

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 8, 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 June 24, 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) Lizbeth G. Velasco 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 7, Fairview Village Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7508 South Carlos Street. **CUP#190317 (TABLED)**

2) Carlos R. Elizondo, d/b/a Sepi's, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as being Lot 22, Block 30, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 212 West State Street. **CUP#190641**

3) Roxanne Rivas, representing Amelio Rivas Jr. and Gloria M. Rivas, owners, 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 Single-Family Residential District (R-1). The property is legally described as being a 0.35 acre tract of land, out of a 3.00 acre tract of land, out of the South 24.19 acres of Lot 5, Block 12, A.J. McColl Subdivision, of Porcion 68, Pharr, Hidalgo County, Texas. The property's physical address is 1618 West Anaya Road. **COZ#190643**

D. PLATS:

1) Spoor Engineering Consultants, Inc., representing Amelio Rivas Jr. and Gloria M. Rivas, Owners, are requesting preliminary plat approval of the proposed Roxanne Subdivision. The property is legally described as being a 0.35 acre tract of land out of a 3.00 acre tract of land, out of the south 24.19 acres of Lot 5, Block 12, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1600 Block of West Anaya Road. **SUB#190514**

2) Spoor Engineering Consultants, Inc., representing W.D. Moschel, Owner, is requesting preliminary plat approval of the proposed Fox Subdivision. The property is legally described as being a 3.32 acre tract of land out of the north 10.0 acres of Lot 7, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of South Jackson Road. **SUB#190515**

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 5th day of July, 2019 at 12:00 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. June 24, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 24, 2019 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Robles
Luis Madrigal
Charlie Ramirez
Rafael Munguia
Porfirio Rodriguez

ABSENT: Jonathan Larraga Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: John Rigney, City Attorney
Melanie Cano, Director
Roland Gomez, Assistant Director
Cristina Garcia, Senior Planner
Eddie Martinez, Planner II
Alvaro De Leon, Building Inspector
Rita Galvan, Administrative Assistant
Iris Mata, Secretary

ITEM A. CALL TO ORDER

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

Charlie Ramirez moved to excuse the absent members. Luis Madrigal seconded the motion and when put to a vote it carried unanimously.

Rafael Munguia arrived at 6:00 pm.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF JUNE 10, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of June 10, 2019. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

- 1) **LIZBETH G. VELASCO 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 7, FAIRVIEW VILLAGE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 7508 SOUTH CARLOS STREET. CUP#190317 (TABLED)**

Cristina Garcia, Senior Planner, stated the item would remain tabled.

- 2) **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 AT 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 (TABLED)**

Cristina Garcia, Senior Planner, stated the item required a motion to untable the item.

Luis Madrigal moved to untable the request for a Change of Zone from Agricultural and/or Open Space District (A-O) to High-Density Multi-Family Residential District (R-4). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

Cristina Garcia, Senior Planner, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north is zoned Agricultural and/or Open Space District (A-O) and on March 05, 1996, the property to the south was re-zoned to Single-Family Residential District (R-1). On March 06, 2012, a portion of the property to the west was re-zoned to General Business District (C) and on April 21, 2015, the remaining portion was re-zoned 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 re-zoned to General Business District (C). There have been no zoning requests within the general vicinity of the subject property since that time. The property is generally designated for multi-family residential use in the Land Use Plan. She further reported twenty-six (26) 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 (1) telephone call for information only.

Cristina Garcia, Senior Planner, further stated staff recommended approval of the request to re-zone to High-Density Multi-Family District (R-4) as the property meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if the applicant would like to comment.

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 Luis Madrigal moved to **approve** the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to High-Density Multi-Family Residential District (R-4). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

3) IMPERIUM EVENT CENTER, LLC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1, VACATING PLAT OF LA QUINTA SUBDIVISION LOTS 52-55, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY'S PHYSICAL ADDRESS IS 5952 SOUTH CAGE BOULEVARD. CUP#190540

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, south and east and Single-Family Residential District (R-1) to the west. The area is generally designated for commercial use in the Land Use Plan. She further reported thirty four (34) 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 letters or the legal notice.

Cristina Garcia, Senior Planner, further stated staff recommended approval of the request for a Conditional Use Permit and Late Hours Permit in a General Business District (C) subject to applicant and site being in compliance 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 Luis Madrigal moved to **approve** the request for a Conditional Use Permit and Late Hours Permit in a General Business District (C). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 4) **KHANH NGUYEN, D/B/A SNOW BITE, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.078-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 4A, REPLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 & 4 SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 500 NORTH JACKSON ROAD, SUITE L-2. CUP#190536**

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, south and east and Heavy Industrial District (H-I) to the west. This area is generally designated for commercial use in the Land Use Plan. She further reported one (1) surrounding property owner was 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 letters or the legal notice.

Cristina Garcia, Senior Planner, further stated staff recommended approval of the request for a Conditional Use Permit and Late Hours Permit in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if the applicant would like to comment.

Khanh Nguyen, applicant, residing at 500 North Jackson Road, stated she was excited to be a part of the City of Pharr.

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.

Chairman, Danny Wylie, asked about the business hours being before noon on Sundays.

Khanh Nguyen, applicant, stated that when she applied, she was unsure of the hours for Sunday as her previous location was not open on Sundays. She continued to state that she kept the same hours and understood she could change them at a later time.

Luis Madrigal asked what Snow Bite was.

Khanh Nguyen, applicant, stated Snow Bite is a Vietnamese restaurant that opened in 2013 in Edinburg. The original plan for the restaurant was to sell deserts and fusion foods, such as tapas. She continued to state that customers requested additional items, so Snow Bite transitioned to a full dine in restaurant.

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

- 5) NELDA TELLES HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM TWO-FAMILY RESIDENTIAL DISTRICT (R-2) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE N266'-W1.21 ACRES OF THE N6.21 ACRES OF LOT 1, GEHLERT'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 222 E. SAM HOUSTON AVE. COZ#190534**

Cristina Garcia, Senior Planner, introduced the item and stated the property is currently zoned Two-Family Residential District (R-2) and was rezoned from Single-Family Residential District (R-1) on November 05, 2012. On March 30, 1982, the surrounding properties to the north, south, east and west were zoned to Single-Family Residential District (R-1), when the city adopted the current Zoning Ordinance used today. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for Right of Way use in the Land Use Plan. She further reported twenty-five (25) 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 letters or the legal notice.

Cristina Garcia, Senior Planner, further stated staff recommended approval of the request to re-zone to Single-Family Residential District (R-1) as the property meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if the applicant would like to make a comment.

Cristina Garcia, Senior Planner, stated that the applicant would comment if the Commission had questions.

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 Romeo Robles moved to **approve** the rezoning request for a change of zone from Two-Family Residential District (R-2) to Single-Family Residential District (R-1). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 6) ARMANDO ESCAMILLA HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO MULTI FAMILY RESIDENTIAL DISTRICT (R-3). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 6, BLOCK 3, PALM HEIGHTS WEST SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1010 WEST CAFFERY AVENUE. COZ#190535**

Cristina Garcia, Senior Planner, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). On March 30, 1982, the property and the surrounding properties were zoned to Single-Family Residential District (R-1), when the city adopted the current Zoning Ordinance used today. On October 06, 1992 the property to the west was re-zoned to Medium Density Multi-Family District (R-3). The property to the east was re-zoned to Medium Density Multi-Family District (R-3) on January 17, 1995 and the property to the south was also re-zoned to Medium Density Multi-Family District (R-3) on September 17, 1985. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for multi-family residential use in the Land Use Plan. She further reported fifteen (15) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received two (2) telephone calls for information only.

Cristina Garcia, Senior Planner, further stated staff recommended approval of the request to re-zone to Medium Density Multi-Family District (R-3) as the property meets area requirements, have adequate ingress and egress. 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.

Chairman, Danny Wylie, asked if the property would be next to another existing apartment complex.

Cristina Garcia, Senior Planner, confirmed that the property was next to an existing apartment complex.

Chairman, Danny Wylie, asked if Caffery Street was a narrow street.

Cristina Garcia, Senior Planner, stated the property meets the area requirement for existing apartments.

Chairman, Danny Wylie, asked if the added traffic from the additional apartments would cause a problem.

Cristina Garcia, Senior Planner, stated the traffic from the additional apartments would not cause a problem.

There being no further discussion Romeo Robles moved to **approve** the rezoning request for a change of zone from Single-Family Residential District (R-1) to Multi Family Residential District (R-3). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

- 1) R. GUTIERREZ CORPORATION, REPRESENTING ANDRES RODRIGUEZ AND ISMAEL RODRIGUEZ, OWNER'S, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED REPLAT OF LOT 28, ADDITION TO LAS MILPAS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.00 ACRE TRACT OF LAND, BEING ALL OF LOT 28, ADDITION TO LAS MILPAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY PHYSICAL ADDRESS IS 304 WEST LAS MILPAS ROAD. SUB#180825**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Medium Density Multi-Family District (R-3). The adjacent zones are Two Family Multi-Family District (R-2) to the north and west, Single Family Residential District (R-1) to the south and Two Family Multi-Family District (R-2) and High Density Multi-Family District (R-4) to the east. The property is designated for single family in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Replat of Lot 28, Addition to Las Milpas 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.

Chairman, Danny Wylie, referred to memo attachment, Other #8, "Existing homes shall meet City of Pharr setback ordinance" and asked if there were already homes on the property.

Eddie Martinez, Planner II, stated there were homes on the property.

Chairman, Danny Wylie, asked if they had already met the setback requirements.

Eddie Martinez, Planner II, stated that once they bring in the site plan, we would verify that the setbacks are met.

Chairman, Danny Wylie, asked what would happen should the setbacks not be met on the site plan.

Eddie Martinez, Planner II, stated that they were currently on pad and piers and could be moved to the proper setback.

There being no further discussion Luis Madrigal moved to **approve** the request for preliminary plat approval of the proposed Replat of Lot 28, Addition to Las Milpas Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) MELDEN & HUNT INC., REPRESENTING CARLOS VARELA, REGISTERED AGENT FOR VARCO PHARR LAND, LLC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED JUNCTION VIEW SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A TRACT OF LAND CONTAINING 2.61 ACRES OUT OF LOT 149, KELLY-PHARR SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2100 BLOCK OF NORTH IH 69C. SUB#190307**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south, east and west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Junction View Subdivisions.

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 Rafael Munguia moved to **approve** the request for final plat approval of the proposed Junction View Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM F. CLOSED SESSION

None.

ITEM G. RECONVENE

None.

ITEM H. 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 6:24 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



MEMORANDUM

DATE: MONDAY, APRIL 08, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZE STORAGE UNIT (LARGER THAN 120 SQUARE FEET) FILE NO. CUP#190317 (TABLED)
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GENERAL INFORMATION:

APPLICANT: Lizbeth G. Velasco 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 7, Fairview Village Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 7508 South Carlos Street.

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 and east and Agricultural and/or Open Space District (A-O) to the 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.
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CODE COMPLIANCE DIVISION:	Recommends denial of the Conditional Use Permit.
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PLANNING DIVISION:	Recommends denial of the Conditional Use Permit.
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**NOTIFICATION
OF PUBLIC:**

Forty (40) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Two (2) people called in, one (1) for information only and another in favor of the item.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending **denial** of the 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). If approved, this item must comply with 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 **July 15, 2019 at 4:00 p.m.**



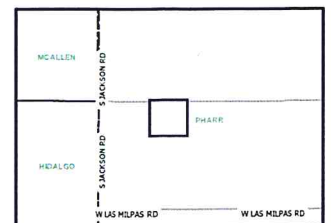
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

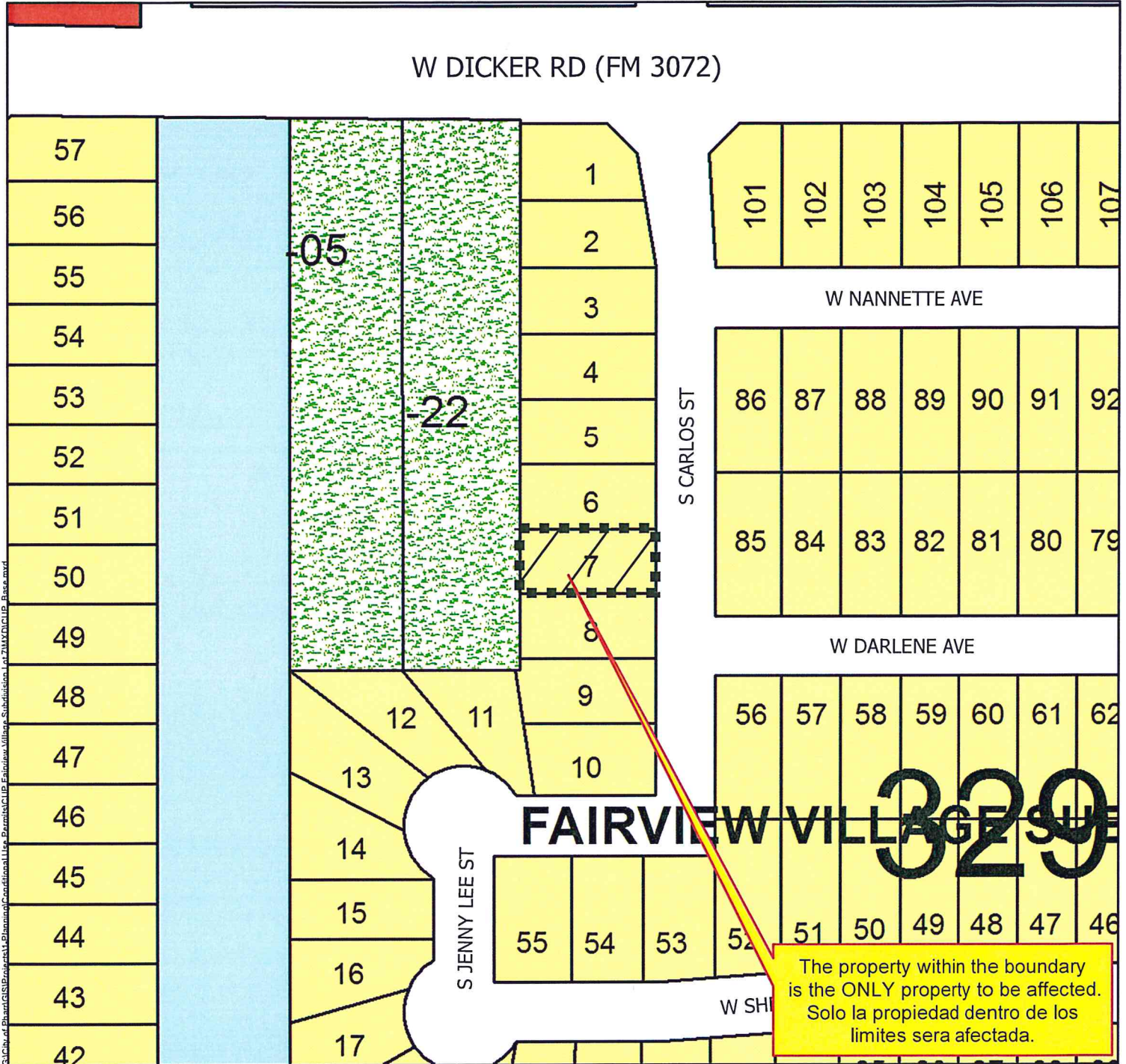
- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD

- Valley View ISD
- Planned Unit Development

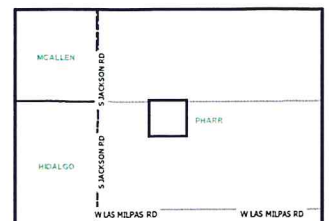
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



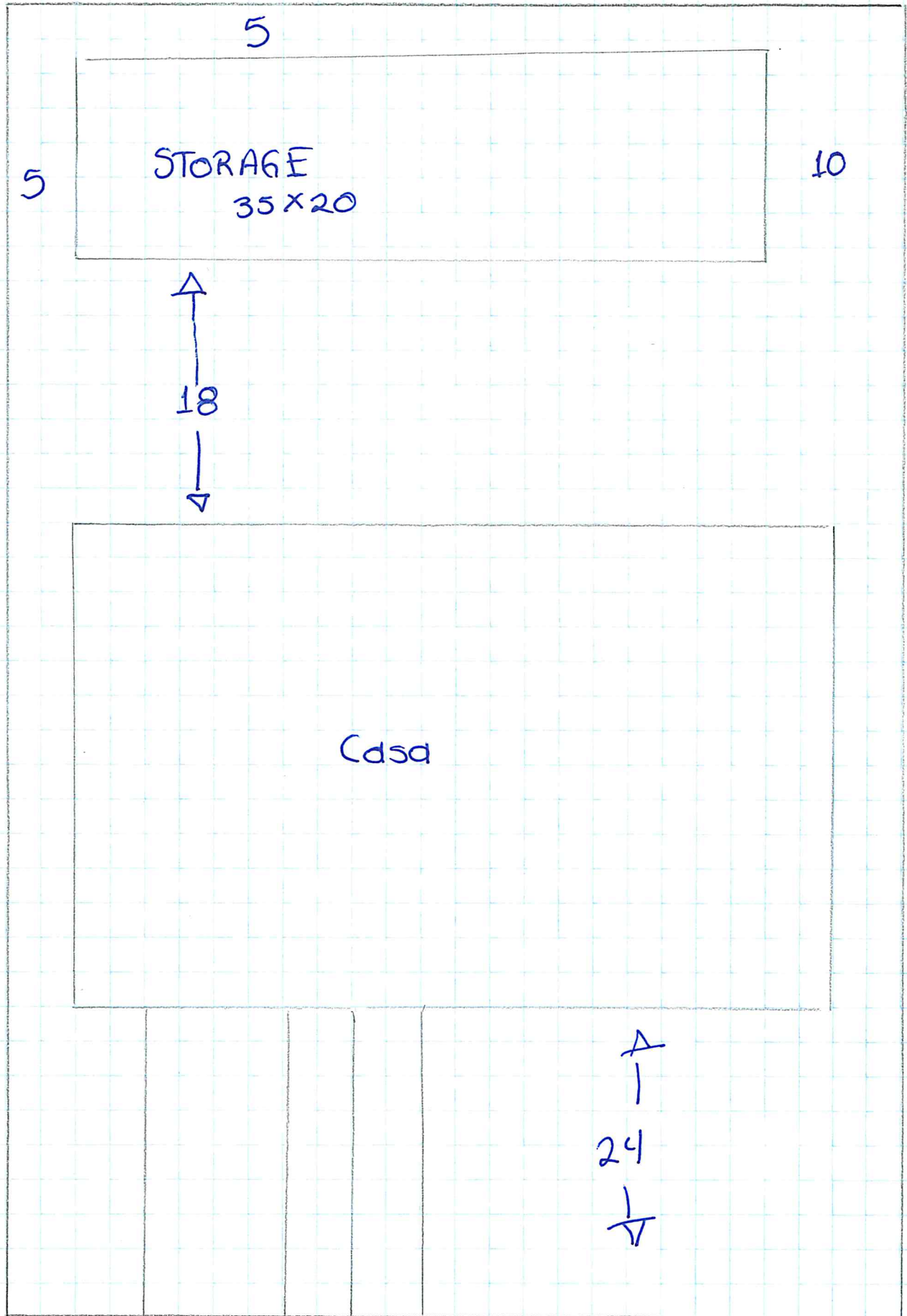


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|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| 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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S. Carlos St



MEMORANDUM

DATE: MONDAY, JULY 08, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC
FILE NO. CUP#190641 (SEPI'S)

GENERAL INFORMATION:

APPLICANT: Carlos R. Elizondo, d/b/a Sepi's, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2).

LEGAL DESCRIPTION: The property is legally described as being Lot 22, Block 30, Pharr Original Townsite, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 212 West State Street.

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

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit
	CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.

HEALTH DIVISION:

Recommends approval of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

HOURS OF OPERATION:

Hours of operation will be from Monday through Saturday from 7:00 A.M. to 12:00 A.M. and Sunday from 12:00 P.M. to 12:00 A.M.

NOTIFICATION OF PUBLIC:

Forty-one (41) surrounding property owner was 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 RECOMMENDATIONS:

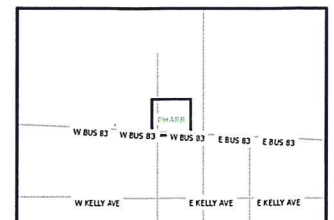
Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

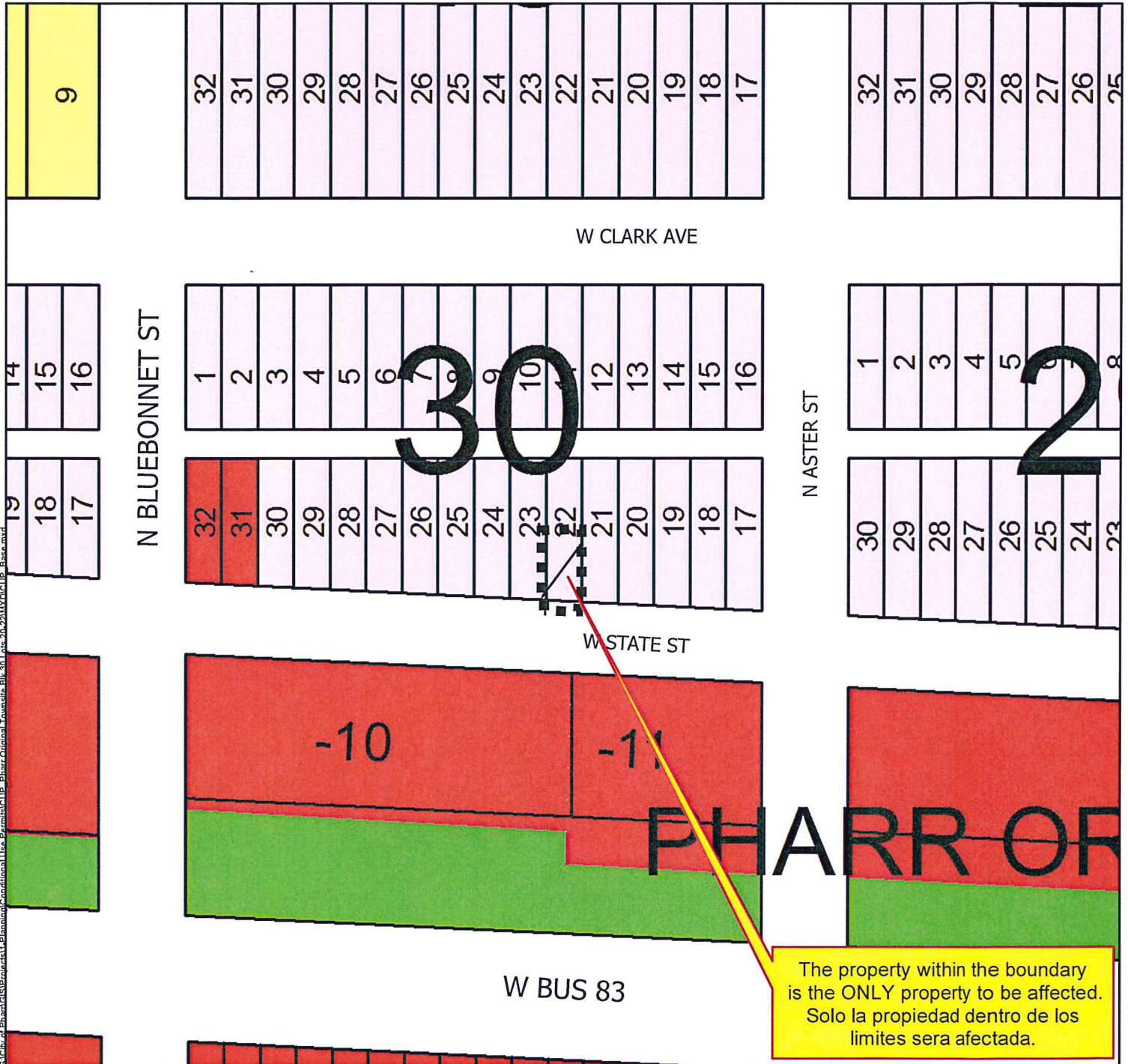
NOTE: This item will go before the City Commission Meeting of **July 15, 2019 at 4:00 p.m.**



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.

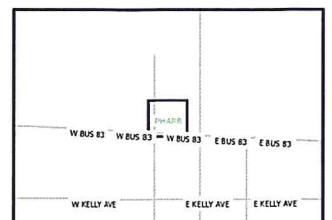


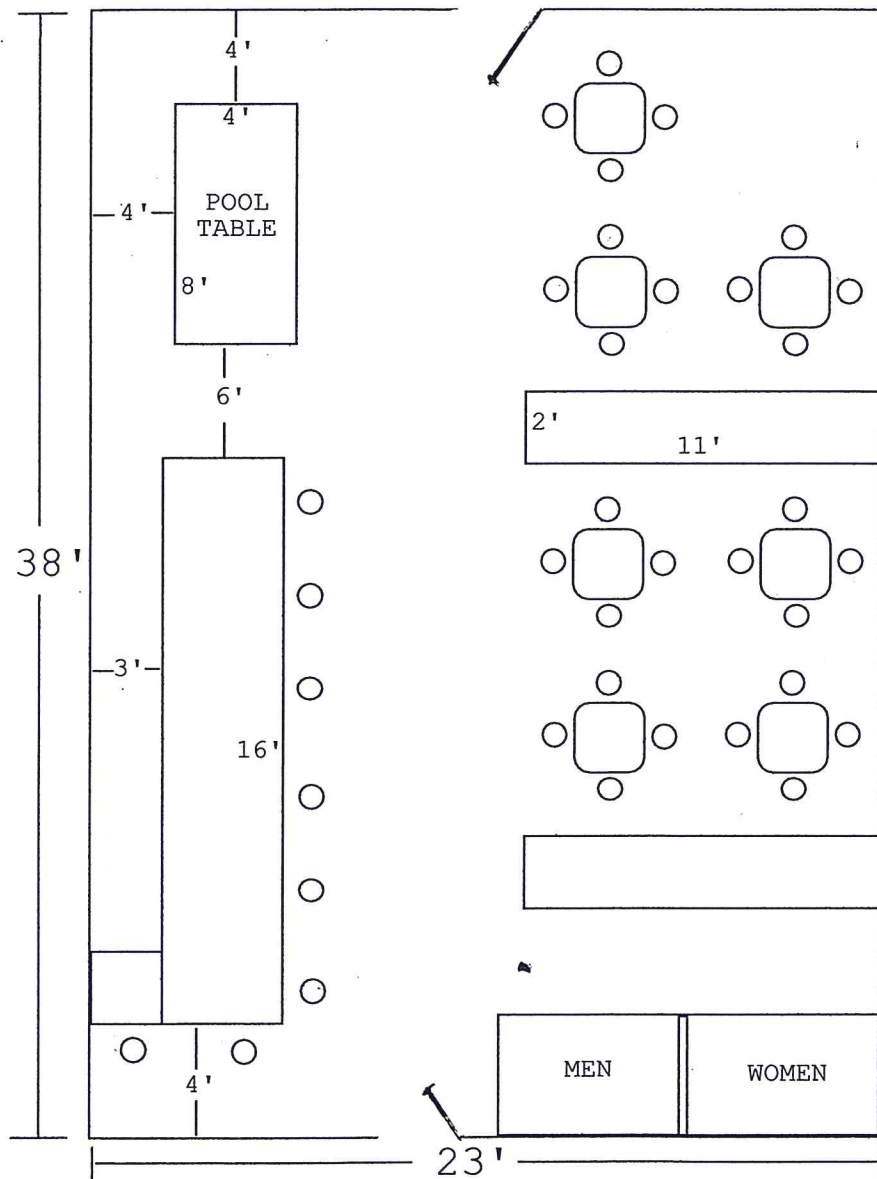


- | | | |
|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial |
| Two Family | Government Owned | Neighborhood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

- Valley View ISD
- Planned Unit Development

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SEPI'S 212
~~208~~ W STATE
 ATTN: RUBEN ROSALES JR.
 605-4242

Occupant load
 48 / day.





STANDARDIZED RECOMMENDATION FORM

MEETING DATE: July 08, 2019

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#190643
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: June 03, 2019

1. **Applicant:** Roxanne Rivas, representing Amelio Rivas Jr. and Gloria M. Rivas, owners.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1).
3. **Nature / Intent of Request:** In order to develop and construct a single-family residential home.

4. **Routing to Staff:**

A. Melanie Cano, Director


Initials

7/2/19
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations


Initials

7-2-19
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, JULY 08, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1): Being a 0.35 acre tract of land, out of a 3.00 acre tract of land, out of the South 24.19 acres of Lot 5, Block 12, A.J. McColl Subdivision, of Porcion 68, Pharr, Hidalgo County, Texas. The property's physical address is 1618 West Anaya Road.

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:

Roxanne Rivas, representing Amelio Rivas Jr. and Gloria M. Rivas, owners, 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 Single-Family Residential District (R-1) in order to develop and construct a single-family residential home on said property.

The subject site is located north side of West Anaya Road with a physical address of 1618 West Anaya Road. The property consists of one tract of land legally described as being a 0.35 acre tract of land, out of a 3.00 acre tract of land, out of the South 24.19 acres of Lot 5, Block 12, A.J. McColl Subdivision, of Porcion 68, Pharr, Hidalgo County, Texas.

The property fronts West Anaya Road, an 80' major collector that 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). On June 16, 2019, the property to the north of the 3.00-acre tract of land was zoned Limited Industrial District (L-I) and a portion of the property to the west of the 3.00-acre tract of land was zoned Single-Family Residential District (R-1) upon annexation into the City Limits on May 06, 2003. The remaining portion of the property to the west, the property to the east and the property to the south are all zoned Agricultural and/or Open Space District (A-O). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Single-Family District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Eight (8) 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 Single-Family Residential District (R-1) as the properties meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **July 15, 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

Roxanne Rivas, representing Amelio Rivas Jr. and Gloria M.
Rivas, owners.

APPLICANT

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

CURRENT ZONE

1618 West Anaya Road

ADDRESS

Single-Family Residential District (R-1)

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

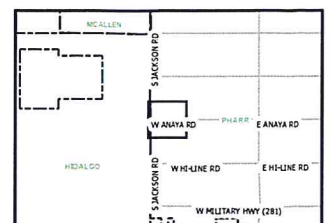
July 1, 2019

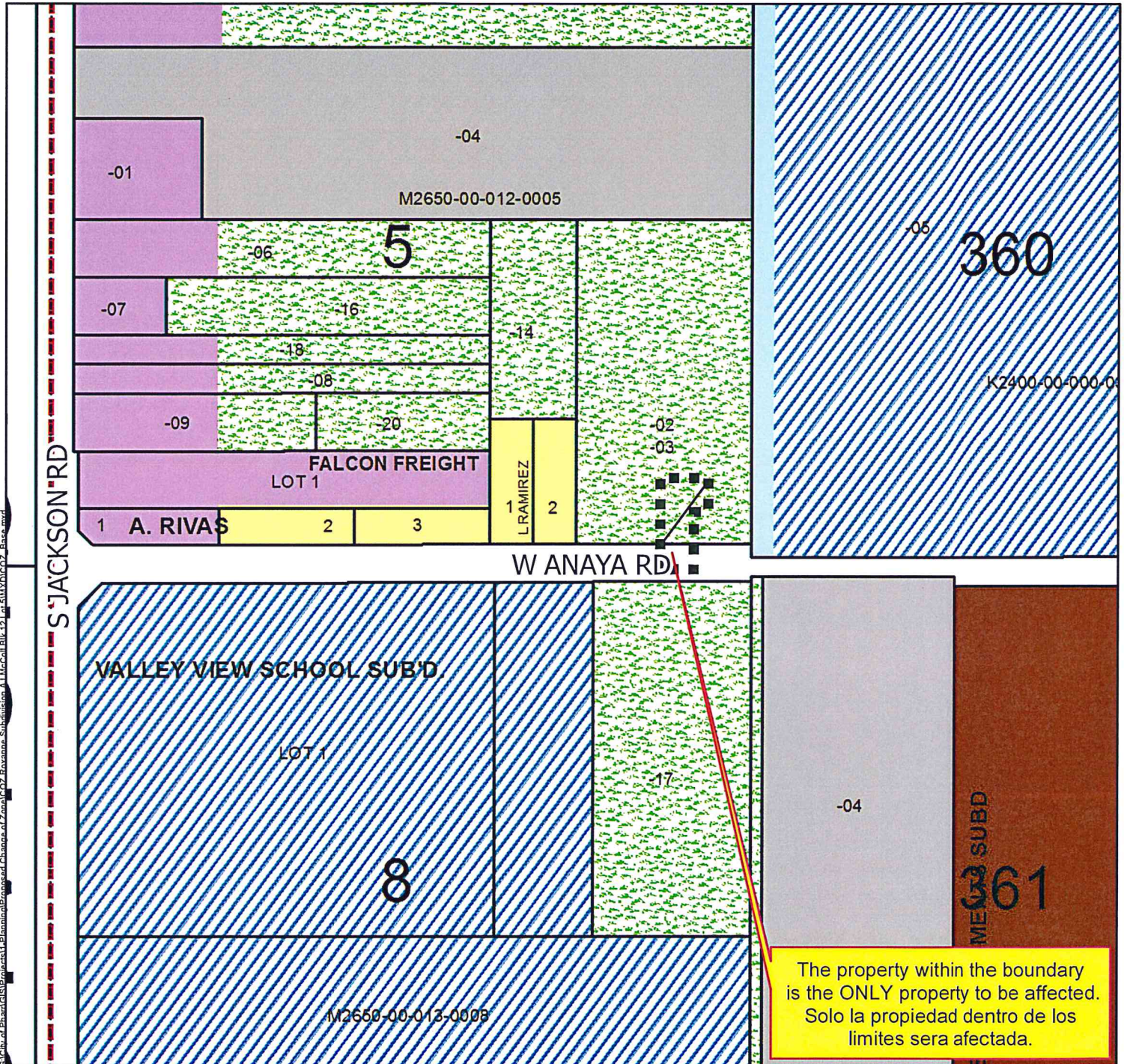
DATE



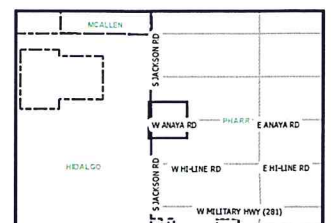
Agricultural Open Space	Townhouse	Heavy Commercial	Valley View ISD
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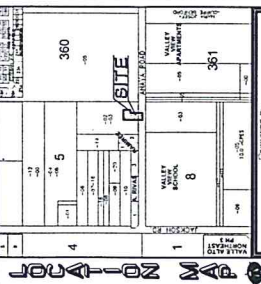


**MAP
OF
ROXANNE
SUBDIVISION**

City of Phoenix, Arizona

BEING A SUBDIVISION OF 0.35 ACRE
TRACT OF LAND OUT OF A 3.00 ACRE
TRACT OF LAND, OUT OF THE SOUTH
24.19 ACRES OF LOT 5, Block 12,
A.J. McCall Subdivision, of Porcion 68,
Hidalgo County, Texas.

According to plat recorded in
Volume 21, Page 597, Deed Records,
Hidalgo County, Texas.



Spoor Engineering Consultants, Inc.
 P.O. Box 10003
 Consulting Engineers • Civil Land Planning • 174-44
 8025 South 4th Street
 MCKINNEY, TEXAS 75069
 TEL. (936) 663-0000 FAX (936) 663-0002
 Sponsoring the World's Best

STATE OF TEXAS,

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE _____, TO THE CITY PLAZA, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAMES I HAVE HEREBY SUDORSED HEREIN, DOES NOT HEREBY SUDORSE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON FOR THE PURPOSES CONSIDERATION THEREIN EXPRESSED.

* ROMANEE SUDORSON *

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Armando Rivero Jr. E. Gura M., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2006.

STATE OF TEXAS:

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

STATE OF TEXAS,

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR - # 5242 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

STATE OF TEXAS:

THE UNDERSIGNED, STEPHEN SPOOR, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PLANO SUPERVISION ORDINANCE.

ATTEST: CITY CLERK

SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED

SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: RAL E SESN PE, CFM
GENERAL MANAGER

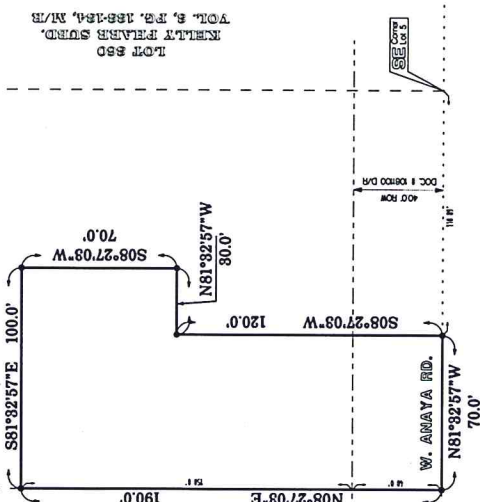
THIS PLAT IS HEREBY APPROVED BY THE MODOGO COUNTY IRRIGATION DISTRICT NO.2 ON THIS DAY OF

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

8.00 ACRES - TRACT IN OF PARTITION
DEED RECORDED IN
VOL. 2088, PG. 112 D/B

EXTRACT VIII OF PARTITION
DEED RECORDED IN
VOL. 2088, PG. 112 D/E

LOT 550
KELLY PEARL SURD.
VOL. 3, PG. 133-134, M/13



LOT 3
VALLEY VIEW IND SCHOOL DIST
VOL. 2776, PG. 123 P/18

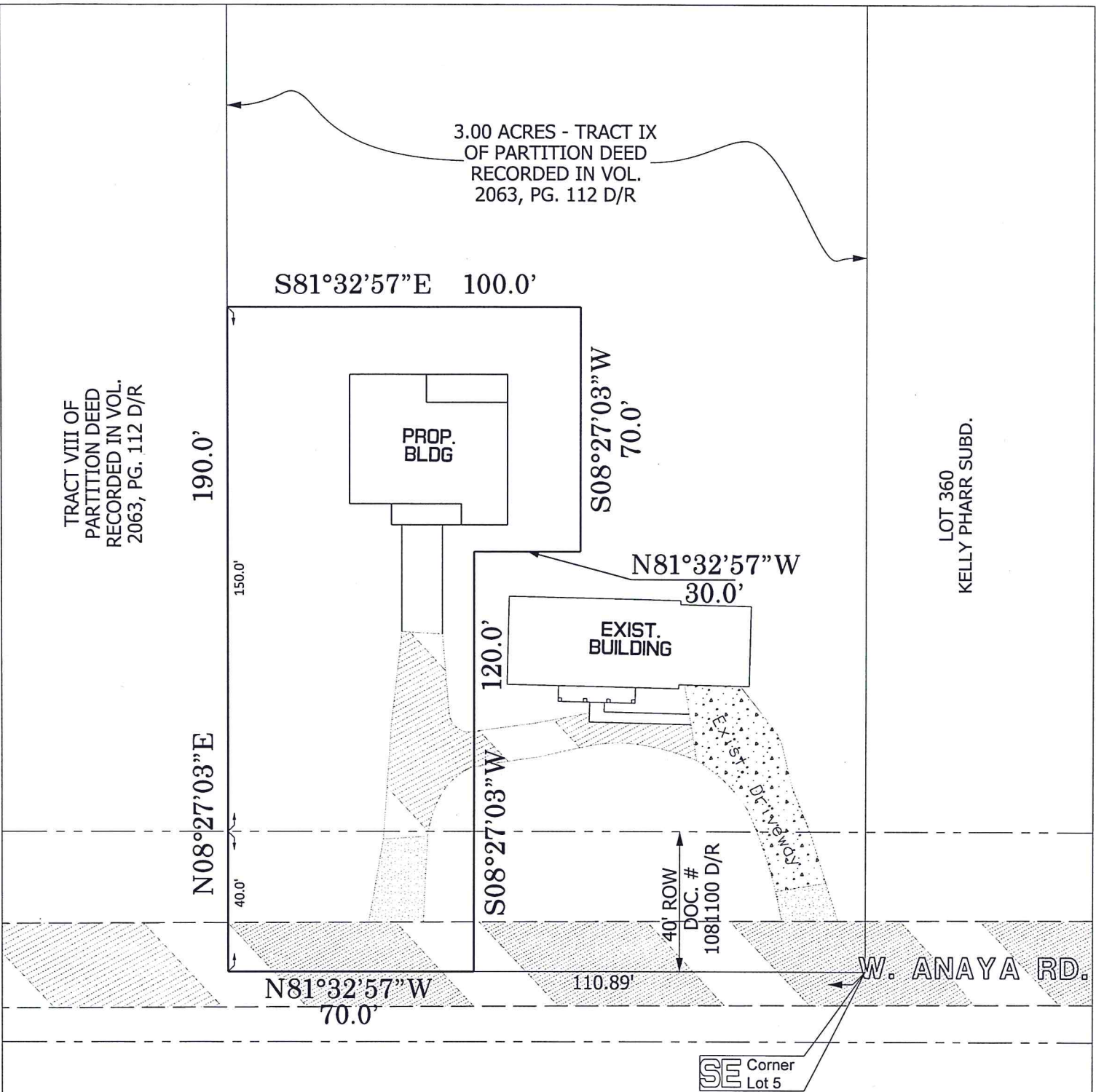
METES & BOUNDS

A 0.35 ACRE TRACT OF LAND OUT OF A CERTAIN 3.00 ACRE TRACT OF LAND OUT OF THE SOUTH 24.9 ACRES OF LOT 5 BLOCK 12, A.J. MCCOLL SUBDIVISION, OF PORCION 6 HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 21 PAGE 597, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 3.00 ACRE TRACT DESCRIBED AS TRACT X IN PARTITION DEED RECORDED IN VOLUME 1063, PAGE 112, DEED RECORDS,

BEGINNING at a point on the South line of Lot 5, North 81 Deg. 32 Min. 57 Sec. West, 10.081 feet from the Southeast corner of Lot 5, for the most southerly Southeast corner of the following described tract of land said point located in West Ayrault, and being on the South line of said said 300 acre tract;
 THENCE, with the South line of Lot 5, and the South line of said 300 acre tract, in West Ayrault, North 81 Deg. 32 Min. 57 Sec. West, 700 feet to the Southeast corner of said 300 acre tract;
 THENCE, with West Ayrault, North 80 Deg. 27 Min. 03 Sec. East, at 900 feet from the North line of West Ayrault, and at 900 feet, a point for the Northwest corner;
 THENCE, parallel to the South line of Lot 5, South 81 Deg. 32 Min. 57 Sec. East, 1000 feet to a point for the Northeast corner;
 THENCE, parallel to the East line of Lot 5, South 80 Deg. 27 Min. 03 Sec. West, 700 feet to a point for the most northerly Southeast corner;
 THENCE, parallel to the South line of Lot 5, North 81 Deg. 32 Min. 57 Sec. West, 300 feet to a point for an interior corner;
 THENCE, parallel to the East line of Lot 5, South 80 Deg. 27 Min. 03 Sec. West, at 800 feet from the North line of West Ayrault, and at 800 feet, the POINT OF BEGINNING.
 Containing 0.35 acre of land, more or less, of which the south 400 feet, corresponding 0.06 acre, lies in West Ayrault.

NOTES:

1. MIN. FINISH FLOOR ELEVATION SHALL BE 3 INCHES ABOVE CONTIGUOUS
OF PAVEDMENT MEASURED AT FRONT CENTER OF LOT.
12. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE
WITH CITY OF PHOENIX ZONING ORDINANCES.
13. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE
RATE MAP COMMUNITY PANEL NO. 480334 - 0500 B, DATED
JAN 2, 1981 B IS DESCRIBED AS AREAS BETWEEN THE 100 YEAR
FLOOD ELEVATION TO 100 YEAR FLOOD FLOODING
WITH AREAS DEPTHS THEN DEPTHS OF LESS THAN ONE (1) MILE OR
CONTRIBUTING DRAINAGE AREAS OF LESS THAN ONE (1) MILE OR
AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
14. 5.0' SIDEWALK IS REQUIRED ALONG IN ANYWAY AND SHALL BE
CONSTRUCTED BY THE BUILDING OWNER. EXPENSE AT THE
TIME OF ISSUANCE OF A BUILDING PERMIT. TEXAS ACCESSABILITY
COMPLIANT WHEELCHAIR RAMP & LANDINGS SHALL BE REQUIRED
AT THE SUBDIVISION PHASE.
15. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY.
THE ENGINEER OF RECORD FOR THIS SUBDIVISION AT THIS
TIME SHALL PROVIDE A DETAIL OF THE DETENTION BASIN, 0.055 ACRES
AND A VOLUME OF 1,007 CU YD. SHALL BE REQUIRED FOR THIS
USE. THIS IS AN ESTIMATE ONLY, AND DETAILED ANALYSIS MAY
REVEAL DIFFERENT REQUIREMENTS.
16. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED
SUBDIVISION UNTIL THE CITY OF PHOENIX HAS REVIEWED THE DESIGN
HAS BEEN APPROVED BY THE CITY OF PHOENIX FOR THIS
COMMERCIAL DEVELOPMENT.
17. NO STRUCTURAL IMPROVEMENTS WILL BE ALLOWED ON EASEMENTS
OF ANY KIND.
18. UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE
MONUMENTED BY A 1/2" DIAMETER BY 6' LONG STEEL ROD.
- CITY OF PHOENIX BENCHMARK MONUMENT NO. 48, SET BY J.E. SENGZ
AND ASSOCIATES, INC. LOCATED AT 195 AVENUE AND SAN FRANCISCO ST
ELEV. 1145 IN 6500687 AND E 083244-05 A
19. EROSION AND SEDIMENTATION CONTROL SHALL ABIDE BY CURRENT
TYPICAL AND SWMP REGULATIONS
20. LANDSCAPING IS REQUIRED AS IN ACCORDANCE WITH CITY OF PHOENIX
ORDINANCES.



SITE PLAN FOR

A 0.35 ACRE TRACT OF LAND OUT OF A
3.00 ACRE TRACT OF LAND, OUT OF
THE SOUTH 24.19 ACRES OF LOT 5,
BLOCK 12, A.J. MCCOLL SUBDIVISION,
OF PORCION 68, HIDALGO COUNTY,
TEXAS, RECORDED IN VOL. 21, PG.
597, DEED RECORDS



JUNE 7, 2019
1"=40'

Prepared by:

Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning

FIRM # F-6003

202 South 4th. Street McALLEN, TEXAS 78501

SEC@spooreng.com

(956) 683 1000







MEMORANDUM

DATE: MONDAY, JULY 08, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: ROXANNE SUBDIVISION FILE NO. SUB#190514

GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing Amelio Rivas Jr. and Gloria M. Rivas, Owners, are requesting preliminary plat approval of the proposed Roxanne Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.35 acre tract of land out of a 3.00 acre tract of land, out of the south 24.19 acres of Lot 5, Block 12, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1600 Block of West Anaya Road.

ZONING: The property is currently zoned Agricultural Open Space District (A-O). The adjacent zones are Agricultural Open Space District (A-O) to the north, east, south and west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Single family residential lot.

VARIANCES: None requested.

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

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

1. Need to escrow 1/3 of street R.O.W. for Anaya Rd. in accordance with city standards.

EASEMENTS:

1. Easement to the City to read: "Exclusive easement to City of Pharr".
2. Remove the easement for detention

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

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 approval from H.C.D.D. #1.

OTHER:

1. Provide surveyors seal and signature.
2. Plat note #10, to read Landscaping as per City of Pharr Ordinance.
3. Provide basis of bearing.
4. See staff comments attached.



Pharr Fire – Rescue

118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: Roxanne Subdivision Staff

Reviewed By: Dago Soto

Date: 06/26/19

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:

☒ West Anaya is a thoroughfare may require a fire hydrant once the road is extended all the way to south Jackson

STAFF REVIEW FOR: *ROXANN SUBDIVISION*

COMMENTS:

Initials: J.V. / O.D.L. / R. B

JUNE 25, 2019

WATER:

- Water service will need to connect to water line on S. side of the street
- Will need to show new improvements to reflect to current water lines in the area
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to connect individual sewer service line for the lot
(will not allow 2 lots to connect to same sewer service)
- 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: _____



PROJECT: Roxanna Subdivision

DATE: 06/25/2019

PLAT	.35 acres
1. Add note: "Owners are to maintain detention/retention areas" 2. Revise note no. 9: "Erosion and Sediment control during construction shall be in accordance with current Texas Pollution Discharge Elimination System (TPDES)" 3. Revise note no. 5: "5' sidewalk with A.D.A ramps and landings will be required along the north side of W. Anaya..."	

GENERAL NOTES
1. All drainage construction shall comply with City of Pharr standards 2. City of Pharr Discharge permit required if discharging to city owned storm drain system. 3. There shall be a copy of the Erosion & Sediment Control Plan in each set of construction plans (8) and submit a digital copy (in USB) . Will be reviewed and must be approved prior to any earthwork disturbance or issuance of N.T.P 4. An approved drainage report is required for all new subdivision and/or all developments 5. Discharge Permit from Hidalgo County Drainage district will be required if discharging into drainage district canal.

****Please contact the Public Works Department with any questions on the items listed above****

Cynthia Puente
Environmental Supervisor

SUBDIVISION: Roxanne Subdivision

DATE: June 27, 2019

REVIEW: Preliminary (Revised comments Plans Dated 06-14-19)

PLAT

1. Note No. 4--- Revise note to say... "A 5.0' sidewalk with ADA compliant wheelchair ramps and landings shall be required along north side of W. Anaya Rd., at the time of building permit stage."
2. Note No. 6--- Revise note to say... "No structure shall be built on top of any easements or lot lines."
3. Note No. 8--- Please verify the correct monument has been used.
4. Note No. 9--- Revise note to say... "Erosion and sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES)".
5. Note No 10--- Revise note to say... "Landscaping as per City of Pharr ordinance".
6. Missing surveyors seal and signature.

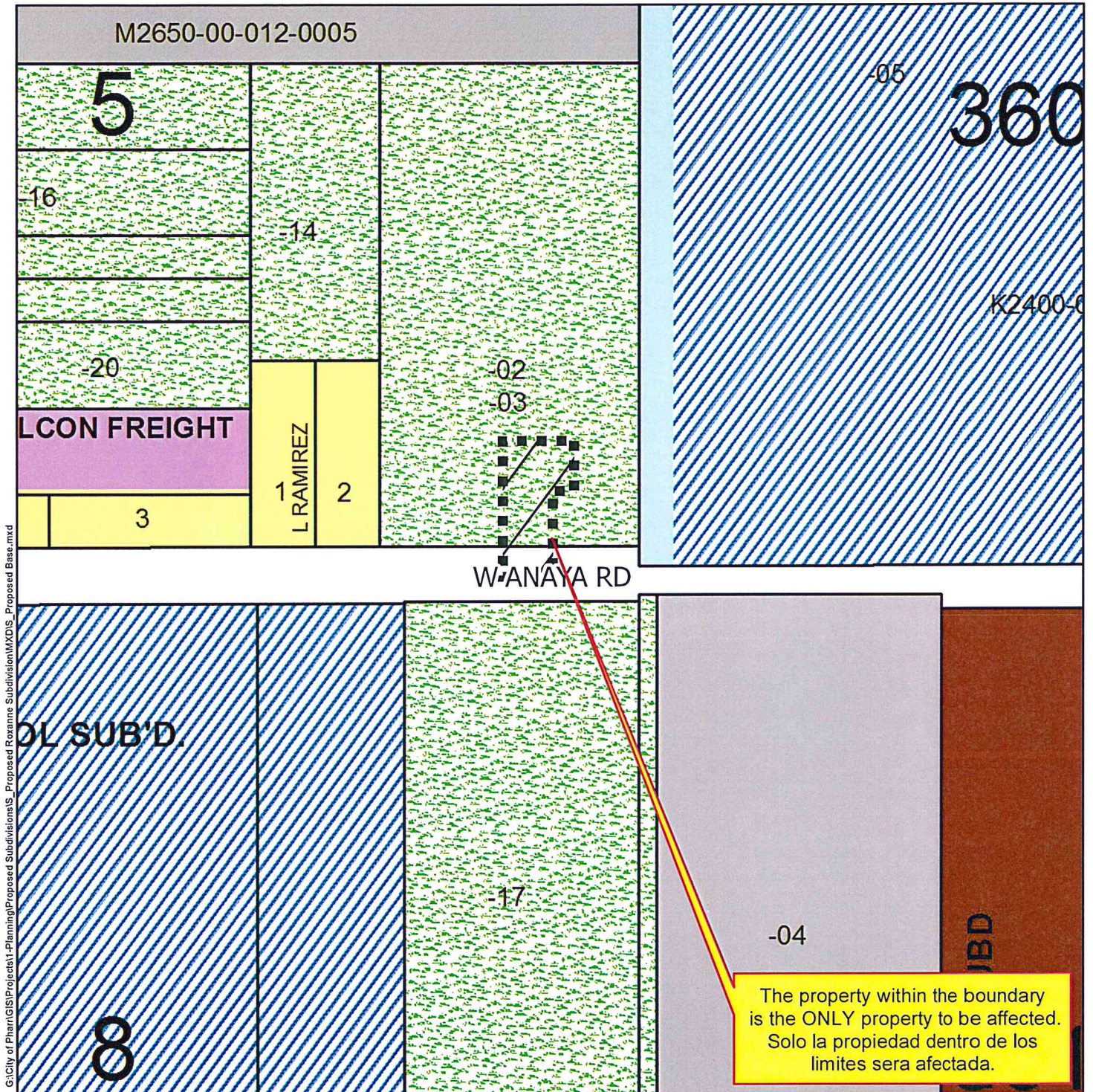
SITE PLAN

1. 1/3 escrow for W. Anaya Rd. in accordance with city standard.
2. Additional R.O.W. for W. Anaya Rd. must be acquired.

DRAINAGE

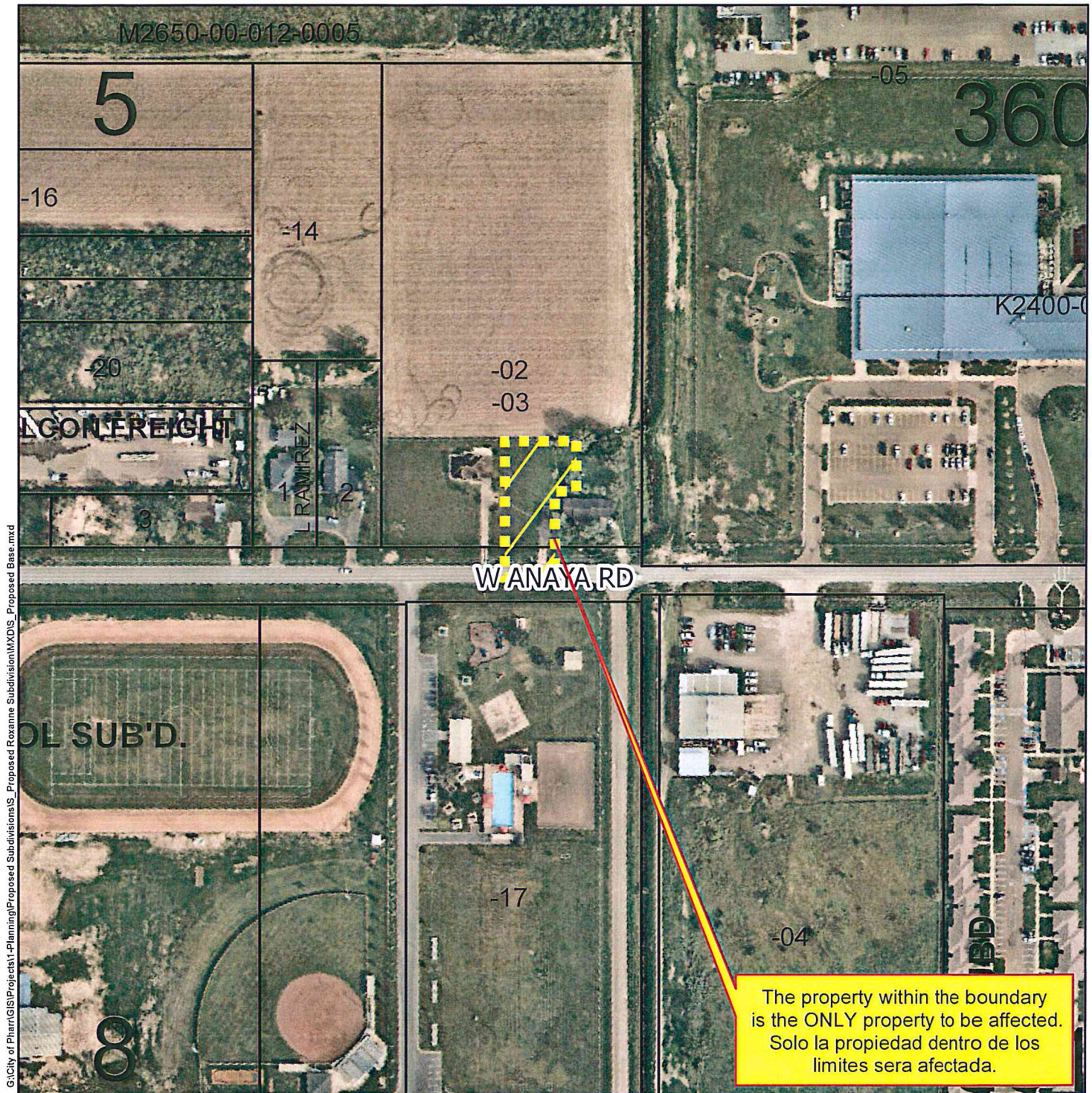
1. Drainage report needs approval from H.C.D.D. No. 1
2. Drainage plan to be reviewed and approved at building permit stage.

ADDITIONAL COMMENTS



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





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MEMORANDUM

DATE: MONDAY, JULY 08, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: FOX SUBDIVISION FILE NO. SUB#190515

GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing W.D. Moschel, Owner, is requesting preliminary plat approval of the proposed Fox Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.32 acre tract of land out of the north 10.0 acres of Lot 7, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1500 Block of South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) and Medium Density Multi-family District (R-3) to the north, Agricultural Open Space District (A-O) to the east and south and city limits to the west. The property is designated for commercial and single family use in the Land Use Plan.

PROPERTY PROPOSED USE: Indoor school for soccer.

VARIANCES: See attached letter.

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

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

1. Provide distance from existing R.O.W. and proposed to existing building.

EASEMENTS:

1. Easement to the City to read: "Exclusive easement to City of Pharr".
2. Provide a 5' Landscaping easement after the 10 ft. utility easement.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Drainage report needs approval from H.C.D.D. #1.
2. Provide cross section of detention.

OTHER:

1. Provide surveyors seal and signature.
2. Plat note #10, to read Landscaping as per City of Pharr Ordinance.
3. Provide basis of bearing.
4. See staff comments attached.

This item will go before the City Commission on July 15, 2019 at 4:00 p.m.



Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning
202 S. 4th Street McAllen, Texas
956-683-1000
SEC@spooreng.com

July 2, 2019

Eddie Martinez
Planning Department
City of Pharr, Texas

Re: Fox Subdivision

Eddie,

As agent for the Owner of the above referenced site, I hereby request a variance to the front minimum building setback requirement. The existing building, that is at least 40 years old, is located approximately seven feet from the proposed additional 20 feet of dedicated Jackson road Right-of-Way.

The City's Zoning Ordinance requires a front setback of 40 feet, 1/3 of the 120 foot Jackson Road projected right of way.

The Variance requested is for a 33 foot encroachment into the 40 foot required setback.

Please advise if additional information is required

Sincerely,

Steve Spoor

Steve Spoor, P.E.



Pharr Fire – Rescue

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



Subdivision: FOX Subdivision Staff

Reviewed By: Dago Soto

Date: 06/26/19

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:

1. Access road to property shall have a minimum of 26 feet with a turnaround
2. Shall move Fire Hydrant near the detention area further west

STAFF REVIEW FOR: *FOX SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B JUNE 25, 2019

WATER:

- Will need to verify utilities at location
- Relocation of Fire Hydrant out of detention area
- Water line will need to be C900 DR18
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to verify utilities at location
- Will need to relocate M/H out of Detention area
- 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

Public Works



SUBDIVISION COMMENTS

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

PROJECT: Fox Subdivision

DATE: 06/25/2019

PLAT	3.32 acres
-------------	-------------------

- | |
|---|
| 1. Add note: "Owners are to maintain detention/retention areas" |
|---|

GENERAL NOTES

- | |
|--|
| <ol style="list-style-type: none">1. All drainage construction shall comply with City of Pharr standards2. City of Pharr Discharge permit required if discharging to city owned storm drain system.3. Must submit a digital copy (in USB) and three (3) hard copies of the Stormwater Pollution Prevention Plan with pre-construction plan. Will be reviewed and must be approved prior to any earthwork disturbance or issuance of N.T.P4. An approved drainage report is required for all new subdivision and/or all developments |
|--|

ADDITIONAL COMMENTS:

1. There shall be a copy of the approved Erosion & Sediment Control Plan in each set of construction plans (8).

****Please contact the Public Works Department with any questions on the items listed above****

Cynthia Puente
Environmental Supervisor

SUBDIVISION: Fox Subdivision

DATE: June 27, 2019

REVIEW: Preliminary (Revised comments Plans Dated 06-14-19)

PLAT

1. Note No. 4--- Revise note to say... "A 5.0' sidewalk with ADA compliant wheelchair ramps and landings shall be required along east side of S. Jackson Rd., at the time of building permit stage."
2. Note No. 6--- Revise note to say... "No structure shall be built on top of any easements or lot lines."
3. Note No. 8--- Please verify the correct monument has been used.
4. Note No 10--- Revise note to say... "Landscaping as per City of Pharr ordinance".
5. Add Note---"Owners to maintain detention/retention area".

SITE PLAN

1. Utilities will not be allowed inside drainage easements. Relocate both sanitary sewer cleanout and manhole outside of the drainage easement.
2. Proposed 900 LF of 6" bleeder line going east through the north side of Encanto Ridge Subdivision to the drain ditch will not be allowed. *Maintenance issue for Public Works in the future.* Propose new storm sewer connection along S. Jackson Rd. An 8" bleeder line will be allowed to any existing city-storm sewer system.

DRAINAGE

1. Drainage report needs approval from H.C.D.D. No. 1
2. Drainage plan to be reviewed and approved at building permit stage.

ADDITIONAL COMMENTS

Javier Lopez

Subject: Fox Subdivision
Location: City of Pharr

Start: Tue 6/25/2019 2:00 PM
End: Tue 6/25/2019 2:30 PM

Recurrence: (none)

Organizer: Javier Lopez

Must provide an easement along the north side of property to the east property line.
Must show the delivery point on the north west corner of property.
No easements shall cross HCID ROW.
All HCID easements /ROW are exclusive.

County of Pharr, Texas

STATE OF TEXAS:

STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY OF TEXAS
SEC 5:pooreng.com 9591 683 1000

STATE OF TEXAS:

STATE OF TEXAS
COUNTY OF HICKOK
I, _____, AUTHORITY ON THIS DAY PERSONALLY APPEARED, WITH WITNESSES, KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
CONFIRMED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, BEFORE ME, MYSELF, AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2008.

STATE OF TEXAS:

STATE OF TEXAS;
COUNTY OF HIDALGO,
I, _____, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS THE SUBDIVISION REGULATIONS OF THIS CITY, WHEREIN BY APPROVAL, IS REQUIRED.

NOTARY PUBLIC

STATE OF TEXAS:

STATE OF TEXAS;
COUNTY OF HIDALGO
REGISTERED PROFESSIONAL LAND SURVEYOR - 6909 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREIN SUBMITTED TO ME BY THE OWNER.
DARTY WILE CONTRACTORS AND JOHNS COMMISSION

STATE OF TEXAS:

STATE OF TEXAS;
COUNTY OF HIDALGO;
I, THE UNDERSIGNED, STEPHEN POOR, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF ITS USE IN ACCORDANCE WITH THE CITY OF PHANT SUBDIVISION ORDINANCE.

STEPHEN SPOOR, P. E. REGISTRATION NO. 58752

I, THE UNDERSIGNED MAYOR OF THE CITY OF PHOENIX, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS

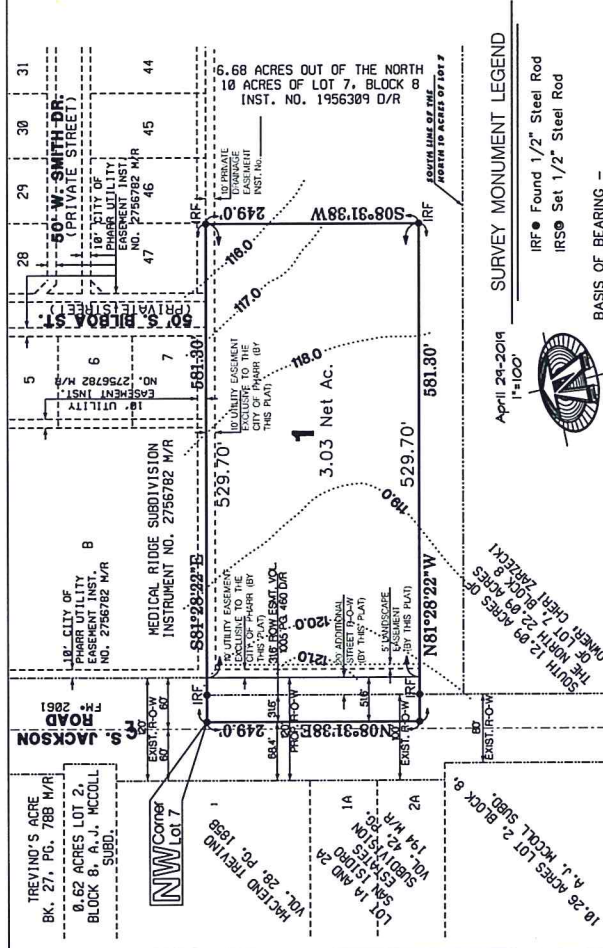
AMEROSIO HERNANDEZ MAYOR, CITY OF PHARR DATE

ATTEST: CITY CLERK

HOLADO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 462.02. THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HEDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN P.E., CFM
GENERAL MANAGER



NOTES:

1. UNFIN FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF PHARR ZONING ORDINANCE.
3. THIS PROPERTY FALLS IN ZONE "C-0334 OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 460334 0425 C REVISED NOV. 16, 1982. THEREFORE, THE DEVELOPER SHALL OBTAIN A FLOOD CERTIFICATE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO DETERMINE IF THE PROPERTY IS LOCATED IN AN AREA THAT MAY BE HAVING PONDING AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN.
4. 50' SIDEWALK WITH ADA RAMPS AND LANDINGS IS REQUIRED ALONG THE EAST SIDE OF S. JACKSON ROAD AND SHALL BE CONSTRUCTED BY THE OWNER AT OWNERS EXPENSE AT THE TIME OF ISSUANCE OF ALL PLAT NOTES AND DEDICATIONS FOR THE PROJECT. THERE WILL BE FOUR RAMPS & LANDINGS ALONG THE EAST SIDE OF S. JACKSON ROAD. THERE WILL BE TWO RAMPS & LANDINGS SHALL BE REQUIRED AT THE SUBDIVISION PHASE.
5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY .028 ACRES AND A VOLUME OF 0.33 AC AF. IT WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND A DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO DETENTION SHALL BE REQUIRED UNTIL THE CITY OF PHARR HAS REVIEWED THE PLAT AND APPROVED A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS DEVELOPMENT.
6. NO STRUCTURE SHALL BE BUILT ON TOP ANY EASEMENTS.
7. UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE MONUMENTED BY A 1/2" DIAMETER BY 8' LONG STEEL ROD.
8. ASSOCIATES, INC. BRASS PLATE LOCATED SOUTH SIDE OF RIDGE RD. APPROX. 1/4 MILE EAST OF JACKSON ROAD NORTHING#R652043578 EASTING#J087058507 ELEVATION#405
9. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT T.J.P.E.S.
10. LANDSCAPING IS REQUIRED AS IN ACCORDANCE WITH CITY OF PHARR ORDINANCE. IS REQUIRED
11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED THAT THE PERMIT STATE THAT THE DETENTION INTERVALS AREA BEING GREATER THAN THE PLAT ENGINEER HAS CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
14. OWNERS ARE TO MAINTAIN RIGOR OF WAY AND PERIMETER OF SUBDIVISION.
15. OWNERS ARE TO MAINTAIN DETENTION / RETENTION AREAS.

METES & BOUNDS

BEING A 3.32 ACRE TRACT OF LAND OUT OF THE NORTH 10.0 ACRES OF LOT 7, BLOCK 8, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 21, PAGE 597, DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTAINING 3.32 ACRES OF LAND.

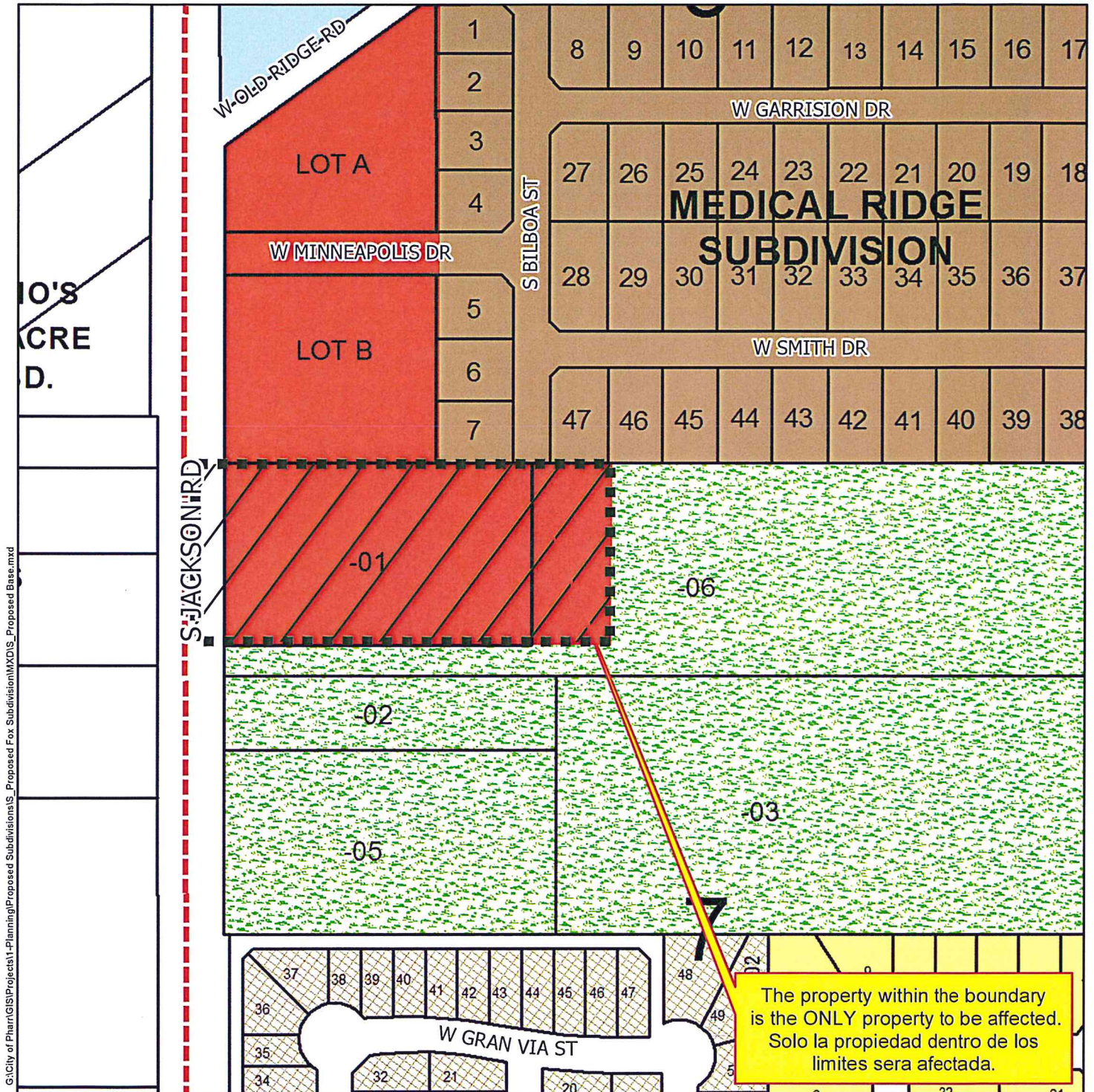
BEGINNINGS at the Northwest corner of Lot 7, for the Northwest corner of the following described tract of lands said point being in South Jackson Road (I-94) - 200 ft.
 THENCE: with the North line of Lot 7, South 81° 04' 28" East, 22' 22" Sec. 38 East, 1/4 of the full past and to the 1/4 inch steel rod found on the East line of Lot 7, North 81° 04' 28" East, 22' 22" Sec. 38 East, 1/4 of the full past and to the 1/4 inch steel rod found for the Northeast corner hereof,
 THENCE: parallel to the West line of Lot 7, South 08° 03' 38" West, 249.0 feet to a 1/2 inch steel rod found for the Southeast corner hereof,
 THENCE: parallel to the North line of Lot 7, North 81° 04' 28" East, 22' 22" Sec. 38 West, 549.7 foot past a 1/4 inch steel rod found on the East line of South Jackson Road, and at 593.0 feet, a point on the West line of Lot 7, for the Southwest corner hereof,
 THENCE: with the West line of Lot 7, in South Jackson Road, North 08° 03' 38" West, 332.3 feet to the POINT OF BEGINNING, containing 3.32 acres of land, more or less.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.2 ON THIS _____ DAY OF _____, A.D. 2019

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

SECRETARY

PRESIDENT



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Fox Subdivision\MXD\1-Proposed Base.mxd

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





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	

