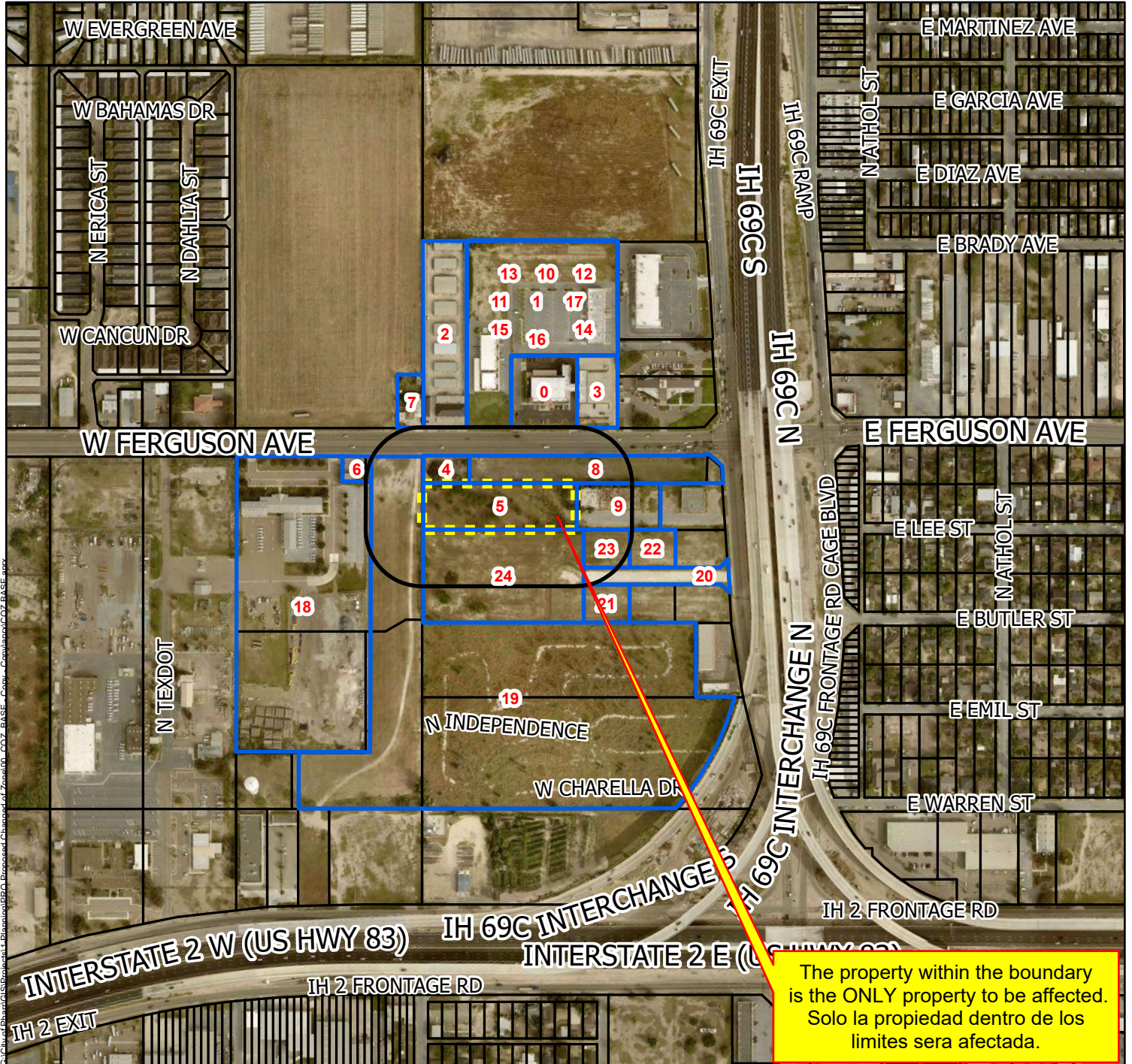
STAFF RECOMMENDATIONS: **Approval**

**Development Services is recommending approval of the request to rezone from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements, complies with the future Land Use Plan, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.**

**Joanna Villarreal, Planner I**  
 PREPARED BY

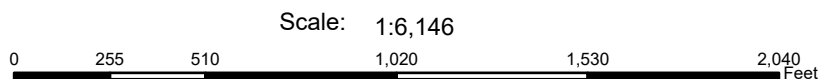
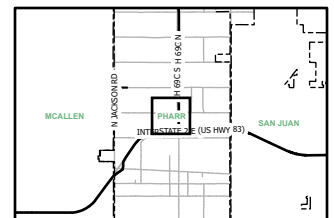
**October 8, 2025**  
 DATE

COZ 251019  
 2.06 AC NET OUT OF THE SOUTH 165.10 OF THE NORTH  
 260.10 OF THE WEST 543.20 FEET OUT OF LOT 156  
 JONATHAN FLORES  
 AERIAL

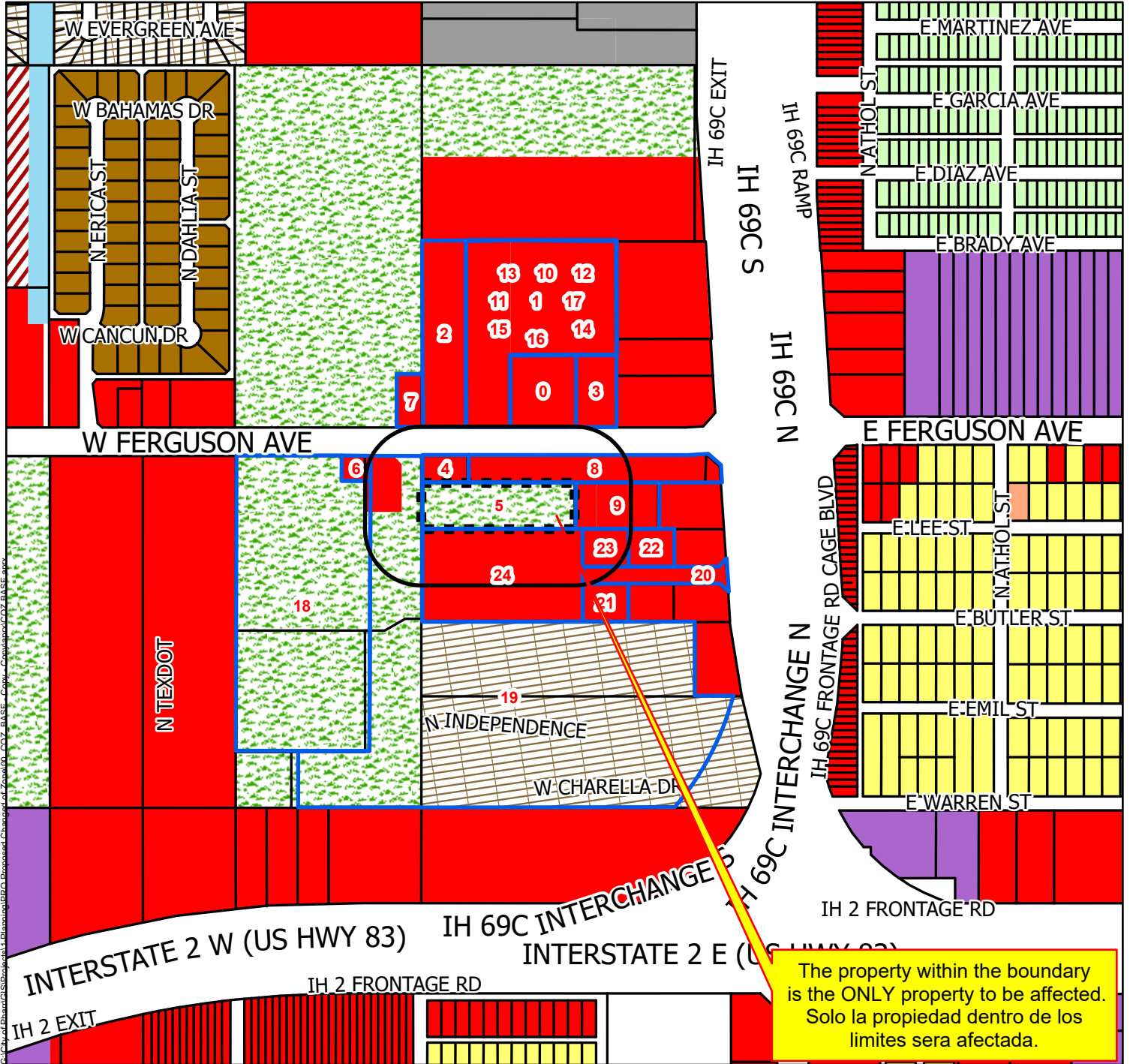


- 200ft\_Buffer
- Notify
- Location
- Pharr City Limit

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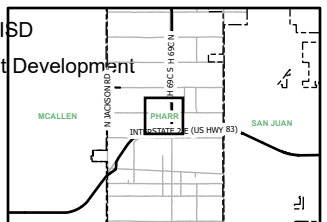
COZ 251019  
 2.06 AC NET OUT OF THE SOUTH 165.10 OF THE NORTH  
 260.10 OF THE WEST 543.20 FEET OUT OF LOT 156  
 JONATHAN FLORES  
 ZONING



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

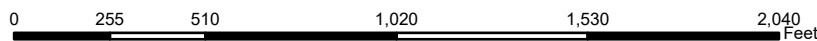
- |                         |                                       |                   |                          |
|-------------------------|---------------------------------------|-------------------|--------------------------|
| 200ft Buffer            | Single Family                         | Rail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

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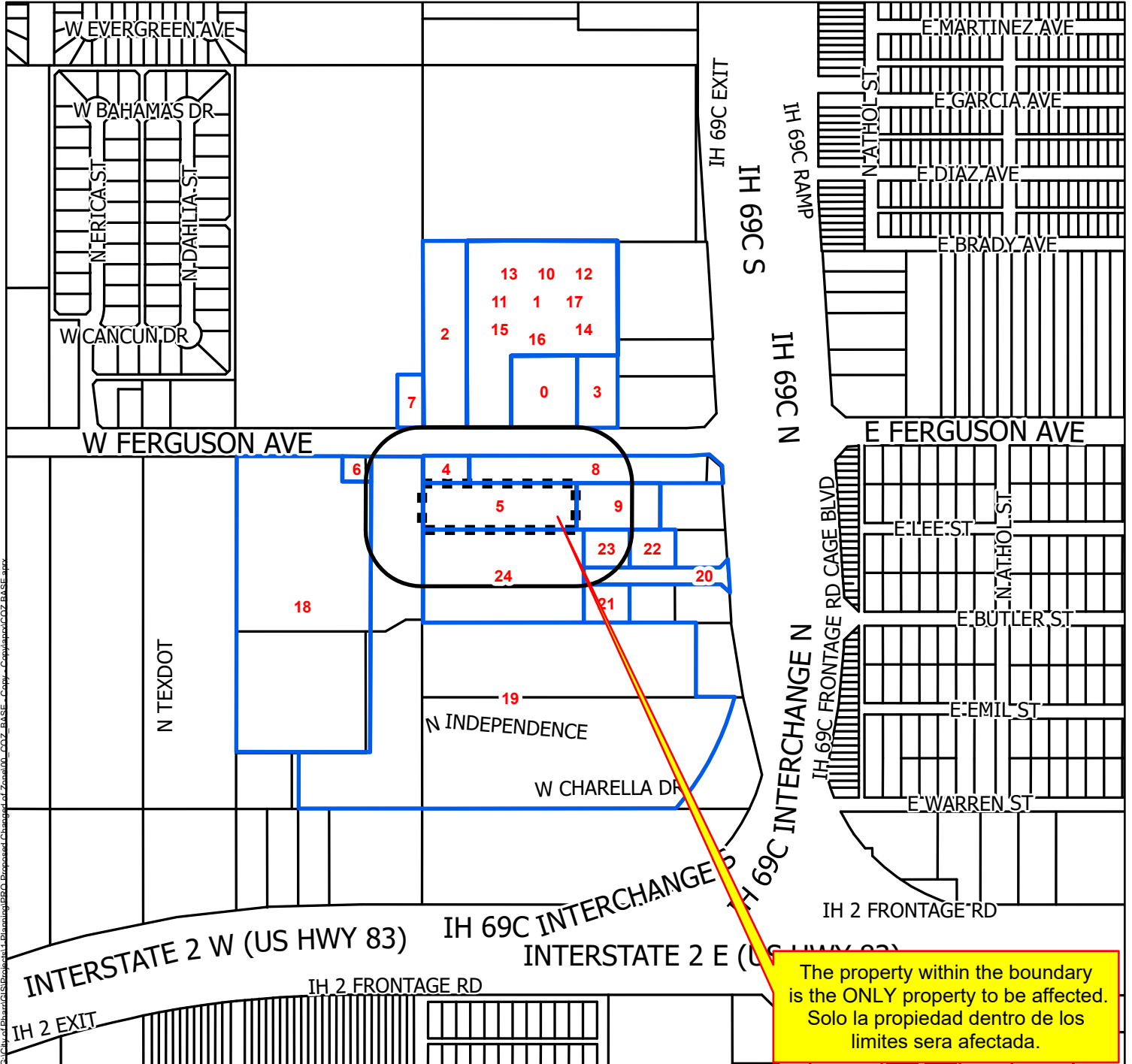
City of Pharr, Texas  
 Engineering Department  
 956.402.4242

Scale: 1:6,146



Date: 10/8/2025

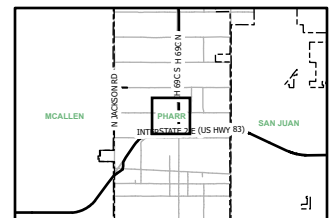
COZ 251019  
 2.06 AC NET OUT OF THE SOUTH 165.10 OF THE NORTH  
 260.10 OF THE WEST 543.20 FEET OUT OF LOT 156  
 JONATHAN FLORES  
 RADIUS



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

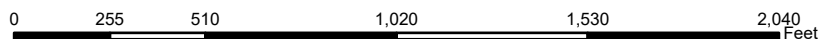
- 200ft\_Buffer
- Notify
- Location
- Pharr City Limit

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



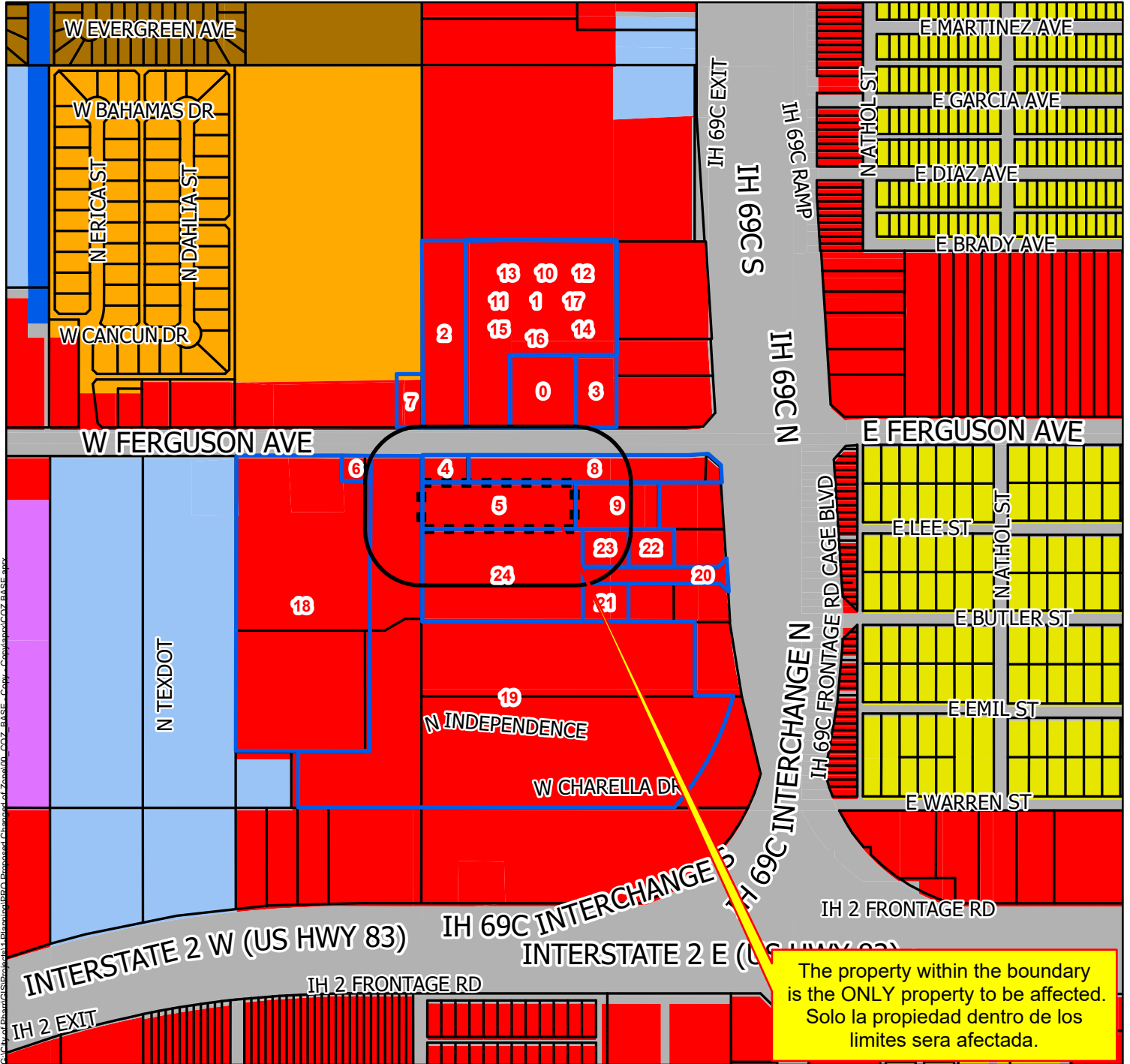
City of Pharr, Texas  
 Engineering Department  
 956.402.4242

Scale: 1:6,146



Date: 10/8/2025

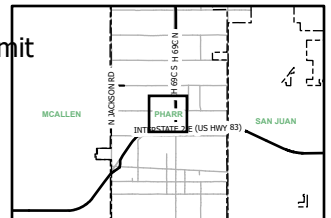
COZ 251019  
 2.06 AC NET OUT OF THE SOUTH 165.10 OF THE NORTH  
 260.10 OF THE WEST 543.20 FEET OUT OF LOT 156  
 JONATHAN FLORES  
 FTLU



The property within the boundary is the ONLY property to be affected.  
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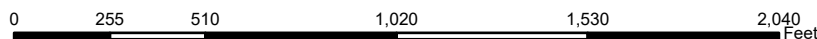
- |              |                        |                    |                    |
|--------------|------------------------|--------------------|--------------------|
| 200ft_Buffer | <b>Future Land Use</b> | Single Family Res. | Public/Semi Public |
| Notify       | <b>FUTURELAND</b>      | Multi-Family Res.  | ROW                |
| Irrigation   | Manufactured Homes     | Parks              | Location           |
| Agriculture  | Industrial             | Commercial         | Pharr City Limit   |

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



City of Pharr, Texas  
 Engineering Department  
 956.402.4242

Scale: 1:6,146



Date: 10/8/2025



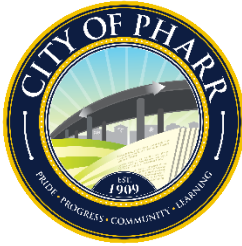
**Pharr**  
Development Services



## Site Photo

1889 North Cage Boulevard





## AGENDA MEMORANDUM

**BOARD:** PLANNING & ZONING COMMISSION

**AGENDA ITEM #:** E.1.

**DATE SUBMITTED:** October 15, 2025

**MEETING DATE:** October 23, 2025

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** M2 Engineering, PLLC., representing Jorge A. Andrade, Manager for Blue-Man Investments, LLC., is requesting final plat approval of the proposed Blue-Man Acres Subdivision. The property is legally described as being 17.425 acres out of Lots 6 and 7, Re-Subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 10200 Block of South Veterans Boulevard.  
**SUB#230204**

**Classification:** Public Hearing

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

**Issue:** M2 Engineering, PLLC., representing Jorge A. Andrade, Manager for Blue-Man Investments, LLC., is requesting final plat approval of the proposed Blue-Man Acres Subdivision.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends final plat approval of the proposed Blue-Man Acres Subdivision subject to the listed conditions.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### ROUTING:

Kimberly Mendoza  
Ricardo Rodriguez  
David Friedlein  
Kimberly Mendoza

Created/Initiated - 10/15/2025  
Approved - 10/16/2025  
Approved - 10/16/2025  
Final Approval - 10/16/2025



## MEMORANDUM

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**DATE:** THURSDAY, OCTOBER 23, 2025  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** DEVELOPMENT SERVICES  
**SUBJECT:** BLUE-MAN ACRES SUBDIVISION  
FILE NO. **SUB#230204**

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### GENERAL INFORMATION:

**APPLICANT:** M2 Engineering, PLLC., representing Jorge A. Andrade, Manager for Blue-Man Investments, LLC, is requesting final plat approval of the proposed Blue-Man Acres Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being 17.425 acres out of Lots 6 and 7, Re-Subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located within the 10200 Block of South Veterans Blvd.

**ZONING:** The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Agricultural Open Space District (A-O) to the north and City limits to the east and south and Single Family Residential District (R-1) 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:** Truck Business.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Development Services recommends final plat approval of the proposed Blue-Man Acres Subdivision subject to the following conditions set before you.

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

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

**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 November 03, 2025 at 4:00 p.m.



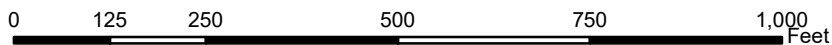


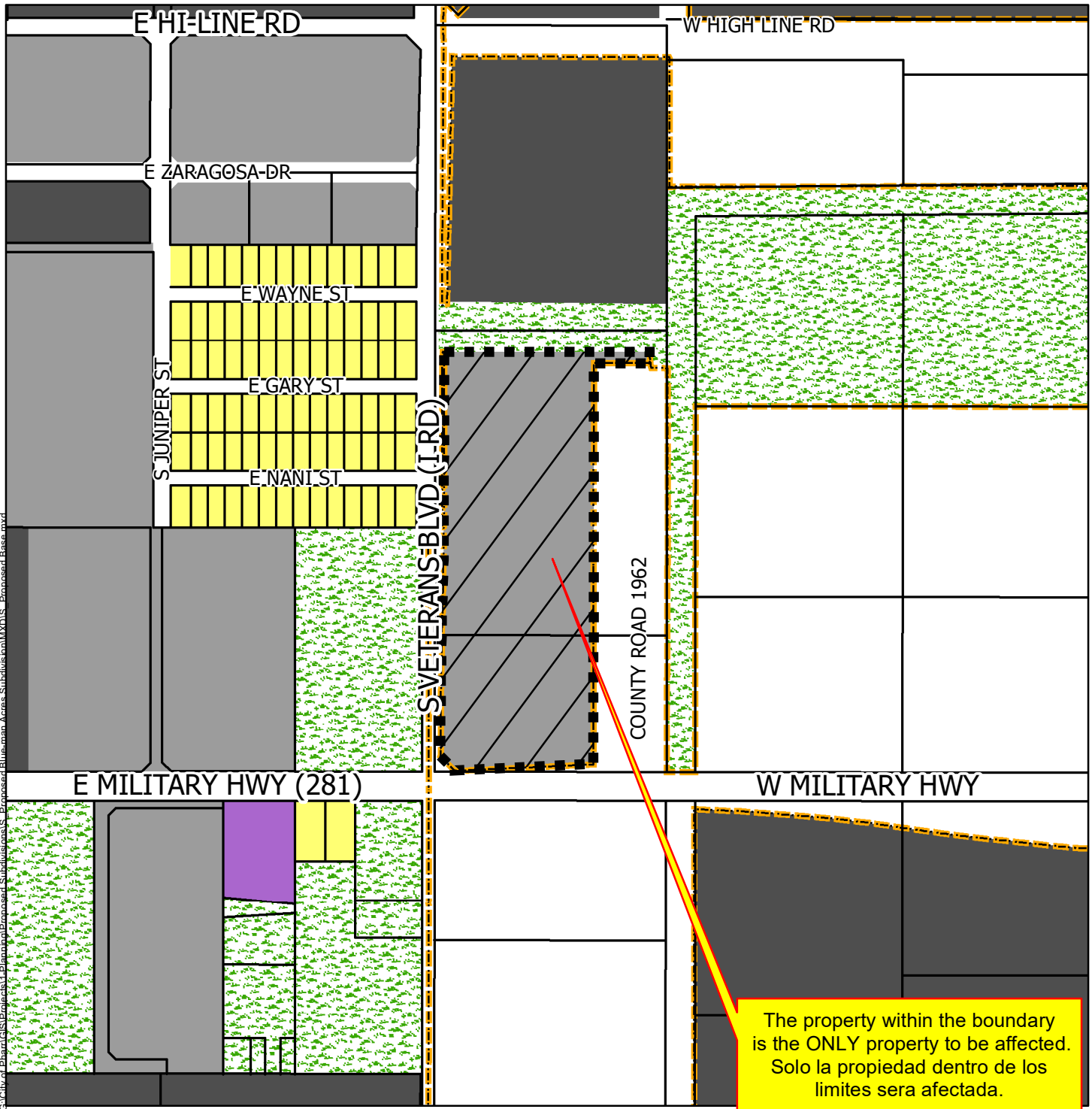
The property within the boundary is the ONLY property to be affected.  
 Solo la propiedad dentro de los limites sera afectada.

G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Proposed Blue-man Acres Subdivision\MXDS - Proposed Base.mxd

- |                                       |                   |                         |                          |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 City Limit         |
|                                       |                   |                         | Pharr ETJ                |

Scale: 1 inch = 250 feet

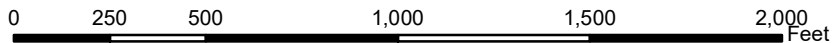




The property within the boundary is the ONLY property to be affected.  
 Solo la propiedad dentro de los limites sera afectada.

- |                                       |                   |                         |                          |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 City Limit         |
|                                       |                   |                         | Pharr ETJ                |

Scale: 1 inch = 500 feet





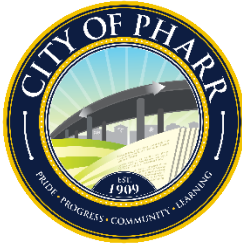
**Pharr**  
Development Services



## Site Photo

10200 Blk. of South Veterans Blvd.





## AGENDA MEMORANDUM

**BOARD:** PLANNING & ZONING COMMISSION

**AGENDA ITEM #:** E.2.

**DATE SUBMITTED:** October 16, 2025

**MEETING DATE:** October 23, 2025

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Melden & Hunt Inc., representing Deyanira I. Guerrero, Managing Member for Little Explorers Development & Learning Center, LLC., is requesting final plat approval of the proposed Little Explorers Academy Subdivision. The property is legally described as being a Re-subdivision of 2.958 acres being a 2.50 acre part or portion out of Lot 5, Block 8, A.J. McColl Subdivision and 0.458 of one acre out of Lot 1, C.D. Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2300 Block of South Jackson Road. **SUB#201030**

**Classification:** Regular

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

**Issue:** Melden & Hunt Inc., representing Deyanira I. Guerrero, Managing Member for Little Explorers Development & Learning Center, LLC., is requesting final plat approval of the proposed Little Explorers Academy Subdivision.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends final plat approval of the proposed Little Explorers Academy Subdivision subject to the listed conditions.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### ROUTING:

Kimberly Mendoza  
Ricardo Rodriguez  
David Friedlein  
Kimberly Mendoza

Created/Initiated - 10/16/2025  
Approved - 10/16/2025  
Approved - 10/16/2025  
Final Approval - 10/16/2025



## MEMORANDUM

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**DATE:** THURSDAY, OCTOBER 23, 2025

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** LITTLE EXPLORERS ACADEMY SUBDIVISION  
FILE NO. **SUB#201030**

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### GENERAL INFORMATION:

**APPLICANT:** Melden & Hunt Inc., representing Deyanira I. Guerrero, Managing manager for Little Explorers Development & Learning Center, LLC., is requesting final plat approval of the proposed Little Explorers Academy Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a Re-subdivision of 2.958 acres being a 2.50 acres part or portion out of Lot 5, Block 8, A.J. McColl Subdivision and 0.458 of one acre out of Lot 1, C.D. Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located within the 2300 Block of South Jackson Road.

**ZONING:** The property is currently zoned General Business District (C). The adjacent zones are Residential Multi-Family High Density District (R-MFHD) to the north, Single Family Residential District (R-1) and Agricultural Open Space District (A-O) to the east, Residential Town house District (R-TH) to the south and City limits to the west. The property is designated for commercial and multi-family residential use in the Land Use Plan.

**PROPERTY PROPOSED USE:** Day Care.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Development Services recommends final plat approval of the proposed Little Explorers Academy 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 November 03, 2025 at 4:00 p.m.**

# SUBDIVISION MAP OF LITTLE EXPLORERS ACADEMY

A RE-SUBDIVISION OF 2.958 ACRES BEING A 2.50 ACRES PART OR PORTION OUT OF  
LOT 5, BLOCK 8, A.J. McCOLL SUBDIVISION AND  
0.458 OF ONE ACRE OUT OF  
LOT 1, C.D. SUBDIVISION,  
CITY OF PHARR, HIDALGO COUNTY, TEXAS

### METES AND BOUNDS DESCRIPTION:

BEING A RE-SUBDIVISION OF A TRACT OF LAND CONTAINING 2.958 ACRES SITUATED IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, BEING A 2.50-ACRE PART OR PORTION OUT OF LOT 5, BLOCK 8, A.J. McCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 988, HIDALGO COUNTY DEED RECORDS, AND 0.458 OF ONE ACRE OUT OF LOT 1, C.D. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 195A, HIDALGO COUNTY MAP RECORDS, WHICH SAID 2.958-ACRE TRACT WAS CONVEYED TO LITTLE EXPLORERS DEVELOPMENT & LEARNING CENTER LLC, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 2809336, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.958 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 8;
- THENCE, S 09° 31' 50" W ALONG THE WEST LINE OF SAID LOT 5, BLOCK 8 AND WITHIN THE EXISTING RIGHT-OF-WAY OF S. JACKSON ROAD (F.M. 2061), A DISTANCE OF 331.43 FEET TO A NAIL SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.
- THENCE, S 81° 28' 10" E AT A DISTANCE OF 35.00 FEET PASS A No. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF S. JACKSON ROAD (F.M. 2061), AT A DISTANCE OF 331.34 FEET PASS THE NORTHWEST CORNER OF SAID LOT 1, C.D. SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 389.96 FEET TO A No. 4 REBAR FOUND (NORTHING: 16587839.571, EASTING: 1080201.337) FOR THE NORTHEAST CORNER OF THIS TRACT;
  - THENCE, S 09° 49' 44" W AT A DISTANCE OF 288.89 FEET PASS A No. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF A CERTAIN HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CANAL RIGHT-OF-WAY, CONTINUING A TOTAL DISTANCE OF 303.91 FEET TO A No. 4 REBAR SET AT THE SOUTH LINE OF SAID LOT 1, C.D. SUBDIVISION, FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
  - THENCE, N 81° 28' 10" W WITHIN SAID HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CANAL RIGHT-OF-WAY, A DISTANCE OF 72.94 FEET TO A No. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF SAID LOT 1, C.D. SUBDIVISION, FOR AN INSIDE CORNER OF THIS TRACT;
  - THENCE, S 09° 31' 50" W A DISTANCE OF 25.00 FEET TO A No. 4 REBAR SET ON THE NORTH LINE OF AMENDING MAP OF DUNLYN ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25, PAGE 138, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
  - THENCE, N 81° 28' 10" W ALONG THE NORTH LINE OF SAID AMENDING MAP OF DUNLYN ESTATES PHASE 1 AND WITHIN SAID HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CANAL RIGHT-OF-WAY, AT A DISTANCE OF 298.34 FEET PASS THE EXISTING EAST RIGHT-OF-WAY LINE OF S. JACKSON ROAD (F.M. 2061), CONTINUING A TOTAL DISTANCE OF 331.34 FEET TO A NAIL SET ON THE WEST LINE OF SAID LOT 5, BLOCK 8, FOR THE SOUTHWEST CORNER OF THIS TRACT;
  - THENCE, N 09° 31' 50" E ALONG THE WEST LINE OF SAID LOT 5, BLOCK 8 AND WITHIN THE EXISTING RIGHT-OF-WAY OF S. JACKSON ROAD (F.M. 2061), A DISTANCE OF 328.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.958 ACRES OF LAND, MORE OR LESS.

### GENERAL NOTES:

- FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADING) ZONE "B" IS DEFINED AS: AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, (MEDIUM SHADING), COMMUNITY-PANEL NUMBER: 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB OF ROAD MEASURED AT FRONT CENTER OF LOT.
- MINIMUM BUILDING SETBACKS ARE AS PER CITY OF PHARR SETBACK ORDINANCE.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT A VOLUME OF APPROXIMATELY 0.233 ACRE FEET AND A VOLUME OF APPROXIMATELY 10,144 C.F. WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.  
NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- CITY OF PHARR BENCHMARK: "BM #33" FROM THE CITY OF PHARR REFERENCE MARKS LIST PREPARED BY J.E. SAENZ AND ASSOCIATES, INC. ON AUGUST 15, 2002, BEING LOCATED 150 FEET WEST OF CARINA DR. AND 15 FEET NORTH ALONG MOORE ROAD. NORTHING: 16588932.845, EASTING: 1081647.357, ELEVATION= 111.85 NAVD 83 (GEOID: 1999).
- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS DISCHARGE POLLUTION DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S.).
- A 5' SIDEWALK WITH ADA COMPLIANT RAMPS AND LANDINGS WILL BE REQUIRED ALONG THE EAST SIDE OF S. JACKSON ROAD (F.M. 2061) AT SUBDIVISION CONSTRUCTION STAGE.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- OWNER(S) TO MAINTAIN DETENTION/RETENTION AREA.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT 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.
- PROPERTY WILL BE REGRADED TO ALLOW SHEET FLOW INTO DETENTION POND.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LITTLE EXPLORERS ACADEMY" TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

LITTLE EXPLORERS DEVELOPMENT & LEARNING CENTER, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

DEVANIRA I. GUERRERO,  
MANAGING MANAGER  
2307 S. JACKSON ROAD,  
PHARR, TEXAS 78577

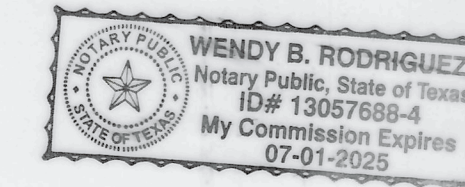
5/11/22  
DATE

STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEVANIRA I. GUERRERO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.

ON THIS THE 11th DAY OF May, 2022.

Wendy B. Rodriguez  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: 7-1-25



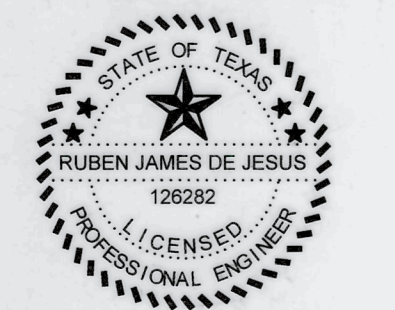
STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE 11th DAY OF May, 2022.

RUBEN JAMES DE JESUS, PROFESSIONAL ENGINEER No. 126282  
STATE OF TEXAS  
DATE PREPARED: 2-19-2021  
ENGINEERING JOB # 20109.00

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



STATE OF TEXAS §  
COUNTY OF HIDALGO §

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

DATED THIS THE 11th DAY OF May, 2022.

RUBEN JAMES DE JESUS, PROFESSIONAL LAND SURVEYOR No. 6813  
STATE OF TEXAS  
DATE SURVEYED: 9-10-2020  
SURVEY JOB # 20109.08



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

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DANNY WYLIE  
CHAIRMAN, PLANNING & ZONING COMMISSION

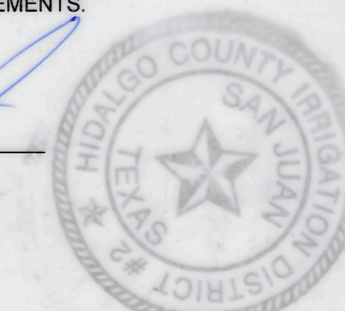
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT # 2

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

*[Signature]*  
PRESIDENT

*[Signature]*  
ATTEST: SECRETARY



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

AMBROSIO HERNANDEZ  
MAYOR, CITY OF PHARR

DATE

ATTEST: CITY CLERK

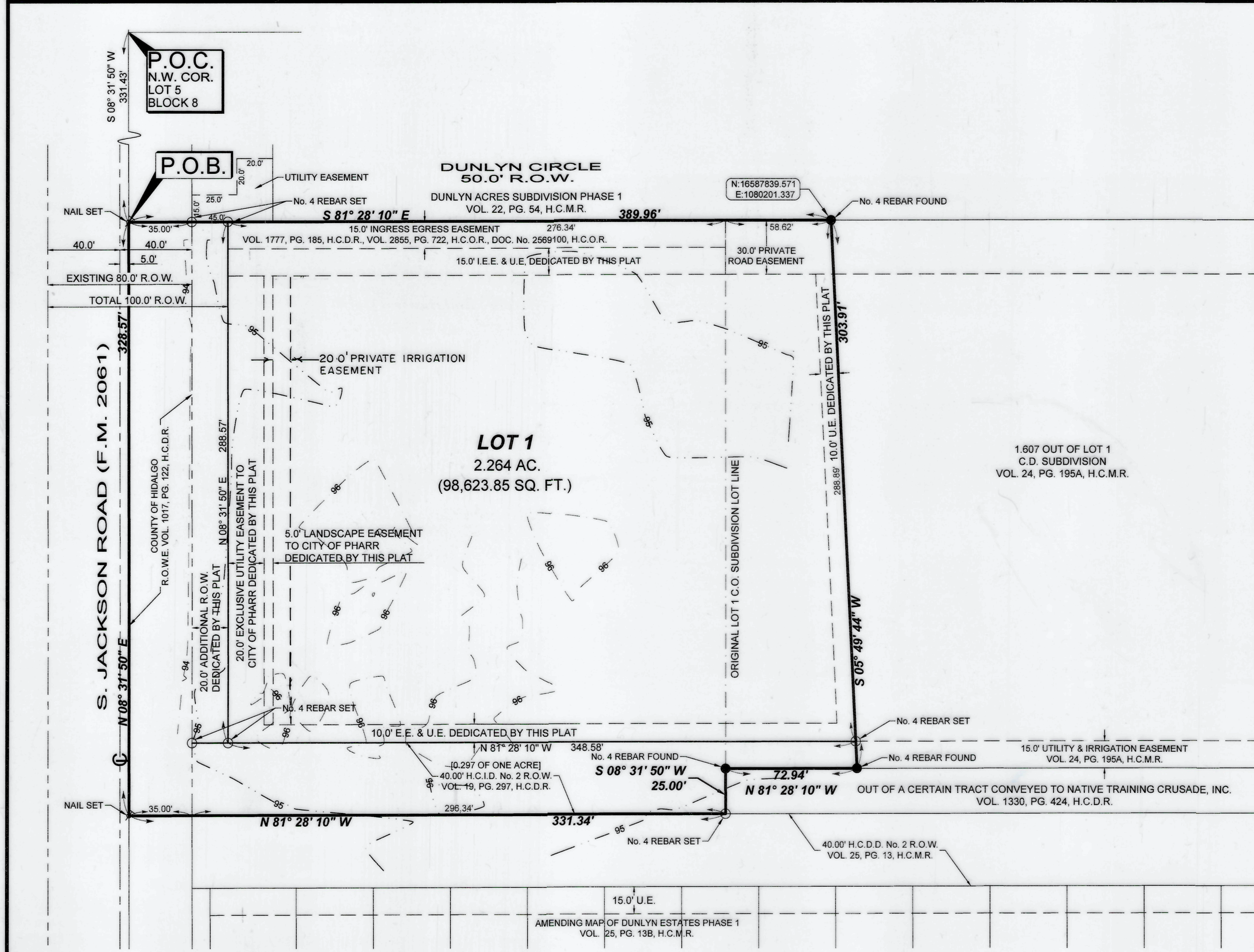
APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

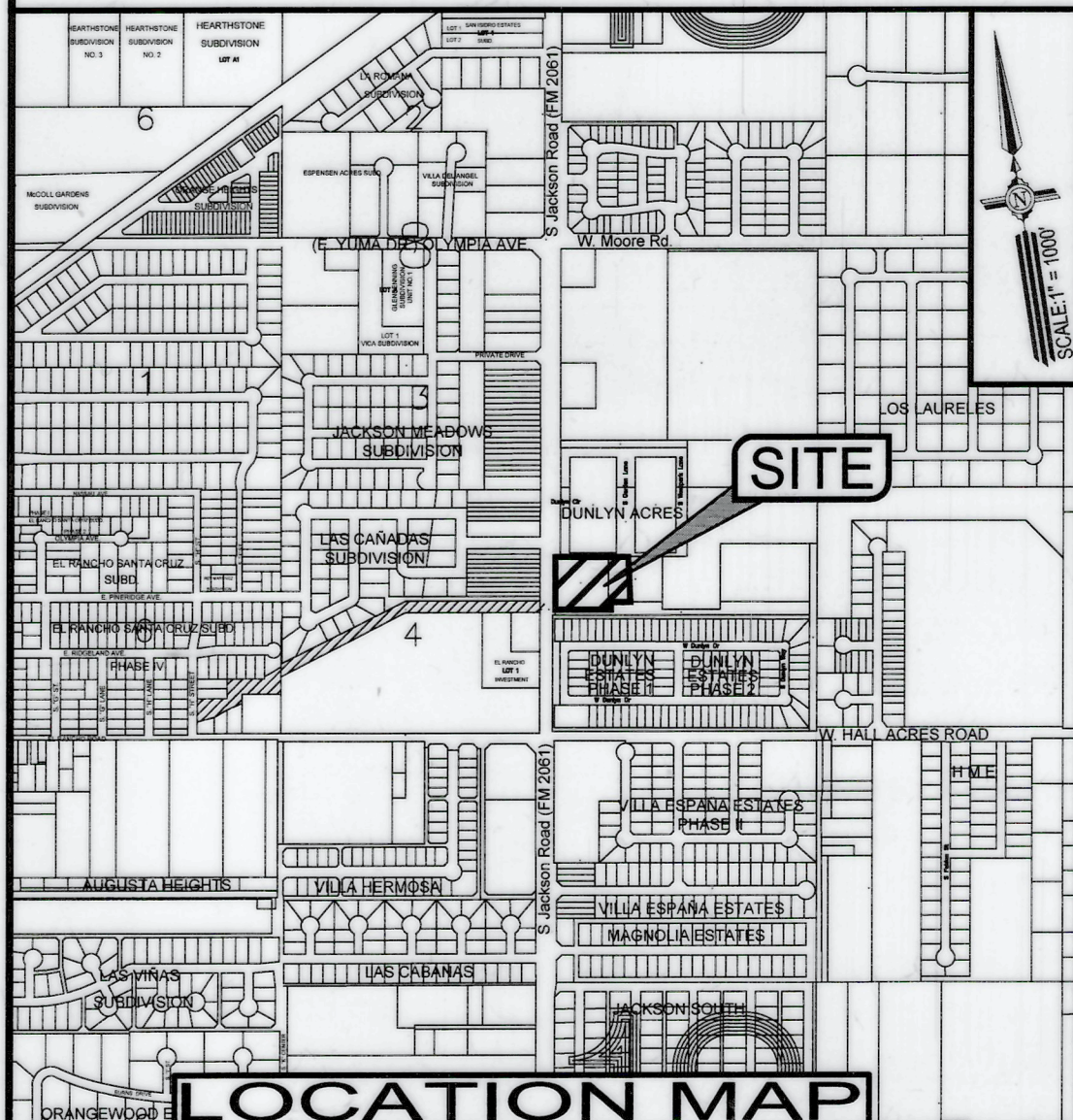
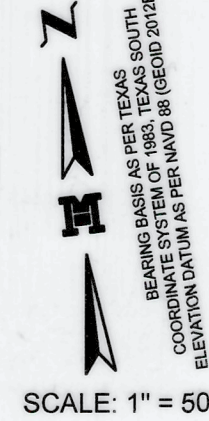
RAUL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER

DATE



### LEGEND

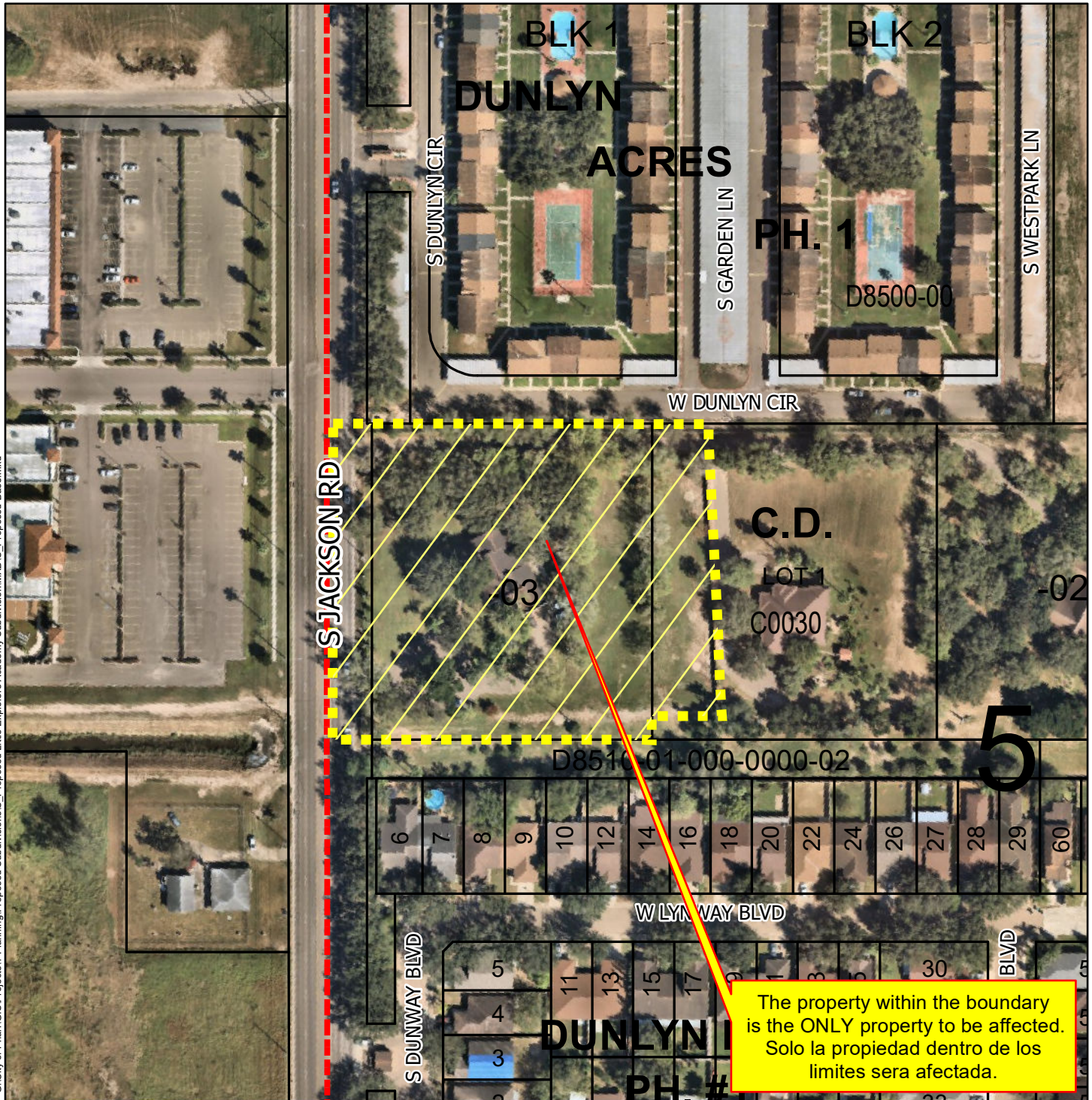
- FOUND No. 4 REBAR
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⊙ SET NAIL
- AC - ACRES
- DOC - DOCUMENT
- E.E. - ELECTRICAL EASEMENT
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- I.E.E. - INGRESS EGRESS EASEMENT
- No. - NUMBER
- N.W. COR. - NORTHWEST CORNER
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- R.O.W. - RIGHT OF WAY
- R.O.W.E. - RIGHT OF WAY EASEMENT
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- VOL. - VOLUME
- ⊕ - CENTER LINE



**M** MELDEN & HUNT, INC.  
CONSULTANTS • ENGINEERS • SURVEYORS

1115 W. MCINTYRE - EDINBURG, TX 78641  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

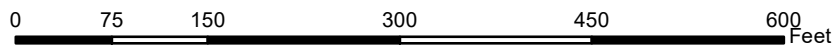
DRAWN BY: S.A., E.V.Z. DATE: 2-19-21  
SURVEYED, CHECKED: DATE: \_\_\_\_\_  
FINAL CHECK: DATE: \_\_\_\_\_

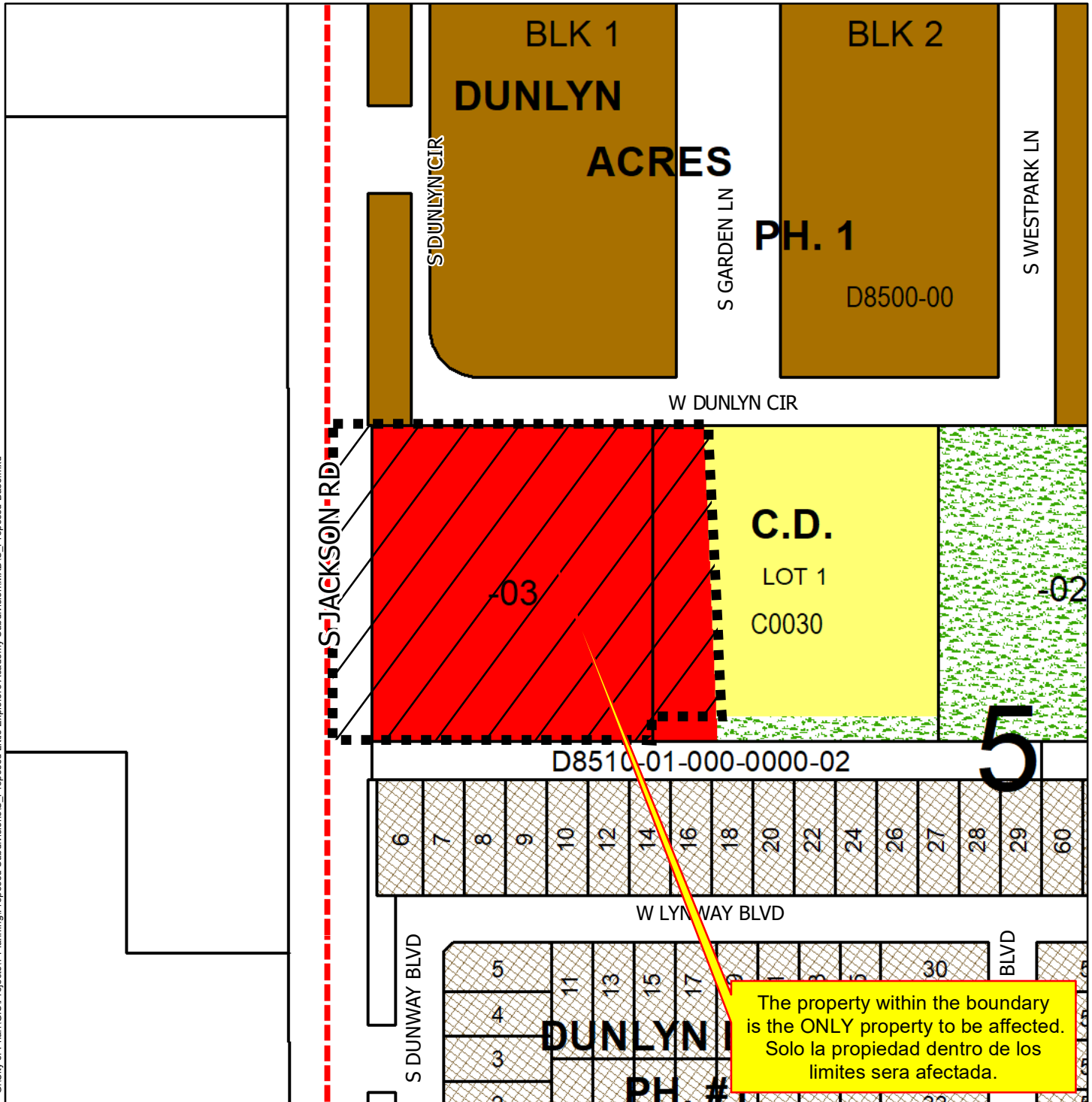


The property within the boundary is the ONLY property to be affected.  
 Solo la propiedad dentro de los limites sera afectada.

- |                                       |                   |                         |                          |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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     |                          |

Scale: 1 inch = 150 feet

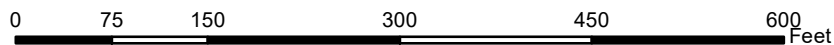




G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S\_Proposed Little Explorers Academy Subdivision\MXD\S\_Proposed Base.mxd

- |                                       |                   |                         |                          |
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Scale: 1 inch = 150 feet





**Pharr**  
Development Services



**Site Photo**  
2300 Blk. of South Jackson Rd.

