

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 28, 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.*

C. APPROVAL OF MINUTES:

- 1) Minutes of February 14, 2022.

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) Spoor Engineering Consultants, representing Craig R. Funke, 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 Heavy Commercial District (H-C). The property is legally described as being 5.49-acres, more or less, out of Lot 260, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 4500 Block of South Cage Boulevard. **COZ#220104**

2) Hugo De La Garza, representing 33 Construction and Energy LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being Lots 13 and 14, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 3001 South Gardenia Street. **COZ#220106**

E. PLATS:

1) M2 Engineering, PLLC., representing Irene Uribe Manrique, President of Star Trail Holdings, LLC, is requesting final plat approval of the proposed Star Trail Subdivision. The property is legally described as being a 3.879 acre tract of land comprising of all Lot 1, Fernandez Subdivision and a 2.00 acre tract out of Lot 113, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1100 Block of East Eldora Road. **SUB#190304**

2) R. Gutierrez Engineering Corp., representing, Ismelda Montanez is requesting preliminary plat approval of the proposed Montanez Subdivision. The property is legally described as being a 0.32 of an acre of land out of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of west Dicker Rd. **SUB#211140**

3) South Texas Infrastructure Group, representing, Rhea Mora, President for Brownstone Consultants, LLC., is requesting preliminary plat approval of the proposed Bstone Park Subdivision. The property is legally described as being a 1.52 acres out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of north Sugar Rd. **SUB#211247**

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 25th day of February at 5:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)



[Handwritten signature]
for
Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 14, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 14, 2022 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Charlie Ramirez
 Rafael Munguia Luis Madrigal

ABSENT: Andy Castro Romeo Robles
 Jonathan Larraga

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Interim Director
 Roy Rodriguez, Assistant Director/Building Official
 Eddie Martinez, Planner II
 Anaisa Licerio, Planner II
 Nelly Terrazas, Planner I
 Iris Mata, Administrative Assistant
 Daniel Gonzalez, Assistant City Attorney

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 6:10 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF JANUARY 24, 2022

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal moved to approve the minutes of January 24, 2022. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **RED TAPE II, INC., D/B/A STILETTOS GENTLEMEN'S CLUB IS REQUESTING RENEWAL OF THE SEXUALLY ORIENTED BUSINESS LICENSE IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS ALL OF LOT 2, ALBRAD SUBDIVISION UNIT #3, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1050 NORTH SUGAR ROAD. SOB#001254**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area to the North, South, East and West is zoned General Business District (C). The area is generally designated for commercial use in the Land Use Plan. She further reported forty-two (42) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Nelly Terrazas, Planner I, further stated staff recommended approval of the renewal request for the Sexually Oriented Business License subject to site and applicants being in compliance with all City Ordinances and City Department requirements. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

There being no discussion Rafael Munguia moved to **approve** the renewal of the Sexually Oriented Business License in a General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **ERIC S. FANTICH, REPRESENTING FANTICH LAND HOLDINGS & DEVELOPMENT, LLC., 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 HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1-ACRE, MORE OR LESS, OUT OF LOT 152, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1024 WEST FERGUSON AVENUE. COZ#220105**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The properties to the north and west are zoned Agricultural and /or Open Space District (A-O). The property to the east was rezoned from Agricultural and/ or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD). The properties to the south were zoned as General Business District (C) on March 30, 1982, when the city adopted the current zoning ordinance we use today. There

have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for Single Family Residential use in the Land Use Plan. She further reported six (6) 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.

Nelly Terrazas, Planner I, further stated staff recommended approval of the request to re-zone from 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.

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.

There being no discussion Luis Madrigal moved to **approve** the request to re-zone from from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) J&R ENGINEERING, LLC, REPRESENTING CIPRIANO GARZA BARAJAS, PRESIDENT OF WAREHOUSING LEASING OF TEXAS, LLC IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED MAS LOGISTICS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 12.560 ACRE TRACT OF LAND, BEING A PART OR PORTION OF THE MICHAEL TRACT OUT OF PORCION 69, A-691, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF WEST PRODUCE DRIVE. SUB#210616**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Single Family Residential District (R-1) and Agricultural Open Space District (A-O) to the north, Residential Multifamily High Density District (R-MFHD) and General Business District (C) to the east, Agricultural Open Space District (A-O) to the south and Limited Industrial District (L-I) and Heavy Commercial District (H-C) to the west. The property is designated for multifamily, commercial and public/semi public in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed MAS Logistics 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.

Chairman, Danny Wylie, asked if there would be more than one (1) warehouse on the property and if the area was designed for heavy usage.

Luis Madrigal confirmed Produce Drive was paved.

Eddie Martinez, Planner II, stated there was one (1) warehouse on the property to the furthest south.

There being no further discussion Luis Madrigal moved to **approve** the request for final plat approval of the proposed MAS Logistics Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

2) RIO DELTA ENGINEERING, REPRESENTING LETICA FLORES, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED DAM SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.43 ACRES TRACT OF LAND, MORE OR LESS, SAME BEING OUT OF THE 2.0 ACRES OUT OF LOT 292, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 5400 BLOCK OF SOUTH CAGE BLVD. SUB#211141

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Agricultural Open Space District (A-O) to the north and west, Single Family Residential District (R-1) to the east and south. 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 Dam 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.

Chairman, Danny Wylie, asked if the property was beyond the levees.

Eddie Martinez, Planner II, stated the property was to the south of the levees.

Chairman, Danny Wylie, asked for the City's definition of a car lot and if a buffer would be required.

Eddie Martinez, Planner II, stated the property would be used for the sale of cars which would have an enclosed building for minor repairs similar to larger car dealerships. He continued to state that a buffer would be required.

There being no further discussion Luis Madrigal moved to **approve** the request for preliminary plat approval of the proposed Dam Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 3) MELDEN & HUNT INC., REPRESENTING, WINONA MOCZYGEMBA, GENERAL PARTNER FOR ESE PROPERTIES, LTD., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED DAHLIA VILLAS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RESUBDIVISION OF 4.538 ACRES OUT OF LOT 187 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF WEST SAM HOUSTON AVE. SUB#220203**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Residential Multifamily High Density District (R-MFHD). The adjacent zones are Residential Multifamily high Density District (R-MFHD), Office professional District (O-P) and Agricultural Open Space District (A-O) to the north, Single Family Residential District (R-1), Agricultural Open Space District (A-O) and Government owned to the east, General Business District (C) to the west and Government owned to the south. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Dahlia Villas 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.

Chairman, Danny Wylie, asked if the access to Sam Houston was wide enough.

Eddie Martinez, Planner II, stated access was wide enough.

There being no further discussion Luis Madrigal moved to approve the request for preliminary plat approval of the proposed Dahlia Villas Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 4) MELDEN & HUNT INC., REPRESENTING, ELENA OCHOA DE GUDINO IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ELENA INDUSTRIAL PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RESUBDIVISION OF A 20.368 ACRES, BEING A PART OR PORTION OUT OF LOTS 5 AND 6, BLOCK 13, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF WEST MILITARY HWY. SUB#200720**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Agricultural Open Space District (A-O). The adjacent zones are Limited Industrial District (L-I) and General Business District (C) to the south and west, Limited Industrial District (L-I) to the north and Agricultural Open Space District (A-O) and Limited Industrial District (L-I) to the east. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Elena Industrial 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 Elena Industrial Park Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

5) MELDEN & HUNT INC., REPRESENTING, DALLAS HAKES, MANAGER FOR LONESTAR PROPERTIES, LLC IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED QQ POLK & VETERANS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.964 OF ONE ACRE, BEING A PART OR PORTION OUT OF LOT 30, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF NORTH VETERANS BLVD. ("I" RD.). SUB#211139

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 south, Single Family Residential District (R-1) to the north, City limits to the east and Agricultural Open Space District (A-O) 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 preliminary plat approval of the proposed QQ Polk & Veterans 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.

Chairman, Danny Wylie, asked if the property would be a full service car wash and questioned staff about the entrance and exit.

Eddie Martinez, Planner II, stated the entrance would be at the intersection of Polk and Veterans. He continued to state the exit would be a right turn exit with directional signage.

There being no further discussion Luis Madrigal moved to **approve** the request for preliminary plat approval of the proposed QQ Polk & Veterans 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 Rafael Munguia moved to adjourn. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:32 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: February 25, 2022

MEETING DATE: February 28, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Spoor Engineering Consultants, representing Craig R. Funke, 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 Heavy Commercial District (H-C). The property is legally described as being 5.49-acres, more or less, out of Lot 260, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 4500 Block of South Cage Boulevard. **COZ#220104**

Classification: Regular

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

Issue: Spoor Engineering Consultants, representing Craig R. Funke, 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 Heavy Commercial District (H-C).

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 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
Roland Gomez
Patricia Rigney

Created/Initiated - 2/25/2022
Approved - 2/25/2022
Final Approval - 2/25/2022



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: February 28, 2022

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#220104
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: January 14, 2022

1. **Applicant:** Spoor Engineering Consultants, representing Craig R. Funke, owner.
2. **Requested Action:** Re-zoning request from Agricultural and/ or Open Space District (A-O) to Heavy Commercial District (H-C).
3. **Nature / Intent of Request:** In order to develop and construct a trucking parking lot on subject property.

4. **Routing to Staff:**

A. Roland Gomez, Interim Director	<u></u> Initials	<u>2-25-22</u> Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	_____ Initials	_____ 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, FEBRUARY 28, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/ or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 5.49-acres, more or less, out of Lot 260, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 4500 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:

Spoor Engineering Consultants, representing Craig R. Funke, 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 Heavy Commercial District (H-C) in order to develop and construct a trucking parking lot on subject property.

The subject site is located to the east side of South Cage Boulevard and is physically located within the 4500 Block of South Cage Boulevard. The property is legally described as being 5.49-acres, more or less, out of Lot 260, Kelly-Pharr 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 40-50 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property and the properties to the north, east, south, and west were annexed on April 19, 1983, as Agricultural and/ or Open Space District (A-O). The property to the north and the north portion of the properties to the west were rezoned to General Business District (C) on July 17, 2017, and November 1, 2007. The south portion of the properties to the west was rezoned to Heavy Commercial District (H-C) on January 15, 2008. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for commercial and public/semipublic 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.

Nine (9) 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 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.

NOTE: This item will go before the City Commission Meeting of **March 7, 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

Spoor Engineering Consultants, representing Craig R. Funke, owner.

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

APPLICANT

CURRENT ZONE

4500 Block of South Cage Boulevard

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 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. The property is not currently compatible with the future land use plan; however, the zoning will allow reasonable use of the property and granting the request results in equal treatment of similarly situated properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

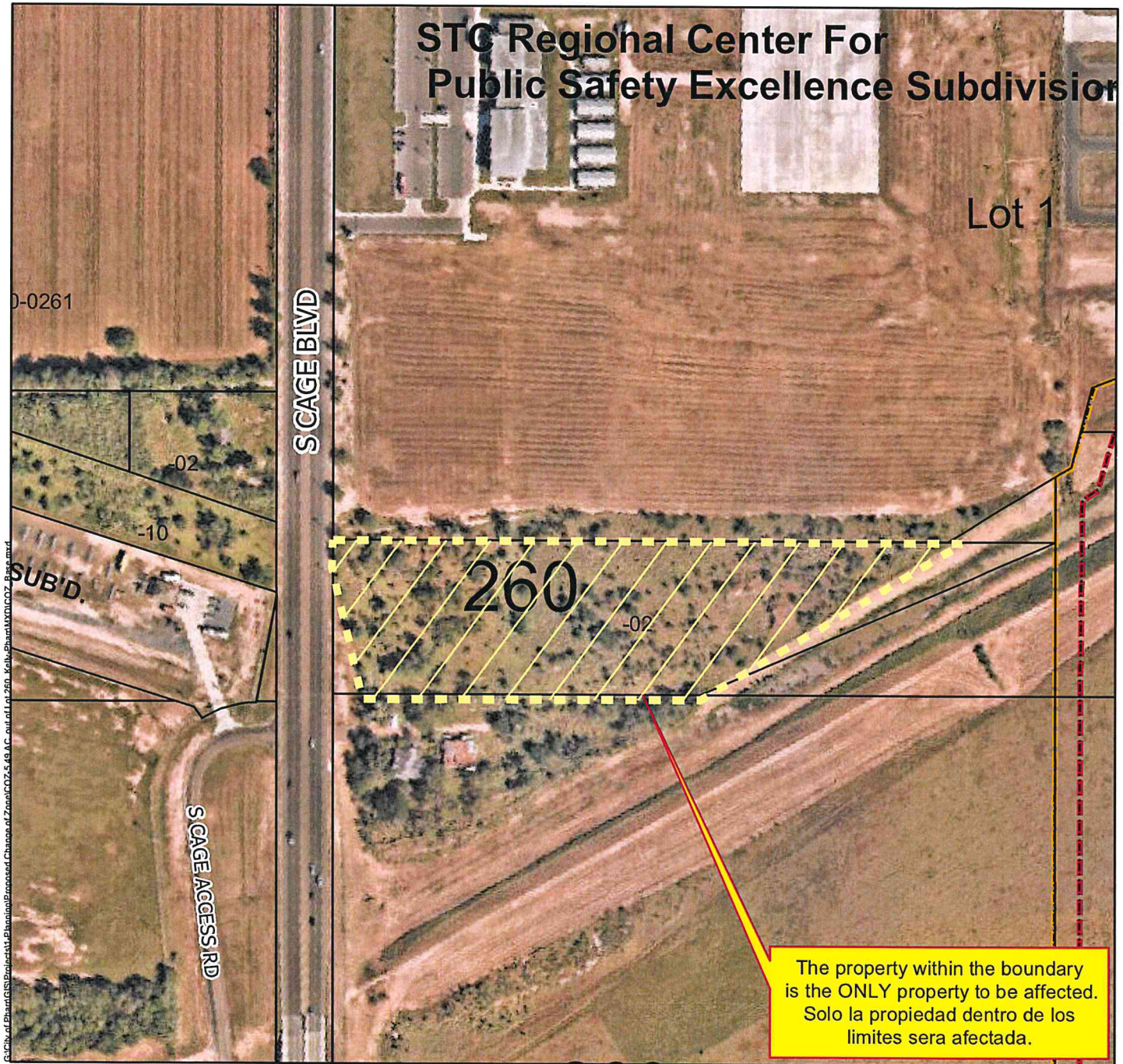
Nelly Terrazas Rojo

PREPARED BY

February 25, 2022

DATE

Proposed Change of Zone
 5.49 acres, more or less, out of Lot 260, Kelly-Pharr
 4501 S Cage Blvd
 Spoor Engineering Consultants / Craig R. Funke



Zoning

ZONE

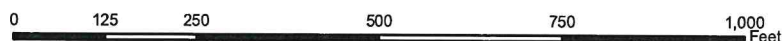
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- 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: 2/9/2022

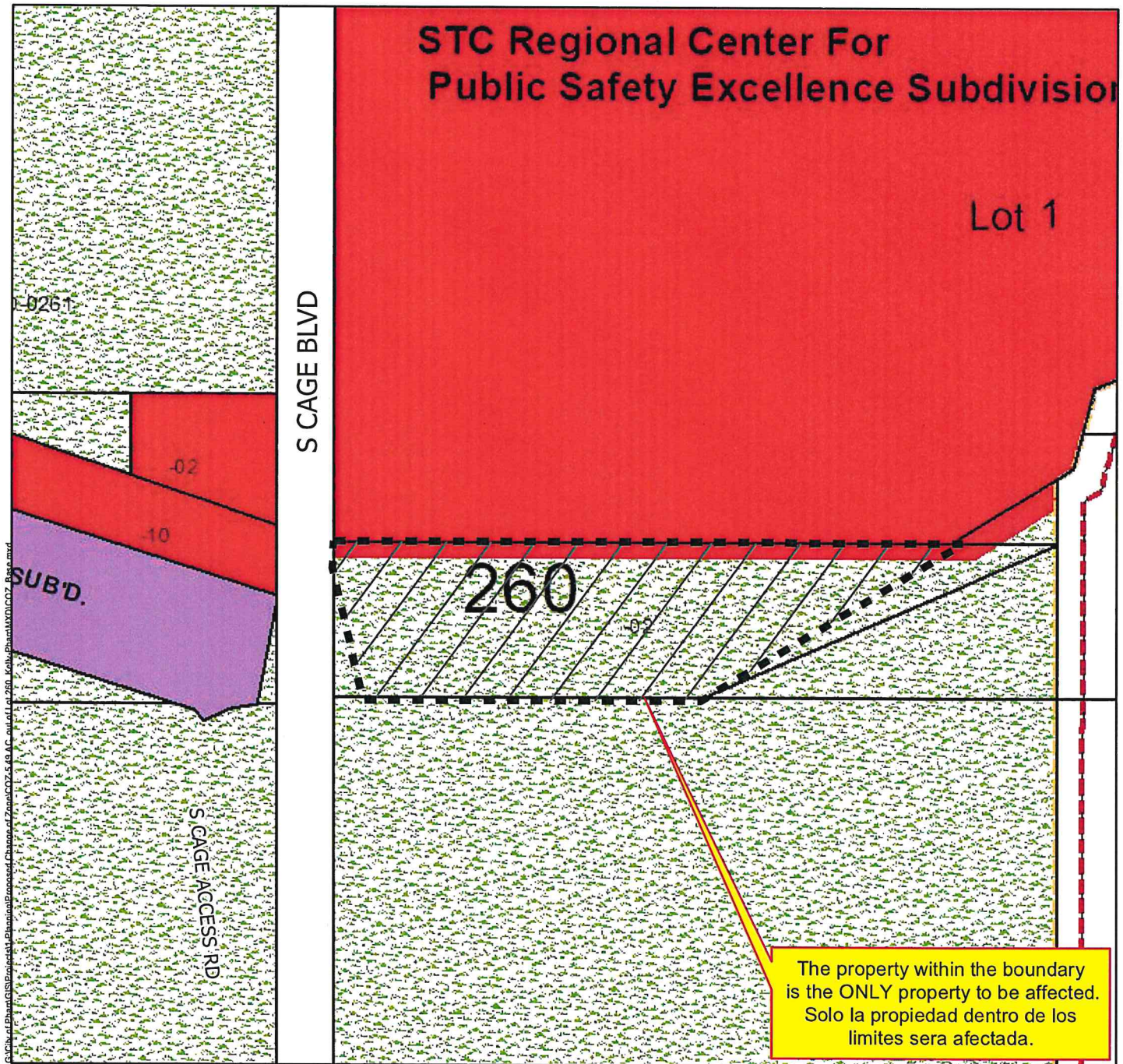
Scale: 1 inch = 250 feet



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
 5.49 acres, more or less, out of Lot 260, Kelly-Pharr
 4501 S Cage Blvd
 Spoor Engineering Consultants / Craig R. Funke



Zoning

ZONE

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

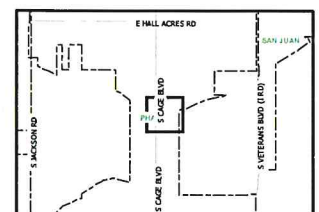
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

City of Pharr, Texas
 Engineering Department
 956.402.4242

Scale: 1 inch = 250 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: 2/9/2022

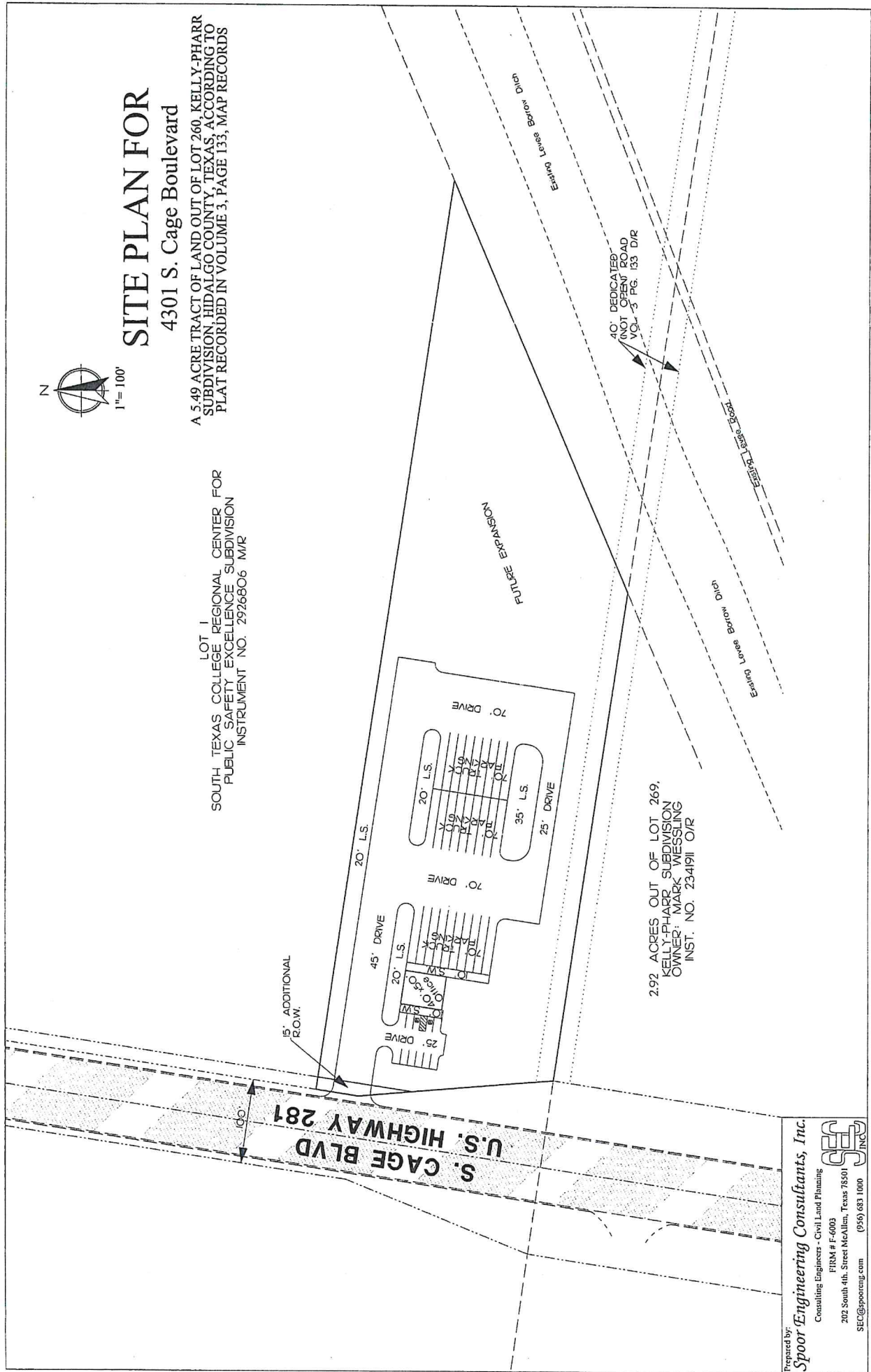


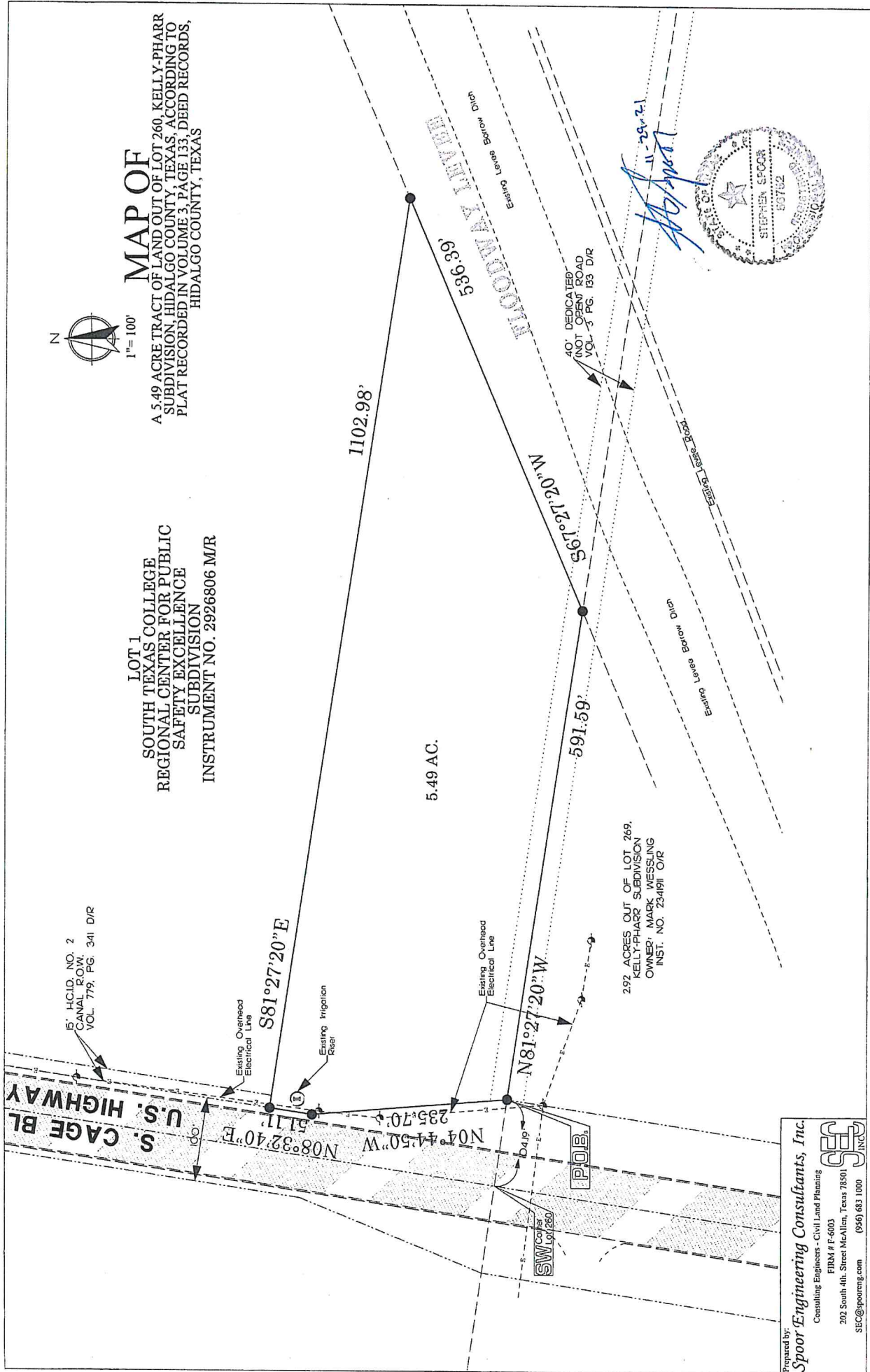
SITE PLAN FOR

4301 S. Cage Boulevard

A 5.49 ACRE TRACT OF LAND OUT OF LOT 260, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 3, PAGE 133, MAP RECORDS

LOT 1
SOUTH TEXAS COLLEGE REGIONAL CENTER FOR
PUBLIC SAFETY EXCELLENCE SUBDIVISION
INSTRUMENT NO. 2926806 M/R







AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: February 25, 2022

MEETING DATE: February 28, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Hugo De La Garza, representing 33 Construction and Energy LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being Lots 13 and 14, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 3001 South Gardenia Street. **COZ#220106**

Classification: Regular

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

Issue: Hugo De La Garza, representing 33 Construction and Energy LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Single Family Residential District (R-1) 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.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 2/25/2022
Approved - 2/25/2022
Final Approval - 2/25/2022



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: February 28, 2022

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#220106
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: January 28, 2022

1. **Applicant:** Hugo De La Garza, representing 33 Construction and Energy LLC., owner.
2. **Requested Action:** Re-zoning request from Single Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD).
3. **Nature / Intent of Request:** In order to develop and construct duplexes on subject property.

4. **Routing to Staff:**

A. Roland Gomez, Interim Director


Initials

2-25-22
Date

☐ Approval ☒ Denial

B. Planning Staff Recommendations


Initials

2-25-2022
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, FEBRUARY 28, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being Lots 13 and 14, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 3001 South Gardenia Street.

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:

Hugo De La Garza, representing 33 Construction and Energy LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct duplexes on subject property.

The subject site is located east of South Gardenia Street and is legally described as being Lots 13 and 14, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 3001 and 3009 South Gardenia Street.

The property fronts south Gardenia Street, a 70' minor collector that runs north and south at a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property and the properties to the north, east, south, and west are currently zoned Single Family Residential District (R-1) and were annexed on November 1, 1994. 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.

The Residential Multi-Family High Density District (R-MFHD) is established to provide adequate space and site diversification for medium to high density areas. This may be a zone for transitional areas developed for single-family usage, but because of the need for rehabilitation, or changes in the character of the neighborhood, are now deemed suitable for some multifamily development. This zone allows medium to high density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space shall be met. R-MFHD uses should not run traffic over long distances of single-family residential-sized streets or neighborhoods and should be located close to arterials or collectors capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses and should be properly buffered from nonresidential land uses and traffic, or from pollution and 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 two (2) responses to the letters or the legal notice. One (1) was located within the surrounding area, requesting information only and the other was not in the affected area and was opposed of the item.

Development Services is recommending denial of the request to re-zone from Single Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) as the property is not compatible with adjacent and nearby uses and may have detrimental impact to the neighborhood character. The property does meet area requirements. 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 **March 7, 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.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Hugo De La Garza, representing 33 Construction and Energy LLC., owner.

Single Family Residential District (R-1)

APPLICANT

CURRENT ZONE

3001 and 3009 South Gardenia Street

Residential Multi-Family High Density District (R-MFHD)

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:

Denial

Development Services is recommending denial of the request to re-zone from Single Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) as the property is not compatible with adjacent and nearby uses and may have detrimental impact to the neighborhood character. The property does meet area requirements. If approved, the owner must comply with all City Ordinances and City Department requirements.

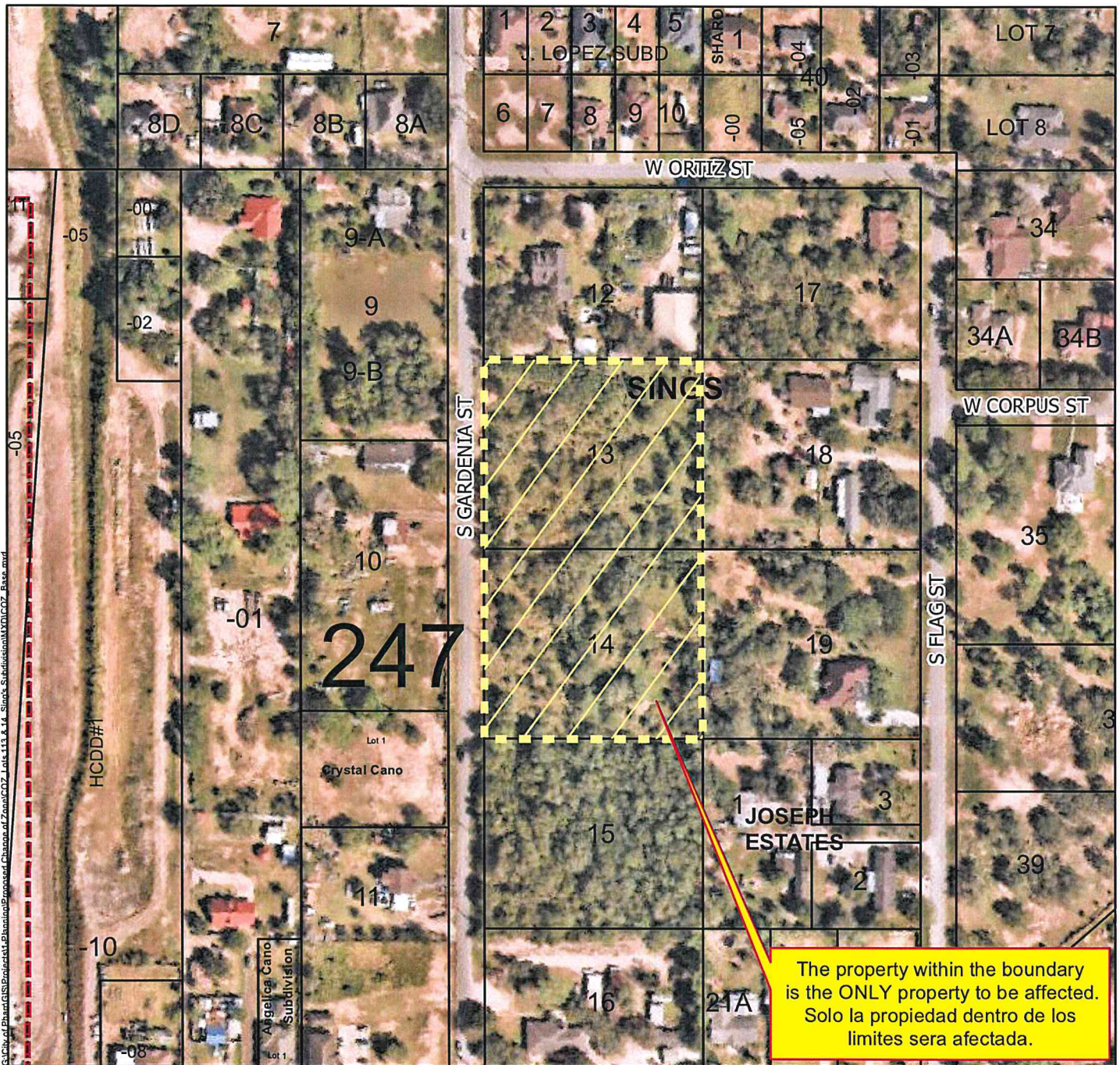
Nelly Terrazas Rojo

PREPARED BY

February 25, 2022

DATE

Proposed Change of Zone
 Lots 13 & 14, Sing's Subdivision
 Hugo De La Garza, rep. 33 Construction / Energy LLC.



Zoning

ZONE

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

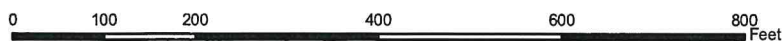
- Townhouse
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- Drainage Easement
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- Heavy Industrial
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- Office Professional
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- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

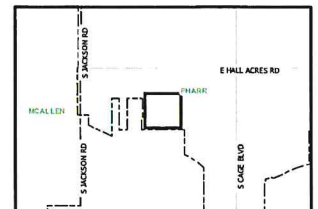
City of Pharr, Texas
 Engineering Department
 956.402.4242

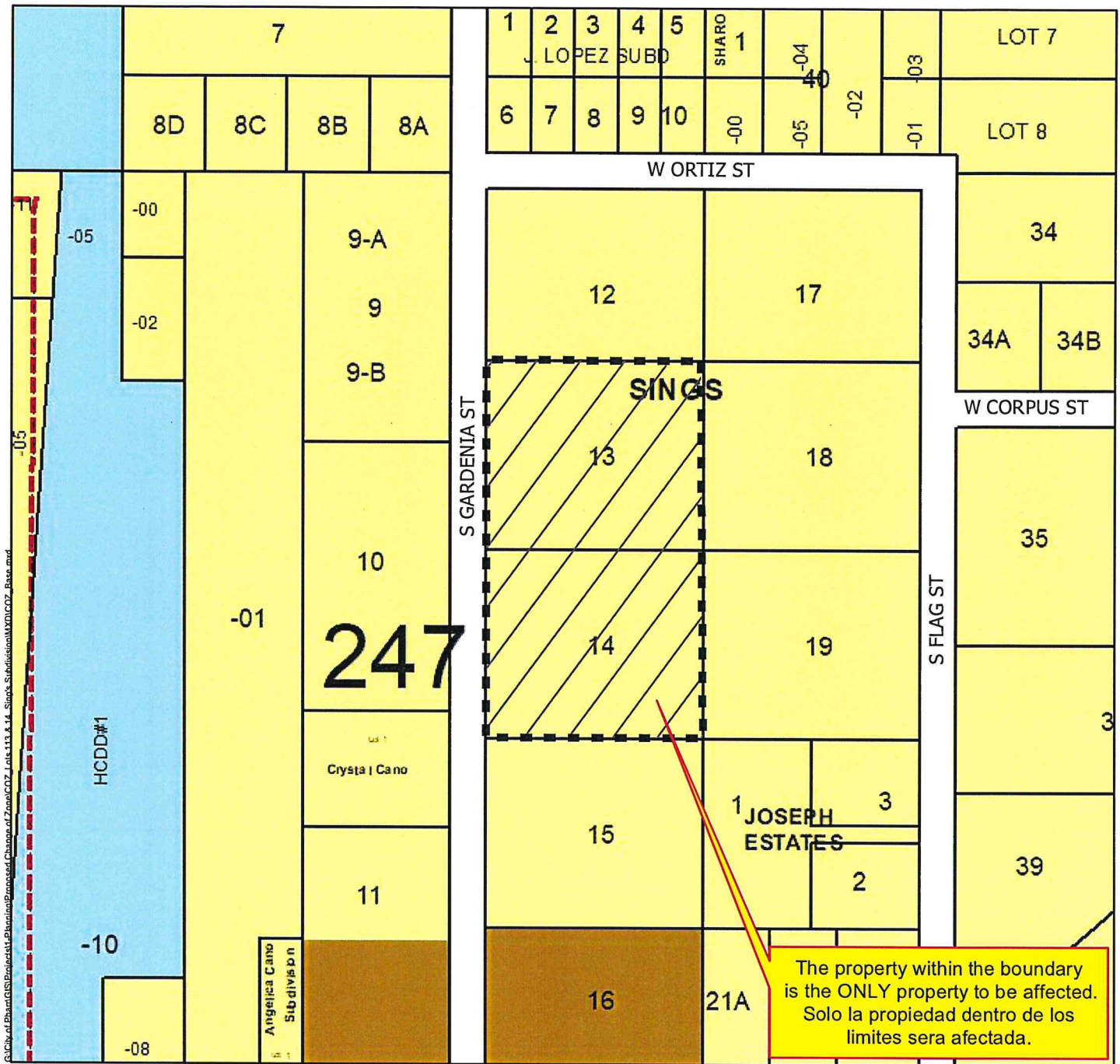
Date: 2/9/2022

Scale: 1 inch = 200 feet



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

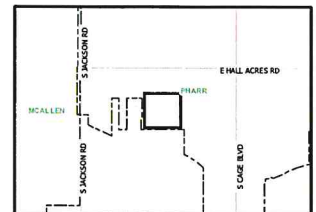
City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 2/9/2022

Scale: 1 inch = 200 feet



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508°25'00"E - 264.00'
GARDENIA ST.

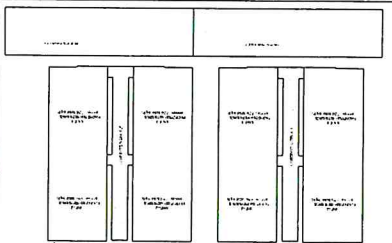
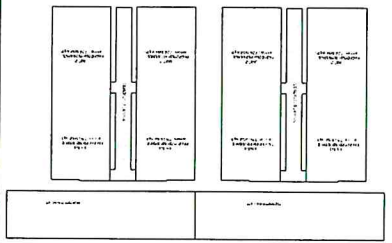
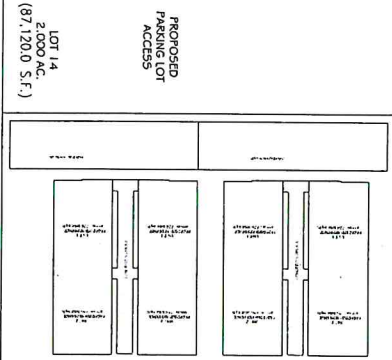
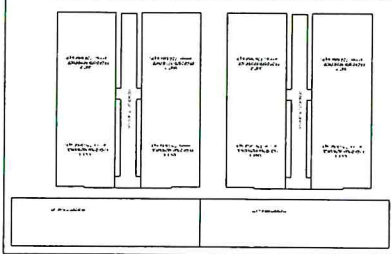
508°25'00"E - 264.00'
GARDENIA ST.

N61°35'00"W - 330.00'

S61°35'00"E - 330.00'

508°25'00"W - 264.00'

508°25'00"W - 264.00'



NOTES:
1. LAYOUT FOR ILLUSTRATION PURPOSES ONLY.
NOT INTENDED TO BE USED AS ACTUAL SCHEMATICS.
ACTUAL SITE PLAN WILL DIFFER.



PRELIMINARY

DATE: 26JAN22

STRUCTURA
RESIDENTIAL & COMMERCIAL DESIGN
www.STRUCTURADSGROUP.COM
Carlos Vasquez
STRUCTURADSGROUP@GMAIL.COM
1100 CHANDLER VALLEY

CONFIDENTIAL AGREEMENT
THIS DRAWING AND ITS CONTENTS, SPECIFICATIONS AND DESIGN CONTENTS ARE PROPRIETARY INFORMATION AND MAY NOT BE REPRODUCED, TRANSFERRED OR ISSUED FOR CONSTRUCTION WITHOUT WRITTEN CONSENT FROM STRUCTURA DESIGN GROUP.

DISCLAIMER
ALL PRINTED DIMENSIONS SHALL RULE OVER SCALE DIMENSIONS. ON THESE DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS OF THE PROJECT & NOTIFY STRUCTURA DESIGN GROUP IN WRITING OF ANY DISCREPANCIES FROM DIMENSIONS, SPECIFICATIONS AND/OR CONDITIONS. ALL PROJECT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE (IRC) INTERNATIONAL, RESIDENTIAL CODE, STATE AND LOCAL CODES.

PROJECT NO.	33 CONSTRUCTION & ENERGY LLC
PROJECT NAME	HUGO DE LA GARZA LOT 13 & LOT 14 SINGS SUBDIVISION PRAIRIE, TX
PROJECT #	STRU 22-011
DESIGNED BY	C. VASQUEZ
DATE	06JAN22
SCALE	3/32"=1'-0"
DATE REVISION	
DATE	

NO.	1
NO.	1





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: February 25, 2022

MEETING DATE: February 28, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: M2 Engineering, PLLC., representing Irene Uribe Manrique, President of Star Trail Holdings, LLC, is requesting final plat approval of the proposed Star Trail Subdivision. The property is legally described as being a 3.879 acre tract of land comprising of all Lot 1, Fernandez Subdivision and a 2.00 acre tract out of Lot 113, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1100 Block of East Eldora Road. **SUB#190304**

Classification: Regular

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

Issue: M2 Engineering, PLLC., representing Irene Uribe Manrique, President of Star Trail Holdings, LLC, is requesting final plat approval of the proposed Star Trail Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Star trail Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 2/25/2022
Approved - 2/25/2022
Final Approval - 2/25/2022



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, FEBRUARY 28, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: STAR TRAIL SUBDIVISION
FILE NO. **SUB#190304**

GENERAL INFORMATION:

APPLICANT: M2 Engineering, PLLC., representing Irene Uribe Manrique, President of Star Trail Holdings, LLC, is requesting final plat approval of the proposed Star Trail Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.879 acre tract of land comprising of all Lot 1, Fernandez Subdivision and a 2.00 acre tract out of Lot 113, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1100 Block of East Eldora Road.

ZONING: The property is located within the City of Pharr Extraterritorial Jurisdiction (ETJ). The adjacent zones are Single Family Residential District (R-1) to the south and the surrounding properties are within the Extraterritorial Jurisdiction (ETJ) to the north, east and west. 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 Star trail 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. North Alamo Water Supply Cor. (N.A.W.S.C.) area.

SEWER:

1. In compliance.

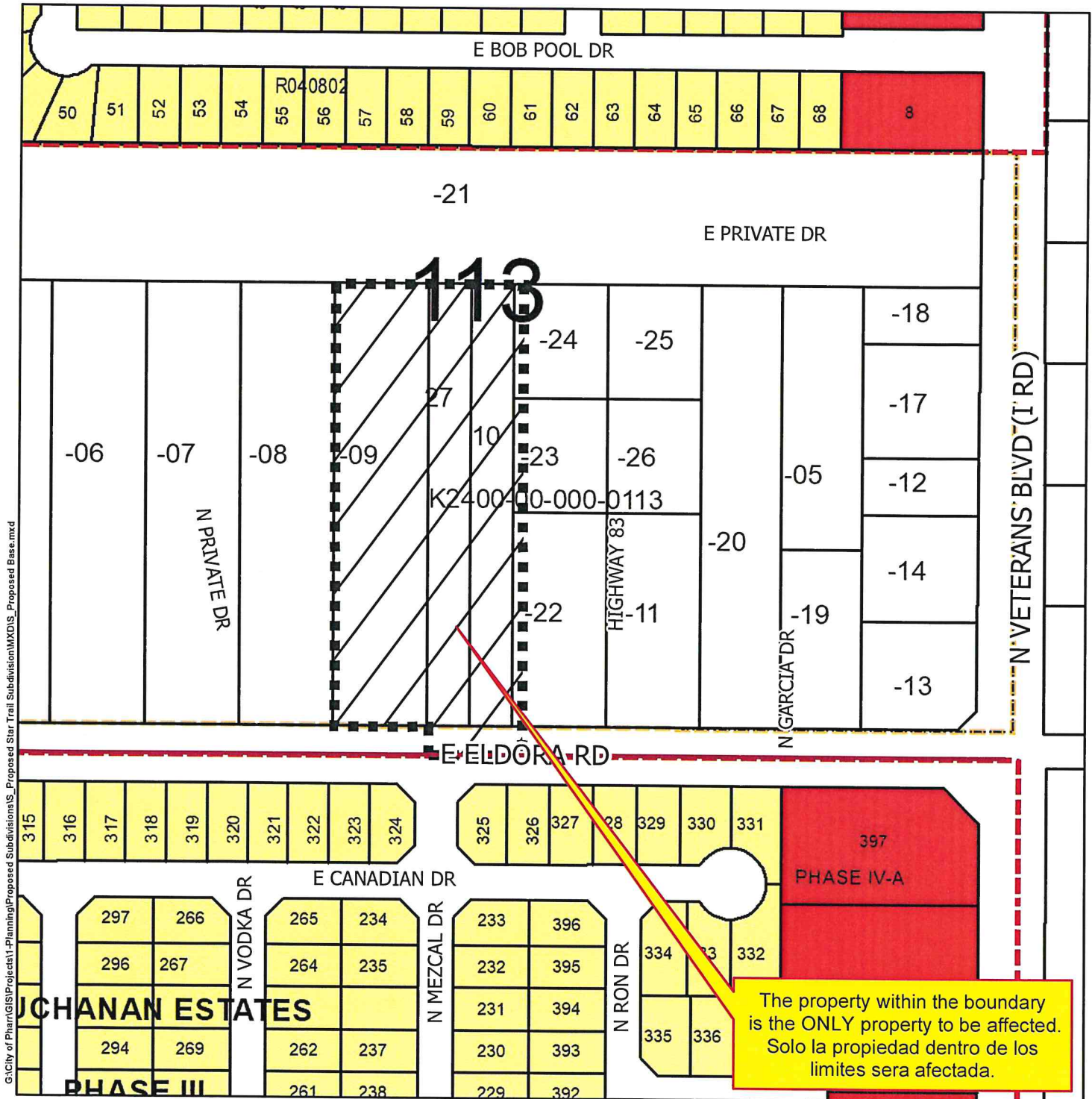
DRAINAGE:

1. In compliance.

OTHER:

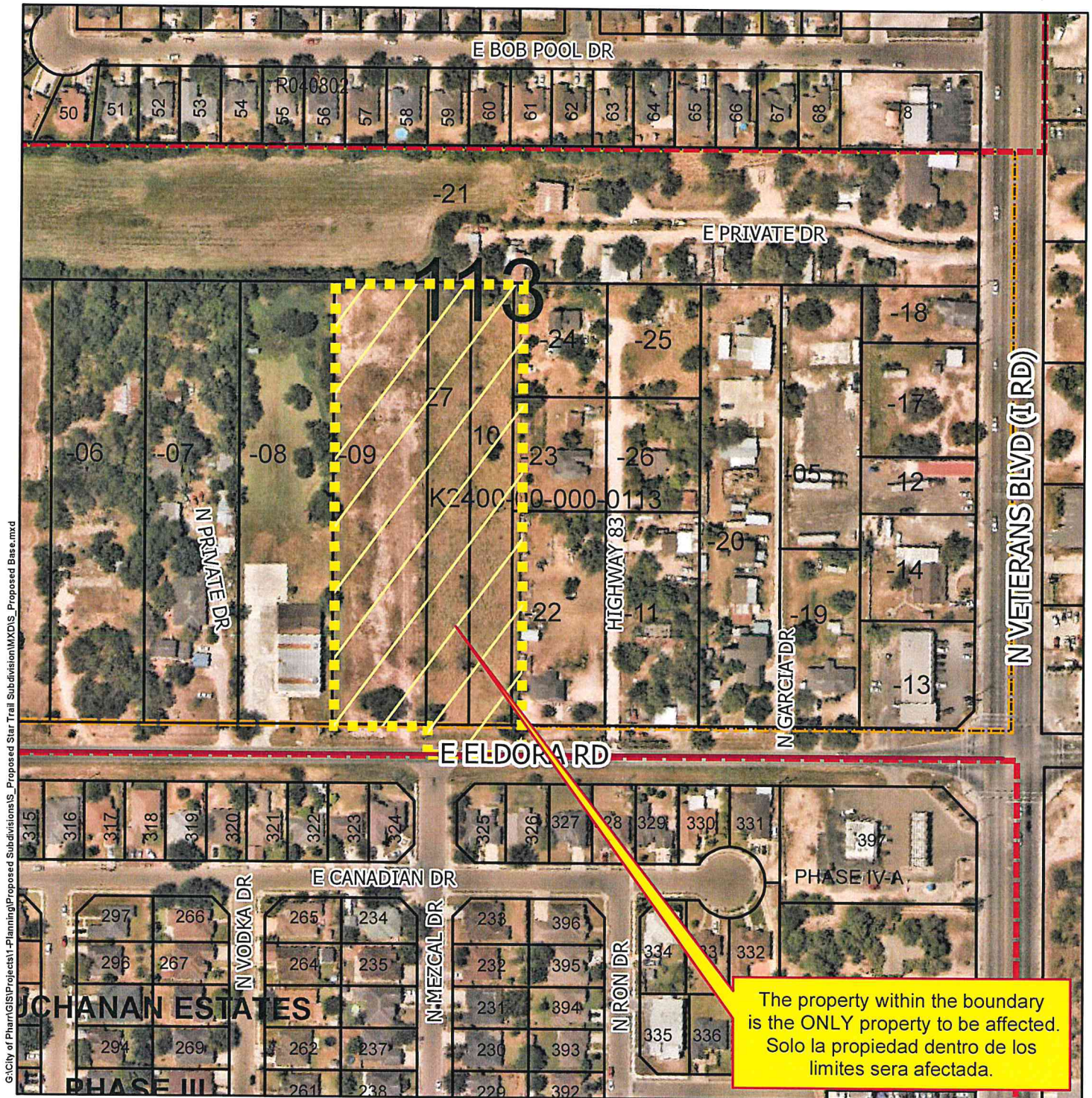
1. Staff has recommended owner to voluntary annex into City of Pharr limits, property is abutting city limits.

This item will be before the City Commission meeting on March 07, 2022 at 4:00p.m.



- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| 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.2.

DATE SUBMITTED: February 25, 2022

MEETING DATE: February 28, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: R. Gutierrez Engineering Corp., representing, Ismelda Montanez is requesting preliminary plat approval of the proposed Montanez Subdivision. The property is legally described as being a 0.32 of an acre of land out of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of west Dicker Rd. **SUB#211140**

Classification: Regular

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

Issue: R. Gutierrez Engineering Corp., representing, Ismelda Montanez is requesting preliminary plat approval of the proposed Montanez Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Montanez Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 2/25/2022
Approved - 2/25/2022
Final Approval - 2/25/2022



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, FEBRUARY 28, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: MONTANEZ SUBDIVISION
FILE NO. SUB#211140

GENERAL INFORMATION:

APPLICANT: R. Gutierrez Engineering Corp., representing, Ismelda Montanez is requesting preliminary plat approval of the proposed Montanez Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.32 of an acre of land out of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 300 Block of west Dicker Rd.

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

PROPERTY PROPOSED USE: Used car lot.

VARIANCES: None requested.

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

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

1. Verify R.O.W. along W. Dicker Rd.
2. Need to provide street light layout sheet, max spacing for streetlights 250' max.
3. Provide U.I.R. from TxDot, along W. Dicker Rd., for any excavation.

EASEMENTS:

1. On easements to be dedicated, remove the word proposed.
2. Show all existing easements.
3. Public water or sewer lines dedicated to City of Pharr easements shall read "15 ft. Exclusive easement to City of Pharr" if any.

**SIDEWALK:
ADA:**

1. Follow City standards.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.

SEWER:

1. See attached comments.

DRAINAGE:

1. Follow detention directive.
2. See attached comments.

OTHER:

1. Need to provide engineer and surveyor signature.
2. See HCID 2 comments attached.
3. Update year on signature blocks.

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



Ruben Rosales
Public Utilities Director

PLAT REVIEW MEETING FOR: *MONTANEZ SUBDIVISION*

COMMENTS:

Initials: J.R. / R.B.

FEBRUARY 17, 2022

WATER:

- Easement will need to be 15' exclusive for the City of Pharr
- Will need to extended 12" water line to and thru the property and install a 2' flush valve on the southwest side of property (Option 1) or bore Dicker Rd. (Option 2)
- Will need to connect existing water services to the new 12" water line
- Will need to show all water crossing details (also on rain ditch)
- Will need to show water valves
- Follow City of Pharr Construction Standards Manual

SEWER:

- Sewer service will need to be upgrade to 6"
- 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

Fire Department



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: MONTANEZ SUBDIVISION PRELIMINARY

Reviewed by: DAGO SOTO

February 24, 2022

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-

552-5009 * 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 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 # 11 ADD **BUILDING** IN FRONT PLAN REVIEW PHASE.
2. SHALL ADD A FIRE HYDRANT ON THE EAST SIDE OF ENTRANCE.
3. SHALL EXTEND A 12 IN MAIN FROM EAST TO WEST CONNECTING WATER MAINS.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Montanez Subdivision

DATE: February 17, 2022

REVIEW: Preliminary (comments plans dated 2-4-2022)

PLAT

1. Signature from P.E.
2. Signature and seal from R.P.L.S.
3. Note No. 4---Use 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."*
4. Note No. 5---Revise note to say... "Owners to maintain detention / retention area".
5. Note No. 14---Revise note to say... "5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase."

SITE PLAN

1. For outfall include a concrete flume to prevent erosion.
2. Provide all pertinent City of Pharr details for sanitary sewer.
3. Bleeder line shall be 8"-in in diameter. Revise detail to show 8"-in, not 6 and must be PVC.
4. Show all utility crossing details.
5. Extend and loop waterline to and through property.
6. Additional fire hydrant shall be required as per Fire Department.

DRAINAGE

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

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:

- | |
|--|
| <ul style="list-style-type: none">• 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). |
|--|

CONSTRUCTION SCHEDULE
• The contractor shall provide a construction schedule for the above-mentioned subdivision.

ADDITIONAL COMMENTS

- A discharge permit from the TX Dot shall be required for drainage outfall.
- Trenching/excavations deeper than 4'-ft shall require a trench safety plan.
- Engineering department shall require lab testing for all backfilling along TX-Dot ROW.



Pharr Public Work



SUBDIVISION: Plat Review Meeting
Montanez Subdivision
W. Dicker Rd.
Pharr Tx, 78577

DATE: 02/17/2022

0.30 Acres

Plat Notes:

- No comments

General Notes:

- Show ALL Utility Profile Line Crossings and Elevation details
- Bleeder Line Details Needs to read " 8" inch Line PVC"
- Show an Approved (by City Engineering Department) Drainage Plan Layout with Details
- Street Open Cut / Bore Permit is required from Public Works if need be.
- Must Obtain U.I.R. from TxDot for connection to Storm Drainage System
- Erosion And Sediment Control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (T.P.D.E.S.) and Texas Commission of Environmental Quality (T.C.E.Q.)
- Erosion and Sediment Control Plan Layout Must Be in Place Prior to Any Earth Disturbance

Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Tuesday, February 15, 2022 3:25 PM
To: Eddie Martinez
Subject: Initial Review: Bstone Subdivision; Montanez Subdivision; Nolana Square Apartments Subdivision

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

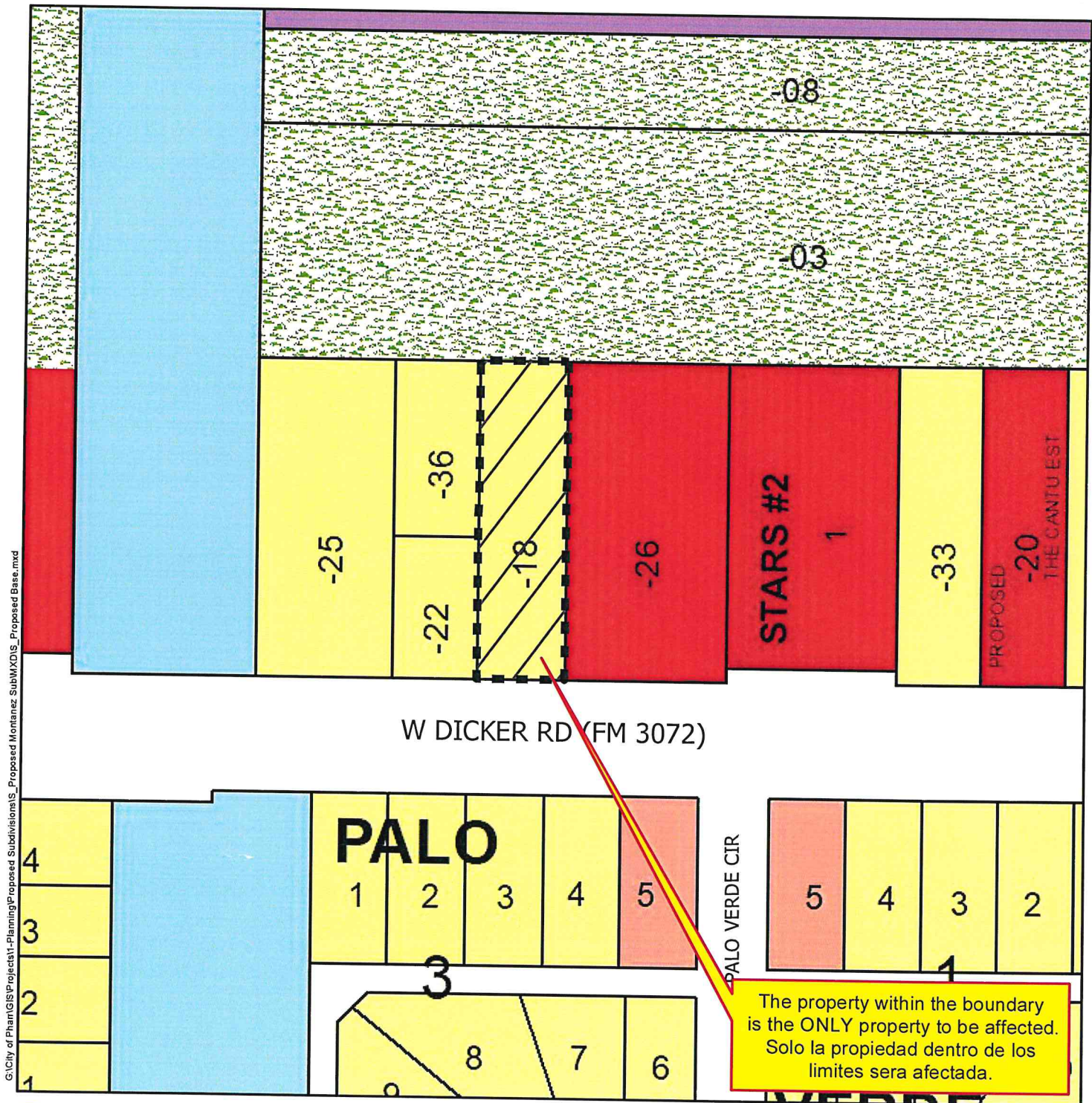
Hello Eddie,

Here are some comments for the proposed subdivisions.

1. Bstone Subdivision need to show HCID2 easement through the property. We have a 14" irrigation line running midway the property from West to East, with our 30' easement centered on the pipe. The signature block needs correction. The wording in the script is wrong and the attest is in the wrong location. We have the general claim covering all the lot, V26 P234.
2. Montanez Subdivision is acceptable to the district. No facilities to report. The only claim is the general covering all the lot, Volume 26 Page 234.
3. Nolana Square Apartments Subdivision needs to tie down to lot corner of subdivision shown in HCID #2 map with coordinates and bearing leading to P.O.C. We have a 70' canal right of way, V.26 P. 234 as shown V.0 P.63, along the south edge that is not showing in plat. Canal is situated N70' of S90', north of Nolana road. The signature block needs some correction and the attest by secretary is missing. The general claim covering all the lot, V.26 P.234.

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



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





- City of Pharr, Texas
Engineering Department
956.702.5355



Date: 2/7/2022



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: February 25, 2022

MEETING DATE: February 28, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: South Texas Infrastructure Group, representing, Rhea Mora, President for Brownstone Consultants, LLC., is requesting preliminary plat approval of the proposed Bstone Park Subdivision. The property is legally described as being a 1.52 acres out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of north Sugar Rd. **SUB#211247**

Classification: Regular

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

Issue: South Texas Infrastructure Group, representing, Rhea Mora, President for Brownstone Consultants, LLC., is requesting preliminary plat approval of the proposed Bstone Park Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Bstone Park Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 2/25/2022
Approved - 2/25/2022
Final Approval - 2/25/2022



MEMORANDUM

DATE: MONDAY, FEBRUARY 28, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: BSTONE PARK SUBDIVISION
FILE NO. SUB#211247

GENERAL INFORMATION:

APPLICANT: South Texas Infrastructure Group, representing, Rhea Mora, President for Brownstone Consultants, LLC., is requesting preliminary plat approval of the proposed Bstone Park Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.52 acres out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1500 Block of north Sugar Rd.

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

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

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

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

1. Need to provide street light layout sheet, max spacing for streetlights 250' max.

EASEMENTS:

1. On easements to be dedicated, remove the word proposed.
2. Show all existing easements.
3. Public water or sewer lines dedicated to City of Pharr easements shall read "15 ft. Exclusive easement to City of Pharr" if any.

**SIDEWALK:
ADA:**

1. Follow City standards.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.

SEWER:

1. See attached comments.

DRAINAGE:

1. Follow detention directive.
2. See attached comments.

OTHER:

1. Need to provide, northing, easting and description of benchmark location, use City of Pharr benchmark system.
2. Plat note #12, fix TPDES.
3. Plat note #3, remove shown setbacks and leave as Per city of Pharr Ordinance.
4. Plat note #4, please follow the detention directive.
5. Remove Lot 168, from plat layout.
6. Provide distance rear of lot 18 on plat layout.
7. Chairman name: Danny Wylie.
8. Need to provide engineer and surveyor signature.
9. See HCID 2 comments attached.
10. Update year on signature blocks.
11. No rear entrance will be allowed at rear of property, the main entrance shall be from N. Sugar Rd.

PLAT REVIEW MEETING FOR:

BSTONE PARK SUBDIVISION

COMMENTS: Initials: J.R. / R.B. FEBRUARY 17, 2022

WATER:

- Easement will need to be 15' exclusive for the City of Pharr
- Will need to show all surrounding utilities in this area
- Will need to install single service one for each suite
- Will need to show all water crossing details
- Will need install casing on all crossing and driveway's
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easement will need to be 15' exclusive for the City of Pharr (or remind private sewer line)
- Will need to relocate sewer line on the north west side of property going north on Palm Dr.
- Will need to show all sewer crossing details
- Will need to install casing on all crossing
- Manhole rim and lid needs to be composite base with City of Pharr logo
- 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

Fire Department



118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

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

Subdivision: BSTONE PARK SUBDIVISION PRELIMINARY

Reviewed by: DAGO SOTO

February 24, 2022

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 # 10: ADD **BUILDING** IN FRONT OF PLAN REVIEW PHASE.
2. THE ACCESS ROAD INTO SUBDIVISION **SHALL HAVE** A WIDTH OF 26 FEET.
3. **SHALL HAVE A FIRE HYDRANTS EVERY 300 FEET IN COMMERCIAL DISTRICTS. THE FIRE HYDRANT ACROSS THE STREET ON N. SUGAR RD. DOES NOT COUNT BECAUSE IT'S ON A THROUGHFARE. THE FIRE HYDRANT ON WEST WARREN ONLY COVERS ONE BUILDING FOR FIRE PROTECTION.**
4. THE ACCESS ROAD SHALL HAVE AND APPROVED **TURNAROUND** AFTER 150 FEET ACCORDING TO IFC APPENDIX D103.4 DEAD ENDS.



Pharr Public Work



SUBDIVISION: Plat Review Meeting
BStone Park Subdivision
Warren St / Sugar Rd.
Pharr Tx, 78577

DATE: 02/17/2022
1.52 ACRES

Plat Notes:

- #5 sidewalks
- #7 Detention/Retention pond
- #12 show read T.P.D.E.S

General Notes:

- Show All Utility Profile Line Crossings and Elevations Details
- A maximum 8-inch bleeder line connection (preferably at 90-degree angle) as per City Standards.
- Must Obtain Discharge Permit from Public Works Department if connecting to City Storm Sewer Drainage System
- Obtain Open Street Cut / Bore Permit from Public Works Department
- Show Street Light Plan Layout and ADA Sidewalk Details
- Show and Attach Erosion & Sediment Control Plan Layout to S.W.P.P.P. (Must Be Legible)
Erosion & Sediment Plan Layout Must Be In Place Prior to Any Earth Disturbance
- Erosion & Sediment Control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (T.P.D.E.S.) and Texas Commission of Environmental Quality (T.C.E.Q.)
- Show and Attach an Approved (by City Engineering Department) Drainage Plan Layout with Details, to S.W.P.P.P. (Must Be Legible)
- Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Bstone Park Subdivision

DATE: February 17, 2022

REVIEW: Preliminary (comments plans dated 2-4-2022)

PLAT

1. Signature and seal from P.E.
2. Signature and seal from R.P.L.S.
3. Note No. 4---Use 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.*
4. Note No. 5---Revise note to say... "5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase."
5. Note No. 7---Revise note to say... "Owners to maintain detention / retention area".
6. Note No. 9---show northing and easting for benchmark.
7. Note No. 12---the acronym for Texas Pollution Discharge Elimination System is T.P.D.E.S.
8. Add note--- "Owners to maintain ROW and perimeter of subdivision.

SITE PLAN

1. All paving shall meet City of Pharr standard requirements. Provide a profile of Warren St.
2. Show all details pertinent City of Pharr details. (sanitary sewer manhole, sanitary sewer bedding material, services for both water and sewer, storm manhole, storm bedding material, tie-in to City curb side inlet, curb and gutter with 3 #3 continuous rebar and paving layers.
3. Bleeder line shall be reduced to 8"-in in diameter.
4. Show all utility crossing details. Include casing on all crossings.

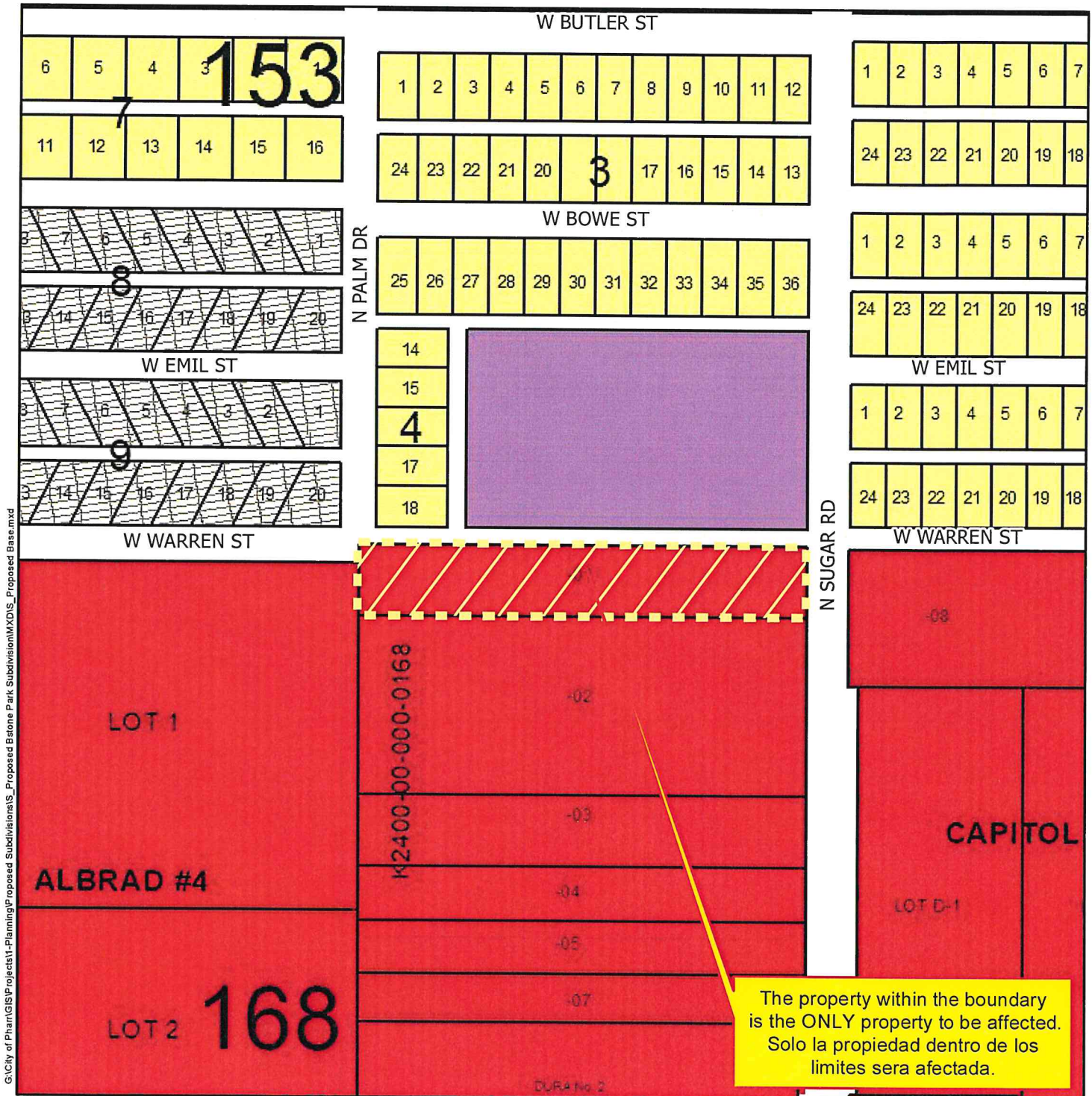
DRAINAGE
1. Drainage plan to be reviewed and approved at building permit phase.

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).

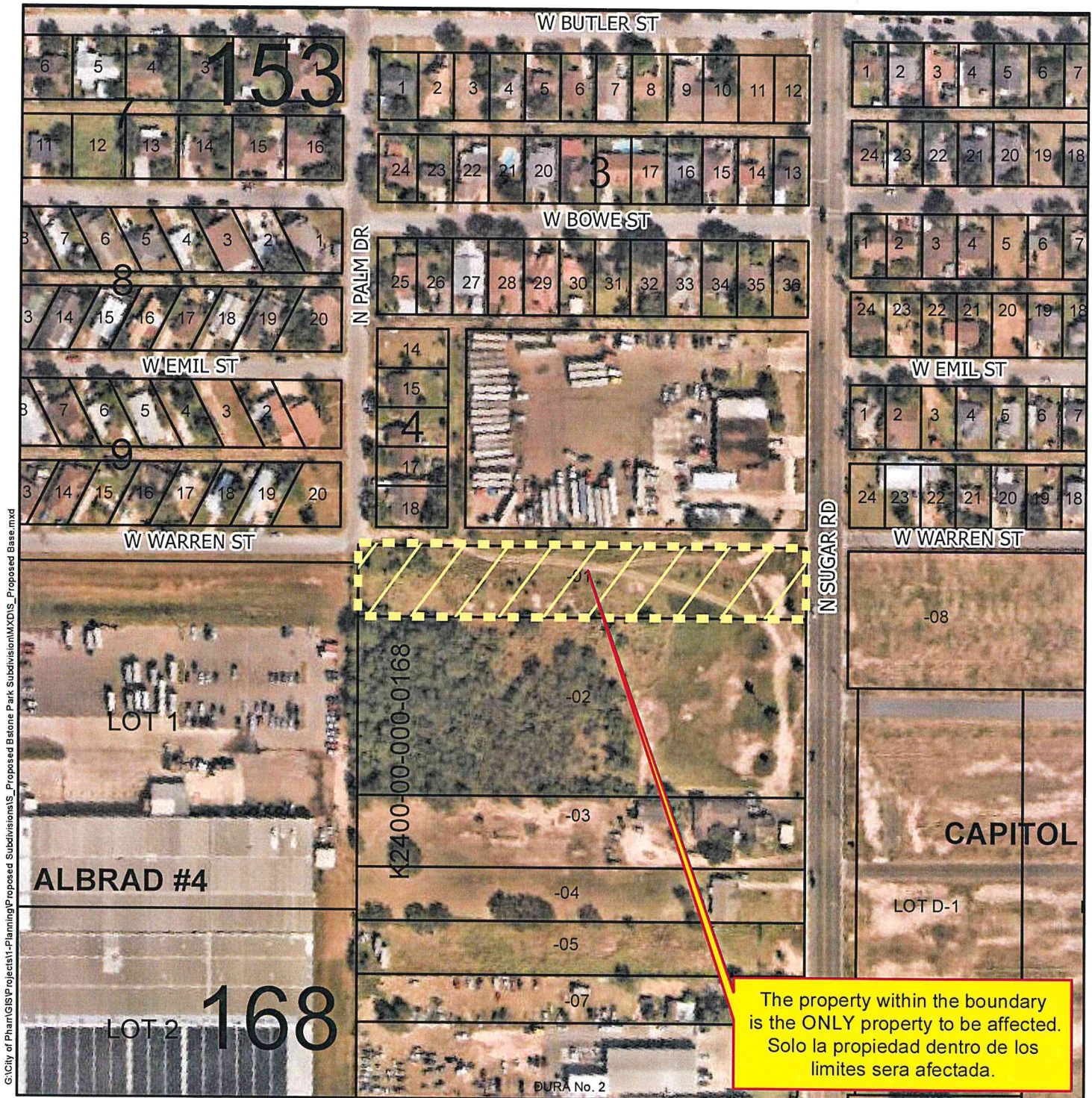
CONSTRUCTION SCHEDULE
• The contractor shall provide a construction schedule for the above-mentioned subdivision.

ADDITIONAL COMMENTS

- A discharge permit from the City of Pharr shall be required for drainage outfall.
- A curb cut permit shall be required for curb cut along N. Sugar Rd.
- Trenching/excavations deeper than 4'-ft shall require a trench safety plan.
- Engineering department shall require lab testing for all backfilling, pavement, and concrete items.
- Sanitary sewer line shall be tested for low air pressure and a mandrel test shall be conducted after 30 days prior to installation.

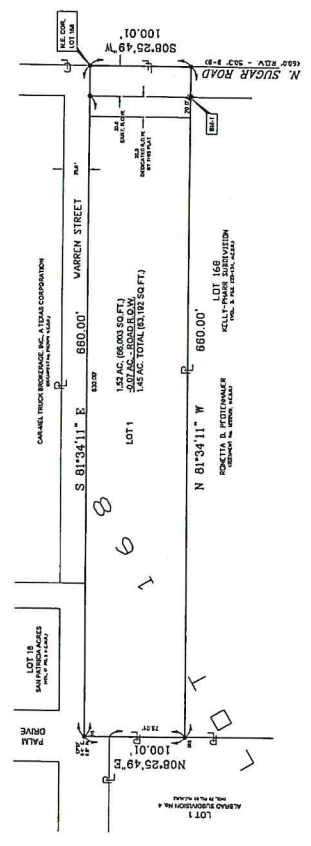
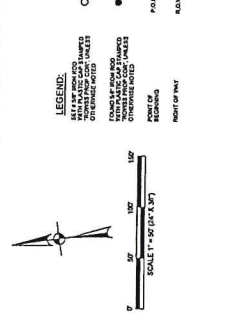


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|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| 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 | |



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
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| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
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GENERAL NOTES

1. LOT 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948,