

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 11, 2019 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2018-45. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law.

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:

PRESIDING:

A. CALL TO ORDER:

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

B. APPROVAL OF MINUTES:

- 1) Minutes of February 25, 2019.

C. PUBLIC HEARING: (Ordinance No. O-2018-45). A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city 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) Erick Lopez, d/b/a Prestige Lopez Auto Group, LLC, has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow a temporary parking facility in a General Business District (C). The property is legally described as being all of Lot 340, Buchanan Estates Subdivision Phase 4, Pharr, Hidalgo County, Texas. The property's physical address is 3605 North Veterans Boulevard. **SUP#190212**

2) Yolanda G. Rodriguez has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Accessory Use Structure (Guest house) in a Two-Family Residential District (R-2). The property is legally described as being Lot 33, Las Milpas Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 408 West Las Milpas Road. **CUP#190211**

3) Linfield, Hunter & Junius, Inc., representing Gordon and Catherine Jenkins Family LTD. Partnership, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being a 1.589 acre tract of land, more or less, out of Lot 96, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property is physically located 1500-1600 Block of East Minnesota Road. **COZ#190213**

D. PLATS:

1) Barrera Infrastructure Group, Inc., representing Jacinto Andres Garcia, Owner, is requesting preliminary plat approval of the proposed Andres Garcia Subdivision. The property is legally described as being a 1.00 acre gross tract of land lying and being the east portion of Lot 5, Block 11, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of West Greg Drive. **SUB#180930**

2) Dannenbaum Engineering Company, representing Charles D. Muller, is requesting preliminary and final plat approval of the proposed Re-plat of

Center on Ridge Road Phase I Subdivision. The property is legally described as being a 2.892 acre tract of land, consisting of all of Lots 1 and 2, Center on Ridge Road Phase 1 subdivision and 0.731 acres out of a portion of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of West Ridge Road. **SUB#181033**

E. ANNOUNCEMENTS/OTHER BUSINESS:

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 Commission 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 Commission 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 Commission 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 Commission 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 Commission 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 Commission 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:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 8th day of March, 2019 at 3:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)





Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 25, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 11, 2019 and following is the record of attendance.

MEMBERS PRESENT: Charlie Ramirez Jonathan Larraga
 Rafael Munguia Luis Madrigal
 Romeo Robles

ABSENT: Danny Wylie Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
 Cristina Garcia, Senior Planner
 Della Robles, Planner I
 Rogelio Rodriguez, Interim Building Official
 Angie Resio, Secretary

ITEM A. CALL TO ORDER

Vice Chairman, Charlie Ramirez, called the meeting to order at 6:00 p.m. Roll call established a quorum.

Jonathan Larraga moved to excuse the absent members. Rafael Munguia seconded the motion and when put to a vote it carried unanimously.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF FEBRUARY 11, 2019

Vice Chairman, Charlie Ramirez, introduced the item.

There being no discussion Luis Madrigal moved to approve the minutes of February 11, 2019. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

- 1) JOSE BERNAL REYES, D/B/A CORINA SALON, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION (BEAUTY SALON) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 27, SOL**

**BRILLA UNIT 8 SUBDIVISION, PHARR HIDALGO COUNTY, TEXAS.
THE PROPERTY'S PHYSICAL ADDRESS IS 701 WEST FALCON
AVENUE. CUP#190103**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is 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. She further reported sixty-two (62) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letter or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements. If approved, the owner must comply with all City Ordinances and City Department requirements.

Vice Chairman, Charlie Ramirez, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

Vice Chairman, Charlie Ramirez, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Ramirez opened the item for discussion and action.

There being no discussion Luis Madrigal moved to approve the request for Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) TRINIDAD ROCHA, D/B/A MARISCOS EL CAPITAN, 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 LOTS 210, VALLE DE LA PRIMAVERA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6619 SOUTH JACKSON ROAD. CUP#190210**

Della Robles, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the east and city limits lie to the west. This area is generally designated for commercial use in the Land Use Plan. She further reported thirty-two (32) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letter or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements. If approved, the owner must comply with all City Ordinances and City Department requirements.

Vice Chairman, Charlie Ramirez, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

Vice Chairman, Charlie Ramirez, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Ramirez opened the item for discussion and action.

There being no discussion Rafael Munguia **moved** to approve the request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

None.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles **moved** to adjourn. Jonathan Larraga second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:05 p.m.

Chairman, Danny Wylie

ATTEST:

Luis Madrigal, Secretary

APPROVED: _____



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 11, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SPECIAL USE PERMIT FOR A TEMPORARY PARKING FACILITY – FILE NO. SUP#190212 (PRESTIGE LOPEZ AUTO GROUP, LLC)
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GENERAL INFORMATION:

APPLICANT: Erick Lopez, d/b/a Prestige Lopez Auto Group, LLC, has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow a temporary parking facility in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 340, Buchanan Estates Subdivision Phase 4, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 3605 North Veterans Boulevard.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the west and city limits lie to the east. The area is generally designated for single-family residential use in the Future Land Use Plan.

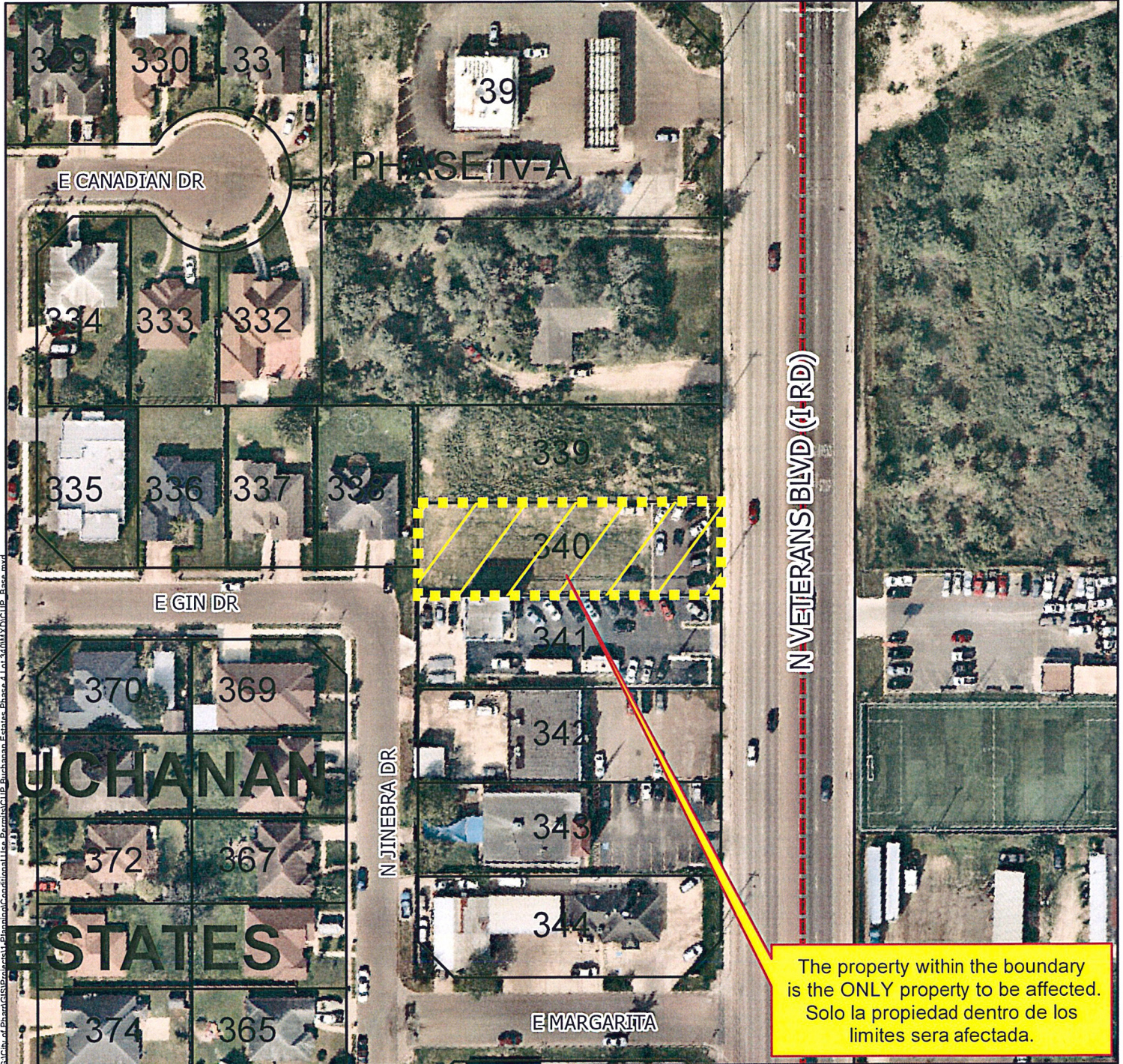
NOTIFICATION OF PUBLIC: Twenty-four (24) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one telephone call for information only.

**DEVELOPMENT
SERVICES**

RECOMMENDATION:

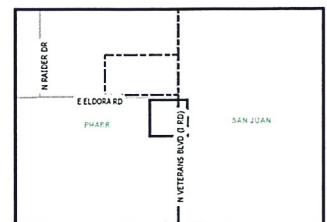
Development Services is recommending approval of the request for a Conditional Use Permit to allow a temporary parking facility in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

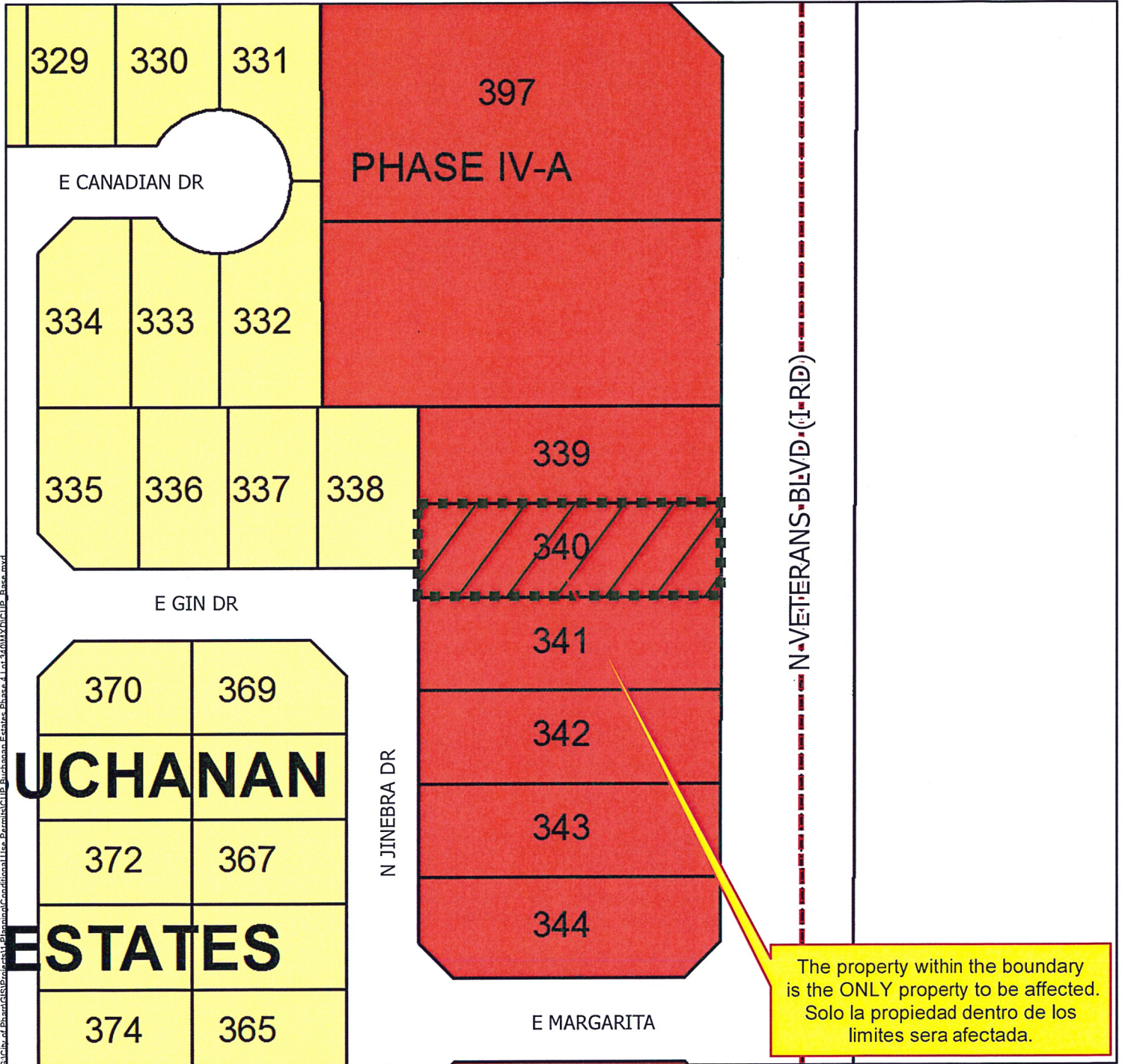
1. This Special Use Permit is provisional and not to exceed six months;
2. Any change in ownership or applicant conducting business shall terminate this Special Use Permit;
3. If the need arises for expansion, it will be necessary for the Planning & Zoning Commission to reconsider this permit;
4. Applicant will be required to apply for and obtain all necessary permits prior to any construction on said property; the appropriate permit for improvements/construction that is to occur on the property
5. Applicant will be required to comply with all City of Pharr landscaping, screening/buffering and paving requirements, any violations will terminate this Special Use Permit;
6. If approved, temporary parking which includes: caliche shall be permitted; and
7. The following shall be considered as grounds for the revocation of a Special Use Permit:
 - Any change in use or change in extent of use, area or location of the building being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Special Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.



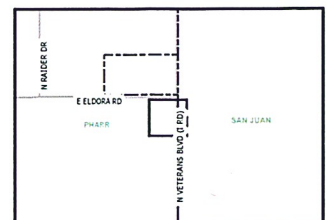
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|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development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

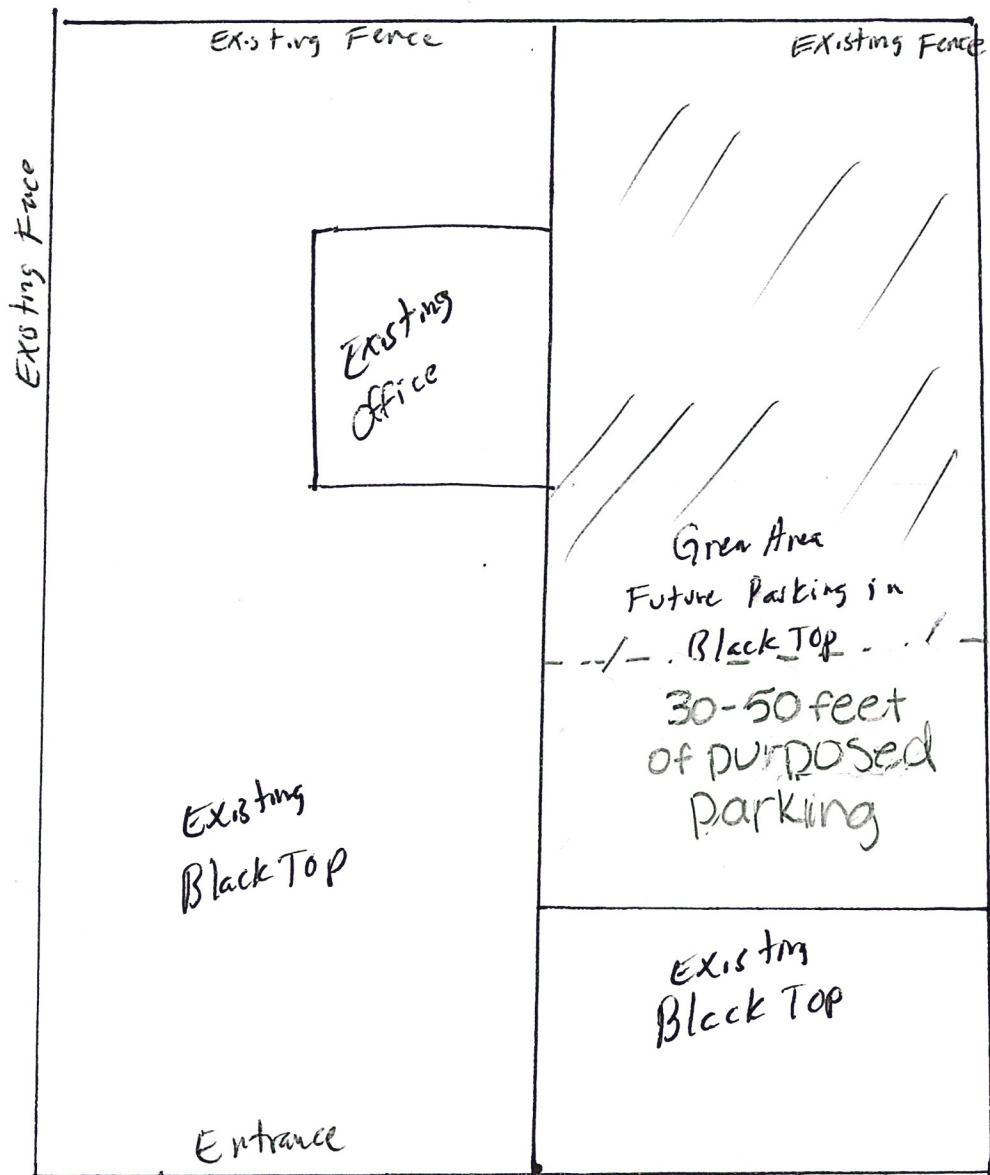
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





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





IR6 (Veterans Blvd.) → N





MEMORANDUM

DATE: MONDAY, MARCH 11, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY USE STRUCTURE (GUEST HOUSE) – FILE NO. CUP#190211

GENERAL INFORMATION:

APPLICANT: Yolanda G. Rodriguez has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Accessory Use Structure (Guest house) in a Two-Family Residential District (R-2).

LEGAL DESCRIPTION: The property is legally described as being Lot 33, Las Milpas Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 408 West Las Milpas Road.

ZONING: The property is currently zoned Two-Family Residential District (R-2). The surrounding area is zoned Two-Family Residential District (R-2) to the north, east and west and Single-Family Residential District (R-1) to the south. This area is generally designated for single family residential use in the Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
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CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.
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PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.
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**NOTIFICATION
OF PUBLIC:**

Thirty-eight (38) surrounding property owners were notified of the request by letter and a legal notice was published in The Monitor. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

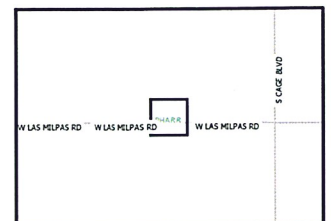
Development Services is recommending **approval** of the request for Life-of-the-Use Conditional Use Permit to allow an Accessory Use Structure (Guest house) in a Two-Family Residential District (R-2) subject to the following conditions:

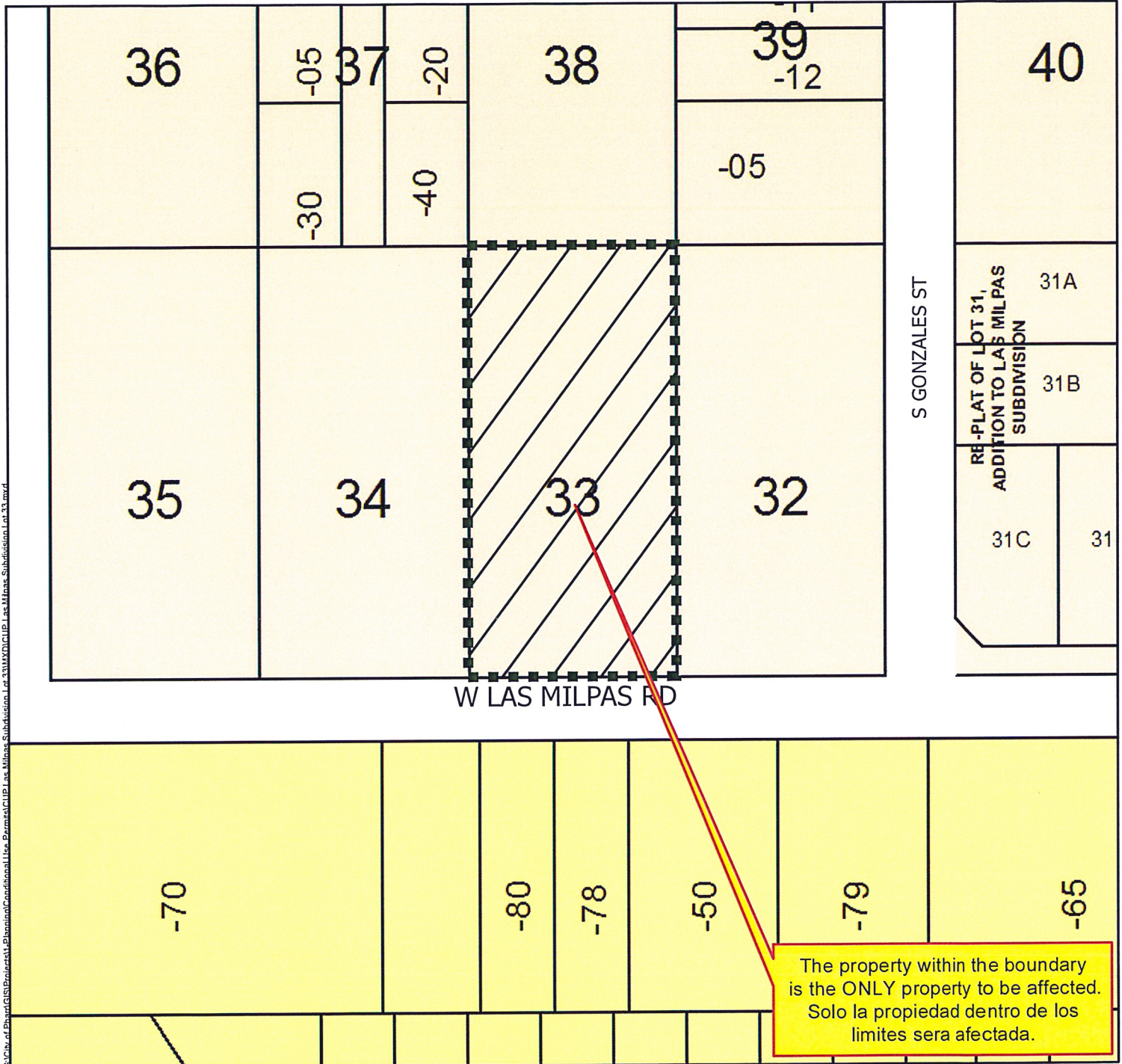
1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The accessory use structure shall not have separate electrical services or separate water meter;
3. The accessory use structure may not be available or used for lease, rent or hire;
4. Applicant shall comply with all City of Pharr Ordinances and codes; any violation will terminate this Conditional Use Permit;
5. Applicant must acquire a building permit before start of construction;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission Meeting of **March 18, 2019** at **4:00 p.m.**



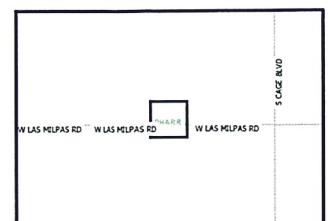
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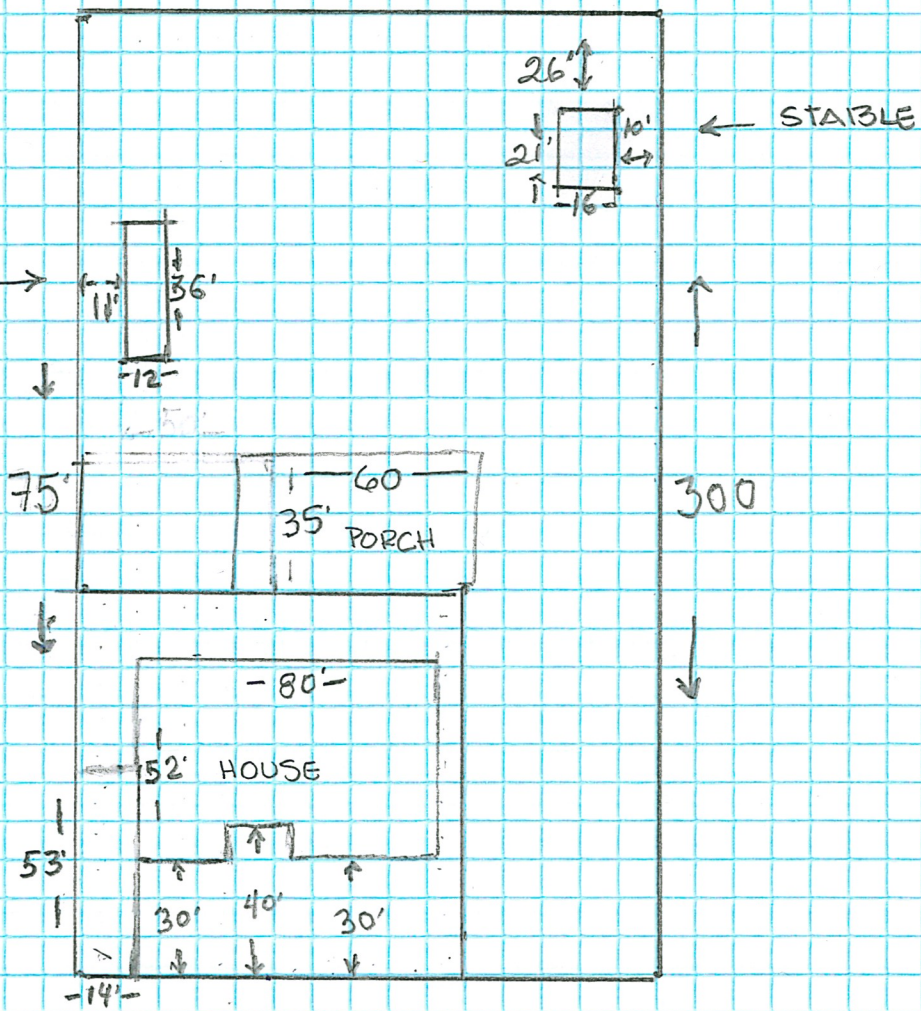
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|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development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

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-150-

PROPOSED
ACCESSORY
USE STRUCTURE



W LAS MILPAS RD





STANDARDIZED RECOMMENDATION FORM

MEETING DATE: March 11, 2019

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#190213

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: February 19, 2019

1. **Applicant:** Linfield, Hunter & Junius, Inc., representing Gordon and Catherine Jenkins Family LTD. Partnership, owners.
2. **Requested Action:** Re-zoning request from an Agricultural and/or Open Space District (A-O) to General Business District (C).
3. **Nature / Intent of Request:** In order to construct a retail store on said property.

4. **Routing to Staff:**

A. **Melanie Cano, Director**


Initials

3/5/19
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**


Initials

3-5-19
Date

☒ Approval ☐ Denial

C. **Planning and Zoning
Commission**

Initials

Date

☐ Approval ☐ Denial

D. **City Attorney**

Initials

Date

☐ Approval ☐ Denial

E. **City Manager**

Initials

Date

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, MARCH 11, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C): Being a 1.589 acre tract of land, more or less, out of Lot 96, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1500-1600 Block of East Minnesota Road.

REZONING CHECKLIST / GOALS:

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:

Linfield, Hunter & Junius, Inc., representing Gordon and Catherine Jenkins Family LTD. Partnership, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C) in order to construct a retail store on said property.

The subject site which is located on the south side of the 1500-1600 Block of East Minnesota Road and legally described as being a 1.589 acre tract of land, more or less, out of Lot 96, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas.

The property fronts East Minnesota Road, an 80' 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 property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the west and south and city limits lie to the north and east. There have been no zoning requests within the general vicinity of the subject property. The property is generally designated for commercial use in the Land Use Plan.

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

Fourteen (14) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one telephone call for information only.

Development Services is recommending approval of the request to re-zone to General Business District (C) as the properties meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **March 18, 2019 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.**



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Linfield, Hunter & Junius, Inc., representing Gordon and Catherine Jenkins Family LTD. Partnership, owner.

APPLICANT

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

CURRENT ZONE

Within the 1500-1600 Block of East Minnesota Road.

ADDRESS

General Business District (C)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

The property meets area requirements, has adequate ingress and egress and is compatible with the surrounding properties.

Della Robles, Planner I

PREPARED BY

March 4, 2019

DATE

Proposed Change of Zone
 Kelly Pharr Subdivision Lot 96
 1500-1600 Block of E Minnesota Rd
 Linfield, Hunter&Junius, Inc.



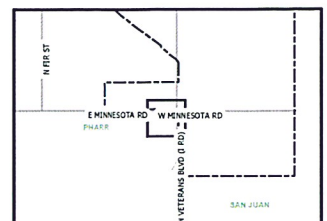
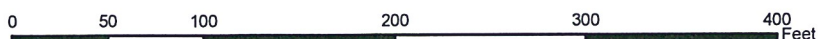
The property within the boundary
 is the ONLY property to be affected.
 Solo la propiedad dentro de los
 limites sera afectada.

- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial | |
| Two Family | Government Owned | Neighborhood Commercial | |
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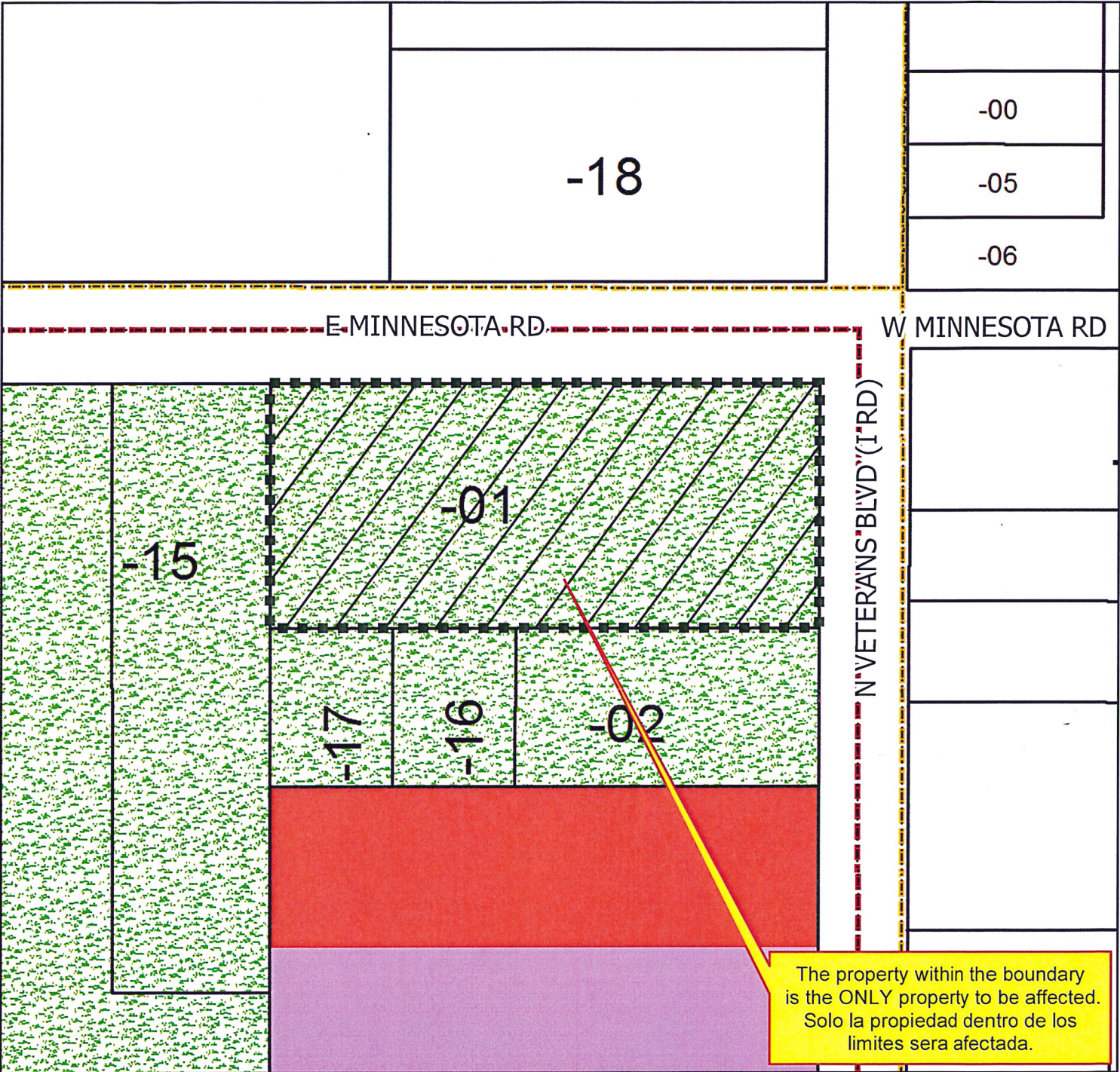
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 responsible for maintaining the information.
 This map is intended for general information only.

City of Pharr, Texas
 Engineering Department
 956.402.4242

Scale: 1 inch = 100 feet



Proposed Change of Zone
 Kelly Pharr Subdivision Lot 96
 1500-1600 Block of E Minnesota Rd
 Linfield, Hunter&Junius, Inc.



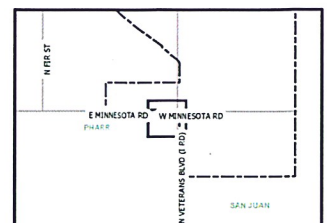
- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family Small Lot | Rail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

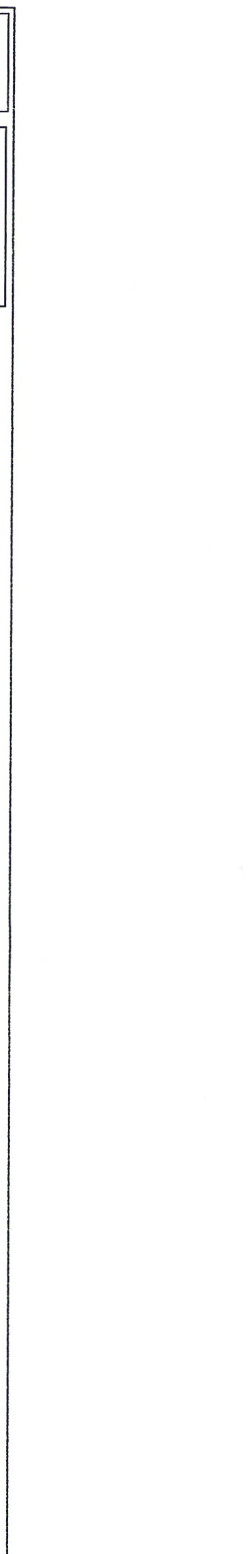
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 2/19/2019

Scale: 1 inch = 100 feet









Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 11, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ANDRES GARCIA SUBDIVISION FILE NO. SUB#180930

GENERAL INFORMATION:

APPLICANT: Barrera Infrastructure Group, Inc., representing Jacinto Andres Garcia, Owner, is requesting preliminary plat approval of the proposed Andres Garcia Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.00 acre gross tract of land lying and being the east portion of Lot 5, Block 11, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1200 Block of West Greg Drive.

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

PROPERTY PROPOSED USE: Residential Lot.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Andres Garcia Subdivision subject to the following conditions:

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

1. Show center line of S. Reba Lane.
2. Move street name within street.
3. Provide a 15'x 15' corner clip on the north east property corner.
4. Show HCID 2, Road easement within S. Reba Ln. Vol. 19, Pg. 297.
5. Label all monuments within layout.

EASEMENTS:

1. Existing Irrigation easement south of property may request a release of easement, need to apply at HCID 2.

**SIDEWALK:
ADA:**

1. Add plat note: 5' sidewalk with A.D.A. ramps and landings will be required to be constructed during construction permit phase along any street. Unless otherwise stated.

FIRE PROTECTION:

1. See attach comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Drainage report needs to be approved by HCDD 1.
2. Fill in the blanks for plat note #4 and follow HCDD 1, drainage policy.

OTHER:

1. Need surveyor's signature and seal on plat.
2. Need petition for exclusion from HCID #2.
3. On metes & bounds add the street directional south, north, west or east.
4. On location map make sure to add street directionals.
5. Verify metes & bounds counter clockwise direction.
6. Plat note #5 & 6 are duplicated keep one and remove or Lot LINE.
7. Plat note# 7, use nearest B.M. to property.



Pharr Fire – Rescue
118 S Cage Blvd., 3rd Floor
Pharr, Texas 78577
Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: Andres Garcia Subdivision Plat Review

Reviewed By: Dago Soto Asst. Fire Marshal Date: February 26, 2019

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of 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 hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture 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 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. 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. Street names shall be provided prior to or during the per-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.
6. 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.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. 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 Number 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 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. 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 2012: 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 a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

☒ On Plat note add: (No Construction of any structure is allowed unless Fire Protection is in place and additional Fire Protection may be required at time of building permit phase.)

☒ Show existing fire hydrant on W. Jeff Drive and Invierno Street.

STAFF REVIEW FOR:

ANDRES GARCIA SUBDIVISION

COMMENTS: **Initials:** O.D.L. / R. B **FEBRUARY 26, 2019**

WATER:

- Will need to show correct utilities in the area
- Will need to show correct size of water lines in the area
- Will need to show 24" transmission line in the area
- Follow City of Pharr Construction Standards Manual

SEWER:

- OK
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____

SUBDIVISION: Andres Garcia**DATE:** 2/26/19

Residential/Commercial: _1.0_ acres

Staff Review:

Plat Notes:

- Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES) **NOTE ON PLAT.**
- 5' sidewalk with A.D.A. ramps and landings will be required to be constructed during construction permit phase along any street. Unless otherwise stated. **NOTE ON PLAT**
- Storm Water Pollution Prevention Plan (SWPPP) will be required on any subdivision that is 1 acre or more.
- Note #6 and #8 repeat.
- Note #12-Owners are to maintain detention/retention areas. **NOTE ON PLAT**
- Owners to maintain R.O.W. and perimeter of subdivision. **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- A drainage report is required for all new subdivisions and/or development(s).
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued.

- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre Construction Meeting.
- Need S.W.P.P.P. 3 hard copies, 1 for review, 2 for finalization.
- No street cuts allowed unless approved through permit by Public Works Department. (\$25.00 permit fee)
- Approved Drainage Report needed.
- Erosion and sediment control plan.

SUBDIVISION: Andres Garcia Subdivision

DATE: February 28, 2019

REVIEW: Preliminary

PLAT

1. Note No. 3--- Revise to note to say “. . . as per city of Pharr ordinance.”
2. Remove Note No. 5
3. Remove Note No. 6. Note repeats with #8.
4. Note No. 9---Revise note to say “. . . as per city of Pharr ordinance.”
5. Note No. 10--- Revise note to say... “All construction shall comply with the current stormwater pollution prevention plan (SWPPP) and the Texas Discharge Pollution Elimination System (TPDES).”
6. Note No. 12--- Revise note say “. . . maintain all detention/retention areas.”
7. Add Note---Owners to maintain ROW and perimeter of subdivision.
8. Missing Professional Land Surveyor Seal.

SITE PLAN

1. Determine whether waterline connection will be an open cut or bore. Callout the length of proposed utility line and provide detail.

DRAINAGE

1. Drainage report shall reflect a (50 year) post development minus the (25 year) predevelopment storm runoff as per H.C.D.D. No. 1.
2. Drainage report needs approval from H.C.D.D. No. 1
3. Drainage plan to be reviewed and approved at building permit stage.

ADDITIONAL COMMENTS

Eddie Martinez

From: Javier <jl_hcid2@att.net>
Sent: Wednesday, February 27, 2019 4:25 PM
To: Eddie Martinez
Subject: Andres Subdivision / Center on Ridge Subdivision

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

Andres Subdivision

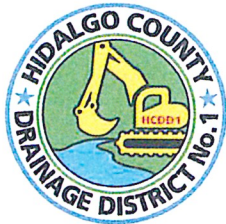
1. 25' Maintenance Rd. must be shown V 19 Pg. 297 R.O.W.
2. Drainage Ditch V26 Pg. 203 Track 42
3. Need Deed

Center on Ridge

1. Make reference to lot 203 as P.O.C.
2. Exclusion to the extension of original subdivision.
3. Flat rate must be payed \$125.97
4. Any crossings of H.C.I.D.No.2 property must be approved.

Javier Lopez
Water Operations Superintendent
Hidalgo County Irrigation District No. Two
P.O. Box 6
San Juan, TX 78589
Phone: 956-787-1422
Email: jl_hcid2@att.net
Web: hcid2.org

5.



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

General Manager, Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RAMON GARCIA
Chairman of the Board

JOE M. FLORES
Board Member

JOSEPH PALACIOS
Board Member

October 22, 2018

Dear Government Recipient:

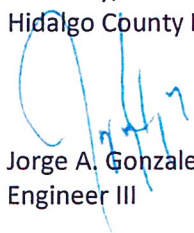
The purpose of this letter is to inform you that on Oct. 9, 2018, the Hidalgo County Drainage District No. 1 Board of Directors adopted an amendment to the subdivision rule regarding the County drainage policy. These changes were adopted to be in effect immediately; however, our office is grandfathering current applications if they were completely submitted prior to the date of Oct 9th, 2018.

The main change that impacts our district immediately includes:

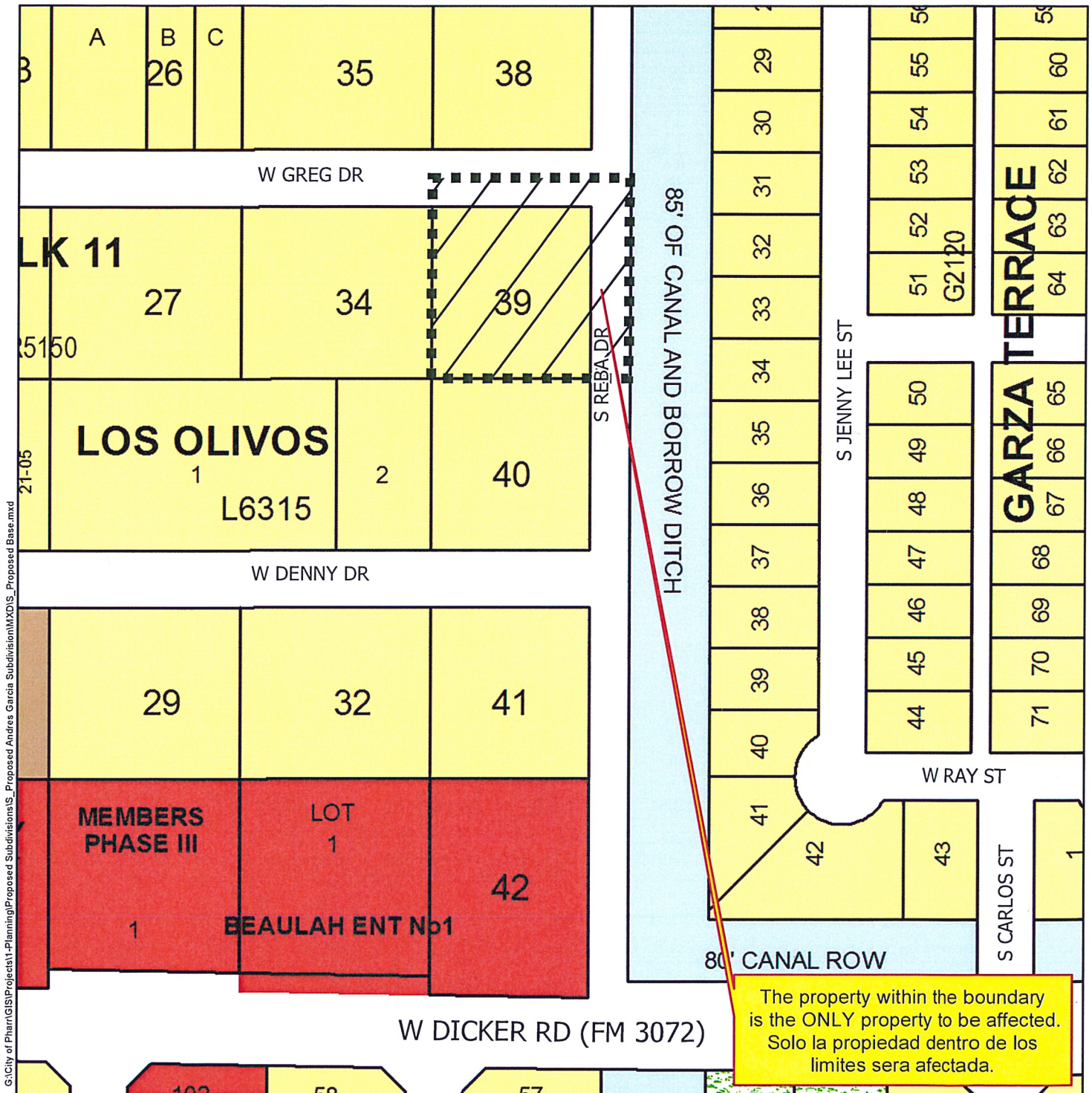
- Stormwater runoff generated from the developed property, including runoff from upstream drainage areas, shall be detained for a 50-year frequency storm event and released into the receiving downstream system at the pre-developed (before any development), peak discharge rate for a 10-year frequency storm event. Off-site peak discharge for 2-, 10-, 25- and 50-year storm events for post-development conditions shall not exceed the pre-development peak discharges for corresponding rain events.
- All drainage systems within the subdivision shall be designed to convey the 10-year storm runoff from the contributing areas to and through the subject property with no increase in the extent or depth of flooded areas. The proposed drainage system for the subdivision shall be analyzed for a 50-yr storm where the water surface elevation shall be a maximum of 12" above the lowest top of curb elevation.

If you have any questions or need additional information, please feel free to give our office a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1


Jorge A. Gonzalez, PE, SIT, CFM
Engineer III

CC: Mr. Raul E. Segin, PE, CFM – Hidalgo County Drainage District General Manager
Mr. Noe Saldivar, PE, CFM – Hidalgo County Drainage District Engineer III
Mr. Omar Cano, PE, CFM – Hidalgo County Drainage District Engineer III







Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 11, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: RE-PLAT OF CENTER ON RIDGE ROAD PHASE I SUBDIVISION FILE NO. SUB#181033

GENERAL INFORMATION:

APPLICANT: Dannenbaum Engineering Company, representing Charles D. Muller, is requesting preliminary and final plat approval of the proposed Re-plat of Center on Ridge Road Phase I Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.892 acre tract of land, consisting of all of Lots 1 and 2, Center on Ridge Road Phase 1 subdivision and 0.731 acres out of a portion of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 400 Block of West Ridge Road.

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

**PROPERTY
PROPOSED USE:** Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Re-plat of Center on Ridge Road Phase I Subdivision subject to the following conditions:

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

1. Incompliance.

EASEMENTS:

1. Provide a 5' landscaping easement south of the 10' electrical easement.
2. For existing easements label existing and not dedicated by plat.
3. For the abandonment of easement verify with all entities if any utilities were installed provide letters or project engineer to provide a letter stating no utilities are existing.

**SIDEWALK:
ADA:**

1. As per City Standards.

FIRE PROTECTION:

1. See attach comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. All drainage construction shall comply with City of Pharr standards.
2. See attach comments.

OTHER:

1. Will need to pay re-imburement fee of \$322.40/acre(2.892) = \$ 932.38, Moore road sewer improvements reimbursement.
2. Verify metes & bounds with proposed south side subdivision. (bearings do not match verify with Q&H)
3. Verify spelling on metes & bounds on the 8th paragraph.
4. When submitting make sure plans are not blurred.

This item will go before the City Commission meeting on March 18, 2019 at 4:00 p.m.



Pharr Fire – Rescue
118 S Cage Blvd., 3rd Floor
Pharr, Texas 78577
Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: Center on Ridge Road Phase 1 Subdivision Re-Plat Review

Reviewed By: Dago Soto Asst. Fire Marshal Date: February 28, 2019

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of 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 hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture 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 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. 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. Street names shall be provided prior to or during the per-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.
6. 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.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. 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 Number 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 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. 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 2012: 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 a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

☒ Provide the size of main on eastside of development

☒ Show existing fire hydrants

STAFF REVIEW FOR:

RE-PLAT OF CENTER ON RIDGE RD PHASE 1 SUBDIVISION

COMMENTS: Initials: O.D.L. / R. B FEBRUARY 26, 2019

WATER:

- Will need to clean up utility map
- Will need to show existing fire hydrants in the area
- Follow City of Pharr Construction Standards Manual

SEWER:

- OK
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____

SUBDIVISION: Center on Ridge Rd.**DATE:** 2/26/19

Residential/Commercial: _2.892_ acres

Staff Review:

Plat Notes:

- Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES) **NOTE ON PLAT.**
- 5' sidewalk with A.D.A. ramps and landings will be required to be constructed during construction permit phase along any street. Unless otherwise stated. **NOTE ON PLAT**
- Owners are to maintain detention/retention areas. **NOTE ON PLAT**
- Owners to maintain R.O.W. and perimeter of subdivision. **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- A drainage report is required for all new subdivisions and/or development(s).
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued.
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre Construction Meeting.

- Need S.W.P.P.P. 3 hard copies, 1 for review, 2 for finalization.
- Approved Drainage Report needed.
- Erosion and sediment control plan.



SUBDIVISION: Center on Ridge Rd.
Subdivision

DATE: February 28, 2019

REVIEW: Preliminary

PLAT

1. Make location map text clearer and legible.
2. Note No. 1--- Revise note to say “. . . above top of curb **of the street at center of lot.**”
3. Note No. 3---Revise note to say “. . . as per city **of Pharr** ordinance.”
4. Note No. 5---A 5 FT sidewalk, wheelchair ramps and landings as per ADA requirement.
5. Note No. 6---Drainage directive must include the storm water detention volumes for both lots 1 and 2.
6. Note No. 7---Revise to include detention / **retention** pond.
7. Note No. 9---Revise note to say “Storm Water Pollution Prevention plan (SWPPP) **and the Texas Pollution Discharge and Elimination System** (TPDES).”
8. Add Note---Owners to maintain R.O.W. and perimeter of subdivision.
9. Add Note---No structure shall be built on top of any easements.or lot lines.
10. Missing Professional Land Surveyor Seal.

SITE PLAN

DRAINAGE

1. Drainage to be reviewed and approved at building permit phase.

ADDITIONAL COMMENTS

Eddie Martinez

From: Javier <jl_hcid2@att.net>
Sent: Wednesday, February 27, 2019 4:25 PM
To: Eddie Martinez
Subject: Andres Subdivision / Center on Ridge Subdivision

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

Andres Subdivision

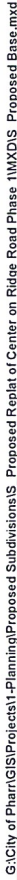
1. 25' Maintenance Rd. must be shown V 19 Pg. 297 R.O.W.
2. Drainage Ditch V26 Pg. 203 Track 42
3. Need Deed

Center on Ridge

1. Make reference to lot 203 as P.O.C.
2. Exclusion to the extension of original subdivision.
3. Flat rate must be payed \$125.97
4. Any crossings of H.C.I.D.No.2 property must be approved.

Javier Lopez
Water Operations Superintendent
Hidalgo County Irrigation District No. Two
P.O. Box 6
San Juan, TX 78589
Phone: 956-787-1422
Email: jl_hcid2@att.net
Web: hcid2.org

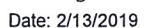
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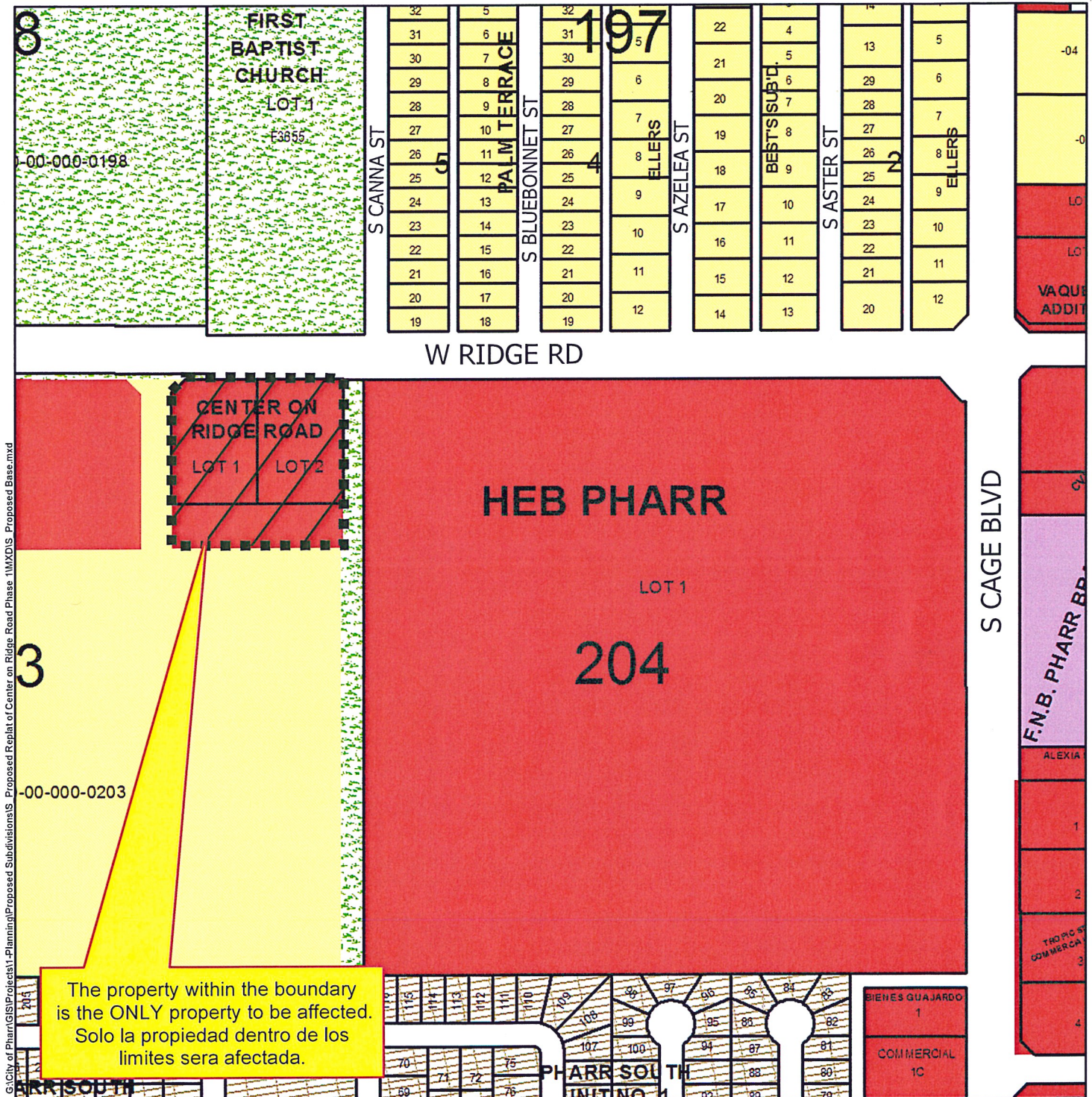


The property within the boundary is the **ONLY** property to be affected.
Solo la propiedad dentro de los límites sera afectada.

- City of Pharr, Texas
Engineering Department
956.702.5355

0 300 600 900 1,200 Feet





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

