

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 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) Minutes of February 13, 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) Pinpoint Construction & Investments, LLC., representing Ascary Ruiz, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential Estate District (R1-E) to Residential Multi-Family District (R-MF). The property is legally described as being 18.34 acres, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1500 West Owassa Road. **COZ#230173**

- 2) Pinpoint Construction & Investments, LLC., representing Ascary Ruiz, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential Estate District (R1-E) to General Business District (C). The property is legally described as being 5.5 acres, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1500 West Owassa Road. **COZ#230174**

- 3) Jose Federico De Hoyos, d/b/a Garden Jewels Investments, LLC. owner, has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being Lots 23 through 26, Block 12, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 131 East Hawk Avenue. **COZ#230276**

- 4) Exclusive Event Center LLC., is requesting a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.351 acres, more or less, out of Lots 27 through 30, Block 2, Los Marineros Subdivision Phase 1, Pharr, Hidalgo County, Texas. The property's physical address is 2200 South Cage Boulevard. **CUP#230275**

E. PLATS:

- 1) Nain Engineering, L.L.C., representing Raul Bocanegra, President for Bocanegra Investments, L.L.C., is requesting final plat approval of the

proposed Bocanegra Subdivision. The property is legally described as being a 0.54 acre tract of land being all of Lots 1 and 2, the West 22.80 feet of Lot 3, all of Lot 23 and the West 16.80 feet of Lot 22, Block 1, Eula Young Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of West Business Highway 83. **SUB#210514**

2) R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Estates Subdivision. The property is legally described as being a 7.00 acre tract of land being a portion of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2200 Block of N. Sugar Road. **SUB#220514**

3) Robles Engineering, LLC., representing Irma Vasquez and Ramon Vasquez Jr., owners, are requesting final plat approval of the proposed I-N-R Subdivision. The property is legally described as being a 1.00 acre out of Lot 4, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of East Ferguson Avenue (FM 495). **SUB#200103**

4) Quintanilla, Headley and Associates, Inc., representing Mauricio Paredes, Managing member for Cubic Walls, LLC., is requesting preliminary plat approval of the proposed Veterans Walls Subdivision. The property is legally described as being a 3.89 acre tract of land out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4600 Block of N. Veterans Blvd. ("I" Rd.) **SUB#210830**

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 10th day of March 2023 at 10:30a.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 10th day of March 2023



Hilda Pedra
for HILDA PEDRA, TRMC, CMC
CITY CLERK

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 13, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 13, 2023 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Charlie Ramirez Guadalupe Cano

ABSENT: Jonathan Larraga Luis Madrigal
 Romeo Robles Andy Castro

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
 Anaïsa Licerio, Planner II
 Laura Fonseca, Planner I
 Eddie Martinez, Planner II
 Joanna Villarreal, Secretary
 Roy Rodriguez, Assistant Director Building and Code

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.

Charlie Ramirez moved to excuse the absent members. Rafael Munguia 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) APPROVAL OF MINUTES FOR JANUARY 23, 2023

Chairman, Danny Wylie, introduced the item.

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

ITEM D. PUBLIC HEARING:

- 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**

Anaisa Licerio, Planner II, introduced the item and stated Ma. Del Rosario R. Ornelas, d/b/a Aimee's Beauty Salon and Barber Shop, had requested a Conditional Use Permit to allow a beauty salon in a Single-Family Residential District (R-1). She stated the property was legally described as being Lot 117, Crown Point Estates Subdivision Phase 2, Pharr, Hidalgo County, Texas and the property's physical address was 3806 North Silver Lane.

Anaisa Licerio, Planner II, further stated the property was currently zoned Single Family Residential District (R-1) and the surrounding area was zoned Single Family Residential District (R-1) to the north, south and west and Limited Industrial District (L-I) to the east. She stated the area was generally designated for Single Family Residential Use in the Land Use Plan and the hours of operation would be by appointment only from 9:00 a.m. to 7:00 p.m. Monday through Sunday. She added 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 on the Advance News Journal on January 25, 2023. Staff received one response in opposition to the request.

Anaisa Licerio, Planner II, went over conditions and stated the home occupation shall be limited to a certain area of the home and customers should be taken by appointment only with one customer at a time in the beauty salon. She further stated 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. Additionally, there shall be no exterior display or alterations indicating that the building was being used for any purpose other than of a dwelling and the Conditional Use Permit shall be issued for a period of one (1) year. She also stated it shall be the owner's responsibility to apply for renewal 30 days before its expiration date and any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit.

Anaisa Licerio, Planner II, further stated any violations would terminate the Conditional Use Permit and 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. She went over the grounds of revocation of a home occupation conditional use permit. She stated 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 shall result in revocation. Additionally, 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.

Anaisa Licerio, Planner II, stated staff recommended approval of the Conditional Use Permit to allow a beauty salon in a Single-Family Residential District (R-1) subject to applicant and site following all City Ordinance and City Department requirements.

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

There being no further discussion, Rafael Munguia **moved** to approve the request for a Conditional Use Permit to allow a beauty salon in a Single-Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM 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**

Eddie Martinez, Planner II, introduced the item. He stated the property was legally described as being a portion of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas and the property was located within the 1000 block of West Hi-line Road. He further stated the property was currently zoned Limited Industrial District (L-I) and the adjacent zones were Agricultural Open Space District (A-O) to the north, east and west and Limited Industrial District (L-I) to the south. He further stated the property was designated for industrial use in the Land Use Plan. The proposed property would be used for a truck parking yard.

Eddie Martinez, Planner II, stated staff recommended preliminary plat approval of the proposed Rivas Subdivision subject to the following conditions: remove the 10' additional right-of-way being dedicated, not required and provide streetlights along W. H-

Line Road, showing all existing easement adjacent to property. He further stated additional requirements were to provide a 15' exclusive easement to City of Pharr along W. Hi-Line Road and follow City of Pharr standards. He mentioned the drainage report need to be approved and the engineer and surveyor signatures on plat were required. Lastly, he stated they need to provide net or gross for lot acreage and square foot was also required for the plat notes follow the numbering sequence. He stated on plat note #4 to add the northing and easting and plat note #15 to add the address per fire department comments and provide recorded subdivision on location map.

Eddie Martinez, Planner II, stated there was representation.

At this time Chairman, Danny Wylie, opened the item for board discussion there being no further discussion. Rafael Munguia moved to approve the request for preliminary plat approval of the proposed Rivas Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

Kimberly Mendoza, Director of Development Services invited the board members to the Land Use Fundamentals webinar on February 16th from 9am to 12pm hosted by Bojorquez Law Group.

ITEM G. CLOSED SESSION:

None

ITEM H. RECONVENE:

None.

ITEM I. ADJOURNMENT

There being no further business, Charlie Ramirez moved to adjourn. Guadalupe Cano seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:07 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: March 8, 2023

MEETING DATE: March 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pinpoint Construction & Investments, LLC., representing Ascary Ruiz, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential Estate District (R1-E) to Residential Multi-Family District (R-MF). The property is legally described as being 18.34 acres, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1500 West Owassa Road. **COZ#230173**

Classification: Public Hearing

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

Issue: Pinpoint Construction & Investments, LLC., representing Ascary Ruiz owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential Estate District (R1-E) to Residential Multi-Family District (R-MF).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending disapproval of the request to re-zone to Residential Multi-Family District (R-MF) as the surrounding land uses include residential uses and vacant land, and is not in conformance with the Future Land Use Plan.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 3/8/2023
Approved - 3/9/2023
Final Approval - 3/10/2023



MEMORANDUM

DATE: MONDAY, MARCH 13, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single Family Residential Estate District (R1-E) to Residential Multi-Family District (R-MF) being 18.34 acres, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1500 West Owassa Road. COZ#230173

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:

Pinpoint Construction & Investments, LLC., representing Ascary Ruiz owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential Estate District (R1-E) to Residential Multi-Family District (R-MF) in order to develop and construct fifty (50) four-plex lots.

The subject site is located on the south side of West Owassa Road, approximately 580 ft west of North Sugar Road and has a physical address of 1500 West Owassa Road. The property is legally described as 18.34 acres more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The subject property fronts West Owassa Road, a 100' minor arterial street that runs west and east with a posted speed limit of 30-45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single Family Residential Estate District (R1-E). The property and the property to the west were zoned Single-Family Residential District (R-1) on September 8, 2020. On November 21, 2022, the subject property was rezoned to Single Family Residential Estate District (R1-E). A portion of the property to the east was rezoned to High Density Multi-Family Residential District (R-4) on March 21, 2016. The remaining section to the east and area to the south are currently zoned Agricultural and or Open Space District (A-O). The city limits lie to the north side of the property. There have been no other zoning requests within the vicinity of the subject property since that time. The surrounding land uses include vacant land and residential uses. The property is generally designated for single family residential use in the Land Use Plan.

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

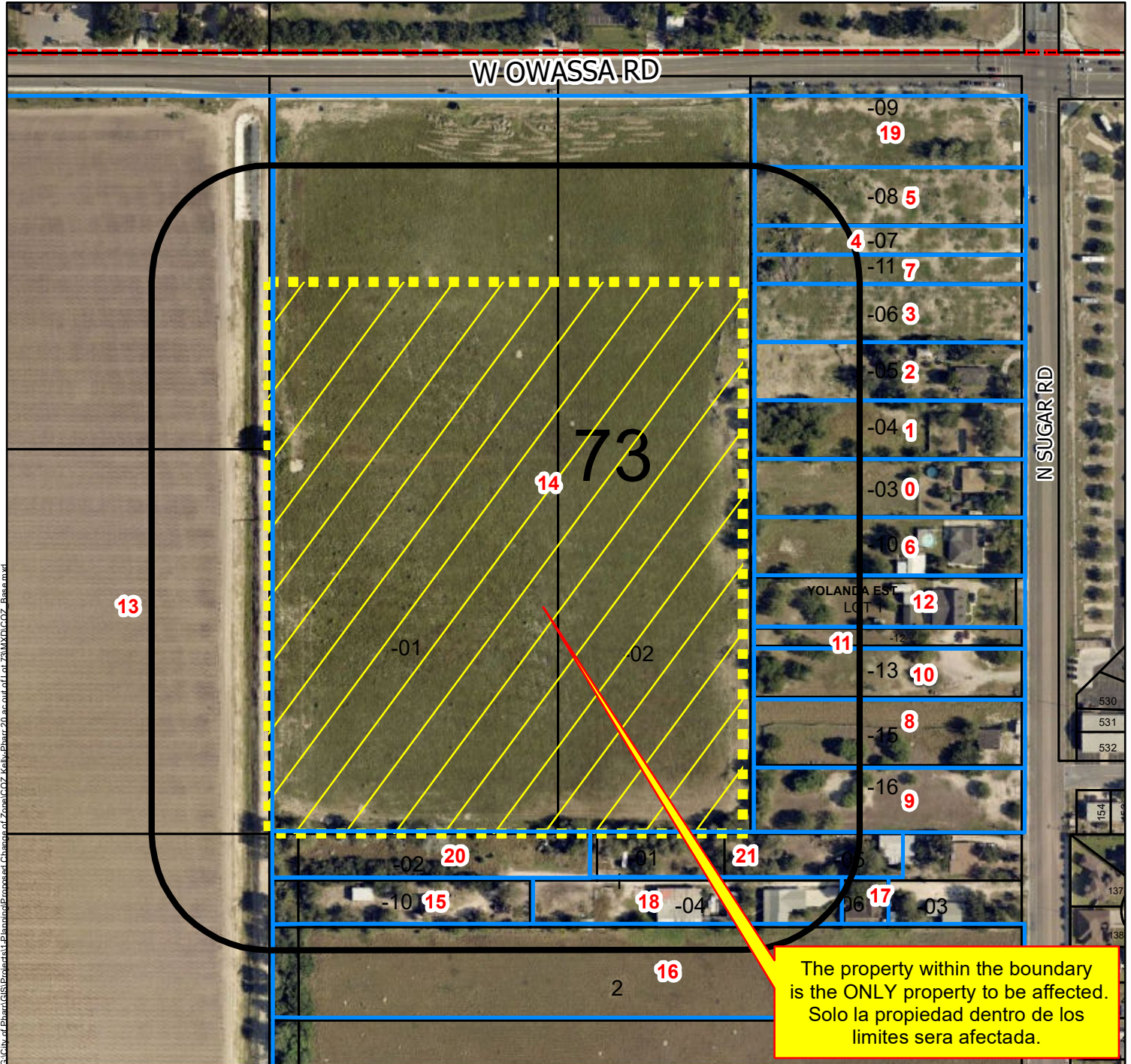
Sixteen (16) letters were mailed out to the surrounding property owners on February 10, 2023, and a legal notice was published in the Advance News Journal on February 8, 2023. Staff received no response to the letters or the legal notice.

Development Services is recommending **disapproval** of the request to re-zone to Residential Multi-Family District (R-MF) as the surrounding land uses include residential uses and vacant land and is not in conformance with the Future Land Use Plan.

NOTE: This item will go before the City Commission Meeting of **March 20, 2023** 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.**



Zoning

ZONE

- R1-E
- 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

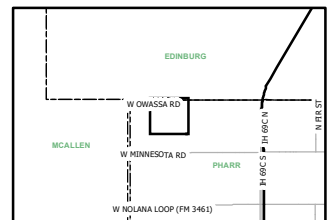
Planned Unit Development

200 ft Zone

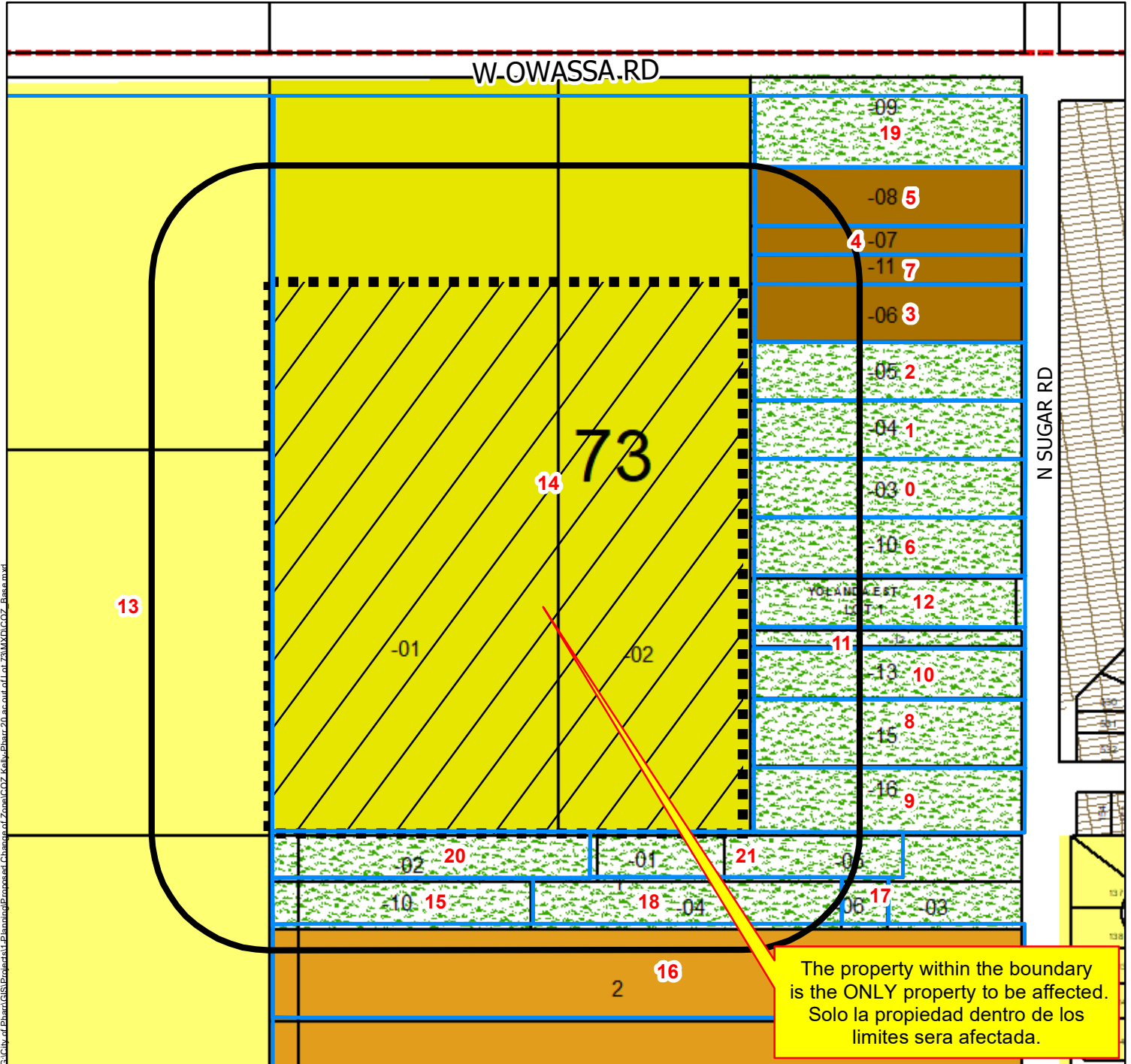
Notified Properties

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.



Proposed Change of Zone
1500 blk of W Owassa Rd - Kelly-Pharr 18.34 ac out of Lot 73
Pinpoint Construction & Investments, LLC



Zoning

ZONE

- R1-E
- 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

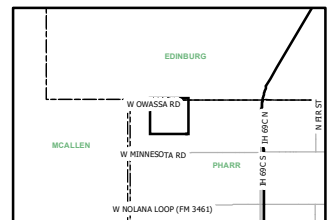
- Planned Unit Development
- 200 ft Zone
- Notified Properties
- Subject Property

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: 2/8/2023

Scale: 1 inch = 248 feet





REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Pinpoint Construction & Investments, LLC.

APPLICANT

Single Family Residential Estates District
(R1-E)

CURRENT ZONE

1500 W Owassa Rd.

ADDRESS

Residential Multi Family District (R-MF)

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)		X
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?	X	
9 Is the proposed change in line with the Future Land Use Plan?		X

STAFF RECOMMENDATIONS:

Denial

Development Services is recommending disapproval of the request to re-zone to Residential Multi-Family District (R-MF) as the surrounding land uses include residential uses and vacant land and is not in conformance with the Future Land Use Plan.

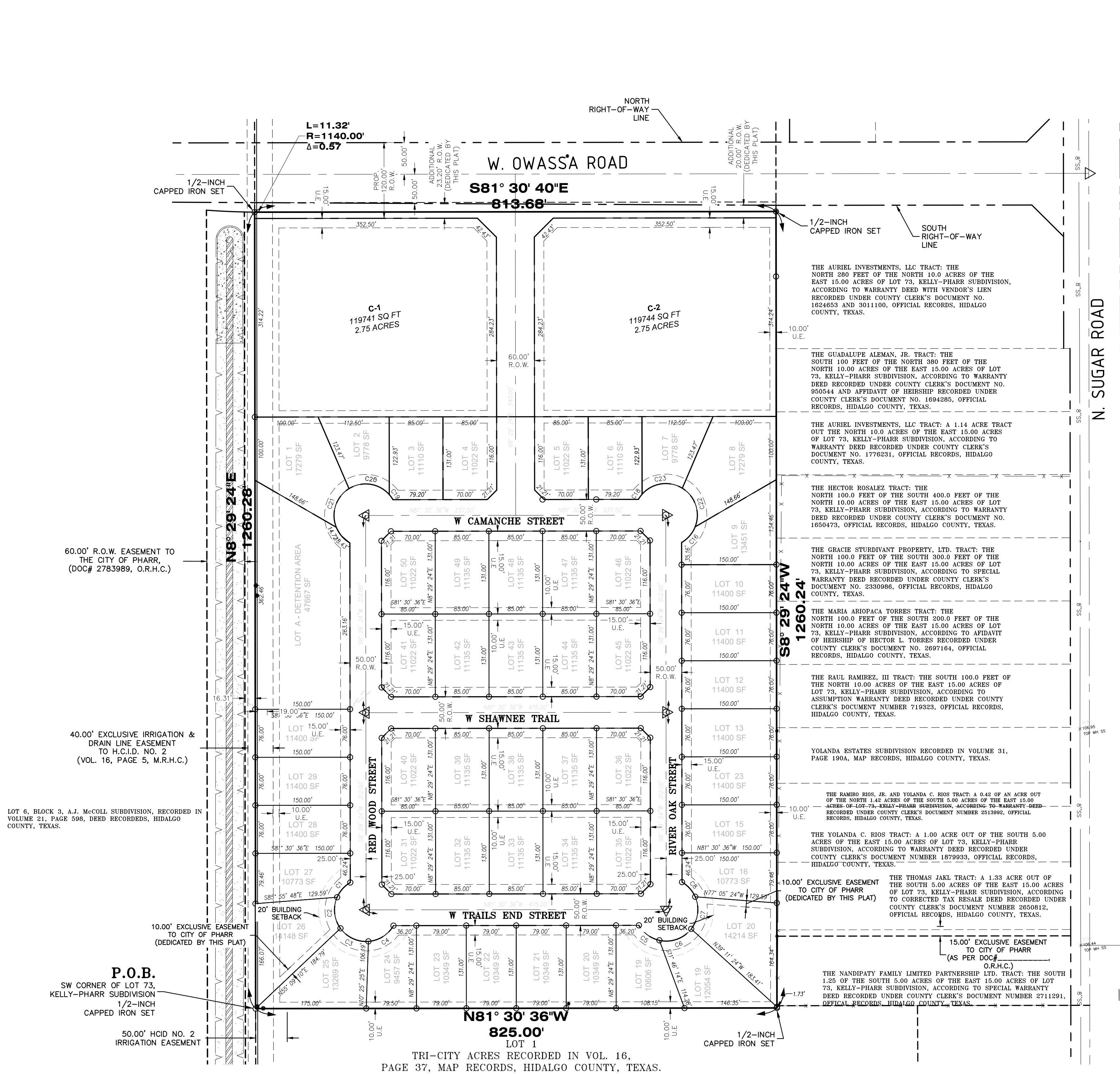
Anaisa Licerio, Planner II

PREPARED BY

February 21, 2023

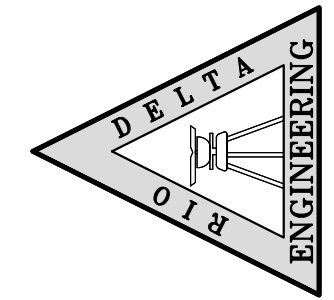
DATE

Y:\RDE SUBDIVISIONS 2022\SUB 22.015 - PINPOINT OWASSA ROAD - PHARR TX\email sent\SCOTTIE 1-4-22\VR SUB 22.015_RDE LOT LAYOUT BASE Iwan FINAL 1-4-22.dwg Iwan 1/4/2023 9:27 PM



SCALE: 1"=100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
JANUARY 2023
IT IS NOT TO BE
USED FOR CONSTRUCTION
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

PRELIMINARY LAYOUT
ANACUA ESTATES SUBDIVISION
PHARR, TEXAS
HIDALGO COUNTY

PROJECT :
ENGINEER:
IVAN GARCIA P.E., R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E., R.P.L.S.
CHECKED:
IVAN GARCIA P.E., R.P.L.S.
DRAWN:
OSCAR ALARCON JR
SCALE:
1"=100'
DATE:
JANUARY 2023
PROJECT:
SUB 22.015
REVISIONS:
PAGE NO.
SHT 1



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: March 8, 2023

MEETING DATE: March 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pinpoint Construction & Investments, LLC., representing Ascary Ruiz, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential Estate District (R1-E) to General Business District (C). The property is legally described as being 5.5 acres, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1500 West Owassa Road. **COZ#230174**

Classification: Public Hearing

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

Issue: Pinpoint Construction & Investments, LLC., representing Ascary Ruiz, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential Estate District (R1-E) to General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone to General Business District (C) as the properties meet area requirements and has adequate ingress and egress. If approved, the owner must comply 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 - 3/8/2023
Approved - 3/9/2023
Final Approval - 3/10/2023



MEMORANDUM

DATE: MONDAY, MARCH 13, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single Family Residential Estate District (R1-E) to General Business District (C) being 5.5 acres, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1500 West Owassa Road. COZ#230174

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:

Pinpoint Construction & Investments, LLC., representing Ascary Ruiz, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential Estate District (R1-E) to General Business District (C) in order to develop and construct two (2) commercial lots.

The subject site is located on the south side of West Owassa Road, approximately 580 ft. west of North Sugar Road and has a physical address of 1500 West Owassa Road. The property is legally described as 5.5 acres more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject property has approximately 352.50 ft. of frontage along West Owassa Road and 314.24 ft. in depth for a tract size of 5.5 acres.

The subject property fronts West Owassa Road, a 100' minor arterial street that runs west and east with a posted speed limit of 30-45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single Family Residential Estate District (R1-E). The property and the property to the west were zoned Single-Family Residential District (R-1) on September 8, 2020. On November 21, 2022, the subject property was rezoned to Single Family Residential Estate District (R1-E). A portion of the property to the east was rezoned to High Density Multi-Family Residential District (R-4) on March 21, 2016. The remaining section to the east and area to the south are currently zoned to Agricultural and/or Open Space District (A-O). The city limits lie to the north side of the property. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for single family residential use in the Land Use Plan.

The General Business District is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. 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.

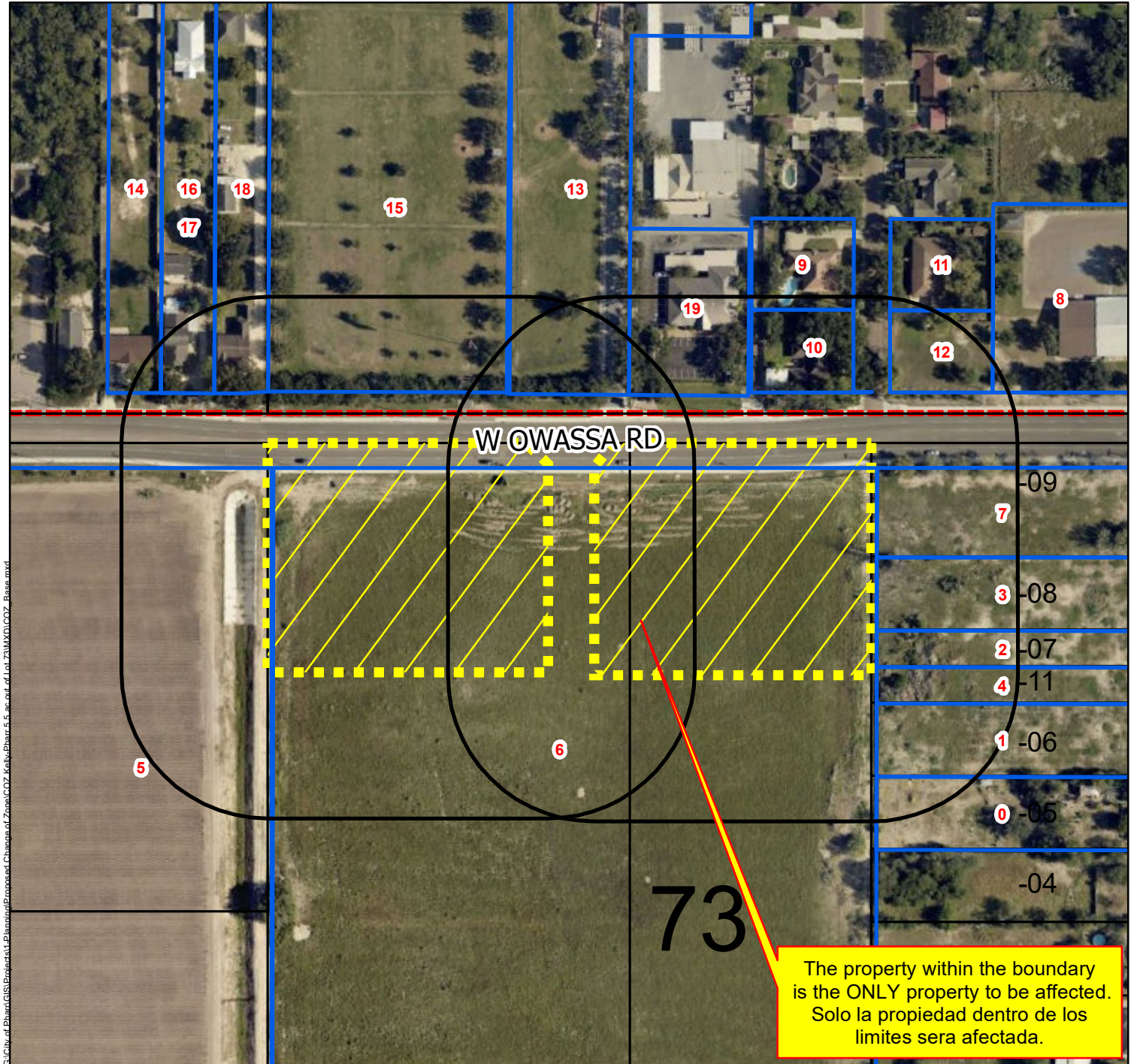
Four (4) letters were mailed out to the surrounding property owners on February 10, 2023, and a legal notice was published in the Advance News Journal on February 8, 2023. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone to General Business District (C) as the properties meet area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **March 20, 2023** 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.**



Zoning

ZONE

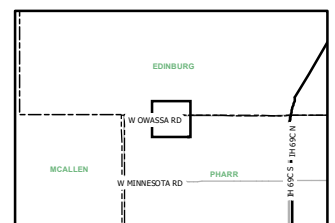
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

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

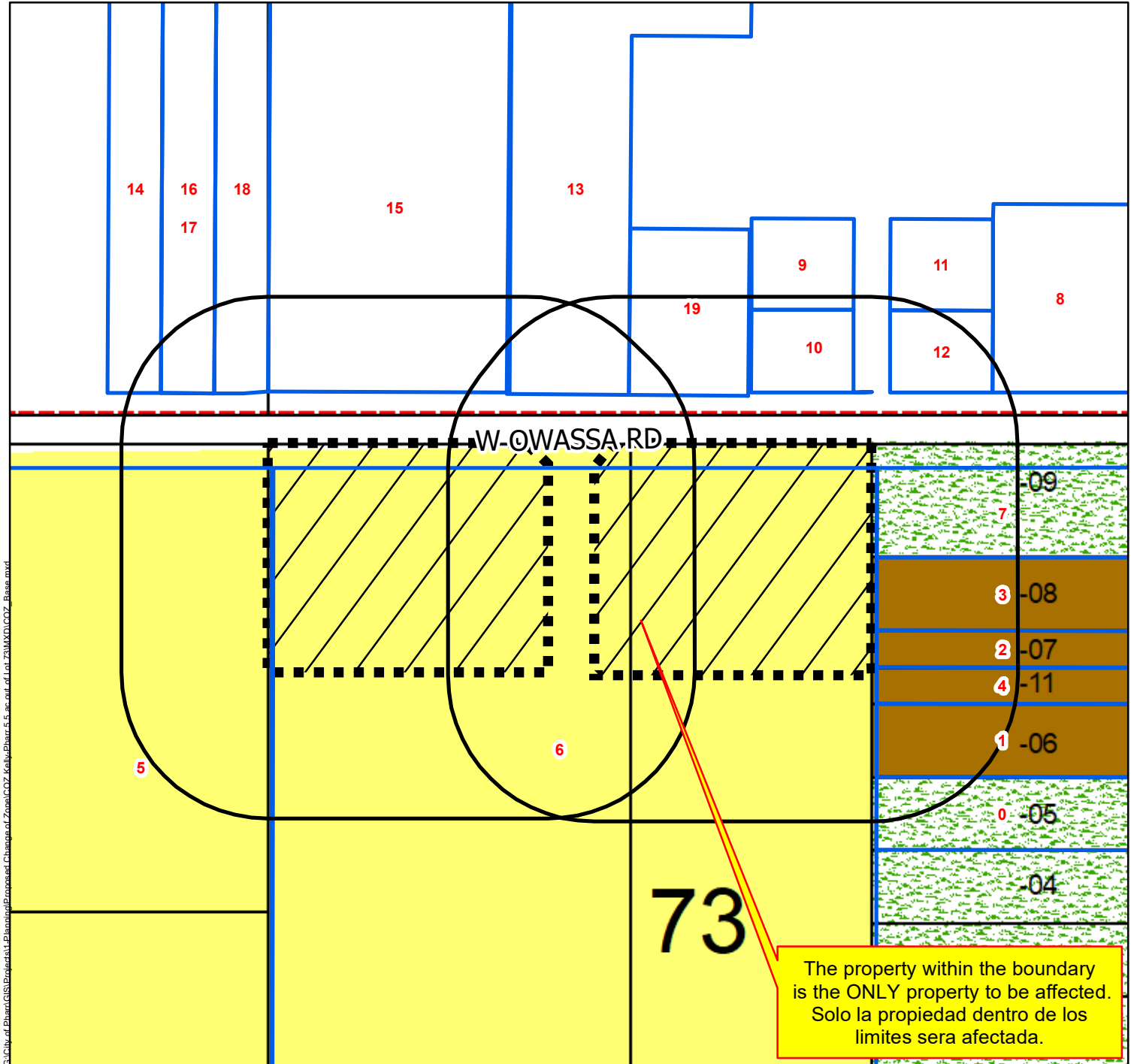
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

- 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.



Proposed Change of Zone
1500 blk of W Owassa Rd - Kelly-Pharr 5.5 ac m/l out of Lot 73
Pinpoint Construction & Investments, LLC



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

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
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- Heavy Commercial

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

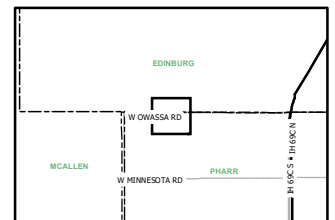
- 200 ft. Buffer Zone
- Notified Properties
- Subject Property

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: 1/30/2023

Scale: 1 inch = 197 feet





REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Pinpoint Construction & Investments, LLC.

APPLICANT

Single Family Residential Estates District
(R1-E)

CURRENT ZONE

1500 W Owassa Rd.

ADDRESS

General Business District (C)

	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 to General Business District (C) as the properties meet area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

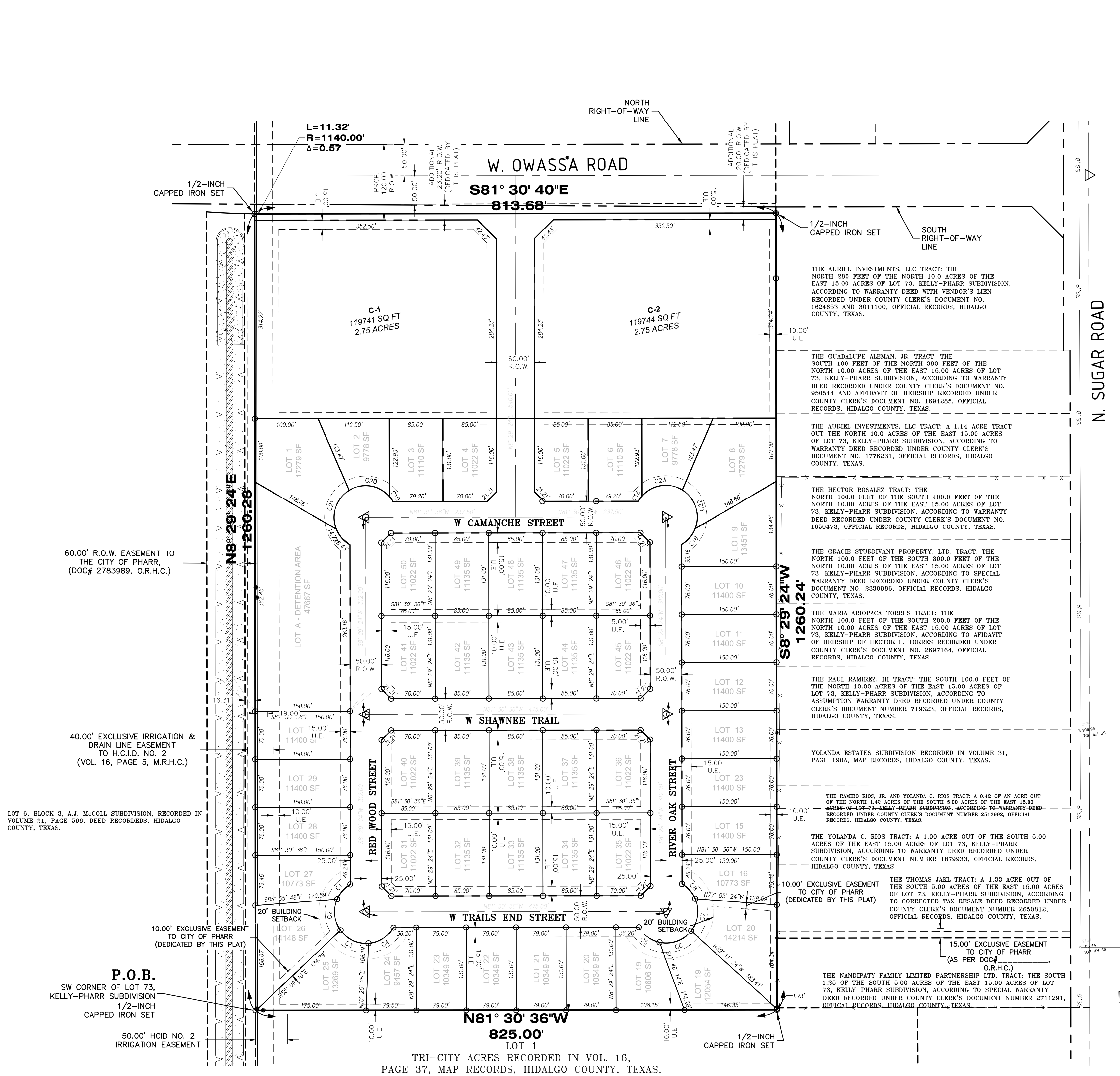
Anaisa Licerio, Planner II

PREPARED BY

February 21, 2023

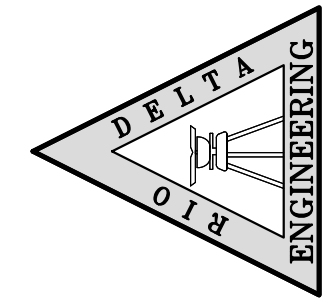
DATE

Y:\RDE SUBDIVISIONS 2022\SUB 22.015 - PINPOINT OWASSA ROAD - PHARR TX\email sent\SCOTTIE 1-4-22\VR SUB 22.015 - RDE LOT LAYOUT BASE Iwan FINAL 1-4-22.dwg Iwan 1/4/2023 9:27 PM



SCALE: 1"=100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
JANUARY 2023
IT IS NOT TO BE
USED FOR CONSTRUCTION
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

PRELIMINARY LAYOUT
ANACUA ESTATES SUBDIVISION
PHARR, TEXAS
HIDALGO COUNTY

PROJECT :
ENGINEER:
IVAN GARCIA P.E., R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E., R.P.L.S.
CHECKED:
IVAN GARCIA P.E., R.P.L.S.
DRAWN:
OSCAR ALARCON JR
SCALE:
1"=100'
DATE:
JANUARY 2023
PROJECT:
SUB 22.015
REVISIONS:
PAGE NO.
SHT 1



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: March 9, 2023

MEETING DATE: March 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Jose Federico De Hoyos, d/b/a Garden Jewels Investments, LLC. owner, has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being Lots 23 through 26, Block 12, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 131 East Hawk Avenue. **COZ#230276**

Classification: Public Hearing

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

Issue: Jose Federico De Hoyos, d/b/a Garden Jewels Investments, LLC, has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending disapproval of the rezoning request from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) as the property is not compatible with adjacent and nearby uses and may have a detrimental impact to the neighborhood character. In addition, the properties do not meet the lot area requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 3/9/2023
Approved - 3/9/2023
Final Approval - 3/10/2023

MEMORANDUM

DATE: MONDAY, MARCH 13, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) being Lots 23 through 26, Block 12, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 131 East Hawk Avenue. COZ#230276

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:

Jose Federico De Hoyos, d/b/a Garden Jewels Investments, LLC, has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct apartments.

The subject site is located at the northwest corner of North Athol Street and East Hawk Avenue, and has a physical address of 131 East Hawk Avenue. The property is legally described as being Lots 23 through 26, Block 12, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The individual lots have 25 ft. of frontage and a depth of 140 ft.

The property fronts East Hawk, a 50' – 60' local street which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property was zoned Single-Family Residential District (R-1) upon annexation in March 1982. The property to the north was rezoned to Neighborhood Commercial District (N-C) on November 10, 2009. The property to the south is zoned Single-Family Residential District (R1-A). The property to the east is zoned to PSJA ISD. The property is generally designated for single family residential use in the Land Use Plan.

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

Twenty-seven (27) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on February 24, 2023, and a legal notice was published in the Advance News Journal on February 22, 2023. Staff received no call or response to the letter or the legal notice.

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

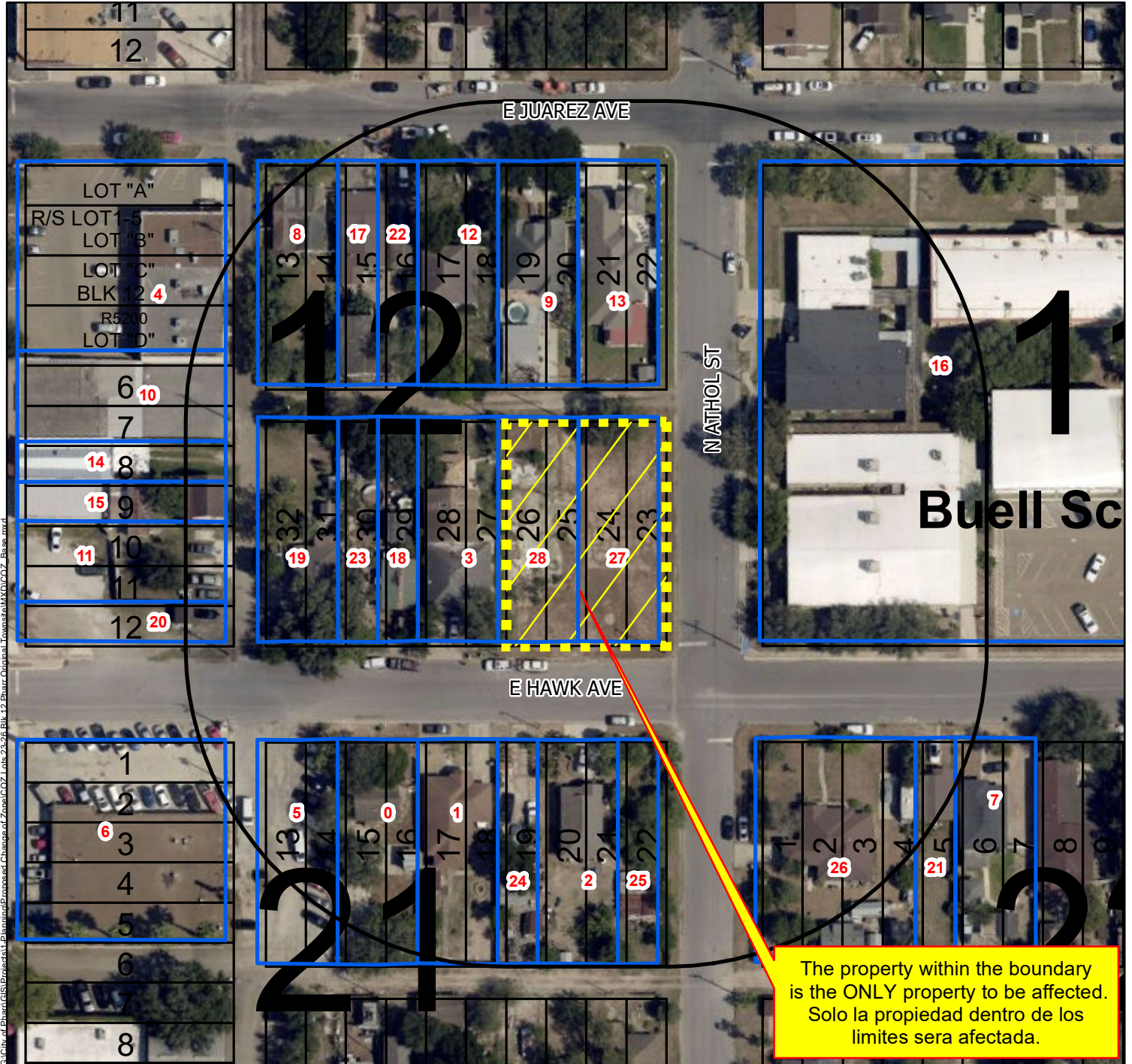
NOTE: This item will go before the City Commission Meeting of **March 20, 2023**, at **4:00 p.m.**

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.



Zoning

ZONE

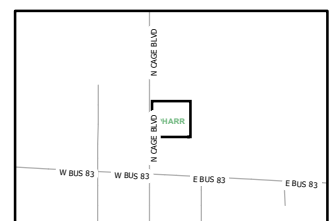
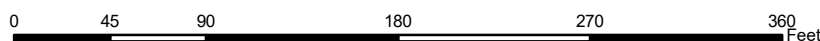
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

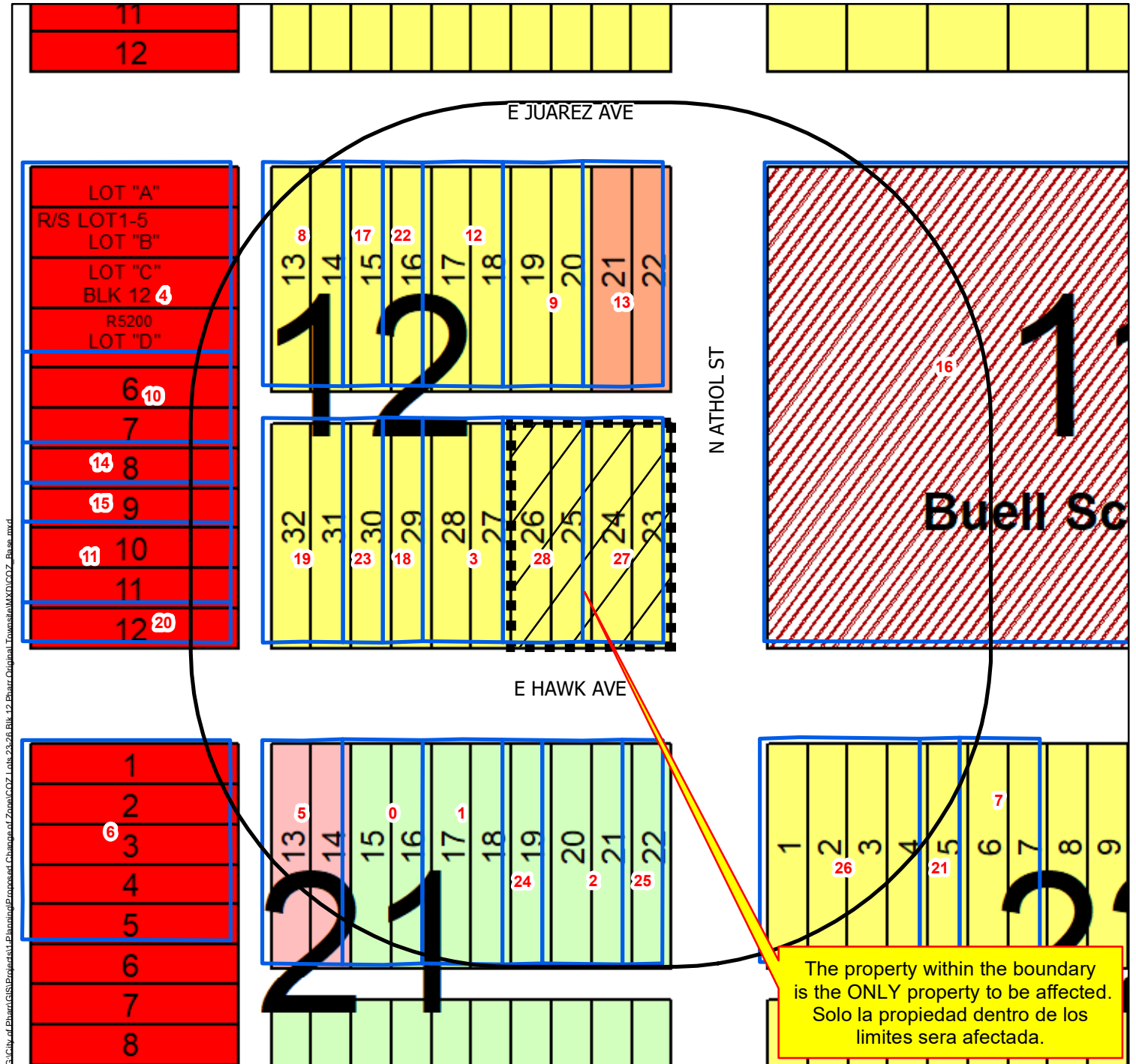
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial

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

- 200 ft Notification Buffer
- 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.





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

- 200 ft Notification Buffer
- Notified Properties
- Subject Property

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City of Pharr, Texas
 Engineering Department
 956.402.4242
 Date: 2/22/2023

Scale: 1 inch = 90 feet



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Jose Federico De Hoyos d/b/a Garden Jewels Investments, LLC.

APPLICANT

131 East Hawk Avenue

ADDRESS

Single-Family Residential District (R-1)

CURRENT ZONE

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

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?		X
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)		X
4 Is the property located along a major thoroughfare?		X
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?		X
9 Is the proposed change in line with the Future Land Use Plan?		X

STAFF RECOMMENDATIONS:

Denial

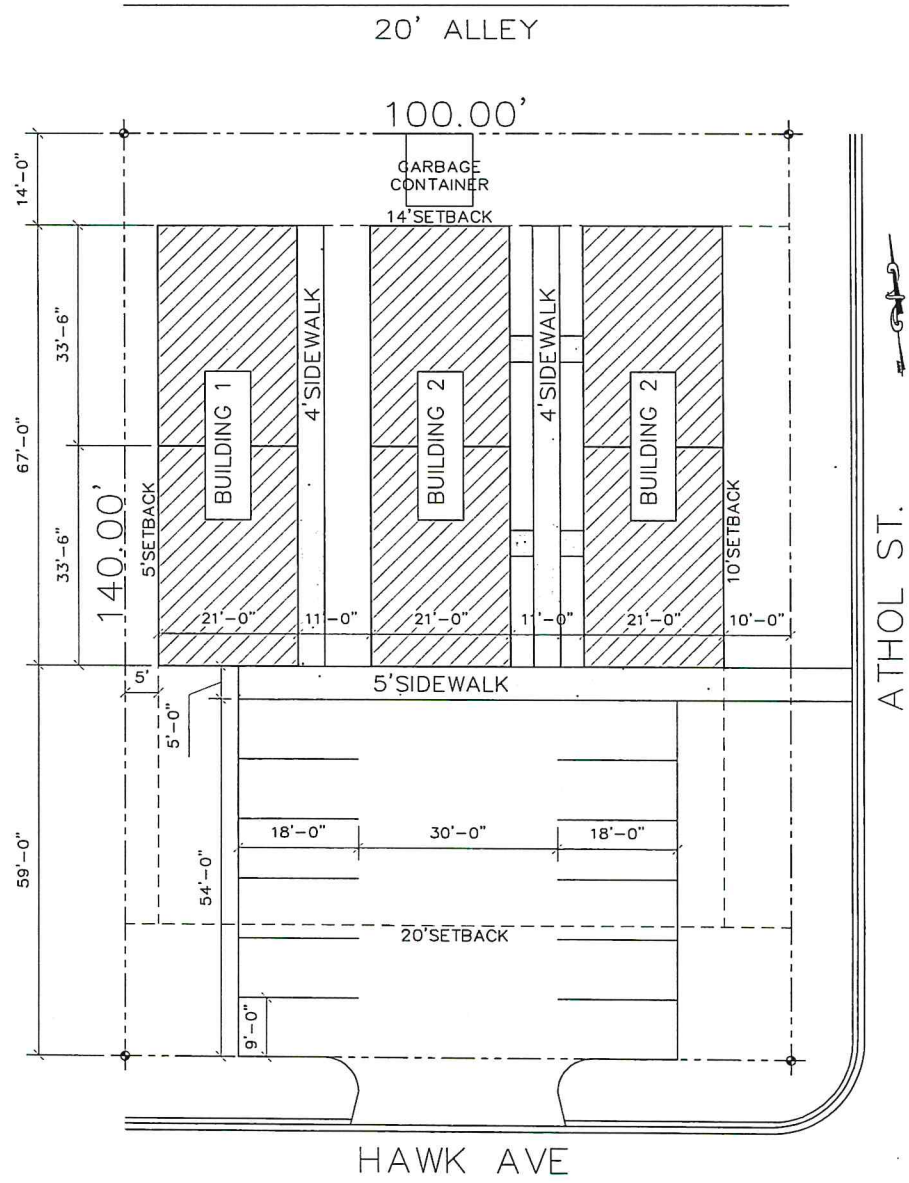
Development Services is recommending denial of the request to re-zone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) as the property is not compatible with adjacent and nearby uses and may have detrimental impact to the neighborhood character.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

Laura Fonseca

PREPARED BY

March 6, 2023

DATE





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: March 9, 2023

MEETING DATE: March 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Exclusive Event Center LLC., is requesting a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.351 acres, more or less, out of Lots 27 through 30, Block 2, Los Marineros Subdivision Phase 1, Pharr, Hidalgo County, Texas. The property's physical address is 2200 South Cage Boulevard. **CUP#230275**

Classification: Public Hearing

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

Issue: Exclusive Event Center LLC., is requesting a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Conditional Use and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) 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 - 3/9/2023
Approved - 3/10/2023
Final Approval - 3/10/2023



MEMORANDUM

DATE: MONDAY, MARCH 13, 2023

TO: PLANNING AND ZONNING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES IN A GENERAL BUSINESS DISTRICT (C) FILE NO. CUP#230275 (EXCLUSIVE EVENT CENTER LLC.)
--

GENERAL INFORMATION:

APPLICANT: Exclusive Event Center LLC., is requesting a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.351 acres, more or less, out of Lots 27 through 30, Block 2, Los Marineros Subdivision Phase 1, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 2200 South Cage Boulevard.

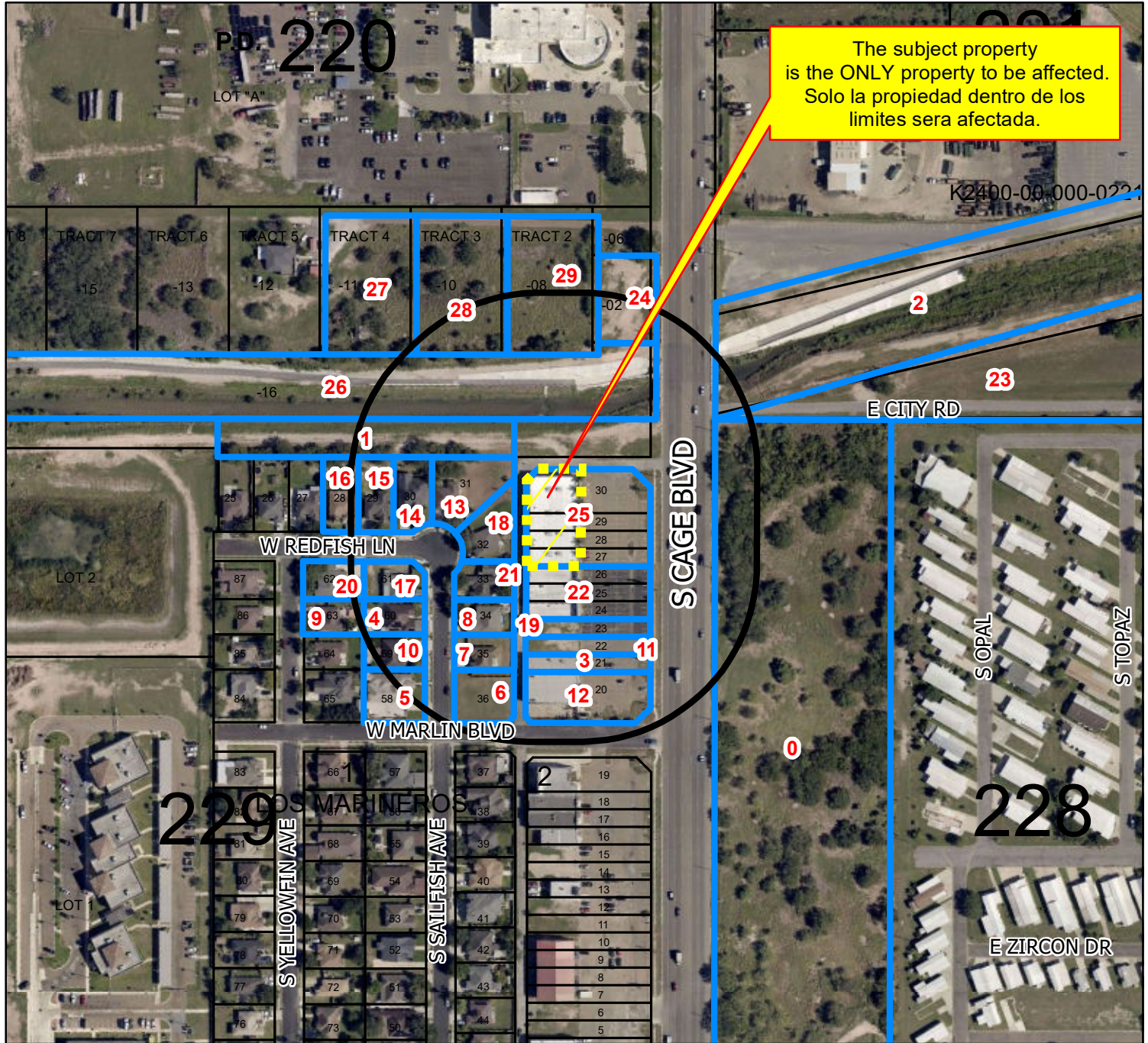
ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the east, south and a portion to the north, the remaining portion to the north is zoned Agriculture and/or Open Space District (A-O) and Single-Family Residential District (R-1) to the west. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit
	CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.
	HEALTH 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 from Monday through Sunday from 6:00 p.m. to 1:00 a.m.	
NOTIFICATION OF PUBLIC:	Twenty-nine (29) surrounding property owners were notified of the request by letter on February 24, 2023 and a legal notice was published in the Advance News Journal on February 22, 2023. Staff received 1 (one) phone call for information only and 1 (one) phone call in support of the item.	
DEVELOPMENT SERVICES RECOMMENDATIONS:	Development Services is recommending <u>approval</u> of the Conditional Use and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.	
NOTE:	This item will go before the City Commission Meeting of March 20, 2023 at 4:00 p.m.	

Proposed Conditional Use Permit
Los Marineros Lots 27-30, Block 2 2200 S Cage Blvd
Exclusive Event Center



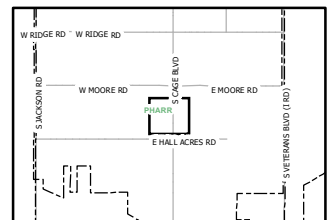
G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP 2200 S Cage Blvd Los Marineros lots 27-30\MXD\CUP_Base.mxd



- | | | |
|---------------------------------------|--------------------|--------------------------|
| 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
- 300 ft. Notification Buffer
- Notified Properties

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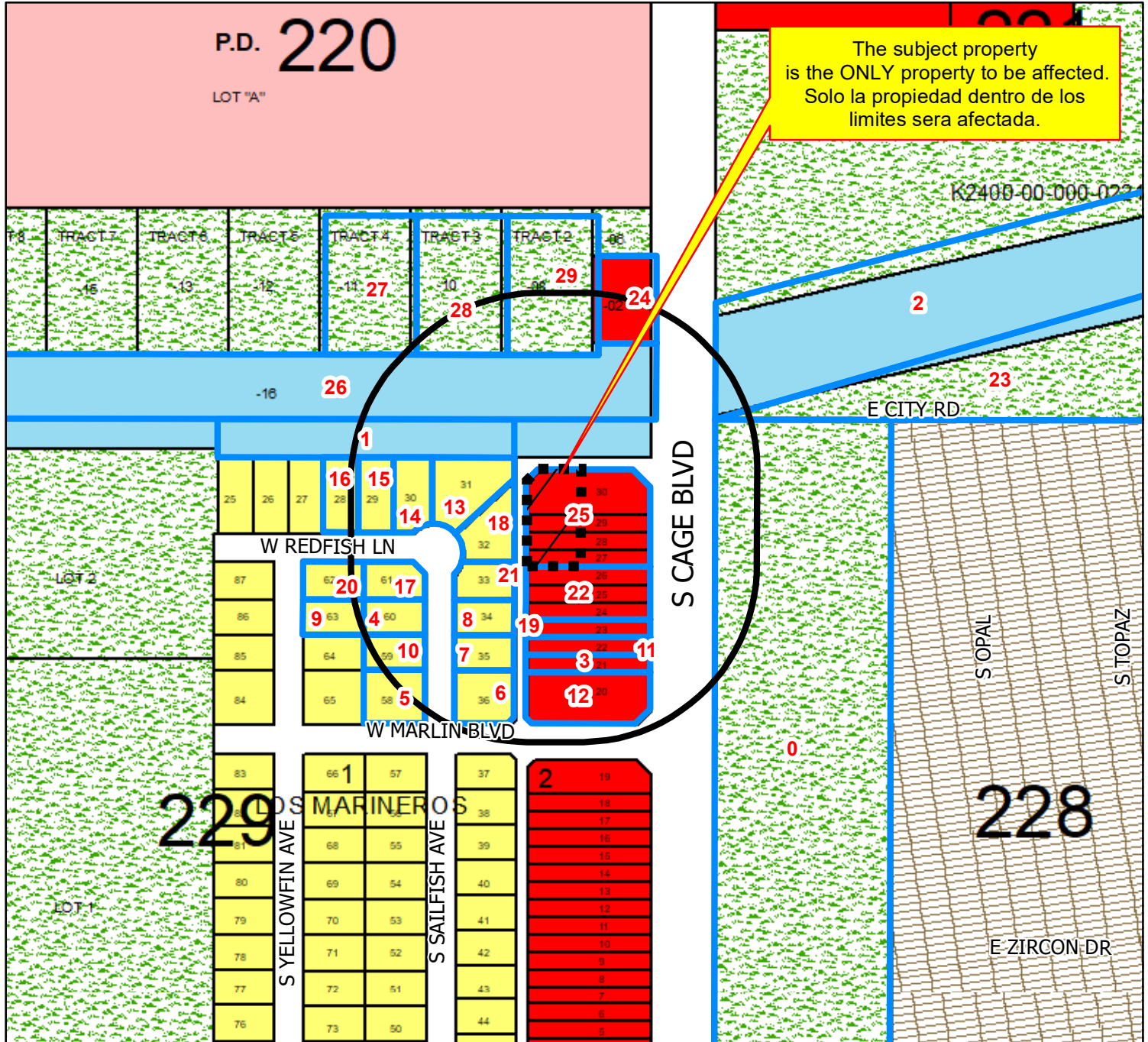
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/21/2023

Scale: 1 inch = 250 feet



Proposed Conditional Use Permit
Los Marineros Lots 27-30, Block 2 2200 S Cage Blvd
Exclusive Event Center

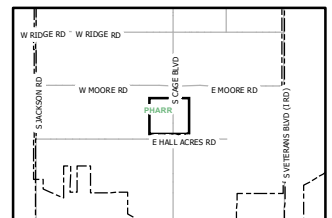


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- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small 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
- 300 ft. Notification Buffer
- Notified Properties

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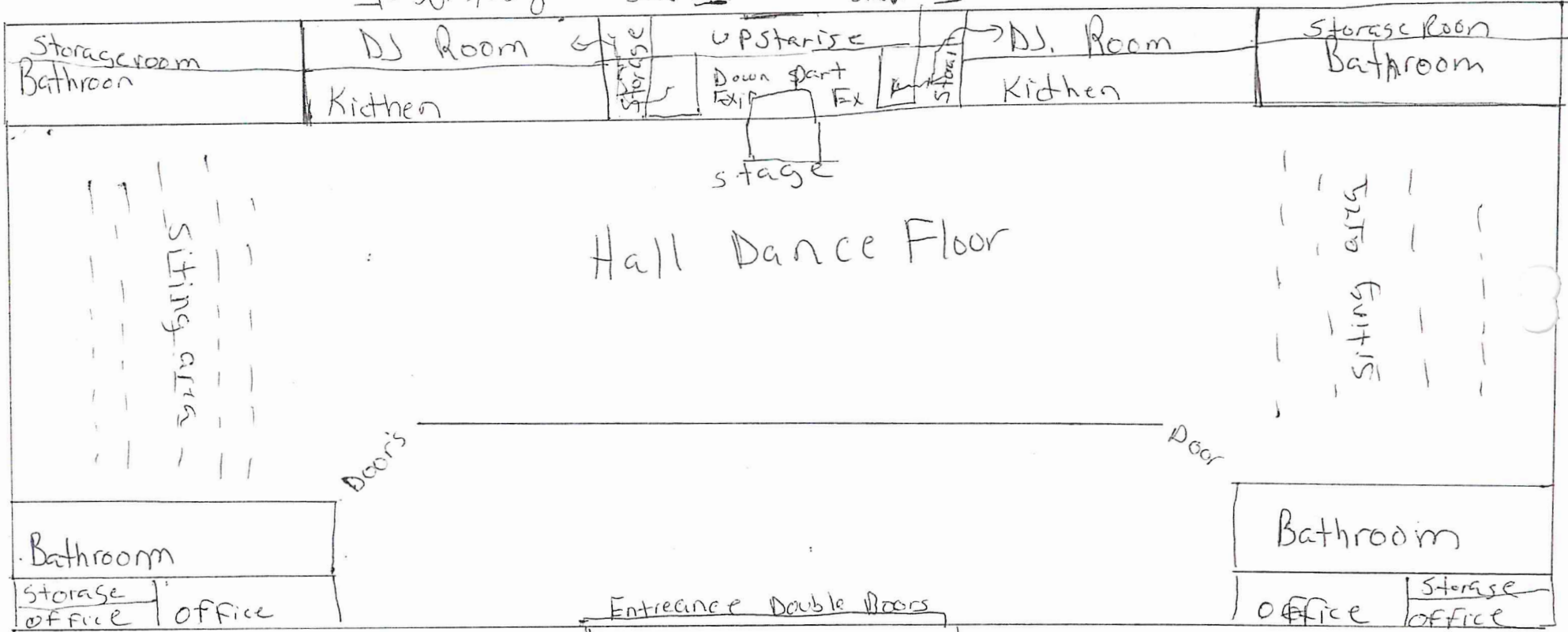


Alle

Back Part

Exit Door

Exit Door



Doors

Door

Entrance Double Doors

Landscape

Landscape

Parking

Parking

PARKING

excavation

Landscaping

S Gage Blvd

Front Part



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: March 9, 2023

MEETING DATE: March 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Nain Engineering, L.L.C., representing Raul Bocanegra, President for Bocanegra Investments, L.L.C., is requesting final plat approval of the proposed Bocanegra Subdivision. The property is legally described as being a 0.54 acre tract of land being all of Lots 1 and 2, the West 22.80 feet of Lot 3, all of Lot 23 and the West 16.80 feet of Lot 22, Block 1, Eula Young Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of West Business Highway 83. **SUB#210514**

Classification: Regular

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

Issue: Nain Engineering, L.L.C., representing Raul Bocanegra, President for Bocanegra Investments, L.L.C., is requesting final plat approval of the proposed Bocanegra Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Bocanegra 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 - 3/9/2023
Approved - 3/9/2023
Final Approval - 3/10/2023



MEMORANDUM

DATE: MONDAY, MARCH 13, 2023
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: BOCANEGRA SUBDIVISION FILE NO. SUB#210514

GENERAL INFORMATION:

APPLICANT: Nain Engineering, L.L.C., representing Raul Bocanegra, President for Bocanegra Investments, L.L.C., is requesting final plat approval of the proposed Bocanegra Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.54 acre tract of land being all of Lots 1 and 2, the West 22.80 feet of Lot 3, all of Lot 23 and the West 16.80 feet of Lot 22, Block 1, Eula Young Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Block of West Business Hwy 83.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south, east and west. The property is designated for single family residential and commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Bocanegra 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 **March 20, 2023** at **4:00 p.m.**

BOCANEGRA SUBDIVISION

A 0.54 ACRE TRACT OF LAND BEING ALL OF LOTS 1, 2 AND THE WEST 22.80 FEET OF LOT 3, ALL OF LOT 23 AND THE WEST 16.80 FEET OF LOT 22, BLOCK 1, EULA YOUNG SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 10, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS. LOCATED ON THE SOUTH SIDE OF HIGHWAY BUSINESS US 83 EAST OF HIBISCUS STREET, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

METES AND BOUNDS

POINT OF COMMENCEMENT (P.O.C.) BEING AT A ONE-HALF INCH IRON ROD FOUND ON THE APPARENT EXISTING NORTH RIGHT OF WAY LINE OF WEST PARK AVENUE FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 23 AND OF SAID 0.54 OF AN ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.54 OF AN ACRE OF LAND HEREIN DESCRIBED:

THENCE: NORTH, WITH THE APPARENT WEST LOT LINE OF SAID LOT 23 AND OF SAID 0.54 OF AN ACRE TRACT, A DISTANCE OF 296.36 FEET TO A SQUARE CUT FOUND ON THE EXISTING CONCRETE SLAB AND BEING ON THE APPARENT EXISTING SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY BUSINESS US 83 FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 1 AND OF SAID 0.54 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: S 87°09'32" E, WITH THE SAID HIGHWAY BUSINESS US 83 EXISTING SOUTH RIGHT OF WAY LINE AND THE APPARENT NORTH LOT LINE OF SAID LOT 1, A DISTANCE OF 80.10 FEET HAVING PASSED THE APPARENT COMMON LOT LINE OF SAID LOT 1, AND LOT 3 TO A COTTON PICKER SPINDLE FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 0.54 ACRE OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: SOUTH WITH THE APPARENT EAST LOT LINE OF SAID 0.54 OF AN ACRE TRACT, A DISTANCE OF 292.39 FEET TO A HALF INCH IRON ROD FOUND ON THE SAID WEST PARK AVENUE EXISTING NORTH RIGHT OF WAY LINE FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.54 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: WEST, WITH THE SAID WEST PARK AVENUE EXISTING NORTH RIGHT OF WAY LINE AND THE APPARENT SOUTH LOT LINE OF SAID LOT 22 AND OF SAID 0.54 OF AN ACRE TRACT, A DISTANCE OF 80.00 FEET PASSED THE APPARENT COMMON LOT LINE OF SAID LOT 22 AND LOT 23 TO THE SAID ONE HALF INCH IRON ROD FOUND ON THE WEST PARK AVENUE EXISTING NORTH RIGHT OF WAY FOR THE SOUTHWEST CORNER OF SAID LOT 23 AND OF SAID 0.54 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED AND ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 0.54 OF AN ACRE OF LAND MORE OR LESS.

GENERAL NOTES:

1. MINIMUM BUILDING SETBACK AS PER CITY OF PHARR ORDINANCE.
2. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
3. MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB AT CENTER OF THE LOT.
4. FLOOD ZONE B (MEDIUM SHADING) 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; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL No. 480347 0005 C MAP REVISED: OCTOBER 19, 1982
5. ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
6. BENCH MARK: NO. 42 ELEV.: 112.36 (CITY OF PHARR) N-16597292.291, E-1083312.965 LOCATED AT THE NORTHWEST CORNER OF OLD US BUSINESS 83 AND PALM DRIVE
7. 5.0'- FT. SIDEWALK WITH ADA AND LANDINGS ALONG ALL STREETS SHALL BE REQUIRED TO BE CONSTRUCTED AT THE TIME OF BUILDING PERMIT STAGE
8. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.05 ACRES AND A VOLUME OF APPROXIMATELY 0.14 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED. 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.
9. LANDSCAPE AS PER CITY OF PHARR ORDINANCE.
10. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
11. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES)
12. OWNERS TO MAINTAIN R.O.W. AND PERMETER OF SUBDIVISION.
13. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT PHASE
14. OWNERS TO MAINTAIN DETENTION/RETENTION AREAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS BOCANEGRA SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, WATER COURSES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: BOCANEGRA INVESTMENTS, LLC
PRESIDENT: RAUL BOCANEGRA
ADDRESS: 909 W. U.S. HIGHWAY 83
PARR, TEXAS, 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAUL BOCANEGRA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12/19/2026

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2

ON THIS THE _____ DAY OF _____, 20____.

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

ATTEST:

PRESIDENT

SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH ALL THE CITY REQUIREMENTS

AMBROSIO HERNANDEZ-CITY OF PHARR, MAYOR

ATTEST:
CITY OF PHARR, CLERK

APPROVAL BY PLANNING AND ZONING COMMISSION:

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS THE _____ DAY OF _____, 2022, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

DANNY WYLIE-CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

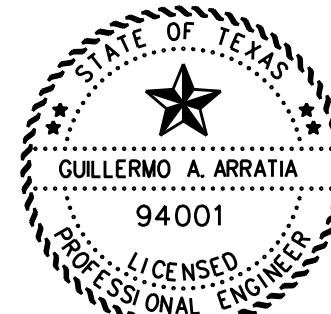
I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
2600 SAN DIEGO
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

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

Guillermo A. Arratia P.E. 2/7/2023
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER • 94001
526 N. 5TH ST.
DONNA, TEXAS, 78537



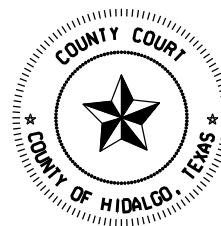
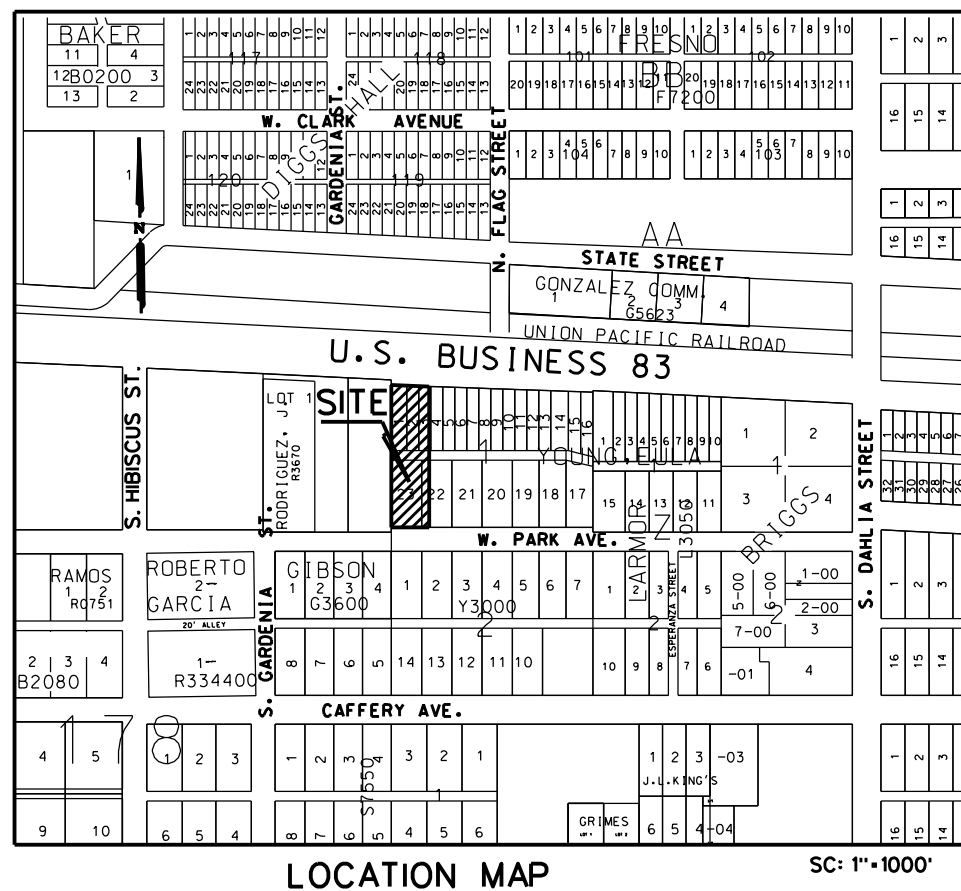
DATE OF PREPARATION: MAY 8, 2021

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

526 N. 5TH STREET
DONNA, TEXAS, 78537

FIRM NO. F-9050

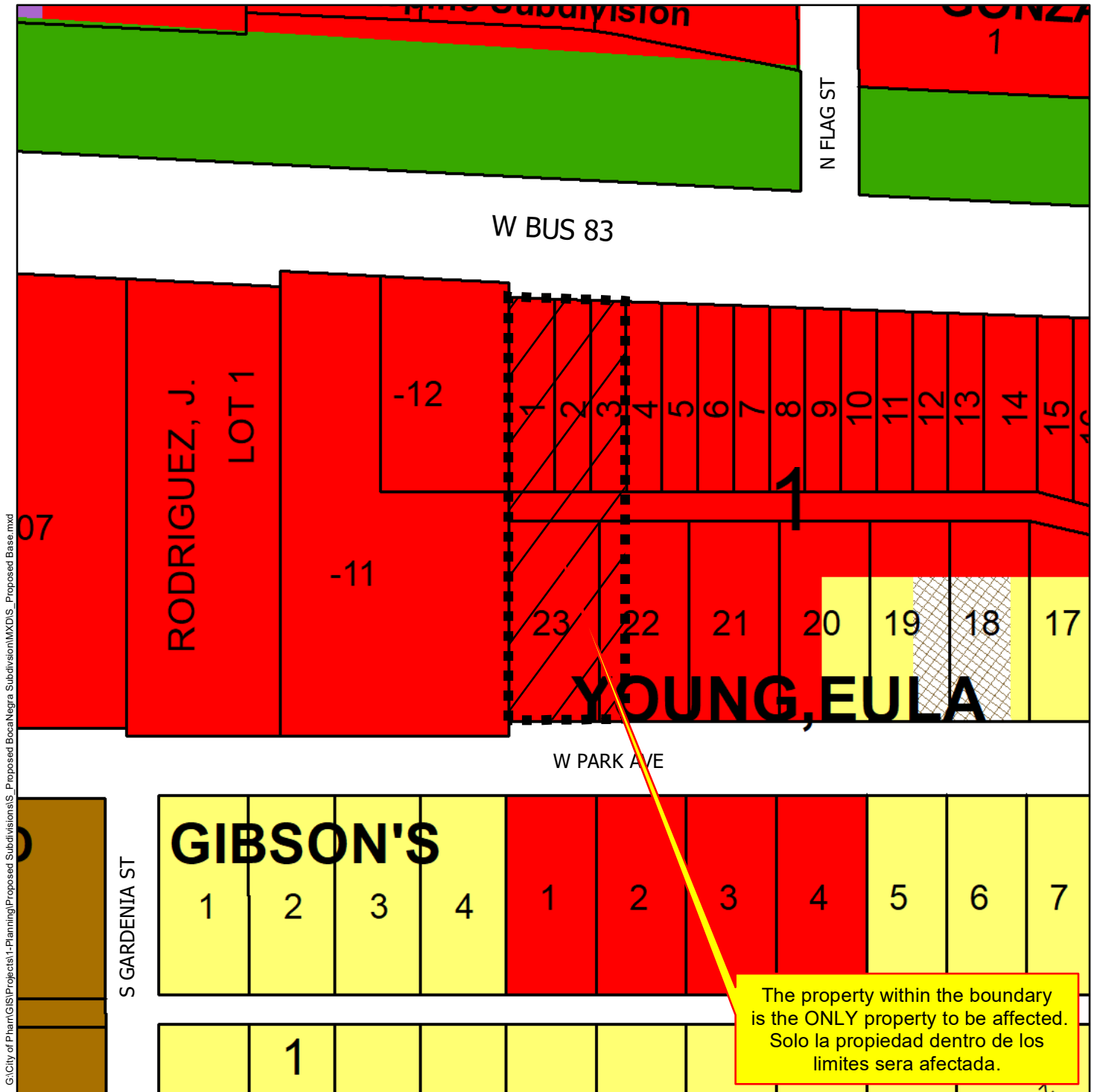
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM



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

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

BY: _____ DEPUTY



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

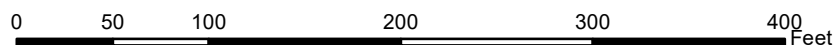
- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | 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 | |





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



Date: 6/28/2021



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: March 8, 2023

MEETING DATE: March 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Estates Subdivision. The property is legally described as being a 7.00 acre tract of land being a portion of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2200 Block of N. Sugar Road. **SUB#220514**

Classification: Regular

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

Issue: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Estates Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Heritage Estates 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 - 3/8/2023
Approved - 3/9/2023
Final Approval - 3/10/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 13, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: HERITAGE ESTATES SUBDIVISION FILE NO. SUB#220514
--

GENERAL INFORMATION:

APPLICANT: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 7.00 acre tract of land being a portion of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2200 Block of N. Sugar Rd.

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

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Heritage Estates Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. Follow City standards.

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER:

1. Rename Lot 1A to "Private common detention lot".
2. Owner shall create HOA, for maintenance of detention lot.
3. Add plat note: No structures shall be built on common detention lot.

This item will go before the City Commission Meeting of **March 20, 2023** at **4:00 p.m.**

PLAT OF HERITAGE ESTATES SUBDIVISION

A 7.00 ACRE TRACT OF LAND BEING A PORTION OF LOT 152, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1346, PAGE 694, DEED RECORDS, HIDALGO COUNTY, TEXAS.

DATE: APRIL 25, 2022

SCALE IN FEET
0 30' 60' 90'

SCALE: 1" = 60'

PREPARED BY:

R. E. GARCIA & ASSOCIATES

ENGINEERS, SURVEYORS, PLANNERS

ENGINEER (P-5001) & SURVEYOR (10013300)

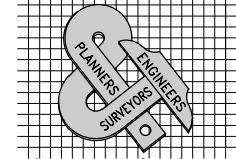
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061

EMAIL: REGASOCC@AOL.COM

JOB NO.: 2021-261

DRAWN BY: D.E.S.

R.E. Garcia



Associates

THE STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION

I, **RICH HERITAGE CONSTRUCTION, INC.**, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **HERITAGE ESTATES SUBDIVISION**, NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ROSANA RIQUEAS, PRESIDENT
RICH HERITAGE CONSTRUCTION, INC.
4910 JUNE DR. EDINBURG, TEXAS 78539

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.

DATE

GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2:

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, THIS _____ DAY OF _____, 20__

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

ATTEST:

PRESIDENT _____ DATE _____ SECRETARY _____ DATE _____

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

APPROVED THIS THE _____ DAY OF _____, 20__

DANNY WYLIE
CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

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

DATE

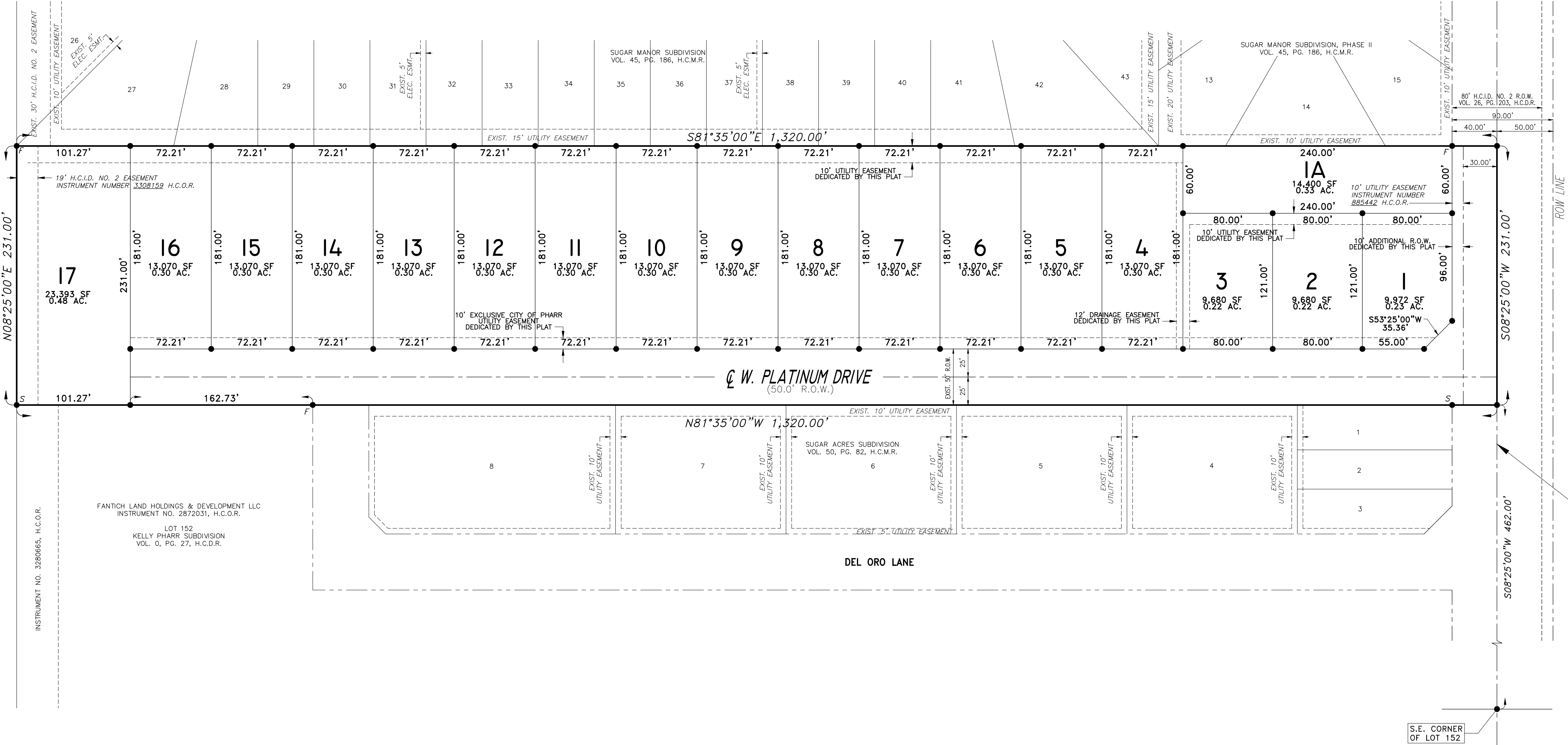
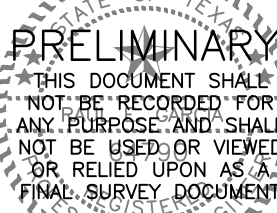
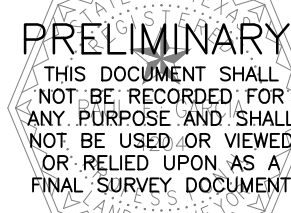
ATTEST:
CLERK, CITY OF PHARR _____ DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

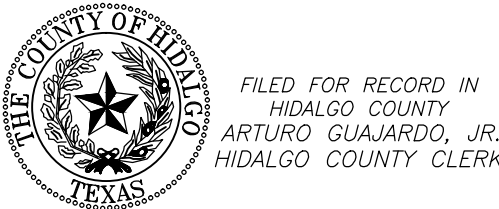
I, THE UNDERSIGNED, **RAUL E. GARCIA**, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED 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"

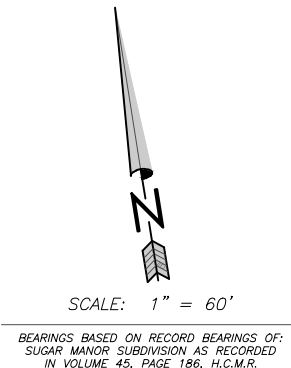
"REGISTERED PROFESSIONAL LAND SURVEYOR #4204"



JCU LTD.
INSTRUMENT NO. 107537, H.C.O.R.
COUNTY OF HIDALGO
A.J. MCCOLL SUBDIVISION
VOL. 21, PG. 598, H.C.O.R.



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



REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

LOCATION MAP

SCALE: 1" = 1000"



PRINCIPAL CONTACTS:

OWNER:	NAME: ROSANA RIQUEAS	ADDRESS: 4910 JUNE DRIVE	CITY, STATE & ZIP: EDINBURG, TX. 78539	PHONE NO.: (956) 821-8902
ENGINEER:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061
SURVEYOR:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061

METES AND BOUNDS DESCRIPTION

A 7.00 ACRE TRACT OF LAND BEING A PORTION OF LOT 152, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1346, PAGE 694, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF N. SUGAR ROAD ALSO BEING THE EAST LINE OF SAID LOT 152, BEING THE NORTHEAST CORNER OF SUGAR ACRES SUBDIVISION AS RECORDED IN VOLUME 50, PAGE 82, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT. SAID POINT BEARS **S08°25'00"W 462.00 FEET** FROM THE SOUTHEAST CORNER OF SAID LOT 152.

THENCE **N81°35'00"W** ALONG THE NORTH LINE OF SAID N. SUGAR ACRES SUBDIVISION BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 152, PASS AT 30.00 FEET A POINT BEING THE WEST RIGHT-OF-WAY LINE OF SAID N. SUGAR ROAD, PASS AT 1,056.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHWEST CORNER OF SAID SUGAR ACRES SUBDIVISION, AND CONTINUING FOR A TOTAL DISTANCE OF **1,320.00 FEET** TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE WEST LINE OF SAID LOT 152 ALSO BEING THE EAST LINE OF LOT 5, BLOCK 5, A. J. MCCOLL SUBDIVISION AS RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE EAST LINE OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1573137, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

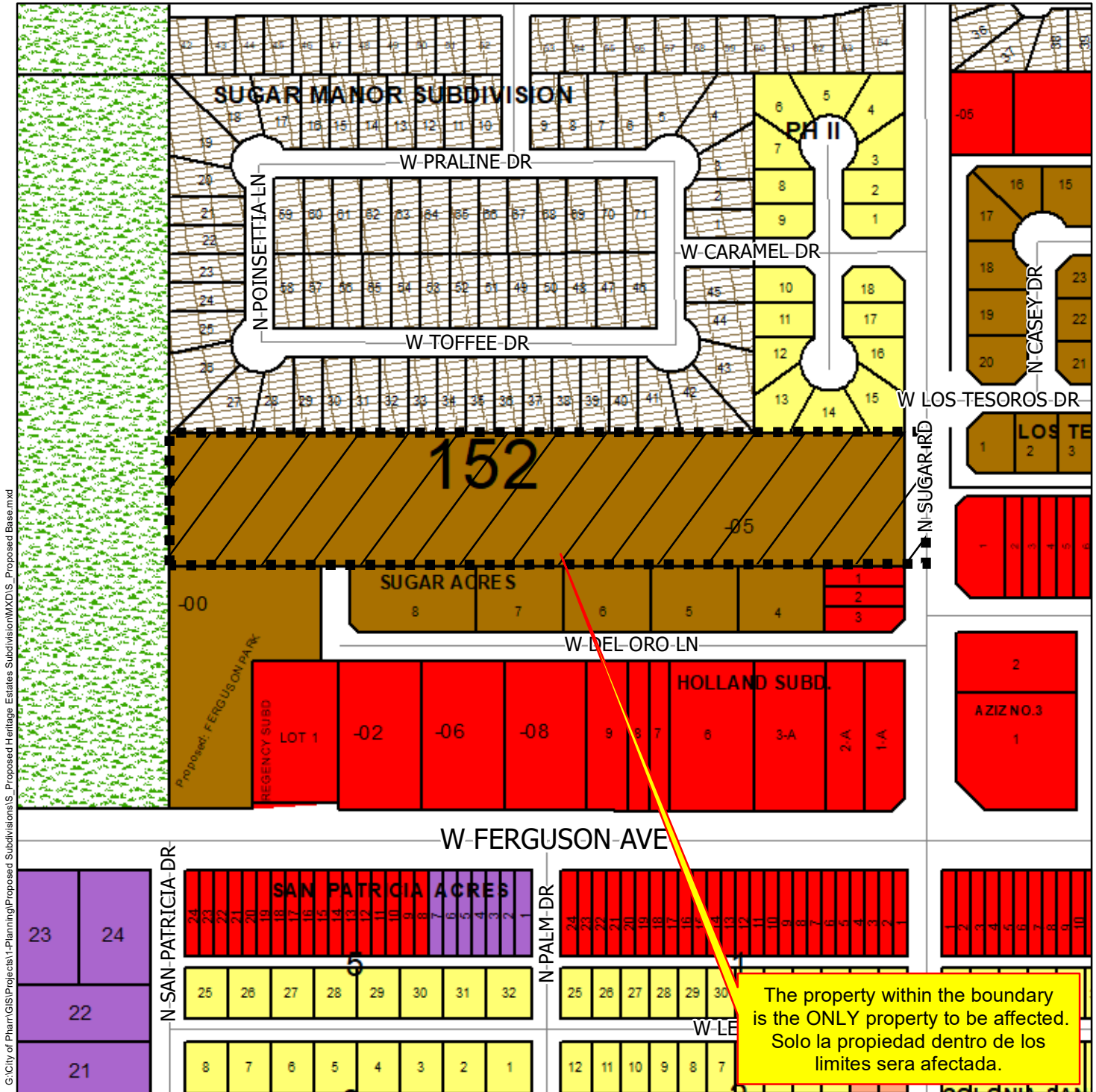
THENCE **N08°25'00"E 231.00 FEET** ALONG SAID WEST LINE OF LOT 152 ALSO BEING THE EAST LINE OF SAID LOT 5, BLOCK 5, A. J. MCCOLL SUBDIVISION, ALSO BEING THE EAST LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #1573137, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF SUGAR MANOR SUBDIVISION AS RECORDED IN VOLUME 45, PAGE 186, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S81°35'00"E** ALONG THE SOUTH LINE OF SAID SUGAR MANOR SUBDIVISION, BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 152, PASS AT 1,290.00 FEET A POINT BEING THE WEST RIGHT-OF-WAY LINE OF SAID N. SUGAR ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **1,320.00 FEET** TO A POINT ON THE CENTERLINE OF SAID N. SUGAR ROAD ALSO BEING THE EAST LINE OF SAID LOT 152, BEING THE SOUTHEAST CORNER OF SAID SUGAR MANOR SUBDIVISION, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S08°25'00"W 231.00 FEET** ALONG SAID CENTERLINE OF N. SUGAR ROAD ALSO BEING THE EAST LINE OF SAID LOT 152, TO THE POINT OF BEGINNING AND CONTAINING 7.00 ACRES OF LAND, MORE OR LESS.

PLAT NOTES & RESTRICTIONS:

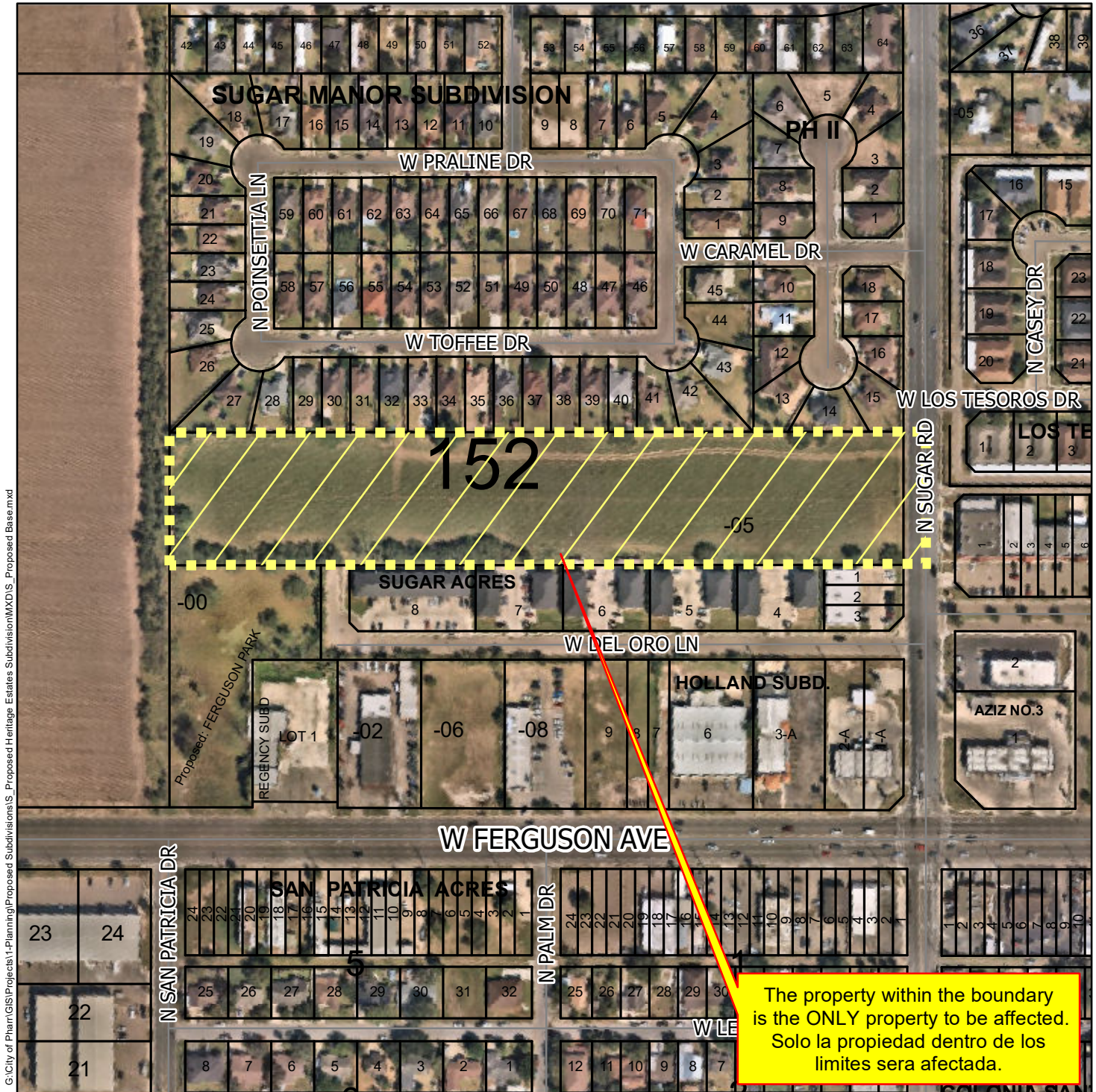
- 1.) FLOOD ZONE STATEMENT; FLOOD ZONE DESIGNATION: ZONE "B" COMMUNITY-PANEL NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- 2.) BUILDING SETBACKS AS PER CITY OF PHARR ORDINANCE.
- 3.) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF THE STREET AT CENTER OF LOT.
- 4.) BENCHMARK NOTE: ELEVATION = 107.35 ON DISK MONUMENT LOCATED 20.00' EAST FROM THE SOUTHEAST CORNER OF SIOUX ROAD AND POISETTIA LANE. (B.M. #54 N:16605744.213 E:1084164.334)
- 5.) STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY **7.00** ACRES AND A VOLUME OF APPROXIMATELY **56,063** CUBIC FEET OR **1.28** ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY. **56,063** CUBIC FEET OR **1.28** ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY. A DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- 6.) NO STRUCTURE OR BUILDING SHALL BE PERMITTED ON ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 7.) ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
- 8.) EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- 9.) LOT OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS
- 10.) LOT OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- 11.) LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- 12.) 5.0' FT. SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
- 13.) ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- 14.) ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- 15.) NO ACCESS ONTO PLATINUM DRIVE FROM LOTS 1 AND 4-8 SUGAR ACRES SUBDIVISION.



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 = 250 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 | |





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: March 8, 2023

MEETING DATE: March 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Robles Engineering, LLC., representing Irma Vasquez and Ramon Vasquez Jr., owners, are requesting final plat approval of the proposed I-N-R Subdivision. The property is legally described as being a 1.00 acre out of Lot 4, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of East Ferguson Avenue (FM 495). **SUB#200103**

Classification: Regular

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

Issue: Robles Engineering, LLC., representing Irma Vasquez and Ramon Vasquez Jr., owners, are requesting final plat approval of the proposed I-N-R Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed I-N-R 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 - 3/8/2023
Approved - 3/9/2023
Final Approval - 3/10/2023



MEMORANDUM

DATE: MONDAY, MARCH 13, 2023
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: I-N-R SUBDIVISION FILE NO. SUB#200103

GENERAL INFORMATION:

APPLICANT: Robles Engineering, LLC., representing Irma Vasquez and Ramon Vasquez Jr., Owners, are requesting final plat approval of the proposed I-N-R Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.00 acre out of Lot 4, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1200 Block of East Ferguson Avenue (FM 495).

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Residential multi-family District (R-MF) to the north, General Business District (C) and Residential Multi-Family High Density District (R-MFHD) to the east and General Business District (C) to the south and west. The property is designated for commercial and single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Existing Daycare.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed I-N-R 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 **March 20, 2023** at **4:00 p.m.**

I-N-R SUBDIVISION

BEING A SUBDIVISION OF 1.00 ACRE OUT OF LOT 4, L.R. BELL DEVELOPMENT "E" SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGE 57 OF THE HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION

Being 1.00 acre of land situated in Hidalgo County, Texas and being out of Lot 4, L.R. Bell Development "E" Subdivision, as per map recorded in Volume 5, Page 57, of the Hidalgo County Map Records and said 1.00 acre tract being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southeast corner of said Lot 4; THENCE, NORTH 81°35' WEST 297.50 feet with the south line of said Lot 4 and the centerline of FM 495 (E. Ferguson Avenue) to the southeast corner of said tract herein described and the POINT OF BEGINNING;

THENCE, NORTH 81°35' WEST, 97.50 feet with the south line of said Lot 4 and the centerline of said F.M. 495 to a point for the southwest corner of said tract herein described;

THENCE, NORTH 8°25' EAST, with the east line of a 1.00 acre tract described in Document #2316809 of the Hidalgo County Official Records, pass at 30.00 feet a 1/2-inch iron rod found for reference on the north right-of-way line of said FM 495, and continuing for a total distance of 444.59 feet to a 1/2-inch iron rod found for the northeast corner of said 1.00 acre and the northwest corner of said tract herein described;

THENCE, SOUTH 81°35' EAST, 97.50 feet with the south line of Northpoint Subdivision as per map recorded in Volume 22, Page 112 of the Hidalgo County Map Records to a 1/2-inch iron rod found for the northeast corner of said tract herein described;

THENCE, SOUTH 8°25' WEST, with the west line of A 2 Z Subdivision as per map recorded in Document #2752527 of the Hidalgo County Map Records, pass at 414.59 feet a 1/2-inch iron rod found for reference on the north right-of-way line of said FM 495 and continuing for a total distance of 444.59 feet to the POINT OF BEGINNING and containing 1.00 acre of land more or less.

CERTIFICATION OF APPROVAL AND ACCEPTANCE BY THE PLANNING AND ZONING COMMISSION:

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, THIS THE ____ DAY OF _____, 2023, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

DANNY WYLIE, CHAIRMAN, PLANNING COMMISSION DATE
CITY OF PHARR

CERTIFICATION BY THE MAYOR OF THE CITY OF PHARR:

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

AMBROSIO, HERNANDEZ DATE
MAYOR, CITY OF PHARR

ATTEST:

CITY CLERK DATE

APPROVED BY THE DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO.2, ON THIS THE ____ DAY OF _____, 2023.

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

ATTEST:

PRESIDENT

SECRETARY

GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B", DESCRIBED AS AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, OF COMMUNITY-PANEL NO. 480347 0005 C, REVISED OCTOBER 19, 1982.

2. SETBACKS: MINIMUM SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE.

3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET AS MEASURED FROM THE CENTER OF THE LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

4. CITY OF PHARR BENCHMARK NO. 51; ELEVATION 101.99, GRD COORDINATES N:16601588.755 E:1093933.829. LOCATED ON SOUTH SIDE OF FERGUSON AVE. APPROXIMATELY 200 FEET WEST OF VETERANS BLVD.

5. A 5' SIDEWALK WITH ADA COMPLIANT RAMPS WILL BE REQUIRED TO BE CONSTRUCTED DURING BUILDING PERMIT PHASE ALONG ANY STREET, UNLESS OTHERWISE STATED.

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

7. LANDSCAPE REQUIREMENT SHALL BE AS PER CITY OF PHARR ORDINANCE.

8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 10,135 CUBIC FEET (0.233 ACRE- FEET) OF STORM WATER RUNOFF. AN APPROVED STORM WATER DETENTION PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

9. NO STRUCTURES ARE ALLOWED OVER ANY EASEMENT.

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

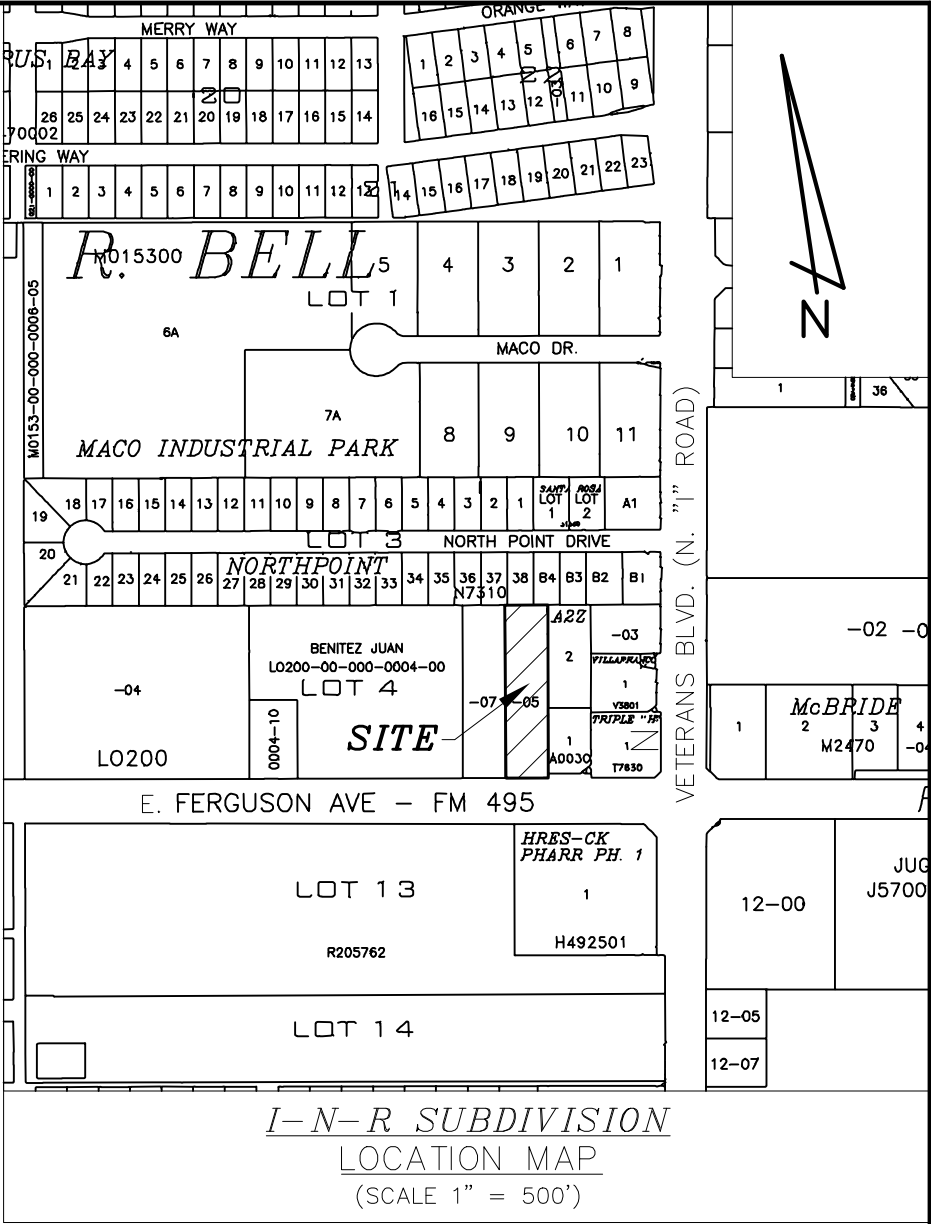
11. THE DEVELOPER OF EACH LOT SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAIN VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER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

12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

13. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BY IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEMS (TPDES).

14. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.05 OF ONE ACRE AND A VOLUME OF APPROXIMATELY 0.165 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.

15. OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.



STATE OF TEXAS
HIDALGO COUNTY

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

REYNALDO ROBLES
R.P.L.S.#4032
PO BOX 476
WESLACO, TX, 78599

DATE

STATE OF TEXAS
HIDALGO COUNTY

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

REYNALDO ROBLES, JR.
LICENSED PROFESSIONAL ENGINEER #102357
PO BOX 476
WESLACO, TX, 78599

DATE

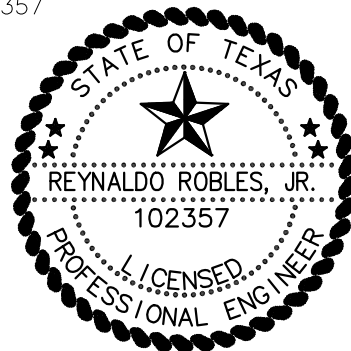


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

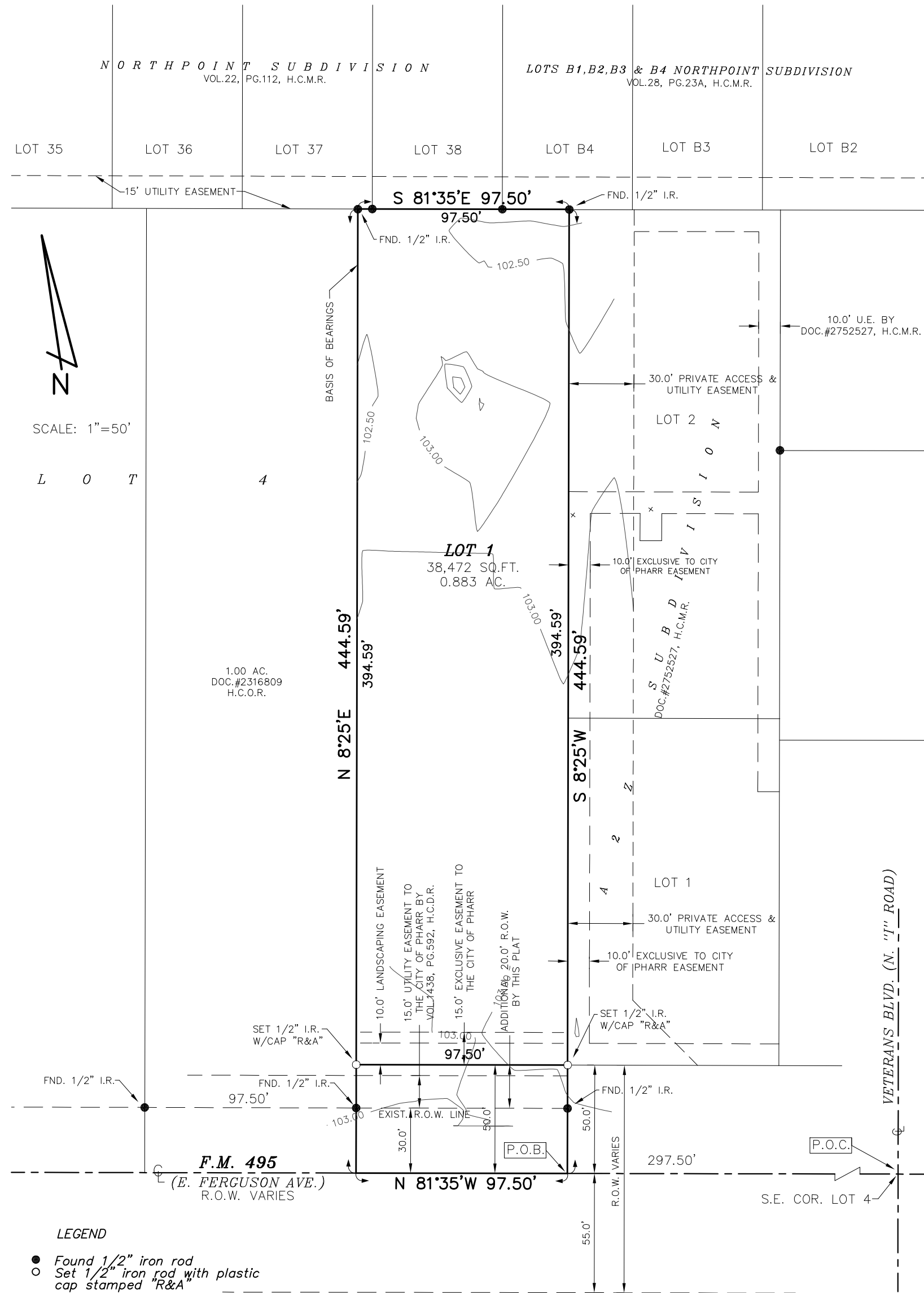


FOR REVIEW ONLY
PRELIMINARY

DRAWN BY: JR
DATE: 1-13-20
JOB NO. 137-20
REVIEWED BY: JR

RA
ROBLES &
ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011
FIRM NO. 10096700

ROBLES
ENGINEERING, LLC
FIRM NO. F-17391
PO BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011



STATE OF TEXAS
HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE "I-N-R SUBDIVISION", TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

IRMA VASQUEZ DATE
PO BOX 2805
SAN JUAN, TX 78589

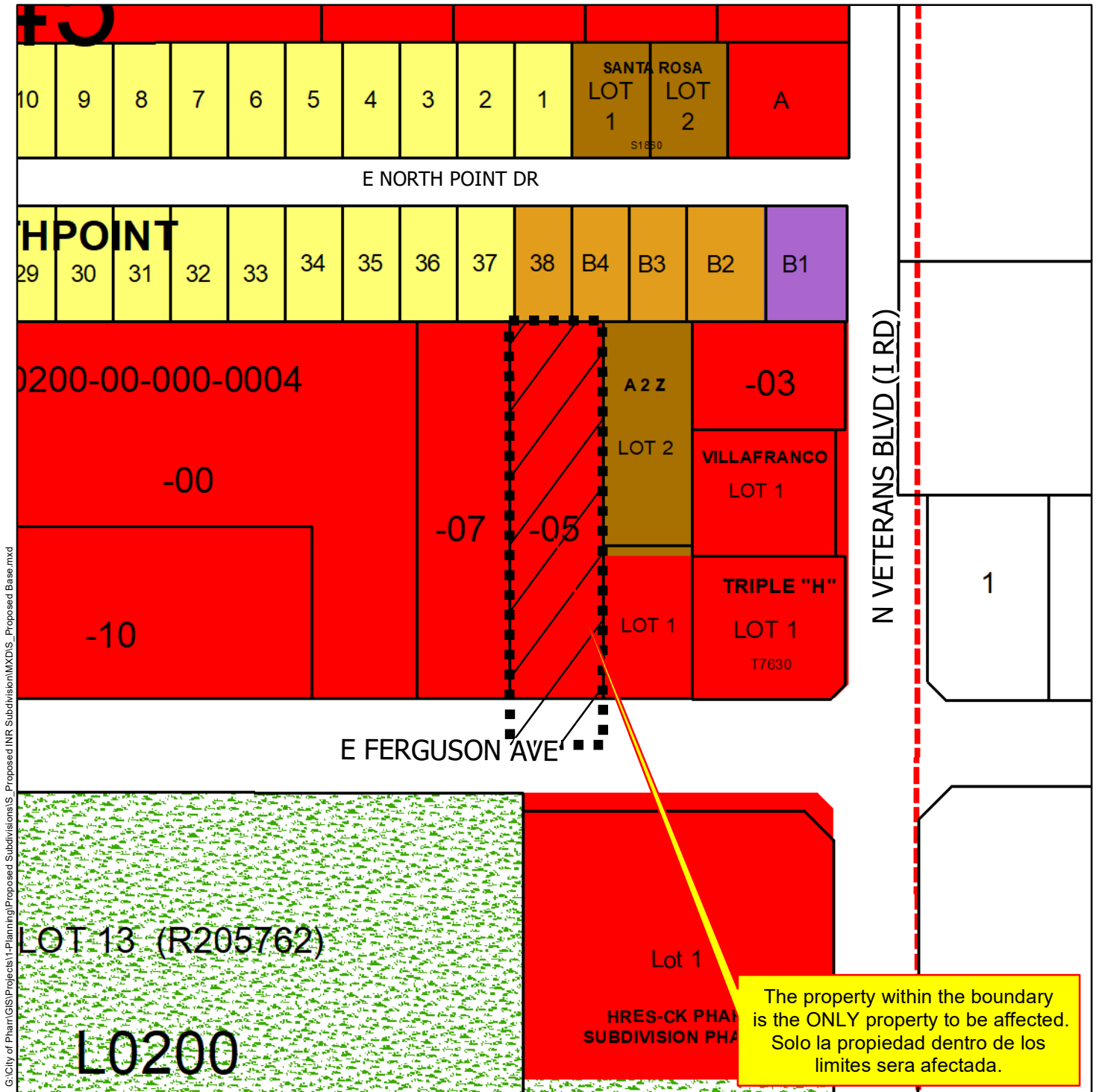
RAMON VASQUEZ, JR. DATE
PO BOX 2805
SAN JUAN, TX 78589

STATE OF TEXAS
HIDALGO COUNTY

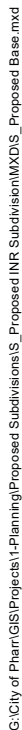
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED IRMA VASQUEZ AND RAMON VASQUEZ, JR., AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC, FOR THE STATE OF TEXAS



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



- Scale: 1 inch = 150 feet





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.4.

DATE SUBMITTED: March 9, 2023

MEETING DATE: March 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Quintanilla, Headley and Associates, Inc., representing Mauricio Paredes, Managing member for Cubic Walls, LLC., is requesting preliminary plat approval of the proposed Veterans Walls Subdivision. The property is legally described as being a 3.89 acre tract of land out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4600 Block of N. Veterans Blvd. ("I" Rd.) **SUB#210830**

Classification: Regular

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

Issue: Quintanilla, Headley and Associates, Inc., representing Mauricio Paredes, Managing member for Cubic Walls, LLC., is requesting preliminary plat approval of the proposed Veterans Walls Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Veterans Walls 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 - 3/9/2023
Approved - 3/9/2023
Final Approval - 3/10/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 13, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: VETERANS WALLS SUBDIVISION FILE NO. SUB#210830
--

GENERAL INFORMATION:

APPLICANT: Quintanilla, Headley and Associates, Inc., representing Mauricio Paredes, Managing member for Cubic Walls, LLC., is requesting preliminary plat approval of the proposed Veterans Walls Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.89 acre tract of land out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 4600 Block of N. Veterans Blvd. ("I" Rd.)

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

PROPERTY PROPOSED USE: Self storages.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.: 1. Provide or show street light layout with dimensions.

EASEMENTS:

1. Label easements adjacent on the north side of property.
2. Show all the dedicated easements on the plat (label existing or dedicated by plat).
3. Easements shall not overlap other easements.
4. Verify with HCID 2, if any easements are within property
5. Provide 10' exclusive easement to City of Pharr for sewer lines, if any.

**SIDEWALK:
ADA:** 1. Follow City standards.

FIRE PROTECTION: 1. See attached comments.

WATER: 1. North Alamo water supply, project engineer to follow guidelines from N.A.W.S.C. and provide comments.

SEWER:

1. See attached comments.
2. Provide all crossing conflicts details for sewer and water, if any.
3. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Follow detention directive.
2. Drainage report to be reviewed by HCDD 1, for approval

OTHER:

1. Project engineer shall provide comments from N.A.W.S.C.
2. Owner shall apply for a C.U.P., Conditional Use Permit.

STAFF REVIEW MEETING FOR: *VETERANS WALLS SUBDIVISION*

COMMENTS: **Initials: J.R.** **FEBRUARY 28, 2023**

WATER:

- Water belongs to N.A.W.S.C
- Follow City of Pharr Construction Standards Manual

SEWER:

- All M/H ring and covers will need to be composite base with City of Pharr Logo.
- Will need to show manhole and cover details.
- Comments made change depending of 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: PRELIMINARY VETERANS WALLS SUBDIVISION

Reviewed by: J. GONZALEZ

March 1, 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 & VALVE BOX DETAIL.**
- 2. PLEASE SEE NOTE #2**



Pharr Public Work



Veterans Walls Subdivision
N. Veterans Road
Pharr Tx, 78577

DATE: 02 / 28 /2023

3.89 Acres

Plat Notes:

- No comments

General Notes:

- Show Drainage Layout and Details
 - 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.
-

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Veterans Walls

DATE: March 2, 2023

Subdivision

REVIEW: Preliminary (comments plans dated 2-3-2023)

PLAT

1. Note No. 6 use correct City of Pharr drainage directive: *Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development.*
2. Note No. 7---Revise note to say... "A 5'-ft sidewalk with wheelchair ramps and landings shall be required along all streets at the time of subdivision construction.
3. Add note---Owners to maintain ROW and perimeter of subdivision.
4. Add Note---Erosion and sediment control shall be in accordance with current Texas pollution discharge elimination system (T.P.D.E.S.).
5. Show direction of E. Nolana Rd.
6. Note No. 11---Revise note to say "Owners to maintain detention/retention area.

SITE PLAN

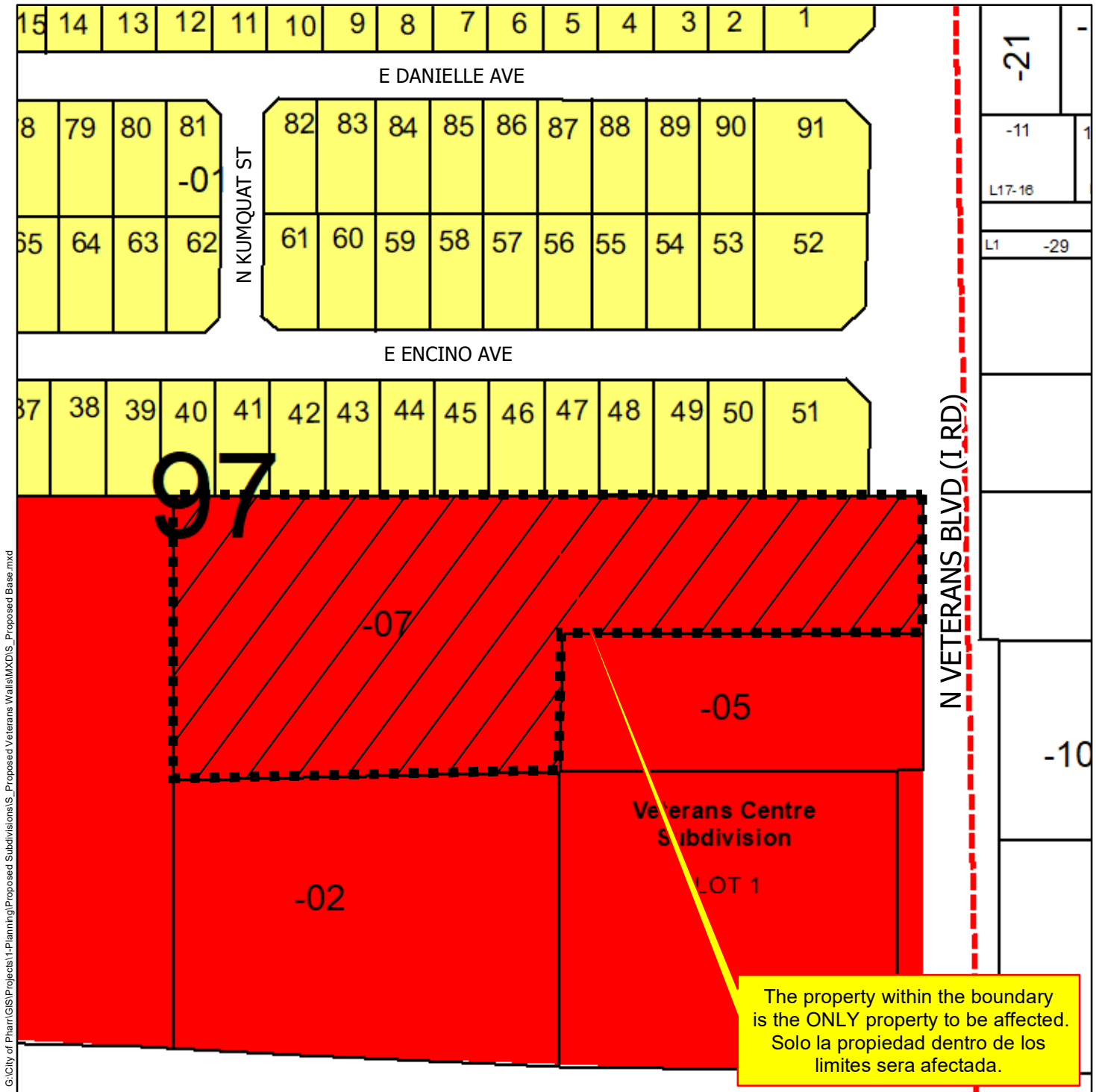
1. Show all pertinent City of Pharr details for sanitary sewer.
2. Storm bleeder line tie-in shall have a maximum diameter of 8"-in. City of Pharr discharge permit shall be required for tie-in.
3. Sidewalk shall meet City specifications, maximum cross-slope of 2.0%. Curb ramp and landings shall have maximum 8.3% & 2.0 % maximum respectively with truncated domes.

DRAINAGE
1. Drainage plan shall be reviewed and approved 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

- City of Pharr discharge permit shall be required for drainage tie-in.
- Fire hydrant shall be 6'-ft from back of curb. Connection from water main to gate valve shall be flange to flange.
- Use City of Pharr composite manhole detail with updated City logo.
- All discharge pipes shall be flush with concrete riprap.
- Use updated logo for City of Pharr storm sewer lid.
- Concrete cradle shall be required for sanitary sewer wyes.
- Lab will be required for concrete work.



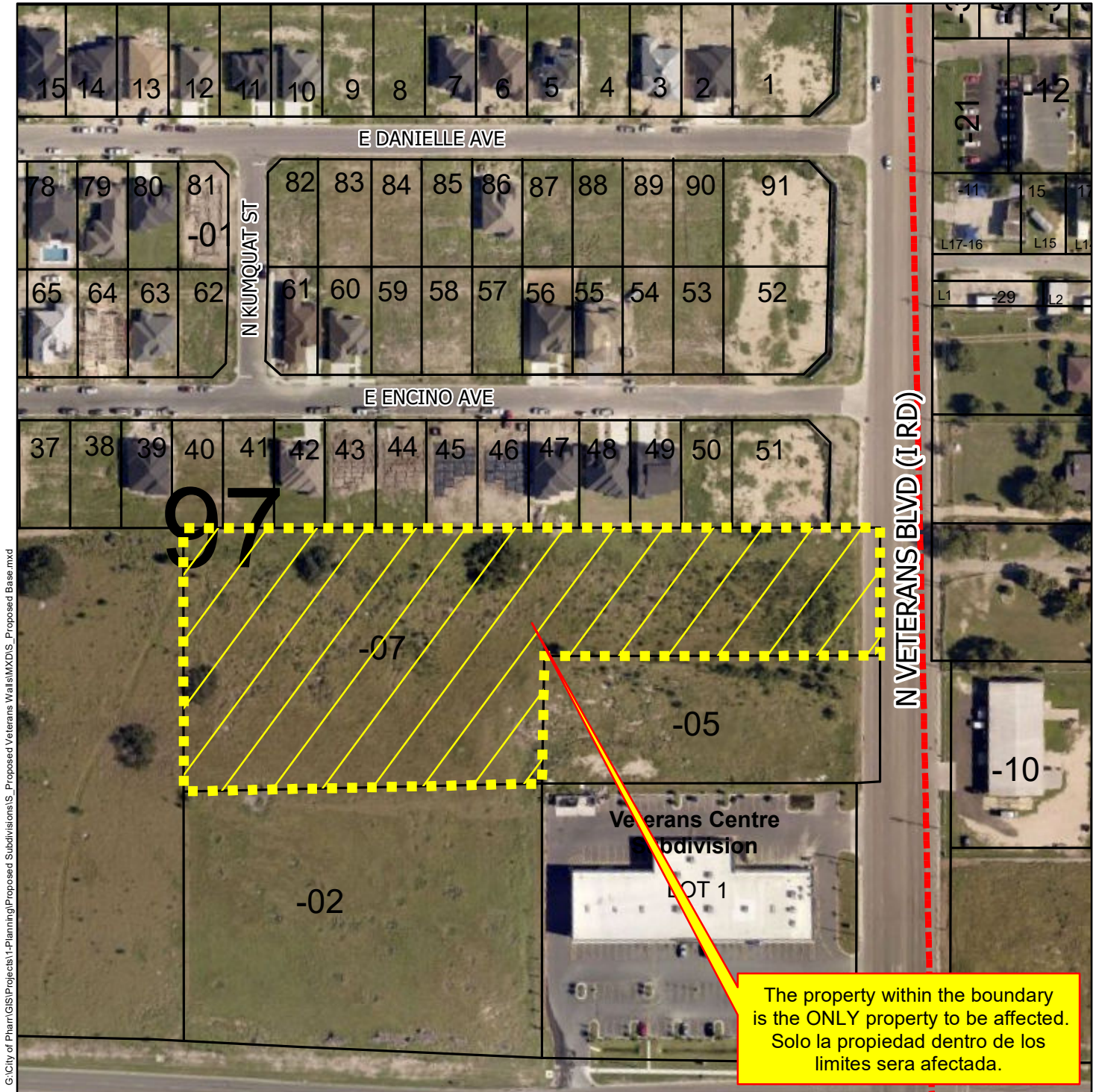
G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Veterans Walls\MXDS - Proposed Base.mxd

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

Scale: 1 inch = 148 feet

0 70 140 280 420 560 Feet





- | | | | |
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