

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 13, 2021 – 6:00 PM

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

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.

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

C. APPROVAL OF MINUTES:

- 1) Minutes of November 22, 2021.

D. PUBLIC HEARING: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

- 1) Melden & Hunt, Inc., representing Erickson Construction LLC., 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 Residential Multi-Family District (R-MF). The property is legally described as being 15.455 acres, more or less, out of Lot 91, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 701 West Minnesota Road. **COZ#211069**

- 2) Juvera Properties, LTD., LLP., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family District (R-MF). The property is legally described as being 1.11 acres, more or less, out of Lot 2, De Alba Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 900-1000 Block of South Cage Boulevard. **COZ#211070**

- 3) Juvera Properties, LTD., LLP., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Townhouse Residential District (R-TH). The property is legally described as being 0.42 acres, more or less, out of Lot 2, De Alba Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 900-1000 Block of South Cage Boulevard. **COZ#211071**

E. PLATS:

- 1) Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting preliminary and final plat approval of the proposed Amended Plat of Maria Elise Estates Subdivision. The property is legally described as being a 18.07 acre tract of land being all of Lots 1 through 74 and all of the 50 foot street right of ways, Maria Elise Estates, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of East Owassa Road. **SUB#210618**

- 2) R. Gutierrez Engineering Corporation, representing Alfredo Palacios and Dina Palacios, Owners, are requesting final plat approval of the proposed Re-plat of Lot 24, Sing's Subdivision. The property is legally described as being a 3.05 acre tract of land out of Lot 24, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of South Canna Street. **SUB#200926**

3) Urban Infrastructure Group, representing Danny C. Smith, Owner, is requesting preliminary plat approval of the proposed Matt's Cash and Carry Subdivision. The property is legally described as being a 7.89 acre tract of land out of Lot 163, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of East Interstate 2 North Jackson Road. **SUB#210831**

4) M2 Engineering, representing Roberto Garza, Managing member for Garman Investments, LP, is requesting preliminary plat approval of the proposed Palm Hills Subdivision. The property is legally described as being a 9.990 acre tract of land out of Lot 248, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West Javelina Drive. **SUB#210933**

F. ANNOUNCEMENTS/OTHER BUSINESS:

G. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Planning and Zoning Commission hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the 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.



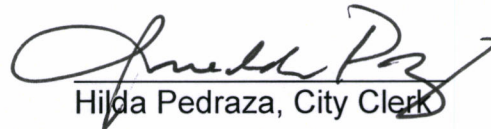
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 10th day of December 2021 at 3:30 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. November 22, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, November 22, 2021 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Robles
Luis Madrigal

Charlie Ramirez
Rafael Munguia

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Jonathan Larraga

ABSENT: Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Development Services Interim Director
Roy Rodriguez, Assistant Director/Building Official
Eddie Martinez, Planner II
Anaïsa Licerio, Planner II
Nelly Terrazas, Planner I
Iris Mata, Administrative Assistant
Patricia Rigney, City Attorney

ITEM A. CALL TO ORDER

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

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

ITEM B. PUBLIC TESTIMONY

Chairman, Danny Wylie, opened the public testimony and asked if anyone signed up to speak.

Iris Mata, Administrative Assistant, stated there were three (3) individuals signed up to speak.

Juan Gonzalez, residing at 608 Calle Del Sol, San Juan, Texas, stated his property is located at Northgate Estates, and was not in favor of the proposed change of zone due to property values and additional traffic.

Magdalena Ostes-Germain was not present.

Steven Liebling, residing at 1204 Hummingbird, stated was concerned with the change of zone for the property to the north of Northgate Estates. Mr. Liebling stated there are several multi-family properties within the area causing traffic issues, specifically on Jackson and Eldora/Sugar. He continued to state there were other surrounding properties that would likely be used for strip shops as they are zoned General Business, but would want to keep that area residential.

Chairman, Danny Wylie, closed the public testimony.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF NOVEMBER 08, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal moved to approve the minutes of October 25, 2021. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

1) 956 NIGHTLIFE, LLC., D/B/A LA TOXICA BAR & GRILL, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE 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 0.09 ACRES, MORE OR LESS, OUT OF LOT 187, VALLE DE LA PRIMAVERA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6905 SOUTH JACKSON ROAD. CUP#211064

Anaisa Licerio, Planner II, introduced the item and stated the property is currently General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single Family Residential District (R-1) to the east, and the City Limits lie to the west. This area is generally designated for Commercial Use in the Land Use Plan. She further reported fifty-seven (57) 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.

Anaisa Licerio, Planner II, further stated staff recommended approval of request for Conditional Use and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). 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.

Luis Madrigal asked the site plan requirements for the application submission.

Anaisa Licerio, Planner II, stated a site plan is required for the application and a sample is provided with the application for reference.

Luis Madrigal stated the site plan provided for the property was not informative and offered assistance to department staff.

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

- 2) SR. CRUDA CEVICHE AND MICHELADAS, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.035 ACRES, MORE OR LESS, OUT OF LOT 1, TROPIC STAR COMMERCIAL PLAZA, PHASE I SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1501 SOUTH CAGE BOULEVARD SUITE A. CUP#211065**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently Agricultural and/or Open Space District (A-O) The surrounding area is zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south and west and the property to the east is Residential Multi-Family High Density District (R-MFHD). This area is generally designated for Commercial Use in the Land Use Plan. She further reported twenty-eight (28) 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.

Anaisa Licerio, Planner II, further stated staff recommended approval of request for Conditional Use and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). 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. He continued to question if it was existing business.

Anaisa Licerio, Planner II, stated it was a new business and new tenant.

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

3) GUSTAVO HOLGUIN RODRIGUEZ, D/B/A DDK BARBER AND SALON SPA, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A BEAUTY SALON IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 9, BLOCK 2, ELLERS RESUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1216 SOUTH CAGE BOULEVARD. CUP#211066

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the north, south, east and west. This area is generally designated for industrial use the Land Use Plan. She further reported eleven (11) 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.

Anaisa Licerio, Planner II, further stated staff recommended approval of request for Conditional Use Permit to allow a paved parking facility in a Limited Industrial District (L-I). 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.

Luis Madrigal questioned the venting requirements.

Roy Rodriguez, Assistant Director/Building Official, stated the applicant would need to meet all requirements specified by the Building Division, specifically the mechanical as well as the Fire Department requirements. He continued to state the applicant would be required to have extractors similar to other beauty salons.

Chairman, Danny Wylie, questioned the pending completion of the parking lot.

Anaisa Licerio, Planner II, stated the parking area was on hold as the applicant was pending Texas Department of Transportation approval since the entrance was altered.

Chairman, Danny Wylie, questioned the number of room that were going to be utilized.

Anaisa Licerio, Planner II, stated it was an open area with separated hair and pedicure areas. She continued to state it would be by appointment only.

There being no further discussion Luis Madrigal moved to approve the request of the Conditional Use Permit to allow a paved parking facility in a Limited Industrial District (L-I). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 4) **RIO DELTA ENGINEERING, REPRESENTING 6 MLD, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 10.57 ACRES TRACT OF LAND, MORE OR LESS, SAME BEING OUT OF THE SOUTH 24.19 ACRES, BLOCK 4, LOT 5, A.J. MCCOLL SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 2000 BLOCK OF WEST ELDORA ROAD. COZ#211067**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned General Business District (C). The subject property and the properties to the north and east were annexed on October 13, 1989. The properties to the north were rezoned to Residential Multi-Family High Density District (R-MFHD) on January 20, 2004. The properties to the south were annexed as Agricultural and/or Open Space District (A-O) on November 28, 1986, and later was rezoned to Single Family Residential District (R-1) on April 20, 2004. The west portion of the property was rezoned to General Business District (C) on March 15, 2005. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for Single Family Residential use in the Land Use Plan. She further reported thirty-four (34) 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.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request to re-zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Ivan Garcia, representing Rio Delta Engineering, stated he was present to answer any questions the board may have.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak.

Iris Mata, Administrative Assistant, stated one (1) individual registered to speak, Omar Gomez.

Omar Gomez, residing at 1202 West Park, stated he was a resident of Northgate Estates which is south of the proposed rezoning. He continued to state he had public safety and privacy concerns. Mr. Gomez stated the properties of Northgate Estates must be built with a rear facing garage. He continued to state that homes to the north of the property would be exposed to tenants looking into their property from tall apartment buildings. He asked the board to reconsider the rezoning or set a distance restriction to build tall structures.

Mr. Wylie closed the public hearing and opened the items for discussion.

Rafael Munguia inquired about a traffic study as he understood there were concerns from the public.

Anaisa Licerio, Planner II, stated a traffic study would not be required by staff, but it could be a condition set by the board upon approval. She continued to state the property would be going through the subdivision process.

Ivan Garcia, representing Rio Delta Engineering, stated they were in the subdivision process and the property was originally going to be used commercially. He continued to state developer and partners have since decided to develop the property for multi-family use. Mr. Garcia stated they were currently working on the subdivision improvements to include adequate water, fire protection, sewer, drainage, and widening Eldora on the property as East of the property was not widened. He continued to state that there would be a deacceleration lane for the traffic to get into the property and two (2) exits and entrances. Mr. Garcia explained the site plan included in the packet was preliminary and was created to address any immediate concerns. He continued to state that any further concerns would be brought up during the subdivision process with the Development Services staff.

Rafael Munguia suggested the item be discussed in Executive Session.

Patricia Rigney, City Attorney, stated voting for this item could be moved and discussed in Executive Session once all items have been presented.

- 5) AUTO DIAGNOSTIC CENTER, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) TO NEIGHBORHOOD COMMERCIAL DISTRICT (N-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 2, LA ALAMEDA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED 101 WEST DAFFODIL AVENUE. COZ#211068**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned Single Family Residential (R-1). The property to the North was rezoned from Agricultural and/ or Open Space (A-O) to General Business District (C) on December 21, 1982. The properties to the East were zoned General Business District (C) and properties to the south were zoned Single Family Residential District (R-1) when the city adopted the current zoning ordinance. Later, on May 12, 1992, the south portion of the east properties were rezoned to Heavy Commercial District (H-C). The properties to the south were rezoned to Office Professional District (O-P) on August 21, 2007. The properties to the west were rezoned from Agricultural and/or Open Space District (A-O) to Single Family Residential District (R-1) on November 16, 1982. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for Single Family Residential use in the Land Use Plan. She further reported fifteen (15) 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.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request to re-zone from Single Family Residential District (R-1) to Neighborhood Commercial District (N-C) as the property meets area requirements, has 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 items for discussion.

Rafael Munguia suggested the item be discussed in Executive Session.

- 6) **FLORINDA HERNANDEZ HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) & GENERAL BUSINESS DISTRICT (C) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1 ACRE, MORE OR LESS, OUT OF LOT 147, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 415 EAST FERGUSON AVENUE. COZ#211059 SALINAS ENGINEERING & ASSOCIATES, REPRESENTING**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1) and General Business District (C). All properties to the north, east, south and west were annexed on October 16, 1973. Properties to the north and east are zoned Agricultural and/ or Open Space District (A-O), properties to the south and southwest were rezoned from Single Family Residential District (R-1) to General Business District (C) on July 26, 1983. A portion of the property to the west was rezoned to Office and Professional District (O-P) on August 7, 1984. The properties to the north were rezoned to Single Family Residential District (R-1) on August 17, 1999. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for Single-Family Residential use in the Land Use Plan. She further reported twenty-five (25) 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.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request to re-zone from Single Family Residential District (R-1) & General Business District (C) to Heavy Commercial District (H-C) as the property meets area requirements, has 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 items for discussion.

Luis Madrigal asked for the minimum requirement for the commercial entrance.

Roland Gomez, Interim Director of Development Services, stated the lot frontage was sixty-five (65) feet and there was currently a fifty (50) foot right-of-way from Ferguson to the start of the property. Mr. Gomez continued to state that the fifty (50) foot right-of-way would extend farther into the property during the subdivision process as not to land lock the properties to the north.

There being no further discussion Luis Madrigal moved to **approve** the request to re-zone from Single Family Residential District (R-1) & General Business District (C) to Heavy Commercial District (H-C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING JORGE GONZALEZ, PRESIDENT OF DREAM HOMES BY J & J REAL ESTATES CO. A TEXAS CORPORATION, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED ARNOLD ACRES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 11.56 ACRE TRACT OF LAND OUT OF THE WEST 12.5 ACRES OF LOT 107, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 600 BLOCK OF WEST NOLANA LOOP (FM 3461). SUB#210412**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C) and Residential Multi-family High Density District (R-MFHD). The adjacent zones are General Business District (C) to the north, Single Family Residential District (R-1) to the south, General Business District (C) and Agricultural Open Space District (A-O) to the east and General Business District (C), Agricultural Open Space District (A-O) and Single Family Residential District (R-1) to the 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 Arnold Acres Subdivision subject to the listed 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 Rafael Munguia moved to **approve** the request for final plat approval of the proposed Arnold Acres Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 2) AEC ENGINEER, LLC., REPRESENTING JAIME GALPERN AND WIFE, SANDRA G. GALPERN, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MCDONALD'S 42-3146 PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.798 ACRE TRACT OF LAND MORE OR LESS OUT OF LOT 8, BLOCK 12, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 7500 BLOCK OF SOUTH JACKSON RD. SUB#210410**

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, Agricultural and/or Open Space District (A-O) and General Business District (C) to the east and south and City limits to the west. The property is designated for commercial and 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 McDonald's 42-3146 Pharr Subdivision subject to the listed 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 Luis Madrigal moved to **approve** the request for preliminary plat approval of the proposed McDonald's 42-3146 Pharr Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

3) MELDEN & HUNT, INC., REPRESENTING JEFFREY ERICKSON, MANAGER, FOR ERICKSON CONSTRUCTION, LLC., A TEXAS LIMITED LIABILITY COMPANY, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MINNESOTA ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 15.455 ACRES OUT OF LOT 91, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 600 BLOCK OF WEST MINNESOTA RD. SUB#210935

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Residential Towns house District (R-TH) and Single Family Residential District (R-1) to the north, Residential Multi-Family District (R-MF) to the east, Single Family Residential District (R-1) to the west and Agricultural and/or Open Space (A-O) to the south. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Minnesota Estates Subdivision subject to the listed 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 Rafael Munguia moved to **approve** the request for preliminary plat approval of the proposed Minnesota Estates Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 4) KCI TECHNOLOGIES, REPRESENTING JOAQUIN SPAMER, JORGE DE COSS AND GABRIEL VILLASEÑOR, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED QUEENSTOWN PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 25.738 ACRES OUT OF LOT 352, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF EAST LAS MILPAS RD. SUB#210306**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, south, west and City limits to the east. The property is designated for single family residential and commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Queenstown Park Subdivision subject to the listed 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 Luis Madrigal moved to approve the request for preliminary plat approval of the proposed Queenstown Park Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

Rafael Munguia suggested discussing previous items in Executive Session.

ITEM 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 IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:42 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 G. RECONVENE:

- 4) RIO DELTA ENGINEERING, REPRESENTING 6 MLD, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 10.57 ACRES TRACT OF LAND, MORE OR LESS, SAME BEING OUT OF THE SOUTH 24.19 ACRES, BLOCK 4, LOT 5, A.J. MCCOLL SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 2000 BLOCK OF WEST ELDORA ROAD. COZ#211067**

The time being 7:08 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

There being no further discussion Rafael Munguia moved to **approve** the rezoning request from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) with the recommendation to request a traffic study as there is uncertainty due to new development in the area. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 5) **AUTO DIAGNOSTIC CENTER, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) TO NEIGHBORHOOD COMMERCIAL DISTRICT (N-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 2, LA ALAMEDA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED 101 WEST DAFFODIL AVENUE. COZ#211068**

There being no further discussion Luis Madrigal moved to **approve** the rezoning request from Single Family Residential District (R-1) to Neighborhood Commercial District (N-C). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM G. RECONVENE:

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

None.

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 7:08 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: December 10, 2021

MEETING DATE: December 13, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt, Inc., representing Erickson Construction LLC., 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 Residential Multi-Family District (R-MF). The property is legally described as being 15.455 acres, more or less, out of Lot 91, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 701 West Minnesota Road. **COZ#211069**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Erickson Construction LLC., 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 Residential Multi-Family District (R-MF).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 12/10/2021
Approved - 12/10/2021
Final Approval - 12/10/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: December 13, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ: #211069

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: October 29, 2021

1. **Applicant:** Melden & Hunt, Inc., representing Erickson Construction LLC., owner.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF).
3. **Nature / Intent of Request:** In order to develop and construct duplexes on subject property.

4. **Routing to Staff:**

A. Roland Gomez, Interim Director

[Signature]
Initials

12-10-21
Date

☒ Approval ☐ Denial

B. Planning Staff Recommendations

[Signature]
Initials

12-10-21
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



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 13, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). The property is legally described as being 15.455 acres, more or less, out of Lot 91, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 701 West Minnesota 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:

Melden & Hunt, Inc., representing Erickson Construction LLC., 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 Residential Multi-Family District (R-MF) in order to develop and construct duplexes on subject property.

The subject site is located to the south side of west Minnesota Road Subdivision, Pharr, Hidalgo County, Texas and it is physically located at 701 West Minnesota Road.

The property fronts West Minnesota Road an 80' major collector posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The properties to the north were annexed on April 10, 1984, as Agricultural and/or Open Space District (A-O). A portion of the properties to the north were rezoned to Single Family Residential District (R-1) on December 21, 1982, and another portion was rezoned to Town House Residential District (R-TH) on November 1, 2005. The properties to the east, south and west were annexed as Agricultural and/or Open Space District on October 13, 1989. The properties to the east were rezoned to Residential Multi-Family District (R-MF) on November 18, 2019, and properties to the west were rezoned to Single Family Residential District (R-1) on September 17, 2018. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for commercial use in the Land Use Plan.

The Residential Multi-Family District is established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities are available for present and future needs. This district is established for duplex-fourplex development as low to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met before zoning to such use. It is established to protect residential areas as far as possible against heavy traffic and zoned promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan.

Sixty-nine (69) 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 from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) as the property 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 **December 20, 2021**, 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

Melden & Hunt, Inc. representing Erickson Construction LLC.,
owner.

APPLICANT

701 West Minnesota Road

ADDRESS

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

CURRENT ZONE

Residential Multi-Family District (R-MF)

	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

Development Services is recommending approval of the request to re-zone from General Business District (C) to Residential Multi-Family District (R-MF) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

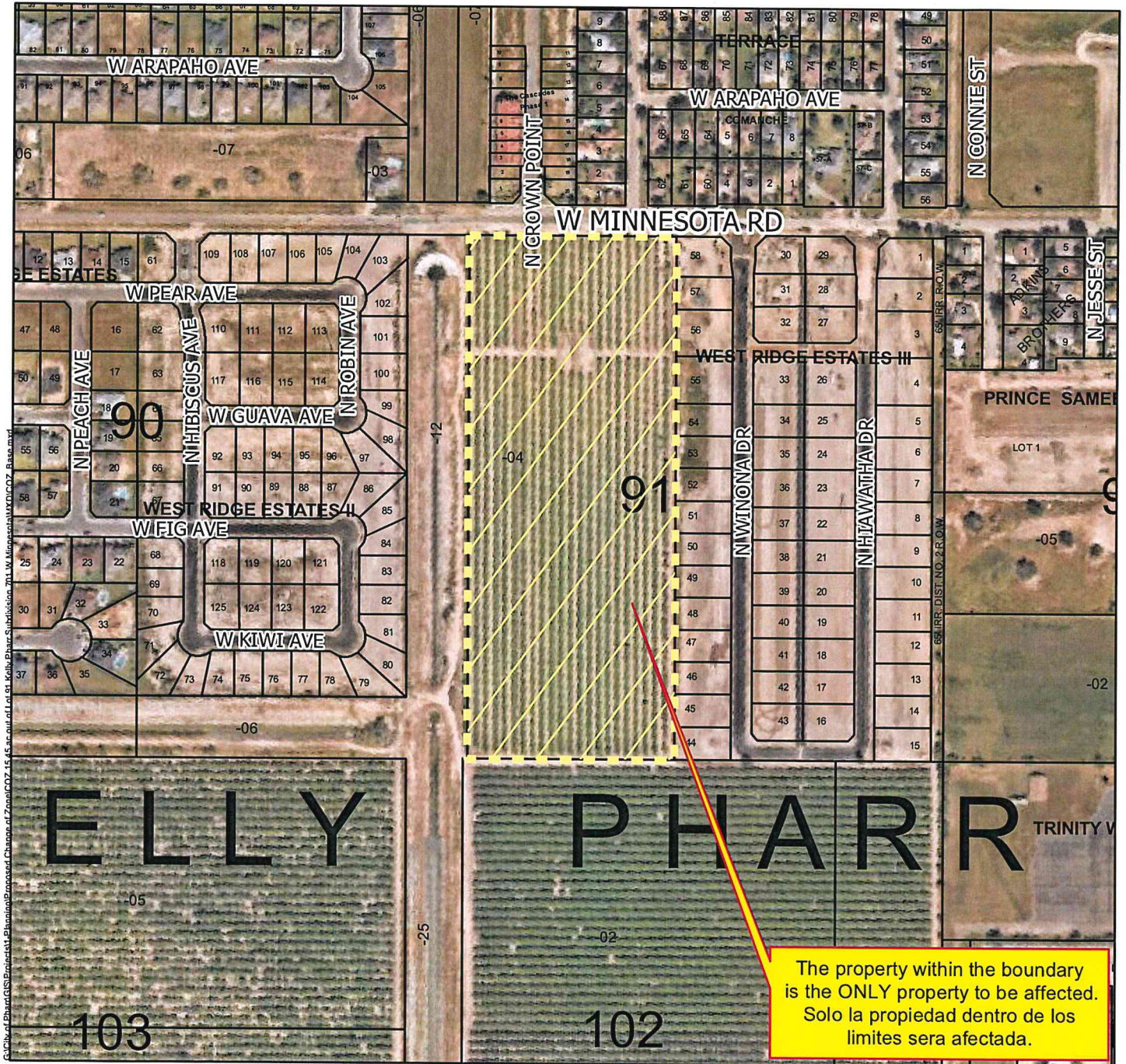
Nelly Terrazas Rojo

PREPARED BY

November 9, 2021

DATE

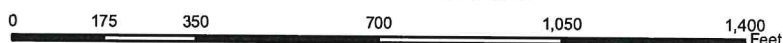
Proposed Change of Zone
15.45 ac out of Lot 91 Kelly Pharr Subdivision
Melden & Hunt/ Arnold William & Bette Family



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

City of Pharr, Texas
Engineering Department
956.402.4242

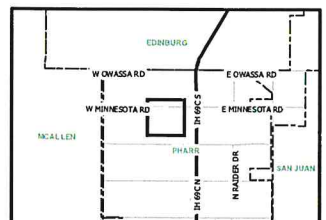
Scale: 1 inch = 350 feet



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.

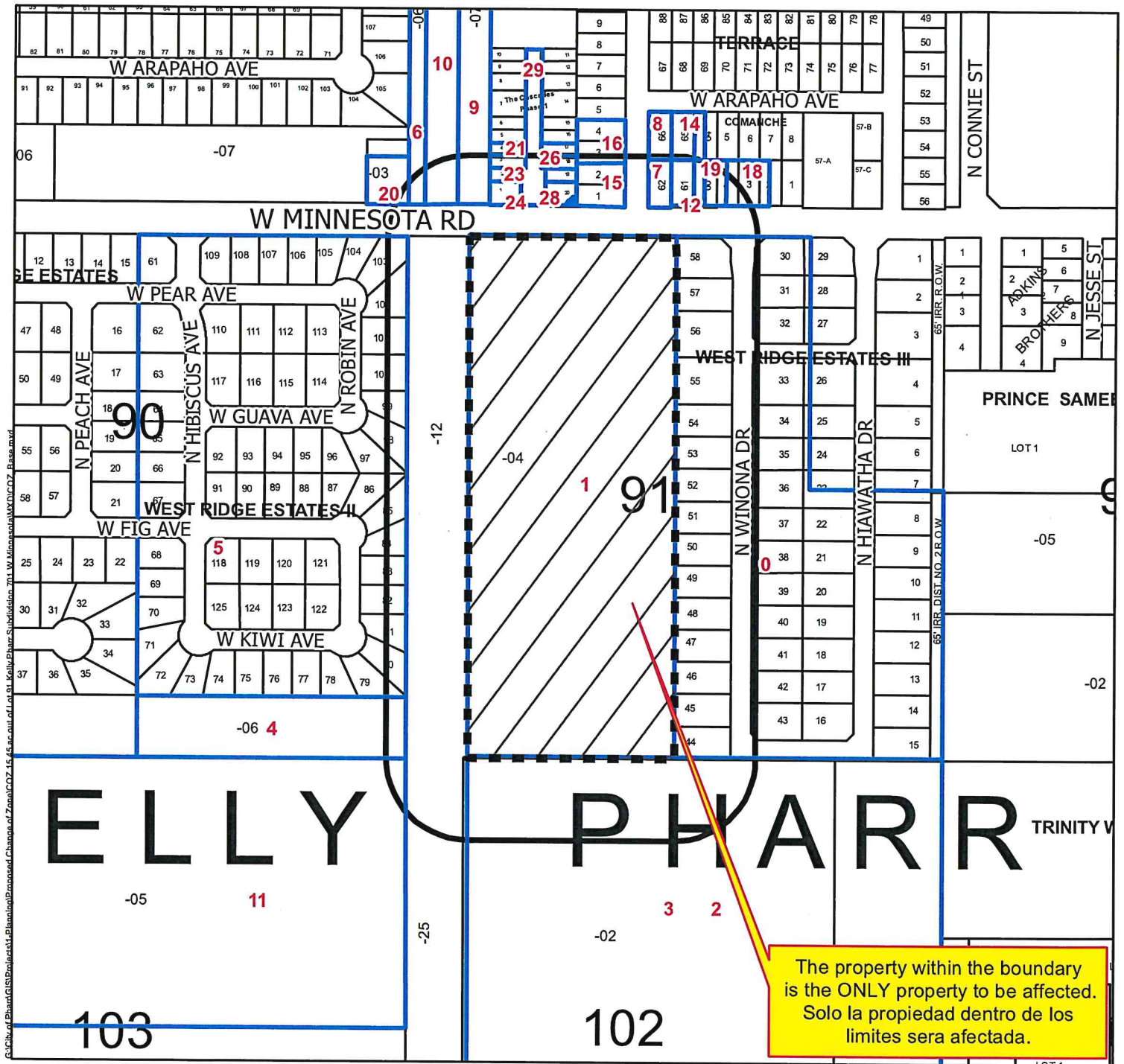


Date: 11/22/2021



Date: 11/22/2021

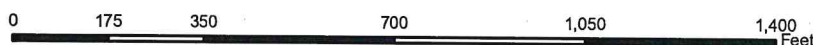
Proposed Change of Zone
15.45 ac out of Lot 91 Kelly Pharr Subdivision
Melden & Hunt/ Arnold William & Bette Family



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

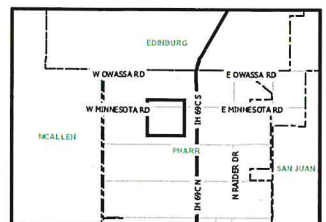
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 350 feet



Date: 11/22/2021

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.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: December 10, 2021

MEETING DATE: December 13, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Juvera Properties, LTD., LLP., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family District (R-MF). The property is legally described as being 1.11 acres, more or less, out of Lot 2, De Alba Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 900-1000 Block of South Cage Boulevard. **COZ#211070**

Classification: Regular

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

Issue: Juvera Properties, LTD., LLP., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family District (R-MF).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from General Business District (C) to Residential Multi-Family District (R-MF) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 12/10/2021
Approved - 12/10/2021
Final Approval - 12/10/2021



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: December 13, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#211070
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: November 12, 2021

1. **Applicant:** Juvera Properties, LTD., LLP., owner.
2. **Requested Action:** Re-zoning request from General Business District (C) to Residential Multi-Family District (R-MF).
3. **Nature / Intent of Request:** In order to develop and construct duplexes on subject property.

4. **Routing to Staff:**

A. Roland Gomez, Interim Director	<u></u> Initials	<u>12.10.21</u> Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	<u></u> Initials	<u>12/10/21</u> 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



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 13, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From General Business District (C) to Residential Multi-Family District (R-MF). The property is legally described as being 1.11 acres, more or less, out of Lot 2, De Alba Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 900-1000 Block of South Cage Boulevard.

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:

Juvera Properties, LTD., LLP., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family District (R-MF) in order to develop and construct duplexes on subject property.

The subject site is located on the south side of West Leslie Avenue and on the north side of West Lauck Avenue. The property is legally described as being 1.11 acres, more or less, out of Lot 2, De Alba Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Leslie Avenue and West Lauck Avenue, 50' to 60' local streets that run east and west with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned General Business District (C). The properties to the north were zoned Office Professional District (O-P), and properties to the east, south and west were zoned Single Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. The properties to the north and east are zoned General Business District (C). The properties to the south were rezoned on July 3, 2012, and the properties to the west were rezoned on October 21, 1997, to Residential Multi-Family High Density District (R-MFHD). A portion of the south properties was rezoned to General Business District (C) on February 19, 2013. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for Multi-Family use in the Land Use Plan.

The Residential Multi-Family District is established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities are available for present and future needs. This district is established for duplex-fourplex development as low to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met before zoning to such use. It is established to protect residential areas as far as possible against heavy traffic and zoned promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan.

Eighteen (18) 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 from General Business District (C) to Residential Multi-Family District (R-MF) as the property 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 **December 20, 2021** 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

Juvera Properties, LTD., LLP, owner
APPLICANT

General Business District (C)
CURRENT ZONE

100 Block of West Lauck Avenue and West Leslie Avenue
ADDRESS

Residential Multi Family (R-MF)
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

Development Services is recommending approval of the request to re-zone from General Business District (C) to Residential Multi-Family District (R-MF) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Anaisa Licerio
PREPARED BY

December 9, 2021
DATE

Proposed Change of Zone
1.11 ac out of lot 2, De Alba
Juvera Properties, LTD, LLP



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

ZONE

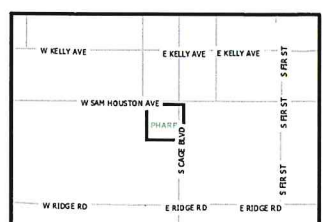
- | | | |
|---------------------------------------|-------------------|--------------------------|
| Agricultural Open Space | HUD Code | Limited Industrial |
| Single Family | Rail Road R.O.W | Neighborhood Commercial |
| Single Family Small Lot | Government Owned | Office Professional |
| Residential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

City of Pharr, Texas
Engineering Department
956.402.4242

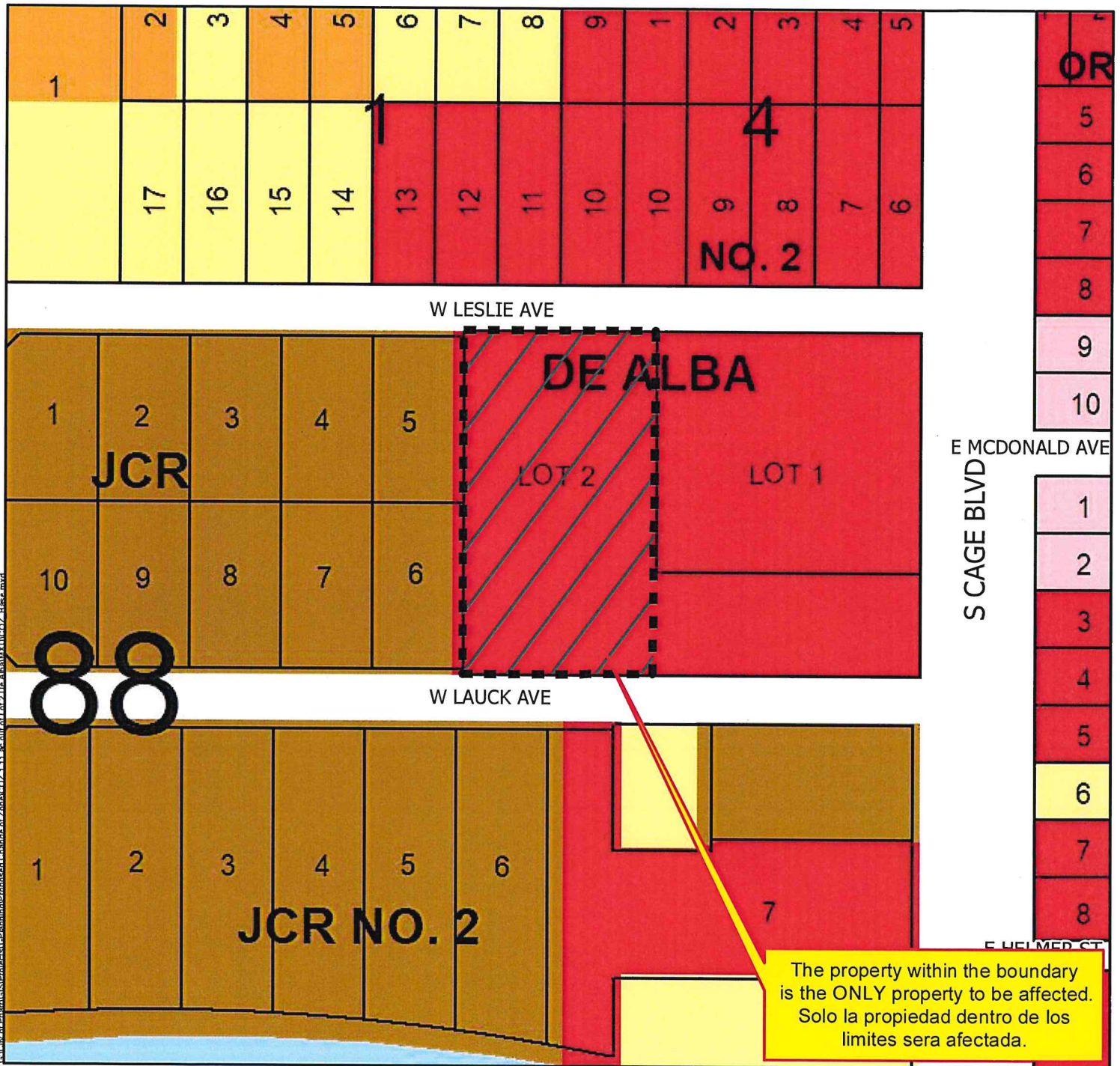
Scale: 1 inch = 125 feet



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



Proposed Change of Zone
1.11 ac out of lot 2, De Alba
Juvera Properties, LTD, LLP



ZONE

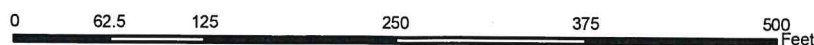
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse

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

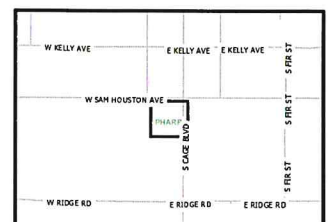
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

City of Pharr, Texas
Engineering Department
956.402.4242

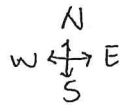
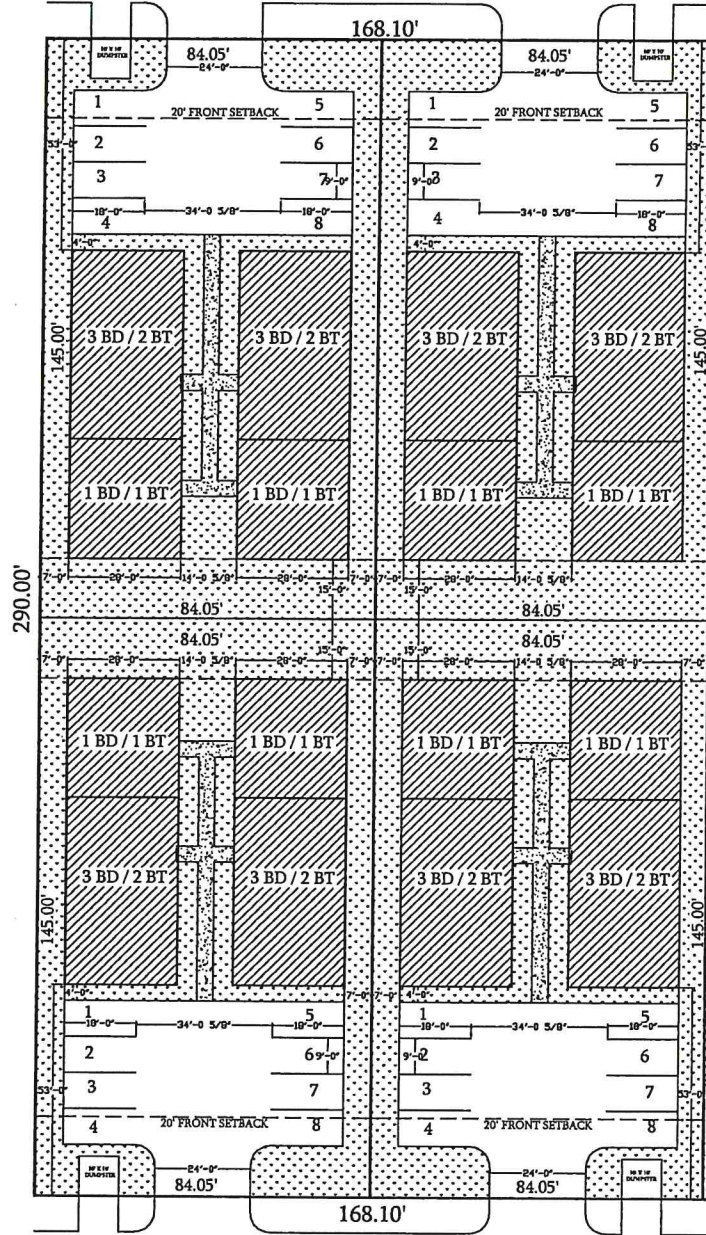
Scale: 1 inch = 125 feet



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.



LESLIE AVENUE



Lauck Avenue

Lot size: 48,720 ϕ



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: December 10, 2021

MEETING DATE: December 13, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Juvera Properties, LTD., LLP., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Townhouse Residential District (R-TH). The property is legally described as being 0.42 acres, more or less, out of Lot 2, De Alba Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 900-1000 Block of South Cage Boulevard. **COZ#211071**

Classification: Regular

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

Issue: Juvera Properties, LTD., LLP., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Townhouse Residential District (R-TH).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from General Business District (C) to Townhouse Residential District (R-TH) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 12/10/2021
Approved - 12/10/2021
Final Approval - 12/10/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: December 13, 2021

ROUTE TO BOARD:

- ☐ CITY COMMISSION AGENDA ITEM: COZ:#211070
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: November 12, 2021

1. Applicant: Juvera Properties, LTD., LLP., owner.
2. Requested Action: Re-zoning request from General Business District (C) to Townhouse Residential District (R-TH).
3. Nature / Intent of Request: In order to develop and construct townhomes.

4. Routing to Staff:

- | | | | |
|-----------------------------------|--|----------------------------------|--|
| A. Roland Gomez, Interim Director | 

Initials | <u>12-10-21</u>

Date | ☒ Approval ☐ Denial |
| B. Planning Staff Recommendations | 

Initials | <u>12-10-21</u>

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, DECEMBER 13, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Juvera Properties, LTD., LLP., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Townhouse Residential District (R-TH). The property is legally described as being 0.42 acres, more or less, out of Lot 2, De Alba Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 900-1000 Block of South Cage Boulevard.

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:

Juvera Properties, LTD., LLP., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Townhouse Residential District (R-TH) in order to develop and construct townhomes.

The subject site is located on the east side of South Cage Boulevard and is physically located within the 900 Block of South Cage Boulevard. The property is legally described as being .42 acres, more or less, out of Lot 2, De Alba Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120'-150' principal arterial, that runs north and south with a posted speed limit of 40 – 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned General Business District (C). The property and the properties to the north, south and west were zoned to Single Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. The property to the east was zoned to General Business District (C) on January 22, 1980. A portion of the property to the south was rezoned to Residential Multi-Family High Density District (R-MFHD) on February 17, 2004. There have been no other zoning requests within the general vicinity since that time. The property is generally designated for commercial use in the Land Use Plan.

The Residential Townhouse District (R-TH) is established to provide adequate space and site diversification for medium-density residential development that is single-family, on separate lots, and typically owner occupied. Townhouse development is a low to medium-density use and before zoning to townhouse usage, the increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space must be met. Townhouse developments must be properly buffered from nonresidential uses and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

Twelve (12) 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 from General Business District (C) to Townhouse Residential District (R-TH) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **December 20, 2021** 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.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Juvera Properties, LTD., LLP, owner
APPLICANT

General Buisness District (C)
CURRENT ZONE

900 Block of South Cage Boulevard
ADDRESS

Townhouse Residential Distritct (R-TH)
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:

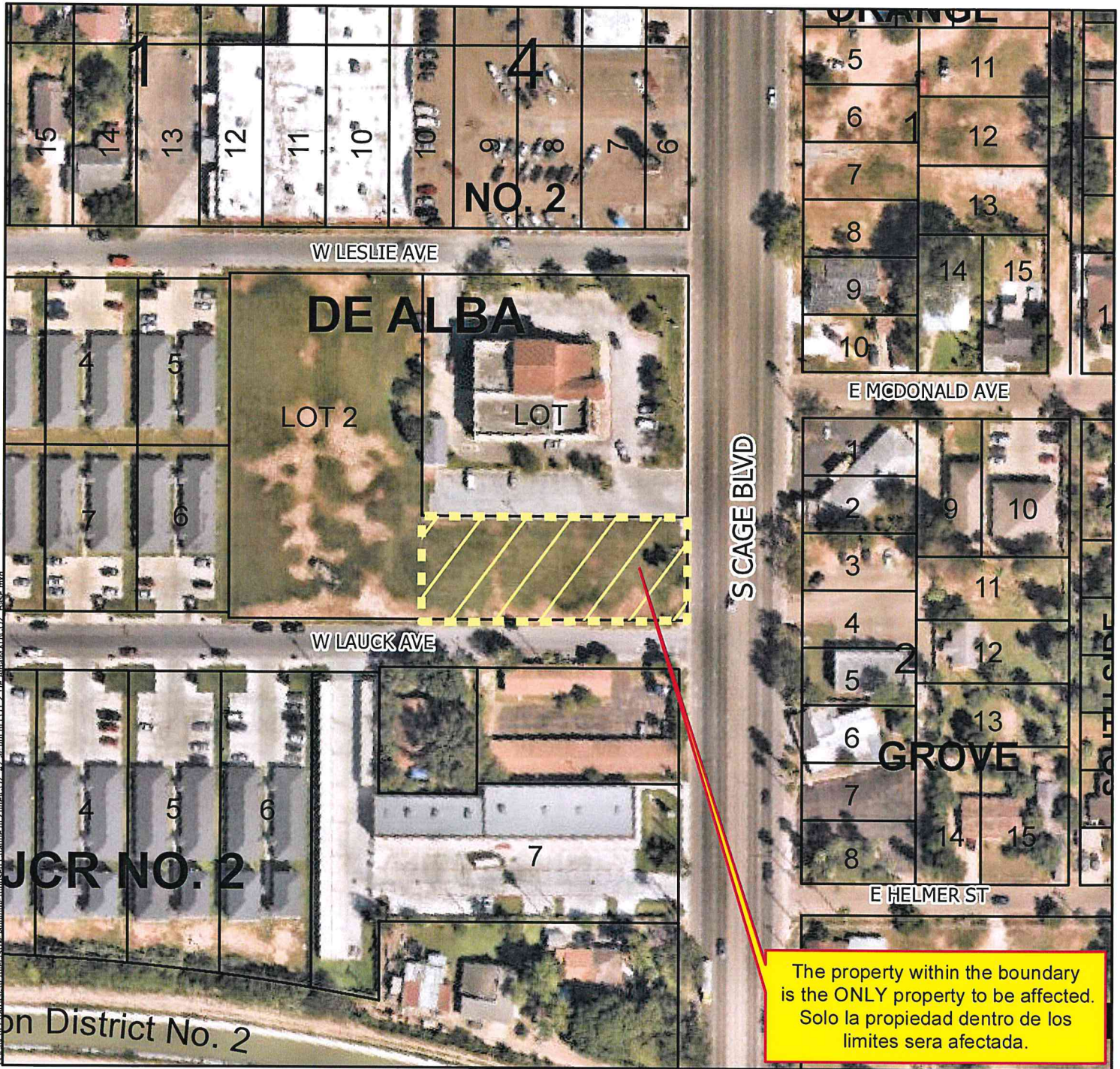
Approval

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

Anaisa Licerio
PREPARED BY

December 9, 2021
DATE

Proposed Change of Zone
 0.42 acres, more or less, out of Lot 2, de Alba
 Juvera Properties, LTD, LLP

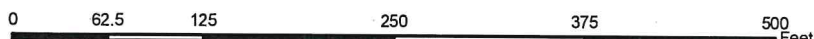


The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

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

City of Pharr, Texas
 Engineering Department
 956.402.4242

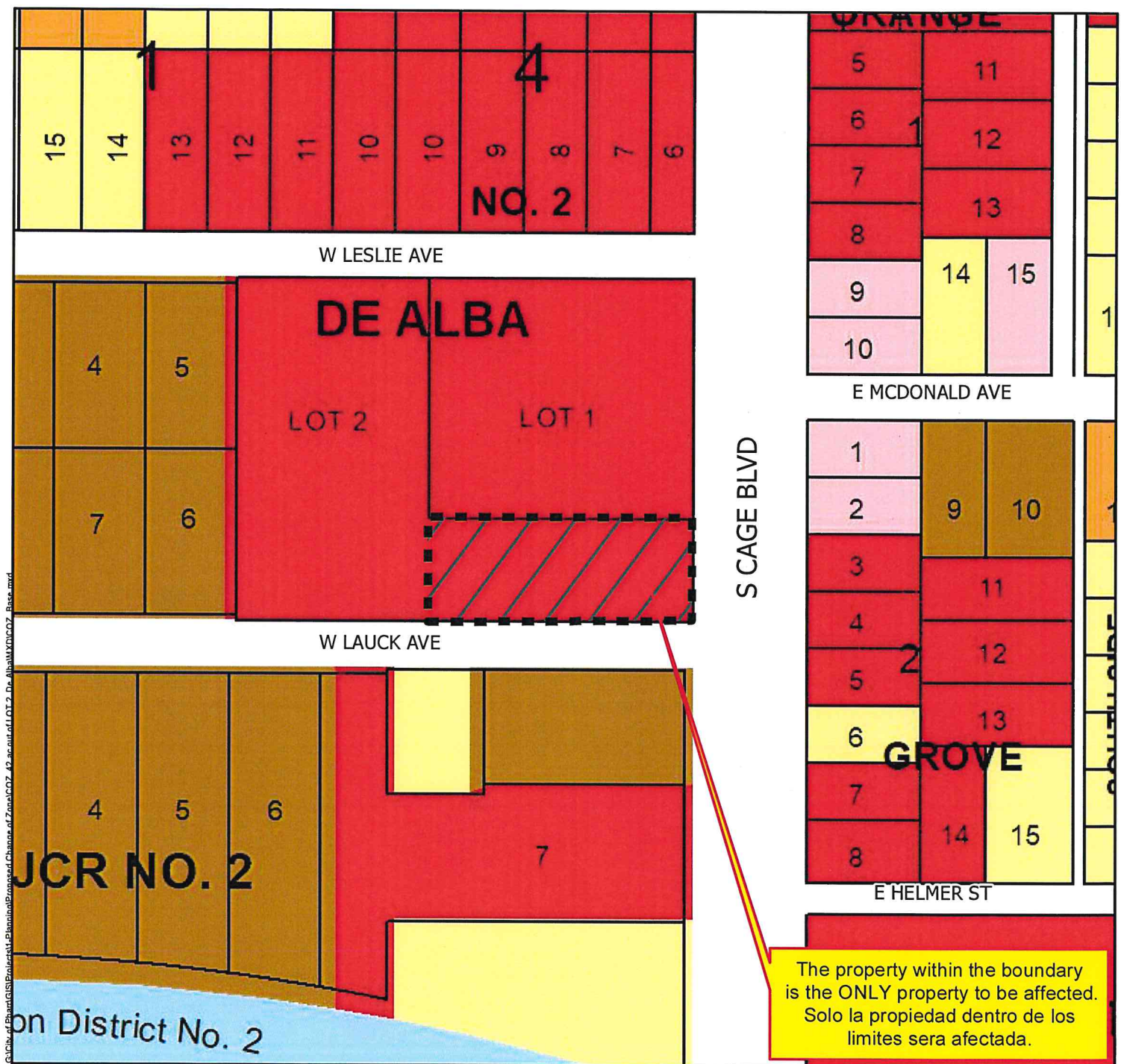
Scale: 1 inch = 125 feet



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



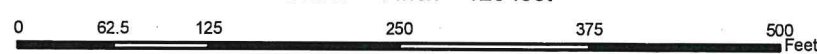
Proposed Change of Zone
0.42 acres, more or less, out of Lot 2, de Alba
Juvera Properties, LTD, LLP



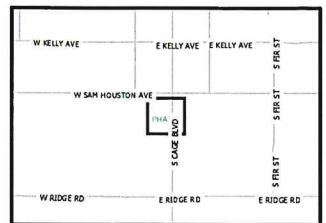
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 125 feet

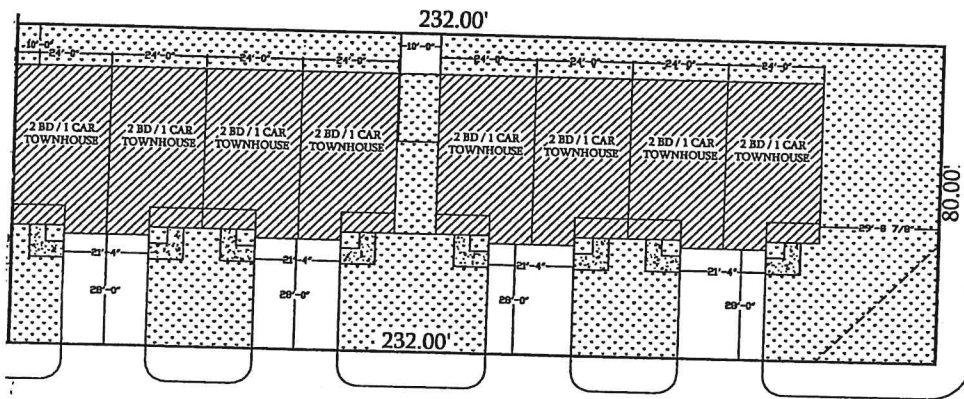


All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



G:\City of Pharr\GIS\Projects\41_Planet\Proposed Change of Zone\COZ_42.ac out of LOT 2, De Alba\WDCOZ_Base.mxd


 SCALE 1"=30'



S.CAGE BLVD. (U.S.HIGHWAY 281)

Lauck Avenue

lot size: 18,560 ϕ



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: December 10, 2021

MEETING DATE: December 13, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting preliminary and final plat approval of the proposed Amended Plat of Maria Elise Estates Subdivision. The property is legally described as being a 18.07 acre tract of land being all of Lots 1 through 74 and all of the 50 foot street right of ways, Maria Elise Estates, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of East Owassa Road. **SUB#210618**

Classification: Regular

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

Issue: Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting preliminary and final plat approval of the proposed Amended Plat of Maria Elise Estates Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Amended Plat of Maria Elise Estates Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 12/10/2021
Approved - 12/10/2021
Final Approval - 12/10/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 13, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: AMENDED PLAT OF MARIA ELISE ESTATES SUBDIVISION FILE NO. SUB#210618

GENERAL INFORMATION:

APPLICANT: Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting preliminary and final plat approval of the proposed Amended Plat of Maria Elise Estates Subdivision

LEGAL DESCRIPTION: The property is legally described as being a 18.07 acre tract of land being all of Lots 1 through 74 and all of the 50 foot street right of ways, Maria Elise Estates, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Block of East Owassa Road.

ZONING: The property is currently zoned Single-Family Residential District (R-1). The adjacent zones are city limits to the north, Limited Industrial District (L-I) to the east, Single-Family Residential District (R-1) to the south and Agricultural and/or Open Space District (A-O) to the west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Single-family residential subdivision.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Amended Plat of Maria Elise Estates Subdivision subject to the following conditions:

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

1. In compliance.

EASEMENTS:

1. Shall provide a 15' exclusive easement to City of Pharr, for sewer lines.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

DRAINAGE:

1. In compliance.

OTHER:

1. In compliance.

This item will go before City Commission on December 20, 2021 at 4:00 p.m.

AMENDED PLAT OF MARIA ELISE ESTATES

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

[illegible]

7. - NO BUILDING OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.

8. - BENCHMARK No. 1 ELEV. = 104.04 (NORTHING=1614874.217)

C.P.A. 480334 0413 C
MAP REVISED: NOVEMBER 15, 1987

BY FIELD ON APRIL 5, 2010 CASE NO. 13-08-1973A

10.- A 5-FT ADA COMPLIANT SIDEWALK WILL BE REQUESTED ALONG E. ORACASSA RD. AND N. 1ST ST. AT SUBSEQUENT CONSTRUCTION STAGE

11.- LANDSCAPING AS PER CITY OF PHAROS ORDINANCE

12.- EROSION SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE

LEGEND: 8 - GROUNDLINE 1/2" HIGH ROAD SET LIMITS

owners of the property shown on the plat, their successors, assigns, and transferees (hereinafter "Grantors"), be and lawfully shall be, in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North American Supply Corporation, (hereinafter called "Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm to said Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install and thereafter use, maintain, operate, repair, replace, alter, improve, extend, enlarge, reconstruct, remove, and remove water distribution lines and other lines shown on said plat, and

the purpose of identifying solid waste as may be necessary to clear the road improvements, which estimate thereby granted shall be included in the bid of land 15 in width, the center line thereof being the plateline on relocated.

1990

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

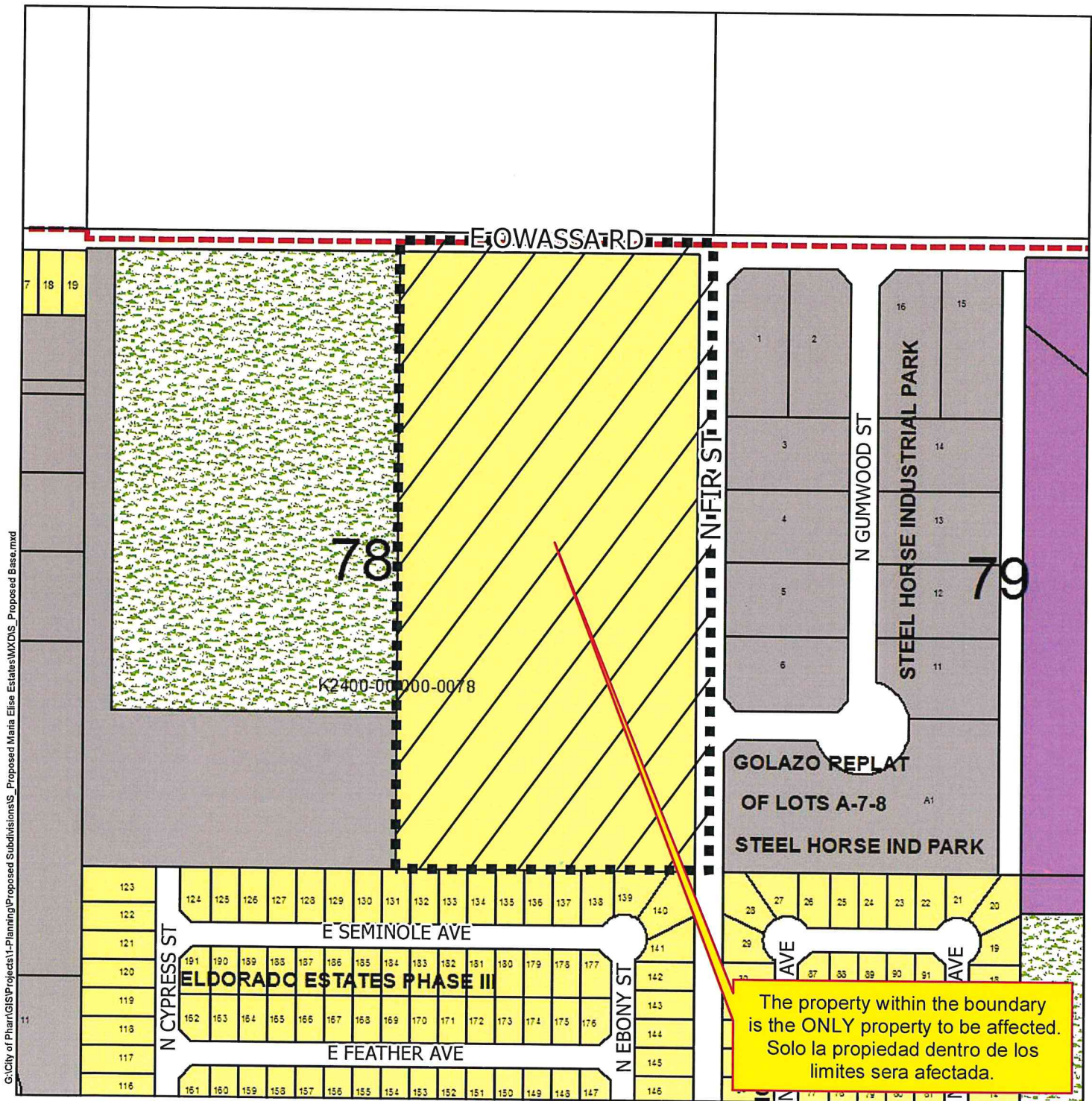
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAN.

ALFONSO MARTINELLA
P. 2-101 85334
2-23-21
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____

[illegible]

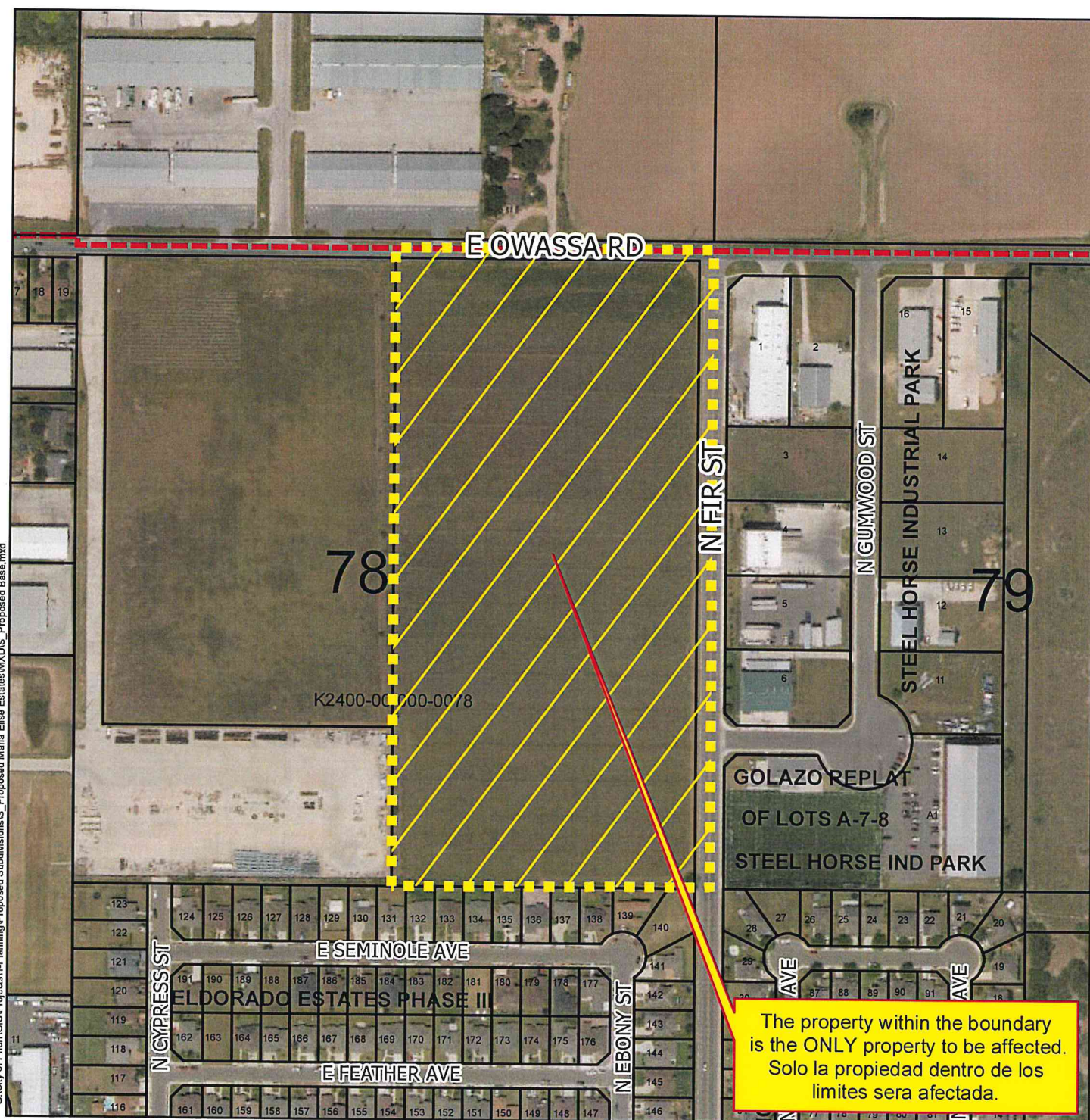
AREA DATA TABLE	AREA DATA TABLE
UNIT	AREA DATA TABLE
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

[illegible]



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Proposed Maria Elise Estates\K2400-00000-0078_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 | | |

Scale: 1 inch = 300 feet



Date: 8/10/2017



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: December 10, 2021

MEETING DATE: December 13, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: R. Gutierrez Engineering Corporation, representing Alfredo Palacios and Dina Palacios, Owners, are requesting final plat approval of the proposed Re-plat of Lot 24, Sing's Subdivision. The property is legally described as being a 3.05 acre tract of land out of Lot 24, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of South Canna Street. **SUB#200926**

Classification: Regular

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

Issue: R. Gutierrez Engineering Corporation, representing Alfredo Palacios and Dina Palacios, Owners, are requesting final plat approval of the proposed Re-plat of Lot 24, Sing's Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Re-plat of Lot 24, Sing's Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Roland Gomez

Created/Initiated - 12/10/2021
Approved - 12/10/2021
New - 1/1/1900



MEMORANDUM

DATE: MONDAY, DECEMBER 13, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: RE-PLAT OF LOT 24, SING'S SUBDIVISION FILE NO. SUB#200926

GENERAL INFORMATION:

APPLICANT: R. Gutierrez Engineering Corporation, representing Alfredo Palacios and Dina Palacios, Owners, are requesting final plat approval of the proposed Re-plat of Lot 24, Sing's Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.05 acre tract of land out of Lot 24, Sing's Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3000 Block of South Canna Street.

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

PROPERTY PROPOSED USE: Residential Lots.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Re-plat of Lot 24, Sing's Subdivision subject to the following conditions:

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

1. Cul-de-sac at end of street shall have a 50' radius.

EASEMENTS:

1. Show all easements within property.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. One additional water service.
2. Follow City of Pharr construction standards manual.

SEWER:

1. One additional sewer service.

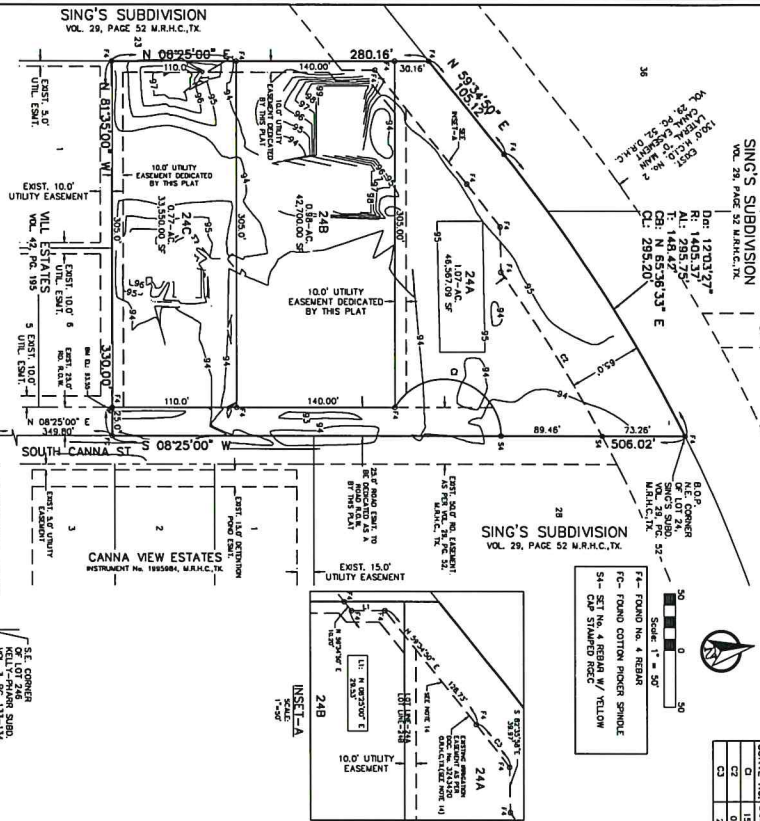
DRAINAGE:

1. In compliance.

OTHER:

1. Provide engineer and surveyors signatures.

This item will go before City Commission on December 20, 2021 at 4:00 p.m.



CURVE DATA						
CURVE No.	Delta Angel	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	190°00'00"	50.00'	103.90'	186.60'	96.59'	S 23°25'00" W
C2	07°15'23"	1340.37'	189.78'	84.89'	189.84'	S 66°42'50" W
C3	200°41'	1363.37'	47.69'	23.85'	47.69'	N 60°34'57" E

GENERAL NOTES:

1. NO MORE THAN ONE-SINGLE PILE, DETACHED DWELLING SHALL BE LOCATED ON LOTS 18 & 24C. THIS MUST BE COMPLETED PRIOR TO THE COMMENCEMENT OF APPLICATIONS FOR CONSTRUCTION AND REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
2. NO STRUCTURE SHALL BE PERMITTED OVER ANY EXISTING, MINOR BUILDING SETBACK AS PER THE CITY OF PHOENIX ORDINANCE.
3. MINIMUM BUILDING SETBACK AS PER THE CITY OF PHOENIX ORDINANCE.
4. THE MINIMUM FIRST FLOOR ELEVATION TO BE 18" ABOVE CENTER OF ROAD OR S. CAVAN ST.
5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE CHOICE OF RECORD FOR THIS SUBDIVISION HAS ESTIMATED THAT A VOLUME OF APPROXIMATELY 65,000 GALLONS OF WATER WILL BE DETAINED ON THIS PROPERTY. DETAINED AND DETENTION ANALYSES MAY BE DIFFERENT.

NO IMPROVEMENTS OF ANY KIND (INCLUDING TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HEREAFTER ON EASEMENTS.

PRESIDENT

ATTEST:

SECRETARY

STATE OF TEXAS §
COUNTY OF HARRIS

COORIN OF HILDAZUG
1. THE UNDERSIGNED, MAYOR OF THE CITY OF
PHARIS, TEXAS, HEREBY CERTIFY THAT THIS
SUBDIVISION MAY COMPLY TO ALL
REQUIREMENTS OF THE SUBDIVISION REGULATIONS
OF THE CITY WHEN MY APPROVAL IS
REQUIRED.

ATTEST CITY CLERK: _____
 ATE: _____

STATE OF TEXAS §
COUNTY OF HODGOS
APPROVAL BY PLANNING AND ZONING
COMMISSION:

APPROVED AND AUTHORIZED FOR RECORD BY
THE PLANNING AND ZONING COMMISSION, CITY
OF PHAROS, TEXAS, THIS 20 DAY OF
JANUARY, 2010 BY THE PLANNING AND
ZONING COMMISSION OF THE CITY OF PHAROS,
TEXAS.

DANNY WITTE, CHAIRMAN,
PLANNING AND ZONING COMMISSION

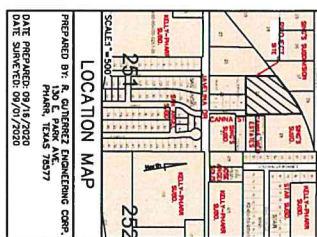
STATE OF TEXAS §
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT

HIDALGO COUNTY DRAINAGE DISTRICT
MINIMUM STANDARDS ON THE 1
AND DOES NOT CERTIFY THAT 1

7
veyors
: 101650-00
HIDALGO COUNTY DRAINAGE DIST.

SUBDIVISION PLAT
OF
**Re-PLAT of Lot 24,
SING'S SUBDIVISION**
AN ADDITION TO THE CITY OF PHARR,
DIMASCO COUNTY, TEXAS
AS PER MAP RECORDED IN
VOLUME 29, PAGE 52, M.H.T.C.



(LAW) THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HERE-
 IN, PLAT OF LOT 24, SINE'S SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO,
 AND MOORE, NAME(S) IS/ARE, HAS/SHED HEREIN, DESIGNATED HEREBY, SIGNING
 HEREON, AND HEREIN, AND HEREBY, DESIGNATED HEREIN, SINE'S SUBDIVISION, AND
 CLIENTS' NAME, AND HEREIN, AND HEREBY, DESIGNATED HEREIN, SINE'S SUBDIVISION,
 CONSIDERATION HEREIN EXPRESSED.

OWNER: ALFREDO PALACIOS
 ADDRESS: 310 PHARR, TEXAS 78577

OWNER: DANA PALACIOS
 ADDRESS: 310 PHARR, TEXAS 78577

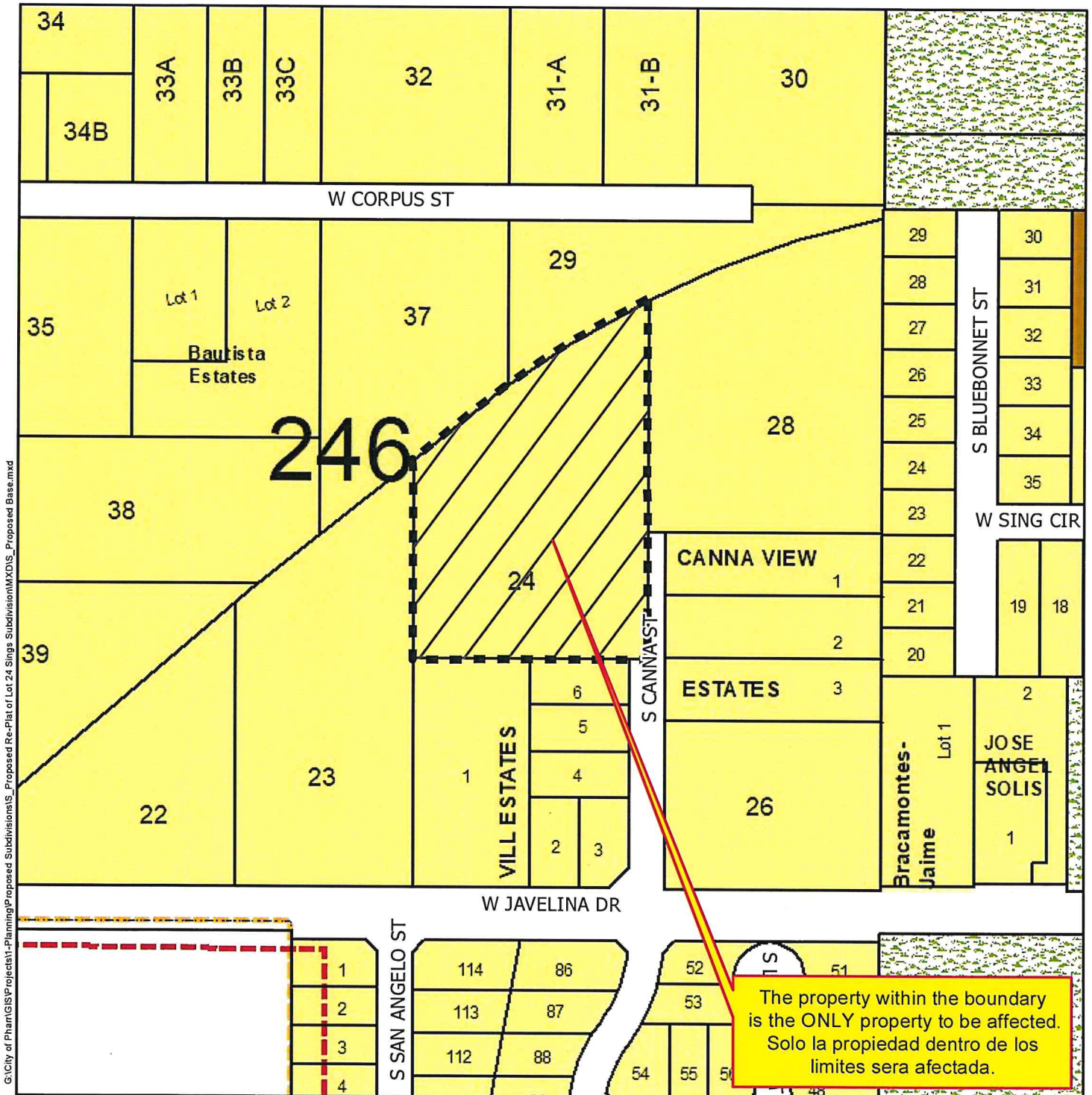
[illegible][illegible]

PRELIMINARY—SUBJECT TO REVISION
PABLO SOTO JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541
 LSAI R. RODRIGUEZ ENGINEERING CORP.,
 P.O. BOX 1000,
 PEARO, TEXAS 78577

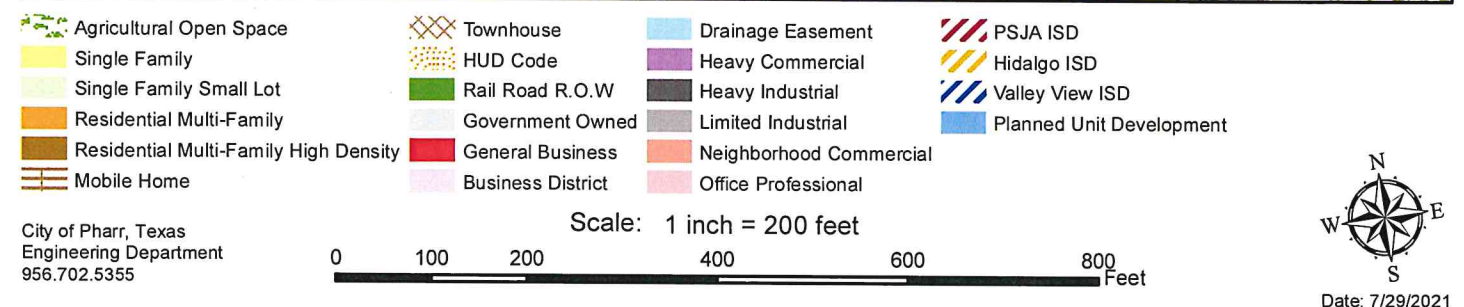
TEST No. 1

DATE _____

TITLE & SIGNATURE
GENERAL MANAGER



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Proposed Re-Plat of Lot 24 Sing's Subdivision\MXD\IS_Proposed Base.mxd





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



Date: 7/29/2021



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: December 10, 2021

MEETING DATE: December 13, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Urban Infrastructure Group, representing Danny C. Smith, Owner, is requesting preliminary plat approval of the proposed Matt's Cash and Carry Subdivision. The property is legally described as being a 7.89 acre tract of land out of Lot 163, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of East Interstate 2 North Jackson Road. **SUB#210831**

Classification: Regular

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

Issue: Urban Infrastructure Group, representing Danny C. Smith, Owner, is requesting preliminary plat approval of the proposed Matt's Cash and Carry Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Matt's Cash and Carry Subdivision subject to the listed conditions set before you.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 12/10/2021
Approved - 12/10/2021
Final Approval - 12/10/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 13, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MATT'S CASH AND CARRY SUBDIVISION FILE NO. SUB#210831

GENERAL INFORMATION:

APPLICANT: Urban Infrastructure Group, representing Danny C. Smith, Owner, is requesting preliminary plat approval of the proposed Matt's Cash and Carry Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 7.89 acre tract of land out of Lot 163, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 400 Block of East Interstate 2 North Jackson Road.

ZONING: The property is currently zoned General Business District (C), Heavy Commercial District (H-C) and Residential Multi-family High Density District (R-MFHD). The adjacent zones are General Business District (C) to the north and east, Single Family Residential District (R-1), Agricultural and/or Open Space District (A-O) and General Business District (C) to the south and Heavy Commercial District (H-C) and Single Family Residential District (R-1) to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Wholesale/retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Matt's Cash and Carry Subdivision subject to the following conditions set before you.

STREETS, PAVING AND R.O.W.:

1. Provide streetlight layout maximum distance 250', show distances between street lights.

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.
2. Show easements dedicated by plat or existing.
3. Add a 10' landscaping easement along the frontage.

**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. Need approved drainage report.

OTHER:

1. Update location map to show East Interstate 2.
2. Plat note #2, keep per City of Pharr
3. Plat note # 5, need to correct northing & easting.
4. Need signature on plat (surveyor).
5. Provide all details, street, sewer and water.
6. Staff notes are attached.



Pharr

Fire Department



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: MATT'S CASH & CARRY SUBD. REPLAT PRELIMINARY

Reviewed by: Dago Soto

December 2, 2021

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **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 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2012. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. **FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.**
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (**FIRE LANE – TOW AWAY ZONE**).
11. Any new subdivision with **GATED COMMUNITY SECURITY SYSTEMS** must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-

552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2012; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 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 the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

1. PLAT NOTE: ADD **BUILDING** TO COMMENT ON STANDARD PLAT NOTE (ADDITIONAL FIRE PROTECTION REQUIREMENTS)
2. ON COVER SHEET LOCATION MAP ADD DIRECTION ON ROADWAY.
3. SHALL MOVE PROPOSED FIRE HYDRANT TOWARDS THE EAST CLOSER TO THE PROPOSED ENTRANCE.
4. SHALL CALL OUT THE EXISTING FIRE HYDRANT ON THE WEST AND EAST SIDE OF THE PROPOSED SUBDIVISION.

STAFF REVIEW MEETING FOR: *MATT'S CASH AND CARRY SUBDIVISION*

COMMENTS: Initials: J.R. / R.B. NOVEMBER 30, 2021

WATER:

- Will need to extend the water line to and thru the property to the west until existing water line
- Will need to install 24" steel casing to go pass 5' beyond edge of driveways
- Easements will need to be 15' exclusive for City of Pharr
- Will need to show water valves
- Will need to show all water lines crossing details
- Follow City of Pharr Construction Standards Manual

SEWER:

- All M/H ring and cover will need to be composite base with City of Pharr logo
- Will need to show all SS lines crossing details
- Easements will need to be exclusive 15' for City of Pharr
- 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 Work



SUBDIVISION: Staff Review Meeting
Matt's Cash and Carry Subdivision
E. Frontage
Pharr Tx, 78577

DATE: 11/30/2021

8.47 Acres

Plat Notes:
No Comments

General Notes:

- Approved Drainage Plan Layout Details
- Storm Drain Layout Details, Driveway Entrance over grate inlet Details
- Crossing Details (Drainage Elevation)
- **U.I.R. from TxDot (already connected to TxDot)**
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan w/Notice of Intent (N.O.I) at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance for Notice of Proceed (NTP) is issued.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Matt's Cash and Carry
Subdivision

DATE: December 2, 2021

REVIEW: Preliminary (comments plans dated 11-22-2021)

PLAT

1. Note No. 5---Show the correct values for northing and easting.
2. Note No. 12---Revise note to say... "Erosion and sediment control shall be in accordance with Texas pollution discharge elimination system (T.P.D.E.S.).
3. Add note---Owners to maintain detention/retention area.
4. Add note---Owners to maintain ROW and perimeter of subdivision.
5. Add note---Enforcements of all plat notes and dedications shall be the responsibility of the agency to whom the dedication is granted.
6. Signature for R.P.L.S. (**Show on as built**).

SITE PLAN

1. Make accommodations for fiber optics line.

DRAINAGE

1. Drainage plan to be reviewed and approved by H.C.D.D. No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.

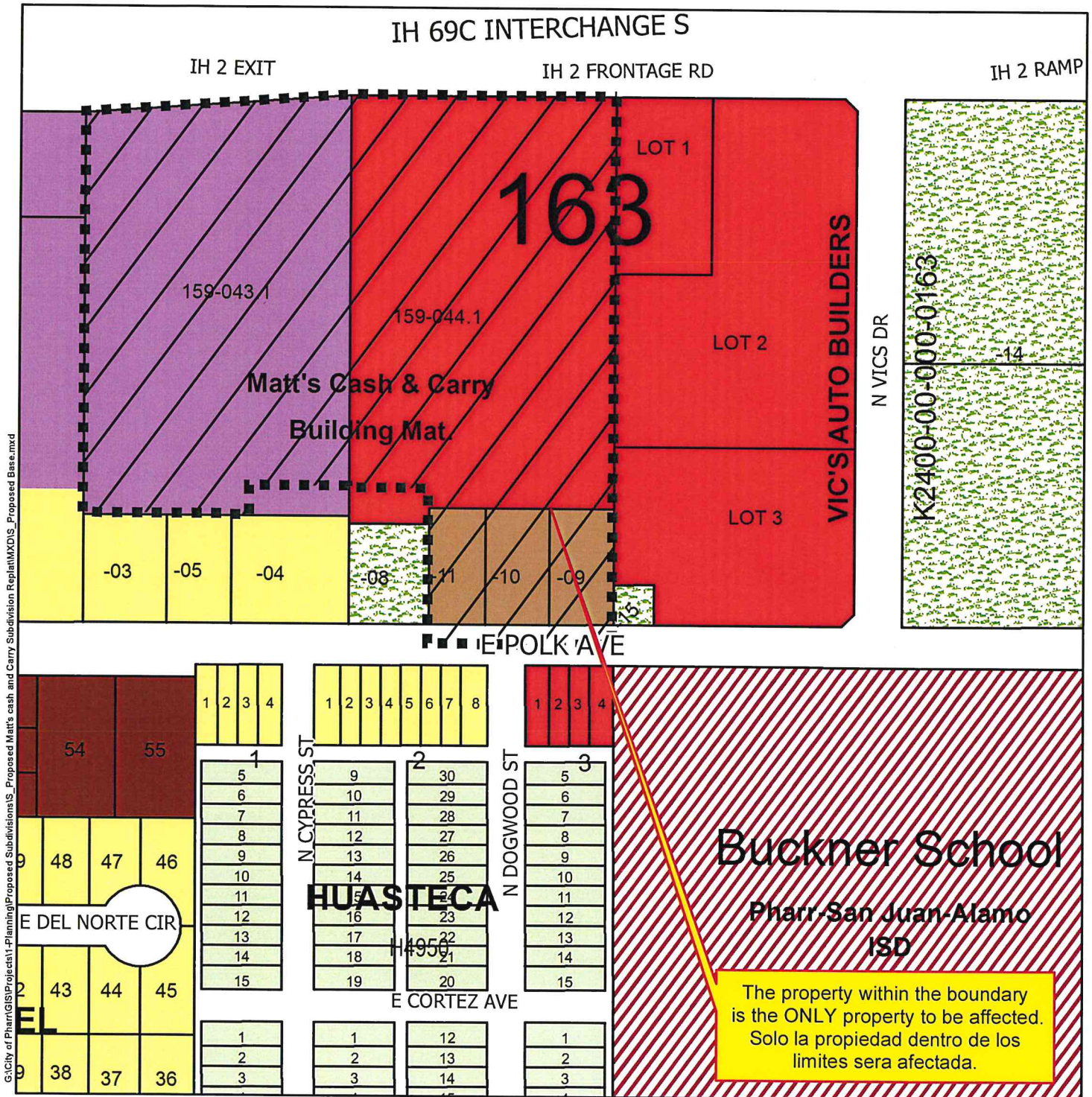
CLOSEOUT DOCUMENTS

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

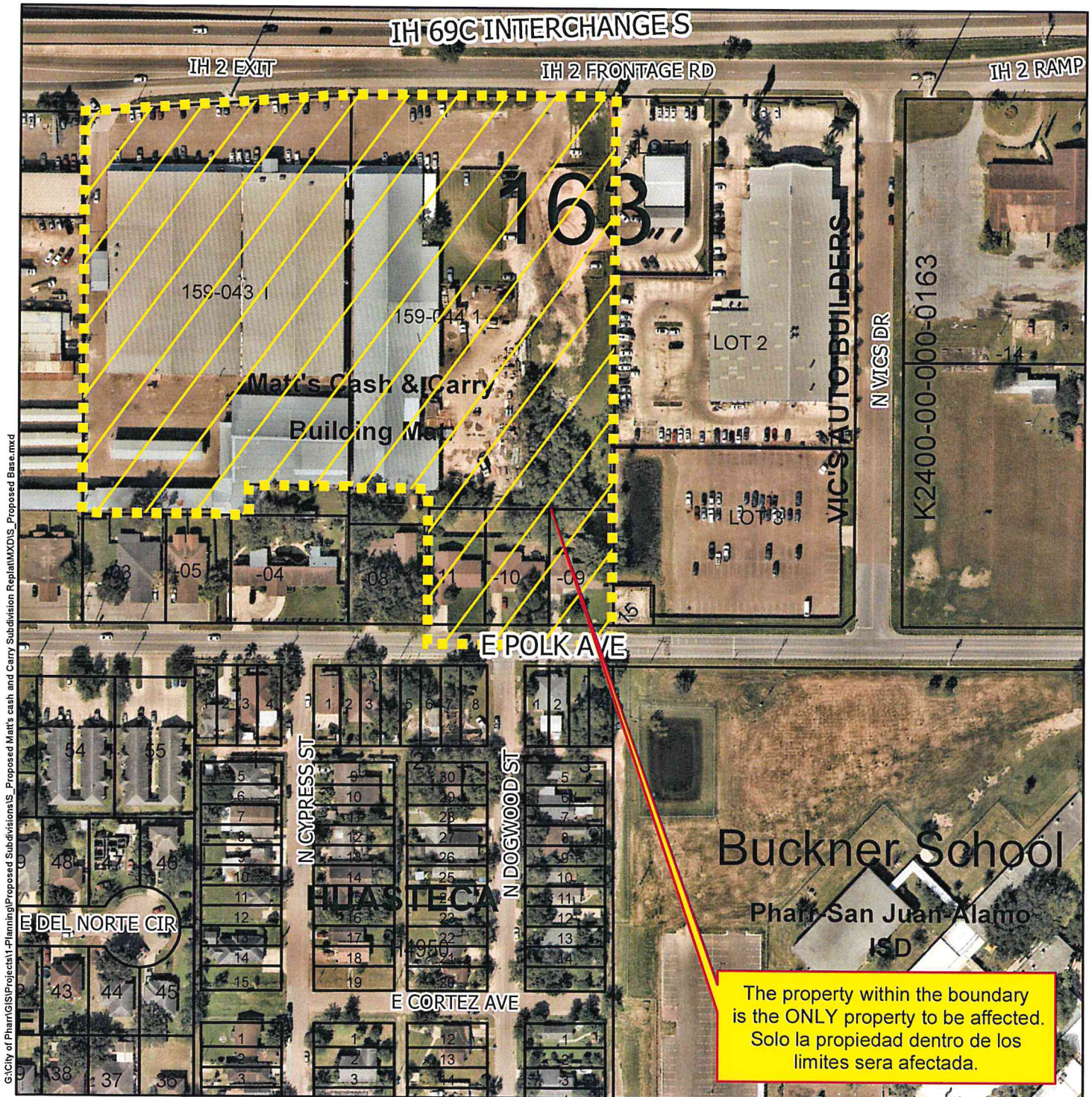
ADDITIONAL COMMENTS

- Show all utility line crossings.
- All fire hydrants shall be 6'-ft from back of curb. Connection from valve box to watermain shall be flange to flange.

- Show correct detail for composite sanitary sewer manhole with updated City of Pharr Logo.
- Provide a minimum turning radius of 26'-ft as per Fire departments request. Power poles to be relocated away from utility easements.



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





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.4.

DATE SUBMITTED: December 10, 2021

MEETING DATE: December 13, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: M2 Engineering, representing Roberto Garza, Managing member for Garman Investments, LP, is requesting preliminary plat approval of the proposed Palm Hills Subdivision. The property is legally described as being a 9.990 acre tract of land out of Lot 248, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West Javelina Drive. **SUB#210933**

Classification: Regular

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

Issue: M2 Engineering, representing Roberto Garza, Managing member for Garman Investments, LP, is requesting preliminary plat approval of the proposed Palm Hills Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Palm Hills Subdivision subject to the listed conditions set before you.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 12/10/2021
Approved - 12/10/2021
Final Approval - 12/10/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 13, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PALM HILLS SUBDIVISION FILE NO. SUB#210933
--

GENERAL INFORMATION:

APPLICANT: M2 Engineering, representing Roberto Garza, Managing member for Garman Investments, LP, is requesting preliminary plat approval of the proposed Palm Hills Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 9.990 acre tract of land out of Lot 248, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1400 Block of West Javelina Drive.

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

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Palm Hills Subdivision subject to the following conditions set before you.

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

1. Provide streetlight layout maximum distance 250', show distances between street lights add one at the end of the cul-de-sac.
2. Show radius on cul-de-sac.

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.
2. Easements shall not overlap other easements.
3. Show easements dedicated by plat or existing.
4. Verify with HCID 2, if any easements are within property.
5. Show gas line easement along W. Javelina Drive.
6. Provide electrical easements on plat.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Provide offsite easements for water/sewer if connecting beyond property.
3. Follow City of Pharr Construction Standards Manual.

SEWER:

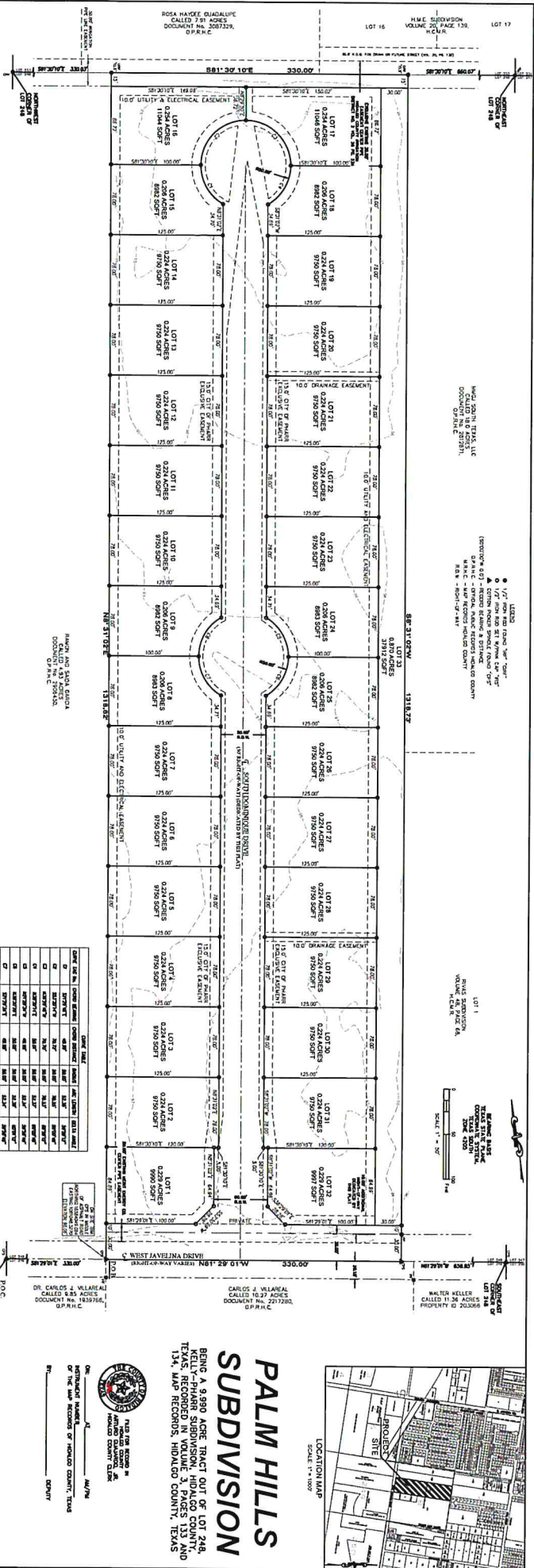
1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Need approved drainage report.

OTHER:

1. Location map: make legible.
2. Moore road 24" sanitary sewer improvement reimbursement: \$402.90/acre (9.990)= \$ 4,024.97
3. Provide "W" for West Javelina Drive.
4. Remove the overlapping label of Lot 248 K-P.
5. Move dimensions to be legible.
6. Need to arrange lot numbers.
7. Plat note #4, provide the northing & easting and elevation, use nearest to site.
8. Add plat note: Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
9. Provide H.O.A. plat note if private.
10. Show correct north arrow on utility sheets.
11. Need signature on plat (engineer and surveyor).
12. Provide all details, street, sewer and water.
13. Staff notes are attached.



OWNER'S ACKNOWLEDGMENT

I, **ROSA HAYES GUADALUPE**, of the County of **HIOALDO**, State of **TEXAS**, do hereby acknowledge that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein stated.

STATE OF TEXAS
COUNTY OF HIOALDO
I, **ROSA HAYES GUADALUPE**, of the County of **HIOALDO**, State of **TEXAS**, do hereby acknowledge that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein stated.

STATE OF TEXAS
COUNTY OF HIOALDO
I, **ROSA HAYES GUADALUPE**, of the County of **HIOALDO**, State of **TEXAS**, do hereby acknowledge that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein stated.

STATE OF TEXAS
COUNTY OF HIOALDO
I, **ROSA HAYES GUADALUPE**, of the County of **HIOALDO**, State of **TEXAS**, do hereby acknowledge that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein stated.

CERTIFICATE OF APPROVAL

I, **ROSA HAYES GUADALUPE**, of the County of **HIOALDO**, State of **TEXAS**, do hereby certify that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein stated.

STATE OF TEXAS
COUNTY OF HIOALDO
I, **ROSA HAYES GUADALUPE**, of the County of **HIOALDO**, State of **TEXAS**, do hereby certify that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein stated.

STATE OF TEXAS
COUNTY OF HIOALDO
I, **ROSA HAYES GUADALUPE**, of the County of **HIOALDO**, State of **TEXAS**, do hereby certify that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein stated.

STATE OF TEXAS
COUNTY OF HIOALDO
I, **ROSA HAYES GUADALUPE**, of the County of **HIOALDO**, State of **TEXAS**, do hereby certify that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein stated.

DEED DATA SHEET

I, **ROSA HAYES GUADALUPE**, of the County of **HIOALDO**, State of **TEXAS**, do hereby certify that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein stated.

STATE OF TEXAS
COUNTY OF HIOALDO
I, **ROSA HAYES GUADALUPE**, of the County of **HIOALDO**, State of **TEXAS**, do hereby certify that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein stated.

STATE OF TEXAS
COUNTY OF HIOALDO
I, **ROSA HAYES GUADALUPE**, of the County of **HIOALDO**, State of **TEXAS**, do hereby certify that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein stated.

STATE OF TEXAS
COUNTY OF HIOALDO
I, **ROSA HAYES GUADALUPE**, of the County of **HIOALDO**, State of **TEXAS**, do hereby certify that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein stated.

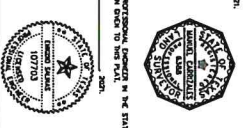
WELLS AND BOARDS

I, **ROSA HAYES GUADALUPE**, of the County of **HIOALDO**, State of **TEXAS**, do hereby certify that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein stated.

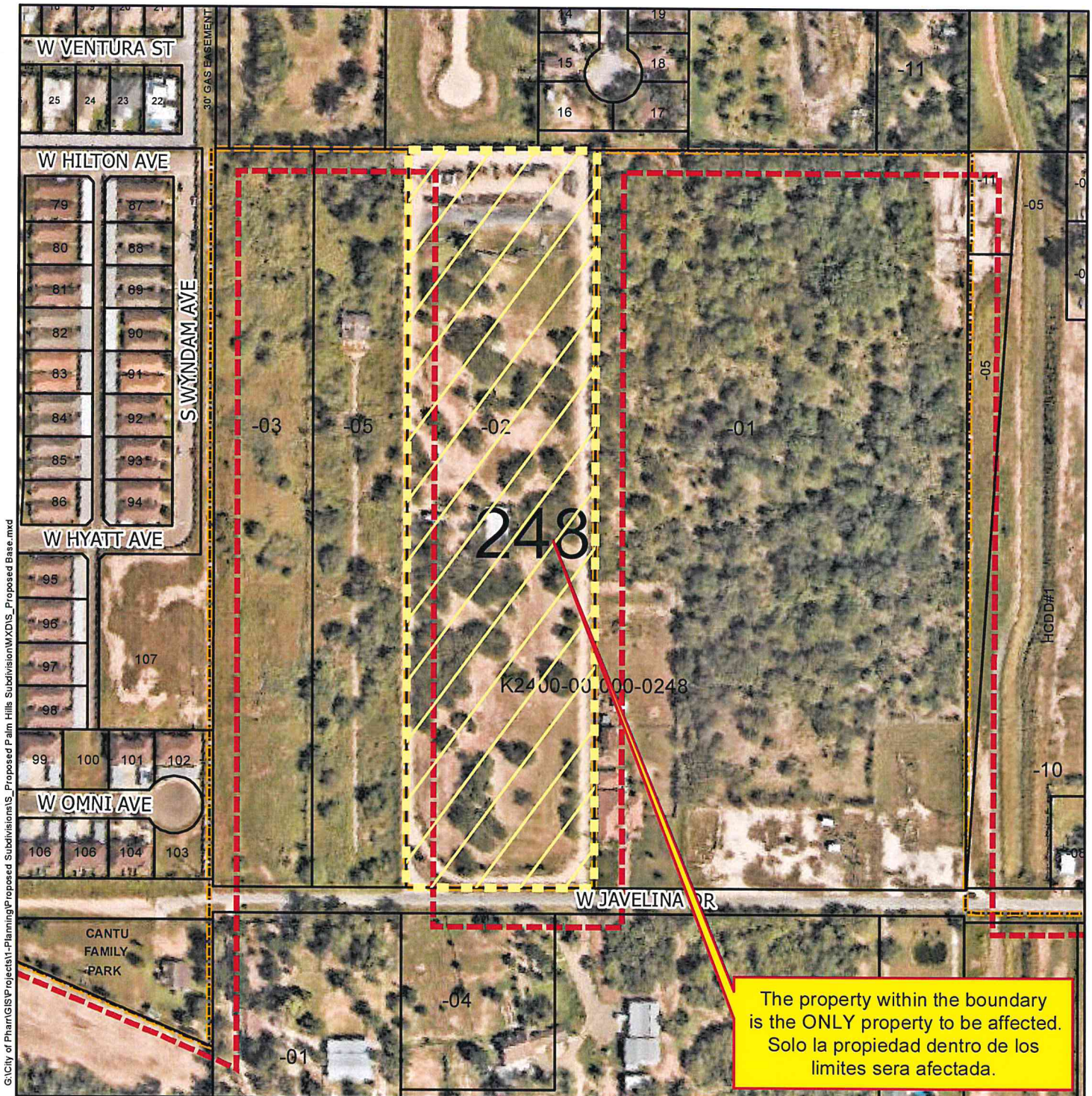
STATE OF TEXAS
COUNTY OF HIOALDO
I, **ROSA HAYES GUADALUPE**, of the County of **HIOALDO**, State of **TEXAS**, do hereby certify that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein stated.

STATE OF TEXAS
COUNTY OF HIOALDO
I, **ROSA HAYES GUADALUPE**, of the County of **HIOALDO**, State of **TEXAS**, do hereby certify that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein stated.

STATE OF TEXAS
COUNTY OF HIOALDO
I, **ROSA HAYES GUADALUPE**, of the County of **HIOALDO**, State of **TEXAS**, do hereby certify that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein stated.

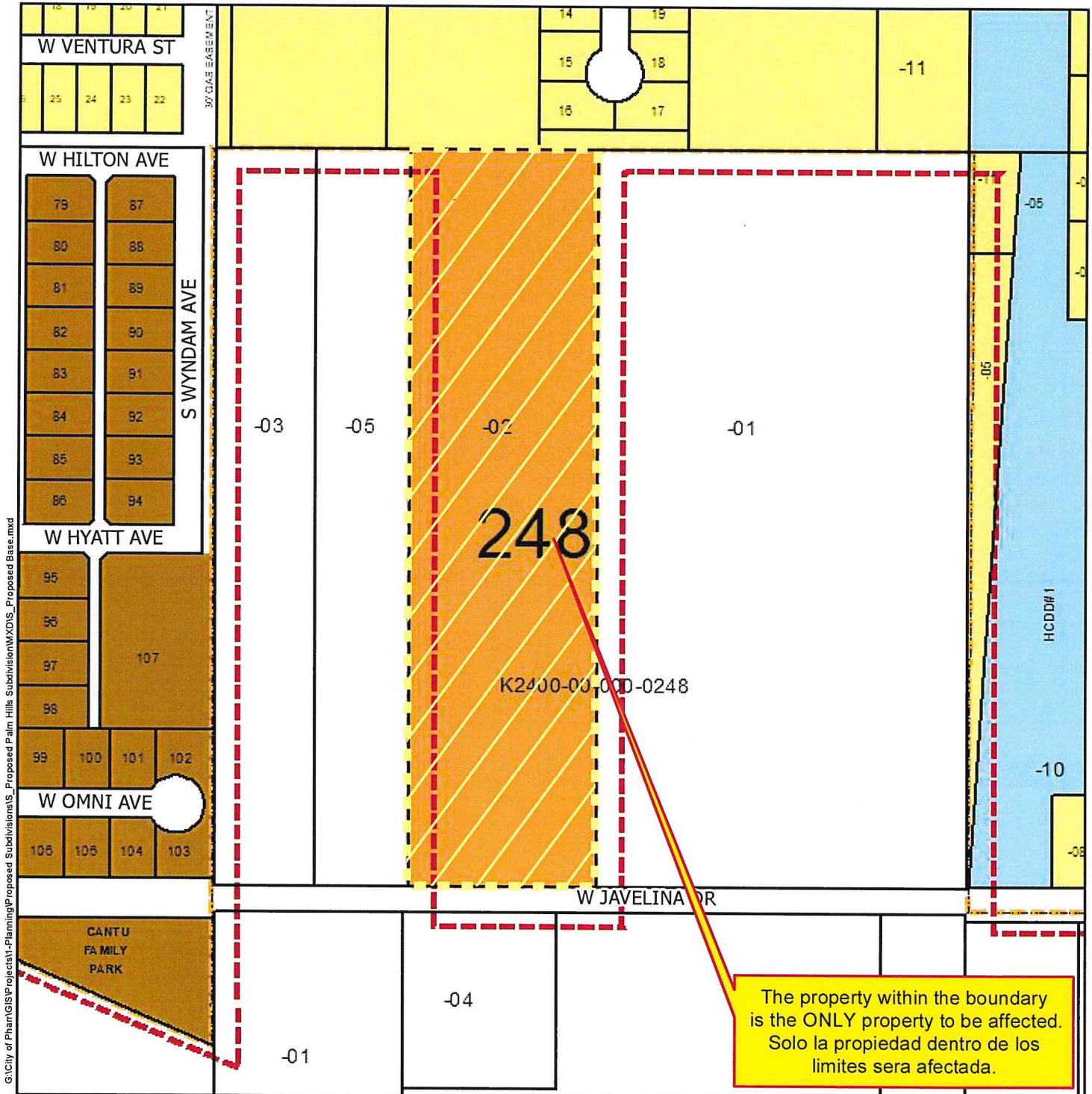


NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ROSA HAYES GUADALUPE	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 800-8628
AGENT: ROSA HAYES GUADALUPE	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 800-8628



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





G:\City of Pharr\GIS\Projects\Planning\Proposed Subdivisions\S_Proposed Palm Hills Subdivision\MXD\S_Proposed Base.mxd

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





118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: PALM HILLS SUBDIVISION PRELIMINARY

Reviewed by: Dago Soto

December 2, 2021

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **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 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2012. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. **FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.**
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (**FIRE LANE – TOW AWAY ZONE**).
11. Any new subdivision with **GATED COMMUNITY SECURITY SYSTEMS** must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-

552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2012; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 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 the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

1. **PLAT NOTE: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE REVIEW IN ORDER TO PROVIDE FIRE PROTECTION REQUIREMENTS.**
2. **FIRE HYDRANT DETAIL SHALL BE 6 FT. BEHIND THE CURB.**
3. **ON LOCATION MAP CHANGE RANCHO BLANCO TO JAVELINA**
4. **SHALL ADD ANOTHER FIRE HYDRANT ON THE CAL-DE-SAC**
5. **SHALL PROVIDE THE RADIUS AND TURNING RADIUS FOR THE CAL-DE-SAC**

STAFF REVIEW MEETING FOR: *PALM HILL SUBDIVISION*

COMMENTS:

Initials: J.R. / R.B.

NOVEMBER 30, 2021

WATER:

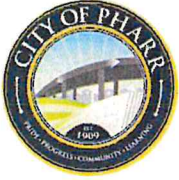
- Will need to show all water crossing details
- Will need to show water service details
- Water services will need to be 1" x 3/4"
- Will need to show water valves
- Easements will need to be 15' exclusive for the City of Pharr
- Will need to install PVC casing in all water services crossing
- Will need to install 16" PVC casing in the main entrance
- Will need to install 16" PVC casing in the middle of cul de sac
- Will need to show all surrounding utilities in the area
- Will need to show gas line easement
- Follow City of Pharr Construction Standards Manual

SEWER:

- All manholes must be composite base with City of Pharr logo
- Will need to show all surrounding utilities in the area
- Easements will need to be 15' exclusive for the City of Pharr
- Will need to show all sewer crossing details
- All sewer service will need to be 6" PVC and install gasket by gasket wye
- Will require off site easements
- 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: _____



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Palm Hill's Subdivision
W. Javelina
Pharr Tx, 78577

DATE: 11/30/2021
9.99 Acres

Plat Notes:

No Comments

General Notes:

- Streetlights Need to Be Shown 250'ft max separation
- Show Utility Lines Crossing Details
- Stormwater drainage details
- RCP 18'min. culvert and Driveway Entrance Details
- Drainage Outfalls RCP Crossings min18' or 24'
- Show Details of Junction Box Connection to existing 36"
- Move utility services off from inlets
- Attach Erosion & Sediment Control Plan must be legible
- Attach Drainage Plan Details Must be Approved by Engineering Department must be legible
- At the Time of Building Phase Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan with Notice Of Intent (NOI) at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance for Notice of Proceed (NTP) is issued.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Palm Hills Subdivision **DATE:** December 2, 2021

REVIEW: Preliminary (comments plans dated 11-22-2021)

PLAT

1. Note No. 4---Provide the northing, easting, and elevation for City of Pharr benchmark.
2. Note No. 5---Use correct City of Pharr drainage directive: *Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development.*
3. Add note---"5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase."
4. Add note---"Erosion and sediment control shall be in accordance with Texas pollution discharge elimination system (T.P.D.E.S.)."
5. Add note--- "Owners to maintain detention/retention area."
6. Add note--- "Owners to maintain ROW and perimeter of subdivision."
7. Add note---"Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted".
8. Signature and seal for P.E. & R.P.L.S. (**Show on as built**).

SITE PLAN

1. Make accommodations for fiber optics line.
2. Provide casing for water service crossings.
3. Use the correct detail for composite sanitary sewer lid with updated logo.
4. Use correct storm sewer lid detail with update logo.

5. As per new ordinance, local street shall have a 50'-ft ROW with a 40'-ft B-B.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

- 1/3 escrow ROW along W. Javelina Dr. must include the following:
 - 3" HMAC
 - 10" Base
 - 10" Stabilized Subgrade
 - 24" Reinforced Curb & Gutter
 - 5' Sidewalk
- Provide a concrete cradle underneath all sanitary sewer wye's.
- Provide cross-section details for all utility line crossings.
- Revise storm sewer layout to accommodate, please elaborate more on design.

Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Monday, November 29, 2021 4:14 PM
To: Eddie Martinez
Subject: Proposed Subdivision for Staff Meeting

***** 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. *****

Hello Sir,
Please include information to plats.

Proposed MATT'S CASH AND CARRY SUBDIVISION REPLAT

1. Tie down to original Lot 163.

Proposed OLIVER SUBDIVISION

1. 30 feet easement centered on the pipeline Volume 19 Page 297 as shown Volume 16 Page 5.
2. In the signature area, APPROVED BY. Incorrectly shown APPROVED BUT.

 Proposed PALM HILLS SUBDIVISION

1. Comment to read as EXCLUSIVE EXISTING 30 FEET EASEMENT CENTER PIPE HIDALGO COUNTY IRRIGATION DISTRICT NO.2 VOLUME 26 PAGE 234 AS SHOWN VOLUME 16 PAGE 5.
2. Must plug water delivery at a cost of \$698.00.
3. General Blanket Volume 26 Page 234.

Proposed JCR III SUBDIVISION

1. Tie down to original Lot 188.
2. General blanket Volume 26 Page 234 and Volume 19 Page 41

Thank you.

John Salinas
Hidalgo County Irrigation District No. Two
P.O. Box 6
San Juan, TX 78589
Phone: 956-787-1422
Email: jbs_hcid2@att.net