

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 13, 2023 – 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 January 23, 2023.

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) Ma. Del Rosario R. Ornelas, d/b/a Aimee's Beauty Salon and Barber Shop, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a beauty salon in a Single-Family Residential District (R-1). The property is legally described as being Lot 117, Crown Point Estates Subdivision Phase 2, Pharr, Hidalgo County, Texas. The property's physical address is 3806 North Silver Lane. **CUP#230152**

E. PLATS:

- 1) R. E. Garcia & Associates, representing Ramiro Rivas, owner, is requesting preliminary plat approval of the proposed Rivas Subdivision. The property is legally described as being a 2.00 acre tract of land being a portion of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of West Hi-line Road. **SUB#220830**

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.

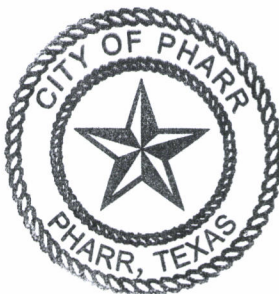
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion 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 9th day of February, 2023 at 3:00 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 9th day of February, 2023




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 23, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 23, 2023 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Charlie Ramirez Andy Castro
 Jonathan Larraga

ABSENT: Luis Madrigal Guadalupe Cano
 Romeo Robles

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
 Anaïsa Licerio, Planner II
 Laura Fonseca, Planner I
 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 6:02 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

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

Joanna Villarreal, Secretary, stated there was no one signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF JANUARY 9, 2023

Chairman, Danny Wylie, introduced the item.

Rafael Munguia moved to approve the minutes as submitted. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

- 1) R. E. GARCIA & ASSOCIATES, REPRESENTING RAMIRO RIVAS, 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 LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.00 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 375, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1000 WEST HI-LINE ROAD. COZ#221271**

Laura Fonseca, Planner I, introduced the item and stated R. E. Garcia & Associates, representing Ramiro Rivas, owner, had requested a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) to develop and construct an office and parking lot. She stated the subject site was located on the north side of West Hi-Line Road, and the property was legally described as being a 2.00-acre tract of land, more or less, out of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

Laura Fonseca, Planner I, further stated the property fronts West Hi-Line Road, and the properties to the west, east, and north were zoned Agricultural and/or Open Space on June 3, 2003, when annexed into the City of Pharr. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on January 4, 2021. There have been no other zoning requests within the vicinity of the subject property since that time. She briefly stated the property was generally designated for industrial use in the Land Use Plan and explained Limited Industrial District (L-I) was intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building and any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines.

Laura Fonseca, Planner I, explained the sites for such uses are were typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping. She stated five (5) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on December 28, 2022, and a legal notice was published in the Advance News Journal on December 28, 2022. Staff received one response for information.

Laura Fonseca, Planner I, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property complied with area requirements and had adequate ingress and egress and was currently compatible with the future land use plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner I, stated the applicant was present and questions could be entertained at this time.

Chairman, Danny Wylie, asked if the applicant had any comments. Raul Garcia, Project Engineer, stated the property was being rezoned and on Phase 2 they would build a 40,000 sq. ft. cold storage facility as they owned the eight acres adjacent to the property. He further stated the developer was not in attendance for any further questions.

At this time 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 board discussion.

Chairman, Danny Wylie, asked staff if there would be buffer requirements. Laura Fonseca, Planner I, stated the buffer would be required at time of building permit.

There being no further discussion, Rafael Munguia **moved** to approve the request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS:

Kimberly Mendoza, Director of Development Services, informed the board members the Bojorquez Law Firm would be hosting two webinars. She stated the first webinar on Boards & Commissions Training would take place on February 3, 2023 from 9:00 a.m. to 11:00 a.m. and the second webinar on Land Use Fundamentals would be on February 16, 2023 from 9:00 am to 12:00 pm.

ITEM F. CLOSED SESSION:

None

ITEM G. RECONVENE:

None.

ITEM H. ADJOURNMENT

There being no further business, Charlie Ramirez moved to **adjourn**. Andy Castro seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:11 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: February 8, 2023

MEETING DATE: February 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Ma. Del Rosario R. Ornelas, d/b/a Aimee's Beauty Salon and Barber Shop, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a beauty salon in a Single-Family Residential District (R-1). The property is legally described as being Lot 117, Crown Point Estates Subdivision Phase 2, Pharr, Hidalgo County, Texas. The property's physical address is 3806 North Silver Lane. **CUP#230152**

Classification: Public Hearing

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

Issue: Ma. Del Rosario R. Ornelas, d/b/a Aimee's Beauty Salon and Barber Shop, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a beauty salon in a Single-Family Residential District (R-1).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow a beauty salon in a Single-Family Residential District (R-1) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 2/8/2023
Approved - 2/8/2023
Final Approval - 2/9/2023

MEMORANDUM

DATE: MONDAY, FEBRUARY 13, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCCUPATION (BEAUTY SALON) – FILE NO. **CUP#230152** (AIMEE’S BEAUTY SALON AND BARBER SHOP)

GENERAL INFORMATION:

APPLICANT: Ma. Del Rosario R. Ornelas, d/b/a Aimee’s Beauty Salon and Barber Shop, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a beauty salon in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being Lot 117, Crown Point Estates Subdivision Phase 2, Pharr, Hidalgo County, Texas.

LOCATION: The property’s physical address is 3806 North Silver Lane.

ZONING: The property is currently zoned Single Family Residential District (R-1). The surrounding area is zoned Single Family Residential District (R-1) to the north, south and west and Limited Industrial District (L-I) to the east. This area is generally designated for Single Family Residential Use in the Land Use Plan.

COMMENTS: **FIRE DEPARTMENT:** Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE DIVISION: Recommends approval of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

HOURS OF OPERATION:

Hours of operation will be by appointment only from 9:00 a.m. to 7:00 p.m. Monday through Sunday.

NOTIFICATION OF PUBLIC:

Thirty-nine (39) letters were mailed out to surrounding property owners within a 300-foot radius on January 27, 2023, and a legal notice was published in the Advance News Journal on January 25, 2023. Staff received one response in opposition to the letters.

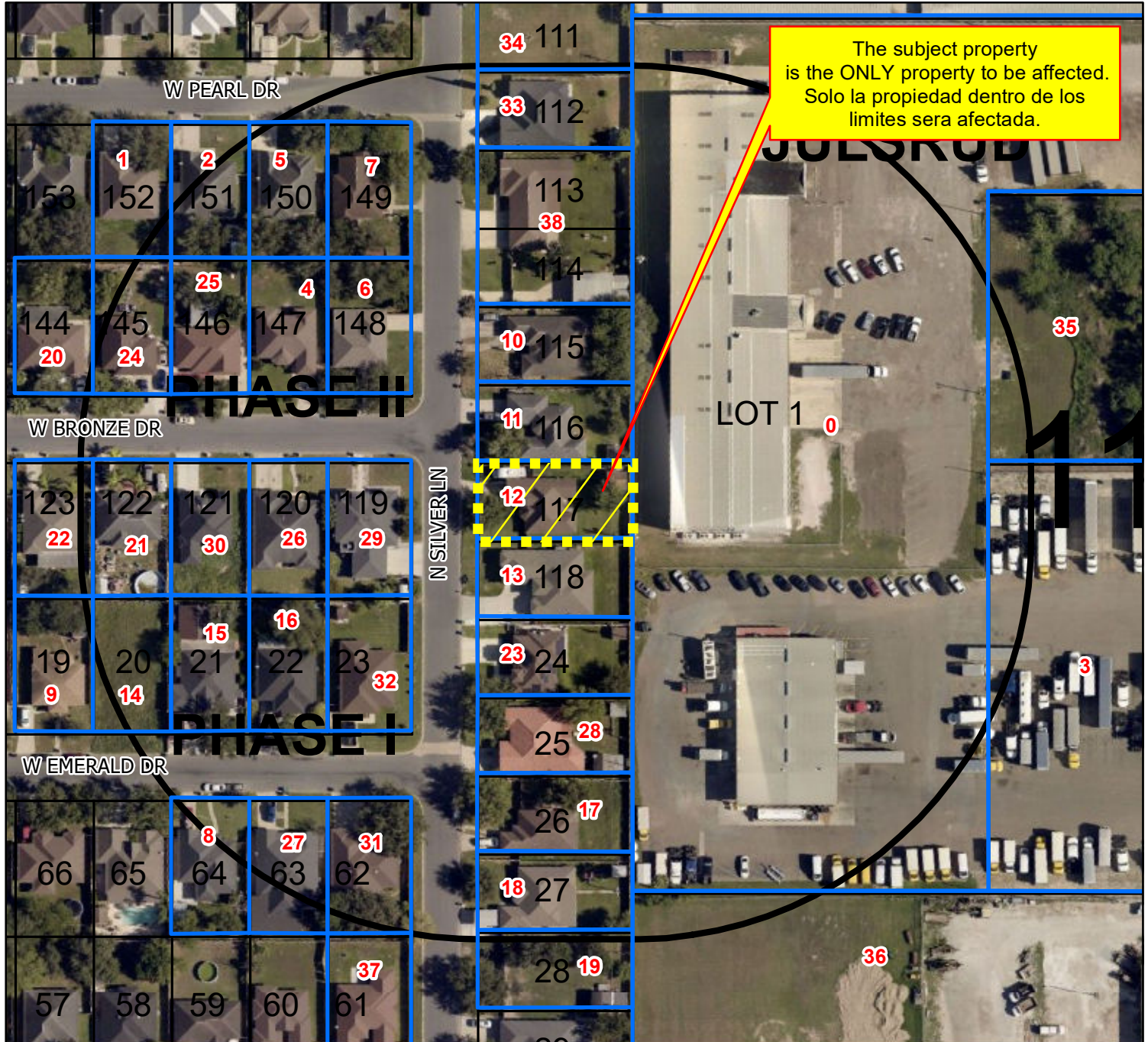
DEVELOPMENT SERVICES RECOMMENDATIONS:

Development Services is recommending approval of the Conditional Use Permit to allow a beauty salon in a Single-Family Residential District (R-1) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

1. The **home occupation** shall be limited to a certain area of the home;
2. Customers to be taken by appointment only with one customer at a time in the beauty salon;
3. A non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her title or occupation may be permitted when attached flush to the main building;
4. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
7. The applicant shall comply with all City of Pharr ordinance requirements, any violations will terminate this Conditional Use Permit;
8. Said use shall be conducted solely within the confines of the main dwelling and shall not exceed ten percent (10%) of the total floor area; and
9. The following shall be considered as grounds for revocation of a home occupation Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the dwelling being used.

- Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
- Failure to pay the annual renewal fee of \$50.00 shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.
- Conditional Use Permits for **home occupations** that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.

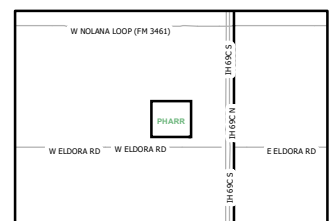
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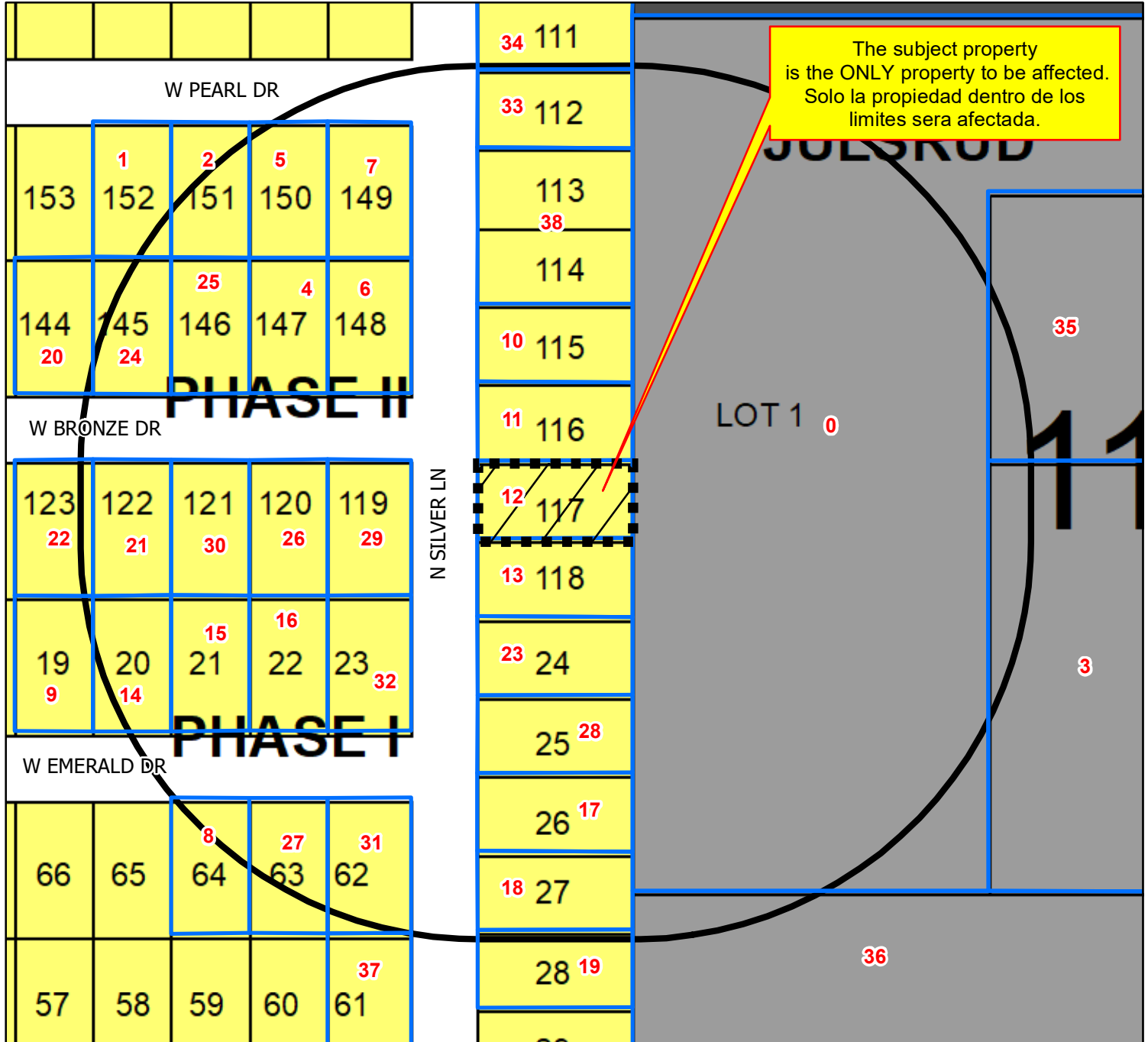
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

- Subject Property
- Notified Properties
- 300 ft. Notification Buffer

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



G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP - Crown Pt Estates Ph 2 Lot 117\MXD\CUP_Base.mxd

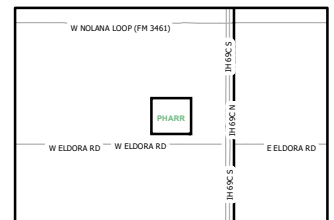


- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

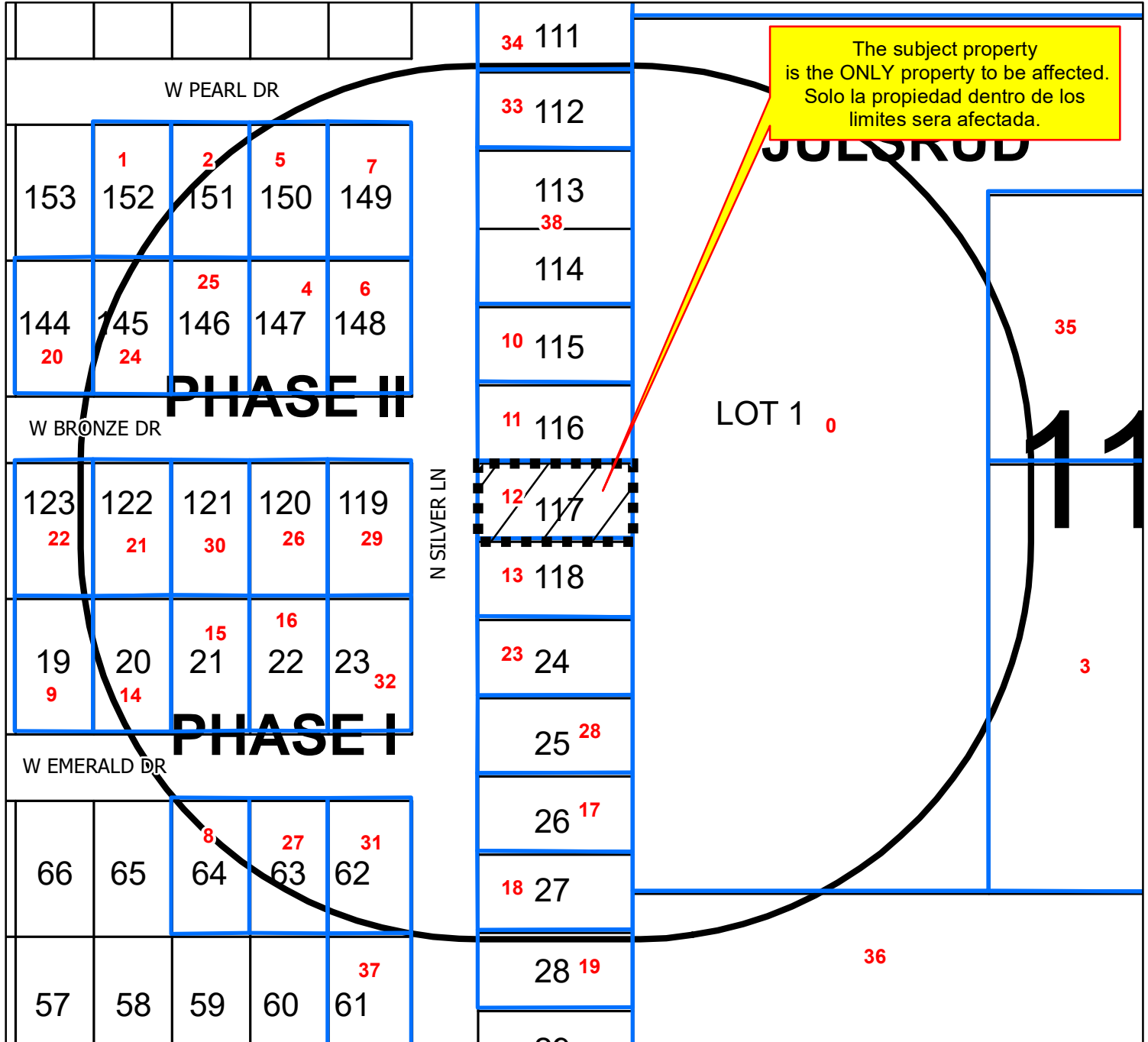
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- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

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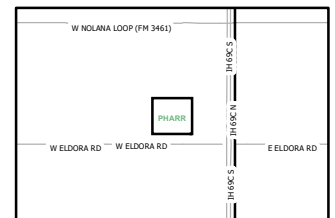
G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP - Crown Pt Estates Ph 2 Lot 117\MXD\CUP_Base.mxd



- | | | |
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| Mobile Home | Heavy Commercial | Planned Unit Development |
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- Subject Property
- Notified Properties
- 300 ft. Notification Buffer

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AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: February 8, 2023

MEETING DATE: February 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: R. E. Garcia & Associates, representing Ramiro Rivas, owner, is requesting preliminary plat approval of the proposed Rivas Subdivision. The property is legally described as being a 2.00 acre tract of land being a portion of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of West Hi-line Road. **SUB#220830**

Classification: Regular

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

Issue: R. E. Garcia & Associates, representing Ramiro Rivas, owner, is requesting preliminary plat approval of the proposed Rivas Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Rivas 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 - 2/8/2023
Approved - 2/8/2023
Final Approval - 2/9/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, FEBRUARY 13, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: RIVAS SUBDIVISION FILE NO. SUB#220830

GENERAL INFORMATION:

APPLICANT: R. E. Garcia & Associates, representing Ramiro Rivas, Owner, is requesting preliminary plat approval of the proposed Rivas Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.00 acre tract of land being a portion of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1000 block of West Hi-line Rd.

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

PROPERTY PROPOSED USE: Truck parking yard.

VARIANCES: None requested.

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

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

1. Remove the 10' additional R.O.W., being dedicated, not required.
2. Provide street lights along W. Hi-line Rd.

EASEMENTS:

1. Show all existing easement adjacent to property.
2. Provide a 15' exclusive easement to City of Pharr along W. Hi-Line Rd.

**SIDEWALK:
ADA:**

1. Follow City of Pharr standards.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr construction standards manual.

SEWER:

1. See attached comments.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Drainage report to be approved.
2. See attached comments.

OTHER:

1. Need engineer and surveyor signature on plat.
2. Provide net or gross for lot acreage and sq. ft.
3. On plat notes make sure to have numbers in sequence.
4. Plat note #4, add the northing & easting.
5. Plat note #15, re-word as per fire department comments.
6. Provide recorded subdivision on location map.
7. Attached are staff comments.

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF RIVAS SUBDIVISION

A **2.00** ACRE TRACT OF LAND BEING A PORTION OF LOT 375, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT 1 DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3313828, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

DATE: NOVEMBER 22, 2022

SCALE: 1" = 30'



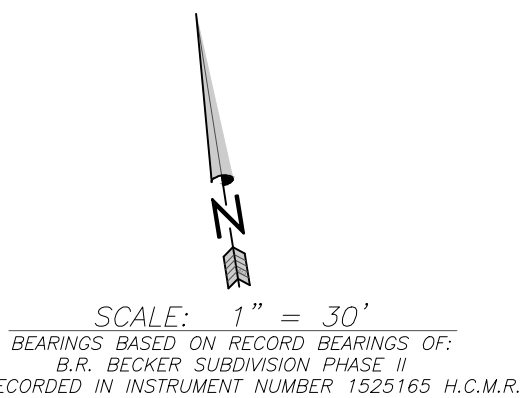
PREPARED BY:

R. E. GARCIA & ASSOCIATES

ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-5001) & SURVEYOR (10015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

R.E. Garcia
Associates

JOB NO.: 2022-216
DRAWN BY: D.E.S.



LEGEND:
F = FOUND 1/2" # IRON ROD
S = SET 1/2" # IRON ROD W/
A CAP LABELED "RPLS 4204"

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" COMMUNITY-PANEL NO. 480334 0500 B MAP REVISED: JANUARY 2, 1981.
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD: OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- BUILDING SETBACKS AS PER CITY OF PHARR ORDINANCE.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF THE STREET AT CENTER OF LOT.
- BENCHMARK NOTE: ELEVATION = 95.72 ON DISK MONUMENT LOCATED ONE HALF MILE EAST OF THE INTERSECTION OF JACKSON ROAD AND HI-LINE ROAD (B.M. NO. 6 16562984.284N 1078826.597E)
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY **2.00** ACRES AND A VOLUME OF APPROXIMATELY **13,117** CUBIC FEET OR **0.30** 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.
- NO STRUCTURE OR BUILDING SHALL BE PERMITTED ON ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
- EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- LOT OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS
- LOT OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- 5.0' FT. SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.

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

APPROVED THIS THE _____ DAY OF _____, 20____

DANNY WYLIE
CHAIRMAN, PLANNING AND ZONING COMMISSION

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST:
CLERK, CITY OF PHARR

THE STATE OF TEXAS COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER #64790

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

METES AND BOUNDS DESCRIPTION

A **2.00** ACRE TRACT OF LAND BEING A PORTION OF LOT 375, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT 1 DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3313828, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF HI-LINE ROAD, ALSO BEING THE SOUTH LINE OF SAID LOT 375, BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2868565, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT. SAID POINT BEARS **S81°35'00"E 660.00 FEET** FROM THE SOUTHWEST CORNER OF SAID LOT 375.

THENCE **N81°35'00"W 208.70 FEET** ALONG SAID CENTERLINE OF HI-LINE ROAD, ALSO BEING THE SOUTH LINE OF SAID LOT 375, TO A POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT 2 DESCRIBED IN SAID WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3313828, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST OF HEREIN DESCRIBED TRACT.

THENCE **N08°25'00"E** ALONG THE EAST LINE OF SAID TRACT 2 DESCRIBED IN SAID WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3313828, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE WEST LINE OF SAID LOT 375, PASS AT 30.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE APPARENT NORTH RIGHT-OF-WAY LINE OF SAID HI-LINE ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **417.40 FEET** TO A FOUND ONE-HALF INCH IRON ROD BEING AN INTERIOR CORNER OF SAID TRACT 2 DESCRIBED IN SAID WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3313828, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S81°35'00"E 208.70 FEET** ALONG THE SOUTH LINE OF SAID TRACT 2 DESCRIBED IN SAID WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3313828, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 375 TO A FOUND ONE-HALF INCH IRON ROD ON THE WEST LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2868565, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S08°25'00"W** ALONG SAID WEST LINE OF TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2868565, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE WEST LINE OF SAID LOT 375, PASS AT 387.40 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE APPARENT NORTH RIGHT-OF-WAY LINE OF SAID HI-LINE ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **417.40 FEET** TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND, MORE OR LESS.

LOT 375
KELLY-PHARR SUBDIVISION
VOLUME 3 PAGE 133-134 H.C.D.R.
TANOTAROS FINEST FRUIT, LLC
INSTRUMENT NUMBER 2868565 H.C.O.R.

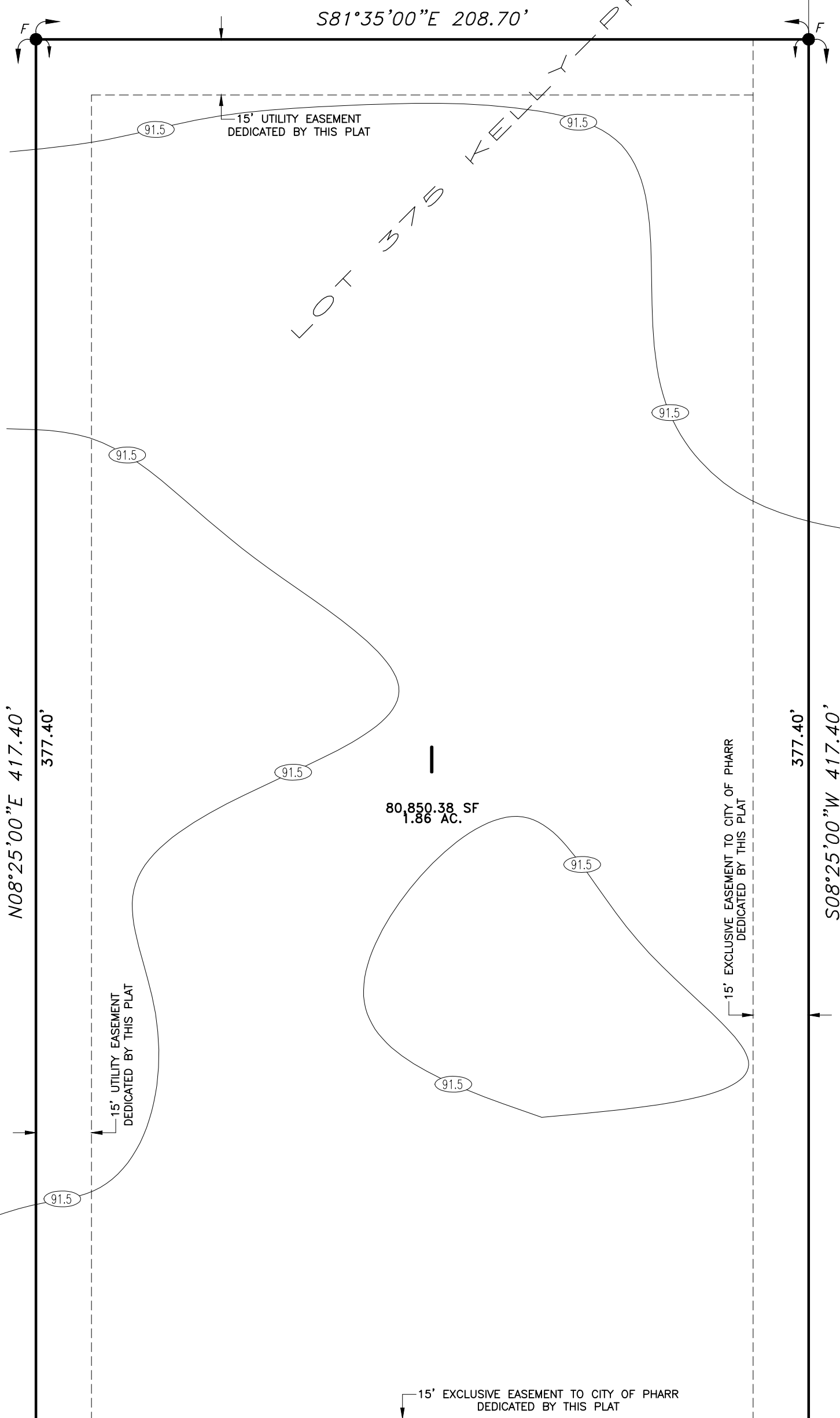
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

LOT 375
KELLY-PHARR SUBDIVISION
VOLUME 3 PAGE 133-134 H.C.D.R.

RAMIRO RIVAS
INSTRUMENT NUMBER
3313828 H.C.O.R.



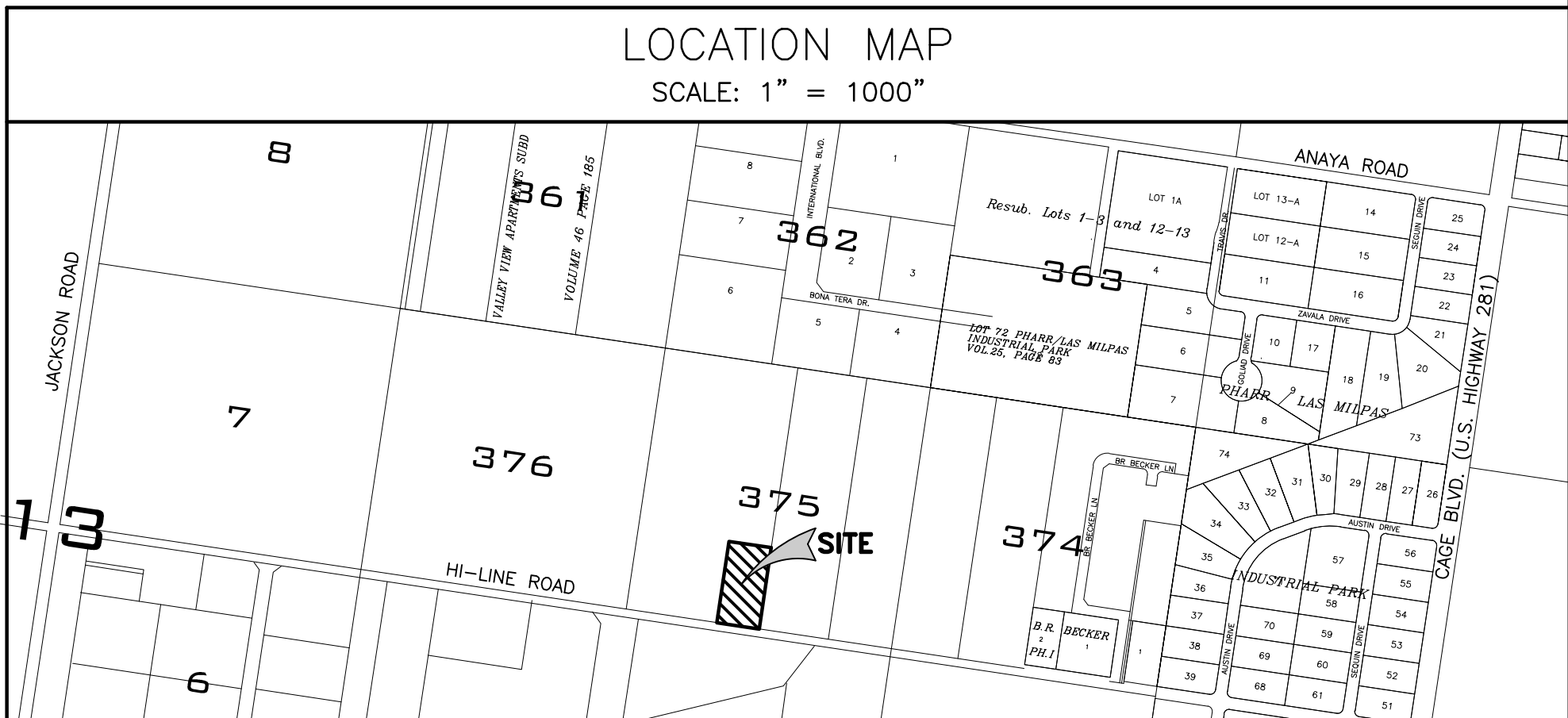
LOT 378
KELLY-PHARR SUBDIVISION
VOLUME 3 PAGE 133-134 H.C.D.R.
FSM LLC
INSTRUMENT NUMBER 2136085 H.C.O.R.

LOT 375
KELLY-PHARR SUBDIVISION
VOLUME 3 PAGE 133-134 H.C.D.R.
TANOTAROS FINEST FRUIT, LLC
INSTRUMENT NUMBER 2868565 H.C.O.R.

LOT 375
KELLY-PHARR SUBDIVISION
VOLUME 3 PAGE 133-134 H.C.D.R.
RAMIRO RIVAS
INSTRUMENT NUMBER 3313828 H.C.O.R.

LOCATION MAP

SCALE: 1" = 1000'



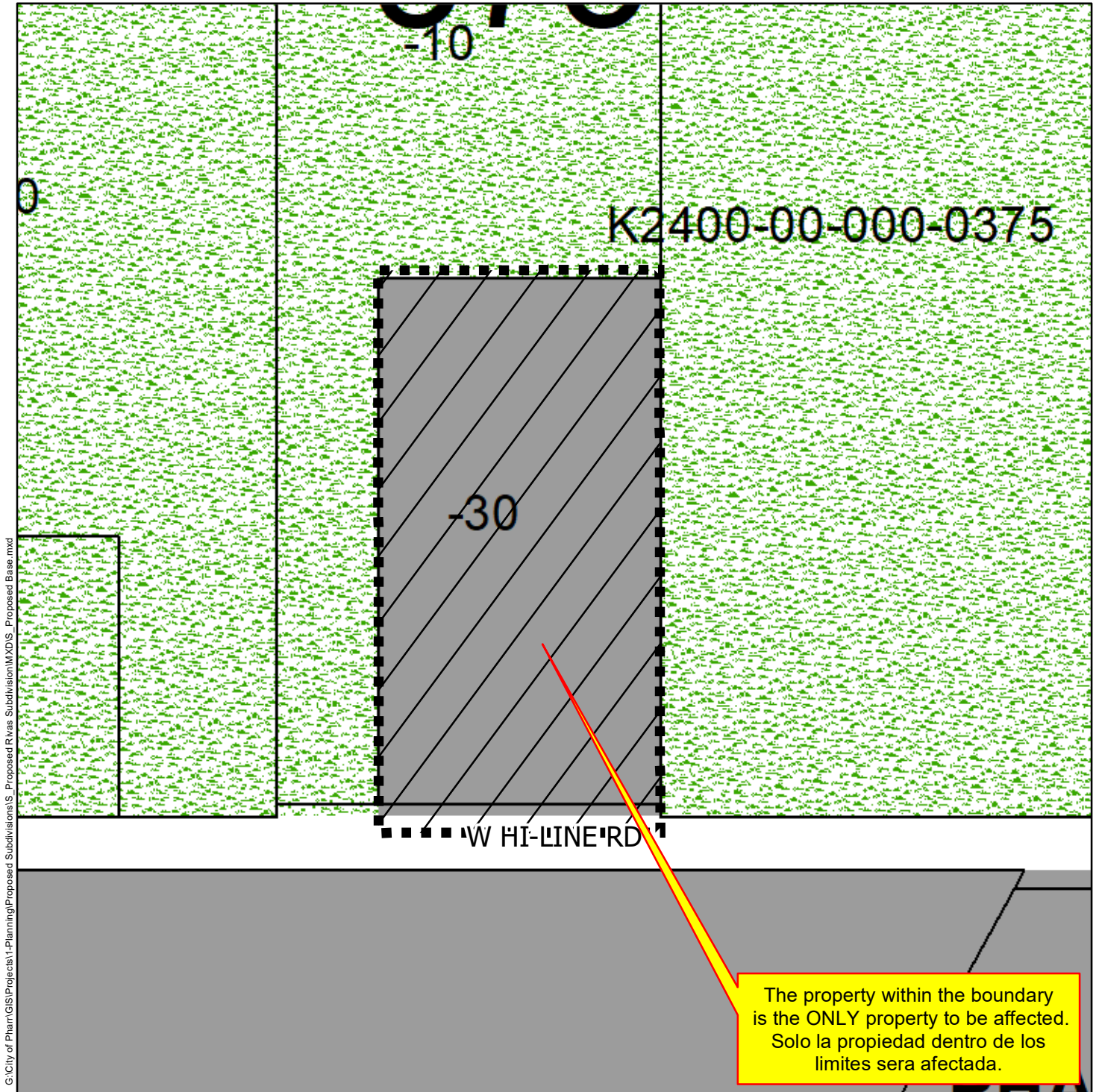
PRINCIPAL CONTACTS:

OWNER: RAMIRO RIVAS
ENGINEER: RAUL E. GARCIA
SURVEYOR: RAUL E. GARCIA

ADDRESS:
1400 W. HI-LINE ROAD
116 N. 12TH
EDINBURG, TX. 78539

CITY, STATE & ZIP:
PHARR, TX. 78577
EDINBURG, TX. 78539

PHONE #/ FAX #:
(956) 761-9999
(956) 381-1061
(956) 381-1061



- | | | | |
|--|---|---|--|
|  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 = 106 feet

0 50 100 200 300 400 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 | |

Scale: 1 inch = 106 feet



STRAFF REVIEW MEETING FOR: *RIVAS SUBDIVISION SUBDIVISION*

COMMENTS: **Initials:** J.R. / O.D.L. **JANUARY 31, 2023**

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show water services details.
- 12" water line will need to upgrade to 12" PVC.
- Will need to show all surrounding utilities.
- Comments made may change depending of the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Will need to extend sewer main line to and thru the property and install manholes
- Will need to show 6" sewer service details.
- Manholes rim and lids will need to be composite base to City of Pharr logo.
- Comments made may change depending on the circumstances.
- 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: _____



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

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

Subdivision: RIVAS SUBDIVISION PRELIMINARY

Reviewed by: J. GONZALEZ/ L. CANTU

January 31, 2023

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 **PAINTED SILVER** in Color 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 2018. 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 MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
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 2018; 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 2018; 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. SHALL PROVIDE FIRE HYDRANT DETAIL WITH VALVE AND VALVE BOX DETAIL.**
- 2. SHALL PROVIDE ADDITIONAL FIRE HYDRANT(S) TO MEET CITY OF PHARR STANDARDS.**
- 3. WATERLINE SHALL BE LOOPED.**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Rivas Subdivision

DATE: February 2, 2023

REVIEW: Preliminary (comments plans dated 1-18-2023)

PLAT

1. Note No. 4 --- Include northing and easting values for benchmark No. 6.
2. Signature from P.E.
3. Signature from R.P.L.S.

SITE PLAN

1. Include fire hydrant detail and sanitary sewer service detail.
2. What is the proposed sanitary sewer layout?

DRAINAGE

1. Drainage report shall be approved and reviewed by HCDD no. 1.
2. Drainage plan to be reviewed and approved at building permit stage.

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). ***UPDATE (Please see attachment pertaining to proposed hydrants)**



DIRECTIVE #2022-01

DATE: October 14, 2022

TO: Director of Planning
Director of Building & Code
Public Works Director
Public Utilities Director
Subdivision Planner II
Fire Chief
Director of Innovation & Technology

FROM: Ruben Alfaro, P.E. – City Engineer

RA

SUBJECT: FIRE HYDRANT ALUMINUM COATING

This Directive will serve as Official Notice to all staff involved in the building permit review process of the additional requirements for fire hydrant.

This DIRECTIVES will modify as follows:

Section IV - 3.A.11

All buildings in the City Limits (and ETJ developments) shall be within 500 feet of a standard city fire hydrant. The contractor is responsible for painting all installed fire hydrants with a finish coat of Caution Yellow "Sherwin Williams Corothane I Mio Aluminum" or an equal finish coating- or as designated approved by the Fire Department.

Section IV - 3.C.8

Fire Hydrants shall be of the brand Mueller, American Darling or Kennedy provided with a standard coating from the manufacturer and painted "caution" yellow, oil based paint, and finished with a coating of aluminum as noted in Section IV – 3.A.11.

Standard Detail WTR-2

FIRE HYDRANT (MUELLER, AMERICAN DARLING AND KENNEDY)PROVIDED WITH A STANDARD COATING FROM THE MANUFACTURER AND FINISHED WITH A COATING OF ALUMINUM AS NOTED IN SECTION IV – 3.A.11. ~~PAINTED CAUTION YELLOW WITH~~)



Pharr Public Work



Rivas Subdivision
W. HI LINE Road
Pharr Tx, 78577

DATE: 02 / 1 /2023
2.00 Acres

Plat Notes:

- No comments

General Notes:

- Show Drainage Layout and Details
- 18" culvert and driveway details are required
- 8" bleeder is required for outfall from detention pond of property.
- Attach Erosion & Sediment Control Plan Layout to S.W.P.P.P. Please Note on Silt Fence Details that post must be Metal Post
- Erosion & Sediment Control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (T.P.D.E.S.), Texas Commission of Environmental Quality (T.C.E.Q.), and City of Pharr Best Management Practices (B.M.P.) requirements
- 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 Preconstruction Stage.