AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 25, 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 March 11, 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*

REVIEWED ASST DIR._____ DIRECTOR._____

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) SECOND PUBLIC HEARING: Solicitation of comments on the moratorium for the issuance of any new permits for individually rented storage units within the City of Pharr.

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** **(TABLED)**

3) JG Customs Forwarding, LLC. has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I). The property is legally described as being a 1.9-acre tract of land, more or less, out of the W10.0 acres out of Lot 8, John Closner Subdivision of Porcion 70, Pharr, Hidalgo County, Texas. The property is physically located within the 1400 Block of East Military Highway 281. **CUP#190214**

4) Martin Ramirez has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1). The property is legally described as being Lot 12, Block 2, Bustamante Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 910 East Eller Avenue. **CUP#190215**

5) Cesar Chavez Foundation or affiliate 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 High-Density Multi-Family Residential District (R-4). The property is legally described as being a 10.00 acre tract of land, more or less, out of Lot 201, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1500 Block of West Ridge Road. **COZ#190316**

D. PLATS:

1) CDSmuery Engineers, representing, Todd Ireland, Real Estate Management Manager for AEP Texas Central Company is requesting preliminary plat approval of the proposed AEP Young Subdivision Lots 1 & 2,

Block 1. The property is legally described as being a 5.150 acre and 3.143 acre tracts of land lying in the south 10 acres of Lot 7, Block 5 of the A.J. McColl Subdivision. The property is located within the 2900 Block of N. Johnson Street. **SUB#190202**

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 22nd 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. March 11, 2019 - 6:00 p.m.

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

MEMBERS PRESENT:	Danny Wylie Charlie Ramirez Andy Castro	Rafael Munguia Romeo Robles
ABSENT:	Luis Madrigal	Jonathan Larraga
OTHERS PRESENT:	See attached list	
STAFF PRESENT:	Roland Gomez, Assistant Director Cristina Garcia, Senior Planner Eddie Martinez, Planner II Rogelio Rodriguez, Interim Building Official Angie Resio, Secretary	

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 6:00 p.m. Roll call established a quorum.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF FEBRUARY 25, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Rafael Munguia moved to **approve** the minutes of February 25, 2019. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

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

Cristina Garcia, Senior Planner, 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 west and city limits lie to the east. The area is generally designated for single-family residential use in the Future Land Use Plan. She further reported twenty-four (24) 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 one telephone call for information only.

Cristina Garcia, Senior Planner, further stated staff recommended approval of the request for 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. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, 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. Wylie opened the item for discussion and action.

At this time, Rafael Munguia recommended the item be discussed in closed session. There was no objection.

ITEM G. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:03 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM H. RECONVENE:

The time being 6:19 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

ITEM C. PUBLIC HEARING

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**

There being no discussion Rafael Munguia moved to **deny** the request for Conditional Use Permit to allow a temporary parking facility in a General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

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**

Cristina Garcia, Senior Planner, introduced the item and stated 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. She further reported thirty-eight (38) 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.

Cristina Garcia, Senior Planner, further stated staff recommended 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 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.

Chairman, Danny Wylie, 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. Wylie opened the item for discussion and action.

There being no discussion Rafael Munguia moved to **approve** table 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). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

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

Cristina, Senior Planner, introduced the item and stated 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.

She further reported fourteen (14) 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 one telephone call for information only.

Cristina Garcia, Senior Planner, further stated staff recommended 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. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Change of Zone.

Gordon Jenkins, residing 1501 Goldcrest, McAllen, stated he owned the property for twelve years and believes it is a great retail location and establishment. Mr. Jenkins further stated the location has high traffic volume on Veterans Road into Edinburg. He closed by stating he bought the property with the intent of using it for a retail store and would like the board's approval.

Chairman, Danny Wylie, 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. Wylie opened the item for discussion and action.

There being no further discussion Rafael Munguia moved to **approve** the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Andy Castrol seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

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# 1809301238

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Andres Garcia Subdivision subject to the conditions.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion Andy Castro **moved** to approve the request for preliminary plat approval of the proposed Andres Garcia Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

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 1 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

Eddie Martinez, Planner II, introduced the item. He stated the 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. He added no

variances were being requested and staff recommended preliminary and final plat approval of the proposed Re-Plat of Center on Ridge Road Phase 1 Subdivision subject to the conditions.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion Charlie Ramirez moved to **approve** the request for preliminary and final plat approval of the proposed Re-Plat of Center on Ridge Road Phase 1 Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

Charlie Ramirez **moved** to excuse the absent members. Romeo Robles seconded the motion and when put to a vote it carried unanimously.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles **moved** to adjourn. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:28 p.m.

_____
Chairman, Danny Wylie

ATTEST:

_____
Luis Madrigal, Secretary

APPROVED:_____

CITY OF PHARR
NOTICE OF PUBLIC HEARING(S)

The City of Pharr, Texas, hereby gives notice that it seeks to impose a moratorium on the issuance of any new permits for individually rented storage units within the City of Pharr in accordance with Chapter 212 of the Texas Local Government Code and as may be allowed under applicable law.

The Board of Commissioners of the City of Pharr, Texas, will hold a 1st public hearing on Monday, March 18, 2019, at 4:00 PM. at the City Commissioners' Room, 118 S. Cage Blvd., 2nd Floor, Pharr, Texas, to solicit any comments and concerns from the general public.

The Planning and Zoning Commission of the City of Pharr will hold a 2nd public hearing on Monday, March 25, 2019 at 6:00 PM. at the City Commissioners' Room, 118 S. Cage Blvd., 2nd Floor, Pharr, Texas, to solicit any comments and concerns from the general public.

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. On matters requiring public hearing, all persons desiring to speak during a public hearing shall sign in with the City Clerk no later than 5:00 P.M. or the close of business on the business day prior to the scheduled public hearing.

CITY OF PHARR
/s/ Hilda Pedraza
Hilda Pedraza, City Clerk

Pharr
Development Services

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 (TABLED)**

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.
CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.
PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.

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.

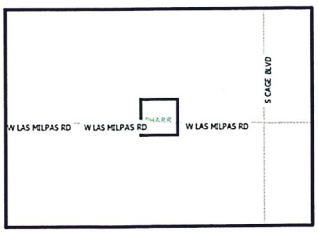
NOTE: This item will go before the City Commission Meeting of **April 01, 2019** at **4:00 p.m.**

Proposed Conditional Use Permit
Las Milpas Subdivision Lot 33
Yolanda G. Ruiz

Pharr Engineering

Agricultural Open Space
Single Family
Single Family Small Lot
Two Family
Medium Density Multi-Family
High Density Multi-Family
Mobile Home
Townhouse
HUD Code
Rail Road R.O.W.
Government Owned
General Business
Business District
Drainage Easement
Heavy Commercial
Heavy Industrial
Limited Industrial
Neighborhood Commercial
Office Professional
PSJA ISD
Hidalgo ISD
Valley View ISD
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
956.402.4242

Scale: 1 inch = 100 feet

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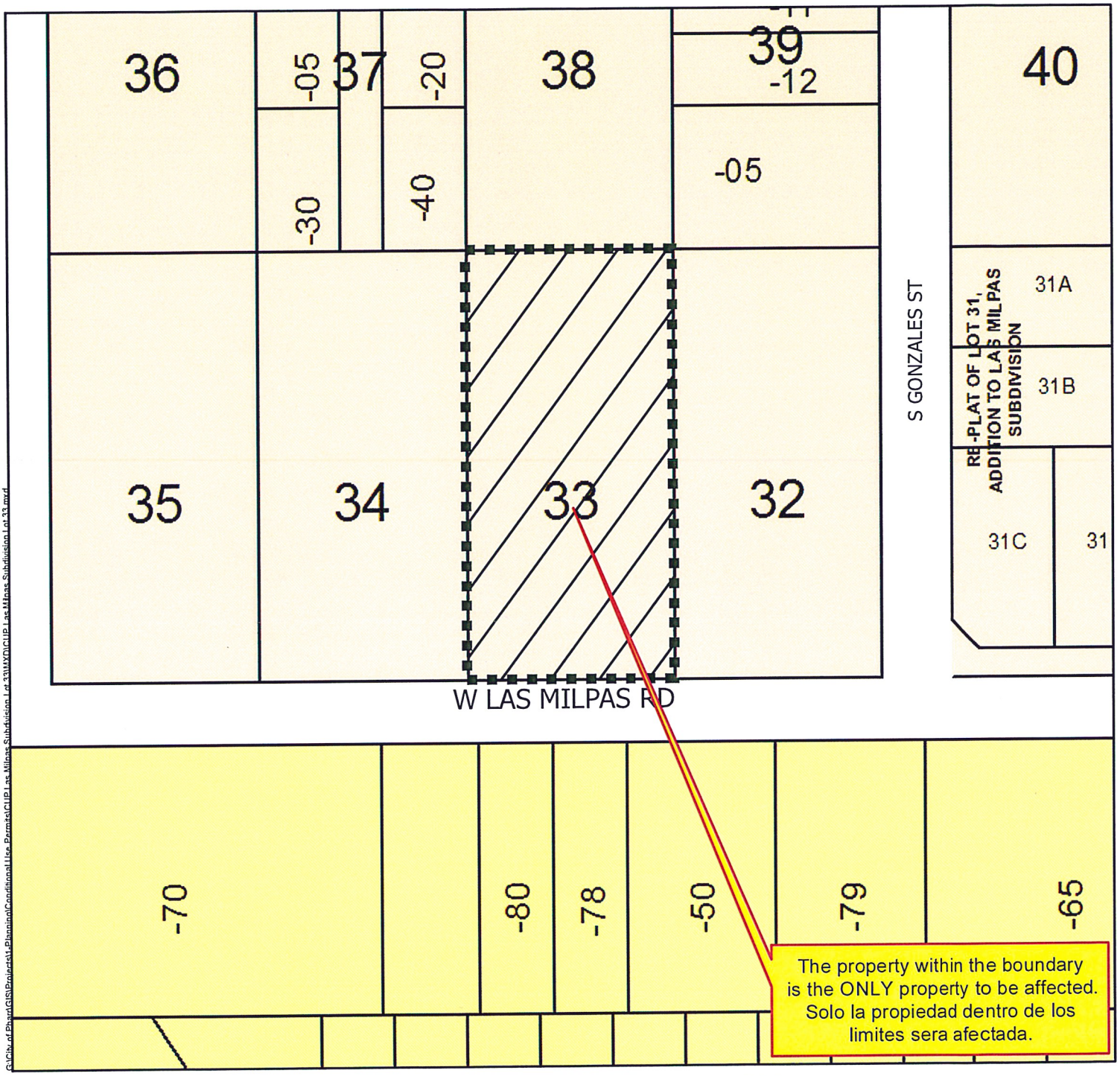
Date: 1/21/2019

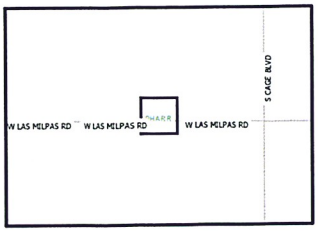
Proposed Conditional Use Permit
Las Milpas Subdivision Lot 33
Yolanda G. Ruiz

Pharr Engineering



Agricultural Open Space
Single Family
Single Family Small Lot
Two Family
Medium Density Multi-Family
High Density Multi-Family
Mobile Home
Townhouse
HUD Code
Rail Road R.O.W.
Government Owned
General Business
Business District
Drainage Easement
Heavy Commercial
Heavy Industrial
Limited Industrial
Neighborhood Commercial
Office Professional
PSJA ISD
Hidalgo ISD
Valley View ISD
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
956.402.4242

Scale: 1 inch = 100 feet

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Date: 1/21/2019

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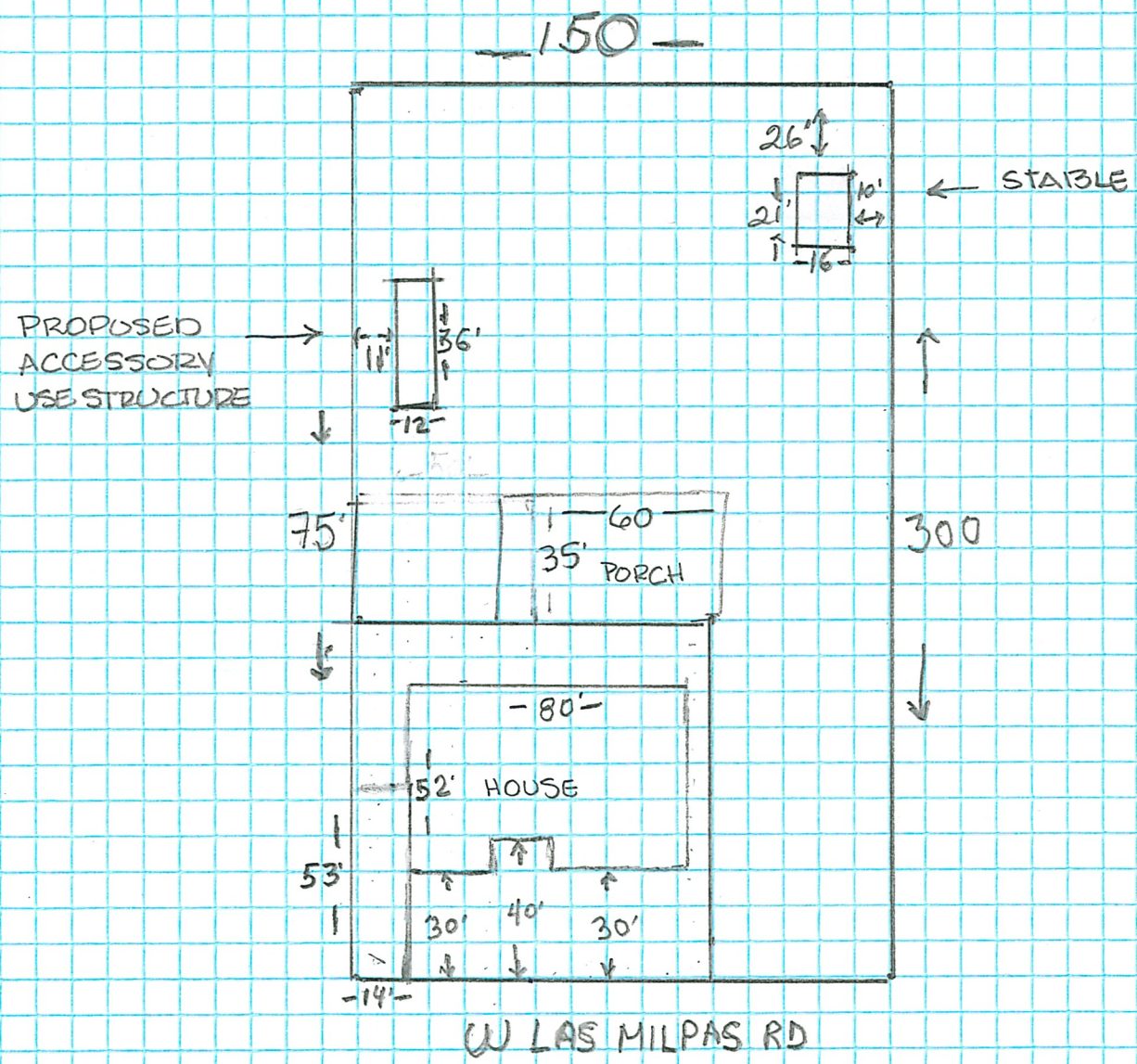
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W LAS MILPAS RD

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, MARCH 25, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT FILE NO. **CUP#190214**

GENERAL INFORMATION:

APPLICANT: JG Customs Forwarding, LLC. has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being a 1.9-acre tract of land, more or less, out of the W10.0 acres out of Lot 8, John Closner Subdivision of Porcion 70, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located within the 1400 Block of East Military Highway 281.

ZONING: The property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Single-Family Residential District (R-1) to the north, Limited Industrial District (L-I) to the west, Agricultural and/or Open Space District (A-O) to the east and Heavy Commercial District (H-C) to the south. This area is generally designated for industrial use in the Land Use Plan.

COMMENTS:

FIRE DEPARTMENT:	Pending Inspection for the Conditional Use Permit
CODE COMPLIANCE DIVISION:	Pending Inspection for the Conditional Use Permit
PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Six (6) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

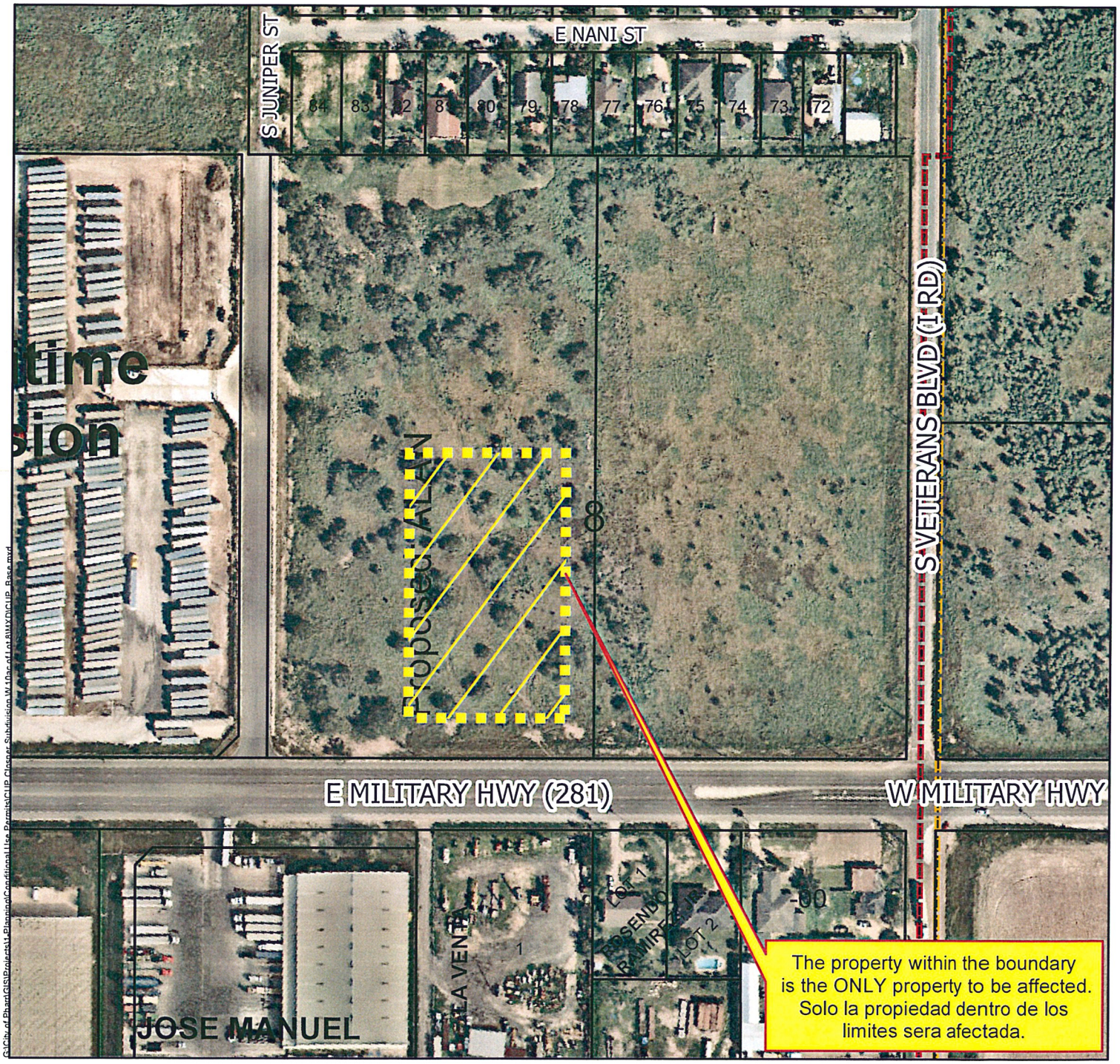
DEVELOPMENT SERVICES RECOMMENDATION: Development Services is recommending **approval** of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I). Applicant shall move forward with the subdivision process as well as being subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements any violation of City Ordinance will terminate this Conditional Use Permit;
2. If the need arises for expansion, it will be necessary for the Planning & Zoning Commission to reconsider this permit;
3. Applicant will be required to now apply for the appropriate permit(s) for improvements/construction that is to occur on the property;
4. Any change in location, change in ownership or applicant or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
5. If approved, outside storage of materials and/or equipment will be required to be stored on an all-weather surface and meet City Standards;
6. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date; and
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.
   - Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars ($5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit or revocation of the permit if not paid by the 31st day.
   - 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 **April 01, 2018** at **4:00 p.m.**

Proposed Conditional Use Permit
Closner Subdivision W 10ac of Lot 8
JG Customs Forwarding, LLC/ Jose M G-Cantu

Pharr Engineering



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

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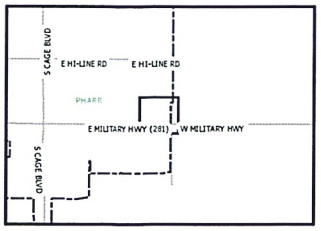


City of Pharr, Texas
Engineering Department
956.402.4242

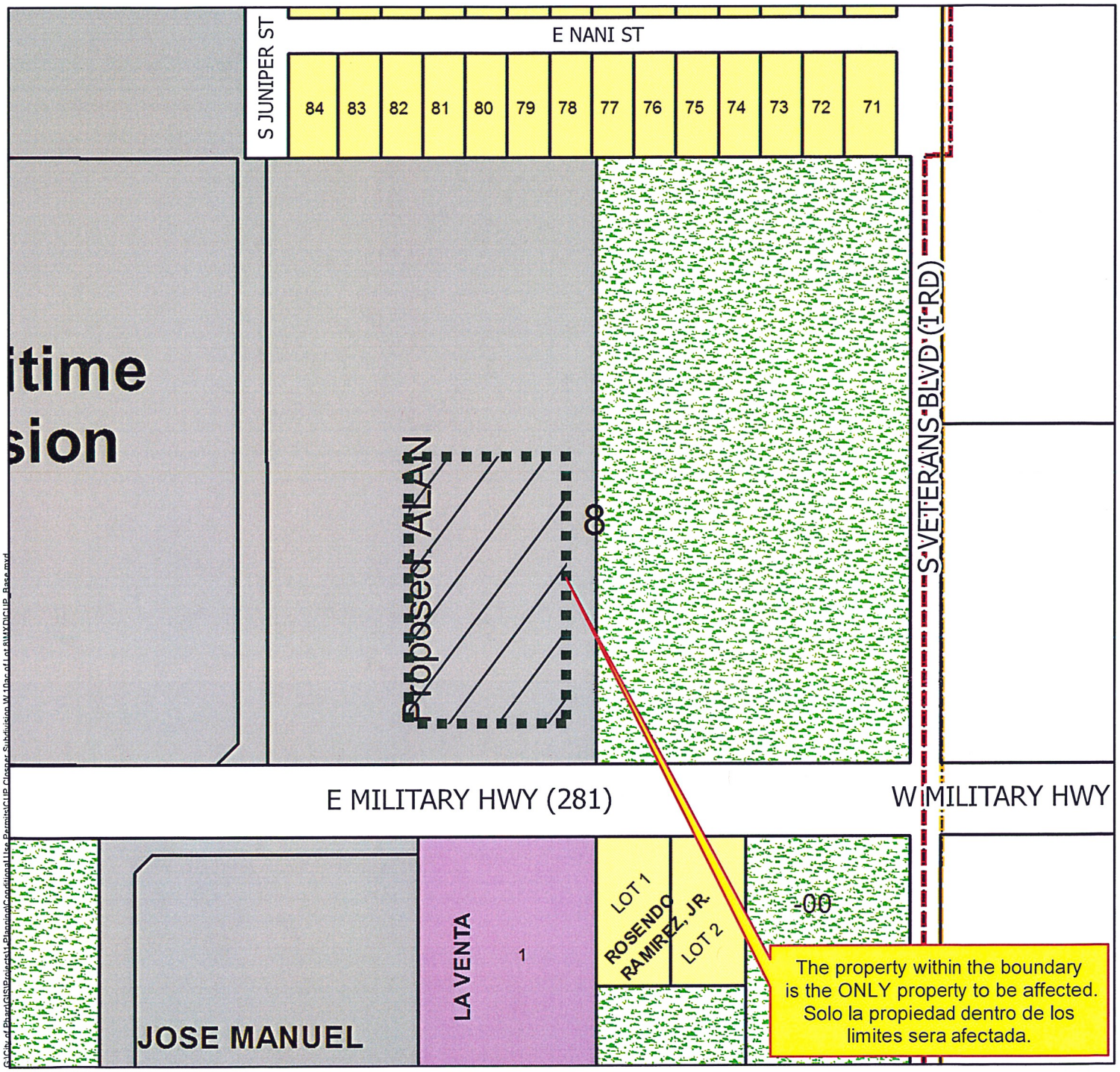
Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

Date: 3/1/2019

Proposed Conditional Use Permit
Closner Subdivision W 10ac of Lot 8
JG Customs Forwarding, LLC/ Jose M G-Cantu

Pharr Engineering



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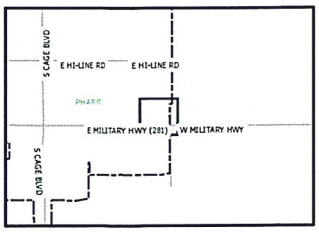

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Engineering Department
956.402.4242

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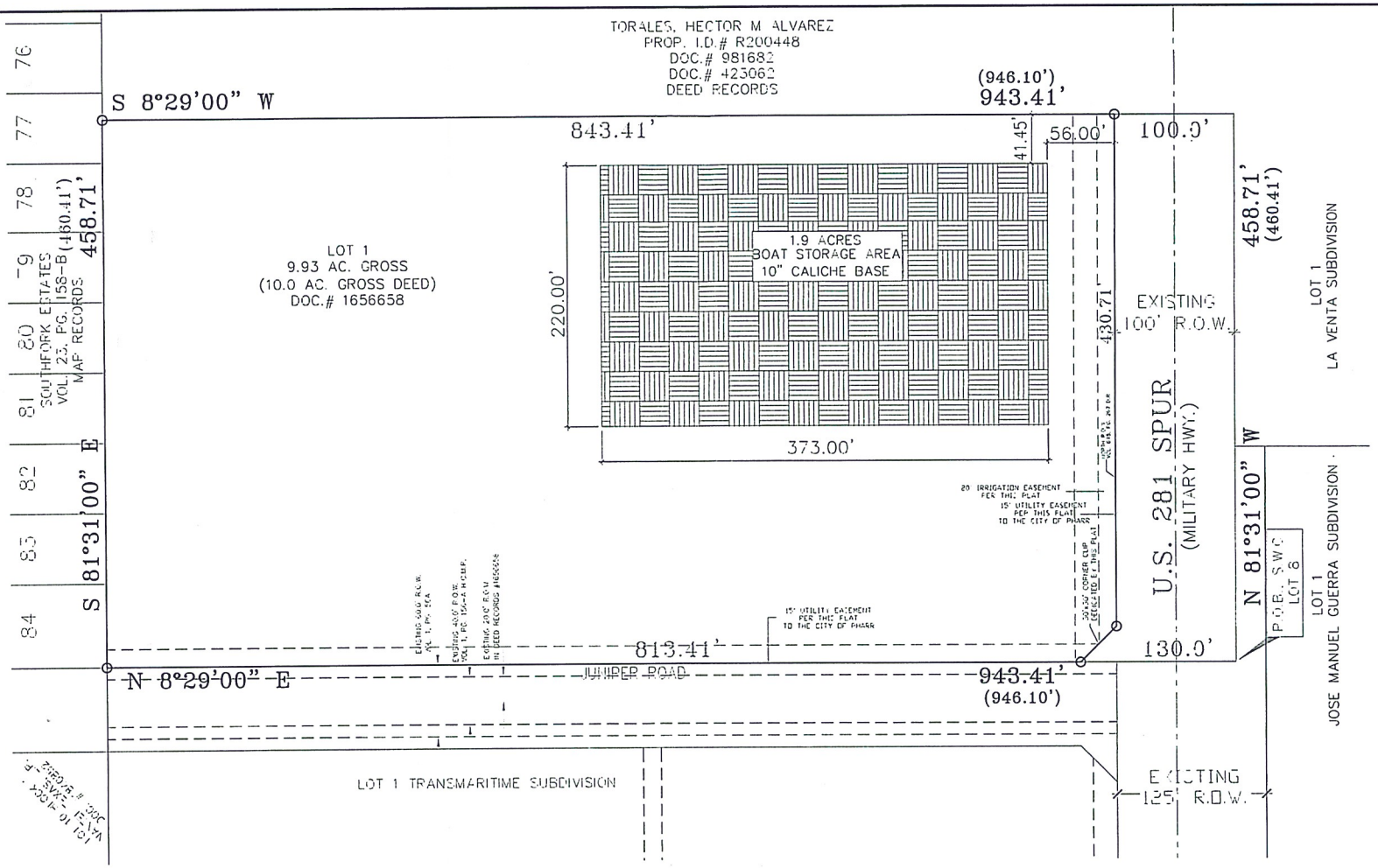


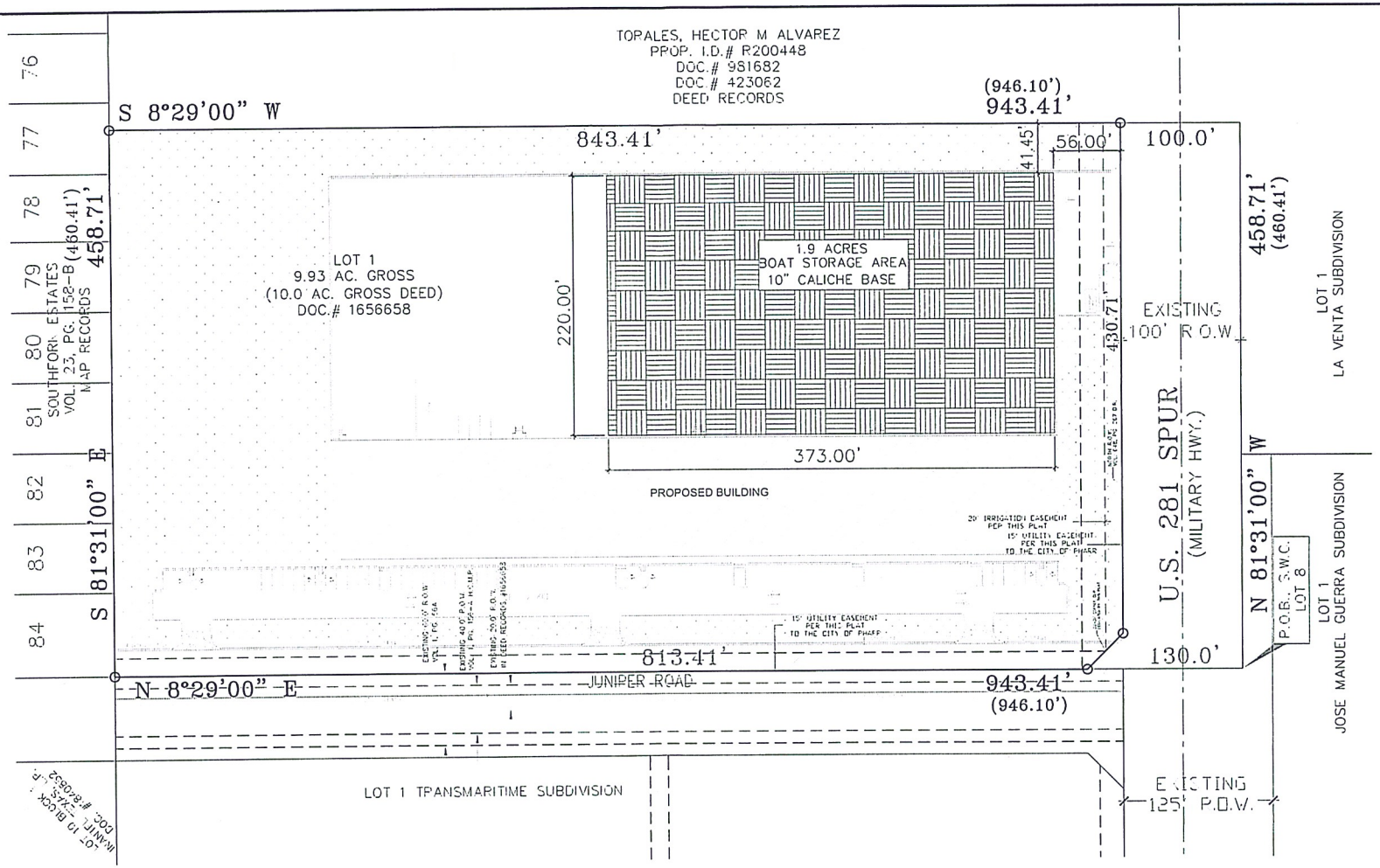
SCALE: 1" = 40'

JG CUSTOMS FORWARDING 2 SUBDIVISION

THE WEST 9.93 ACRES OF LAND OF LOT 8, CLOSNER SUBDIVISION OF PORCION 70, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 56A, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO, TEXAS.

CLH
ENGINEERING, INC.
TBPE FIRM No. F-8719
701 S. 15th STREET MCALLEN, TX. 78501
(956) 687-5560 (956) 687-5561 FAX

DATE OF PREPARATION: FEBRUARY 28, 2019



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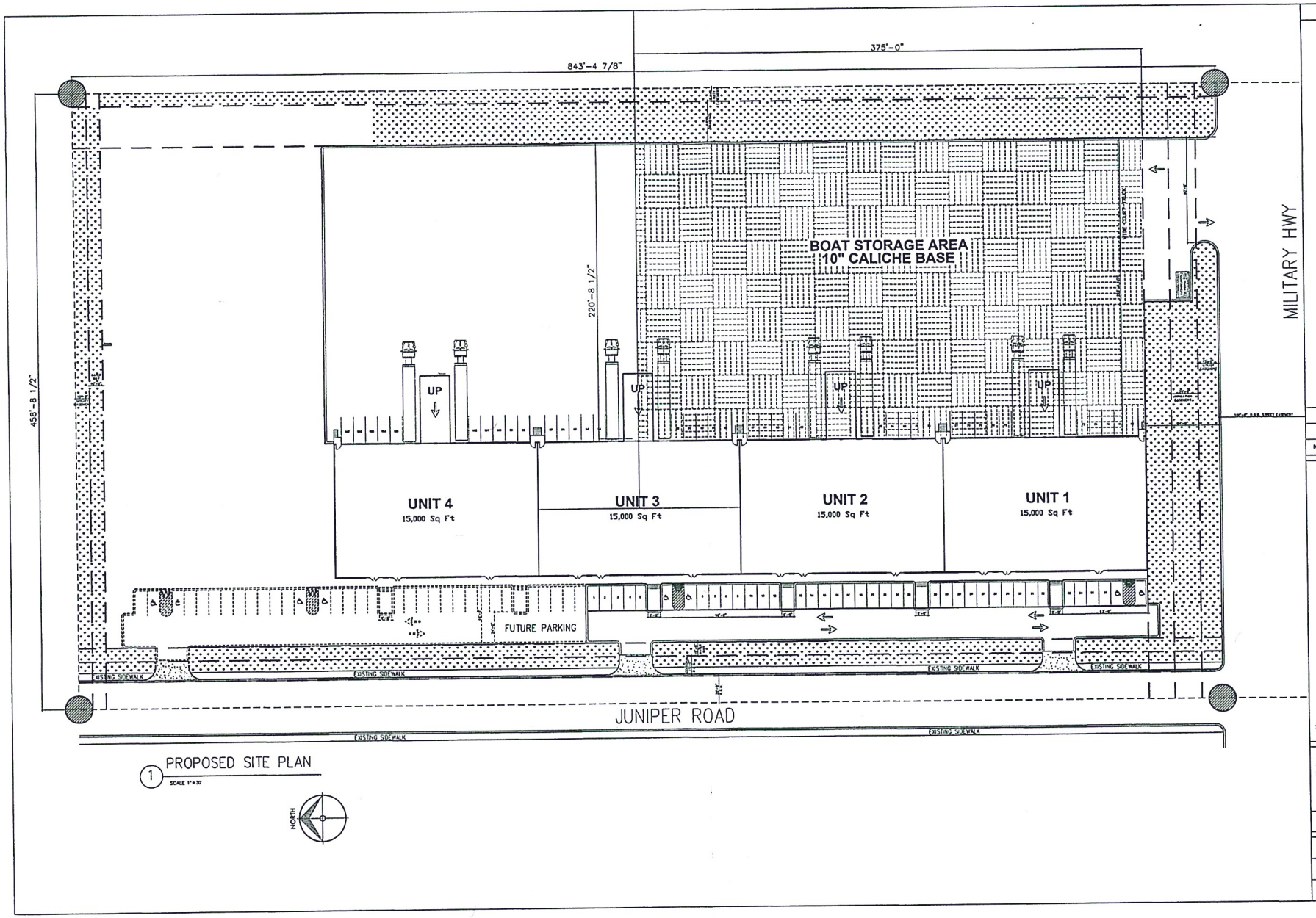

1 PROPOSED SITE PLAN
SCALE 1" = 30'

General Notes

No.	Revision/Issue	Date

CLH
ENGINEERING, INC.
TBPE FIRM# No. F-8719
701 S. 15th STREET McALLEN, TX. 78501
(956) 687-5560 (956) 687-5561 FAX

Project Name and Address or Nearest Intersection
JG CUSTOMS FORWARDING
PHARR, TX.

Owner:

Sheet Title

Date
FEBRUARY 22, 2019

Scale
1" = 30'

Sheet
C1.0

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, MARCH 25, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED STORAGE UNIT (LARGER THAN 120 SQUARE FEET) FILE NO. **CUP#190215**

GENERAL INFORMATION:

APPLICANT: Martin Ramirez has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being Lot 12, Block 2, Bustamante Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 910 East Eller Avenue.

ZONING: 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.

COMMENTS:

FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.
PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Forty-one (41) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. One individual came in for information only.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending **approval** of the request for Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1) in the following conditions:

1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The storage unit shall not have separate electrical services;
3. No living amenities shall be installed in unit;
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 **April 01, 2019** at **4:00 p.m.**

Proposed Conditional Use Permit
Bustamante Subdivision Block 2 Lot 12
Martin Ramirez

Pharr Engineering

Agricultural Open Space
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High Density Multi-Family
Mobile Home
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Valley View ISD
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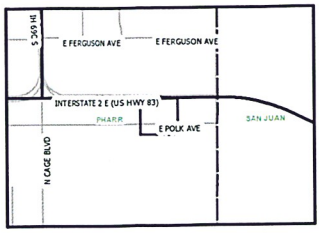


City of Pharr, Texas
Engineering Department
956.402.4242

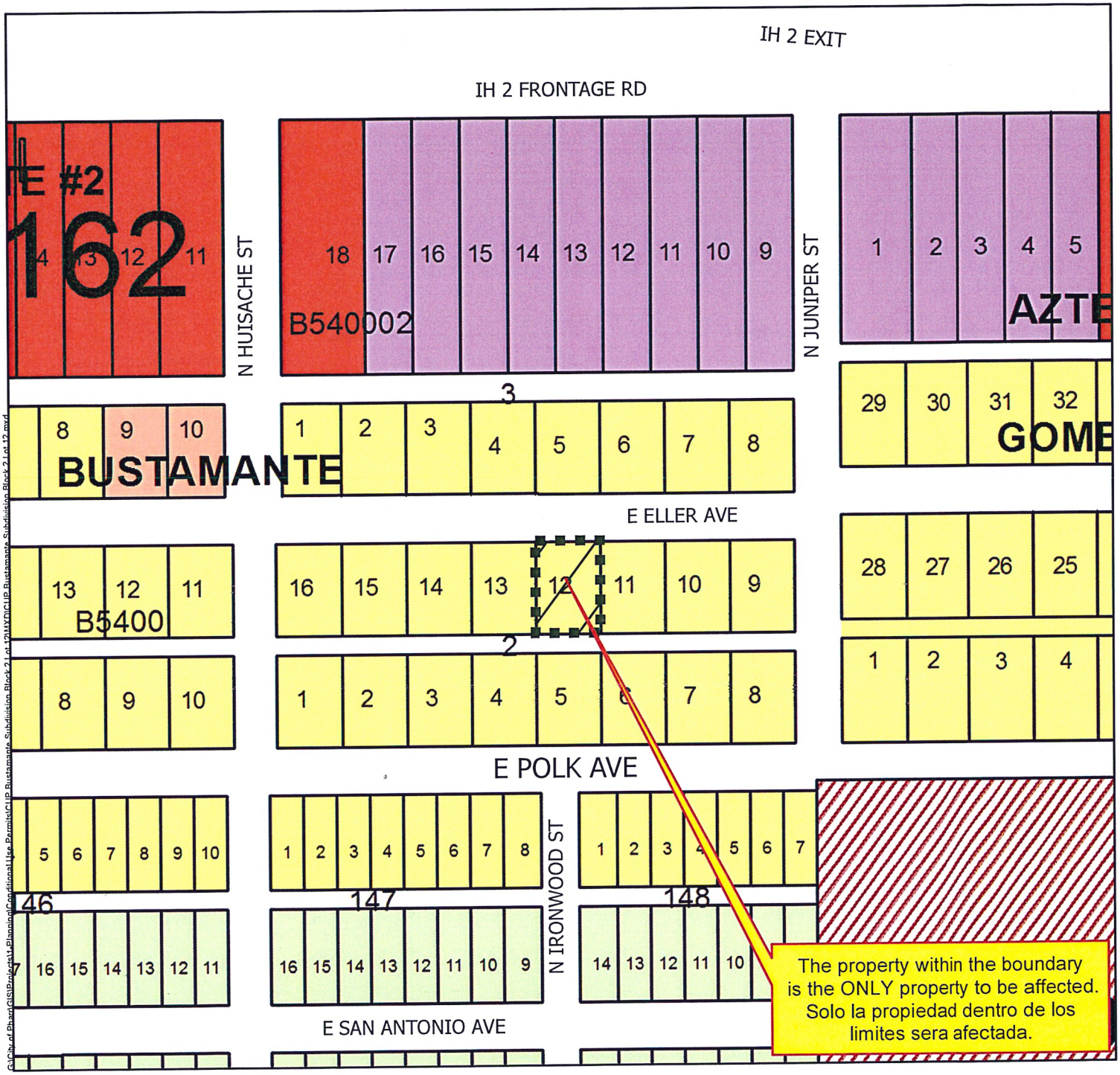
Scale: 1 inch = 150 feet

0 75 150 300 450 600 Feet

Date: 2/28/2019

Proposed Conditional Use Permit
Bustamante Subdivision Block 2 Lot 12
Martin Ramirez

Pharr Engineering



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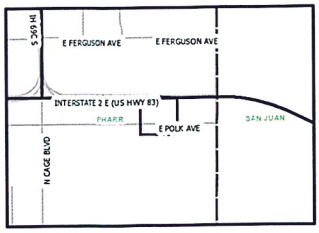

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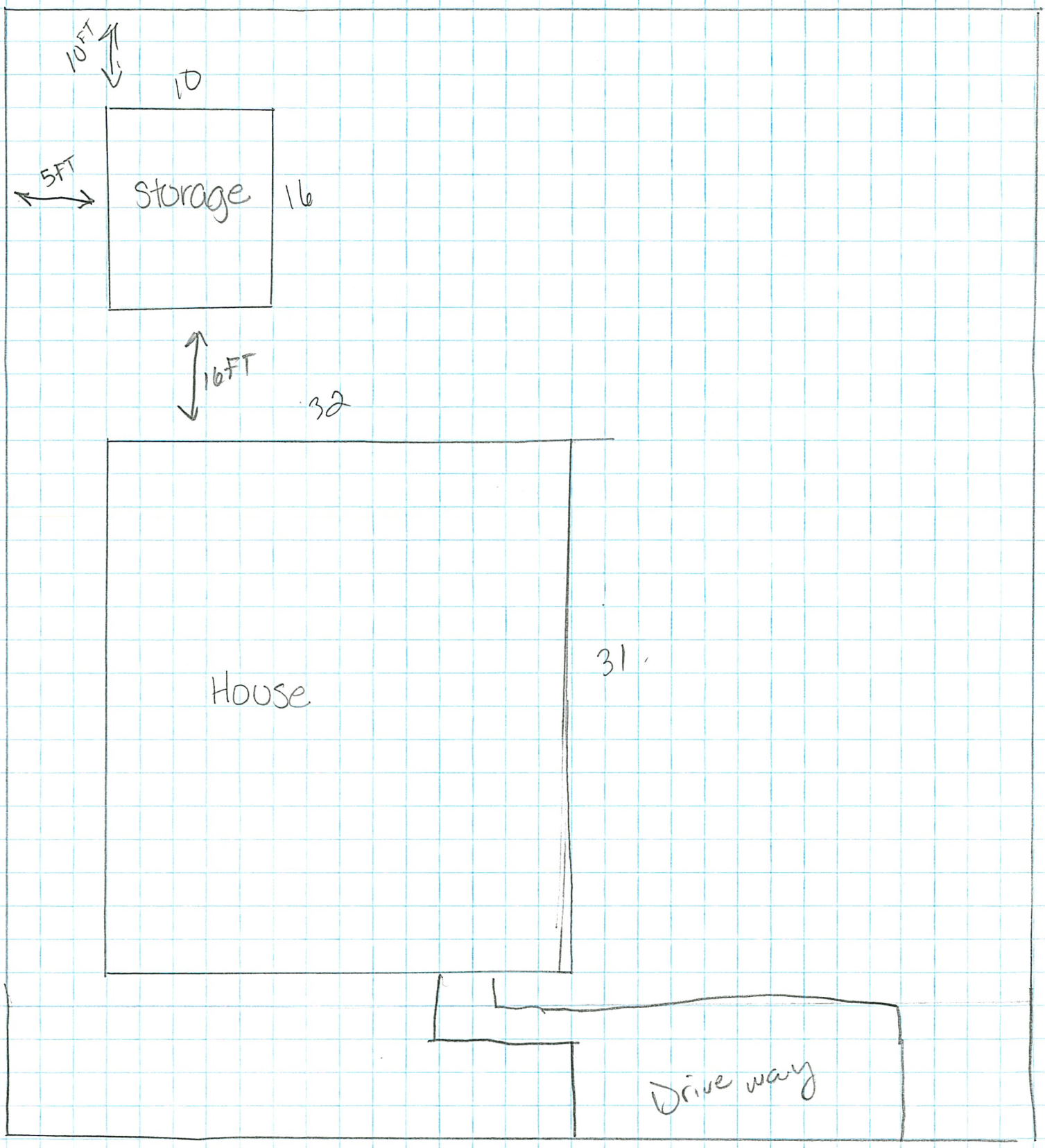
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/28/2019



EIIER

US
MAIL
910ELLER
TEXAS
GZX-1770

PARKING

Pharr
Development Services

STANDARDIZED RECOMMENDATION FORM

MEETING DATE: **March 25, 2019**

ROUTE TO BOARD:

☐ **CITY COMMISSION** **AGENDA ITEM:** **COZ:#190316**

☒ **PLANNING & ZONING COMMISSION** **DATE SUBMITTED:** **March 01, 2019**

1. **Applicant:** Cesar Chavez Foundation or affiliate, representing Manrique Properties, LTD, owner.

2. **Requested Action:** Re-zoning request from an Agricultural and/or Open Space District (A-O) to Heavy Density Multi-Family District (R-4).

3. **Nature / Intent of Request:** In order to develop and construct a 112 multi-unit residential complex on said property.

4. **Routing to Staff:**

	Initials	Date	
A. Melanie Cano, Director		3/19/19	☒ Approval ☐ Denial
B. Planning Staff Recommendations		3-19-19	☒ Approval ☐ Denial
C. Planning and Zoning Commission			☐ Approval ☐ Denial
D. City Attorney			☐ Approval ☐ Denial
E. City Manager			☐ Approval ☐ Denial

Pharr
Development Services

MEMORANDUM

DATE: **MONDAY, MARCH 25, 2019**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **DEVELOPMENT SERVICES**

SUBJECT: **Re-zoning Request: From Agricultural and/or Open Space District (A-O) to High-Density Multi-Family Residential District (R-4): Being a 10.00 acre tract of land, more or less, out of Lot 201, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1500 Block of West Ridge 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:

Cesar Chavez Foundation or affiliate, representing Manrique Properties, LTD, owner, 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 High-Density Multi-Family District (R-4) in order to develop and construct a 112 multi-unit residential complex on said property.

The subject site which is located on the south side of the 1500 Block of East Ridge Road and legally described as being a 10.00 acre tract of land, more or less, out of Lot 201, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Ridge Road, a 100' minor arterial which runs east and west with a posted speed limit of 30-45 miles per hour 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 north. On March 05, 1996 the property to the south was zoned to Single-Family Residential District (R-1) and on March 06, 2012 a portion of the property to the west was zone to General Business District (C) and on April 21, 2015 the remaining portion was zone to Medium-Density Multi-Family District (R-3). On May 02, 1995, a portion of the property to the east was zoned to High Density Multi-Family District (R-4) and on June 18, 1996 the remaining portion was zoned to General Business District (C). There have been no zoning requests within the general vicinity of the subject property. The property is generally designated for multi-family residential use in the Land Use Plan.

The High Density Multi-Family District (R-4) is established to provide adequate space and site diversification for higher density apartment complexes, including high-rise apartments and complexes with a number of buildings on the same tract of land. This zone allows higher density developments and where there is increased water capacity, fire protection, wastewater, and drainage capacity. Higher density multi-family developments are not a buffer between single-family and commercial uses and should be properly buffered.

Twenty-six (26) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone to High Density Multi-Family District (R-4) 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 **April 01, 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

Cesar Chavez Foundation or affiliate, representing Manrique Properties, LTD
APPLICANT

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

Within the 1500 Block of East Ridge Road
ADDRESS

Heavy-Density Multi-Family District (R-4)
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**

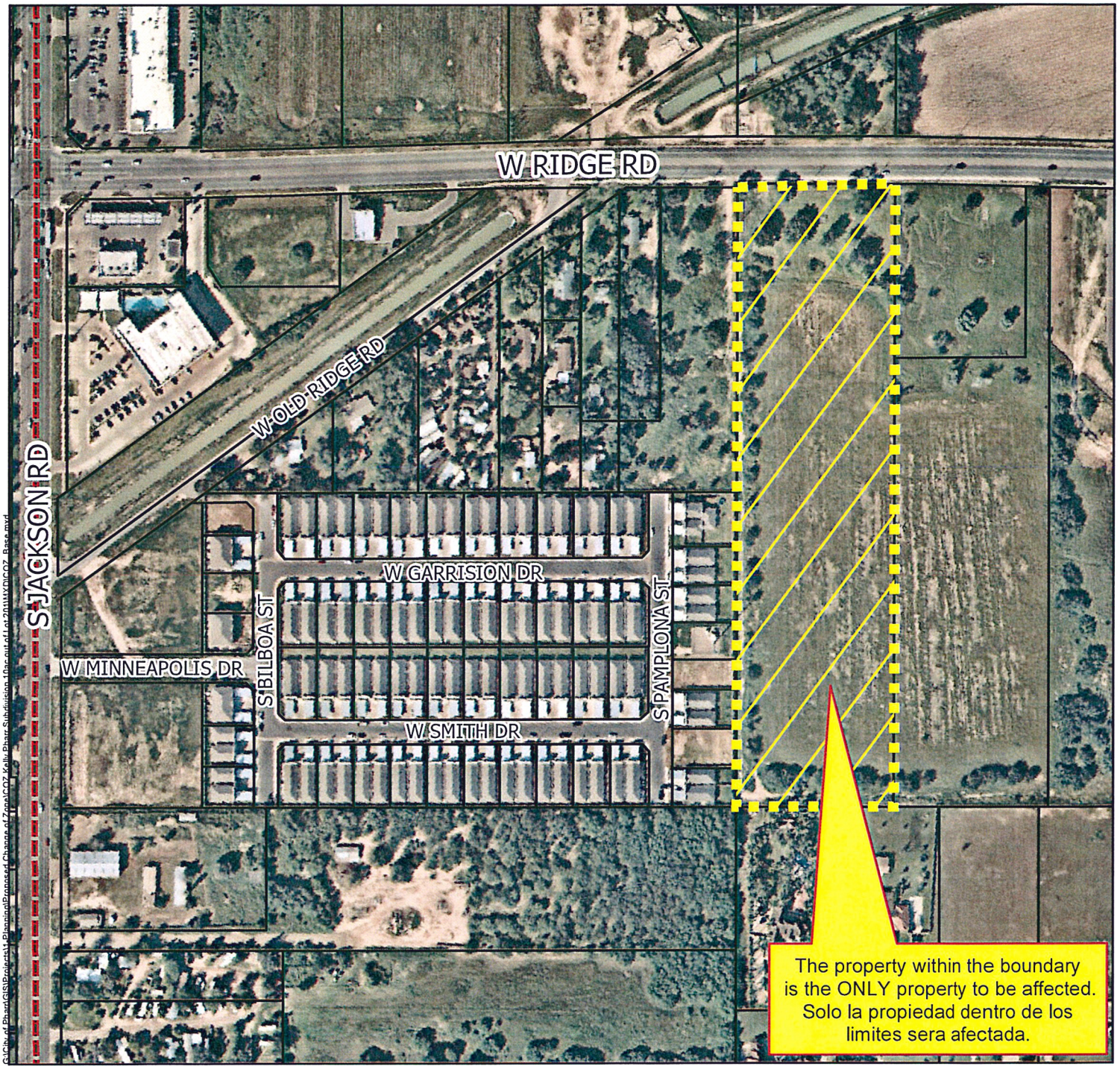
The property meets area requirements, has adequate ingress and egress and is compatible with the surrounding properties.

Della Robles, Planner I
PREPARED BY

March 5, 2019
DATE

Proposed Change of Zone
10ac out of Lot 201,Kelly Pharr Subdivision
Jennifer M Bartlett/ Cesar Chavez Foundation

Pharr Engineering



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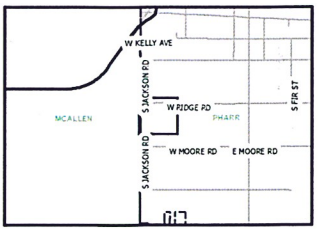


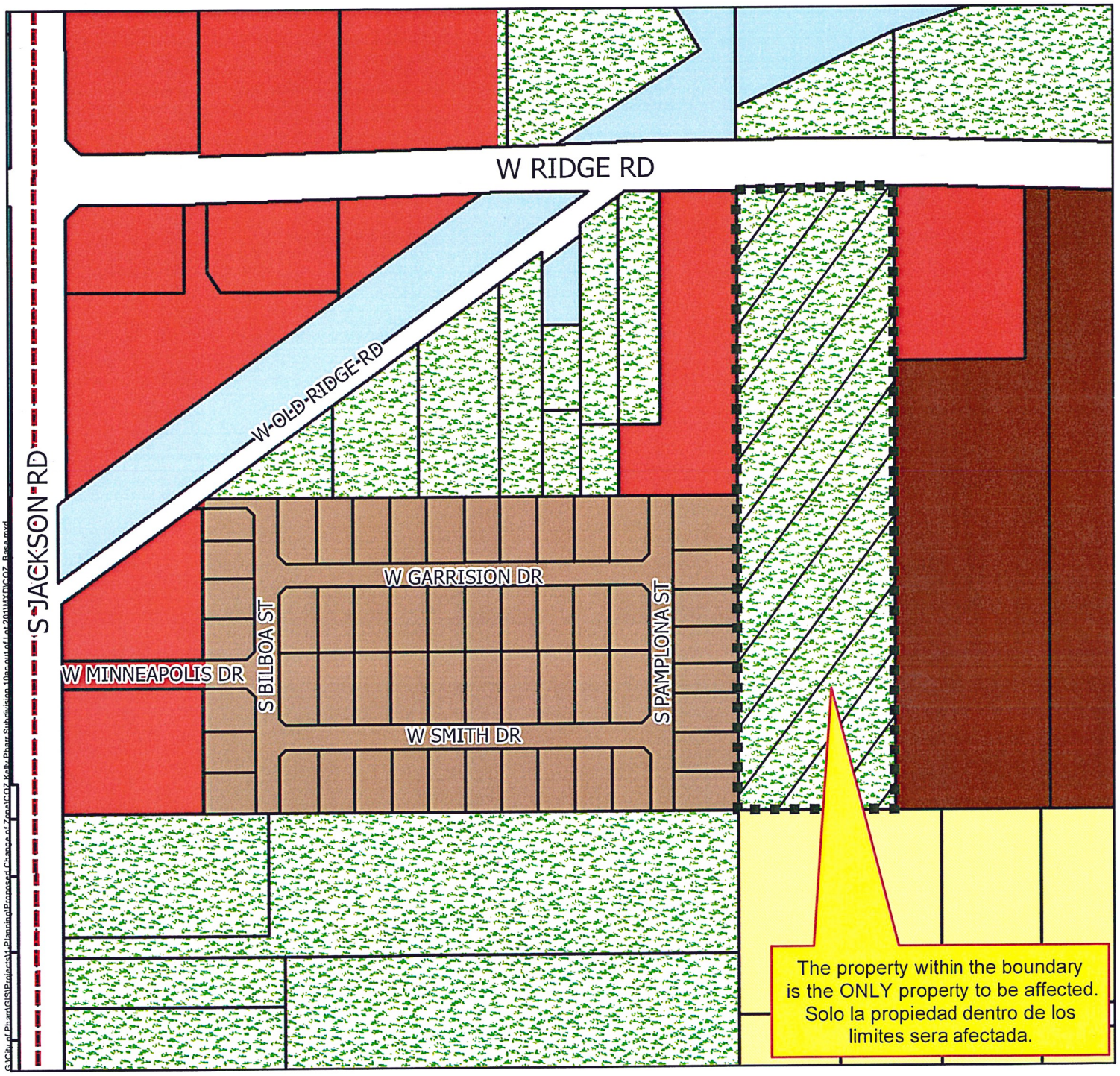
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 3/4/2019

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

Proposed Change of Zone
10ac out of Lot 201,Kelly Pharr Subdivision
Jennifer M Bartlett/ Cesar Chavez Foundation



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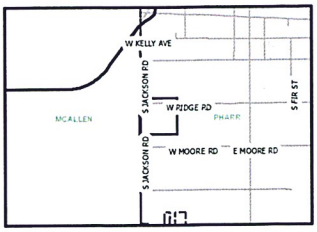

City of Pharr, Texas
Engineering Department
956.402.4242

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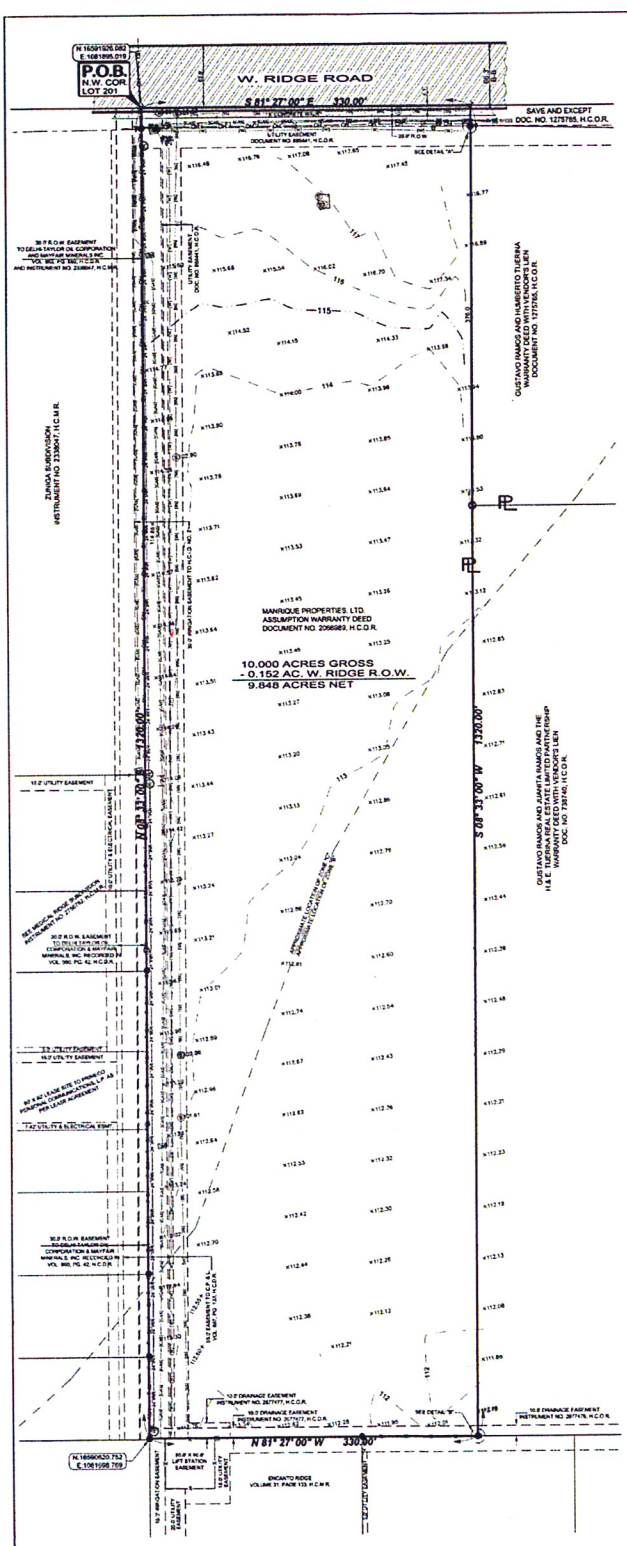

FLOOD ZONE

ZONE "B"

AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR, CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE (1) SQUARE MILE; OR, AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD

ZONE "C"

AREAS OF MINIMAL FLOODING.

COMMUNITY PANEL NUMBER 480334 0425 C
MAP REVISED NOVEMBER 16, 1982

SCALE 1"=60'

LEGEND

- FOUND No 4 REBAR
- FOUND No 5 REBAR
- SET No 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- POWER POLE
- GUY WIRE
- TRANSMISSION POLE
- TELEPHONE PEDESTAL
- UNDERGROUND CABLE MARKER
- FIRE HYDRANT
- WATER SERVICE
- WATER VALVE
- CLEANOUT
- SANITARY SEWER MANHOLE
- IRRIGATION VALVE
- IRRIGATION STAND PIPE (SIZE AS NOTED)
- GAS METER
- GAS MARKER
- COLUMN
- CHAIN LINK FENCE
- WOOD FENCE
- IRRIGATION LINE
- OVERHEAD POWER LINE
- SPOTTED CABLE LINE (APPROXIMATE LOCATION)
- SPOTTED GAS LINE (APPROXIMATE LOCATION)
- SPOTTED SANITARY SEWER LINE (APPROXIMATE LOCATION)
- SPOTTED WATER LINE (APPROXIMATE LOCATION)
- ASPHALT AREA
- CONCRETE AREA

B-B - BACK OF CURB TO BACK OF CURB
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.W. COR. - NORTHWEST CORNER
P.O.B. - POINT OF BEGINNING
DOC. NO. - DOCUMENT NUMBER
EMT - EASEMENT
N.T.S. - NOT TO SCALE
VOL. - VOLUME
PG. - PAGE
PL - PROPERTY LINE

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS SURVEY OF ADDITIONAL EASEMENTS THAT MAY AFFECT THIS TRACT.
3. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES
4. W. RIDGE ROAD HAS AN EXISTING MINOR ARTERIAL RIGHT-OF-WAY OF 80 FEET AS PER THE JOE PADREDA/RAE PLAT, DATED 11/14/2006 AND THE MINOR ARTERIAL PLAN AND POLICY COMMITTEE RESOLUTION 19-2016 APPROVED BY COUNTY COMMISSIONER'S COURT MARCH 22, 2016
5. THERE IS A GAS LINE SPOTTED WITHIN THE WEST PART OF SUBJECT PROPERTY BUT NO EASEMENT WAS FOUND.

PLAT SHOWING
10.000 ACRES
OUT OF LOT 201,
KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134, H.C.D.R.
CITY OF PHARR
HIDALGO COUNTY, TEXAS

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 02/21/2019 UNDER MY DIRECTION AND SUPERVISION.

2-22-19

FRED L. KURTH, RPLS No. 4750 DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
FRED L. KURTH
4750
STATE OF TEXAS

JOB No. 19061.08			
DRAWING DATE: 02/22/2019			
DRAWN BY: J.C./J.L.G.	REVISION	DATE	BY
File Name: 19061.08			
T-1076, PG. 13			
PAGE: 2 OF 2			

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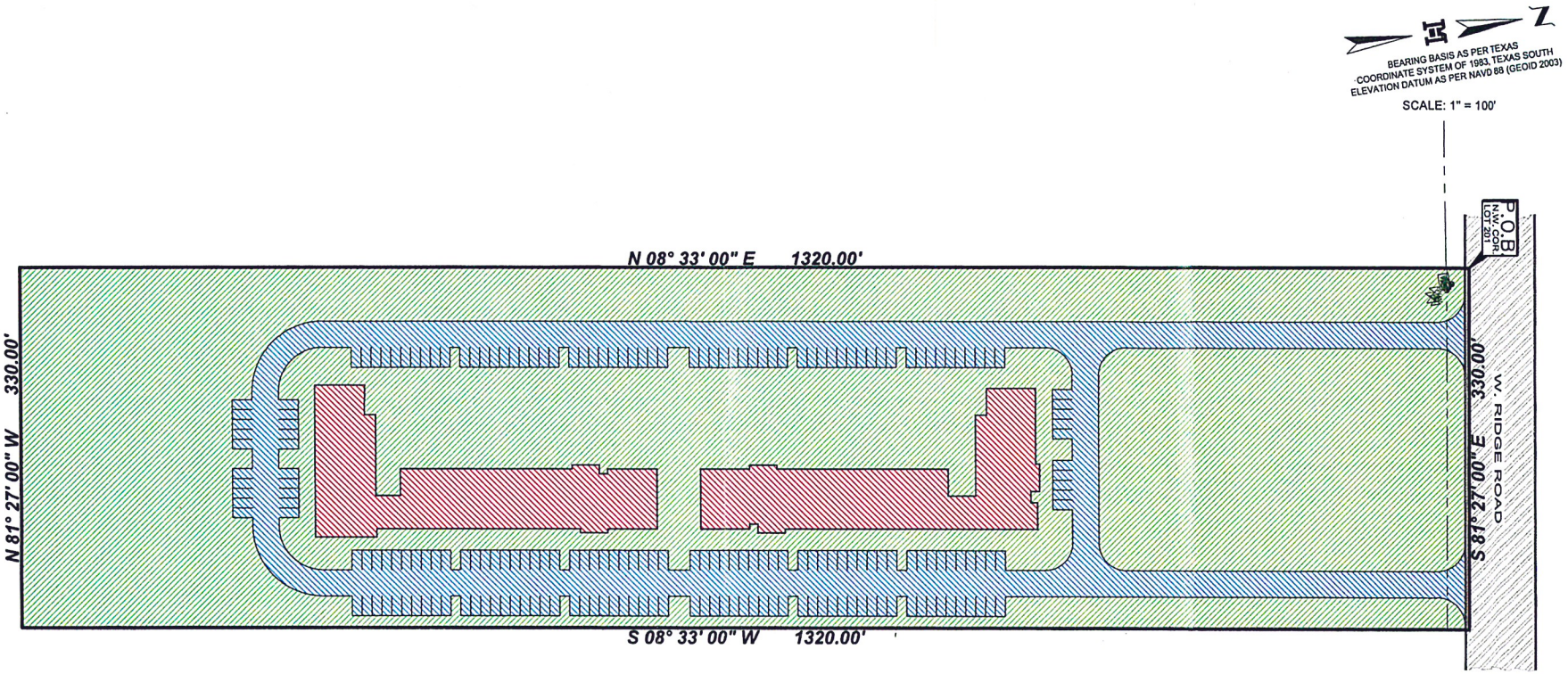
TBPLS No. 10024000

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



WESTRIDGE MULTI-FAMILY DEVELOPMENT

PHARR, TEXAS

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPLS No. 10096900
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

PROJECT DATA	
MF Units (avg. 950 s.f. / unit):	100 units
Leasing/Amenity:	5,000 s.f.
Parking Required:	1.8 sps/unit
Parking Provided:	
Surface:	182 sps
Total:	182 sps (1.82 sps/unit)
Site Area:	10 acres
Density:	10 units/acre

JHP

Pharr Multifamily
Pharr, Texas

Cesar Chavez Foundation

Site Plan
Scale: 1" = 200'-0"

02.25.2019	2019007.00	pa/zz

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Not for Regulatory Approval, Permit or Construction: John Schrader
Registered Architect of State of Texas, Registration No. 17828

Pharr
Development Services

REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Cesar Chavez Foundation or affiliate
APPLICANT

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

Within the 1500 Block of East Ridge Road
ADDRESS

Heavy-Density Multi-Family District (R-4)
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 5, 2019
DATE

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, MARCH 25, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: AEP YOUNG SUBDIVISION LOTS 1 & 2, BLOCK 1
FILE NO. **SUB#190202**

GENERAL INFORMATION:

APPLICANT: CDSmuery Engineers, representing, Todd Ireland, Real Estate Management Manager for AEP Texas Central Company is requesting preliminary plat approval of the proposed AEP Young Subdivision Lots 1 & 2, Block 1.

LEGAL DESCRIPTION: The property is legally described as being a 5.150 acre and 3.143 acre tracts of land lying in the south 10 acres of Lot 7, Block 5 of the A.J. McColl Subdivision.

LOCATION: The property is located within the 2900 Block of N. Johnson Street.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Heavy Commercial District (H-C) and Agricultural Open-Space District (A-O) to the north, Heavy Commercial District (H-C) to the east, General Business District (C), Limited Industrial District (L-I) and High Density Multi-Family Residential District (R-4) to the south and City limits to the west. The property is designated for industrial and commercial use in the land use plan.

PROPERTY PROPOSED USE: Electrical substation.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed AEP Young Subdivision Lots 1 & 2, Block 1, subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Provide street lighting layout, maximum spacing is 250'.

EASEMENTS:

1. Need 15' utility easement exclusive to City of Pharr.
2. Provide a 5' exclusive landscaping easement to City of Pharr after the 15' along W. Sioux Road & N. Jackson Road.
3. Need to show irrigation easements see attach comments from HCID #2.
4. Show dimension for AEP easement on the east side of property.
5. Need to show electrical easements if any along W. Sioux Rd. on the north side.
6. Need a permit for water line to be installed within HCID 2 easement water line to be 10' from irrigation line, north west corner of Lot 1, Block 1.
7. The 15' utility easement along N. Jackson Road to be moved east just next to HCID 2, easement.

SIDEWALK:
ADA:

1. See attach comments.

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. See attach engineering comments.

OTHER:

1. On the owner's signature block make sure to add the address for owner.
2. Verify metes and bound, not matching bearing & distances.
3. Label POC or POB on plat layout, as called out on metes & bounds.
4. Label net or gross on metes & bounds & lots.
5. Remove Gregorio Camacho from lot.
6. Plat note #7, remove the wording "for zone limited industrial district
7. Plat note # 11, check spelling ordinance is misspelled.

Pharr Fire Department

Pharr Fire – Rescue

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

Subdivision: AEP Young Subdivision Revised Comments

Reviewed By: Dago Soto Asst. Fire Marshal Date: March 14, 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:

☒ **Show existing Fire Hydrants on utility layout**

☒ **Show where the waterline is looped**

☒ **A Fire Hydrant every 500 feet**

☒ **3 Foot Clearance around the Proposed Fire Hydrants**

☒ **Show distance in the Utility plans of the spacing of Fire Hydrants every 500 feet**

801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300
FAX: 956-783-4688

Pharr
Public Utilities

Jose A. Villescas
Public Utilities Director

STAFF REVIEW FOR:

AEP YOUNG SUBDIVISION
LOTS 1 & 2 BLOCK 1

****

COMMENTS: **Initials: J.V. / O.D.L. / R. B** **MARCH 12, 2019**

****

WATER:

- Easements will need to be exclusive to the City of Pharr
- Water line will need to be looped from two water sources
- Will need to install a W.V. on S.E. corner of Johnson and Sioux Rd
- Will need to connect main water line on Johnson Rd. to Sioux Rd
- Will need an inline valve at location of proposed FH.
- Will need and offsite easement on Jackson Rd
- Casing will need to be 24" PVC
- Casing will need to be ROW to ROW
- Follow City of Pharr Construction Standards Manual

SEWER:

- OK
- Will probably require a Note for Future sewer development
- 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:_____

Pharr Engineering

SUBDIVISION REVIEW COMMENTS

City of Pharr • 118 S. Cage Blvd., 1st Floor • Pharr, TX 78577 • 956.402.4221

SUBDIVISION: AEP Young Subdivision **DATE:** March 12, 2019

REVIEW: Preliminary

PLAT

1. Add Note---"Owners to maintain R.O.W. and perimeter of entire subdivision."
2. Note No. 7---Remove "for zone – limited industrial district" from sentence.
3. Note No. 8---Revise note to say " . . . shall be required along **the** intersection of north Jackson Rd. and **west** Sioux Rd. and **along both sides of N. Johnson St.** at building permit stage."
4. Note No. 11---Word "ordinance" is misspelled.
5. Note N. 12---Revise note to say "Erosion and sediment control during construction shall be in accordance with the current Texas Discharge Pollution Elimination System (T.D.P.E.S.)."

SITE PLAN

1. Proposed 12" waterline must looped to existing waterline as per Public Utilities.

DRAINAGE

1. Provide the following items for the drainage report:
    - FEMA flood Insurance rate map.
    - USGS topographic map.
    - Hidalgo county soil resource report with USDA soils, maps and legend.

ADDITIONAL COMMENTS

1. Provide street lighting detail. Maximum distance of 250 FT between each pole.

Pharr Public Works

SUBDIVISION COMMENTS

PHARR PUBLIC WORKS • 1015 E. FERGUSON AVE • PHARR, TX 78577 • 956.402.4350

SUBDIVISION: AEP Youth Subdivision **DATE:** 3/12/19

Residential/Commercial: __5.150__ acres

Staff Review:

Plat Notes:

- Owners to maintain ROW and perimeter of subdivision. **NOTE ON PLAT**
- Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES). **NOTE ON PLAT**

General Notes:

- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- Maximum of two 6' width Valley Gutter crossings may be used at intersections and shall not be placed on at through streets.
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre Construction Meeting.
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued.
- NO street cuts allowed unless approved through permit by Public Works Department. ($35.00 permit fee)
- Detailed site/Erosion and sediment control plan.
- City of Pharr Discharge permit required if discharging to city owned storm drain system.

- Street light detail plans to be included at building permit.
- Need S.W.P.P.P.1 USB for review, 3 hard copies for finalization.

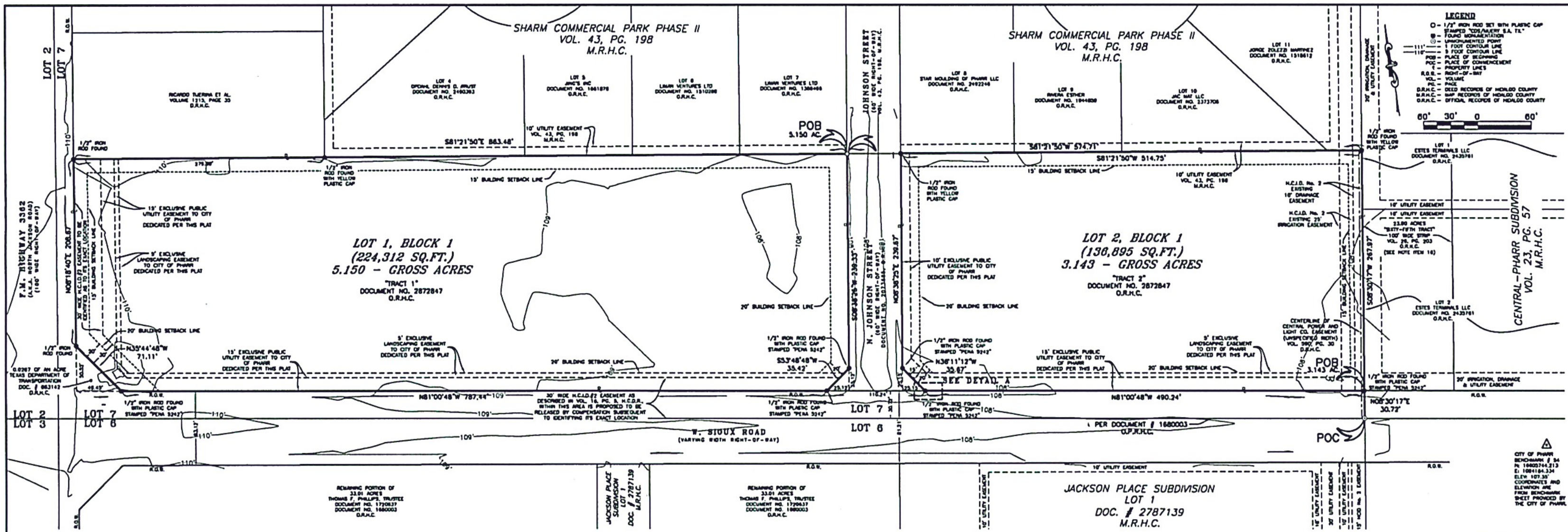
Eddie Martinez

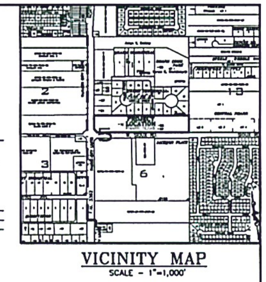
From: Javier <jl_hcid2@att.net>
Sent: Monday, March 11, 2019 10:17 AM
To: Eddie Martinez
Subject: AEP YOUNG SUBDIVISION

***** 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. *****

1: 30' ROW running north from intersection of Jackson and Sioux Rd.
2: 30'ROW running West from intersection.
3: 30' ROW running South from intersection of Jackson and Sioux Rd.
4: 30'ROW running East from intersection of Jackson and Sioux Rd. Easement can be abandoned 50% of appraised value. easement v16 p5
5: East lot line 24"pipeline 15' east of HCID 2 property line 10' east of center of pipe there is a drain pipeline.
6 Since they are showing a portion of the Central Pharr Subdivision must include 100' ROW Fee Simple located on the east side of lot line v 26 p203 +65.
7 They mention a 20' utility easement South of the east lot line that runs along Sioux Rd. that is a 80' wide Lat F sub-lateral canal (tract 63) lot 136 and 135 n80', s100'
8 POC must show lot 7 block 5
9 There is a blanket ROW / Easement on entire property V19 P297 & V P 5.

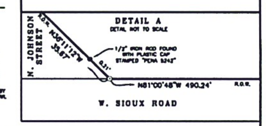
Javier Lopez
Water Operations Superintendent
Hidalgo County Irrigation District No. Two
P.O. Box 6
San Juan, TX 78589
Phone: 956-787-1422
Email: jl_hcid2@att.net
Web: hcid2.org





SUBDIVISION PLAT
OF
AEP YOUNG SUBDIVISION

BEING 5.150 acre and 3.143 acre tracts of land lying in the South 10 acres of Lot 7, Block 5 of the A.J. McColl Subdivision, Porcion 68, as described and recorded in volume 21, page 597, Deed Records of Hidalgo County, Texas, same being 5.150 and 3.143 acres described as "Tract 1 & 2" and recorded in document 2872847, Official Records of Hidalgo County, Texas.



STATE OF OHIO
COUNTY OF FRANKLIN

I (WE) THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AEP YOUNG SUBDIVISION, LOTS 1 & 2, BLOCK 1, AN ADDITION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF PHARR, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF PHARR.

____________________ DATE

P. TODD IRELAND
REAL ESTATE MANAGEMENT MANAGER
AEP TEXAS CENTRAL COMPANY
1 RIVERSIDE PLAZA, 16TH FLOOR
COLUMBUS, OHIO 43215
PHONE: (614) 716-6830

STATE OF OHIO
COUNTY OF FRANKLIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, P. TODD IRELAND PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE ___ DAY OF __________, 2019 A.D.

____
NOTARY PUBLIC FOR THE STATE OF OHIO

MY COMMISSION EXPIRES ON: __________

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

____________________ DATE
AMBROSIO HERNANDEZ,MAYOR
CITY OF PHARR

ATTEST: ____________________ DATE
CITY CLERK

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS THE ____ DAY OF __________, 2019, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

____
DANNY WYLIE, CHAIRMAN,
PLANNING & ZONING COMMISSION

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, THIS THE ____ DAY OF __________, 2019 A.D. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAYS OR EASEMENTS.

____________________ ATTEST: ____________________
PRESIDENT SECRETARY

FIELD NOTE DESCRIPTION
LOT 1, BLOCK 1 - 5.150 ACRES
HIDALGO COUNTY, TEXAS

BEING a 5.150 acre tract of land lying in the Gregorio Camacho Survey, Abstract 28, Hidalgo County, Texas, same being a portion of the South 10 acres of Lot 7, Block 5 of the A.J. McColl Subdivision, Porcion 68, as described and recorded in volume 21, page 597, Deed Records of Hidalgo County, Texas, same being 5.150 acres described as "Tract 1" and recorded in document 2872847, Official Records of Hidalgo County, Texas and more particularly described as follows:

COMMENCING at a point for the southeast corner of the aforementioned Lot 7 being within the right-of-way limits of West Sioux Road (varying width right-of-way);

THENCE along the east line of the aforementioned Lot 7 and the west line of the Central-Pharr Subdivision as described and recorded in volume 23, page 57, Map Records of Hidalgo County, Texas, N08°30'17"E at a distance of 30.72 feet, passing a 1/2" iron rod found with plastic cap stamped "Pena 5242" in the north apparent right-of-way line of said West Sioux Road, continuing a total distance of 298.69 feet for the southeast corner of Sharm Commercial Park Phase II as described and recorded in volume 43, page 198, Map Records of Hidalgo County, Texas;

THENCE leaving the east line of the aforementioned Lot 7 and the west line of the aforementioned Central-Pharr Subdivision along the south line of the aforementioned Sharm Commercial Park Phase II, N81°22'41"W a distance of 574.71 feet to a 1/2" iron rod set with a plastic cap stamped "CDS/MUERY S.A. TX." for the northeast corner of N. Johnson Street (60' wide right-of-way) as described and recorded in document no. 2073605, Official Records of Hidalgo County, Texas, the PLACE OF BEGINNING and the northeast corner of the herein described 5.150 acre tract;

THENCE along the west right-of-way line of the aforementioned N. Johnson Street, S08°38'25"W a distance of 239.33 feet to a 1/2" iron rod found with plastic cap stamped "Pena 5242" for an interior corner of said N. Jonhson Street and an angle corner of the herein described 5.150 acre tract;

THENCE continuing along the west right-of-way line of the aforementioned N. Johnson Street, S53°48'48"W a distance of 35.42 feet to a 1/2" iron rod found with plastic cap stamped "Pena 5242" at the intersection of said N. Johnson Street and the north apparent right-of-way line of the aforementioned West Sioux Road, for the southeast corner of the herein described 5.150 acre tract;

THENCE along the apparent north right-of-way line of the aforementioned West Sioux Road, N81°00'48"W a distance of 787.44 feet to a 1/2" iron rod found with plastic cap stamped "Pena 5242" for the east corner of a 0.0287 of an acre tract of land conveyed to the State of Texas as described and recorded in document no. 663142, Official Records of Hidalgo County, Texas, and the southwest corner of the herein described 5.150 acre tract;

THENCE continuing along the apparent north right-of-way line of the aforementioned West Sioux Road, N35°44'48"W a distance of 71.11 feet to a 1/2" iron rod found in the east right-of-way line of F.M. Highway 3362 (100' wide right-of-way) for the north corner of the aforementioned 0.0287 of an acre tract and an angle corner of the herein described 5.150 acre tract;

THENCE along the east right-of-way line of the aforementioned F.M. Highway 3362, N08°18'40"E a distance of 208.67 feet to a 1/2" iron rod found in the south line of a tract of land conveyed to Pedro Tijerina as described and recorded in volume 1215, page 35, Deed Records of Hidalgo County, Texas, and the northwest corner of the herein described 5.150 acre tract;

THENCE along the south line of the aforementioned Tijerina tract, S81°21'50"E, passing a 1/2" iron rod found with a yellow plastic cap for the southeast corner of the said Tijerina tract and the southeast corner of the aforementioned Sharm Commercial Park Phase II, at a distance of 279.89 feet continuing with the south line of said Sharm Commercial Park Phase II, a total distance of 863.48 feet to the PLACE OF BEGINNING and containing 5.150 gross acres of land.

FIELD NOTE DESCRIPTION
LOT 2, BLOCK 1 - 3.143 ACRES
HIDALGO COUNTY, TEXAS

BEING a 3.143 acre tract of land lying in the Gregorio Camacho Survey, Abstract 28, Hidalgo County, Texas, same being a portion of the South 10 acres of Lot 7, Block 5 of the A.J. McColl Subdivision, Porcion 68, as described and recorded in volume 21, page 597, Deed Records of Hidalgo County, Texas, same being 3.143 acres described as "Tract 2" and recorded in document 2872847, Official Records of Hidalgo County, Texas and more particularly described as follows:

COMMENCING at a point for the southeast corner of the aforementioned Lot 7 within the right-of-way limits of West Sioux Road (varying width right-of-way);

THENCE along the east line of the aforementioned Lot 7 and the west line of Central-Pharr Subdivision as described and recorded in volume 23, page 57, Map Records of Hidalgo County, Texas, N08°30'17"E a distance of 30.72 feet to a 1/2" iron rod found with plastic cap stamped "Pena 5242" in the apparent north right-of-way line of aforementioned West Sioux Road and the southwest corner of Lot 2 of the said Central-Pharr Subdivision, for the PLACE OF BEGINNING and the southeast corner of the herein described 3.143 acre tract;

THENCE along the apparent north right-of-way line of the aforementioned West Sioux Road, N81°00'48"W a distance of 490.24 feet to a point for the southeast corner of N. Johnson Street (60' wide right-of-way) as described and recorded in document no. 2073605, Official Records of Hidalgo County, Texas, and the southwest corner of the herein described 3.143 acre tract from which a 1/2" iron rod found with plastic cap stamped "Pena 5242" bears, N36°11'12"W 0.21 feet.;

THENCE leaving the apparent north right-of-way line of the aforementioned West Sioux Road, along the east line of the aforementioned N. Johnson Street, N36°11'12"W a distance of 35.87 feet to a 1/2" iron rod found with plastic cap stamped "Pena 5242" for an interior corner of said N. Johnson Street, and an angle corner of the herein described 3.143 acre tract;

THENCE continuing along the east right-of-way line of the aforementioned N. Johnson Street, N08°38'25"E a distance of 239.67 feet to a 1/2" iron rod found with a yellow plastic cap in the south line of Sharm Commercial Park Phase II as described and recorded in volume 43, page 198, Map Records of Hidalgo County, Texas, for the northeast corner of said N. Johnson Street and the northwest corner of the herein described 3.143 acre tract;

THENCE along the south line of the aforementioned Sharm Commercial Park Phase II, S81°21'50"E a distance of 514.75 feet to a 1/2" iron rod found with a yellow plastic cap in the east line of the aforementioned Lot 7 and the west line of the aforementioned Central-Pharr Subdivision for the southeast corner of said Sharm Commercial Park Phase II and the northeast corner of the herein described 3.143 acre tract;

THENCE along the east line of the aforementioned Lot 7 and west line of the aforementioned Central-Pharr Subdivision, S08°30'17"W a distance of 287.97 feet to the PLACE OF BEGINNING and containing 3.143 gross acres of land.

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN ZONE "B" AS PER FLOOD INSURANCE RATE MAP - COMMUNITY PANEL No.480334-0425 C, REVISED NOVEMBER 16, 1982. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
2. FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED FROM THE CENTER OF EACH LOT.
3. AN 8' OPAQUE BUFFER IS REQUIRED BETWEEN RESIDENTIAL ZONES AND COMMERCIAL ZONES.
4. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. A TOTAL OF 0.38 ACRE FEET (16,736 CUBIC FEET) OF STORM WATER DETENTION (50YR) IS REQUIRED FOR THIS SUBDIVISION. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
5. OWNER TO MAINTAIN DETENTION/RETENTION AREAS WITHIN SUBDIVISION.
6. NO STRUCTURES SHALL BE CONSTRUCTED ON ANY EASEMENTS.
7. MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE.
8. A 5' WIDE SIDEWALK WITH A.D.A. COMPLIANT RAMPS AND LANDINGS SHALL BE REQUIRED ALONG INTERSECTION OF NORTH JACKSON ROAD AND NORTH SIDE OF W. SIOUX ROAD AT BUILDING PERMIT STAGE.
9. CITY OF PHARR BENCHMARK 54: N: 16605744.213, E: 1084164.334, ELEV: 107.35 COORDINATES BASED ON TEXAS STATE PLANE COORDINATES SOUTH ZONE, VERTICAL DATUM IS NVCD 1988 USING GEOID MODEL 1999. (ALL VALUES ARE TO GRID).
10. CDS MUERY BEARING BASIS FOR THIS PLAT: GRID NORTH, COORDINATE SYSTEM: TEXAS STATE PLANE, NAD83(2011), SOUTH ZONE. (ALL DISTANCES SHOWN ARE SURFACE.) COMBINED SCALE FACTOR = (GRID X 1.00002 = SURFACE)
11. LANDSCAPING REQUIREMENT SHALL BE AS PER CITY OF PHARR ORDINANCE.
12. A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH THE CURRENT (TPDES) TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM.
13. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
14. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
15. A VARIANCE FOR SANITARY SEWER UTILITIES FOR THIS DEVELOPMENT WAS GRANTED BY THE CITY OF PHARR. SANITARY SEWER UTILITIES WILL NEED TO BE INSTALLED, AT THE BUILDING PERMIT STAGE, IN THE EVENT THE PROPERTY IS TRANSFERRED AND NO LONGER UTILIZED AS AN ELECTRICAL SUBSTATION.
16. ANY EASEMENTS SHOWN HEREON THAT EXIST BY VIRTUE OF THOSE PLATS SHOW HEREON THAT LIE WITHIN THE 100 FOOT WIDE STRIP DEPICTED ON THIS MAP AND DESCRIBED AS 23.90 ACRES, "SIXTY-FIFTH TRACT", VOL. 26, PG. 203, DEED RECORDS OF HIDALGO COUNTY ARE EXPRESSLY NOT RECOGNIZED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NUMBER TWO.

I, DEREK SNOGA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

____
DEREK SNOGA, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 6511 - STATE OF TEXAS

I, JUAN A. LUDWIG, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

CDS Muery F-1733

____
JUAN A. LUDWIG, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 99289 - STATE OF TEXAS

NO	DATE	REVISION	BY
-			

DESIGNED BY ________
DRAWN BY M. RINCON
CHECKED BY D. SNOGA
REVIEWED BY J. LUDWIG / J. M. RAMIREZ
DATE 03-19-2019

AEP TEXAS
An AEP Company
BOUNDLESS ENERGY

CDS muery
ENGINEERS • SURVEYORS

AEP YOUNG SUBDIVISION
LOTS 1 & 2, BLOCK 1

AEP TEXAS INC.
HIDALGO COUNTY, TEXAS

SHEET NO. 1
OF 1 SHEETS
FILE NO. 118208_PLAT.dwg

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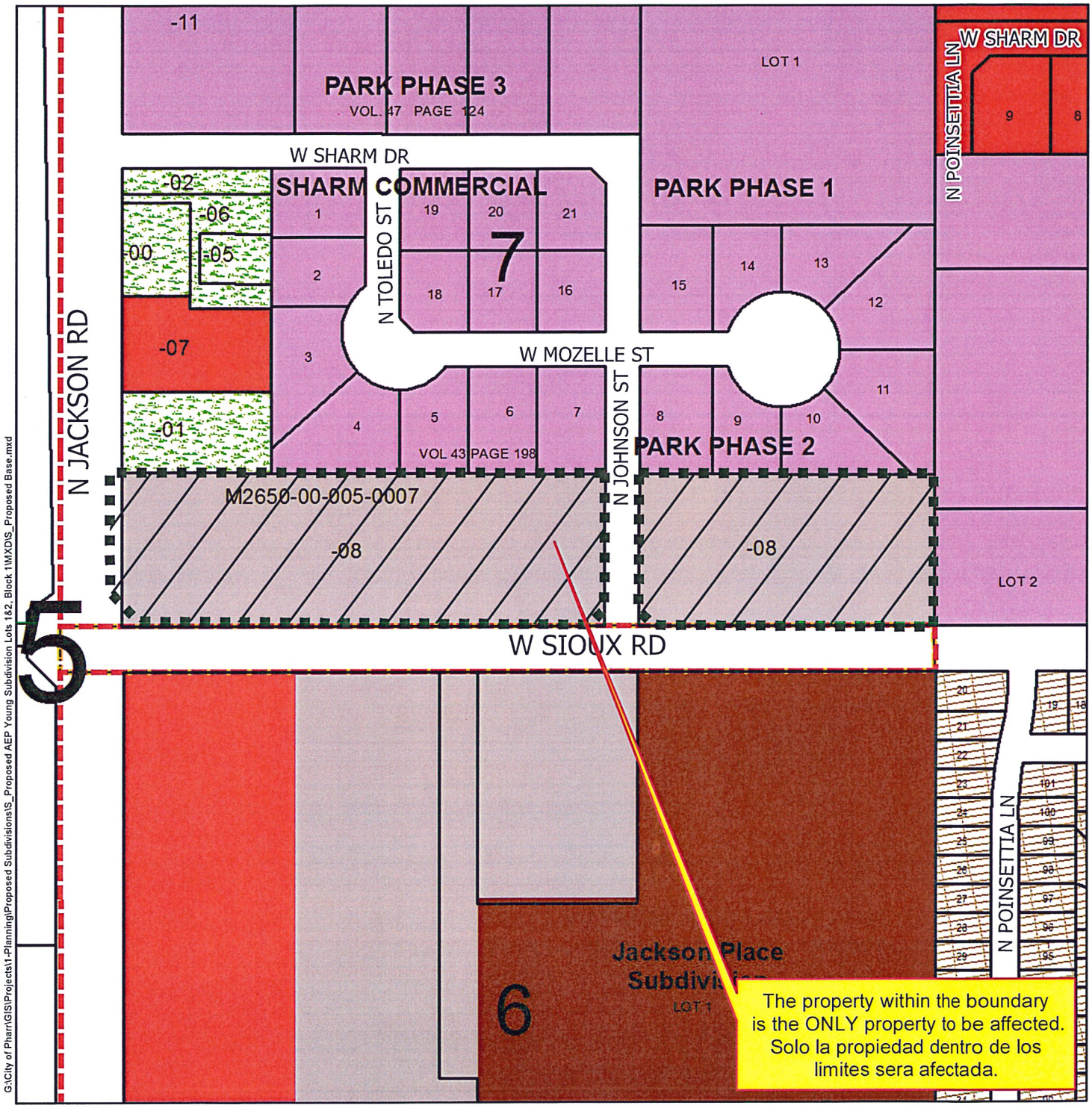
Proposed Subdivision
AEP Young Subdivision Lots 1&2 Block 1
CDS Muery Engineering



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

Scale: 1 inch = 250 feet

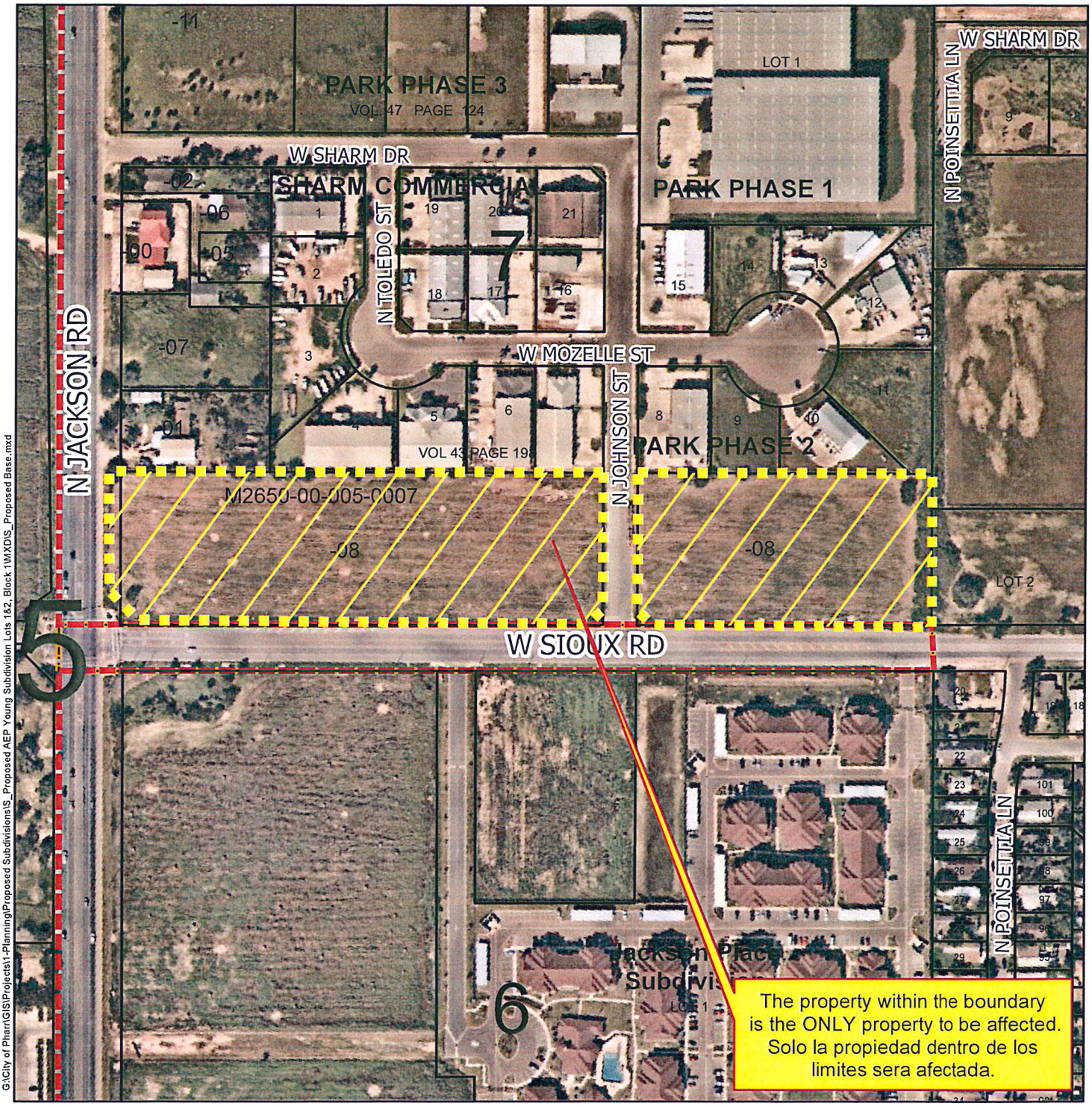
0 125 250 500 750 1,000 Feet

N W E S

Date: 3/19/2019

City of Pharr, Texas
Engineering Department
956.702.5355

Proposed Subdivision
AEP Young Subdivision Lots 1&2 Block 1
CDS Muery Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed AEP Young Subdivision Lots 1&2, Block 1\MXD\S_Proposed Base.mxd

Agricultural Open Space
Single Family
Single Family Small Lot
Two Family
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N W E S

Date: 3/19/2019