

**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, SEPTEMBER 17, 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 for September 3, 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) Juan David Larios d/b/a The Lone Star Theater, owner, has 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-premises consumption in a Business District (C-2). The property is legally described as Lots 10, 11, 12, and the North 11.5 feet of Lot 13, Block 1, J.T. Doster Re-subdivision Pharr, Hidalgo County, Texas. The property is physically located at 115 East Park Avenue. **CUP#260810**

2) Aguirre Family Limited Partnership, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Commercial District (H-C). The property is legally described as being 2.13 acres tract of land out of Lot 1, Blackbird Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1908 West Sharm Drive. **COZ#260816**

E. ANNOUNCEMENTS:

F. 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.

G. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

H. 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 8th day of September 2026 at 4:00 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, 8th day of September 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, SEPTEMBER 3, 2026
118 SOUTH CAGE 2nd FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, September 3, 2026, and following is the record of attendance.

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

MEMBERS ABSENT: Rafael Munguia
Javier Gutierrez

STAFF PRESENT: Roland Gomez, Director of Development Services
Diego Perez, Planner I
Joanna Villarreal, Planner I

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.

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

ITEM B. PUBLIC TESTIMONY

None

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF AUGUST 20, 2026, REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

There being no discussion, Charlie Ramirez moved to **approve** the minutes of August 6, 2026. The motion was seconded by Ruben Luna and, upon a vote, carried unanimously.

ITEM D. PUBLIC HEARING

None

ITEM E. PLATS

1) RIO DELTA ENGINEERING, REPRESENTING MARIA BELEN NARANJO PALACIOS, MANAGING MEMBER FOR PNRB LLC, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED PNRB SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.52 ACRE TRACT OUT OF LOT 168, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF N. SUGAR RD. SUB#260720

Diego Perez, Planner I, introduced the item and presented the property's legal description. He stated the subject property was currently zoned General Business District (C). Mr. Perez further stated the adjacent zones were General Business District (C) to the north, south, east and west. Mr. Perez lastly stated the property was designated for Industrial use in the Land Use Plan.

Diego Perez, Planner I, stated that the proposed use of the property was for medical office/clinic. He further stated Development Services recommended **approval** of the preliminary plat approval of the proposed PNRB Subdivision, subject to conditions.

Danny Wylie, Chairman, asked if the existing home would be removed. Mr. Perez replied that the existing home would be removed.

There being no further discussion, Andy Castro moved to **approve** the preliminary plat approval of the proposed Nolana Gardens Subdivision. The motion was seconded by Mercedes Guillen and, upon a vote, carried unanimously.

ITEM F. ANNOUNCEMENTS

None

ITEM G. CLOSED SESSION

None

ITEM H. RECONVENE

None

ITEM I. ADJOURNMENT

There being no further discussion, Romeo Cantu, **moved** to adjourn. Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:03 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

STATE OF TEXAS COUNTY OF HIDALGO CITY OF PHARR

ON THIS 3rd DAY OF 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, here of, 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,



AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.1.

DATE SUBMITTED: September 8, 2026

MEETING DATE: September 17, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Juan David Larios d/b/a The Lone Star Theater, owner, has 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-premises consumption in a Business District (C-2). The property is legally described as Lots 10, 11, 12, and the North 11.5 feet of Lot 13, Block 1, J.T. Doster Re-subdivision Pharr, Hidalgo County, Texas. The property is physically located at 115 East Park Avenue. **CUP#260810**

Classification: Regular

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

Issue: Juan David Larios d/b/a The Lone Star Theater, owner, has 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-premises consumption in a Business District (C-2).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request for the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premises consumption in a Business District (C-2).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 09/08/2026
Approved - 09/08/2026
Final Approval - 09/08/2026

MEMORANDUM

DATE: THURSDAY, SEPTEMBER 17, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS PERMIT FOR **ABC** - FILE NO. **CUP#260810** (THE LONE STAR THEATER)

GENERAL INFORMATION:

APPLICANT: Juan David Larios d/b/a The Lone Star Theater, owner, has filed with the Planning and Zoning Commission a request for Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premises consumption in a Business District (C-2).

LEGAL DESCRIPTION: The property is legally described as Lots 10, 11, 12, and the North 11.5 feet of Lot 13, Block 1, J.T. Doster Re-subdivision Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 115 East Park Avenue.

ZONING: The property is currently zoned Business District (C-2). The surrounding areas are zoned Business District (C-2) to the north, east, south and west. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit

BUILDING: Pending inspection of the Conditional Use Permit.

HEALTH:

Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES:

Recommends approval of the Conditional Use Permit.

HOURS OF OPERATION:

Hours of operation will be from Sunday through Monday from 11:00 AM to 1:00 AM.

NOTIFICATION OF PUBLIC:

Twenty-seven (27) surrounding property owners were notified of the request by letter on September 4, 2026, and a legal notice was published in the Advance News Journal on September 2, 2026. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS:

Development Services is recommending approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **October 5, 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.

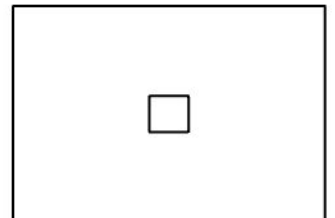
8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.
9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission 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.



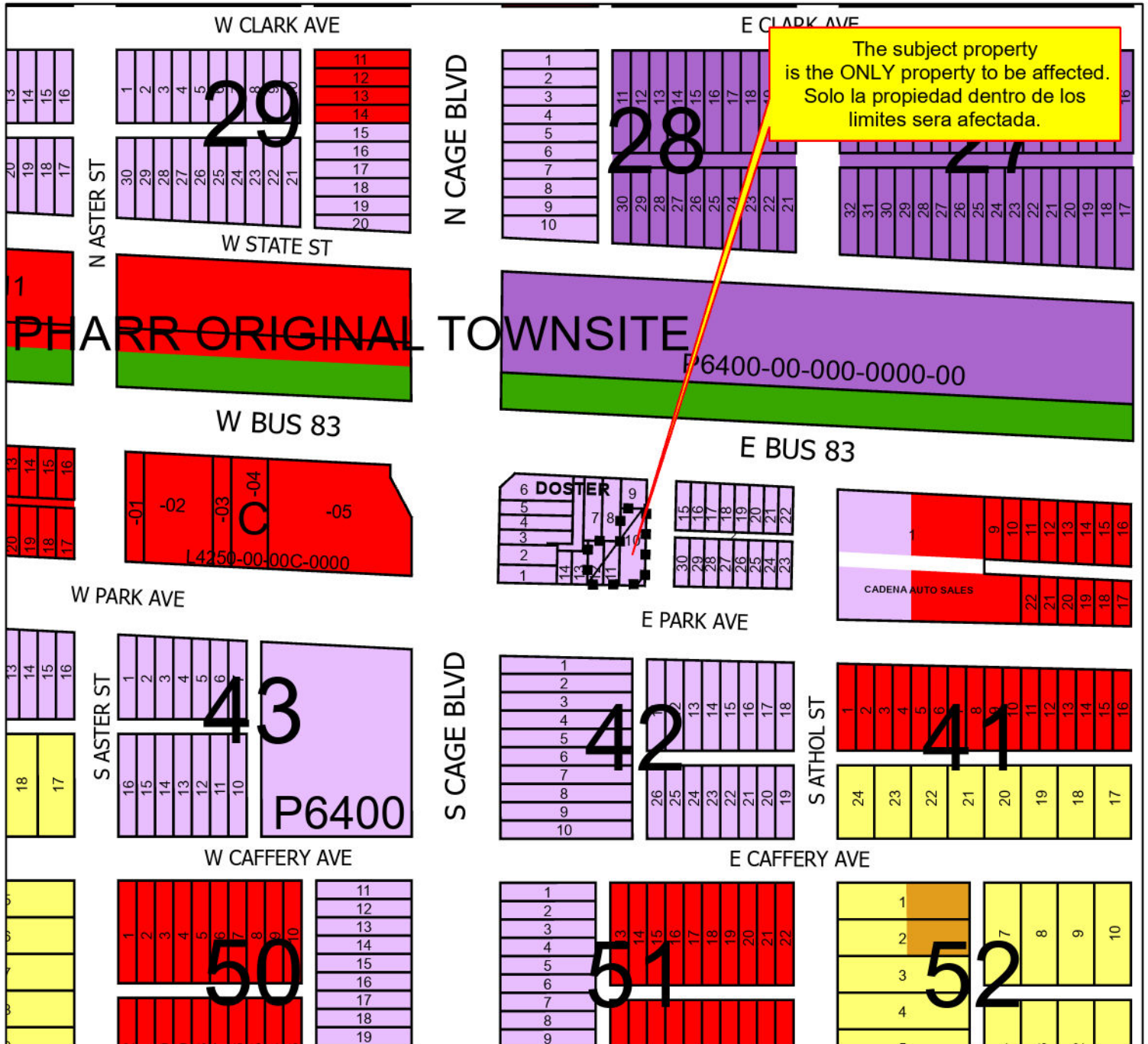
G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP260810 115 E PARK AVE (REDO)\apr\00_BASE Project File.aprx

 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
115 E PARK AVE
The Lone Star Theater
ZONING



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP260810 115 E PARK AVE (REDO)\apr00_BASE Project File.aprx

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

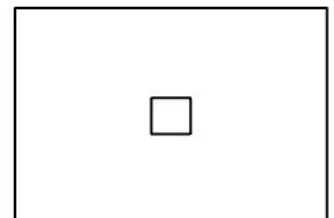
All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4221

Scale: 1:2,400



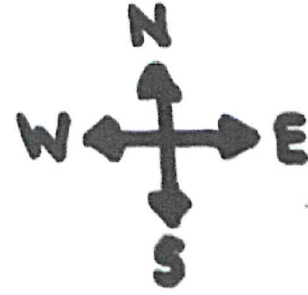
Date: 9/2/2026



CAGE

115 E PARK

ATHOL





Pharr
Development Services



Site Photo

115 East Park Avenue





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.2.

DATE SUBMITTED: September 8, 2026

MEETING DATE: September 17, 2026

FROM: Nancy Hernandez, Administrative
Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Aguirre Family Limited Partnership, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Commercial District (H-C). The property is legally described as being 2.13 acres tract of land out of Lot 1, Blackbird Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1908 West Sharm Drive. **COZ#260816**

Classification: Regular

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

Issue: Aguirre Family Limited Partnership, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Commercial District (H-C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request for a Change of Zone from Limited Industrial District (L-I) 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 - 09/08/2026
Approved - 09/08/2026
Final Approval - 09/08/2026



MEMORANDUM

DATE: THURSDAY, SEPTEMBER 17, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Limited Industrial District (L-I) to Heavy Commercial District (H-C). The property is legally described as being 2.13 acres, more or less, out of Lot 1, Blackbird Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1908 West Sharm Drive. COZ#260816

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:

Aguirre Family Limited Partnership LP., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Commercial District (H-C) in order to develop and construct a mixed-use plaza.

The subject site is located on the north side of West Sharm Drive and has a physical address of 1908 West Sharm Drive. The property is legally described as being 2.13 acres, more or less, out of Lot 1, Blackbird Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Sharm Drive., a 50 ft – 60 ft local street which runs east and west with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Limited Industrial District (L-I). The property was rezoned from Heavy Commercial District (H-C) to Limited Industrial District (L-I) on April 7, 2025. The surrounding properties to the east, south and west were rezoned from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) on June 20, 2000. The Pharr-McAllen Lateral Drainage Canal lies to the north of the property. There have been no other zoning requests within the general vicinity of the 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.

Thirteen (13) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on September 4, 2026, and a legal notice was published in the Advance News Journal on September 2, 2026. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to rezone from Limited Industrial District (L-I) to Heavy Commercial District (H-C) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. 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 **October 5, 2026**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

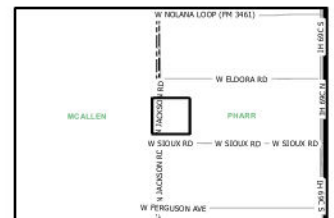
1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.

Proposed Change of Zone
 Blackbird Subdivision Lot 1 | 1908 W SHARM DR
 Aguirre Framing & Construction, LLC
 AERIAL



 Pharr City Limit
 Location

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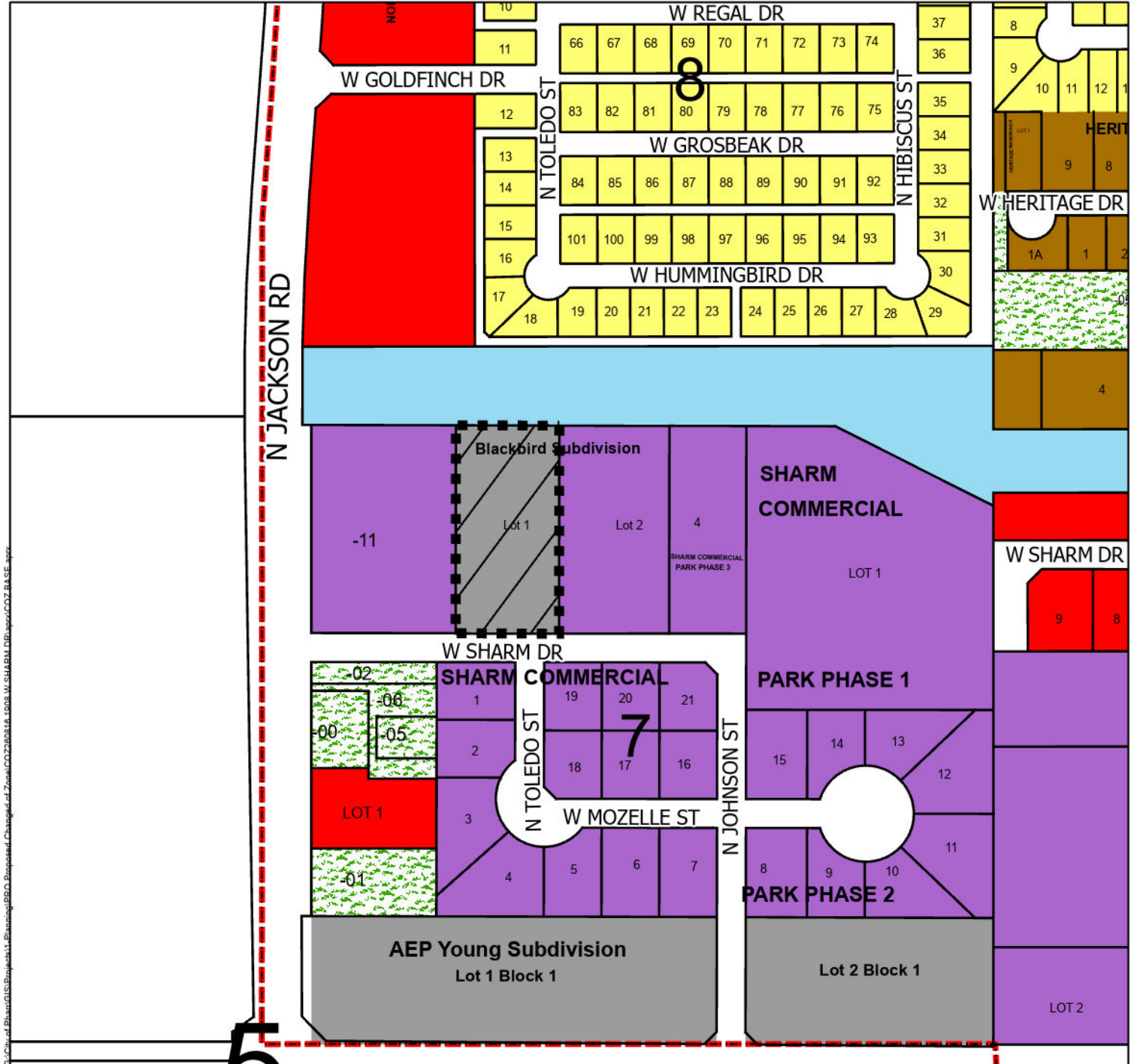


Proposed Change of Zone

Blackbird Subdivision Lot 1 | 1908 W SHARM DR

Aguirre Framing & Construction, LLC

ZONING



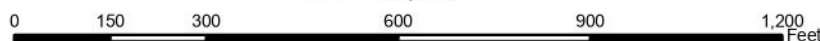
- | | | |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit | Mobile Home | Heavy Industrial |
| Location | Townhouse | Limited Industrial |
| Zoning | HUD Code | Neighborhood Commercial |
| ZONE | Rail Road R.O.W | Office Professional |
| Agricultural 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

Date: 8/31/2026

Scale: 1:3,600



**EXHIBIT A
UTILITY EASEMENT
TRACT 2 – 0.09 ACRES
OUT OF LOT 1, BLACKBIRD SUBDIVISION
DOCUMENT #295487, MAP RECORDS OF HIDALGO COUNTY, TEXAS
FIELD NOTES**

BEING A 0.09 ACRE TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 0.09 ACRE TRACT BEING OUT OF LOT 1 OF BLACKBIRD SUBDIVISION, RECORDED IN DOCUMENT 2952487, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.09 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SAID LOT 1,

THENCE S08°34'03"W ALONG THE EAST LINE OF THE SAID LOT 1, A DISTANCE OF 25.00 FEET TO A CALCULATED POINT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE **POINT OF BEGINNING**;

THENCE S08°34'03"W ALONG THE EAST LINE OF THE SAID LOT 1, A DISTANCE OF 392.74 FEET TO A CALCULATED POINT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N81°24'20"W ACROSS THE SAID LOT 1, A DISTANCE OF 10.00 FEET TO A CALCULATED POINT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N08°34'03"E ACROSS THE SAID LOT 1, A DISTANCE OF 392.76 FEET TO A CALCULATED POINT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S81°18'57"E ACROSS THE SAID LOT 1, A DISTANCE OF 10.00 FEET TO **THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 0.09 ACRES OF LAND, MORE OR LESS.**

I, IVAN GARCIA, CERTIFY THAT THE ABOVE FIELDNOTES AND PLAT REPRESENT AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY SUPERVISION AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.



5/5/2026

IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM NO. 10194027
RIO DELTA ENGINEERING
921 S. 10TH AVENUE
EDINBURG, TEXAS 78539



EXHIBIT B
UTILITY EASEMENT
TRACT 2 - 0.09 ACRES
TO ACCOMPANY FIELD NOTES

SCALE: 1" = 50'
BEARING BASIS
TX STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH (4205)
ALLTERRA CENTRAL DATA
SYSTEMS NETWORK

LEGEND	
○	CAPPED 1/2" IRON ROD SET
⊗	COTTON PICKER SPINDLE FOUND
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
(XXXX)	MAP CALL (DOC.# 2952487 S.C.M.R)
XXXX	MEASURED

P.O.C.

1/2" IRON ROD FOUND
NE LOT 1,
BLACKBIRD SUBDIVISION,
DOC #2952487, M.R.H.C.

S8° 34' 03"W
25.00'

P.O.B.

CALCULATED POINT
N: 16607221.9288'
E: 1083266.8481'

N81° 18' 57"W 215.00'
(N81°18'57"W 215.00')

EXIST. 5.00'
UTILITY EASEMENT

EXIST. 10.00' HIDALGO COUNTY
IRRIGATION DISTRICT NO. 2 EASEMENT
(AS PER DOC# 1455141 H.C.M.R.)

EXIST. 10.00' UTILITY
EASEMENT
AS PER DOC# 1455141 H.C.M.R.

S81° 18' 57"E
10.00'

10.00'
UTILITY
EASEMENT

LOT 1
93076 SQ FT
2.137 ACRES NET

LOT 2
99057 SQ FT
2.274 ACRES NET

TRACT 2
3928 SF
0.09 ACRES

N8° 34' 03"E
392.76'

S8° 34' 03"W
392.74'

N81° 24' 20"W
10.00'

EXIST. 15.00' UTILITY EASEMENT
AS PER DOC# 1455141 H.C.M.R.

N81° 24' 20"W 215.00'
(N81°24'20"W 215.00')

W. SHARM DRIVE

EXIST.
60.00' R.O.W.

EXIST.
60.00' R.O.W.

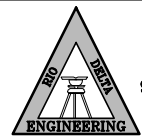
SURVEYOR'S NOTES:

1) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.

2) THE PROPERTY SHOWN IS IN ZONE "B", AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 4803340425C, DATED NOVEMBER 16, 1982.

3) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING MAY 2026, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS".



RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE, EDINBURG TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

DATE:	MAY, 2026
PROJECT:	SUR 26 041
PAGE:	1 OF 1

5/5/2026

IVAN GARCIA
REG. PROFESSIONAL LAND
SURVEYOR NO. 6496

DATE



**EXHIBIT A
UTILITY EASEMENT
TRACT 1 – 0.09 ACRES
OUT OF LOT 1, BLACKBIRD SUBDIVISION
DOCUMENT #295487, MAP RECORDS OF HIDALGO COUNTY, TEXAS
FIELD NOTES**

BEING A 0.09 ACRE TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 0.09 ACRE TRACT BEING OUT OF LOT 1 OF BLACKBIRD SUBDIVISION, RECORDED IN DOCUMENT 2952487, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.09 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THE SAID LOT 1,

THENCE S08°34'03"W ALONG THE WEST LINE OF THE SAID LOT 1, A DISTANCE OF 25.00 FEET TO A CALCULATED POINT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

THENCE S81°18'57"E ACROSS THE SAID LOT 1, A DISTANCE OF 10.00 FEET TO A CALCULATED POINT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S08°34'03"W ACROSS THE SAID LOT 1, A DISTANCE OF 393.07 FEET TO A CALCULATED POINT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N81°24'20"W ACROSS THE SAID LOT 1, TO A POINT ON THE WEST LINE OF THE SAID LOT 1, A DISTANCE OF 10.00 FEET TO A CALCULATED POINT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08°34'03" E ALONG THE WEST LINE OF THE SAID LOT 1, A DISTANCE OF 393.08 FEET TO **THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 0.09 ACRES OF LAND, MORE OR LESS.**

I, IVAN GARCIA, CERTIFY THAT THE ABOVE FIELDNOTES AND PLAT REPRESENT AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY SUPERVISION AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.



5/5/2026

IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM NO. 10194027
RIO DELTA ENGINEERING
921 S. 10TH AVENUE
EDINBURG, TEXAS 78539



EXHIBIT B
UTILITY EASEMENT
TRACT 1 - 0.09 ACRES
TO ACCOMPANY FIELD NOTES

SCALE: 1" = 50'
BEARING BASIS
TX STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH (4205)
ALLTERRA CENTRAL DATA
SYSTEMS NETWORK

LEGEND	
○	CAPPED 1/2" IRON ROD SET
⊗	COTTON PICKER SPINDLE FOUND
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
(XXXX)	MAP CALL (DOC.# 2952487 S.C.M.R)
XXXX	MEASURED

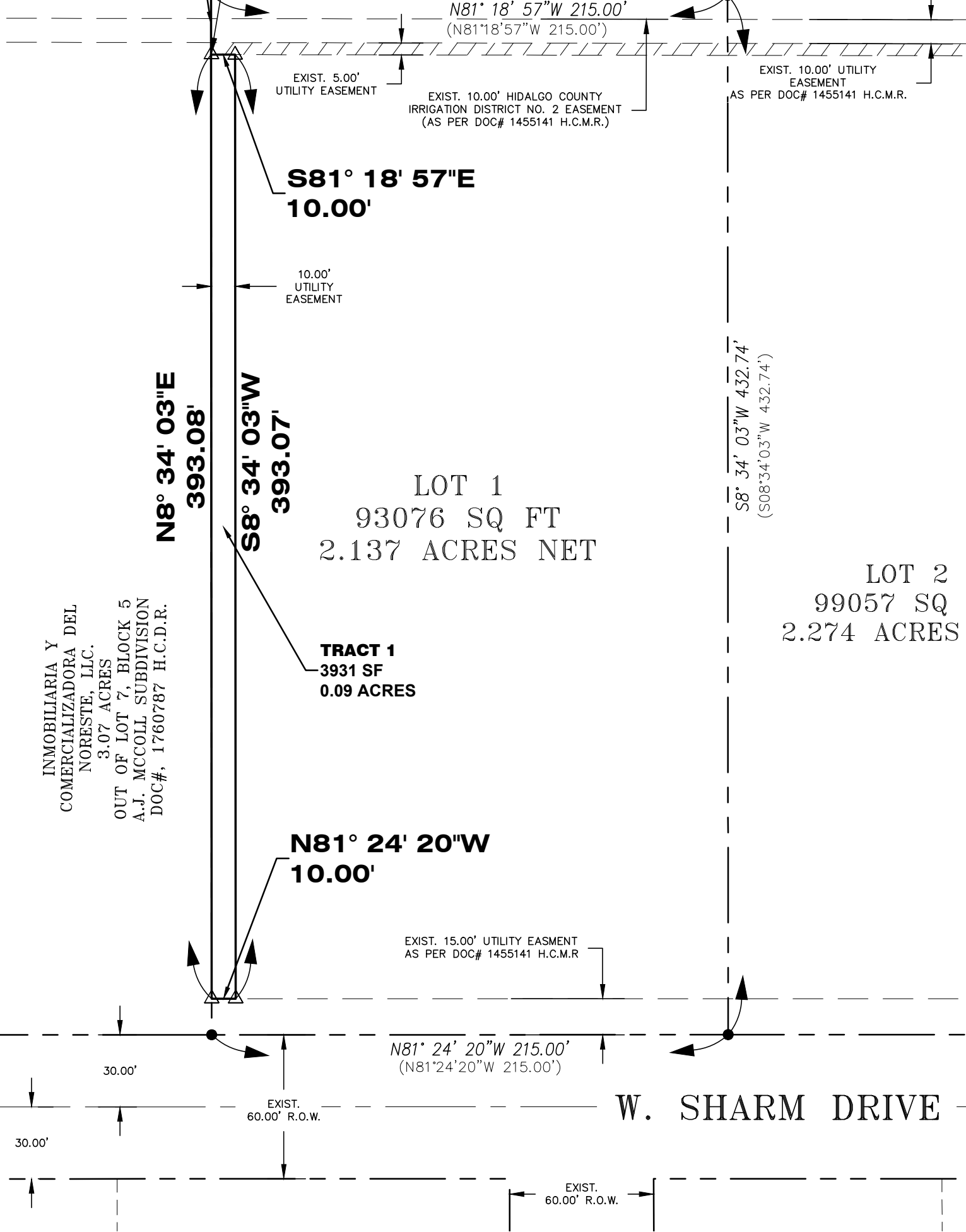
P.O.C.

1/2" IRON ROD FOUND
NW LOT 1,
BLACKBIRD SUBDIVISION,
DOC #2952487, M.R.H.C.

P.O.B.

CALCULATED POINT
N:16607254.3911'
E:1083054.3129'

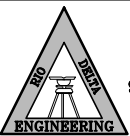
S8° 34' 03"W
25.00'



SURVEYOR'S NOTES:

- 1) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- 2) HE PROPERTY SHOWN IS IN ZONE "B", AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 4803340425C, DATED NOVEMBER 16, 1982.
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5/5/2026

IVAN GARCIA
REG. PROFESSIONAL LAND
SURVEYOR NO. 6496

DATE





THESE DRAWINGS SHALL
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WITHOUT PRIOR WRITTEN
APPROVAL FROM AND WITH
APPROPRIATE COMPENSATION
TO jmercDESIGN.

Blackbird Flex Space Warehouse
Paving Plan
Pharr, Texas

ISSUES AND REVISIONS

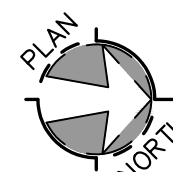
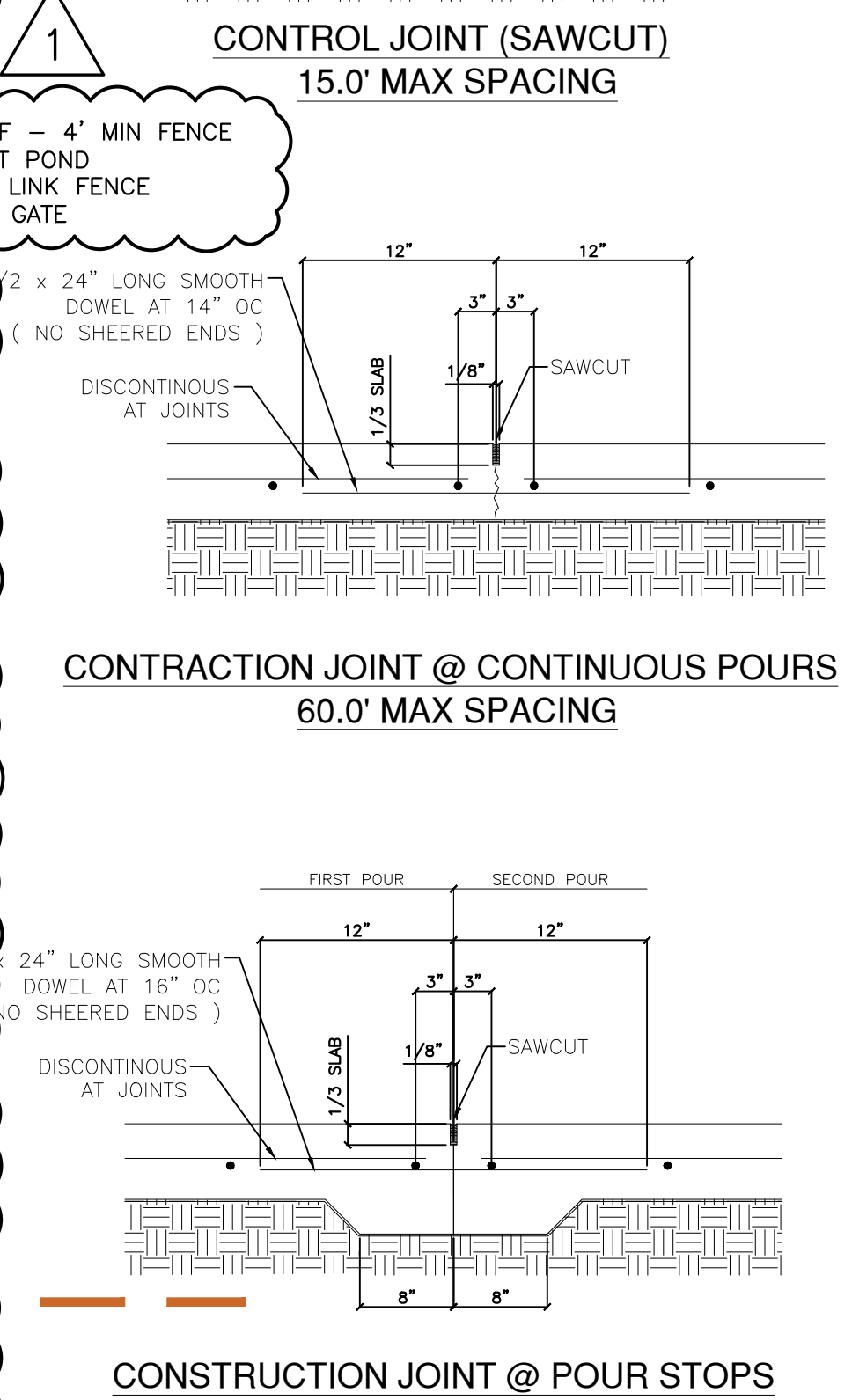
Saving Plan _____
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8-28-25 _____
SUE DATE _____

OB NUMBER _____
nore _____
DRAWN BY _____

CHECKED BY _____

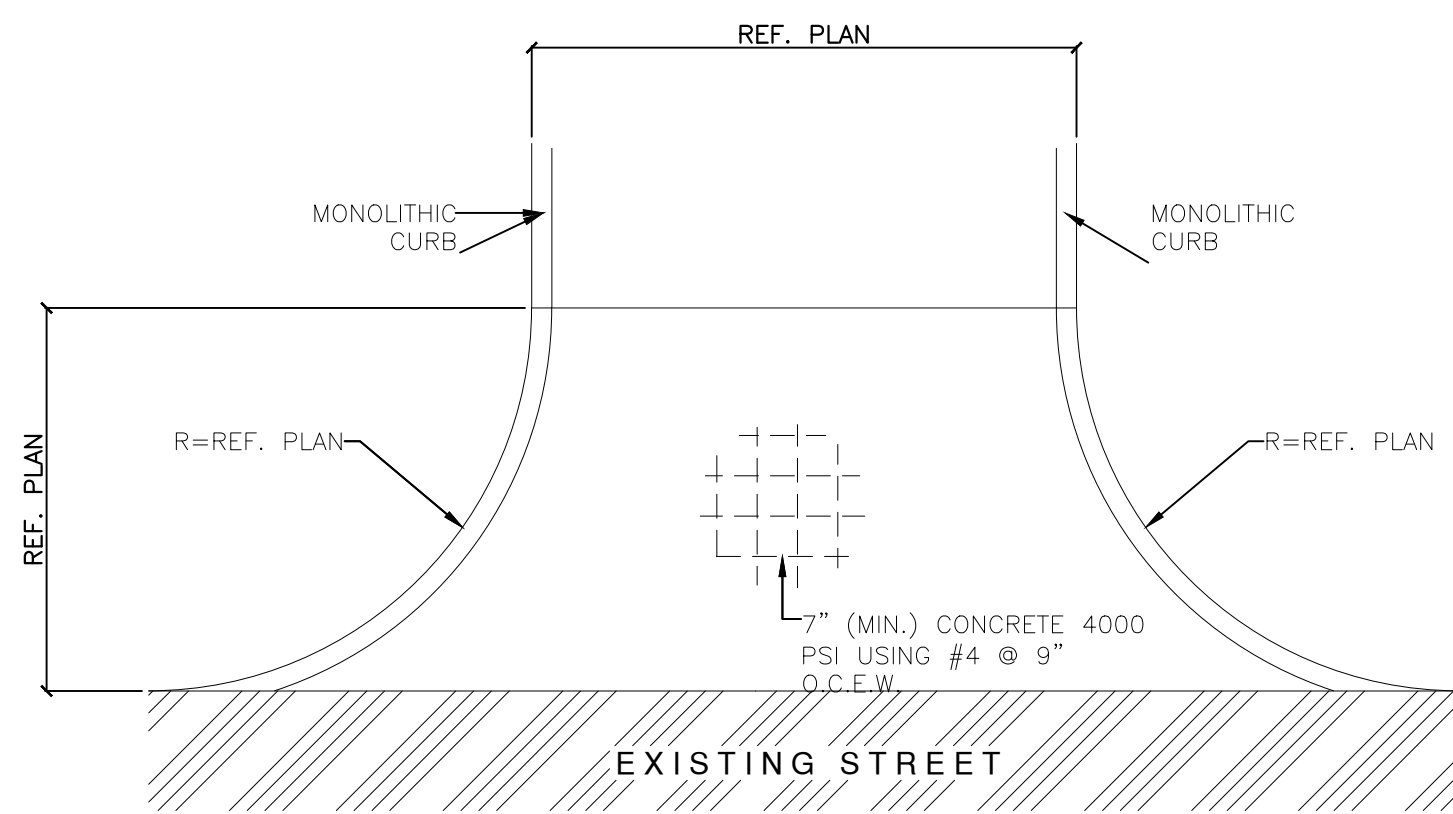
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C1.1

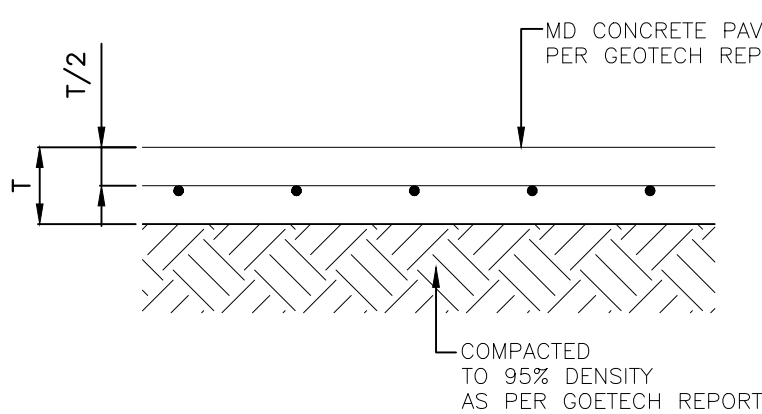


PAVEMENT PLAN

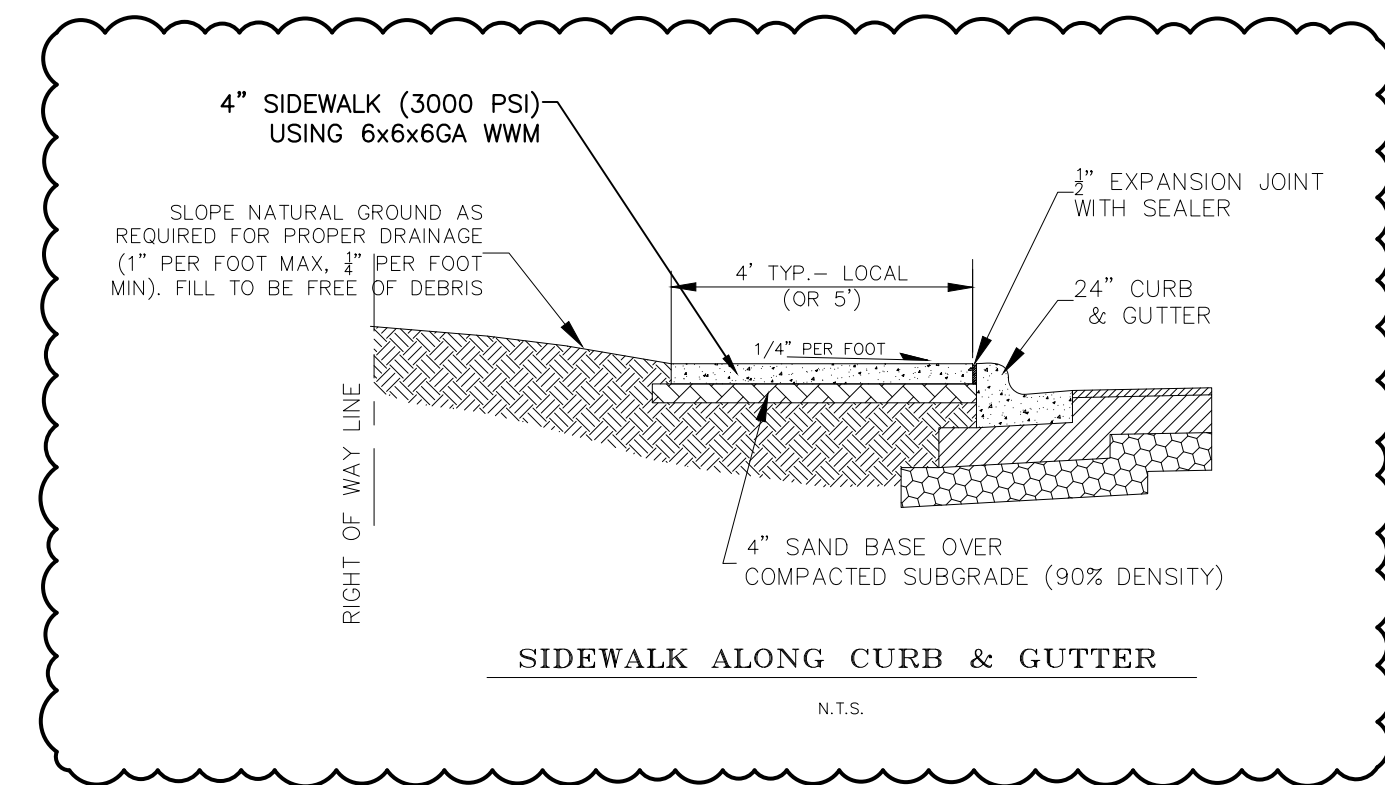
SCALE : 1" = 16'-0"



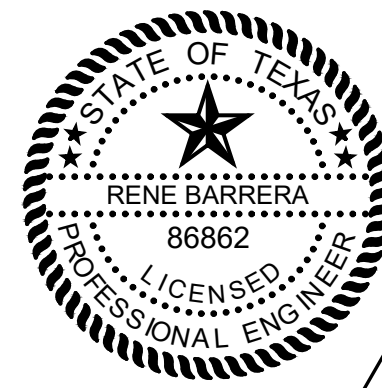
CONCRETE APRON PAVING



CONCRETE PAVING DETAIL



NOTE:
ALL DIMENSIONS TO BACK OF CURB



05-28-26

R. Ben

Rene Barrera, P.E.
Licensed Professional Engineer
Texas Engineer License No. 8686



BARRERA INFRASTRUCTURE GROUP, INC.
6521 NORTH 10TH STREET, STE. C
McALLEN, TEXAS 78504
956-687-3355
FAX: 956-992-8801

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No: 6435

REV 3 PERMIT SET 05-28-26



Pharr
Development Services



Site Photo
1908 W Sharm Drive

