

**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, MAY 7, 2026**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

A. CALL TO ORDER:

- 1) Roll call and possible action on the excusing of any absent member.

B. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

C. APPROVAL OF MINUTES:

- 1) Minutes of April 16, 2026- 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) Lebiram, LLC., representing Pin High Golf Studio, LLC., owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a Limited Industrial District (L-I). The property is legally described as being 0.08 acres, more or less, out of Lot 2, Prince Sameer Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5101 North Cage Boulevard, Unit 100. **CUP#260303**

2) Ben Smith, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C). The property is legally described as being a 0.398 acre tract of land, more or less, out of Lot 163, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject site is located within the 500 Block of East Polk Avenue. **COZ#260408**

3) Viviana Garza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Psychotherapy) in a Single-Family Residential District (R-1). The property is legally described as J.L. King's Lot 9 Block 2, Pharr, Hidalgo County, Texas. The property is physically located at 610 W. Kelly Ave. **CUP#260301 (TABLED)**

E. PLATS:

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

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 for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning and Zoning Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 28th day of April 2026 at 3:00 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 28th day of April 2026


ALESSANDRA GARCIA, CPM
ASSISTANT CITY CLERK

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

Name: _____

Title: _____

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR CALLED MEETING
THURSDAY, APRIL 16, 2026
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, April 16, 2026, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Andy Castro
Javier Gutierrez
Mercedes Guillen
Charlie Ramirez
Roberto Carrillo, Jr.

MEMBERS ABSENT: Rafael Munguia
Ruben Luna
Romeo Cantu

STAFF PRESENT: Ricardo Rodriguez Jr., City Attorney
Roland Gomez, Director of Development Services
Eddie Martinez, Planner III
Diego Perez, Planner I
Joanna Villarreal, Planner I
Brianna Perez, Planner I
Nancy Hernandez, Administrative Assistant
Karina Gonzalez, Secretary
Alyn Cervantes, Assistant Director of Building & Code
Dylan Rocha, Code Coordinator

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 4:02 p.m. Roll call established a quorum.

Charlie Ramirez moved to excuse the absent members. Javier Gutierrez, seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

One Individual signed up to speak but was not present.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF APRIL 2, 2026, REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item. There being no discussion, Charlie Ramirez moved to approve the minutes of April 2, 2026. The motion was seconded by Roberto Carrillo, Jr., and, upon a vote, carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **7-ELEVEN INC. DBA 7-ELEVEN CONVENIENCE STORES AND STRIPES STORES, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.99 ACRE TRACT OF LAND BEING OUT OF LOT 6, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2800 NORTH JACKSON ROAD. CUP#260302**

Brianna Perez, Planner I, introduced the item and presented the property's legal description and physical address. She stated the subject property is currently zoned General Business District (C), with adjacent zoning consisting of Limited Industrial District (L-I) to the north and east, General Business District (C) to the south, and city limits to the west. She further noted that the area is generally designated for commercial use in the Land Use Plan.

Ms. Perez reported that all required inspections had been conducted by the respective departments. She also stated that three (3) surrounding property owners were notified of the request by letter on April 2, 2026, and that a legal notice was published in the *Advance News Journal* on April 1, 2026. No responses were received from the notifications.

Ms. Perez stated that Development Services recommends approval of a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C), subject to the applicant and site complying with all City ordinances and departmental requirements.

There being no further discussion, Charlie Ramirez moved to approve the request. The motion was seconded by Javier Gutierrez and, upon a vote, carried unanimously.

- 2) **INSIGHT WISDOM PSYCHOLOGICAL & COUNSELING SERVICES, PLLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION (PSYCHOTHERAPY) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS LOT 9, BLOCK 2, J.L. KING'S RESUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 610 W. KELLY AVE. CUP#260301**

Roland Gomez, Director of Development Services, requested that the Board skip Item #2, proceed to Item #3, and return to Item #2 at a later time.

- 3) 5D BUILDERS LLC., REPRESENTING J. JESUS CASTILLO JR., OWNER, HAS FILED WITH PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.470 OF ACRE TRACT OF LAND OUT OF LOT 18. SINGS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 400 BLOCK OF WEST HALL ACRES ROAD. COZ#260101**

Joanna Villarreal, Planner I, introduced the item and provided an overview of the subject property and surrounding zoning. She stated the subject property and the properties to the east, south, and west were zoned Single-Family Residential District (R-1) upon annexation on November 1, 1994, while the property to the north is zoned Agricultural and/or Open Space District (A-O). She further noted that there have been no other zoning requests within the general vicinity since that time and that the property is generally designated for residential use in the Land Use Plan.

Ms. Villarreal reported that eight (8) notices were mailed to surrounding property owners within a 200-foot radius on April 2, 2026, and that a legal notice was published in the *Advance News Journal* on April 1, 2026. She stated that staff received one response in opposition to the request.

Ms. Villarreal stated that staff recommends disapproval of the request to rezone from Single-Family Residential District (R-1) to General Business District (C), as it may have a detrimental impact on neighborhood character and is not consistent with the future land use. She further noted that the proposed rezoning does not align with current planning objectives or commercial development trends in the area. If approved, the applicant would be required to comply with all City ordinances and departmental requirements.

Chairman Danny Wylie asked if the applicant had any comments.

Mr. Martin Mendoza, designer for the project, stated that there are existing businesses in the area, including a daycare, barbershop, and pet center along Hall Acres Road, which prompted the request for a zoning change from residential to commercial.

Chairman Wylie then asked if there were any questions from the Board.

Charlie Ramirez inquired about the capacity of the proposed adult day care center. Mr. Mendoza responded that the proposed capacity would be forty (40) individuals and noted that the property owner was present to address any additional questions.

J. Jesus Castillo, Jr., stated that his mother, the owner of Lupita's Day Care, has operated the business for over 32 years and that the intent of the request is to expand the existing daycare services.

Mr. Ramirez asked about parking requirements. Mr. Mendoza, acting as the project engineer, responded that all parking and building details are reflected in the submitted site plan.

Mr. Ramirez also asked whether utilities were available. Staff confirmed that all utilities are present at the site. Ms. Villarreal added that the property would still need to be subdivided, which is why the zoning request is being considered first.

Mr. Ramirez clarified that the subdivision would apply to the 0.47-acre tract, to which Mr. Perez responded in the affirmative.

Chairman Wylie opened the public hearing and asked if anyone had signed up to speak. There being no speakers, the public hearing was closed.

Chairman Wylie then opened the item for Board discussion, at which time Charlie Ramirez suggested entering into executive session.

ITEM E. CLOSED SESSION: THE TIME BEING 4:16P.M, CHAIRMAN WYLIE STATED THE COMMISSION WOULD BE ENTERING INTO CLOSED SESSION IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVT. CODE TO DISCUSS AGENDA ITEM LISTED IN THE PUBIC PORTION OF THE AGENDA THE PURSUANT TO SECTIONS 551.071, 551.072, 551.074, 551.076, 551.084 AND 551.087

ITEM F. RECONVENE:

At 4:38 p.m., Chairman Danny Wylie reconvened the meeting in open session.

Chairman Wylie closed the public hearing and opened the floor for Board discussion. There being no further discussion, the discussion was closed and the floor was opened for a motion. Charlie Ramirez moved to approve the request. The motion was seconded by Javier Gutierrez and, upon a vote, carried unanimously.

Roland Gomez, Director of Development Services, requested clarification of the motion from the Chairman. Charlie Ramirez clarified that the motion was for approval of the rezoning request, and the vote was unanimous.

4) INSIGHT WISDOM PSYCHOLOGICAL & COUNSELING SERVICES, PLLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION (PSYCHOTHERAPY) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS LOT 9, BLOCK 2, J.L. KING'S

RESUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 610 W. KELLY AVE. CUP#260301

Joanna Villarreal, Planner I, reported that the applicant requested to table Item D.2 to the next Planning and Zoning Commission meeting scheduled for May 7, 2026, due to pending driveway installation.

Charlie Ramirez moved to table the item. The motion was seconded by Javier Gutierrez and, upon a vote, carried unanimously.

5) BEN SMITH, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.79 ACRE TRACT OF LAND, MORE OR LESS, OF LOT 2, MATT'S CASH AND CARRY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE IS LOCATED WITHIN 600 BLOCK OF EAST POLK AVENUE. COZ#260307

Diego Perez, Planner I, introduced the item and presented the zoning history of the subject property. He stated the property is currently zoned Residential Multi-Family High Density District (R-MFHD) and General Business District (C). He explained that portions of the property to the east and west were originally zoned Agricultural and/or Open Space District (A-O) on March 30, 1982, upon adoption of the City's current zoning ordinance. A portion of the property to the east was later rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on September 21, 2004. He further stated that properties to the south were zoned Single-Family Residential District (R-1) during the comprehensive zoning of 1982, while properties to the west were zoned General Business District (C) and Heavy Commercial District (H-C). Properties to the north are zoned General Business District (C). He noted that there have been no other zoning requests within the vicinity since that time and that the property is generally designated for commercial use in the Land Use Plan.

Mr. Perez explained that the General Business District (C) is intended to provide adequate space and site diversity for a wide range of commercial development within the City of Pharr, including larger shopping centers and commercial corridors along major arterials. He noted that such uses require appropriate buffering from residential areas due to potential impacts such as noise, traffic, and late-night activity, and that access should be limited to arterials or major collectors.

Mr. Perez reported that fifteen (15) notices were mailed to surrounding property owners within a 200-foot radius on April 2, 2026, and that a legal notice was published in the *Advance News Journal* on April 1, 2026. No responses were received.

Mr. Perez stated that staff recommends approval of the request to rezone from Residential Multi-Family High Density District (R-MFHD) to General Business District (C), as the property meets area requirements, is consistent with the Land Use Plan, provides

adequate ingress and egress, and aligns with existing development trends in the area. He noted that, if approved, the applicant must comply with all City ordinances and departmental requirements.

Mr. Perez stated that a representative for the applicant was present.

Chairman Danny Wylie asked if the applicant had any comments.

Craig Gonzalez, representing Urban Infrastructure Group, stated that the property has been subdivided and that the proposed parking lot will serve the event center and employees only. He added that the area will be fenced and signage will be installed to enforce towing.

Chairman Wylie opened the public hearing and asked if anyone had signed up to speak. There being no speakers, the public hearing was closed. He then opened the item for Board discussion.

There being no further discussion, Andy Castro moved to approve the rezoning request from Residential Multi-Family High Density District (R-MFHD) to General Business District (C). The motion was seconded by Mercedes Guillen and, upon a vote, carried unanimously.

ITEM G. PLATS

- 1) JAVIER HINOJOSA ENGINEERING, REPRESENTING DR. MARISOL ROCHA, SUPERINTENDENT OF VANGUARD ACADEMY, INC., A TEXAS CORPORATION, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED VANGUARD ACADEMY VAN GOGH CAMPUS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 14.531 ACRES OUT OF LOT 6, BLOCK 8, A.J. MCCOLL SUBDIVISION AS RECORDED IN VOLUME 21, PAGES 597-598, DEED RECORDS OF HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF WEST MOORE RD. SUB#260105**

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property is currently zoned Agricultural and/or Open Space District (A-O), with adjacent zoning consisting of Residential Townhouse District (R-TH) to the north, Agricultural and/or Open Space District (A-O) to the east, Residential Multi-Family High Density District (R-MFHD) to the south, and General Business District (C) and city limits to the west. He further noted that the property is designated for commercial use in the Land Use Plan.

Mr. Perez stated the proposed use of the property is for the Vanguard Academy Van Gogh Campus and reported that Development Services recommends approval of the preliminary plat for the proposed Vanguard Academy Van Gogh Campus Subdivision, subject to conditions.

There being no further discussion, Javier Gutierrez moved to approve the preliminary plat for the proposed Vanguard Academy Van Gogh Campus Subdivision. The motion was seconded by Mercedes Guillen and, upon a vote, carried unanimously.

- 2) **AJZ REAL ESTATE, LLC., REPRESENTING BENJAMIN ZEPEDA, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED AJZ SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.22 ACRE TRACT OF LAND, MORE OR LESS, BEING THE WEST 90-FT OF THE NORTH 105.58-FT OF LOT 1, BLOCK 2, LOWRIE SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 600 BLOCK OF S. CAGE BLVD. SUB#250618**

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property is currently zoned Office Professional District (O-P), with adjacent zoning consisting of Office Professional District (O-P) to the north and west, Single-Family Residential District (R-1) to the east, and General Business District (C) to the south. He further noted that the property is designated for commercial use in the Land Use Plan.

Mr. Perez stated the proposed use of the property is for a medical office and reported that Development Services recommends approval of the final plat for the proposed AJZ Subdivision, subject to conditions.

There being no further discussion, Roberto Carrillo, Jr., moved to approve the final plat for the proposed AJZ Subdivision. The motion was seconded by Javier Gutierrez and, upon a vote, carried unanimously.

- 3) **SAMES ENGINEERING & SURVEYING, INC., REPRESENTING EFRAIN AGUSTIN, PRESIDENT OF MECA INVESTMENTS, INC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED ACME SQUARE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 20.00 ACRE GROSS TRACT OF LAND OUT OF LOT 95, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF EAST MINNESOTA RD. SUB#220618**

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property is currently zoned Single-Family Residential Estate District (R1-E), with adjacent zoning consisting of Agricultural and/or Open Space District (A-O) and Single-Family Residential District (R-1) to the north, Single-Family Residential District (R-1) to the east and west, and General Business District (C) and Agricultural and/or Open Space District (A-O) to the south. He further noted that the property is designated for single-family residential use in the Land Use Plan.

Mr. Perez stated the proposed use of the property is for single-family residential lots and reported that Development Services recommends approval of the final plat for the proposed ACME Square Subdivision, subject to conditions.

Roland Gomez, Director of Development Services, noted that Item E.3 had been tabled at the previous Planning and Zoning Commission meeting on April 2, 2026, and requested that the item be brought back to the table for consideration. Charlie Ramirez moved to untable Item E.3. The motion was seconded by Javier Gutierrez and, upon a vote, carried unanimously.

There being no further discussion, Charlie Ramirez moved to approve the request for final plat approval of the proposed ACME Square Subdivision. The motion was seconded by Roberto Carrillo, Jr., and, upon a vote, carried unanimously.

- 4) **HALFF, REPRESENTING CITY OF PHARR, OWNER, IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED PHARR MULTI-USE FACILITY. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 14.55 ACRE TRACT OUT OF LOT 56, KELLY- PHARR SUBDIVISION OF PORCIONES 66, 67, 69 AND 70 AND ALL OF THE AMENDED PLAT OF M PALACIOS SUBDIVISION AND ALL OF ALTEZZA SUBDIVISION.THE PROPERTY IS LOCATED WITHIN THE 1800 BLOCK OF N. IH 69C. SUB#260309**

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property is currently zoned General Business District (C), with adjacent zoning consisting of General Business District (C) to the north and east, Residential Mobile Home District (R-MH) and General Business District (C) to the south, and Agricultural and/or Open Space District (A-O) to the west. He further noted that the property is designated for commercial use in the Land Use Plan.

Mr. Perez stated the proposed use of the property is for a multi-use facility and reported that Development Services recommends approval of the preliminary and final plat for the proposed Pharr Multi-Use Facility, subject to conditions.

There being no further discussion, Javier Gutierrez moved to approve the preliminary and final plat for the proposed Pharr Multi-Use Facility. The motion was seconded by Roberto Carrillo, Jr., and, upon a vote, carried unanimously.

ITEM H. ANNOUNCEMENTS

None

ITEM I. ADJOURNMENT

There being no further business, Board Member Roberto Carrillo Jr., moved to adjourn. Javier Gutierrez, seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:56 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

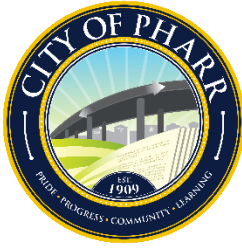
Andy Castro, Secretary

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

ON THIS 16th DAY OF APRIL 2026, the Planning and Zoning Commission of the City of Pharr, Texas, convened in a **REGULAR CALLED MEETING** at the Commissioners' Room located at 118 S. Cage Blvd., 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, of the 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: 4/18/2026



AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.1.

DATE SUBMITTED: April 27, 2026

MEETING DATE: May 7, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Lebiram, LLC., representing Pin High Golf Studio, LLC., owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a Limited Industrial District (L-I). The property is legally described as being 0.08 acres, more or less, out of Lot 2, Prince Sameer Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5101 North Cage Boulevard, Unit 100.

CUP#260303

Classification: Regular

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

Issue: Lebiram, LLC., representing Pin High Golf Studio, LLC., owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a Limited Industrial District (L-I).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a Limited Industrial District (L-I).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 04/27/2026
Approved - 04/27/2026
Final Approval - 04/28/2026



MEMORANDUM

DATE: MONDAY, MAY 7, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. **CUP#260303**
(Pin High Golf Studio)

GENERAL INFORMATION:

APPLICANT: Lebiram, LLC., representing Pin High Golf Studio, LLC., owners, have filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as 0.08 acres, more or less, out of Lot 2, Prince Sameer Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property’s physical address is 5101 North Cage Boulevard, Unit 100.

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

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

FIRE DEPARTMENT: Pending reinspection of the Conditional Use Permit.

BUILDING: Pending inspections of the Conditional Use Permit.

HEALTH: Pending inspections of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Three (3) surrounding property owners were notified of the request by letter on April 24, 2026, and a legal notice was published in the Advance News Journal on April 22, 2026. Staff received no response to the letters or the legal notice.

HOURS OF OPERATION: Hours of operation will be Monday – Thursday 10:00 AM – 10:00 PM, Friday – Sunday 10:00 AM – 11:00 PM

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending **approval** of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I) 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, May 18, 2026, 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.

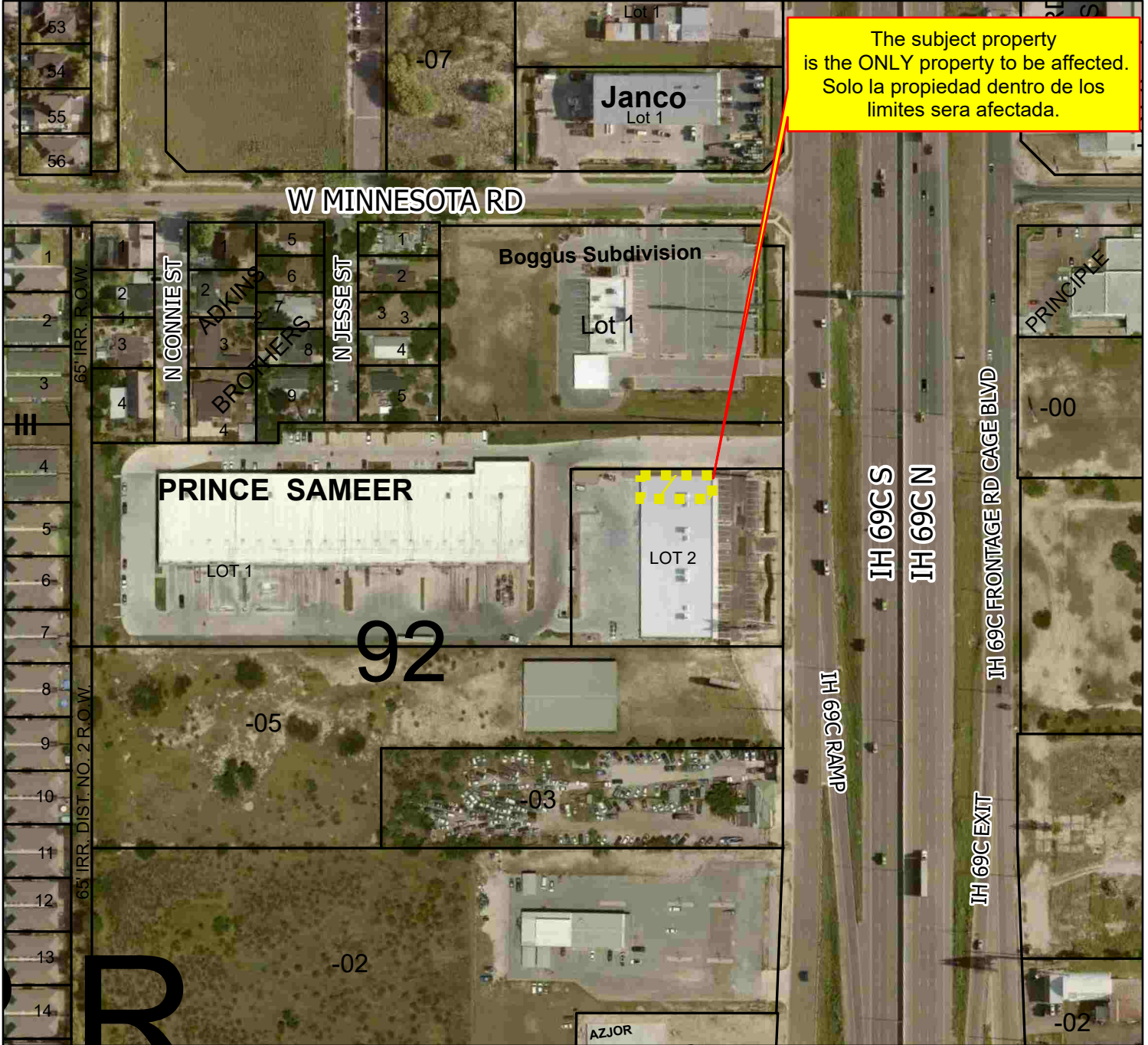
10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility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

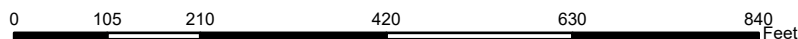
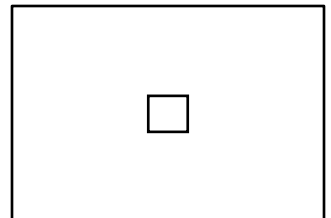
Proposed Conditional Use Permit
 0.08 acres, more or less, out of Lot
 2, Prince Sameer
 Ali Moya
 AERIAL



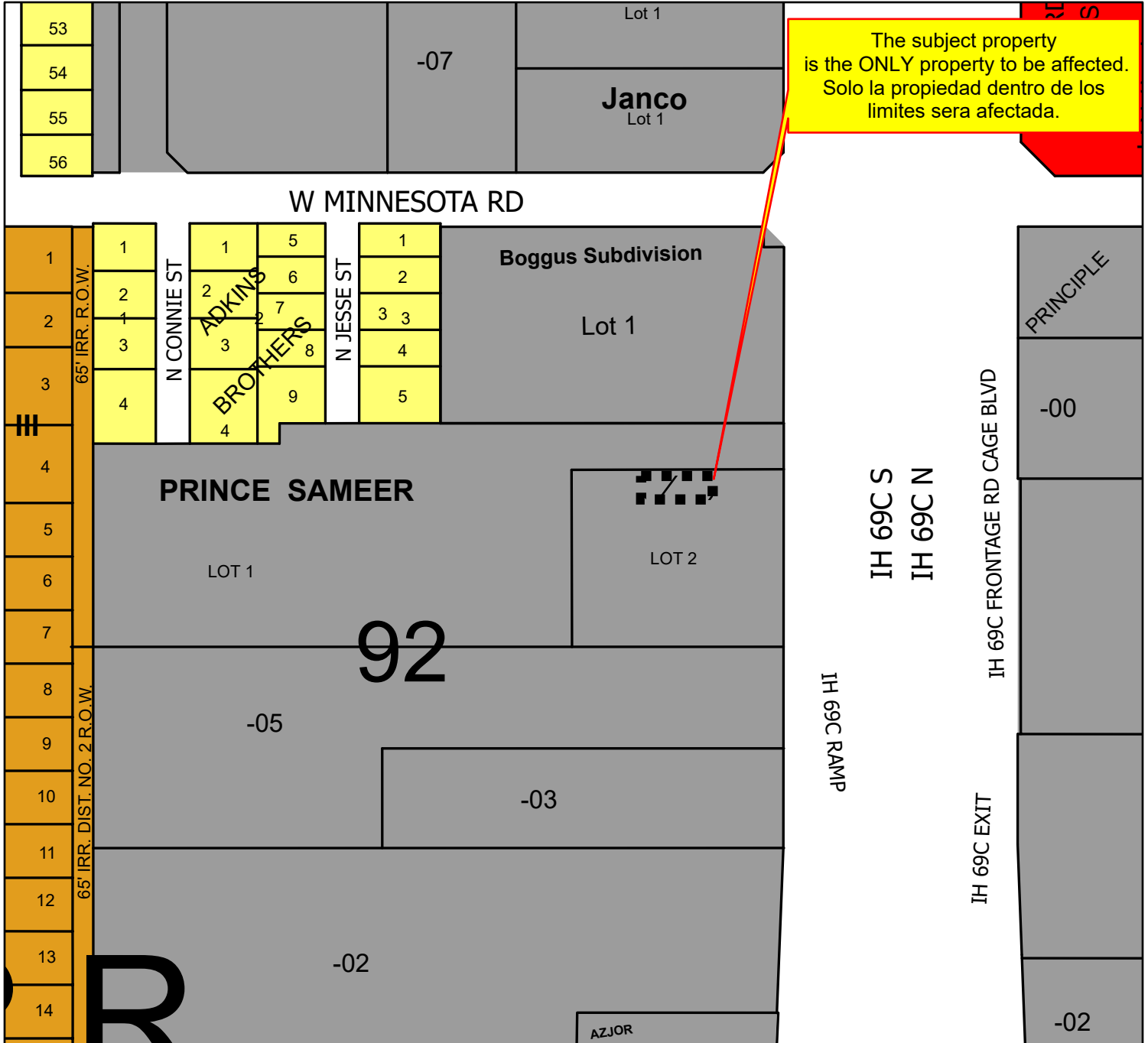
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Pharr City Limit
 Location

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.



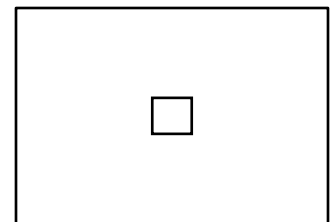
Proposed Conditional Use Permit
 0.08 acres, more or less, out of Lot
 2, Prince Sameer
 Ali Moya
ZONING



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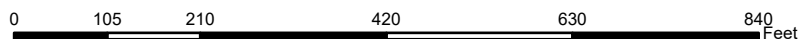
- | | | |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit | Townhouse | Heavy Industrial |
| Location | HUD Code | Limited Industrial |
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned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

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City of Pharr, Texas
 Engineering Department
 956.402.4221

Scale: 1:2,600



Date: 4/24/2026



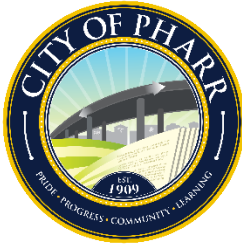
Pharr
Development Services



Site Photo

5101 North Cage Boulevard, Unit 100





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.2.

DATE SUBMITTED: April 27, 2026

MEETING DATE: May 7, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Ben Smith, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C). The property is legally described as being a 0.398 acre tract of land, more or less, out of Lot 163, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject site is located within the 500 Block of East Polk Avenue.
COZ#260408

Classification: Regular

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

Issue: Ben Smith, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 04/27/2026
Approved - 04/27/2026
Final Approval - 04/28/2026



MEMORANDUM

DATE: THURSDAY, MAY 7, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Heavy Commercial District (H-C). The property is legally described as being a 0.398 acre tract of land, more or less, out of Lot 163, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 500 Block of East Polk Avenue. COZ#260408

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:

Ben Smith, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C) in order to support the development and expansion of the existing business.

The subject site is located within the 500 Block of East Polk Avenue. The property is legally described as being a 0.398 acre tract of land, more or less, out of Lot 163, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Polk Avenue, a 80 ft. major collector which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The properties and the surrounding properties to the east, west, and a portion of the properties to the south were zoned Single-Family Residential District (R-1) when the property was annexed on November 1, 1994. The other portion of the property to the south is zoned Residential Multi-Family High Density District R-MFHD. The property to the north is zoned Heavy Commercial District (H-C). There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Heavy Commercial District (H-C) is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Eleven (11) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on April 24, 2026, and a legal notice was published in the Advance News Journal on April 22, 2026. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the rezoning from Single-Family Residential District (R-1) to Heavy Commercial District (H-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 **May 18, 2026**, 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.

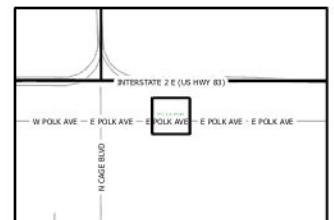
Proposed Change of Zone
 403 & 407 E Polk Ave
 Ben Smith
 AERIAL



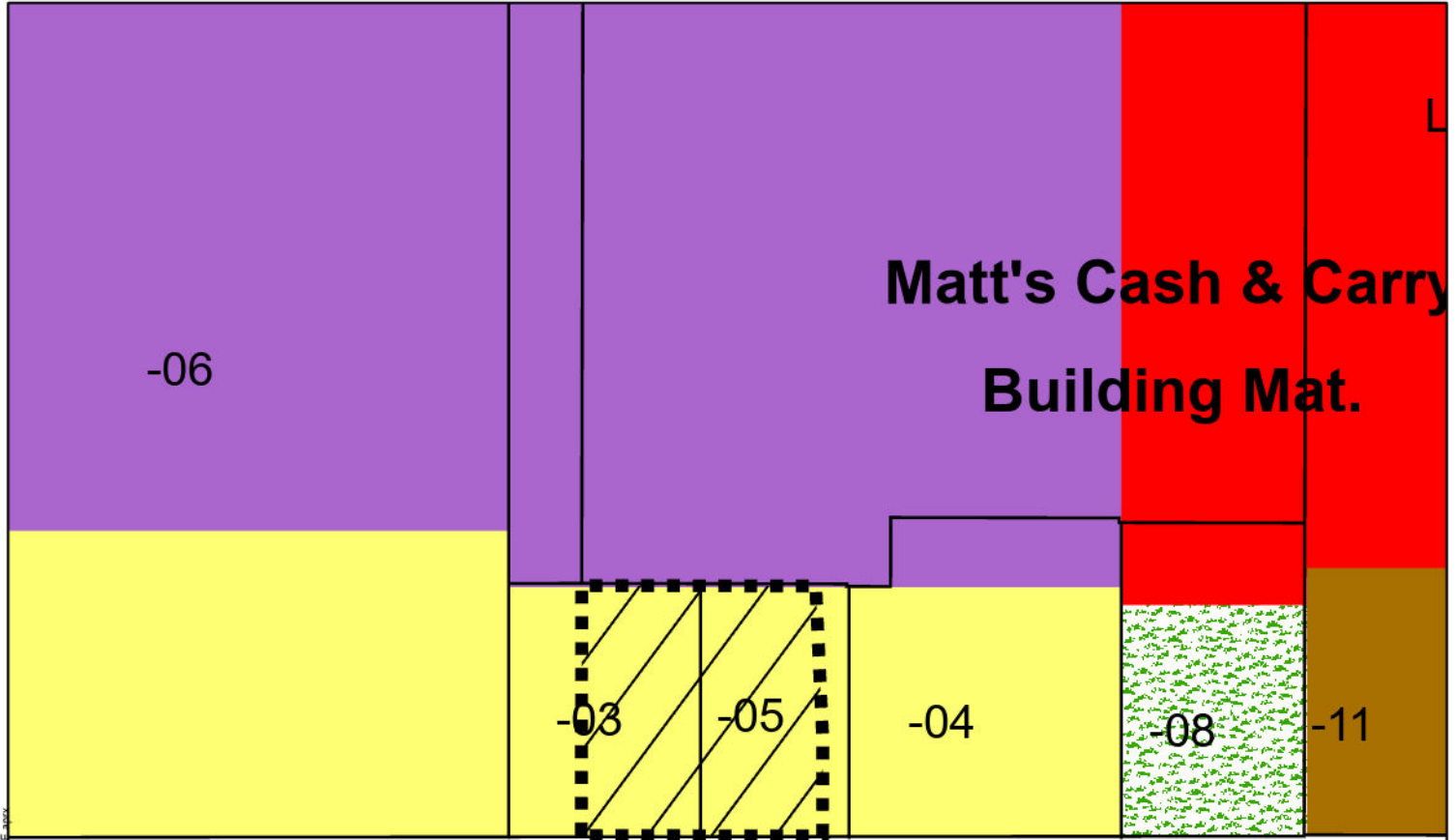
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- Pharr City Limit
- Location

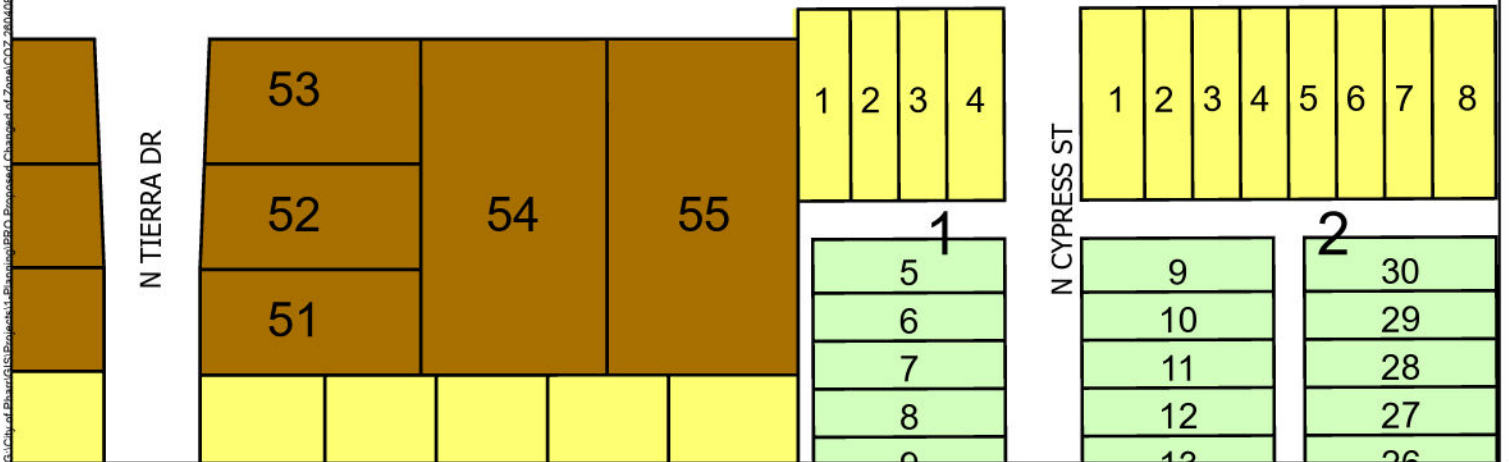
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Change of Zone
 403 & 407 E Polk Ave
 Ben Smith
 ZONING



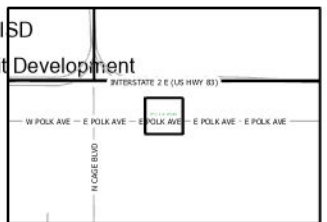
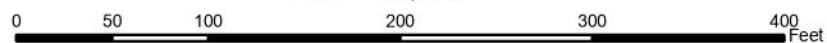
E POLK AVE



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

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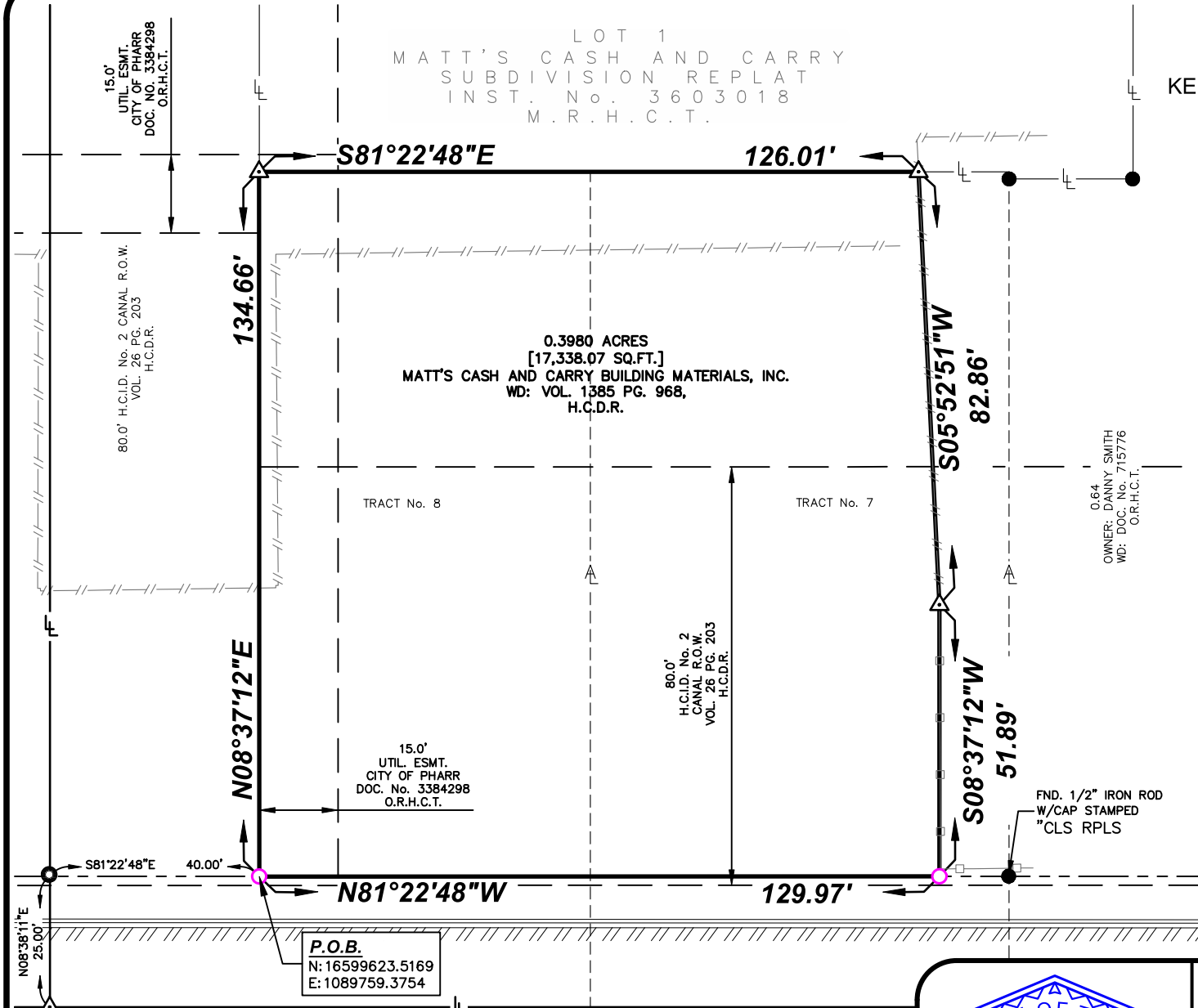
Scale: 1:1,200



PLAT SHOWING:

**A 0.3980 ACRE [17,338.07 SQ.FT.] TRACT OF LAND
BEING OUT OF THE WEST 183.3 FEET OF THE SOUTH 159.66 FEET OF LOT 163,
KELLY-PHARR SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 3, PAGE 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.**

LOT 1
MATT'S CASH AND CARRY
SUBDIVISION REPLAT
INST. No. 3603018
M.R.H.C.T.



LEGEND

- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE
- LOT LINE
- - - ADJOINER BOUNDARY LINE
- / - / - CEDAR FENCE
- □ - CONCRETE BLOCK FENCE LINE
- / / - CONCRETE CURB AND GUTTER
- - FOUND 1/2" IRON PIPE OR AS NOTED
- - FOUND 1/2" IRON ROD OR AS NOTED
- - SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- △ - CALCULATED POINT
- R.O.W. - RIGHT OF WAY
- VOL. - VOLUME
- PG. - PAGE
- DOC. - DOCUMENT
- INST. - INSTRUMENT
- UTIL. - UTILITY
- ESMT. - EASEMENT
- FND. - FOUND
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- SW - SOUTHWEST
- CNR. - CORNER
- WD: - WARRANTY DEED
- O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT



0 15' 30'
SCALE: 1"=30'

BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205

NOTES:

1. SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "B" (MEDIUM SHADING) DESCRIBED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 4803470005C, DATED 10/19/1982.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY EXIST DEEDS OF RECORD, UNRECORDED INSTRUMENTS, EASEMENTS, OR OTHER ENCUMBRANCES NOT SHOWN HEREON THAT COULD AFFECT TITLE, OWNERSHIP, OR THE USE OF THIS PROPERTY.
- THE FOLLOWING RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY, ARE LISTED IN THE DEED OF THIS PROPERTY:
3. RULES, REGULATIONS, RIGHTS OF WAY AND EASEMENTS IN FAVOR OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 2.
4. EASEMENTS FOR ROADWAYS, CANALS, DRAINAGE DITCHES, UTILITY LINES, PIPELINES, ETC., AS SHOWN ON THE RECORDED MAP AND DEDICATION OF THE SUBDIVISION, AND ALL VISIBLE EASEMENTS.
5. ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.
6. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
7. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

JOB NO. U26005

SHEET 02 OF 02

P.O.B.
N: 16599623.5169
E: 1089759.3754

P.O.C.
SW CNR. LOT 163

E. POLK AVENUS [R.O.W. VARIES]



I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF MARCH, 2026 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT.

Manuel Carrizales 3-27-2026
DATE

MANUEL CARRIZALES
R.P.L.S. #6388



**Carrizales
Land
Surveying, LLC**

Texas Registered Surveying Firm
TBPELS FIRM No: 10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.land



Pharr
Development Services



Site Photo

Within the 500 Block of East Polk Avenue





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.3.

DATE SUBMITTED: April 27, 2026

MEETING DATE: May 7, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Viviana Garza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Psychotherapy) in a Single-Family Residential District (R-1). The property is legally described as J.L. King's Lot 9 Block 2, Pharr, Hidalgo County, Texas. The property is physically located at 610 W. Kelly Ave. **CUP#260301 (TABLED)**

Classification: Regular

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

Issue: Viviana Garza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Psychotherapy) in a Single-Family Residential District (R-1).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the Conditional Use Permit to allow a home occupation (Psychotherapy) in a Single-Family Residential District (R-1).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Created/Initiated - 04/27/2026

Approved - 04/27/2026

Final Approval - 04/28/2026



Pharr

Development Services



MEMORANDUM

DATE: THURSDAY, MAY 7, 2025
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCUPATION FILE NO.
CUP#260301 **TABLED**

GENERAL INFORMATION:

APPLICANT: Insight Wisdom Psychological & Counseling Services, PLLC, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Psychotherapy) in a Single-Family Residential District (R-1). The property is more fully described as follows:

LEGAL DESCRIPTION: The property is legally described as Lot 9, Block 2, J.L. King's Resubdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 610 W. Kelly Ave.

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

COMMENTS:

FIRE DEPARTMENT: Pending inspection of the Conditional Use Permit.

BUILDING:

Pending inspection of the Conditional Use Permit.

DEVELOPMENT SERVICES:

Pending inspection of the Conditional Use Permit.

NOTIFICATION OF PUBLIC:

Forty-two (42) surrounding property owners were notified of the request by letter on April 2, 2026, and a legal notice was published in The Advance News Journal on April 1, 2026. Staff received no response to the letters or the legal notice.

HOURS OF OPERATION:

Hours of operation will be from Monday through Thursday 9:00 AM to 4:00 PM by appointment only.

DEVELOPMENT SERVICES RECOMMENDATIONS:

Development Services is recommending approval of the Conditional Use Permit to allow a home occupation (Psychotherapy) in a Single-Family Residential District (R-1) subject to the following conditions:

1. The **home occupation** shall be limited to a certain area of the home;
2. Customers to be taken by appointment only with one customer at a time for therapy.
3. Only one (1) 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;
4. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
7. The applicant shall comply with all City of Pharr ordinance requirements, any violations will terminate this Conditional Use Permit;
8. The following shall be considered as grounds for 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 of \$50.00 shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation

of the permit if not paid by the 31st day.

- Conditional Use Permits for **home occupations** that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.
- 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 of \$50.00 shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.
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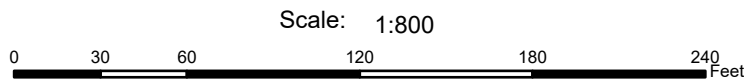
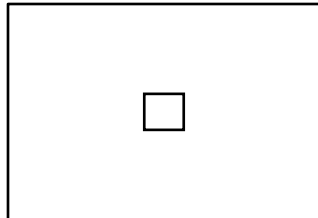


The subject property is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

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- Pharr City Limit
- Location

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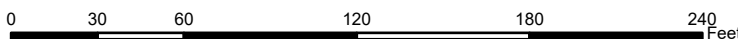
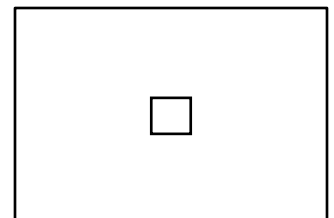


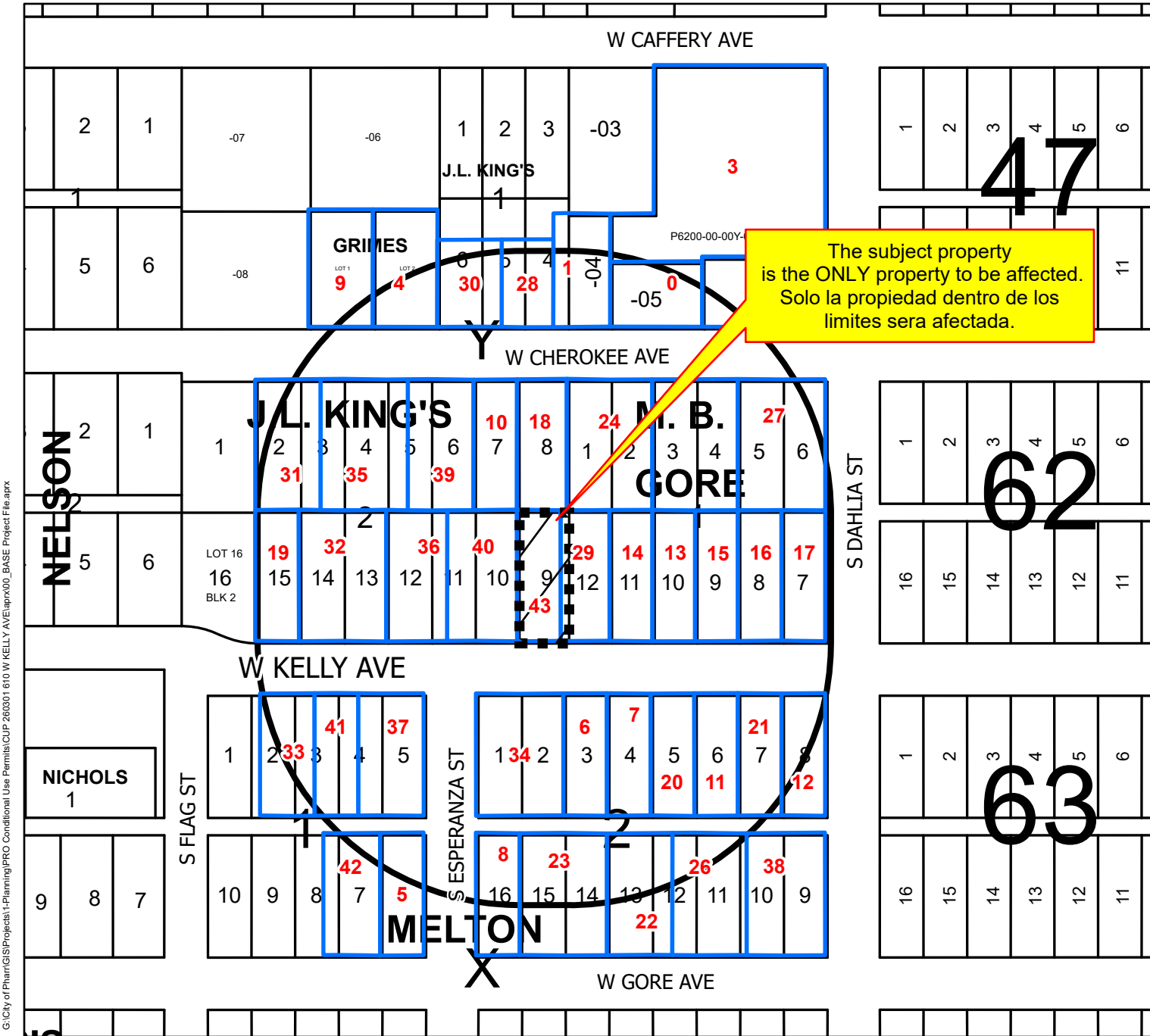


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- | | | |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit | Townhouse | Heavy Industrial |
| Location | HUD Code | Limited Industrial |
| Agricultural Open Space | Rail Road R.O.W | Neighborhood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

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.



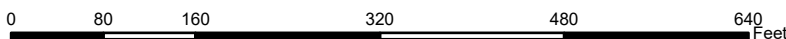
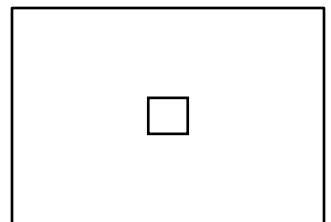


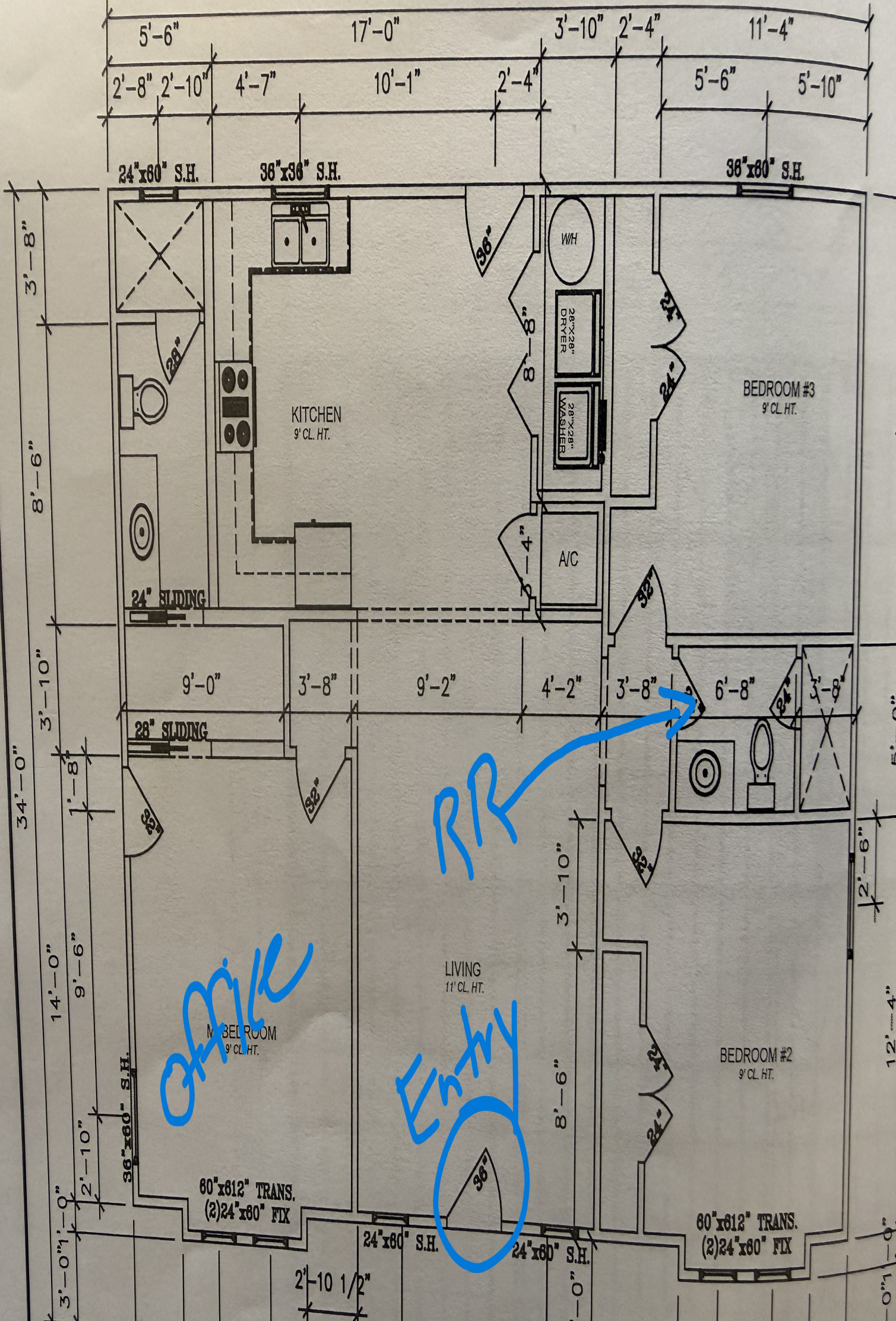
The subject property is the ONLY property to be affected. Solo la propiedad dentro de los limites sera afectada.

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

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







Pharr
Development Services



Site Photo
610 W Kelly Ave.





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.1.

DATE SUBMITTED: April 27, 2026

MEETING DATE: May 7, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

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

Classification: Regular

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

Issue: HALFF, representing Guy D. Walker, President for Blue Beacon, Inc., is requesting final plat approval of the proposed Lot 1 Blue Beacon Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Lot 1 Blue Beacon Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Created/Initiated - 04/27/2026

Approved - 04/27/2026

Final Approval - 04/28/2026



Pharr

Development Services



MEMORANDUM

DATE: THURSDAY, MAY 07, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LOT 1 BLUE BEACON SUBDIVISION
FILE NO. **SUB#250102**

GENERAL INFORMATION:

APPLICANT: HALFF, representing Guy D. Walker, President for Blue Beacon, Inc., is requesting final plat approval of the proposed Lot 1 Blue Beacon Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.40 acres out of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5000 Block of North IH 69C.

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

PROPERTY PROPOSED USE: Truck wash.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Lot 1 Blue Beacon Subdivision subject to the following conditions:

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

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

EASEMENTS:

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

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

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

OTHER:

1. H.C.I.D. #2 verify with district for any comments.
2. Verify the county on owners signature block.
3. Remove Hilda Pedraza from City Clerk signature line.
4. Add the dimension arrow around property.
5. Remove extra information within lot.
6. Provide and use nearest B.M. to site.
7. Letter of Credit number: 700117117
8. Staff comments attached.

This item will go before the City Commission Meeting on May 18, 2026 at 4:00 p.m.



118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

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

Subdivision: Staff Preliminary Blue Beacon Subdivision

Reviewed by: J. Gonzalez

2/3/2025

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

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

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

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

Additional Comments:

- 1. Shall replace the proposed 8-inch waterline on the frontage road along property line to a 12-inch water line.**
- 2. Shall add a fire hydrant on the entrance along the frontage road.**
- 3. Shall remove island near proposed fire hydrant.**
- 4. Shall relocate the fire hydrant by dumper pad to the south-east proposed 8-inch waterline.**



Staff review Meeting

DATE: 02/12/2025

Blue Beacon Subdivision

3.46 Acres

Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

- **8" bleeder is required for outfall connection.**
- **Show an approved (by City Engineering Department) Drainage plan layout with details.**
- **Include Best Management Practices and submit Sediment Erosion Control Plan with details.**
- **Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.**



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Lot 1 Blue Beacon
Subdivision

DATE: January 30, 2025

REVIEW: Preliminary (comments plans dated 1-27-2025)

PLAT

1. Signature and seal from P.E. is required.
2. Signature and seal from R.P.L.S. is required.
3. Provide a drainage easement for detention area.
4. Note No. 1---Correct northing value is **16602406.559**.

SITE PLAN

1. Include a sidewalk layout that follows all TX Dot requirements and ADA guidelines for building permit phase.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. Drainage report to be reviewed and approved by HCDD No. 1.
3. Provide a discharge permit from TX Dot for storm discharge.

CLOSEOUT DOCUMENTS

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

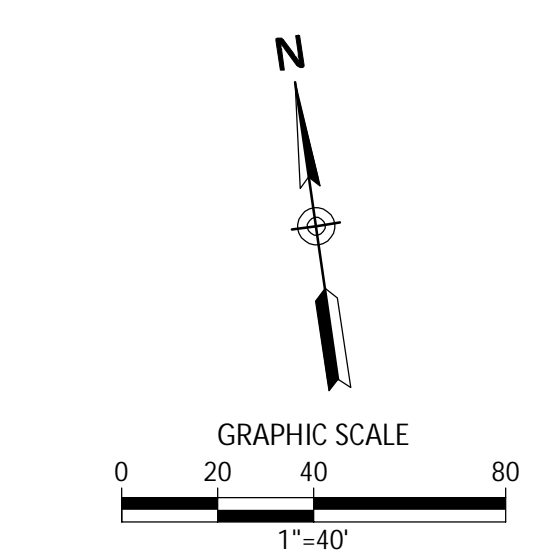
STANDARD REQUIREMENTS

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

PRINCIPAL CONTACTS
 OWNER: BLUE BEACON
 ENGINEER: HALFF ASSOCIATES, INC.
 SURVEYOR: HALFF ASSOCIATES, INC.

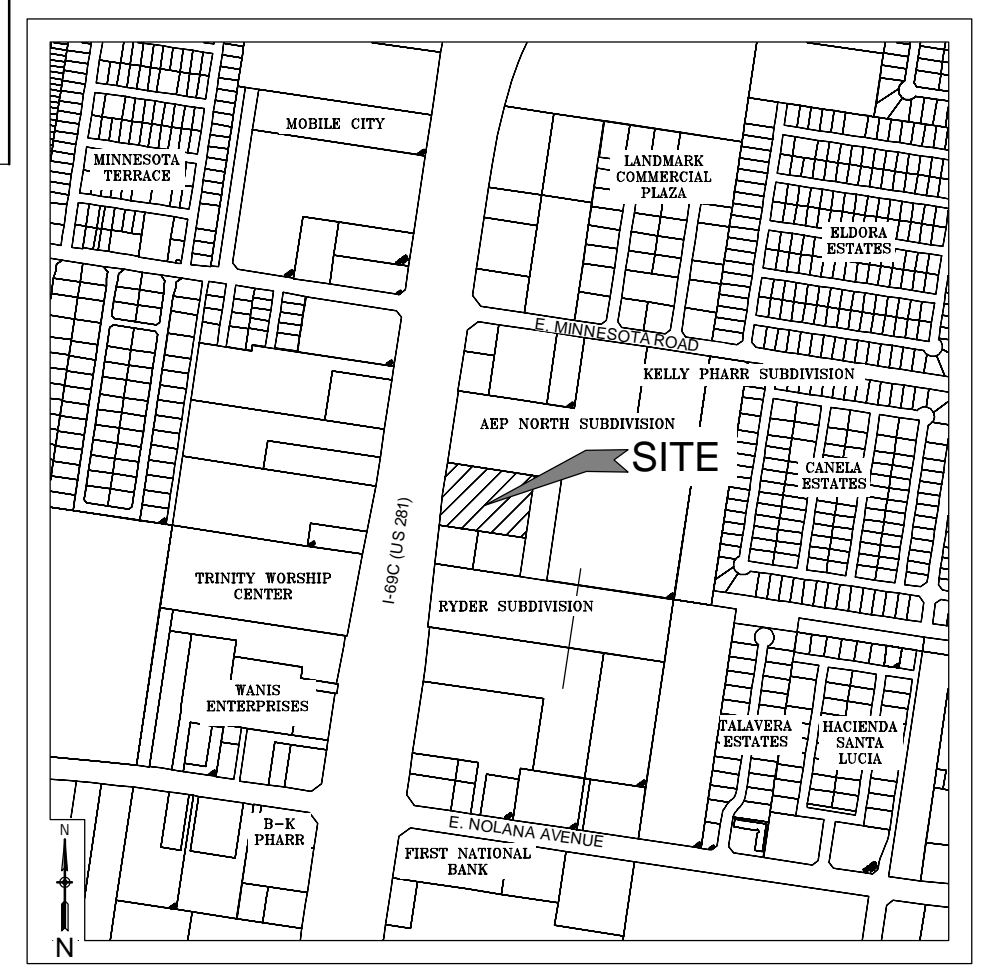
ADDRESS
 5000 W. MILITARY STE. 100
 5000 W. MILITARY STE. 100

MCALLEN, TX 78502
 MCALLEN, TX 78503 (956) 664-0286
 MCALLEN, TX 78503 (956) 664-0286



Basis of bearing is referenced to the Texas state-plane coordinate system (Texas South Zone 4205, North American Datum of 1983 (NAD83) 2011 adjustment, Epoch 2010.00, Geoid 18. The survey vertical datum is the North American Vertical Datum of 1988 (NAVD88). All elevations are shown in U.S. survey feet. All distances are shown in Grid and U.S. Survey Feet.

- LEGEND**
- - SET 1/2" IRON ROD W/ YELLOW CAP STAMPED "HALFF"
 - FIR - FOUND IRON ROD
 - FIP - FOUND IRON PIPE
 - D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY, TEXAS
 - M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY, TEXAS
 - O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
 - R.O.W. - RIGHT-OF-WAY
 - VOL. - VOLUME
 - PAGE - PAGE



GENERAL NOTES:

1. Benchmark information:
City of Pharr Benchmark #50 An aluminum disk located along the south curb line of F.M. 495 210 feet west of Cage Blvd. N=16602406.559, E=1088400.313 (GRID) Elevation = 106.65 feet (NAVD 88).
2. The subject property lies within "Zone B, areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (medium shading)", as depicted on the FEMA Flood Insurance Rate Map of Hidalgo County, Texas, map no. 480347 0005 C, dated October 19, 1982.
3. Minimum building setback lines shall be as per City of Pharr ordinance.
4. Minimum finish floor elevation: 18" above top of curb.
5. No building or structures shall be constructed over any easement.
6. All corner, angle points and points of curvature or tangency delineating the boundary of the land shown herein and all lot corners as being platted have been marked with a 1/2-inch iron rod with a yellow plastic cap stamped "HALFF", unless otherwise stated, or left as found those monuments that represent or reference the boundary.
7. A 5' sidewalk with ADA wheelchair ramps and landings shall be constructed along I-69 (US 281) at the time of building permit phase.
8. Landscaping as per City of Pharr ordinance and zoning requirements at the time of building permit.
9. Storm Water detention is required for this property. The engineer of record for the subdivision plat has estimated that an on-site area of approximately 3.40 acres and an on-site volume of approximately 0.45-acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this industrial development.
10. Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES).
11. Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
12. Additional fire protection may be required during the building permit phase in order to meet fire protection requirements.
13. Owners to maintain R.O.W. and perimeter of subdivision.
14. Owners to maintain detention and retention areas.

**STATE OF KANSAS
 COUNTY OF SALINE:**

I, the undersigned owner of the land shown in this plat, and designated herein as Lot 1 Blue Beacon Subdivision to the City of Pharr, County of Hidalgo, Texas, and whose name is subscribed hereto, do hereby subdivide such property and dedicate to the use of the public all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes of consideration therein expressed.

BLUE BEACON, INC.
 by: Guy D. Walker - President
 500 Graves Boulevard
 Salina, Kansas 67401

**STATE OF KANSAS
 COUNTY OF SALINE:**

Before me, the undersigned authority, on this day personally appeared Guy D. Walker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.
 Given under my hand and seal of office, this the ____ day of _____, 2025.

Notary public
 Saline County, Kansas

**STATE OF TEXAS
 COUNTY OF HIDALGO:**

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 _____ Date
 Mayor, City of Pharr

City Clerk _____ Date

**STATE OF TEXAS
 COUNTY OF HIDALGO:**

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.

Raul E. Sesin, P.E. C.F.M. _____ Date
 By, Hidalgo County Drainage District No. 1
 General Manager

**STATE OF TEXAS
 COUNTY OF HIDALGO:**

This plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this the ____ day of _____, 2025.

No improvements of any kind (including without limitation, trees, fences and buildings) shall be placed upon Hidalgo County Irrigation District No. 2 rights-of-way or easements.

President _____ Attest: Secretary _____

**STATE OF TEXAS
 COUNTY OF HIDALGO:**

Approved and authorized for record by the Planning and Zoning Commission, City of Pharr, Texas, this the ____ day of _____, 2025, by the Planning and Zoning Commission of the City of Pharr, Texas.

Danny Wylie, Chairman _____ Date
 Planning and Zoning Commission



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

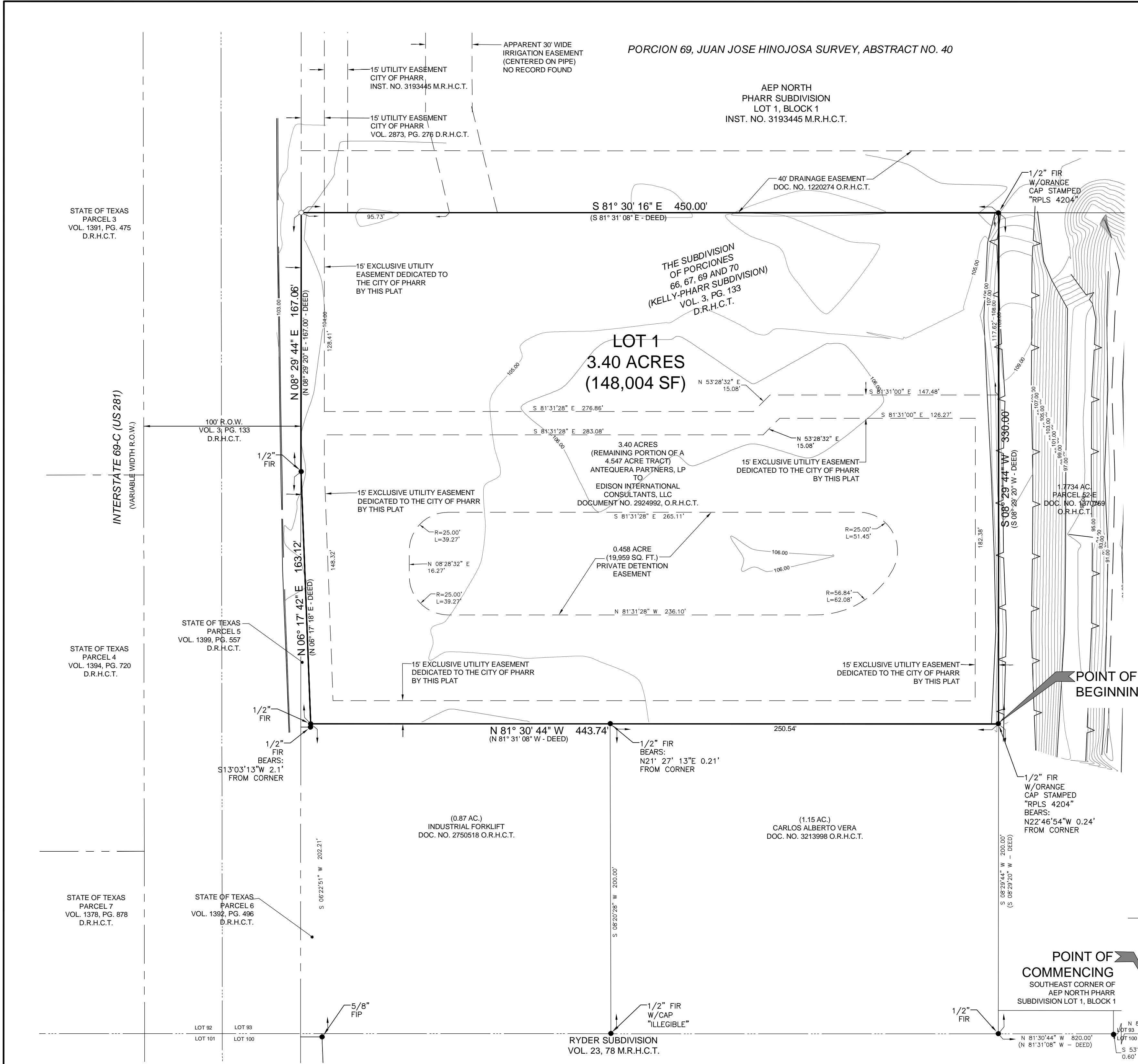
BY: _____ DEPUTY

**PRELIMINARY PLAT
 LOT 1
 BLUE BEACON
 SUBDIVISION
 A SUBDIVISION OF
 3.40 ACRES OUT OF LOT 93
 KELLY-PHARR SUBDIVISION
 SITUATED IN THE
 CITY OF PHARR
 HIDALGO COUNTY, TEXAS
 OWNER:
 EDISON INTERNATIONAL CONSULTANTS, LLC
 BY**



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7448
 TEL (956) 664-0286
 TBPCLS SURVEYING FIRM #10194444

DATE OF PREPARATION: JANUARY 2025



METES AND BOUNDS

Being a 3.40 acre tract of land, more or less, out of Lot 93, in what is known as the Kelly-Pharr Subdivision, a subdivision of Porciones 66, 67, 69 and 70, in Hidalgo County, Texas, as recorded in Volume 3, Page 133 of the Deed Records of Hidalgo County, Texas, said 3.40 acre tract further being out of the remaining portion of a called 4.547 acre tract conveyed to Edison International Consultants, LLC as recorded in Document Number 2924992 of the Official Records of Hidalgo County, Texas, said 3.40 acre tract being more particularly located and described as follows:

COMMENCING at the Southeast corner of said Lot 93, said corner being the Southeast corner of AEP North Pharr Subdivision Lot 1 Block 1 as recorded in Document Number 3193445 of the Map Records of Hidalgo County, Texas, said corner being the Northeast corner of Ryder Subdivision as recorded in Volume 23, Page 78 of the Map Records of Hidalgo County, Texas, a one-half inch iron rod with a yellow plastic cap stamped "CDS MUERY" found at North 08 degrees 29 minutes 18 seconds East, a distance of 659.99 feet from said corner. **THENCE**, with the South line of said Lot 93, same being the South line of said AEP North Pharr Subdivision Lot 1 Block 1, same being the North line of said Ryder Subdivision, North 81 degrees 30 minutes 44 seconds West (recorded North 81 degrees 31 minutes 08 seconds West - Deed), a distance of 450.00 feet to a one-half inch iron rod with an orange plastic cap stamped "RPLS 4204" found at North 22 degrees 29 minutes 20 seconds West - Deed, a distance of 200.00 feet to a point, a one-half inch iron rod with an orange plastic cap stamped "RPLS 4204" found at North 22 degrees 46 minutes 54 seconds West, a distance of 0.24 feet from said point, said point being the Southeast corner and the **POINT OF BEGINNING** of this 3.40 acre tract;

THENCE, with the North line of said 1.15 acre tract, North 81 degrees 30 minutes 44 seconds West (recorded North 81 degrees 31 minutes 08 seconds West - Deed), a distance of 250.54 feet to the Northwest corner of said 1.15 acre tract, same being the Northeast corner of a called 0.87 acre tract conveyed to IFI Industrial Forklift, Inc. as recorded in Document Number 2570518 of the Official Records of Hidalgo County, Texas, a one-half inch iron rod found at North 21 degrees 27 minutes 13 seconds East, a distance of 0.21 feet from said corner, continuing with the North line of said 0.87 acre tract, a total distance of 443.74 feet to a one-half inch iron rod found in the Northwest corner of said 0.87 acre tract, same being the Westernmost Southwest corner of said 4.547 acre tract, said corner being in the East right-of-way line of U. S. Highway 281 (existing variable width right-of-way), said corner being the Southwest corner of this 3.40 acre tract;

THENCE, with the West line of said 4.547 acre tract, same being the East right-of-way line of said U. S. Highway 281, North 06 degrees 17 minutes 42 seconds East (recorded North 06 degrees 17 minutes 18 seconds East - Deed), a distance of 163.12 feet to a one-half inch iron rod found, for a corner of this 3.40 acre tract;

THENCE, continuing with the West line of said 4.547 acre tract, same being the East right-of-way line of said U. S. Highway 281, North 08 degrees 29 minutes 44 seconds East, a distance of 167.06 feet (recorded North 08 degrees 29 minutes 20 seconds East, a distance of 167.00 feet - Deed) to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the Northwest corner of said 4.547 acre tract, said corner being in the Southerly line of said AEP North Pharr Subdivision Lot 1 Block 1, said corner being the Northwest corner of this 3.40 acre tract;

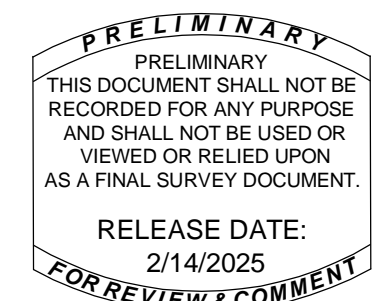
THENCE, with the North line of said 4.547 acre tract, same being the South line of said AEP North Pharr Subdivision Lot 1 Block 1, South 81 degrees 30 minutes 16 seconds East (recorded South 81 degrees 31 minutes 08 seconds East - Deed), a distance of 450.00 feet to a one-half inch iron rod with an orange plastic cap stamped "RPLS 4204" found in the Northeast corner of said 4.547 acre tract, said corner being the Northeast corner of this 3.40 acre tract;

THENCE, with the East line of said 4.547 acre tract, same being the West line of said 1.7734 acre tract, South 08 degrees 29 minutes 44 seconds West (recorded South 08 degrees 29 minutes 20 seconds West - Deed), a distance of 330.00 feet, to the **POINT OF BEGINNING**;

Said described tract of land containing 3.40 acres (gross), more or less.

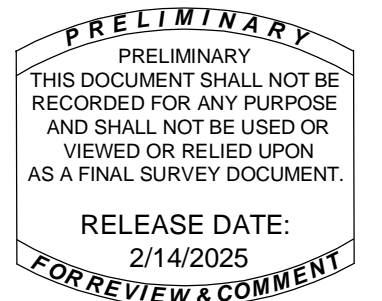
The undersigned hereby certifies that this survey was made on the ground on 11/14/2024; that the improvements on the ground are as shown herein; that there are no visible overlappings, no apparent conflicts or visible easements, except as shown hereon. This survey conforms to or exceeds the current minimum standards as adopted by the Texas board of professional engineers and land surveyors.

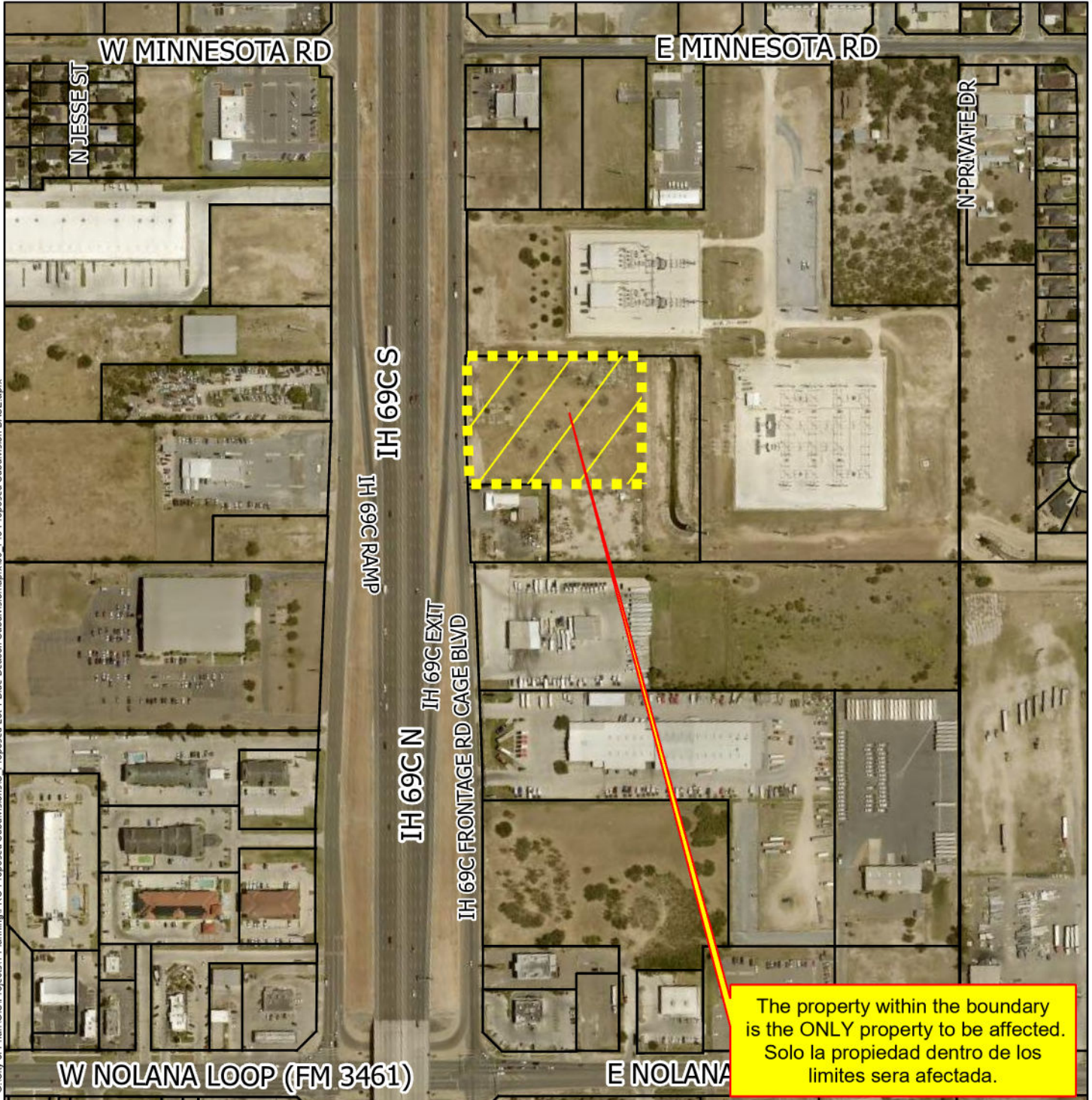
Guadalupe B. Nuñez Jr.
 Registered Professional
 Land Surveyor Texas No. 5914
 Halff, Inc.
 TBPCLS Firm No. 10029600



I, Solveig A. Klassen, a Licensed Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

Solveig A. Klassen
 Licensed Professional Engineer
 Registration No. 147784



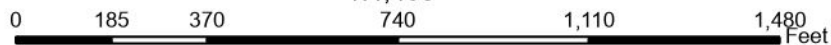


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 Subject Property

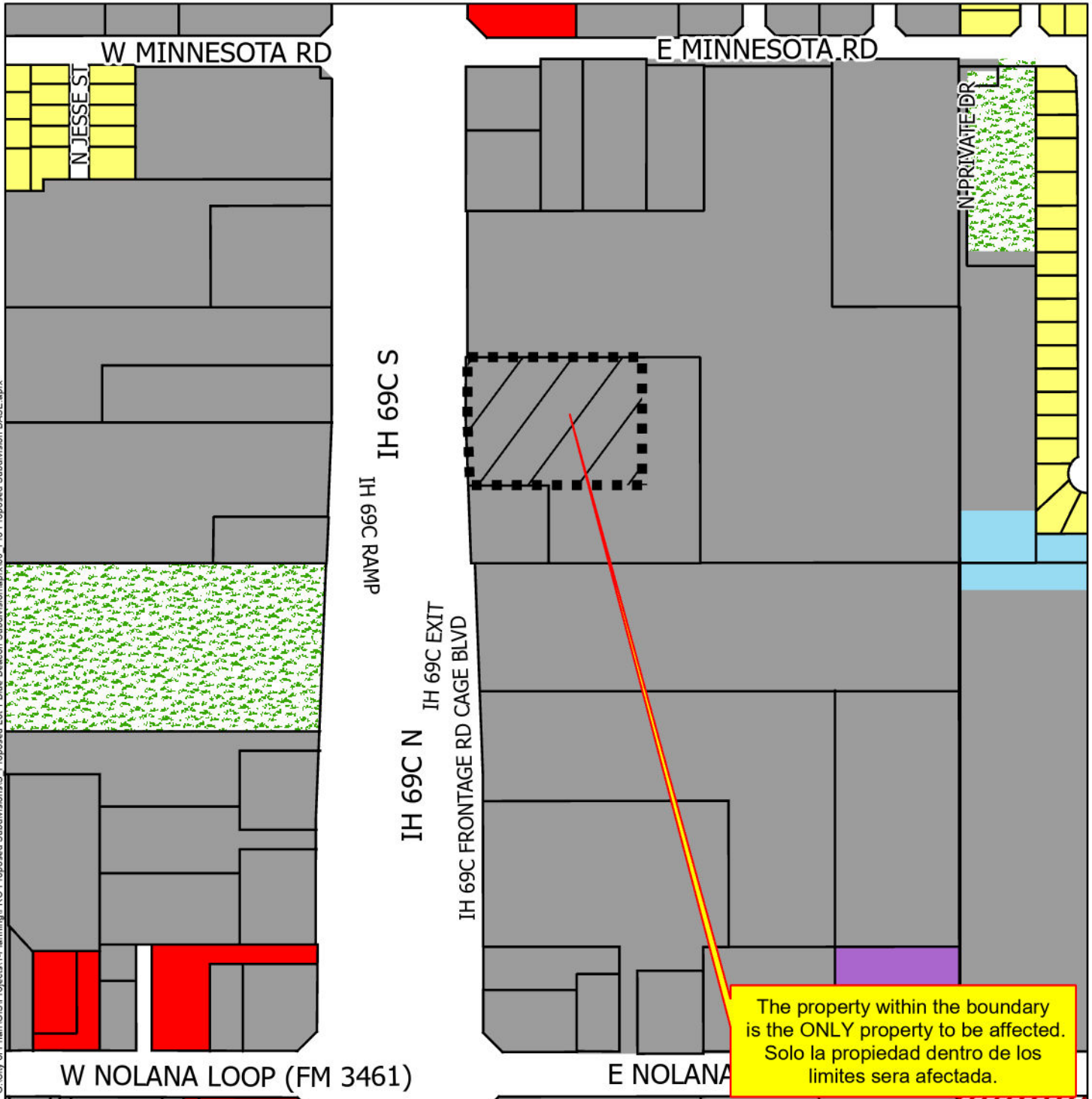
City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:4,465



Date: 2/19/2025

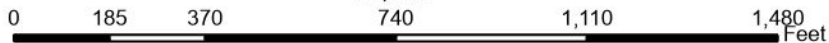
Proposed Subdivision
 Lot 1 Blue Beacon Subdivision
 Half Associates, INC.
 ZONING



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 | |

Scale: 1:4,465



G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\1-Proposed Lot 1 Blue Beacon Subdivision\aprx\00_Pro Proposed Subdivision BASE.aprx



Pharr
Development Services



Site Photo

5000 Block of North IH 69C

