AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. **January 10, 2022 – 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.*

REVIEWED ASST DIR AA DIRECTOR_____

C. APPROVAL OF MINUTES:

1) Minutes of December 27, 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) Texas Highway Systems Inc., representing Gerald Simpson, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) and Agricultural and/or open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being all of Lot 107, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 405 West Nolana Loop. **COZ#211276**

2) Robert Vecchio, d/b/a R-V Contractors, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being all of Lot 2, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 901 West Sharm Drive. **COZ#211277**

E. PLATS:

1) R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Manor No.3 Subdivision. The property is legally described as being a 2.68 of an acre tract of land being a portion of Lot 1, Posadas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of West Heritage Dr. **SUB#210828**

2) SAM Engineering & Surveying, representing Maria Del Carmen Pacheco, Member for Encarlen, LTD, is requesting final plat approval of the proposed Villa España Estates Phase IV Subdivision. The property is legally described as being a 0.88 acre tract of land out of a 5.36 acres out of Lot 8, Block 9, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2700 Block of South Jackson Road. **SUB#210832**

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 7th day of January 2022 at 3:30 p.m., and on the City of Pharr web site (www.pharr-tx.gov)

CITY OF PHARR PHARR, TEXAS

Hilda Pedraza, City Clerk

P:\Admin\P&Z MEETING\P&Z FORMS

REVIEWED ASST DIR AA DIRECTOR_____

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 27, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, December 27, 2021 and following is the record of attendance.

MEMBERS PRESENT:	Rafael Munguia	Charlie Ramirez
	Romeo Robles	Andy Castro
	Jonathan Larraga	
ABSENT:	Danny Wylie	Luis Madrigal
OTHERS PRESENT:	See attached list	
STAFF PRESENT:	Roland Gomez, Development Services Interim Director	
	Roy Rodriguez, Assistant Director/Building Official	
	Anaisa Licerio, Planner II	
	Iris Mata, Administrative Assistant	
	Daniel Gonzalez, Assistant City Attorney	

ITEM A. CALL TO ORDER

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

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

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF DECEMBER 13, 2021

Vice-Chairman, Rafael Munguia, introduced the item.

There being no discussion Romeo Robles moved to **approve** the minutes of December 13, 2021. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

1) MARIA GUADALUPE CORTEZ HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION FOR TAROT CARD READING IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOTS 44 AND 45, GARZA TERRACE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 7305 S. JENNY LEE STREET. CUP#211172

Anaisa Licerio, Planner II, introduced the item and stated the applicant, Maria Guadalupe Cortez, was doing business as La Senora de los Ojos Verdes. She continued to state the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1). This area is generally designated for residential in the Land Use Plan. She further reported thirty-four (34) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. 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 home occupation for tarot card reading in a Single-Family Residential District (R-1). If approved, the owner must comply with all City Ordinances and City Department requirements.

Vice Chairman, Rafael Munguia, 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. Munguia opened the item for discussion.

There being no discussion Jonathan Larraga moved to approve the request of the Conditional Use Permit to allow a home occupation for tarot card reading in a Single-Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

2) VICTOR ARNOLD MEZA, REPRESENTING TELEPRO COMMUNICATIONS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A NEW TELECOMMUNICATIONS TOWER IN AN AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O). THE PROPERTY IS LEGALLY DESCRIBED AS BEING .0006 ACRES, MORE OR LESS, OUT OF LOT 229, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 300 WEST HALL ACRES SUITE G. CUP#211173

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 Single Family Residential District (R-1) to the east and Agricultural and or Open Space District (A-O) to the north, west and a portion to the south and remaining portion is Neighborhood Commercial District (N-C). This area is generally designated for Public/Semi-Public use in the Land Use Plan. She further reported fifteen (15) surrounding property owners were

notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended approval of request for Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O). She continued to add that the tower was to be used for security cameras for the Hike and Bike Trail. If approved, the owner must comply with all City Ordinances and City Department requirements.

Vice-Chairman, Rafael Munguia, 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. Munguia opened the item for discussion.

There being no discussion Luis Madrigal moved to approve the request of the Conditional Use Permit to allow a parking lot in an Agricultural and/or Open Space District (A-O) for three (3) years. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

1) **SALINAS ENGINEERING & ASSOCIATES, REPRESENTING VICTOR RIOS, SR. OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED LOTS 44A, 44B, 44C, AND 44D, REPLAT OF LOT 44, BEAMSLEY SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.65 ACRE TRACT OF LAND, MORE OR LESS, KNOWN AS ALL OF LOT 44, BEAMSLEY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY PHYSICAL ADDRESS IS 1401 W. EISENHOWER STREET. SUB#211142**

Anaisa Licerio, Planner II, introduced the item. She stated the property is currently zoned Single Family Residential District (R-1). The adjacent zones are Single Family Residential District (R-1) to the south and east and General Business District (C) to the west and north. The property is designated for commercial use in the Land Use Plan. She added variances were being requested as provided on attached letter and staff recommended preliminary plat approval of the proposed Lots 44A, 44B, 44C, and 44D, Replat of Lot 44, Beamsley Subdivision without the requested variances subject to the listed conditions.

At this time Vice-Chairman, Rafael Munguia advised a public hearing was not required and opened the item for discussion and action.

There being no discussion Jonathan Larraga moved to **approve** the request for preliminary plat approval of the proposed Lots 44A, 44B, 44C, and 44D, Replat of Lot 44, Beamsley Subdivision without the requested variances. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

2) **SALINAS ENGINEERING, REPRESENTING OLIVER E. GUTIERREZ AND ENRIQUE GUTIERREZ CANTU, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED OLIVER SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.08 ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3000 BLOCK OF NORTH JACKSON ROAD. SUB#210829**

Anaisa Licerio, Planner II, introduced the item. She stated the property is currently zoned General Business District (C). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north and south, Heavy Commercial District (H-C) to the east, and the City limits to the west. The property is designated for commercial use in the Land Use Plan. She added no variances were being requested and staff recommended preliminary plat approval of the proposed Oliver Subdivision subject to the listed conditions.

At this time Vice-Chairman, Rafael Munguia, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion Jonathan Larraga moved to **approve** the request for preliminary plat approval of the proposed Oliver Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

3) **PABLO SOTO JR. P.E., REPRESENTING CARLOS JUVERA AND ROSITA JUVERA, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED JCR III SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A REPLAT OF LOT 2, DE ALBA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF WEST LESLIE AVENUE. SUB#210826**

Anaisa Licerio, Planner II, introduced the item. She stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north and east, Residential Multi-family High Density District (R-MFHD), Single Family Residential District (R-1) and General Business District (C) to the and south and Residential Multi-family High Density District (R-MFHD) to the west. The property is designated for commercial and multifamily residential use in the Land Use Plan. She added no variances were being requested and staff recommended preliminary plat approval of the proposed JCR III Subdivision subject to the listed conditions.

At this time Vice-Chairman, Rafael Munguia, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion Romeo Robles moved to **approve** the request for preliminary plat approval of the proposed JCR III Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

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 6:11 p.m.

_____
Chairman, Danny Wylie

ATTEST:

_____
Andy Castro, Secretary

APPROVED:_____

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.
DATE SUBMITTED: January 5, 2022
MEETING DATE: January 10, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Texas Highway Systems Inc., representing Gerald Simpson, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) and Agricultural and/or open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being all of Lot 107, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 405 West Nolana Loop. **COZ#211276**

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

Issue: Texas Highway Systems Inc., representing Gerald Simpson, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) and Agricultural and/or open Space District (A-O) to Heavy Commercial District (H-C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from General Business District (C) and Agricultural and/or open Space District (A-O) 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.

Alternatives:

Exclude Material from Public Packet? No
Reason:

ROUTING:

Iris Mata	Created/Initiated - 1/5/2022
Roland Gomez	Approved - 1/6/2022
Patricia Rigney	Final Approval - 1/7/2022

Pharr
Development Services

STANDARDIZED RECOMMENDATION FORM

MEETING DATE: January 10, 2022

ROUTE TO BOARD:

☐ **CITY COMMISSION** **AGENDA ITEM:** COZ:#211276

☒ **PLANNING & ZONING COMMISSION** **DATE SUBMITTED:** December 10, 2021

1. **Applicant:** Texas Highway Systems Inc., representing Gerald Simpson, owner.

2. **Requested Action:** Re-zoning request from General Business District (C) and Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C).

3. **Nature / Intent of Request:** In order to operate a traffic and control company.

4. **Routing to Staff:**

	Initials	Date		
A. Roland Gomez, Interim Director		1-4-2022	☒ Approval	☐ Denial
B. Planning Staff Recommendations		1.4.2022	☒ Approval	☐ Denial
C. Planning and Zoning Commission			☐ Approval	☐ Denial
D. City Attorney			☐ Approval	☐ Denial
E. City Manager			☐ Approval	☐ Denial

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, JANUARY 10, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: **Re-zoning Request: From General Business District (C) and Agricultural and/or open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being all of Lot 107, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 405 West Nolana Loop.**

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:

Texas Highway Systems Inc., representing Gerald Simpson, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) and Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) in order to operate a traffic and control company.

The subject site is located on the south side of West Nolana Loop and is physically located at 405 West Nolana Loop. The property is legally described as being 5 acres, more or less, out of Lot 107, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Nolana Loop, a 120' to 150' principal arterial with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned General Business District (C) and Agricultural and/or Open Space District (A-O). The property and the properties to the north, south and west were annexed on September 5, 1989. The property to the north, a portion of the property to the west, and said property were rezoned to General Business District (C) on September 4, 1990. Later, the south portion of the property to the west was rezoned to General Business District (C) on January 18, 2005. The property to the south was rezoned to Single Family Residential District (R-1) on September 20, 1994.The properties to the east were annexed on September 16, 1980, as Limited Industrial District (L-I) and later portions were rezoned to Heavy Industrial District (H-I) on September 18, 1984, and on May 29, 1987. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Heavy Commercial District (H-C) is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Twenty-one (21) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received two (2) responses to the legal notice requesting information only.

Development Services is recommending **approval** of the request to re-zone from General Business District (C) and Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) 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 **January 17, 2022,** 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

Texas Highway Systems Inc., representing Gerald Simpson, owner.	**General Business District (C) and Agricultural and/or Open Space District (A-O)**
APPLICANT	CURRENT ZONE
405 West Nolana Loop	**Heavy Commercial District (H-C)**
ADDRESS	

		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	

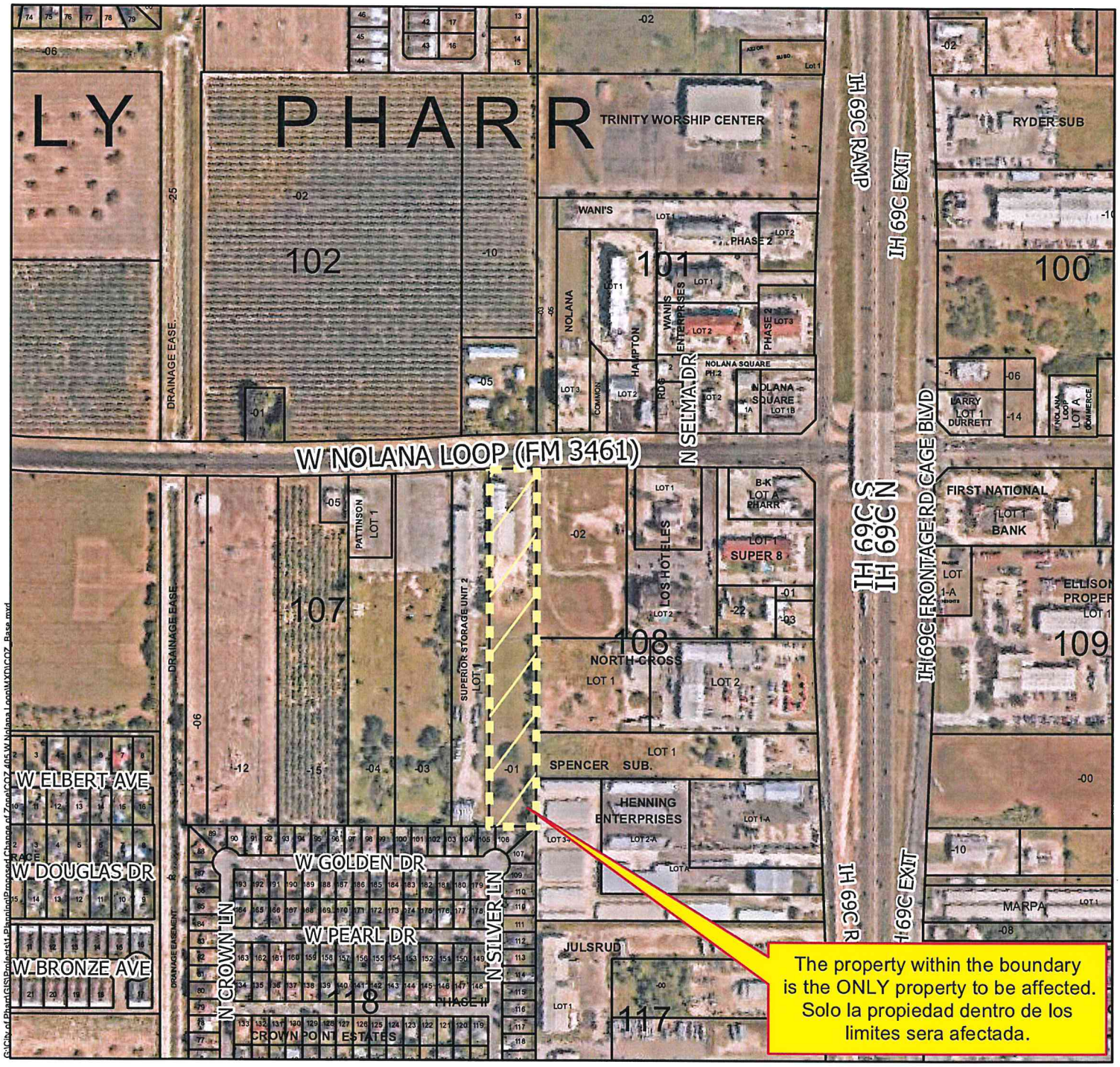
STAFF RECOMMENDATIONS: **Approval**

Development Services is recommending approval of the request to re-zone from General Business District (C) and Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) 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	**January 3, 2022**
PREPARED BY	DATE

Proposed Change of Zone
405 W Nolana, Lot 107 Kelly Pharr Subdivision
Texas Highway Systems

Pharr Engineering



Zoning

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

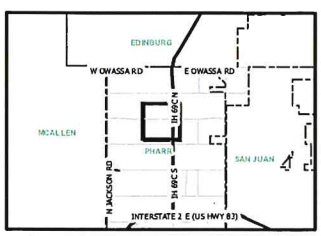
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 12/16/2021

Scale: 1 inch = 500 feet

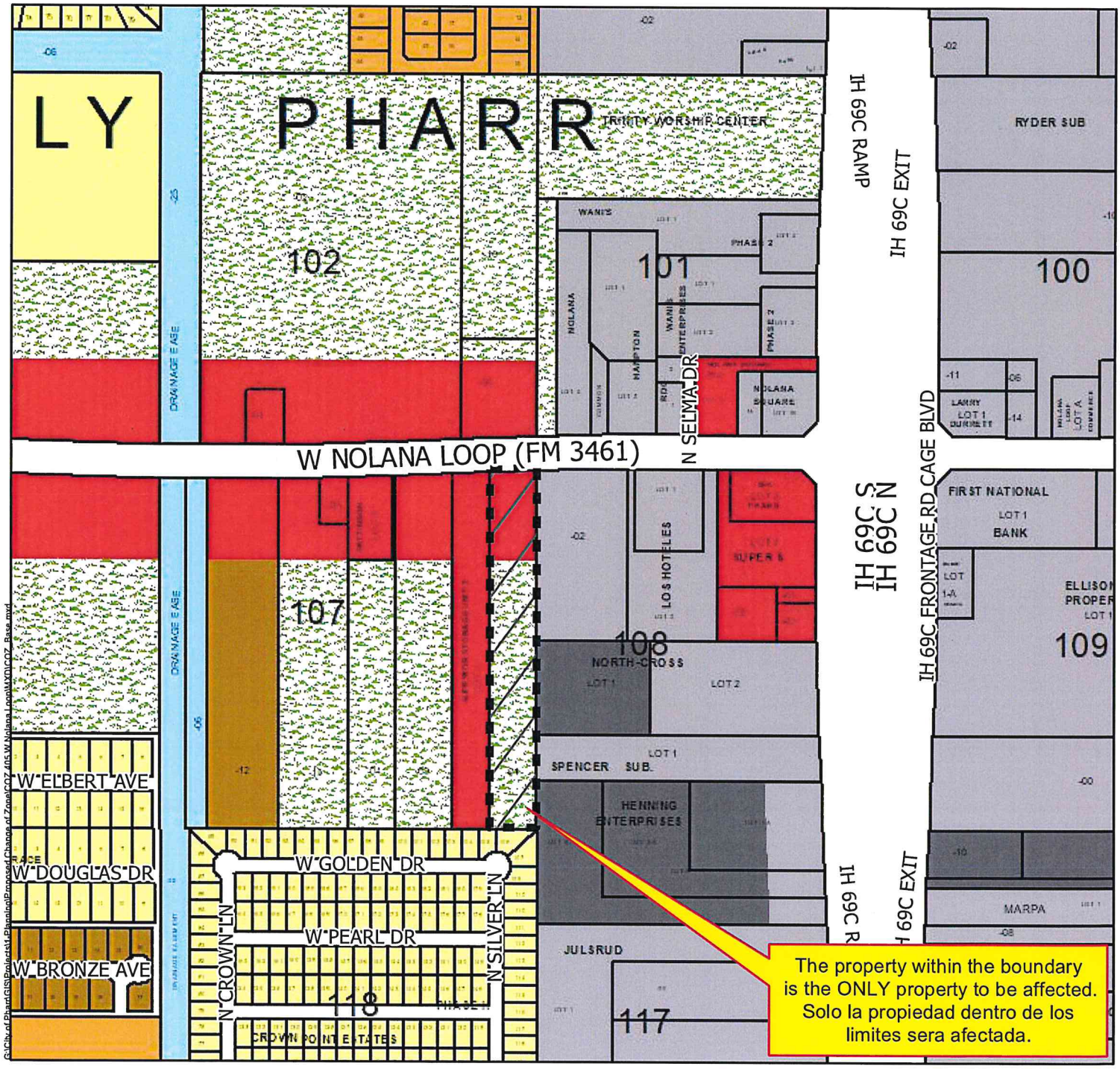
0 250 500 1,000 1,500 2,000 Feet

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
405 W Nolana, Lot 107 Kelly Pharr Subdivision
Texas Highway Systems

Pharr Engineering



Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
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- HUD Code
- Rail Road R.O.W
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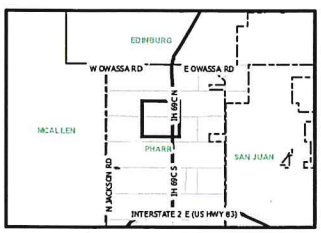
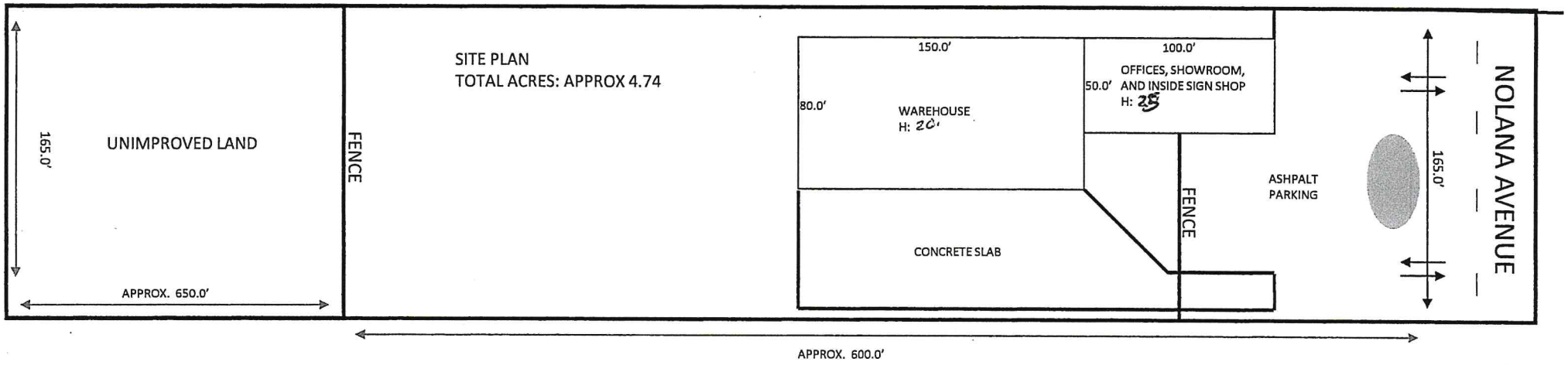


405 W NOLANA LOOP
PHARR, TX
EXISTING CONDITIONS
NO PLANS ON IMPROVEMENTS CURRENTLY



AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.
DATE SUBMITTED: January 5, 2022
MEETING DATE: January 10, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Robert Vecchio, d/b/a R-V Contractors, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being all of Lot 2, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 901 West Sharm Drive. **COZ#211277**

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

Issue: Robert Vecchio, d/b/a R-V Contractors, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from 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.

Alternatives:

Exclude Material from Public Packet? No
Reason:

ROUTING:

Iris Mata	Created/Initiated - 1/5/2022
Roland Gomez	Approved - 1/6/2022
Patricia Rigney	Final Approval - 1/7/2022

Pharr
Development Services

STANDARDIZED RECOMMENDATION FORM

MEETING DATE: January 10, 2022

ROUTE TO BOARD:

☐ **CITY COMMISSION** **AGENDA ITEM:** COZ:#211277

☒ **PLANNING & ZONING COMMISSION** **DATE SUBMITTED:** December 10, 2021

1. **Applicant:** Robert Vecchio, d/b/a R-V Contractors, owner

2. **Requested Action:** Re-zoning request from General Business District (C) to Heavy Commercial District (H-C).

3. **Nature / Intent of Request:** In order to develop and construct a paved parking lot for outside storage of materials and/or equipment.

4. **Routing to Staff:**

	Initials	Date		
A. Roland Gomez, Interim Director		1-4-2022	☒ Approval	☐ Denial
B. Planning Staff Recommendations		1.4.2022	☒ Approval	☐ Denial
C. Planning and Zoning Commission			☐ Approval	☐ Denial
D. City Attorney			☐ Approval	☐ Denial
E. City Manager			☐ Approval	☐ Denial

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, JANUARY 10, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: **Re-zoning Request: From General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being all of Lot 2, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 901 West Sharm Drive.**

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:

Robert Vecchio, d/b/a R-V Contractors, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C) in order to develop and construct a paved parking lot for outside storage of materials and/or equipment.

The subject site is located on the south side of West Sharm Drive and is legally described as being all of Lot 2, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Sharm Drive, a 50' to 60' local street 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, east and west were rezoned from Agricultural and/ or Open Space District (A-O) and Heavy Commercial District (H-C) to General Business District (C) on June 20, 1995. The property to the south was rezoned from Agricultural and/ or Open Space District (A-O) to Heavy Commercial District (H-C) on December 3, 1996. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

The Heavy Commercial District (H-C) is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Five (5) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) response to the legal notice requesting information only.

Development Services is recommending **approval** of the request to re-zone from General Business District (C) to Heavy Commercial District (H-C) 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 **January 17, 2022** 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

Robert Vecchio, d/b/a R-V Contractors	**General Business District (C)**
APPLICANT	CURRENT ZONE
901 West Sharm Drive	**Heavy Commercial District (H-C)**
ADDRESS	

		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

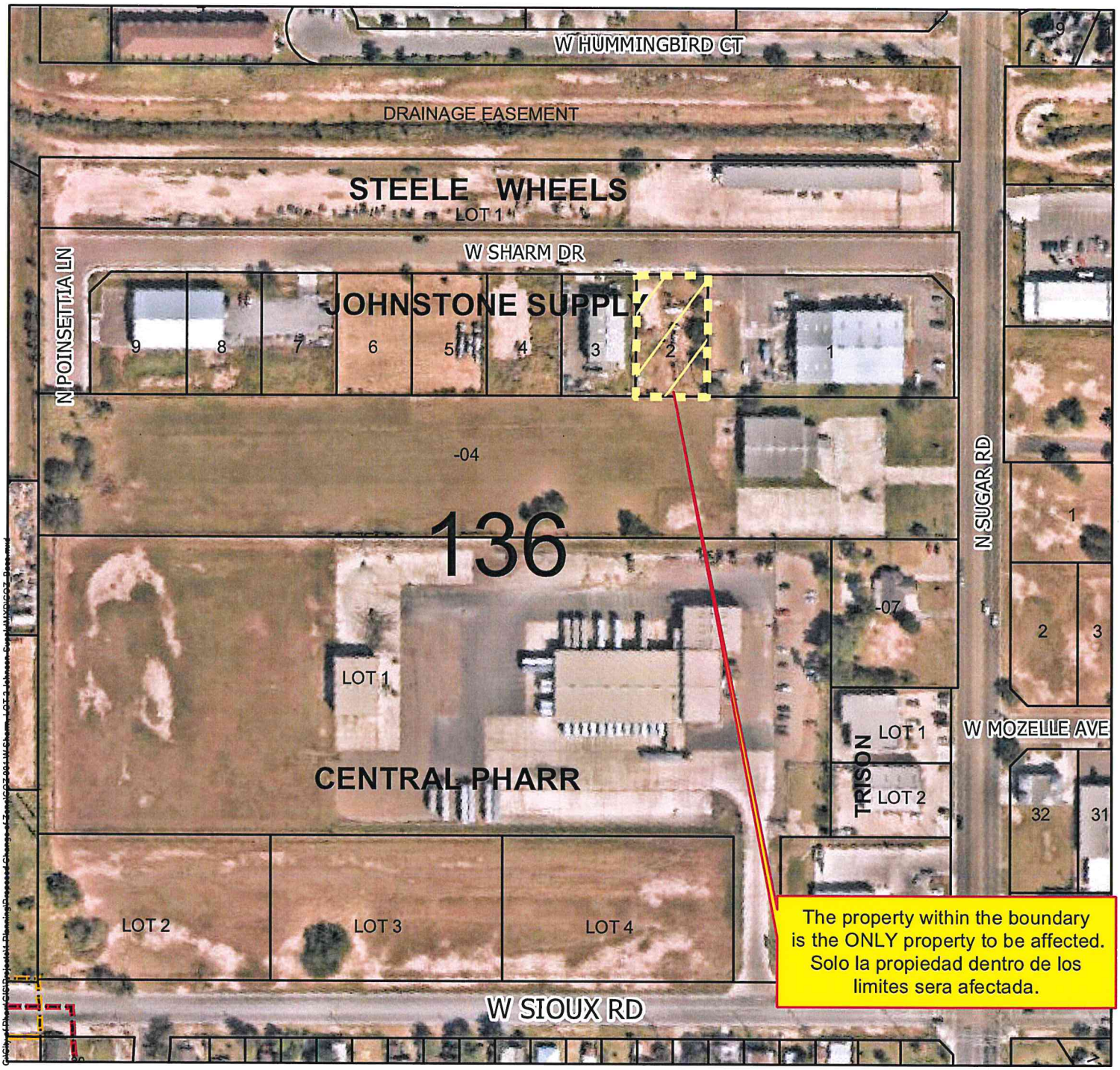
STAFF RECOMMENDATIONS: **Approval**

Development Services is recommending approval of the request to re-zone from General Business District (C) to Heavy Commercial District (H-C) 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	**January 3, 2022**
PREPARED BY	DATE

Proposed Change of Zone
901 W Sharm, LOT 2, Johnson Supply
RV Construction

Pharr Engineering



Zoning

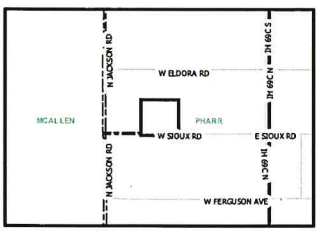
ZONE

- 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

Scale: 1 inch = 200 feet

0 100 200 400 600 800 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.

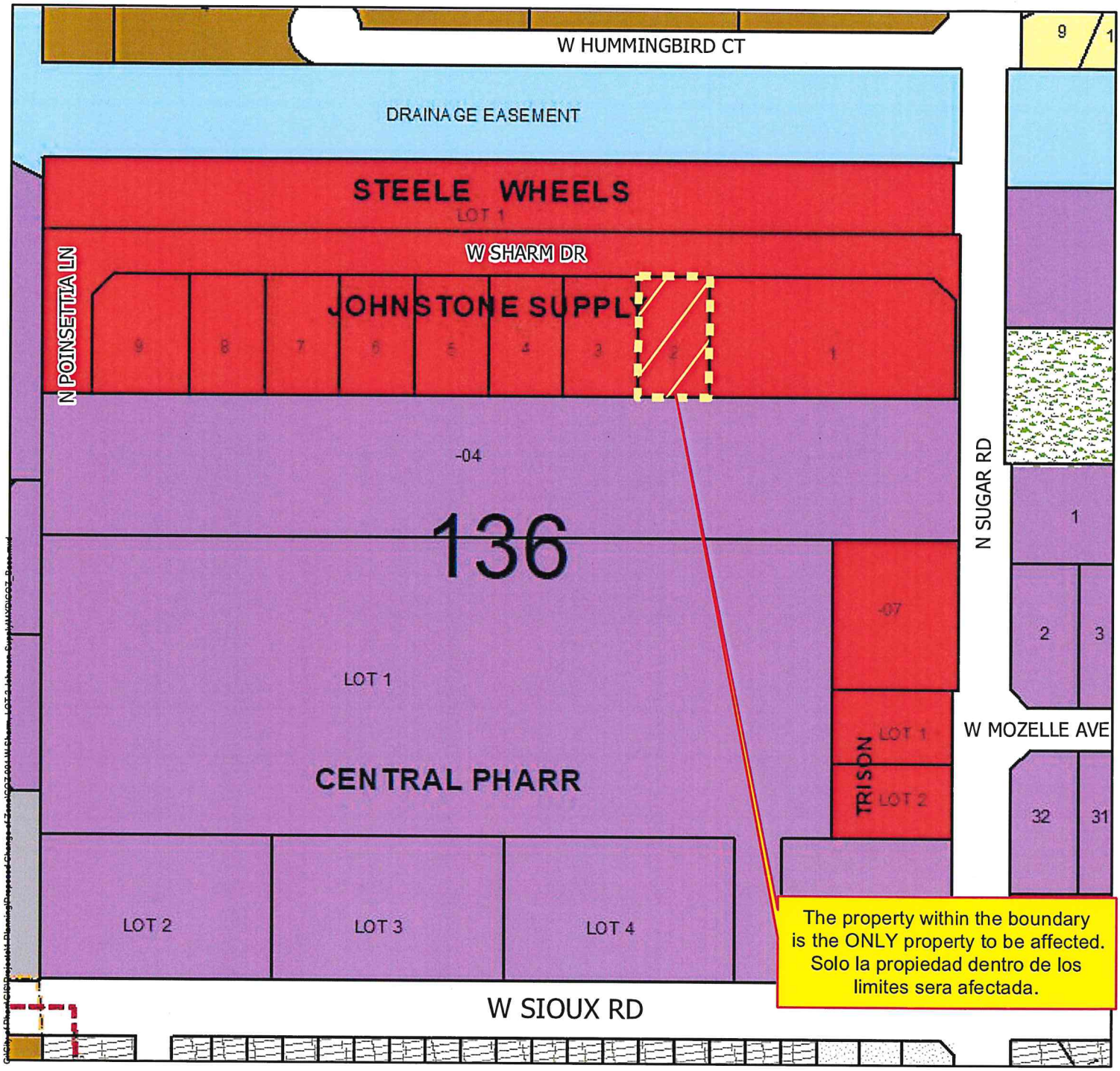


City of Pharr, Texas
Engineering Department
956.402.4242

Date: 12/16/2021

Proposed Change of Zone
901 W Sharm, LOT 2, Johnson Supply
RV Construction

Pharr Engineering



Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
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- Valley View ISD
- Planned Unit Development

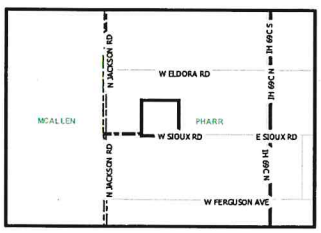
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 12/16/2021

Scale: 1 inch = 200 feet

0 100 200 400 600 800 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.



Pharr
Development Services

REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

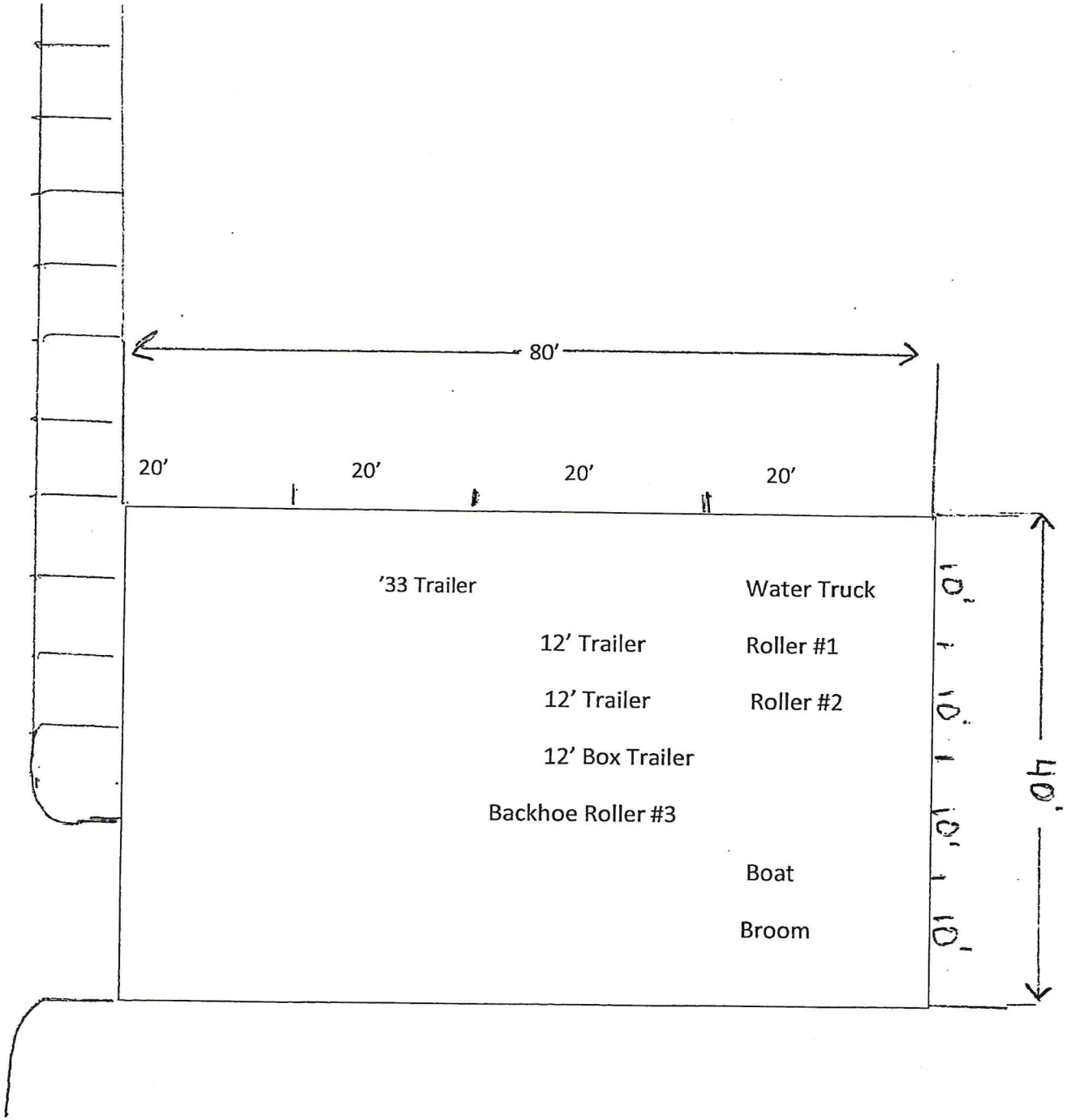
Robert Vecchio, d/b/a R-V Contractors	**General Business District (C)**
APPLICANT	CURRENT ZONE
901 West Sharm Drive	**Heavy Commercial District (H-C)**
ADDRESS	

		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 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.

Nelly Terrazas Rojo	**January 3, 2022**
PREPARED BY	DATE


80'
20'
20'
20'
20'
'33 Trailer
12' Trailer
12' Trailer
12' Box Trailer
Backhoe Roller #3
Water Truck
Roller #1
Roller #2
Boat
Broom
10'
10'
10'
10'
40'

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.
DATE SUBMITTED: January 6, 2022
MEETING DATE: January 10, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Manor No.3 Subdivision. The property is legally described as being a 2.68 of an acre tract of land being a portion of Lot 1, Posadas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of West Heritage Dr. **SUB#210828**

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

Issue: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Manor No.3 Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Heritage Manor No. 3 Subdivision subject to the listedconditions.

Alternatives:

Exclude Material from Public Packet? No
Reason:

ROUTING:

Iris Mata	Created/Initiated - 1/6/2022
Roland Gomez	Approved - 1/6/2022
Patricia Rigney	Final Approval - 1/7/2022

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, JANUARY 10, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: HERITAGE MANOR NO. 3 SUBDIVISION
FILE NO. **SUB#210828**

GENERAL INFORMATION:

APPLICANT: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Manor No.3 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.68 of an acre tract of land being a portion of Lot 1, Posadas Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1300 Block of West Heritage Dr.

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

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Heritage Manor No. 3 Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:	1. In compliance.
EASEMENTS:	1. In compliance.
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 the City Commission Meeting of **January 17, 2022** at **4:00 p.m.**

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF
HERITAGE MANOR NO. 3 SUBDIVISION

A 2.68 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOT 1, POSADAS SUBDIVISION AS RECORDED IN VOLUME 37, PAGE 173B, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #3064324, OFFICIAL, HIDALGO COUNTY, TEXAS.

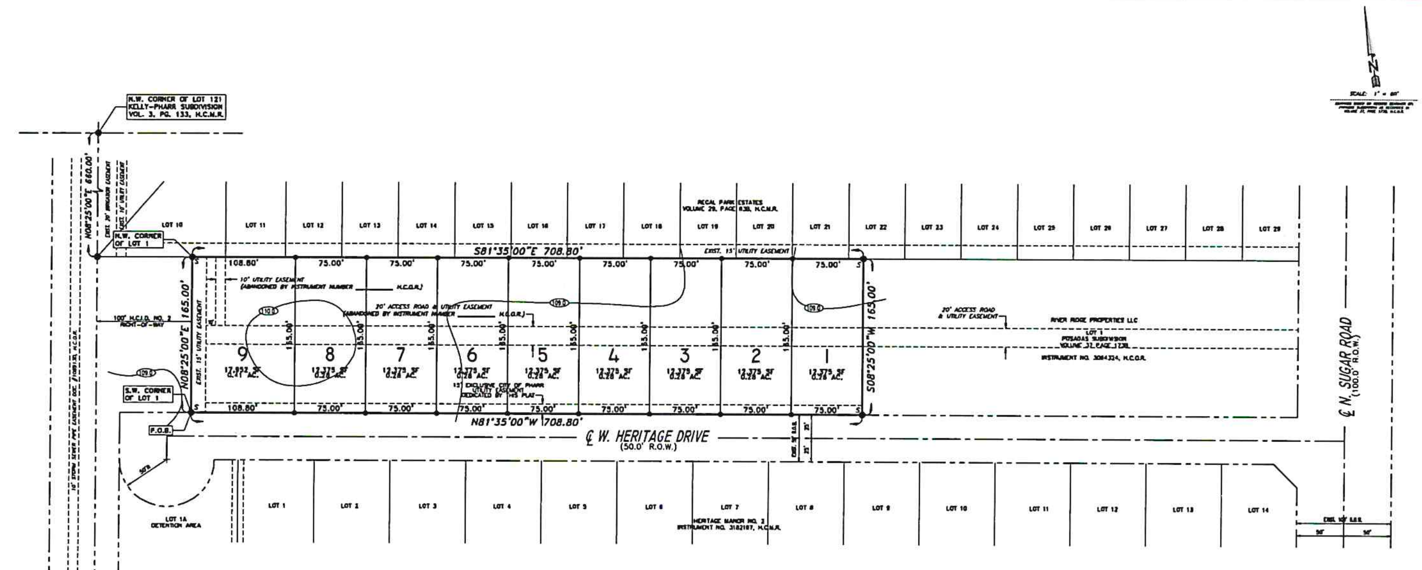
DATE: JULY 28, 2021

SCALE: 1" = 60'

PREPARED BY:

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

JOB NO.: 2021-103
DRAWN BY: D.E.S.



THE STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION
I, RICH HERITAGE CONSTRUCTION, INC. OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE HERITAGE MANOR NO. 3 SUBDIVISION TO THE CITY OF PHARR AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ROSANA ROJAS, PRESIDENT ______ DATE
RICH HERITAGE CONSTRUCTION, INC.
4920 JUNE DR. EDINBURG, TEXAS 78539

THE STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED ROSANA ROJAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ______ DAY OF ______, 20__

MY COMMISSION EXPIRES ______ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO
APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2:
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, THIS ____ DAY OF ______ 20__.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT NO.2 RIGHT-OF-WAYS OR EASEMENTS.

ATEST:

PRESIDENT ______ DATE SECRETARY ______ DATE

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

APPROVED THIS THE ____ DAY OF ______ 20__

DANNY WYLIE ______ DATE
CHAIRMAN, PLANNING AND ZONING COMMISSION

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

AMBROSIO HERNANDEZ ______ DATE
MAYOR, CITY OF PHARR

ATTEST:
CLERK, CITY OF PHARR ______ DATE

PLAT NOTES & RESTRICTIONS:

1.) FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" COMMUNITY-PANEL NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.

AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD: OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE: OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

2.) BUILDING SETBACKS AS PER CITY OF PHARR ORDINANCE.

3.) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF THE STREET AT CENTER OF LOT.

4.) BENCHMARK NOTE: ELEVATION = 107.35 ON DISK MONUMENT LOCATED 20.00' EAST FROM THE SOUTHEAST CORNER OF SIOUX ROAD AND POISETTIA LANE. (B.M. #34 N:16605744.213 E:1084184.334)

5.) STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 2.68 ACRES AND A VOLUME OF APPROXIMATELY 0.32 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.

6.) NO STRUCTURE OR BUILDING SHALL BE PERMITTED ON ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7.) ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.

8.) EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).

9.) LOT OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS

10.) LOT OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

12.) LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

13.) 5.0' FT. SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.

14.) ENFOREMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

15.) ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, RAUL E. GARCIA, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

______ REGISTERED PROFESSIONAL ENGINEER #64790

______ REGISTERED PROFESSIONAL LAND SURVEYOR #4204

STATE OF TEXAS — REGISTERED PROFESSIONAL LAND SURVEYOR — RAUL E. GARCIA — 4204

STATE OF TEXAS — RAUL E. GARCIA — 64790 — REGISTERED PROFESSIONAL ENGINEER

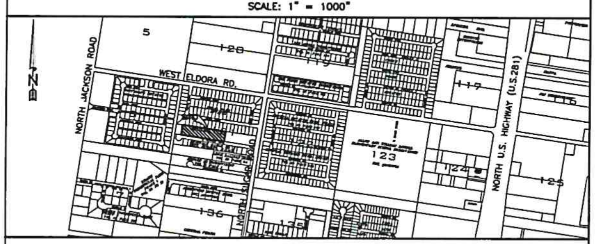
THE COUNTY OF HIDALGO TEXAS

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: ______ AT ______ AM/PM
INSTRUMENT NUMBER ______
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: ______ DEPUTY

LOCATION MAP
SCALE: 1" = 1000"



PRINCIPAL CONTACTS:

	NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE #/ FAX #:
OWNER:	ROSANA ROJAS	34920 JUNE DRIVE	EDINBURG, TX 78542	(000) 000-0000
ENGINEER:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX 78539	(956) 381-1061/(956) 381-1280
SURVEYOR:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX 78539	(956) 381-1061/(956) 381-1280

METES AND BOUNDS DESCRIPTION

A 2.68 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOT 1, POSADAS SUBDIVISION AS RECORDED IN VOLUME 37, PAGE 173B, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT # 3064324, OFFICIAL, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE NORTH RIGHT-OF-WAY LINE OF W. HERITAGE DRIVE ALSO BEING THE NORTH LINE OF HERITAGE MANOR NO. 2 SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 3182197, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID LOT 1, POSADAS SUBDIVISION, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N08°25'00"E 165.00 FEET ALONG THE WEST LINE OF SAID LOT 1, POSADAS SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE SOUTH LINE OF REGAL PARK ESTATES SUBDIVISION AS RECORDED IN VOLUME 29, PAGE 638, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID LOT 1, POSADAS SUBDIVISION, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

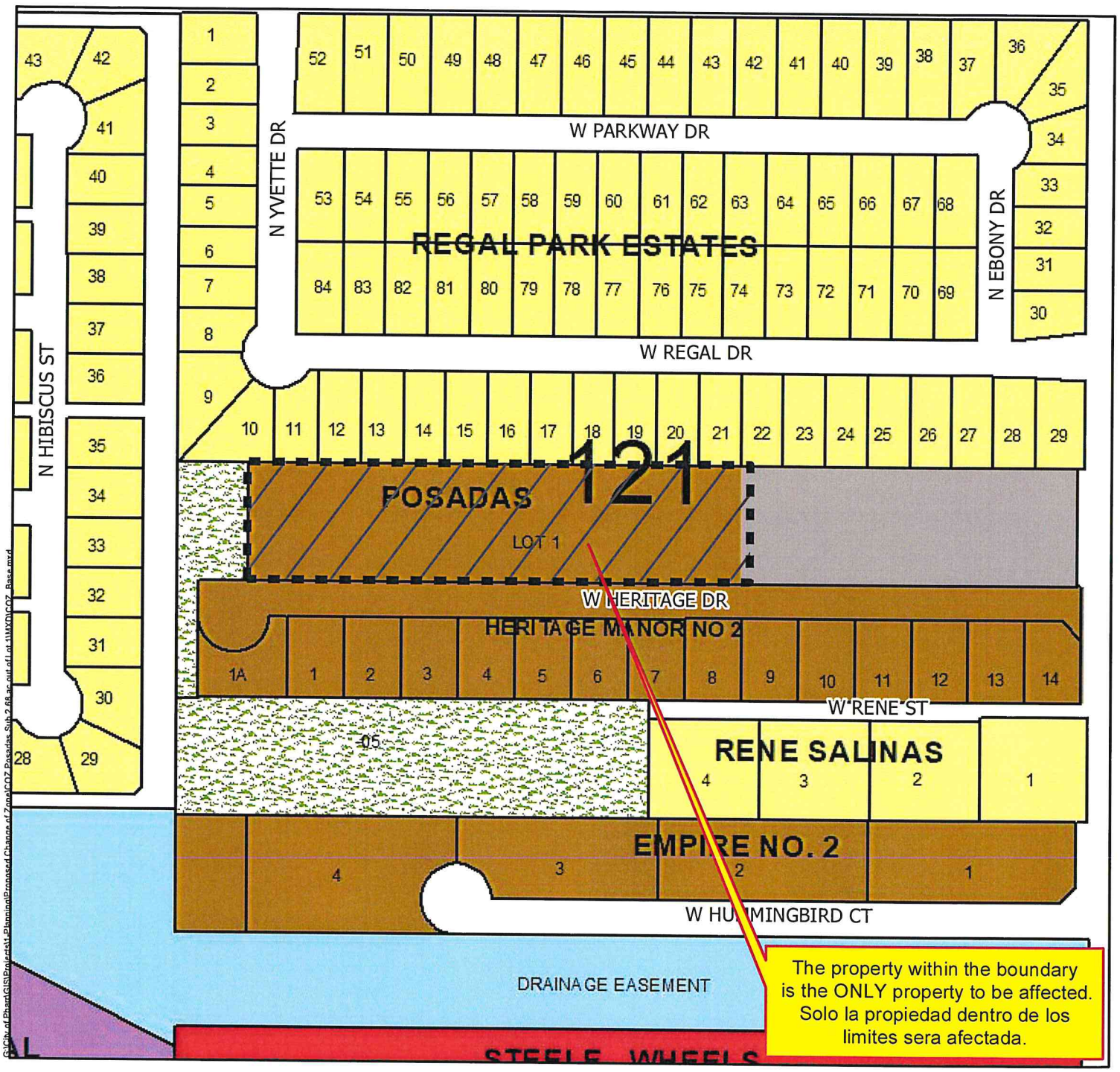
THENCE S81°35'00"E 708.80 FEET ALONG SOUTH LINE OF SAID REGAL PARK ESTATES SUBDIVISION ALSO BEING THE NORTH LINE OF SAID LOT 1, POSADAS SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "4204" FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S08°25'00"W 165.00 FEET PARALLEL TO THE WEST LINE OF SAID LOT 1, POSADAS SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "4204" ON THE SOUTH LINE OF SAID LOT 1, POSADAS SUBDIVISION, ALSO BEING NORTH RIGHT-OF-WAY LINE OF SAID W. HERITAGE DRIVE, ALSO BEING THE NORTH LINE OF SAID HERITAGE MANOR NO. 2 SUBDIVISION, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N81°35'00"W 708.80 FEET ALONG SAID SOUTH LINE OF LOT 1, POSADAS SUBDIVISION, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF W. HERITAGE DRIVE, ALSO BEING THE NORTH LINE OF HERITAGE MANOR NO. 2 SUBDIVISION, TO THE POINT TO BEGINNING AND CONTAINING 2.68 ACRES OF LAND, MORE OR LESS.

Proposed Change of Zone
2.68 acre tract out of Lot 1 Posadas Subdivision
Rosana M Riojas

Pharr Engineering

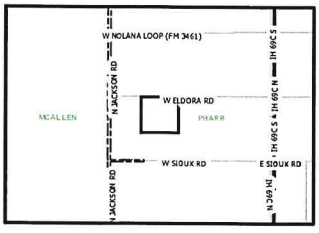


- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial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

Scale: 1 inch = 200 feet

0 100 200 400 600 800 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.



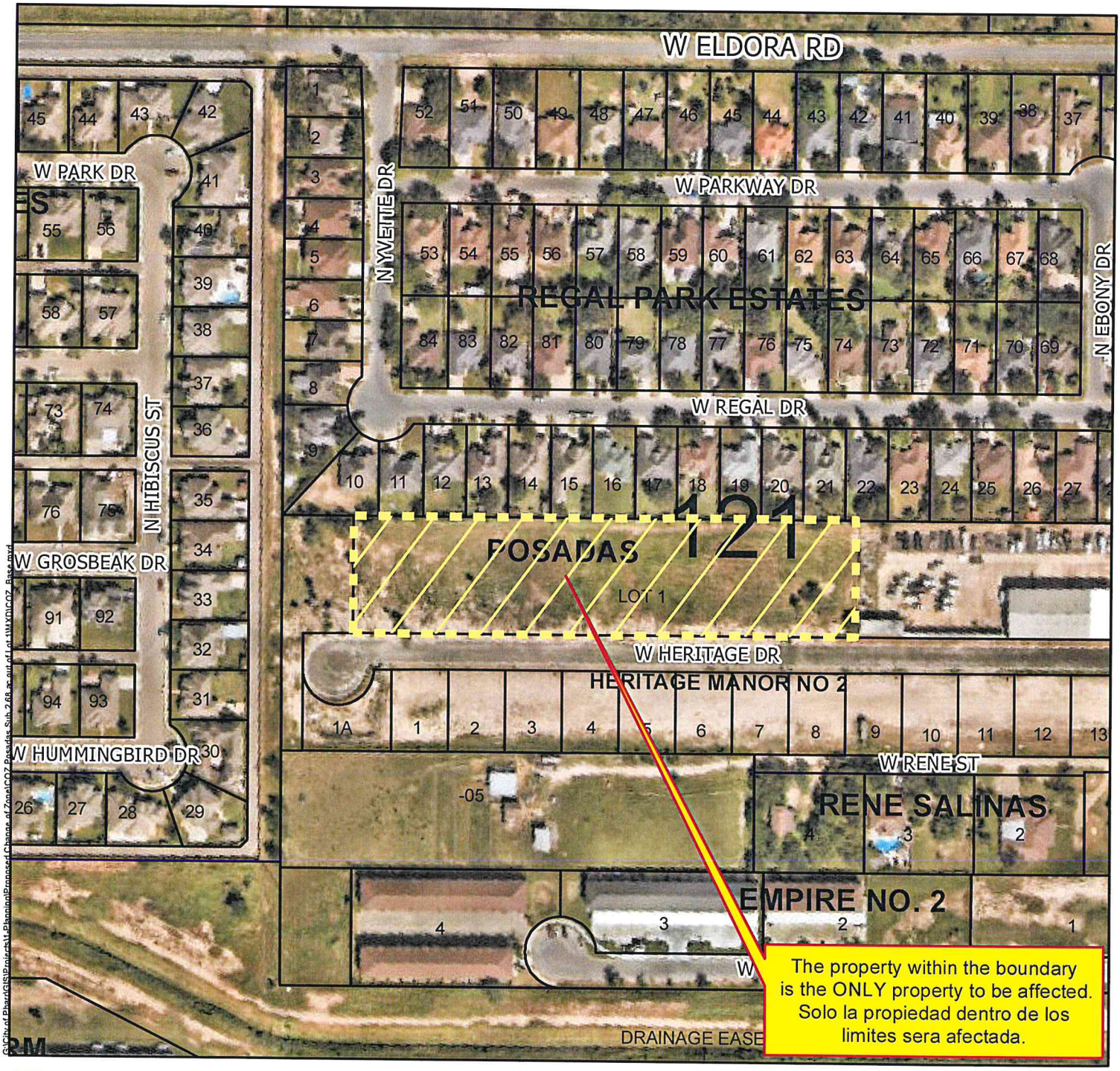
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/7/2021

G:\City of Pharr\GIS\Projects\Planning\Proposed Change of Zone\COZ Posadas Sub 2.68 ac out of Lot 1\MXD\COZ_Base.mxd

Proposed Change of Zone
2.68 acre tract out of Lot 1 Posadas Subdivision
Rosana M Riojas

Pharr Engineering



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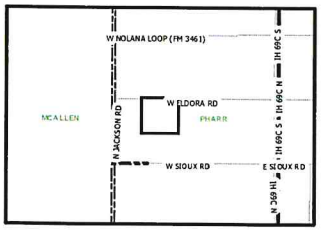


City of Pharr, Texas
Engineering Department
956.402.4242

Date: 7/27/2021

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

S:\City of Pharr\GIS\Projects\Planning\Proposed Change of Zone\CO7 Posadas Sub 2.68 ac out of Lot 1\MXD\CO7_Base.mxd

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.
DATE SUBMITTED: January 6, 2022
MEETING DATE: January 10, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: SAM Engineering & Surveying, representing Maria Del Carmen Pacheco, Member for Encarlen, LTD, is requesting final plat approval of the proposed Villa España Estates Phase IV Subdivision. The property is legally described as being a 0.88 acre tract of land out of a 5.36 acres out of Lot 8, Block 9, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2700 Block of South Jackson Road. **SUB#210832**

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

Issue: SAM Engineering & Surveying, representing Maria Del Carmen Pacheco, Member for Encarlen, LTD, is requesting final plat approval of the proposed Villa España Estates Phase IV Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Villa España Estates Phase IV Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No
Reason:

ROUTING:

Iris Mata	Created/Initiated - 1/6/2022
Roland Gomez	Approved - 1/6/2022
Patricia Rigney	Final Approval - 1/7/2022

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, JANUARY 10, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: VILLA ESPAÑA ESTATES PHASE IV SUBDIVISION
FILE NO. **SUB#210832**

GENERAL INFORMATION:

APPLICANT: SAM Engineering & Surveying, representing Maria Del Carmen Pacheco, Member for Encarlen, LTD, is requesting final plat approval of the proposed Villa España Estates Phase IV Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.88 acre tract of land out of a 5.36 acres out of Lot 8, Block 9, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2700 Block of South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Single Family Residential District (R-1) to the east, City limits to the west and General Business District (C) to the north and South. The property is designated for commercial use in the Land Use Plan.

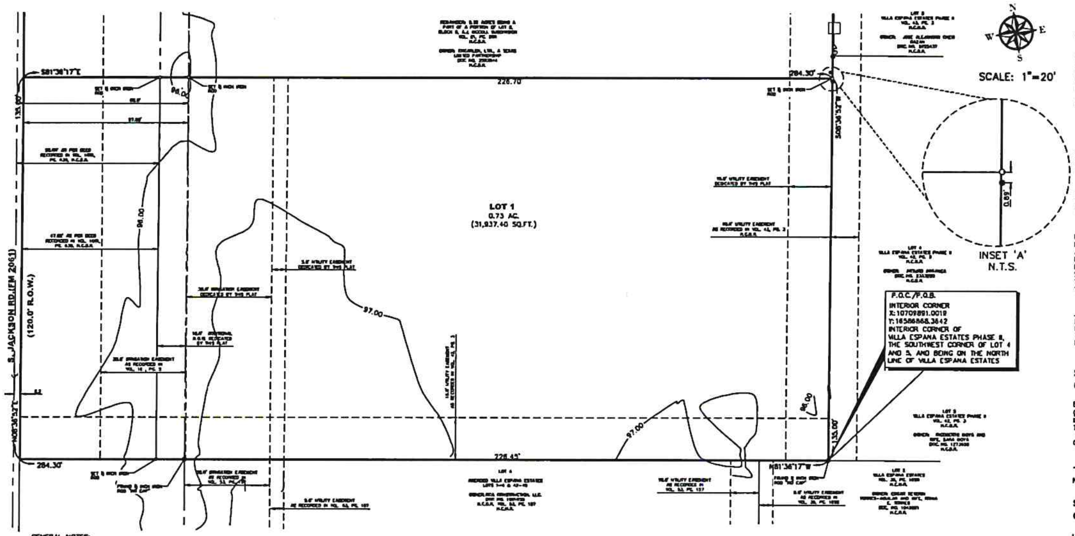
PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Villa España Estates Phase IV Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:	1. In compliance.
EASEMENTS:	1. In compliance.
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 the City Commission Meeting of **January 17, 2022** at **4:00 p.m.**



GENERAL NOTES:

1. FLOOD INSURANCE RATING ZONE: "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE ARE IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD

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

2. MINIMUM BUILDING SETBACK: AS PER CITY OF PHARR ORDINANCE.

3. MINIMUM FINISH FLOOR ELEVATION: 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD.

4. CITY OF PHARR BENCHMARK, BM #33
ELEV. = 111.85, N:16589322.845 E:1081847.387
LOCATE AT THE NORTH NIGHT OF WAY OF W MOORE RD.

5. ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.

6. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND CITY OF PHARR REQUIREMENTS, PHASE IV WILL BE REQUIRED TO DETAIN A TOTAL OF 4,517 CUBIC-FEET (0.104 ACRE-FEET) OF STORM WATER RUNOFF.

8. OWNER TO MAINTAIN DETENTION/RETENTION AREA.

9. OWNER TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

10. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

11. THE DEVELOPER WILL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT, IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

12. 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.

13. ALL ENTRANCE DRIVES SHALL INCORPORATE A STANDARD 5' SIDEWALK WITH ADA RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG ALL STREETS AT TIME OF BUILDING PERMIT PHASE.

14. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

15. ENFORCEMENTS OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY TO WHOM THE DEDICATION IS GRANTED.

16. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).

LEGEND

- ● - FND. 1/2" IRON ROD
- ○ - SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- ● - FND. 5/8" IRON ROD
- ▲ - FND. COTTON PICKER SPINDLE
- ▲ - SET COTTON PICKER SPINDLE
- ◈ - ON-SITE BENCHMARK
- R.O.W. - RIGHT OF WAY
- FND. - FOUND
- M.R.H.C. - MAP RECORDS OF HIDALGO COUNTY
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- P.O.C. - POINT OF COMMENCEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- P.O.B. - POINT OF BEGINNING

NO.	SHEET	REVISION	DATE	APPROVED

SURVEY NOTES:

1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID, BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.

2. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.

3. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

STATE OF TEXAS
COUNTY OF HIDALGO

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

SAMUEL MALDONADO, P.E. R.P.L.S. NO.91889 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

OSCAR HERNANDEZ, R.P.L.S. NO.5005 DATE

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ENCARLEN, LTD.	5518 N. McCOLL ROAD	McALLEN, TEXAS 78504	(956) 378-0255	NONE
ENGINEER:	SAMUEL MALDONADO, P.E. R.P.L.S.	200 S. 10TH ST. STE. 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	OSCAR HERNANDEZ, RPLS	200 S. 10TH ST. STE. 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), ENCARLEN, LTD. THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VILLA DE ESPANA PHASE IV AND V SUBDIVISION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF PHARR, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF PHARR.

MARIA DEL CARMEN PACHECO (MEMBER) DATE
ENCARLEN, LTD
5518 N. McCOLL
McALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ENCARLEN, LTD (MARIA DEL CARMEN PACHECO) KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ______ DAY OF ______ 20__.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR, CITY OF PHARR DATE
AMBROSIO HERNANDEZ

ATTEST: CITY CLERK DATE

PLANNING & ZONING
COMMISSION CERTIFICATION

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

CHAIRMAN PLANNING AND ZONING COMMISSION DATE
DANNY WYLIE

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS ______ DAY OF ______, 2021.

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

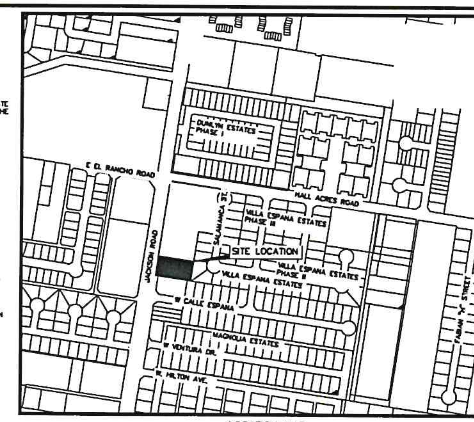
PRESIDENT ATTEST: SECRETARY

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO JR.
HIDALGO COUNTY CLERK

ON: ______ AT ______ AM/PM.

INSTRUMENT NUMBER ______
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: ______ DEPUTY.



LOCATION MAP
NOT TO SCALE

LOCATION OF SUBDIVISION WITH RESPECT TO CITY LIMITS

JURISDICTION OF MUNICIPALITY
VILLA ESPAÑA ESTATES PHASE IV&V SUBDIVISION IS LOCATED APPROXIMATELY 660 FEET SOUTH OF HALL ACRES RD. ON THE EAST SIDE OF JACKSON RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PHARR.

VILLA ESPANA ESTATES PHASE IV SUBDIVISION

A 0.88 ACRE (38,397.15 SQ. FT.) TRACT OF LAND, OUT OF A 5.36 ACRES, OUT OF LOT 8, BLOCK 9, A.J. McCOLL SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY, MAP RECORDS, TEXAS

METES AND BOUNDS

A 0.88 ACRE (38,397.15 SQ.FT.) GROSS, 0.73 ACRE (31,837.40 SQ.FT.) NET., TRACT OUT OF A 5.36 ACRES, OUT OF LOT 8, BLOCK 9, A.J. McCOLL SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY, DEED RECORDS, TEXAS. THERE OF CONVEYED TO ENCARLEN, LTD., DOCUMENT No. 2582844, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;

COMMENCING; AT 1/2" IRON ROD FOUND FOR SOUTHWEST CORNER OF LOT 4 AND LOT 5, AN INTERIOR CORNER OF VILLA ESPANA ESTATES PHASE II SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 42, PAGE 3, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING ON THE NORTH LINE OF VILLA ESPANA ESTATES SUBDIVISION AS RECORDED IN VOLUME 36, PAGE 1698, HIDALGO COUNTY MAP RECORDS, AND BEING THE SOUTHEAST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND TRACT OF LAND; HAVING A SURFACE COORDINATE OF E= 1070891.0019, N=16586868.3642,

THENCE, NORTH 81°34'55" WEST, WITH THE NORTH LINE OF AMENDED VILLA ESPANA ESTATES LOTS 1-4 & 42-45, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 157, MAP RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 226.45 FEET, PASSING A FOUND 1/2 INCH IRON ROD, CONTINUING FOR 236.45 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", AT THE EAST RIGHT OF WAY LINE OF JACKSON ROAD CONTINUING FOR A TOTAL DISTANCES OF 284.30 FEET TO A SET COTTON PICKER SPINDLE FOR THE NORTHWEST CORNER OF SAID AMENDED VILLA ESPANA ESTATES AND BEING 2.15 EAST OF THE CENTERLINE OF JACKSON RD, AND BEING THE FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 08°32'21" EAST, PARALLEL AT 2.15 FEET EAST OF THE CENTERLINE OF SAID JACKSON RD, A DISTANCE OF 135.00 FEET, TO A SET COTTON PICKER SPINDLE FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 81°34'55" EAST, A DISTANCE OF 47.85 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", AT THE EAST RIGHT OF WAY LINE OF JACKSON ROAD, CONTINUING FOR A TOTAL DISTANCES OF 284.55 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

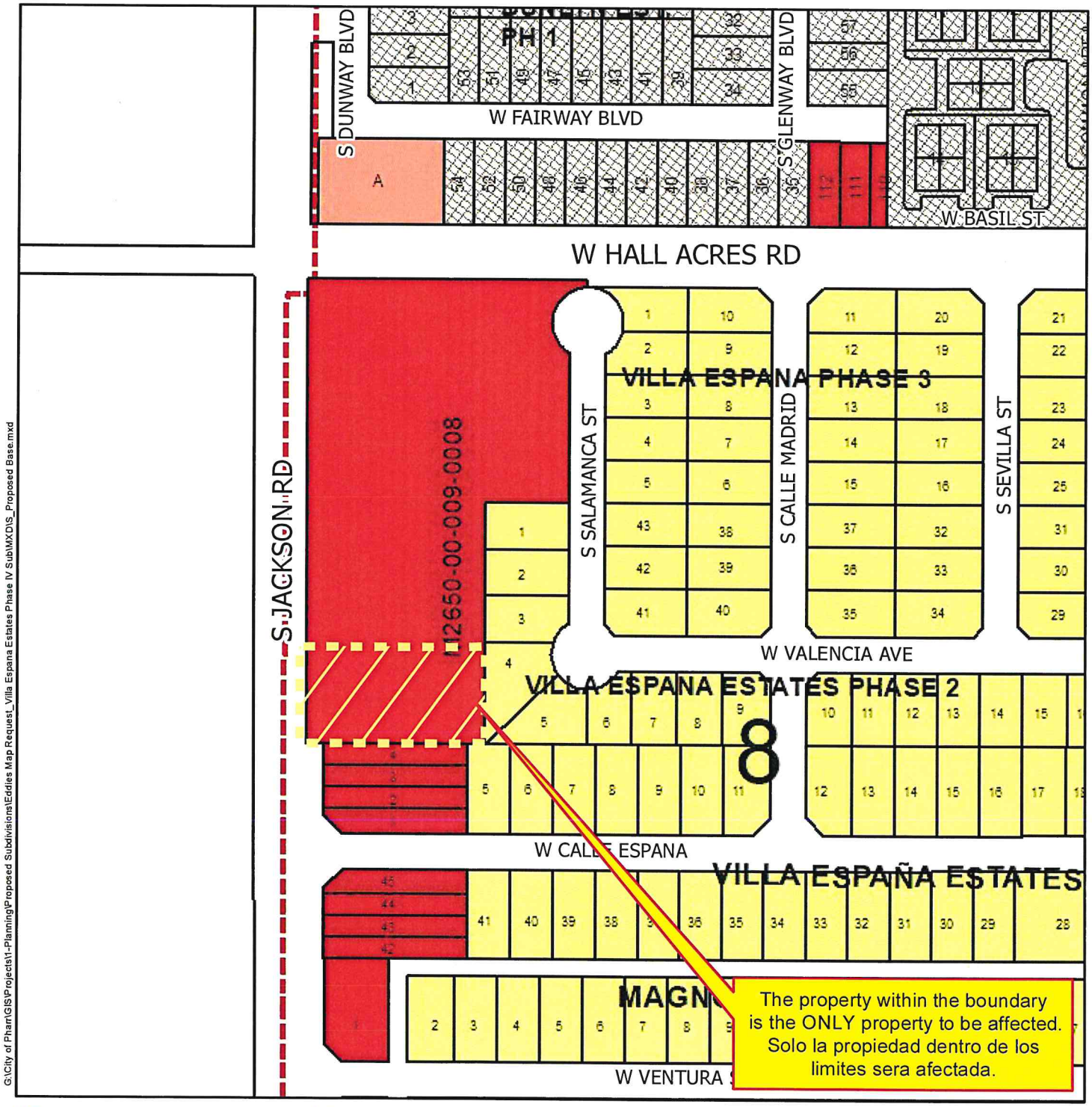
THENCE, SOUTH 08°38'40" WEST, ALONG THE WEST LINE OF SAID VILLA ESPANA ESTATES PHASE II SUBDIVISION, A DISTANCE OF 0.89 FEET TO 1/2 INCH IRON ROD FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 135.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.88 ACRE (38,397.15 SQ. FT.), TRACT OF LAND, MORE OR LESS.

DATE OF PREPARATION: NOVEMBER 2021 REGISTRATION # F-10602

SAMES SAM Engineering & Surveying
200 S. 10th St, Ste. 1500
McAllen, TEXAS 78501
TEL. (956) 702-8880
FAX: (956) 702-8883

VILLA ESPANA ESTATES PHASE IV SUBDIVISION
SAM ENGINEERING & SURVEYING

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Eddies Map Request_Villa Espana Estates Phase IV Sub\MXD\S_Proposed Base.mxd

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City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 200 feet

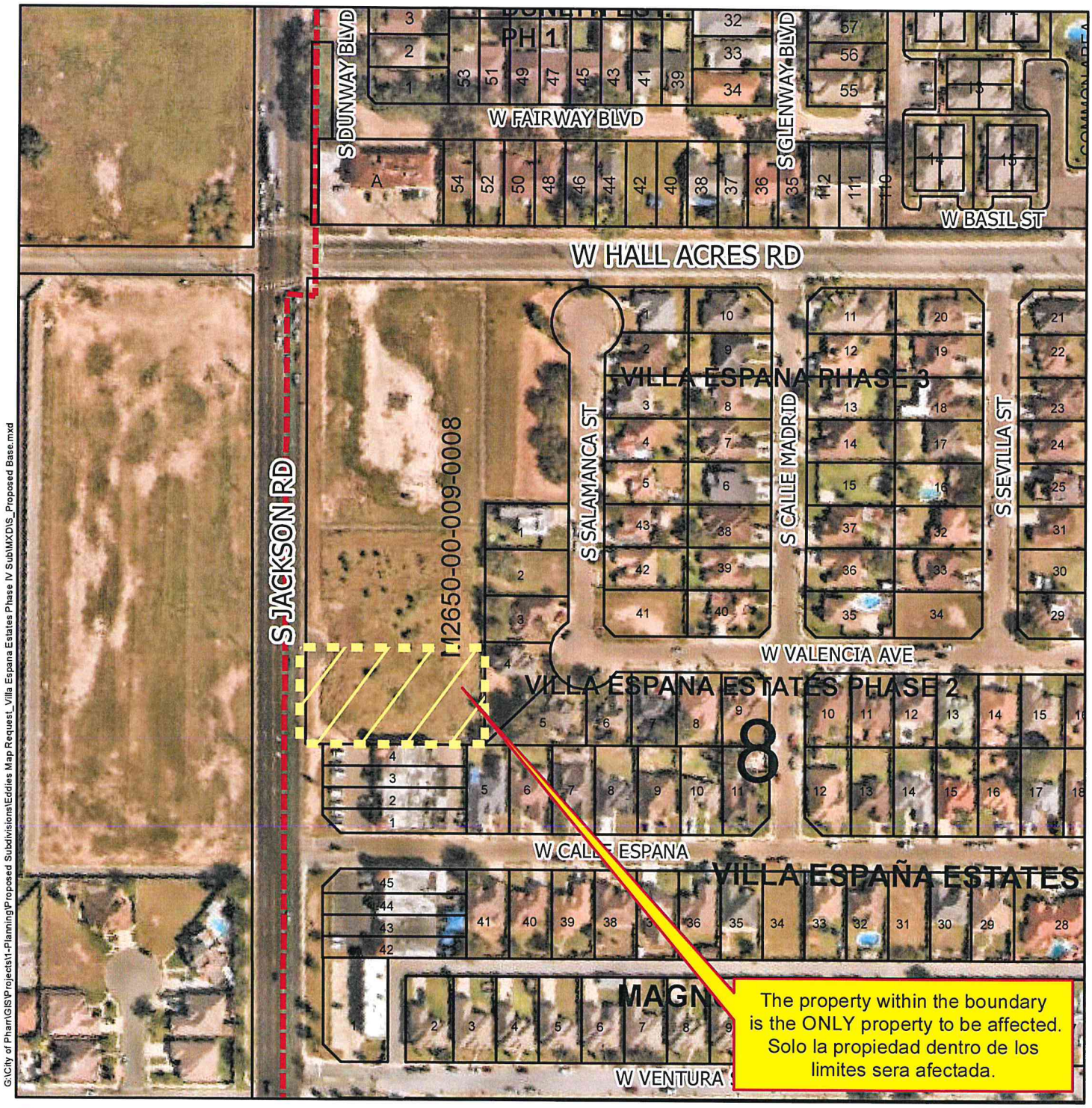
0 100 200 400 600 800 Feet

N W E S

Date: 1/6/2022

VILLA ESPANA ESTATES PHASE IV SUBDIVISION
SAM ENGINEERING & SURVEYING

Pharr Engineering



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