

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 12, 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:

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) Approval of Minutes for November 28, 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) Ben-Avi, 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 Office and Professional District (O-P). The property is legally described as being Lot 12, Block 2, Ellers Resubdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1234 South Cage Boulevard.
COZ#221165

E. PLATS:

- 1) Treviño Engineering, representing Elias J. Gutierrez, owner, is requesting final plat approval of the proposed Casa Gutierrez Subdivision. The property is legally described as being a 0.279 of an acre tract of land consisting of the southern portion of Lots 6 and 7, Block 3, Second Amended Map of Helmer Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of West Cherokee Avenue. **SUB#210719**

F. ANNOUNCEMENTS:

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, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning & Zoning Commission was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 8th day of December 2022 at 5:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 8th day of December, 2022




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 28, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, November 28, 2022 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Romeo Robles
 Charlie Ramirez Andy Castro
 Jonathan Larraga Guadalupe Cano

ABSENT: Rafael Munguia Luis Madrigal

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
 Patricia Rigney, City Attorney
 Eddie Martinez, Planner II
 Anaisa Licerio, Planner II
 Laura Fonseca, Planner I
 Iris Mata, CDBG Specialist
 Joanna Villarreal, Secretary

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

Chairman, Danny Wylie, 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) APPROVAL OF MINUTES FOR NOVEMBER 14, 2022

Chairman, Danny Wylie, introduced the item.

Andy Castro moved to approve the minutes as submitted. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) MELDEN & HUNT, INC., REPRESENTING CHILDREN'S HAVEN INTERNATIONAL INC., OWNER, FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 3.366 ACRES MORE OR LESS, OUT OF LOT 1, CHILDREN'S HAVEN MOBILE PARK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 400 EAST MINNESOTA ROAD. COZ#220964 (THIS ITEM WILL GO TO CITY COMMISSION)**

Laura Fonseca, Planner I, introduced the item and stated owner has filed with the Planning & Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) to develop a battery storage facility. She stated the subject site was located on the south side of East Minnesota Road, approximately ¼ mile east of IH 69C and had a physical address of 400 East Minnesota Road and the property was legally described as being 3.366 acres more or less, out of Lot 1, Children's Haven Mobile Park.

Laura Fonseca, Planner I, further stated the property was zoned Agricultural and/or Open Space District (A-O) on August 20, 1991, when annexed into the City of Pharr. The properties to the east were zoned to Single-Family Residential District (R-1) on October 1, 2002. The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on November 4, 2003. The properties to the west were zoned to Limited-Industrial District (L-I) on October 21, 1980. Ms. Fonseca added there have been no other zoning requests within the vicinity of the subject property since that time and the property was generally designated for single family residential use in the Land Use Plan. She stated forty-six (46) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on November 10, 2022, and a legal notice was published in the Advance News Journal on November 9, 2022. Staff received one telephone response in opposition and one (1) mail response in favor to the item.

Laura Fonseca, Planner I, further stated staff recommended approval of the request for a change from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I), as the property met area requirements and had adequate ingress and egress. The property was not currently compatible with the future land use plan; however, the zoning would 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.

At this time Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. At the time, Robert Tamez with Melden & Hunt, representative mentioned the facility would be used as a battery storage facility to provide

energy to the substation next door. Mr. Wylie questioned voltage; Mr. Tamez stated the design had not been completed yet.

Board member, Jonathan Larraga asked if they would be building a wall. Mr. Tamez response was yes, and they would be building a buffer fence, masonry wall 6 to 8 feet high.

Mr. Wylie questioned if this would produce D/C or A/C. Mr. Tamez response was A/C to transmit to the substation itself. Mr. Wylie further questioned how would they get in there. Mr. Tamez stated they were proposing to have a 100-foot frontage along Minnesota Road with 20 foot access to get to the further back of the property. He stated the design has not been completed yet and they were still working on it and resources have not been put into place. He stated batteries would generate 2 to 4 hours of electricity and would be used to provide electricity to residential and commercial neighbors. Mr. Wylie asked if there would be any radiation and the answer was no. Mr. Wylie then asked if there was any possible explosion and the representatives response was there had not been any history of explosion and stated they would be automated batteries with a monthly or quarterly maintenance. Board member Jonathan Larraga, asked what type of batteries would be used. The representative stated batteries would be 4 feet wide by 8 feet long and would be used remotely.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion.

There being no discussion Jonathan Larraga moved to **approve** the request to re-zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

2) KIDS AT PLAY LEARNING CENTER LLC. REPRESENTING THE ROCK OUTREACH OF THE VALLEY, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE IS LEGALLY DESCRIBED AS BEING LOTS 23 THROUGH 26, CHAPA SUBDIVISION NO. 2, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 413 EAST STATE STREET. COZ#220963 (THIS ITEM WILL GO TO CITY COMMISSION)

Laura Fonseca, Planner I, introduced the item and stated owner had filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) to operate a daycare. She stated the subject site was located on the north side of East State Street, approximately

150 feet west of North Dogwood Street and the property was legally described as being Lots 23-26, Chapa Subdivision No. 2, Pharr, Hidalgo County, Texas.

Laura Fonseca, Planner I, further stated the property had frontage on East State Street, a 50'-60' local street that runs east and west with a posted speed limit of 20 to 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan and the property was currently zoned Single Family Residential District (R-1). She stated the property and the properties to the north, east and west were zoned to Single Family Residential District (R-1) and the property to the south was zoned to Heavy Commercial District (H-C) on March 30, 1982, when the city adopted the current zoning ordinance.

Laura Fonseca, Planner I, also stated there have been no other zoning requests within the general vicinity of the subject property since that time and the property was generally designated for single family residential use in the Land Use Plan. Ms. Fonseca mentioned the General Business District (C) was established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. She added larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors. She stated fifteen (15) letters were mailed out to the surrounding property owners on November 10, 2022, and legal notice was published in the Advance News Journal on November 9, 2022. Staff received one response to the letter for information.

Laura Fonseca, Planner I, further stated staff recommended approval of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C), as the property meets area requirements and had adequate ingress and egress. She stated the property was not currently compatible with the future land use plan; however, the zoning would allow reasonable use of the property and granting the request in equal treatment of similarity situated properties. 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. Chairman, Danny Wylie, opened the item for discussion.

At the time, Iris Buittron, owner, of Kids at Play Learning Center LLC., stated she would like to have easier daycare pick up and drop off access. Chairman, Danny Wylie, questioned if drop off and pick up was pull in and back out or circle in and out traffic. Laura Fonseca, Planner I, mentioned they would be working with Iris Buittron, to have access to a circle in and out access for easier daycare pick up, since property used to be a church it had enough parking area. Board member, Andy Castro, stated this was a bigger place than what she had and it would be safer to get in and out.

There being no further discussion Guadalupe Cano moved to approve the request approval of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C). Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

ITEM E. PLATS:

- 1) PEREZ CONSULTING ENGINEERS, REPRESENTING CHARLES D MUELLER, MANAGER FOR LYNN TRACT, L.P., A TEXAS LIMITED PARTNERSHIP, KVS DEVELOPMENT, L.L.C., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED UHS CENTER ON RIDGE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.71 ACRE TRACT OF LAND OUT OF AND A PORTION OF LOT 203, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400-500 BLOCK OF WEST RIDGE RD. SUB#220617**

Eddie Martinez, Planner II, introduced the item. He stated the property was currently zoned General Business District (C) and the adjacent zones were General Business District (C) to the east and west, Agricultural Open Space District (A-O) to the north and Single-Family Residential District (R-1) to the south. He further stated the property was designated for commercial use in the Land Use Plan.

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

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion.

There being no discussion Jonathan Larraga moved to approve the request for final plat approval of the proposed UHS Center on Ridge Subdivision. Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

- 3) SALINAS ENGINEERING ASSOCIATES, REPRESENTING JORGE GONZALEZ, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED ARNOLD GROVE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF THE NORTH 20.0 ACRES OUT OF LOT 103, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4600 BLOCK OF NORTH SUGAR ROAD. SUB#210825**

Eddie Martinez, Planner II, introduced the item. He stated the property was currently zoned Single Family Residential District (R1-E) and the adjacent zones were

Single Family Residential District (R-1) to the north and Agricultural Open Space District (A-O) to the south, east and west. He further stated the property was designated for commercial use in the Land Use Plan.

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

There being no discussion, Andy Castro **moved** to approve the request for final plat approval of the proposed Arnold Grove Subdivision. Jonathan Larraga seconded the motion and when put to vote, it carried unanimously.

- 4) MELDEN AND HUNT, INC., REPRESENTING SHAVI MAHTANI, PRESIDENT OF WEST OAK MANOR, IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF PROPOSED VACATE AND PLAT OF WEST OAK MANOR (PRIVATE) SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 31.939 ACRES GROSS, TRACT OF LAND, BEING A VACATING OF WEST OAK MANOR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 5400 BLOCK OF NORTH SUGAR ROAD. SUB#220931**

Eddie Martinez, Planner II, introduced the item. He stated the property was currently zoned Single Family Residential District (R-1) and the adjacent zones were Mobile Home District (R-MH) to the north, Townhouse Residential District (R-TH) and Agricultural and/or Open Space District (A-O) to the east, Agricultural and/or Open Space District (A-O) to the south and Residential Multi-Family High Density District (R-MFHD), Residential Multi-Family District (R-MF) and Agricultural and/or Open Space District (A-O) to the west. He further stated the property was designated for multi-family residential and commercial use in the Land Use Plan.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the site for discussion and action. Mr. Wylie, asked if the property was going to be private. Eddie Martinez, Planner II, states this would be a gated property and electricity would be Homeowners Association.

There being no discussion Jonathan Larraga **moved** to approve the request for preliminary and final plat approval of the proposed Vacate and Plat of West oak Manor (Private) Subdivision. Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

- 5) MELDEN AND HUNT INC., REPRESENTING 3100 SUGAR SUBDIVISION, LTD., A TEXAS LIMITED PARTNERSHIP, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED D & F SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.458 ACRES OF LAND,**

**BEING PART OR PORTION OUT OF LOT 135, KELLY-PHARR
SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE
PROPERTY PHYSICAL ADDRESS IS 3106 NORTH SUGAR
ROAD. SUB#200414**

Eddie Martinez, Planner II, introduced the item and stated the property was currently zoned Agricultural and/or Open Space District (A-O) and the adjacent zones were Heavy Commercial District (H-C) to the north, east, and south and Heavy Commercial District (H-C) and General Business District (C) to the west. He further stated the property was designated for industrial use in the Land Use Plan.

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

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

**6) SPOOR ENGINEERING CONSULTANTS INC., REPRESENTING
ADOLFO LOZANO, AGENT FOR ASL LEASING, LLC, A TEXAS
LIMITED LIABILITY COMPANY, IS REQUESTING PRELIMINARY
PLAT APPROVAL OF THE PROPOSED BEAMSLEY SUBDIVISION
LOTS 51A AND 52B. THE PROPERTY IS LEGALLY DESCRIBED AS
BEING A REPLAT OF LOT 51, PHARR, HIDALGO COUNTY, TEXAS.
THE PROPERTY IS LOCATED WITHIN THE 1100 BLOCK OF WEST
EISENHOWER STREET. SUB#221034**

Eddie Martinez, Planner II, introduced the item and stated the Property was currently zoned Residential Multi-Family High Density District (R-MFHD) and the adjacent zones were Residential Multi-Family High Density District (R-MFHD) to the north and Single-Family Residential District (R-1) to the east, south and west. He further stated the property was designated for Multi-Family Residential use in the Land Use Plan.

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

There being no discussion, Andy Castro **moved** to approve the request for preliminary plat approval of the proposed Beamsley Subdivision Lots 51A and 51B. Romeo Robles seconded the motion and when put to vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM G. CLOSED SESSION:

None

ITEM H. RECONVENE:

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Jonathan Larraga second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:33 p.m.

PLANNING & ZONING COMMISSION

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: December 7, 2022

MEETING DATE: December 12, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Ben-Avi, 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 Office and Professional District (O-P). The property is legally described as being Lot 12, Block 2, Ellers Resubdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1234 South Cage Boulevard. **COZ#221165**

Classification: Public Hearing

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

Issue: Ben-Avi, 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 Office and Professional District (O-P).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Single-Family Residential District (R-1) to Office and Professional District (O-P) as the property meets area requirements and has adequate ingress and egress.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 12/7/2022
Approved - 12/8/2022
Final Approval - 12/8/2022



MEMORANDUM

DATE: MONDAY, DECEMBER 12, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Office and Professional District (O-P). The property is legally described as being Lot 12, Block 2, Ellers Resubdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1234 South Cage Boulevard. COZ#221165
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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:

Ben-Avi, 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 Office and Professional District (O-P) in order to operate an office.

The subject property is located at the northwest corner of South Cage Boulevard and West Ridge Road. The property is legally described as being Lot 12, Block 2, Ellers Resubdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120' – 150' principal arterial street that runs north and south with a posted speed limit of 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single-Family Residential District (R-1). The subject property and the properties to the north and west were zoned to Single-Family Residential District (R-1) when the properties were annexed to the City of Pharr in April 1982. The property to the east was rezoned from Single-Family Residential District (R-1) to General Business District (C) on January 15, 2002. The property to the south was rezoned from Agricultural and or Open Space District (A-O) to General Business District (C) on October 21, 2003. 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 Office and Professional District (O-P) is established to create a restrictive district for "clean," attractive, low-intensity office or professional uses, and is considered the "highest" commercial district. The uses allowed in this district should not have a blighting effect on adjacent residential areas and may be located close to all types of residential uses, with appropriate buffers and landscaping. Uses with excessive amounts of traffic, noise, or litter, or with late-night hours are not suitable for this district. Areas should not be zoned to this usage unless they are located on or close to arterials or collectors capable of carrying the additional traffic they will generate, and where there is increased water, fire protection, wastewater, and drainage capacity.

Twelve (12) letters were mailed out to the surrounding property owners on November 23, 2022, and a legal notice was published in the Advance News Journal on November 23, 2022. Staff received no response to the letters or the legal notice.

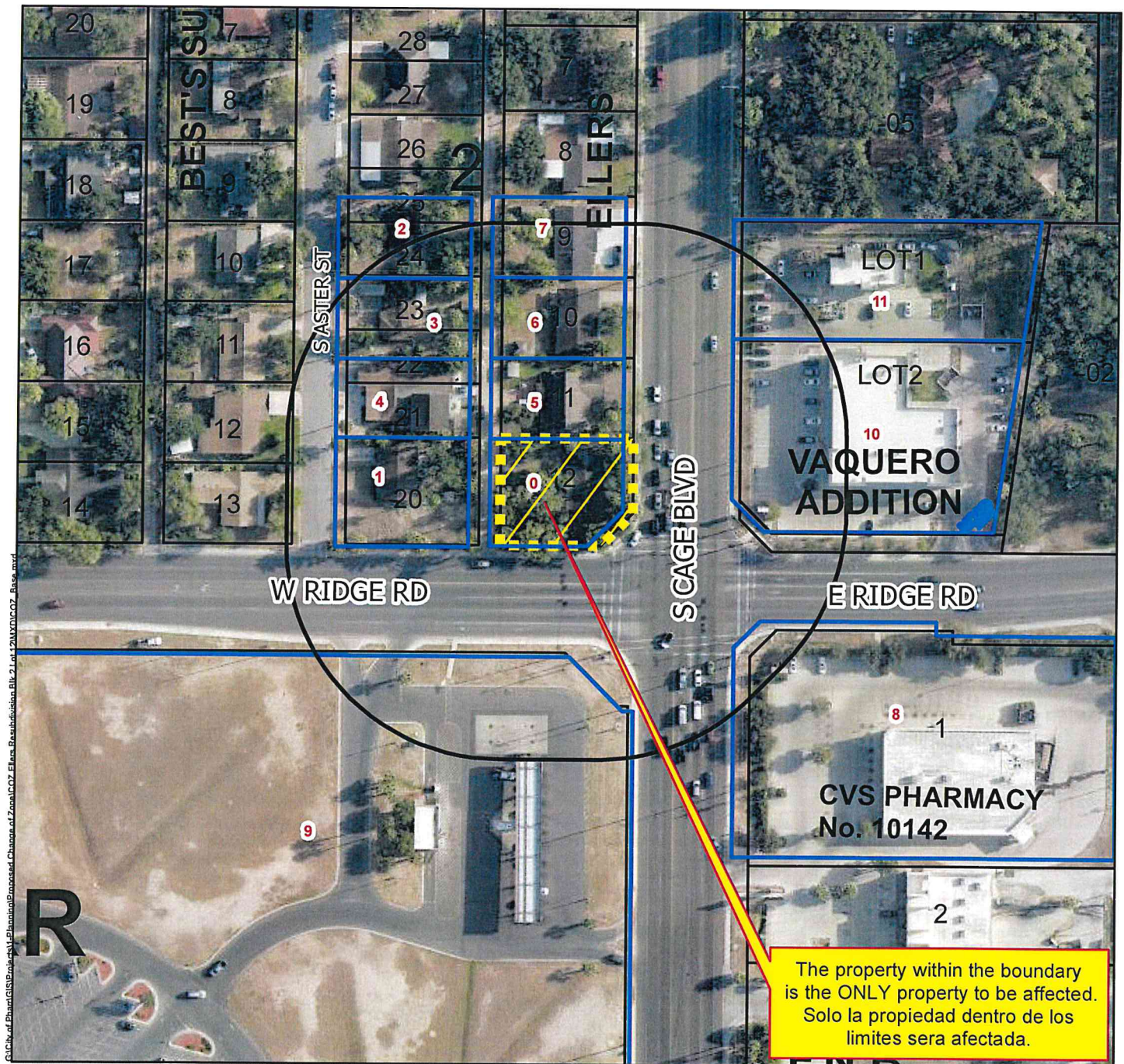
Development Services is recommending **approval** of the request to re-zone to Single-Family Residential District (R-1) to Office and Professional District (O-P) as the property meets area requirements and has adequate ingress and egress. The property is not currently compatible with the future land 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.

NOTE: This item will go before the City Commission Meeting of **December 19, 2022**, at **4:00 p.m.**

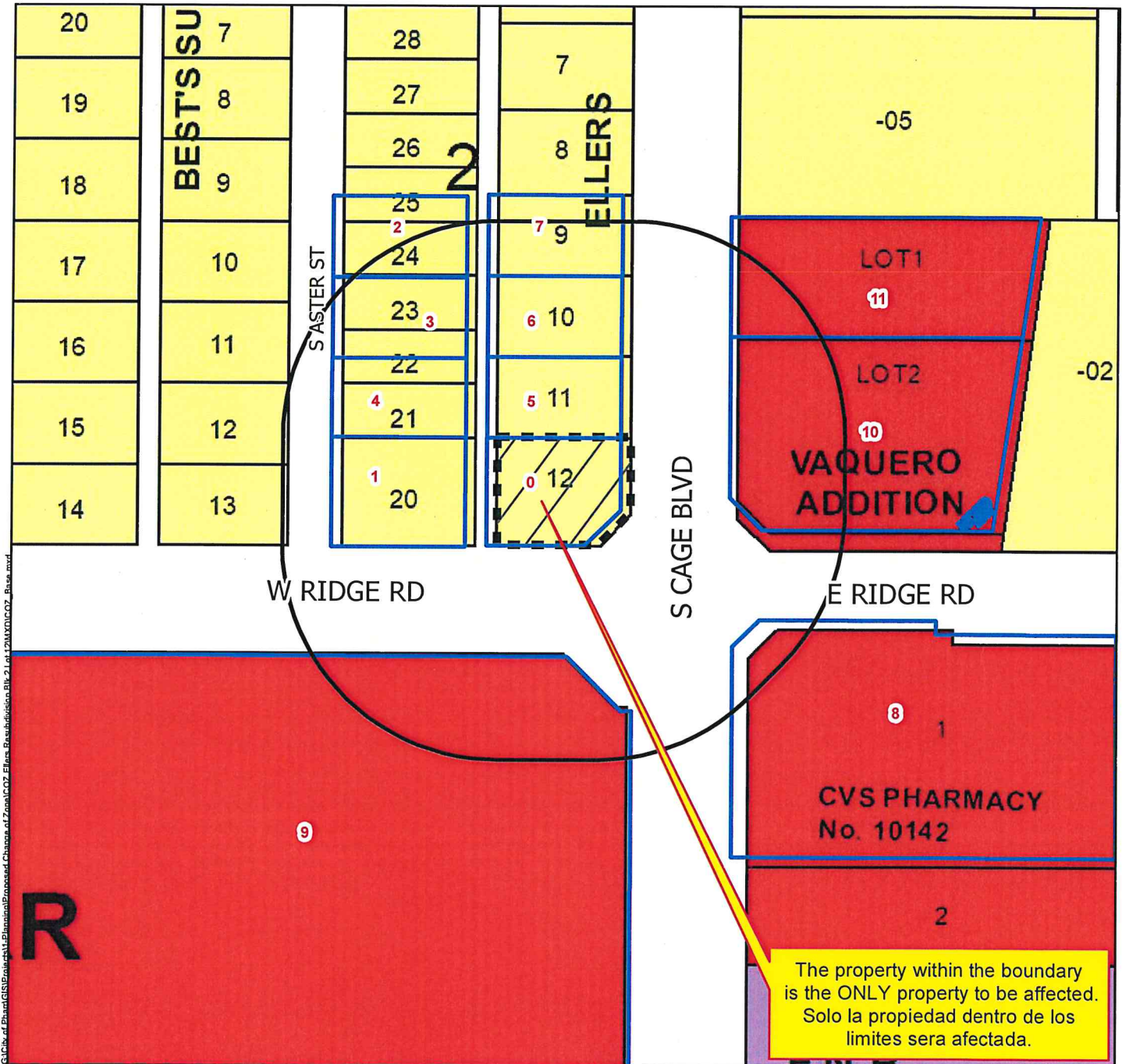
PLANNING COMMISSION OPTIONS:

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.

Proposed Change of Zone
1234 S Cage Blvd/Ellers Resubdivision Block 2 Lot 12
Ben-Avi, LLC



Proposed Change of Zone
 1234 S Cage Blvd/Ellers Resubdivision Block 2 Lot 12
 Ben-Avi, LLC



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

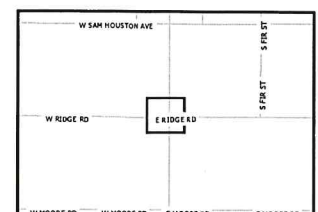
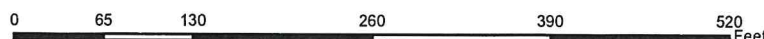
- 200 ft. Buffer Zone
- Notified Properties
- Subject Property

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.

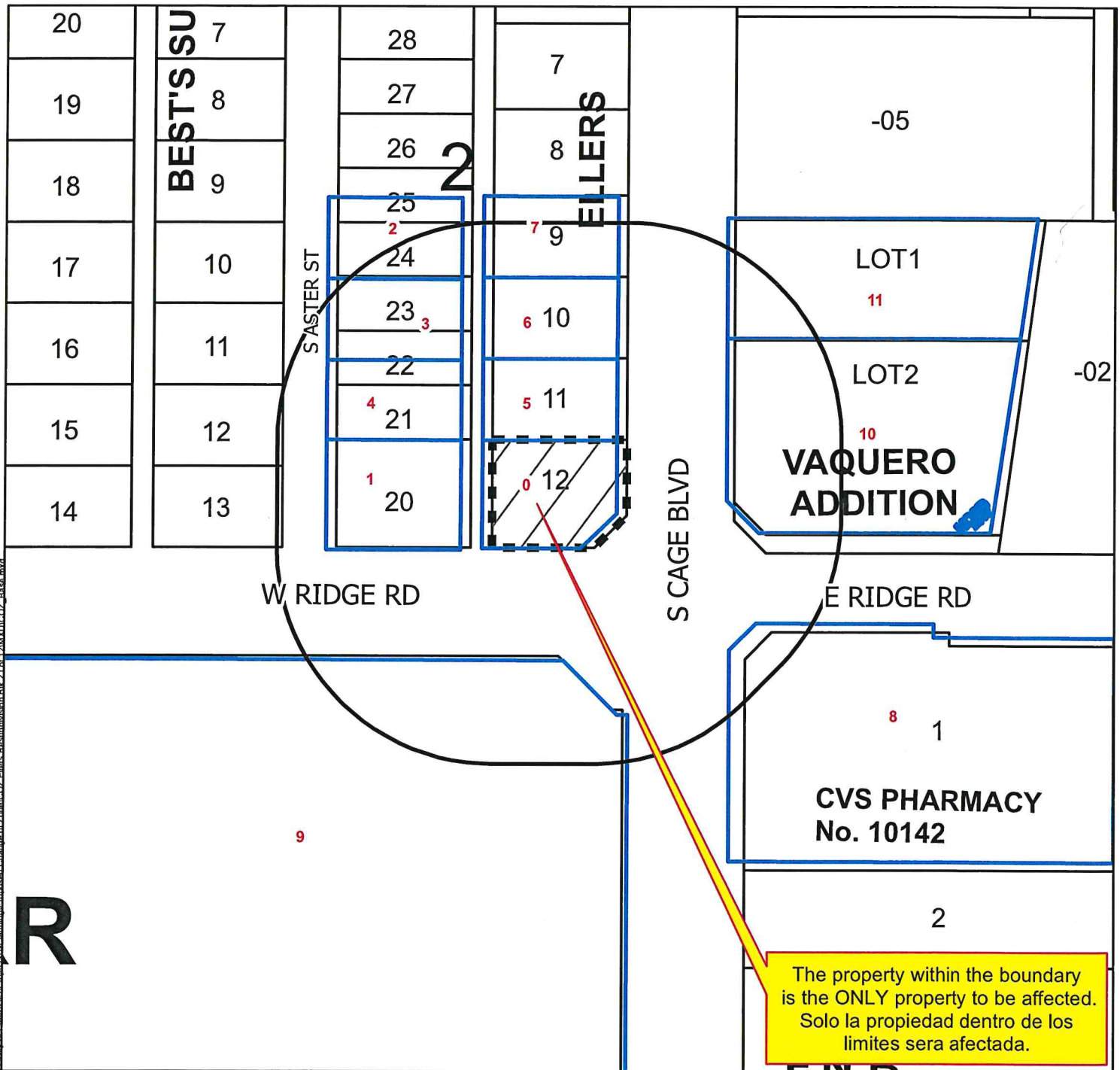
City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 11/15/2022

Scale: 1 inch = 133 feet



Proposed Change of Zone
1234 S Cage Blvd/Ellers Resubdivision Block 2 Lot 12
Ben-Avi, LLC



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

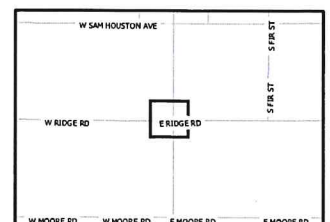
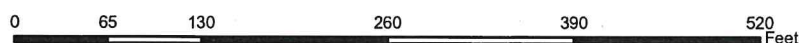
- 200 ft. Buffer Zone
- Notified Properties
- Subject Property

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: 11/15/2022

Scale: 1 inch = 133 feet





Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Ben-Avi, LLC

APPLICANT

Single-Family Residential District (R-1)

CURRENT ZONE

1234 S Cage Blvd

ADDRESS

Office and Professional District (OP)

	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 Single-Family Residential District (R-1) to Office and Professional District (OP) as the property meets area requirements and 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.

Laura Fonseca

PREPARED BY

December 7, 2022

DATE

U.S. HWY 281 (CAGE BLVD)
(100.0' R.O.W.)

SOUTH

75.00'

35.36' S 45.0° W

125.00'

BRICK & FRAME HOUSE

15.8'

3.0' CONCRETE DRIVE

54.3'

24.0' DRIVE

PROPOSED PARKING LOT

24.0' DRIVE

5.0' CONCRETE WALK

100.00'

WEST

9.0'

ASPHALT DRIVE

20.0' ALLEY (CALICHE)

EAST

100.00'

RIDGE ROAD
(100.0' R.O.W.)

NORTH

LOT 12, BLOCK 2, ELLERS RESUBDIVISION OF LOTS 2 TO 15 INCLUSIVE BLOCK 1, LOTS 3 TO 20 & 30 TO 36 INCLUSIVE BLOCK 2 AND LOTS 3 TO 18 INCLUSIVE BLOCK 4 OF THE PALM TERRACE SUBDIVISION, AN ADDITION TO THE CITY OF PHARR AS PER MAP RECORDED IN VOLUME 11, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.



Sub App. 7/31/22

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
296 N 5TH STREET

526 N. 5TH STREET
DONNA, TEXAS. 78537

FIRM NO. F-9050

PH. (956) 784-0218

E-MAIL: NAINENGINEERING@YAHOO.COM



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: December 7, 2022

MEETING DATE: December 12, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Treviño Engineering, representing Elias J. Gutierrez, owner, is requesting final plat approval of the proposed Casa Gutierrez Subdivision. The property is legally described as being a 0.279 of an acre tract of land consisting of the southern portion of Lots 6 and 7, Block 3, Second Amended Map of Helmer Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of West Cherokee Avenue. **SUB#210719**

Classification: Regular

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

Issue: Treviño Engineering, representing Elias J. Gutierrez, owner, is requesting final plat approval of the proposed Casa Gutierrez Subdivision.

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza

Patricia Rigney

Kimberly Mendoza

Created/Initiated - 12/7/2022

Approved - 12/8/2022

Final Approval - 12/8/2022



MEMORANDUM

DATE: MONDAY, DECEMBER 12, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CASA GUTIERREZ SUBDIVISION FILE NO. SUB#210719
--

GENERAL INFORMATION:

APPLICANT: Treviño Engineering, representing Elias J. Gutierrez, owner, is requesting final plat approval of the proposed Casa Gutierrez Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.279 of an acre tract of land consisting of the southern portion of Lots 6 and 7, Block 3, Second Amended map of Helmer Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1300 Block of West Cherokee Ave.

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

PROPERTY PROPOSED USE: Residential home.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Casa Gutierrez Subdivision. subject to the following conditions set before you.

**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.

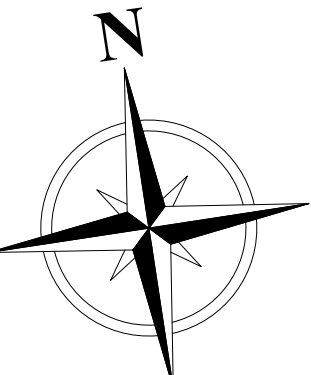
This item will go before the City Commission Meeting of **December 19, 2022** at **4:00 p.m.**

LOT 8

SILVESTRE T. GONZALES
PROPERTY ID # 186158
HELMER SUBDIVISION,
LOT 8-10 BLK 3

JESUS VELA JR
PROPERTY ID #186156
HELMER SUBDIVISION,
LOT 6-7 BLK 3

LOT 1
12,138.30 S.F.
0.279 AC.



SCALE: 1"=10'

LEGEND	
●	- FND. 1/2" IRON ROD
○	- SET 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
●	- FND. 5/8" IRON ROD
○	- FND. 2" IRON PIPE
○	- R.O.W. - RIGHT OF WAY
○	- FND. - FOUND
○	- P.O.C. - POINT OF COMMENCEMENT
○	- P.O.B. - POINT OF BEGINNING
○	- S.W.C. - SOUTHWEST CORNER

GENERAL NOTES:

- FLOOD 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 AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
- EFFECTIVE DATE: OCTOBER 19, 1982
COMMUNITY PANEL NO. 480347 0500 C.
- CITY OF PHARR BENCHMARK, MONUMEN NO. 42, SET BY J.F. SAENZ AND ASSOCIATES, INC. LOCATED ON PALM DRIVE AND BUS. 83. NORTHING= 16597292.291, EASTING= 1083312.965, ELEVATION= 112.36.
- MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT CENTER OF LOT.
- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.279 ACRES AND A VOLUME OF APPROXIMATELY 626 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.
- 5.0'-FT SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (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.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE/ THIS IS IN ACCORDANCE WITH THE HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- OWNER(S) TO MAINTAIN DETENTION/RETENTION AREA.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING PLAN REVIEW PHASE TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- OWNER(S) TO MAINTAIN ROW AND PERIMETER OF SUBDIVISION.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE CASA GUTIERREZ SUBDIVISION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

ELIAS J. GUTIERREZ
500 S. PALM DR #41, PHARR TEXAS 78577

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELIAS J. GUTIERREZ 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 2021.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION 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.

APPROVED THIS THE _____ DAY OF _____ 2021

DANNY WYLIE
CHAIRMAN, PLANNING COMMISSION

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.

AMBROSIO HERNANDEZ, M.D.
MAYOR, CITY OF PHARR

CITY CLERK _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 TEX. WATER CODE § 49.21(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

BY: RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THE _____ DAY OF _____, 2021

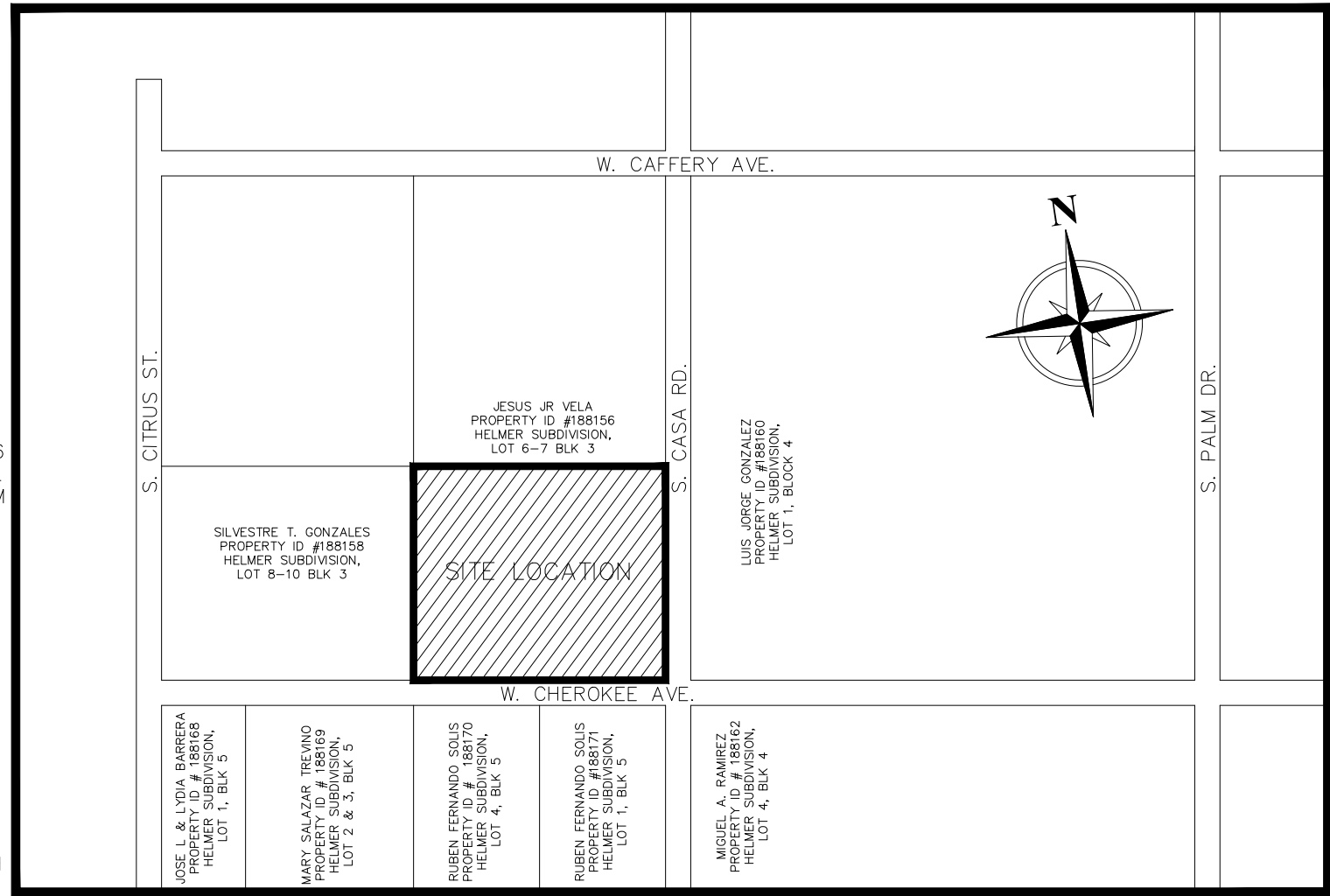
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREE, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAYS OR EASEMENTS.

ATTEST: _____
PRESIDENT _____ SECRETARY _____

STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY CLERK'S RECORDED CERTIFICATE

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.

ON: _____ AT: _____ A.M./P.M.
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____, DEPUTY CLERK



LOCATION MAP
SCALE: 1"=1,000'

CASA GUTIERREZ SUBDIVISION

BEING REPLATE OF SECOND AMENDED MAP OF HELMER SUBDIVISION

A 0.279-OF AN ACRE TRACT (CALCULATED) OF LAND CONSISTING OF THE SOUTHERN PORTION OF LOTS 6 AND 7, BLOCK 3, SECOND AMENDED MAP OF HELMER SUBDIVISION AS PER WARRANTY DEED DOCUMENT NUMBER 3199020, HIDALGO COUNTY OFFICIAL RECORDS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 13, PAGE 31, HIDALGO COUNTY MAP RECORDS, LOCATED IN THE CITY OF PHARR ON THE NORTHWEST CORNER OF WEST CHEROKEE AVENUE AND SOUTH CASA ROAD INTERSECTION.

METES AND BOUNDS

A 0.279-OF AN ACRE TRACT (CALCULATED) OF LAND CONSISTING OF THE SOUTHERN PORTION OF LOTS 6 AND 7, BLOCK 3, SECOND AMENDED MAP OF HELMER SUBDIVISION AS PER WARRANTY DEED DOCUMENT NUMBER 3199020, HIDALGO COUNTY OFFICIAL RECORDS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 13, PAGE 31, HIDALGO COUNTY MAP RECORDS, LOCATED IN THE CITY OF PHARR ON THE NORTHWEST CORNER OF WEST CHEROKEE AVENUE AND SOUTH CASA ROAD INTERSECTION, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND ONE-HALF INCH IRON PIPE FOR THE APPARENT INTERSECTION OF THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID WEST CHEROKEE AVENUE AND THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID SOUTH CASA ROAD, AND FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 6, BLOCK 3 AND OF SAID 0.279-OF AN ACRE TRACT, AND BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.279-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°15'01"W, WITH THE SAID EXISTING WEST CHEROKEE AVENUE NORTH RIGHT-OF-WAY LINE AND THE APPARENT SOUTH LOT LINE OF SAID LOT 6 AND OF SAID 0.279-OF AN ACRE TRACT, A DISTANCE OF 66.68 FEET PASS THE COMMON BOUNDARY LINE OF SAID LOTS 6 AND 7, CONTINUING WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 7 AND OF SAID 0.279-OF AN ACRE TRACT, A TOTAL DISTANCE OF 116.68 FEET TO A FOUND NO. 4 REBAR FOR THE APPARENT SOUTH WEST CORNER OF SAID 0.279-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°22'45"E, WITH THE APPARENT WEST LOT LINE OF SAID LOT 7 AND OF SAID 0.279-OF AN ACRE TRACT, A DISTANCE OF 103.69 FEET TO A FOUND NO.4 REBAR FOR THE APPARENT NORTHWEST CORNER OF SAID 0.279-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°34'41"E, WITH THE APPARENT NORTH LINE OF SAID 0.279-OF AN ACRE TRACT, A DISTANCE OF 116.70 FEET TO FOUND ONE-HALF INCH IRON PIPE FOR THE APPARENT INTERSECTION OF THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID SOUTH CASA ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID 0.279-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°23'27"W, WITH THE SAID EXISTING SOUTH CASA ROAD WEST RIGHT-OF-WAY LINE AND WITH THE APPARENT EAST LOT LINE OF SAID LOT 6 AND OF SAID 0.279-OF AN ACRE TRACT, A DISTANCE OF 104.36 FEET TO A FOUND ONE-HALF INCH IRON PIPE FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.279-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING 0.279 OF AN ACRE OF LAND, MORE OR LESS.

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATE SYSTEM NAD 1983, SOUTH ZONE.

STATE OF TEXAS COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS:

THAT I, HOMERO L. GUTIERREZ, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF PHARR.

HOMERO L. GUTIERREZ, RPLS NO. 2791 DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

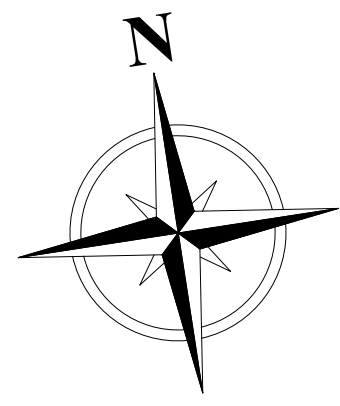
I, THE UNDERSIGNED, IDEN I. TREVINO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

IDEN I. TREVINO, PE NO. 92036 DATE _____

DATE OF PREPARATION: JUNE 08, 2021

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ELIAS J. GUTIERREZ PADILLA	500 S. PALM DR. #41	PHARR, TEXAS 78577	(956) 878-6775
ENGINEER:	IDEN I. TREVINO, P.E.	200 S. 10TH ST. SUITE 1303	McALLEN, TEXAS 78501	(956) 283-8847
SURVEYOR:	HOMERO L. GUTIERREZ, RPLS	2520 BUDDY OWENS BLVD.	McALLEN, TEXAS 78504	(956) 249-8061



SCALE: 1"=100'

EXISTING LEGEND	
	FIRE HYDRANT
	WATER VALVE
	SANITARY SEWER MANHOLE
	POWER POLE
	GUY WIRE
	CEDAR FENCE
	CHAIN LINK FENCE

JESUS VELA JR
PROPERTY ID #188156
HELMER SUBDIVISION,
LOT 6-7 BLK 3

BASIC : 3
Area: 0.27 AC
Perimeter: 426.67'
0.279 AC.

NOTE : CONTRACTOR

- MUST OBTAIN PUBLIC WORKS OPEN CUT PERMIT
- MUST OBTAIN PUBLIC WORKS CURB CUT PERMIT
- MUST SUBMIT AN EROSION & SEDIMENT CONTROL PLAN AT PRE-CONSTRUCTION MEETING.

PROPOSED 1" x 3/4" SINGLE
WATER SERVICE CONNECTION
USE (BRASS SADDLE) AC LINE

PROPOSED 4" SCH 40
PVC SANITARY SEWER
SERVICE LINE

SAW CUT AND REPLACE 2"
HOT MIX (3'X15') 45 S.F.

PROPOSED CONNECTION TO CLAY
LINE (STRAP SADDLE) w/
CONCRETE UP TO SPIGOT
SANITARY SEWER SERVICE

EXISTING 8" MAIN
WATERLINE

EXISTING 8" MAIN
SAN. SEWER LINE

S. CASA ROAD
(200' R.O.W.)

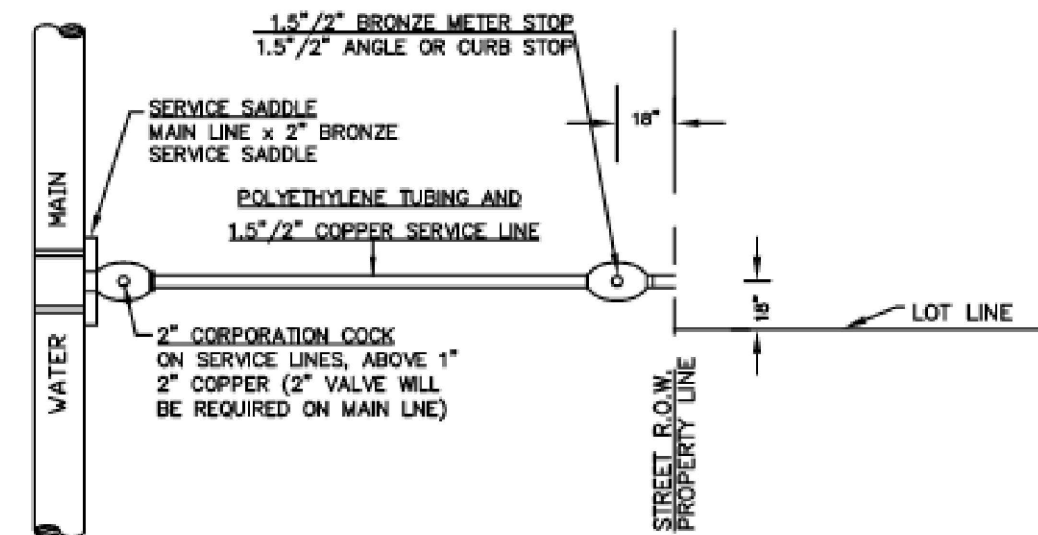
W. CHEROKEE AVE.
(80.0' R.O.W.)

CASA GUTIERREZ SUBDIVISION

A 0.279-OF AN ACRE TRACT (CALCULATED) OF LAND BEING OUT OF LOTS 6 AND 7 (THE SOUTH 100 FEET OF SAID LOTS 6 AND 7, BLOCK 3, AS PER WARRANTY DEED DOCUMENT NUMBER 3199020, HIDALGO COUNTY OFFICIAL RECORDS, SECOND AMENDED MAP OF HELMER SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 13, PAGE 31, HIDALGO COUNTY MAP RECORDS, (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), LOCATED IN THE CITY OF PHARR ON THE NORTHWEST CORNER OF WEST CHEROKEE AVENUE AND SOUTH CASA ROAD.

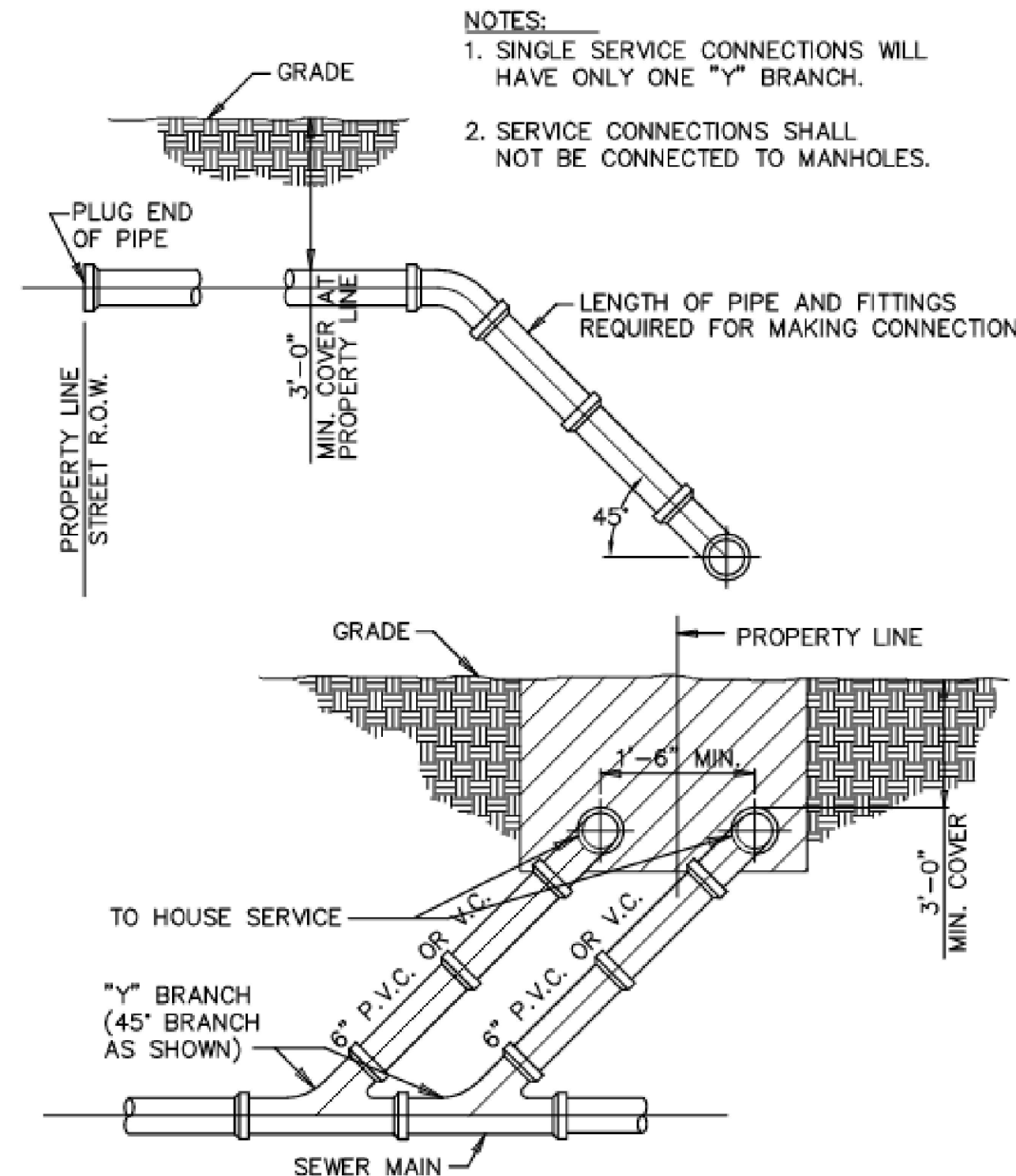
PRINCIPAL CONTACTS:

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE
ENGINEER:	ELIAS J. GUTIERREZ PADILLA	500 S. PALM DR. #41	PHARR, TEXAS 78577	(956) 878-6775
SURVEYOR:	DEN I. TREVINO, P.E.	200 S. 10TH ST. SUITE 1303	McALLEN, TEXAS 78501	(956) 283-8847
	HOMERO L. GUTIERREZ, RPLS	2520 BUDDY OWNENS BLVD.	McALLEN, TEXAS 78504	(956) 249-8061



SINGLE WATER SERVICE CONNECTION
NOT TO SCALE

NOTE:
1. CASING REQUIRED ON ALL SERVICES
EXTENDING ACROSS RIGHT-OF-WAY.
2. FOR METER SIZES SEE SECTION IV.



SANITARY SEWER SERVICE CONNECTION
NOT TO SCALE

WATER & SEWER DISTRIBUTION PLAN & DETAILS

DATE OF PREPARATION: MARCH 16, 2021



TREVINO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847
200 S. 10th St. Ste. 1303
McAllen, Texas 78501
ident@trevinoengineering.com

Sheet:

C1

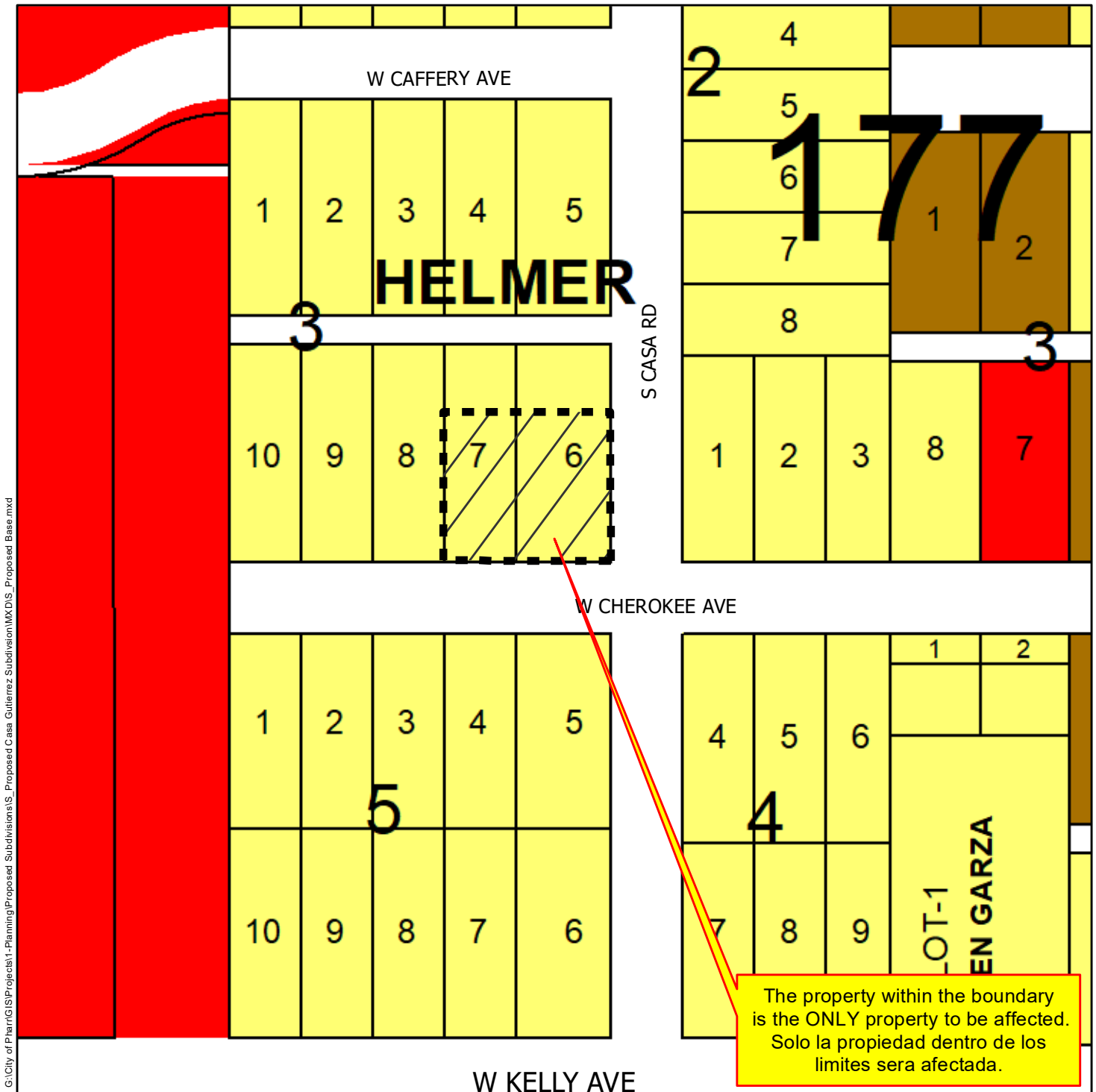


The property within the boundary
is the ONLY property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

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

Scale: 1 inch = 100 feet





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

