

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 27, 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 March 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) Melden and Hunt, Inc., representing 3100 Sugar Subdivision, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 5.458 acres, more or less, out of Lot 135, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3106 N. Sugar Road.
COZ#230278

- 2) Irasema Almazan, representing Martin Almazan and Irasema Salinas, owner (s), has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being Lot 45, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2621 South Gardenia Street.
COZ#230281

- 3) Laura B. Tiscareno, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Heavy Commercial District (H-C) to Townhouse Residential District (R-TH). The property is legally described as being 2.0 acres, more or less, out of the North ½ of Lot 89, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is within the 1000 Block of W. Minnesota Road.
COZ#230280

E. PLATS:

- 1) Salinas Engineering & Associates, representing Maria Del Carmen Pacheco, Manager for Encarlen, LTD., A Texas Limited Partnership., is requesting preliminary plat approval of the proposed Villa España Estates Phase V Subdivision. The property is legally described as being a 0.22 acre tract of land, more or less, out of and forming a part of Lot 8, Block 9, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2500 Block of S. Salamanca Street. **SUB#230203**

2) Melden & Hunt Inc., representing Thomas P. Wingate Jr., Manager for Adelante Fundings I, LTD., is requesting preliminary plat approval of the proposed Mi Bodegita Subdivision. The property is legally described as being 2.297 acres out of Lot 151, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2100 Block of N. Sugar Road. **SUB#230307**

3) Luis J. Nava, Engineer, representing Eric Fantich, Member of Fantich Land Holdings & Developments, is requesting preliminary plat approval of the proposed Fantich Subdivision. The property is legally described as being a 1.879 acre tract of land out of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of W. Ferguson Avenue. **SUB#221139**

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.

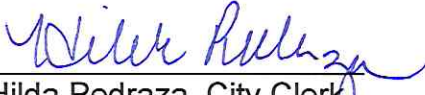
H. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

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 23rd day of March 2023 at 10:00 a.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 23rd day of March 2023




Hilda Pedraza, City Clerk

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

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

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

ABSENT: Luis Madrigal Guadalupe Cano
 Romeo Robles

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
 Anaisha Licerio, Planner II
 Laura Fonseca, Planner I
 Eddie Martinez, Planner II
 Joanna Villarreal, Secretary
 Alyn Cervantes, Plans Examiner

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. Jonathan Larraga seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

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

Joanna Villarreal, Secretary, stated Maria Garcia, signed up to speak on Item D.3.

Maria L. Garcia, property owner, at 206 East Hawk asked if the rezoning would affect her property taxes. She also asked about the type of apartments, number of apartments, and status on apartments income.

Charlie Ramirez, Board Member asked staff if they knew what they were proposing.

Kimberly Mendoza, Director of Development Services, stated applicant was requesting Residential Multi Family High Density zoning since he was proposing to construct six apartments in the property and was aware of the subdivision process.

Chairman, Danny Wylie, closed the public testimony.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR FEBRUARY 13, 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) 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 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 (THIS ITEM WILL GO TO CITY COMMISSION)

Anaisa Licerio, Planner II, introduced the item and stated Pinpoint Construction & Investments, LLC., representing Ascary Ruiz owner, had 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. She stated the subject site was located on the south side of West Owassa Road, approximately 580 ft west of North Sugar Road and the property was legally described as being 18.34 acres more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. She further stated the subject property had frontage on 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 physical address was 1500 West Owassa Road.

Anaisa Licerio, Planner II, further stated the property was currently zoned Single Family Residential Estate District (R1-E) and the properties to the west were zoned Single-Family Residential District (R-1) on September 8, 2020. She stated on November

21, 2022, the subject property was rezoned to Single Family Residential Estate District (R1-E) and a portion of the property to the east was rezoned to High Density Multi-Family Residential District (R-4) on March 21, 2016. She added the remaining section to the east and area to the south were currently zoned Agricultural and/or Open Space District (A-O) and city limits lie to the north side of the property. She reported there were no other zoning requests within the vicinity of the subject property since that time and the surrounding land uses included vacant land and residential uses. She further reported the property was generally designated for single family residential use in the Land Use Plan.

Anaisa Licerio, Planner II, briefly explained the Residential Multi-Family District was established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities were available for present and future needs. She stated the district was 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. She mentioned this was established to protect residential areas as far as possible against heavy traffic and zoned to promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan. She reported 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.

Anaisa Licerio, Planner II, stated staff recommended disapproval of the request to rezone to Residential Multi-Family District (R-MF), as the surrounding land uses included residential uses and vacant land and was not in conformance with the Future Land Use Plan. At this time, Ms. Licerio stated the applicant was present for any questions.

Chairman, Danny Wylie, asked the applicant if they had any comments. There were no comments.

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.

Board Member, Rafael Munguia asked on the land use plan, traffic impact, and access egress.

Anaisa Licerio, Planner II, stated traffic analysis would be requested and all other met area requirements. She stated more information was in the packet after maps.

Board Member, Rafael Munguia asked on the proposed commercial along the frontage on Owassa Road.

Anaisa Licerio, Planner II, stated bigger lots would be commercial and the rear was proposed as multi-family.

Board member Charlie Ramirez asked on access to property.

Anaisa Licerio, Planner II, informed the Board that access would be from Owassa Road.

At this time, Board Member Rafael Munguia requested the item to be discussed in closed session. There was no objection.

ITEM 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 IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:11 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

ITEM H. RECONVENE:

The time being 6:42 p.m. Chairman, Danny Wylie stated the commission would be resuming the open meeting.

ITEM D. PUBLIC HEARING:

- 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 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 (THIS ITEM WILL GO TO CITY COMMISSION)**

Chairman, Danny Wylie, re-introduced the item and requested a motion.

Rafael Munguia **moved** to approve the request to rezone from Single Family Residential Estate District (R1-E) to Residential Multi-Family District (R-MF). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

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 5.5 ACRES MORE OR LESS, OUT OF LOT 73, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY 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. COZ#230174 (THIS ITEM WILL GO TO CITY COMMISSION)

Anaisa Licerio, Planner II, introduced the item and stated Pinpoint Construction & Investments, LLC., representing Ascary Ruiz owner, had 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. She stated the subject site was located on the south side of West Owassa Road, approximately 580 feet west of North Sugar Road and the property was legally described as 5.5 acres more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. She further stated the subject property had approximately 352.50 feet of frontage along West Owassa Road and 314.24 ft. in depth for a tract size of 5.5 acres. She explained the subject property had frontage on 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 and the physical address was 1500 West Owassa Road.

Anaisa Licerio, Planner II, further stated the property was zoned Single Family Residential Estate District (R1-E) and the properties 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) and a portion of the property to the east was rezoned to High Density Multi-Family Residential District (R-4) on March 21, 2016. She explained the remaining section to the east and area to the south were zoned Agricultural and/or Open Space District (A-O) and city limits lie to the north side of the property and there have been no other zoning requests within the vicinity of the subject property since that time. She further stated the surrounding land uses included vacant land and residential uses and the property was generally designated for single family residential use in the Land Use Plan.

Anaisa Licerio, Planner II, further stated the General Business District was established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. She stated larger shopping centers and

most existing commercial strips along major arterials would be included in the district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors. She reported 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.

Anaisa Licerio, Planner II, stated staff recommended approval of the Single Family Residential Estate District (R1-E) to General Business District (C), as the property met requirements, and had adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

There being no discussion, Jonathan Larraga **moved** to approve the request to rezone from Single Family Residential Estate District (R1-E) to General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

3) 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). 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 (THIS ITEM WILL GO TO CITY COMMISSION)

Anaisa Licerio, Planner II, introduced the item and stated Jose Federico De Hoyos, d/b/a Garden Jewels Investments, LLC, had 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. She stated the subject site was located at the northwest corner of North Athol Street and East Hawk Avenue and had a physical address of 131 East Hawk Avenue. She reported the property was legally described as Lots 23 through 26, Block 12, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas and the individual lots had 25 ft. of frontage and a depth of 140 ft. The subject property had frontage on 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.

Anaisa Licerio, Planner II, further stated the property was zoned Single-Family Residential District (R-1) upon annexation in March 1982 and the property to the north

was rezoned to Neighborhood Commercial District (N-C) on November 10, 2009. She stated the property to the south was zoned Single-Family Residential District (R1-A), the property to the east and west were zoned Single Family Residential District (R-1), and the property was generally designated for single family residential use in the Land Use Plan.

Anaisa Licerio, Planner II, briefly explained the Residential Multi-Family District was established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities were available for present and future needs. She stated the district was 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. She further stated this was established to protect residential areas as far as possible against heavy traffic and zoned to promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan. She reported 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 one opposition in response to the letter or the legal notice.

Anaisa Licerio, Planner II, stated staff recommended denial of the rezoning request from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD), as the property was 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.

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 discussion, Rafael Munguia moved to deny the request to rezone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 4) EXCLUSIVE EVENT CENTER, 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 (THIS ITEM WILL GO TO CITY COMMISSION)**

Anaisa Licerio, Planner II, introduced the item and stated Marisela Linan Peralez and Loremi Cantu d/b/a Exclusive Event Center, were 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). She stated the property was 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 and the physical address was 2200 South Cage Boulevard. She reported the adjacent zoning was General Business District (C) to the east, south and west and General Business District (C) and Agriculture and/or Open Space District (A-O) to the north and the area was generally designated for commercial use in the Land Use Plan.

Anaisa Licerio, Planner II, further stated hours of operation would be from Monday through Sunday from 6:00 p.m. to 1:00 a.m. and 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 a phone call for information only and another phone call in support of the item.

Anaisa Licerio, Planner II, stated staff recommended approval of the Conditional Use Permit 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.

Chairman, Danny Wylie, opened the item for board discussion.

There being no discussion, Andy Castro **moved** to approve the request for 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). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM F. 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 HWY 83. SUB#210514**

Eddie Martinez, Planner II, introduced the item and stated the property was 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. He further stated the property was located within the 700 Block of West Business Hwy 83 and the property was currently zoned General Business District (C). He explained the adjacent zones were General Business District (C) to the north, south, east, and west and the property was designated for single family residential and commercial use in the Land Use Plan.

Eddie Martinez, Planner II, stated Development Services recommended final plat approval of the proposed Bocanegra Subdivision subject to the listed conditions as noted in the packet.

At this time Chairman, Danny Wylie, opened the item for board discussion.

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

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 RD. SUB#220514

Eddie Martinez, Planner II, introduced the item and stated the property was legally described as being a 7.00 acre tract of land being a portion of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. He stated the property was located within the 2200 Block of N. Sugar Road and the property was currently zoned residential Multi-Family High Density District (R-MFHD). He further stated the adjacent zones were Single Family Residential District (R-1) and Residential Mobile Home District (R-MH) to the north, Residential Multi-Family 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. He reported the property was designated for industrial use in the Land Use Plan and stated the area was zoned and proposed for apartments use.

Eddie Martinez, Planner II, stated Development Services recommended final plat approval of the proposed Heritage Estates Subdivision subject to the listed conditions as noted in the packet.

At this time Chairman, Danny Wylie, opened the item for board discussion.

There being no discussion, Rafael Munguia **moved** to approve the request for final plat approval of the proposed Heritage Estates Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 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**

Eddie Martinez, Planner II, stated the property was legally described as being a 1.00 acre out of Lot 4, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. He further stated the property was currently zoned General Business District (C) and the adjacent zones were 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. He stated the property was designated for commercial and single family residential uses in the Land Use Plan and there was an existing daycare on the property.

Eddie Martinez, Planner II, stated Development Services recommended final plat approval of the proposed I-N-R Subdivision subject to the listed conditions as noted in the packet.

At this time Chairman, Danny Wylie, opened the item for board discussion.

There being no discussion, Jonathan Larraga moved to approve the request for final plat approval of the proposed I-N-R Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 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**

Eddie Martinez, Planner II, stated the property was legally described as being a 3.89-acre tract of land out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. He stated the property was located within the 4600 Block of N. Veterans Blvd. ("I" Rd.) and was currently zoned General Business District (C). He added the adjacent zones were Single Family Residential District (R-1) to the north, city limits to the east and General Business District (C) to the south and west and the property was designated for commercial and multi-family residential uses in the Land Use Plan. The property was designated for commercial and single family residential use in the Land Use Plan.

Eddie Martinez, Planner II, stated Development Services recommended preliminary plat approval of the proposed Veterans Walls Subdivision subject to the listed conditions as noted in the packet.

At this time Chairman, Danny Wylie, opened the item for board discussion.

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

ITEM I. ADJOURNMENT

There being no further business, Andy Castro moved to **adjourn**. Jonathan Larraga seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 7:01 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 22, 2023

MEETING DATE: March 27, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden and Hunt, Inc., representing 3100 Sugar Subdivision, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 5.458 acres, more or less, out of Lot 135, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3106 N. Sugar Road. **COZ#230278**

Classification: Public Hearing

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

Issue: Melden and Hunt, Inc., representing 3100 Sugar Subdivision, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) in order to develop and bring the subject property into compliance.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request to re-zone to Heavy Commercial District (H-C) as the properties meet area requirements, have adequate ingress and egress and will be compatible with surrounding properties. 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 - 3/22/2023
Approved - 3/22/2023
Final Approval - 3/23/2023



MEMORANDUM

DATE: MONDAY, MARCH 27, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 5.458 acres, more or less, out of Lot 135, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3106 N. Sugar Road. COZ#230278

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:

Melden and Hunt, Inc., representing 3100 Sugar Subdivision, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) in order to develop and bring the subject property into compliance.

The subject site is located on the east side of North Sugar Road, approximately 785 feet north of West Sioux Road and has a physical address of 3106 North Sugar Road. The property is legally described as being 5.458 acres, more or less, out of Lot 135, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Sugar Road, a 70-ft. minor collector with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The subject property and the properties to the north, east and south were zoned to Agricultural and/or Open Space District (A-O) on April 19, 1982. Later, the properties to the south and east were zoned to Heavy Commercial District (H-C) on July 6, 1999. The properties to the west were zoned to Agricultural and/or open Space District (A-O) on November 18, 1896 when they were annexed into the City of Pharr. Later, a portion of the properties to the west were zoned to Heavy Commercial District (H-C) on December 3, 1996. The remaining portion to the west was rezoned to General Business District (C) on June 20, 1995. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

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

Twenty-one (21) letters were mailed out to the surrounding property owners on March 10, 2023, and a legal notice was published in the Advance News Journal on March 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 Heavy Commercial District (H-C) as the properties meet area requirements, have adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **April 3, 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.**



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

**Melden and Hunt Inc.
rep. 3100 Sugar Subdivision, Ltd.**

APPLICANT

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

CURRENT ZONE

3106 North Sugar Road

ADDRESS

Heavy Commercial District (H-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

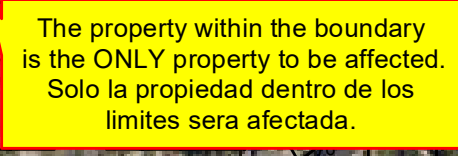
Development Services is recommending approval of the request to re-zone to Heavy Commercial District (H-C) as the properties meet area requirements, have adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Anaisa Licerio, Planner II

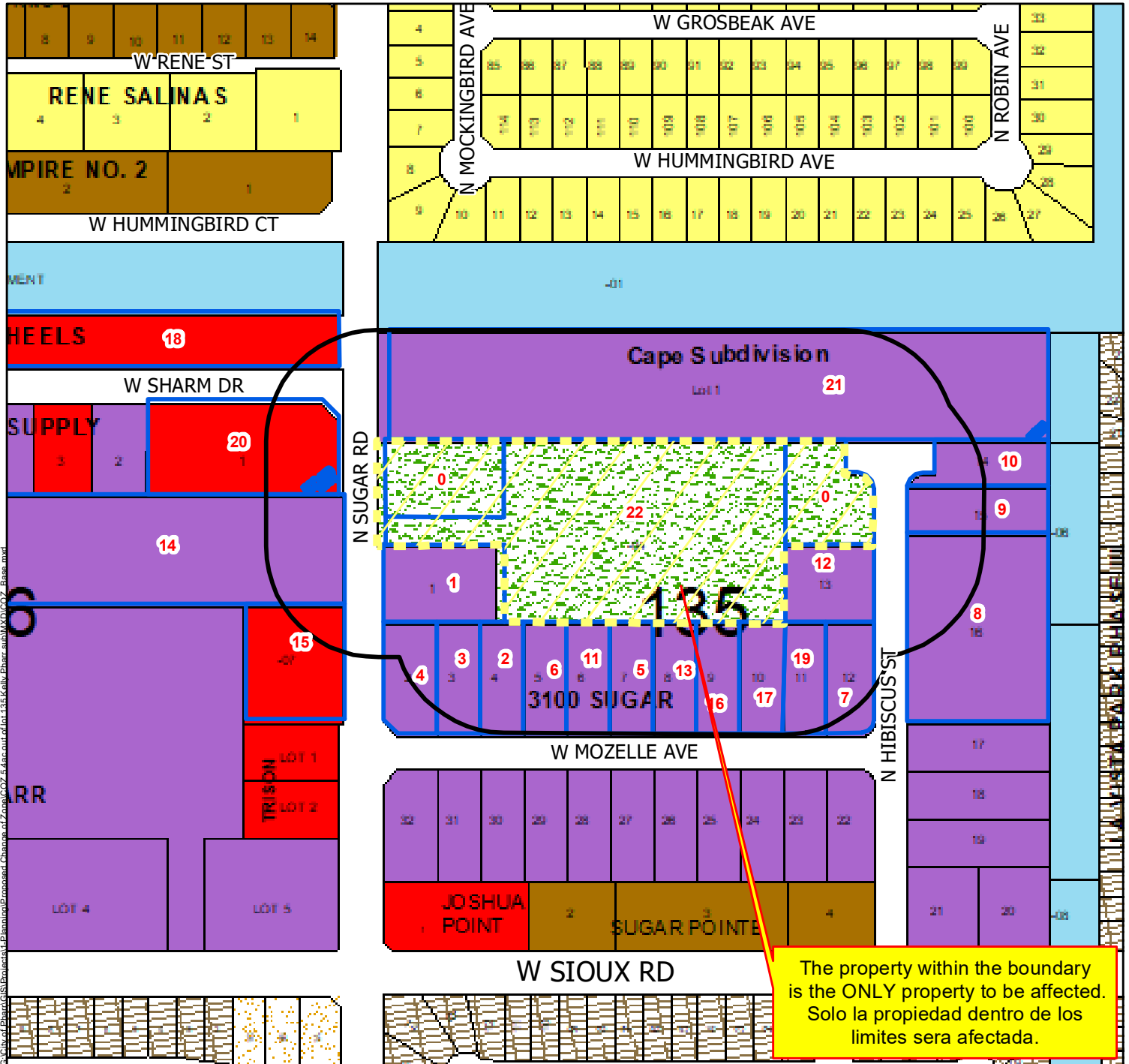
PREPARED BY

March 22, 2023

DATE



Date: 3/3/2023



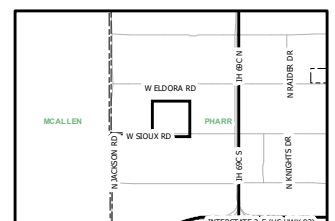
Zoning

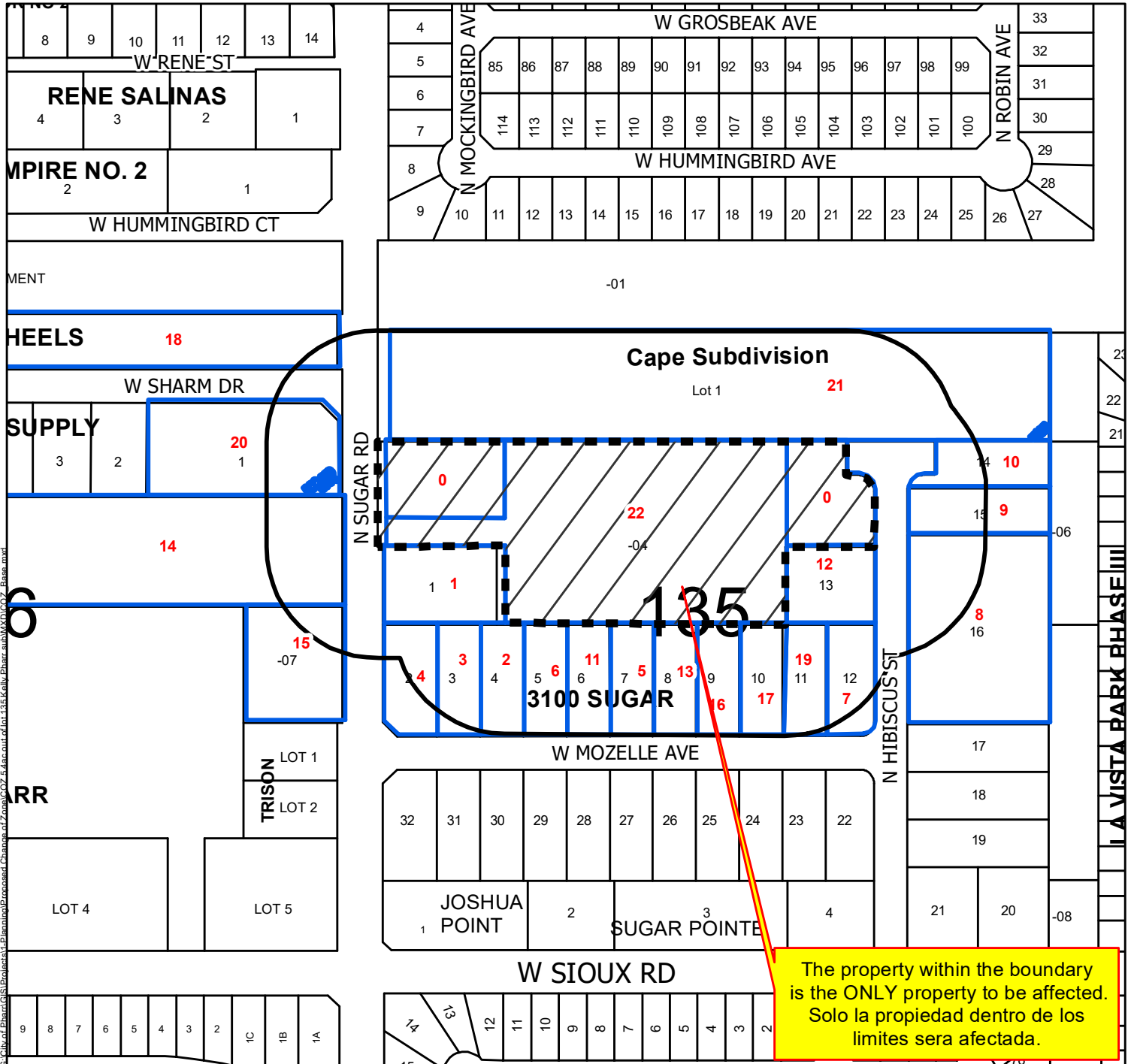
ZONE

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

- 200ft Notification Buffer
- Subject Property
- Notified 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

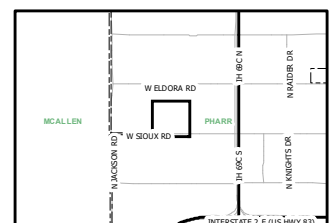
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- 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



- 200ft Notification Buffer
- Subject Property
- Notified 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.





JOB No.
20025.00

BY
DATE

REVISION

PROJECT ENG. M.A.R.

T-SHOCK: .PG

1. RELEASE DATE

2. RELEASE DATE

3. RELEASE DATE

SCALE: AS SHOWN

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

116 W. MCINTYRE - EDINBURG, TX 78641

TEL: 281.498.1111 FAX: 281.498.1112

ESTABLISHED 1947 • www.meldenhunt.com

D & F SUBDIVISION

PHARR, TEXAS

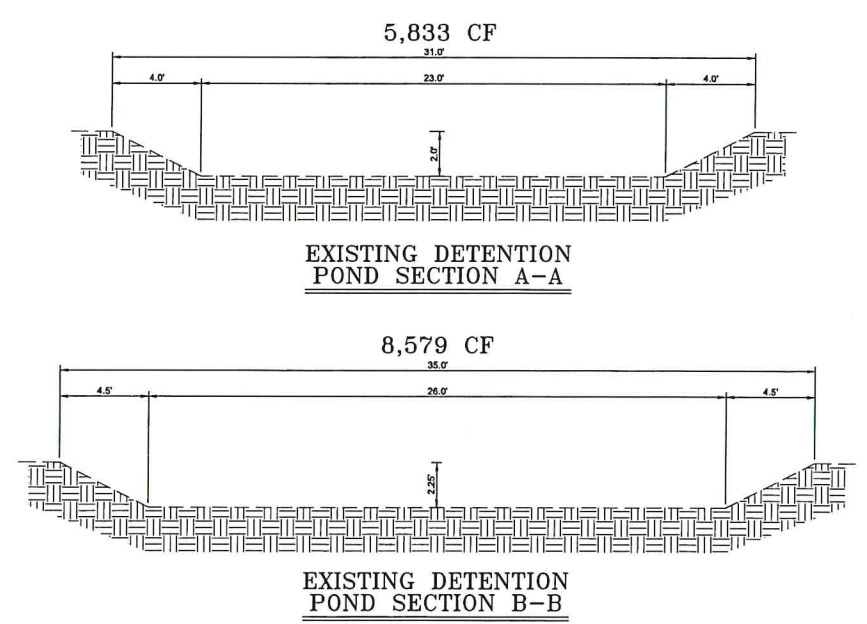
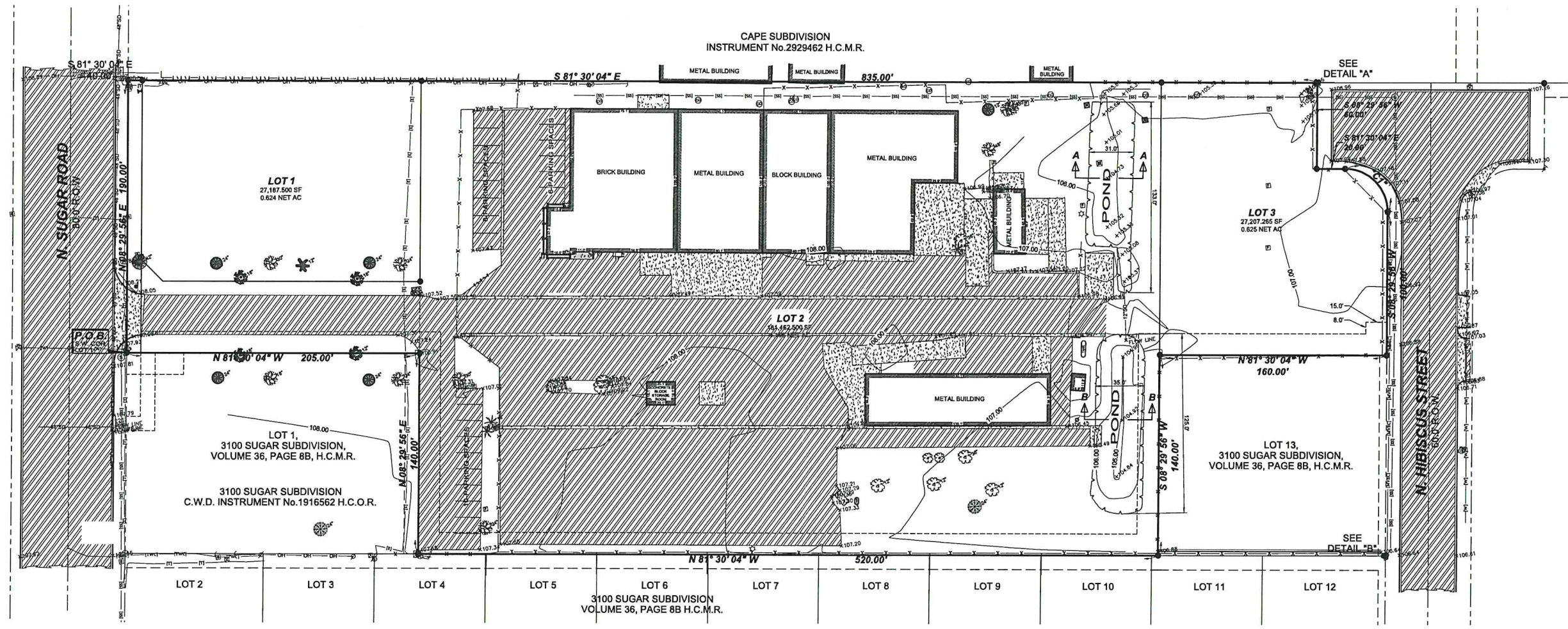
EXISTING SITE

© Copyright 2020 Melden & Hunt, Inc.

© All Rights Reserved

File Name: XXXXXXXXXX

SHEET 2 OF 8



LOT 1	DETENTION REQUIRED	= 4,757.00 CF
LOT 2	DETENTION REQUIRED	= 14,233.00 CF
	DETENTION PROVIDED	= 14,412.00 CF
LOT 3	DETENTION REQUIRED	= 4,757.00 CF

- LEGEND**
- FOUND NO. 4 REBAR

● FOUND PK NAIL

● FOUND "X" MARK ON CONCRETE

○ SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

⊕ POWER POLE

⊕ SERVICE POLE

⊕ LIGHT POLE

⊕ POWER POLE WITH 6" CONCRETE BASE

⊕ GUY WIRE

⊕ TELEPHONE PEDESTAL

⊕ GATE ENTRY KEYPAD

⊕ AT&T UNDERGROUND CABLE MARKER

⊕ AT&T BOX

⊕ STOP SIGN

⊕ FLAG POLE

⊕ FIRE HYDRANT

⊕ WATER METER

⊕ WATER FAUCET

⊕ WATER VALVE

⊕ SPRINKLER VALVE

⊕ CLEANOUT

⊕ SANITARY SEWER MANHOLE

⊕ AIR CONDITION UNIT

⊕ STORM SEWER MANHOLE

⊕ GAS TANK

⊕ ELECTRIC CONNECTION BOX

⊕ PUMP

⊕ ELECTRICAL METER

⊕ ELECTRIC CONDUIT

⊕ 2"x2" BRICK COLUMN

⊕ 2" CONCRETE POST

⊕ 12" PVC PIPE

⊕ CHAIN LINK FENCE

⊕ WOOD FENCE

⊕ WROUGHT IRON FENCE

⊕ EDGE OF DETENTION POND

⊕ 12" STEEL PIPE CULVERT

⊕ 48" STORM SEWER LINE

⊕ OVERHEAD POWER LINE

--- SPOTTED ELECTRIC LINE (APPROXIMATE LOCATION)

--- SPOTTED GAS LINE (APPROXIMATE LOCATION)

--- SPOTTED SANITARY SEWER LINE (APPROXIMATE LOCATION)

--- SPOTTED TELEPHONE LINE (APPROXIMATE LOCATION)

--- SPOTTED TIME WARNER CABLE (APPROXIMATE LOCATION)

--- SPOTTED MAGIC VALLEY ELECTRIC COOP. (APPROXIMATE LOCATION)

--- SPOTTED WATER LINE (APPROXIMATE LOCATION)

--- ASPHALT AREA

--- CONCRETE AREA

--- COVERED AREA

--- CALICHE DRIVEWAY

--- B-B - BACK OF CURB TO BACK OF CURB

--- R.O.W. - RIGHT OF WAY

--- H.C.M.R. - HIDALGO COUNTY MAP RECORDS

--- H.C.D.R. - HIDALGO COUNTY DEED RECORDS

--- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS

--- A.C. - AIR CONDITION UNIT

--- G.W.D. - GENERAL WARRANTY DEED

--- C.W.D. - CORRECTION WARRANTY DEED

--- S.W. COR. - SOUTHWEST CORNER

--- P.O.B. - POINT OF BEGINNING

--- N.T.S. - NOT TO SCALE

⊕ ASH TREE (SIZE AS NOTED)

⊕ BOUGAMVILLIA (SIZE AS NOTED)

⊕ CHINA BERRY TREE (SIZE AS NOTED)

⊕ HACKBERRY TREE (SIZE AS NOTED)

⊕ HUISACHE (SIZE AS NOTED)

⊕ MESQUITE TREE (SIZE AS NOTED)

⊕ OAK TREE (SIZE AS NOTED)

⊕ PALM TREE (SIZE AS NOTED)

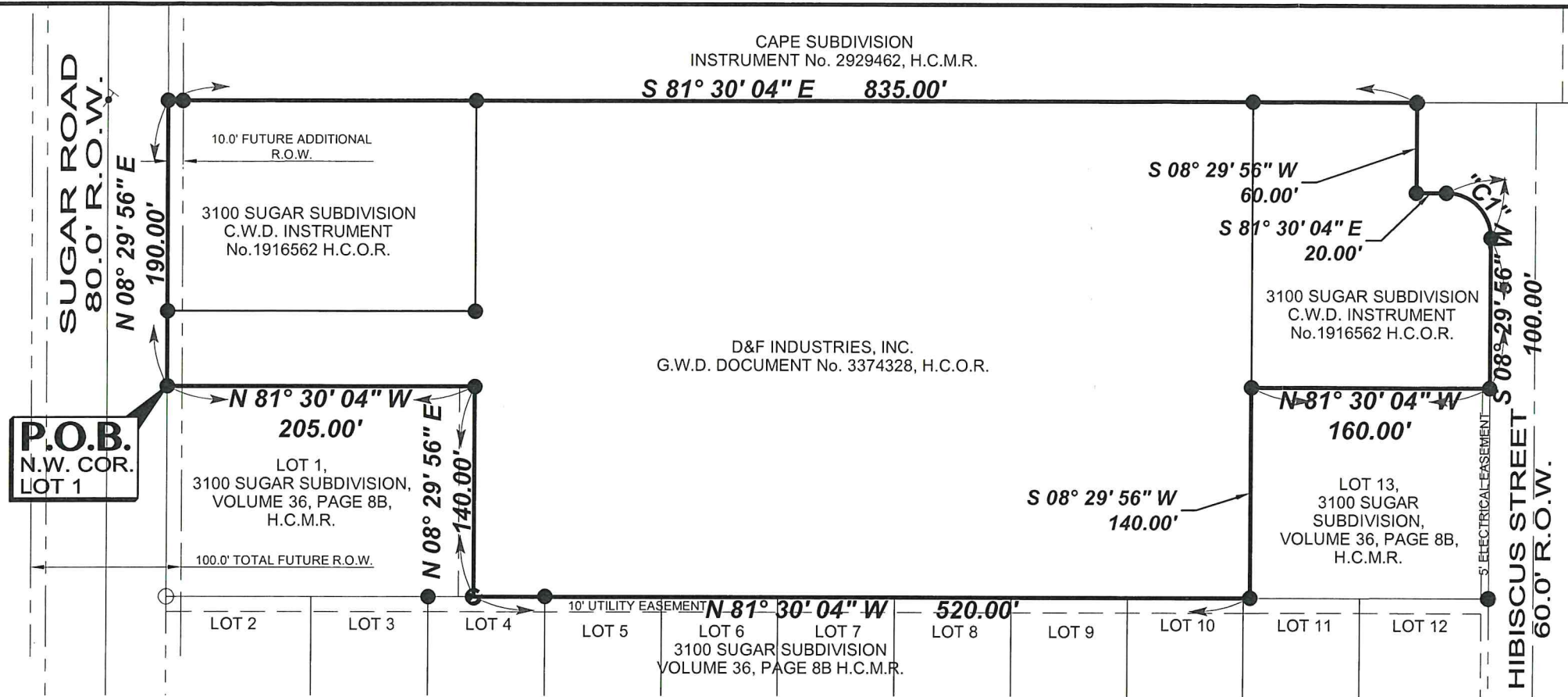


EXHIBIT "B"

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	090° 00' 00"	30.00'	47.12'	30.00'	42.43'	S 36° 30' 04" E

LEGEND

- FOUND No.4 REBAR
- ✎ FOUND PK NAIL
- ⊙ FOUND "X" MARK ON CONCRETE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- G.W.D. - GENERAL WARRANTY DEED
- C.W.D. - CORRECTION WARRANTY DEED
- S.W. COR. - SOUTHWEST CORNER
- P.O.B. - POINT OF BEGINNING

PLAT SHOWING
5.458 ACRES BEING
OUT OF LOT 135,
KELLY-PHARR SUBDIVISION,
VOLUME 3, PAGES 133-134, H.C.D.R.
CITY OF PHARR,
HIDALGO COUNTY, TEXAS

NOTES:

- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
- SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT EASEMENTS MAY AFFECT THIS TRACT.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 02/04/2020 UNDER MY DIRECTION AND SUPERVISION.



ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 02/20/2023



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

DATE: 02/20/2023
JOB No. 20025
FILE NAME: 20025 COZ
DRAWN BY: J.G.

115 W. MCINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: March 22, 2023

MEETING DATE: March 27, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Irasema Almazan, representing Martin Almazan and Irasema Salinas, owner (s), has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being Lot 45, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2621 South Gardenia Street. **COZ#230281**

Classification: Public Hearing

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

Issue: Irasema Almazan, representing Martin Almazan and Irasema Salinas, owner (s), has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD).

Fiscal Consideration:

Staff Recommendation: Development Services recommends disapproval of the request to re-zone from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD) as the property is not in line 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 - 3/22/2023
Approved - 3/23/2023
Final Approval - 3/23/2023



MEMORANDUM

DATE: MONDAY, MARCH 27, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being Lot 45, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2621 South Gardenia Street. COZ#230281

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:

Irasema Almazan, representing Martin Almazan and Irasema Salinas, owner (s), has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct apartments.

The subject site is located at the southeast corner of West Hall Acres Road and South Gardenia Street and has a physical address of 2621 South Gardenia Street. The property is legally described as being all of Lot 45, Sing's Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Gardenia Street, a 70 ft. minor collector street which runs north and south with a posted speed limit of 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Office and Professional District (O-P). The property was rezoned from Single-Family Residential District (R-1) to Office and Professional District (O-P) on February 18, 2018. The properties to the south and east were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on February 21, 1995, when the city amended the ordinance on March 30, 1982, adopting the current zoning ordinance we use today. A portion of the property to the north was rezoned from Agricultural and/or Open Space District (A-O) to High Density Multi-Family Residential District (R-4). The remaining portion to the north was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on October 07, 2003. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on September 19, 2006. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family residential use in the Land Use Plan.

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

Eighteen (18) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 10, 2023, and a legal notice was published in the Advance News Journal on March 8, 2023. Staff received no response to the letters or the legal notice.

Development Services is recommending **disapproval** of the request to re-zone from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD) as the property is not in line with the future land use plan.

NOTE: This item will go before the City Commission Meeting of **April 03, 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.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Irasema Almazan

APPLICANT

2621 South Gardenia St.

ADDRESS

Office and Professional District (O-P)

CURRENT ZONE

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

PROPOSED ZONE

	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 from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD) as the property is not in line with the future land use plan.

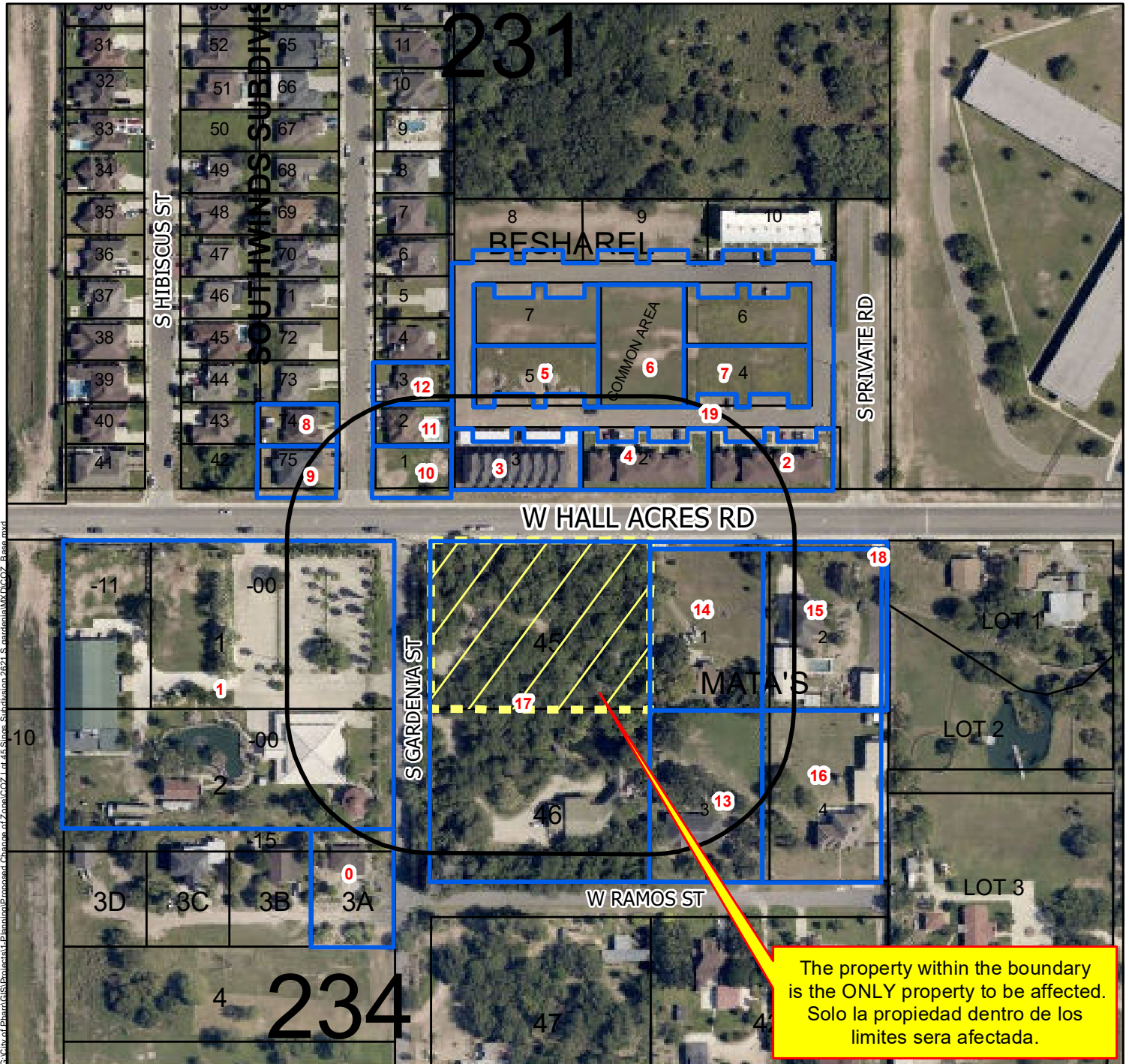
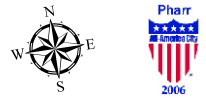
Laura Fonseca, Planner I

PREPARED BY

March 21, 2023

DATE

Proposed Change of Zone
 Lot 45 Sings Subdivision 2621 S Gardenia St
 Irasema Almazan



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

- 200ft Notification Buffer
- Notified Properties
- Subject Property

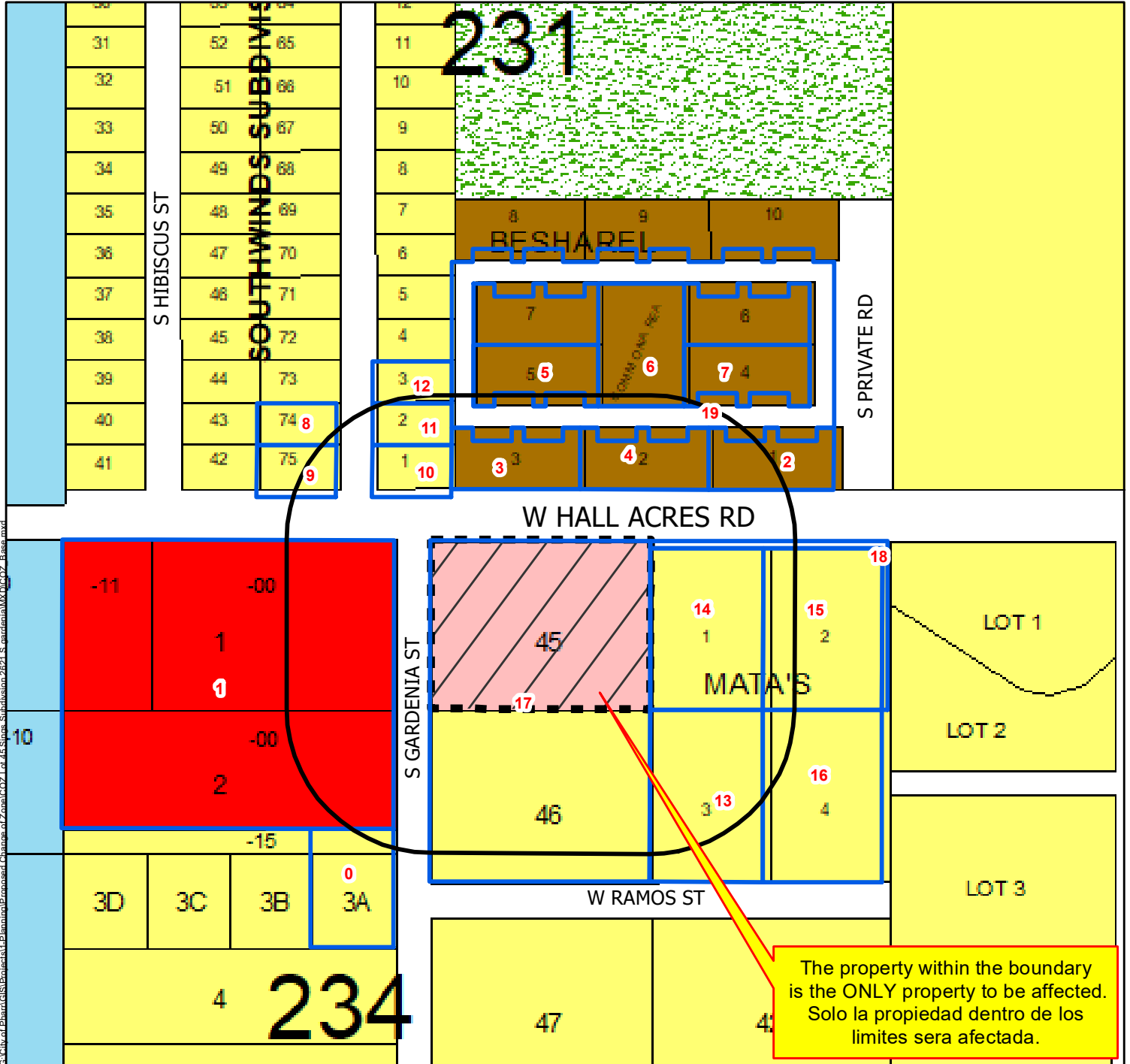
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
 Engineering Department
 956.402.4242
 Date: 3/3/2023

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

Proposed Change of Zone
 Lot 45 Sings Subdivision 2621 S Gardenia St
 Irasema Almazan



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

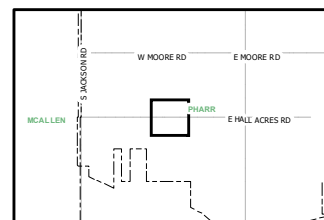
- 200ft Notification Buffer
- Notified Properties
- Subject Property

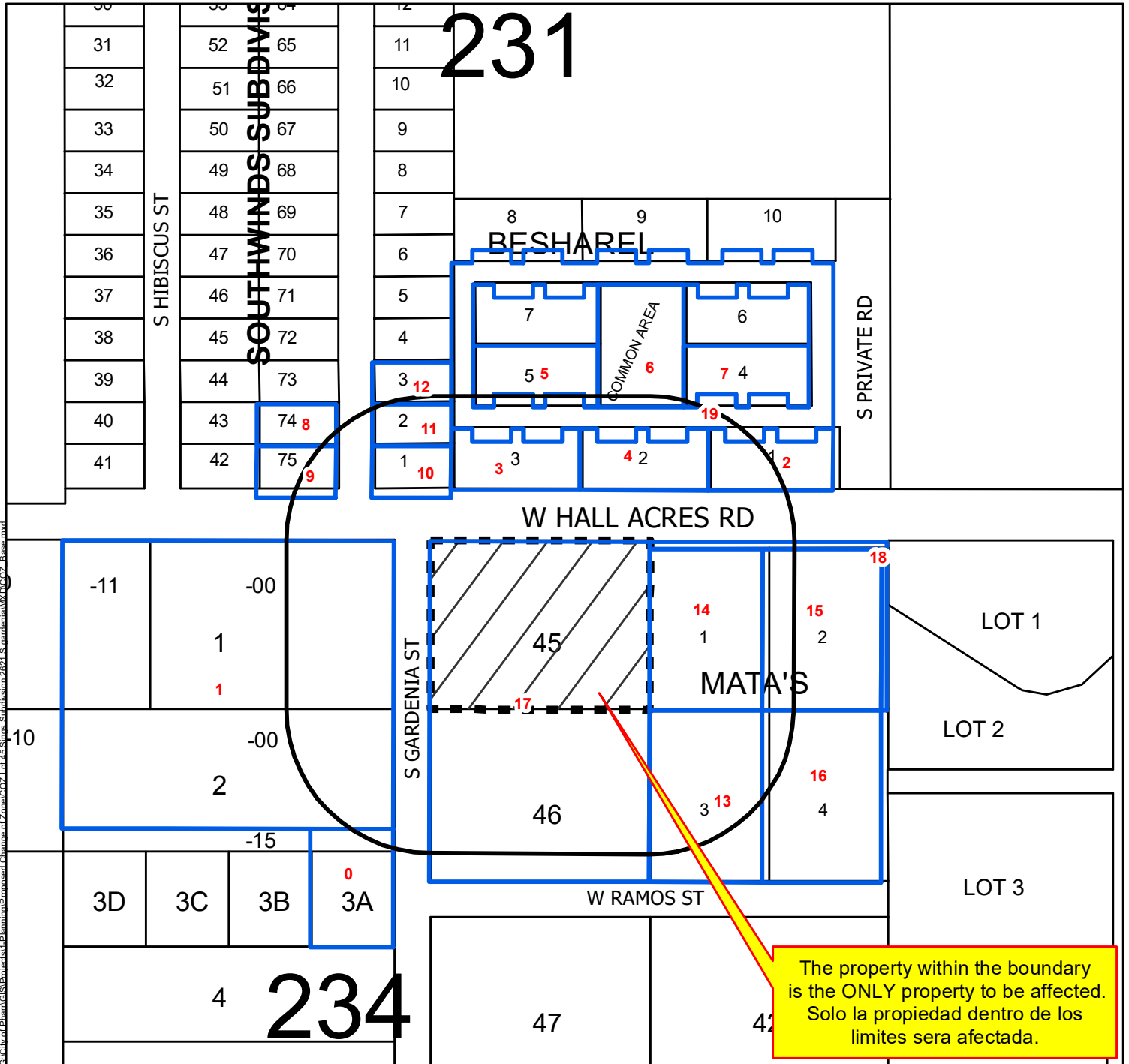
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 3/3/2023

Scale: 1 inch = 200 feet





Zoning

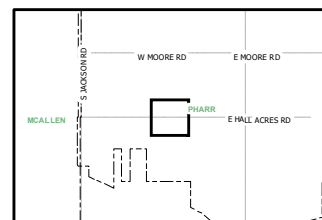
ZONE

- 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

- 200ft Notification Buffer
- Notified Properties
- Subject Property

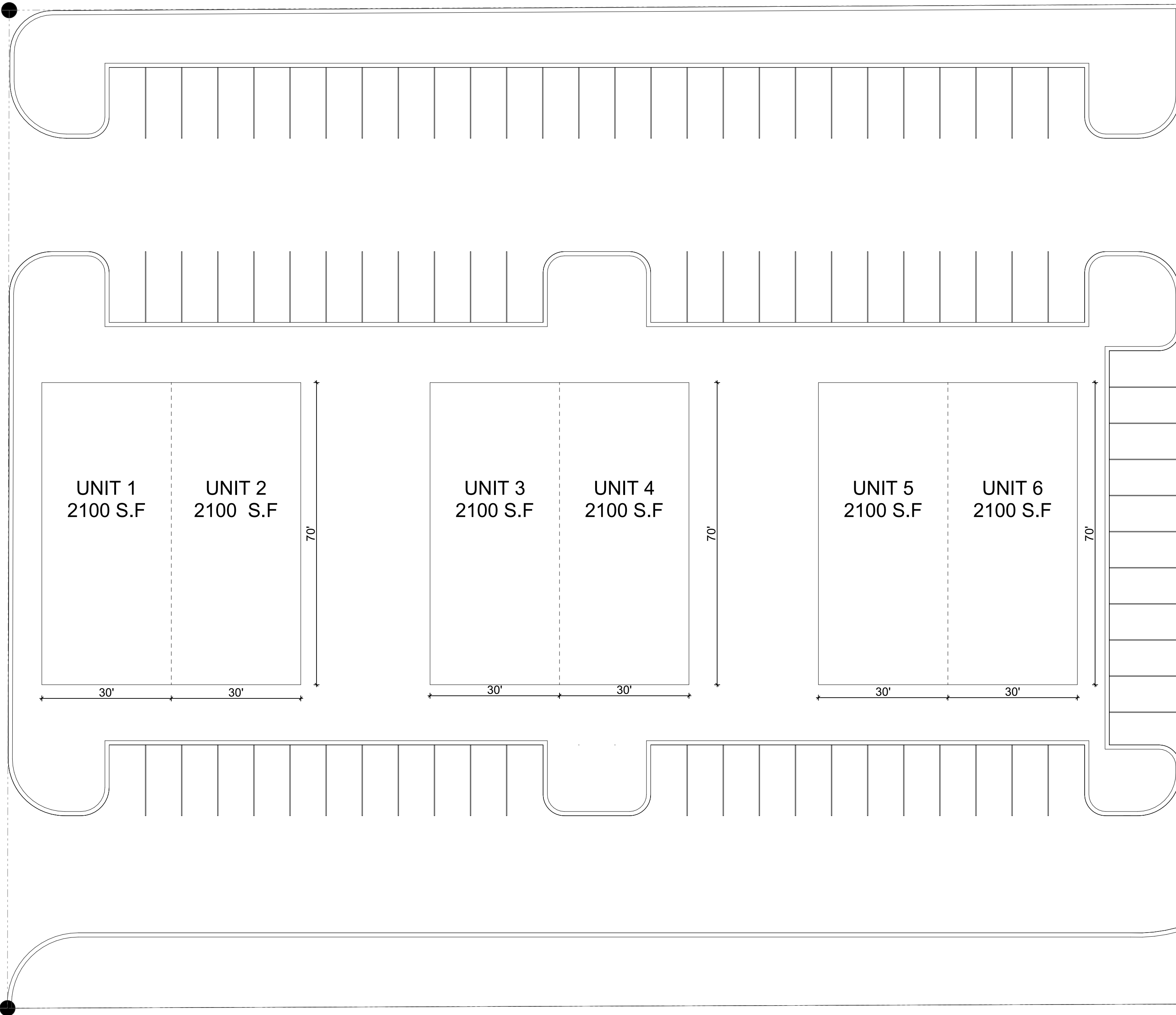
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





HALL ACRES ROAD

S. GARDENIA STREET





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: March 22, 2023

MEETING DATE: March 27, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Laura B. Tiscareno, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Heavy Commercial District (H-C) to Townhouse Residential District (R-TH). The property is legally described as being 2.0 acres, more or less, out of the North ½ of Lot 89, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is within the 1000 Block of W. Minnesota Road. **COZ#230280**

Classification: Public Hearing

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

Issue: Laura B. Tiscareno, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Heavy Commercial District (H-C) to Townhouse Residential District (R-TH) in order to develop and construct a single-family residence and townhouses as part of a phased development.

Fiscal Consideration:

Staff Recommendation: Development Services recommends disapproval of the request to re-zone from Heavy Commercial District (H-C) to Townhouse Residential District (R-TH) as the property is not in line 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 - 3/22/2023
Approved - 3/23/2023
Final Approval - 3/23/2023



MEMORANDUM

DATE: MONDAY, MARCH 27, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Heavy Commercial District (H-C) to Townhouse Residential District (R-TH). The property is legally described as being 2.0 acres, more or less, out of the North ½ of Lot 89, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is within the 1000 Block of W. Minnesota Road. COZ#230280

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:

Laura B. Tiscareno, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Heavy Commercial District (H-C) to Townhouse Residential District (R-TH) in order to develop and construct a single-family residence and townhouses as part of a phased development.

The subject site is located on the south side of West Minnesota Road, approximately 650 ft. west of North Sugar Road and west from North Sugar Road, with a physical address of 1000 Block of West Minnesota Road. The property is legally described as being 2.0 acres, more or less, out of the North ½ Lot 89, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Minnesota Road, an 80 ft. major collector 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 is currently zoned Heavy Commercial District (H-C). The properties to the east and west were annexed on September 19, 1989, and were zoned to Heavy Commercial District (H-C). The property to the south was zoned to Medium Density Multi-Family Residential District (R-3) on October 19, 2004. The properties to the north were zoned to Agricultural and/or Open Space District (A-O) upon annexation to the City of Pharr on March 6, 1984. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Residential Townhouse District (R-TH) is established to provide adequate space and site diversification for medium-density residential development that is single-family, on separate lots, and typically owner occupied. Townhouse development is a low to medium density use and before zoning to townhouse usage, the increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space must be met. Townhouse developments must be properly buffered from nonresidential uses and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

Twenty-nine (29) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 10, 2023, and a legal notice was published in the Advance News Journal on March 8, 2023. Staff received no response to the letters or the legal notice.

Development Services is recommending **disapproval** of the request to re-zone from Heavy Commercial District (H-C) to Townhouse Residential District (R-TH) as the property is not in line with the future land use plan.

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Laura B. Tiscareno, owner

APPLICANT

Heavy Commercial District (H-C)

CURRENT ZONE

1000 Block of West Minnesota Road

ADDRESS

Townhouse Residential District (R-TH)

	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 from Heavy Commercial District (H-C) to Townhouse Residential District (R-TH) as the property is not in line with the future land use plan.

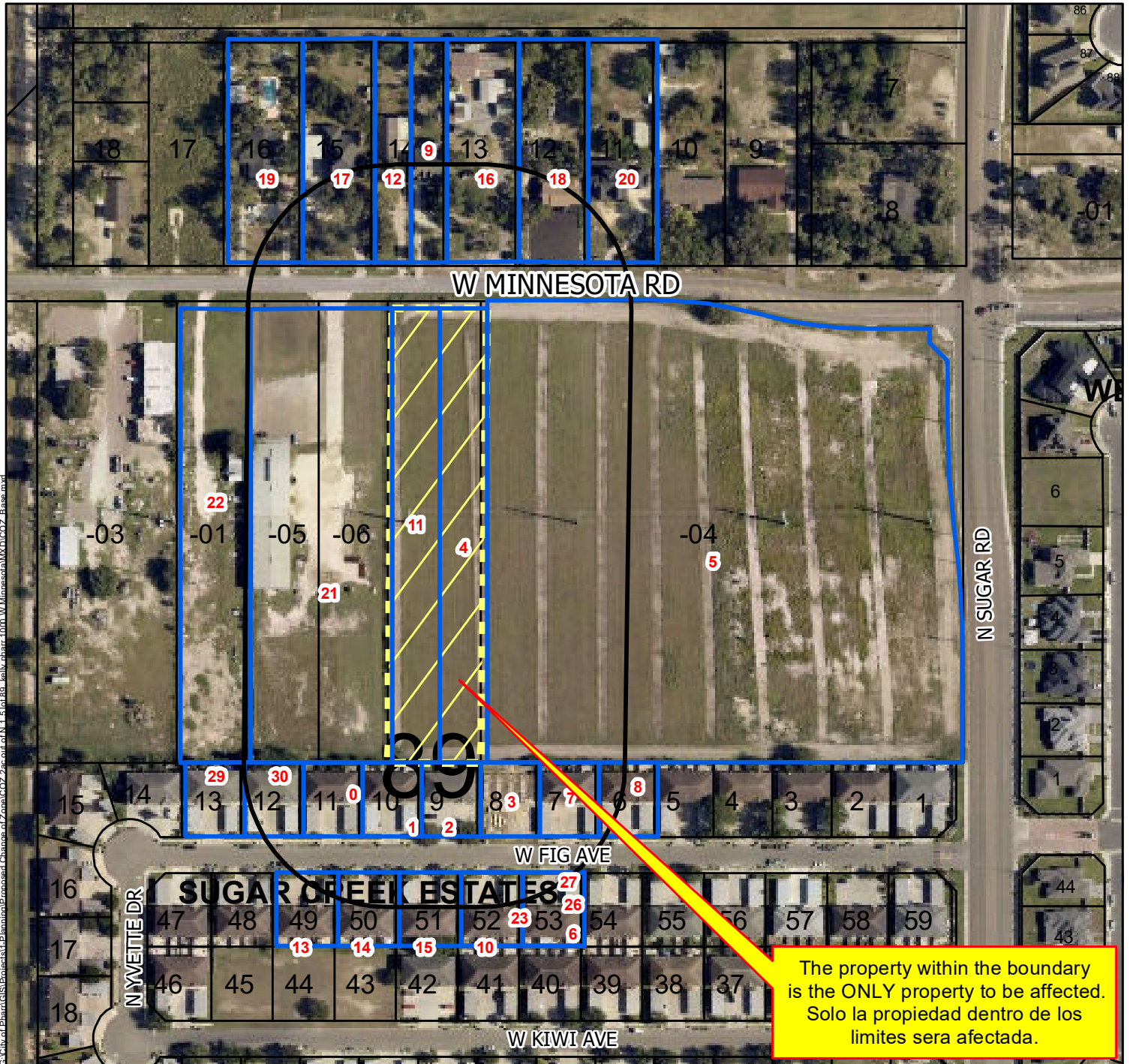
Laura Fonseca, Planner I

PREPARED BY

March 21, 2023

DATE

Proposed Change of Zone
2 acres, more or less, out of the North ½ Lot 89, Kelly-Pharr Sub
Laura B Tiscareno



Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- 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

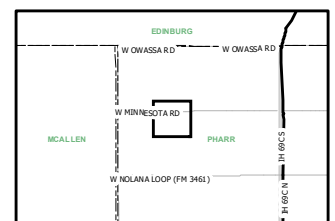
- 200ft Notification Buffer
- Notified Properties
- Subject Property

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.

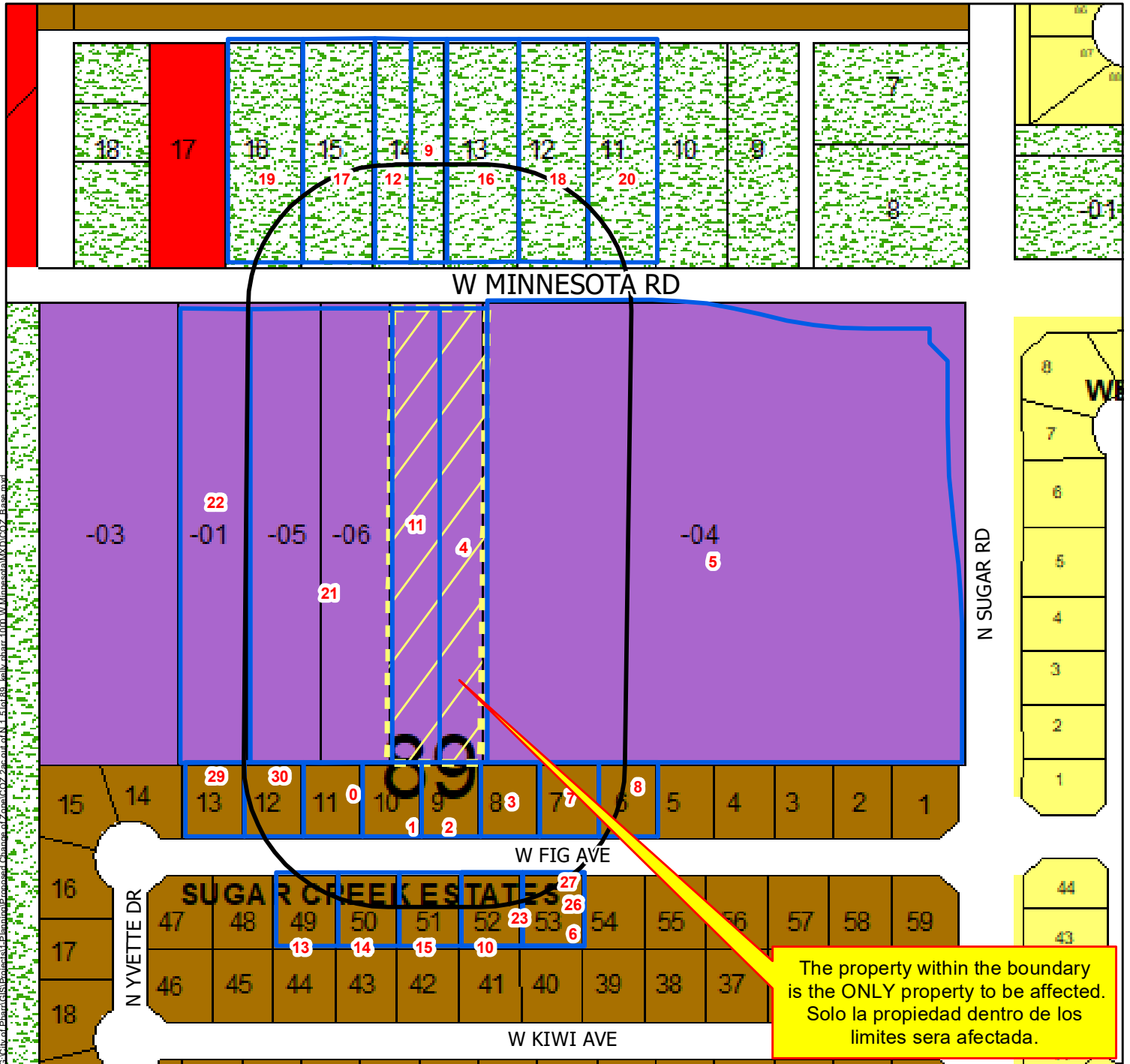
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 3/3/2023

Scale: 1 inch = 200 feet



Proposed Change of Zone
2 acres, more or less, out of the North ½ Lot 89, Kelly-Pharr Sub
Laura B Tiscareno



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

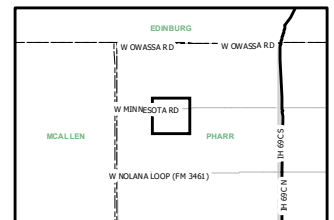
- 200ft Notification Buffer
- Notified Properties
- Subject Property

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.

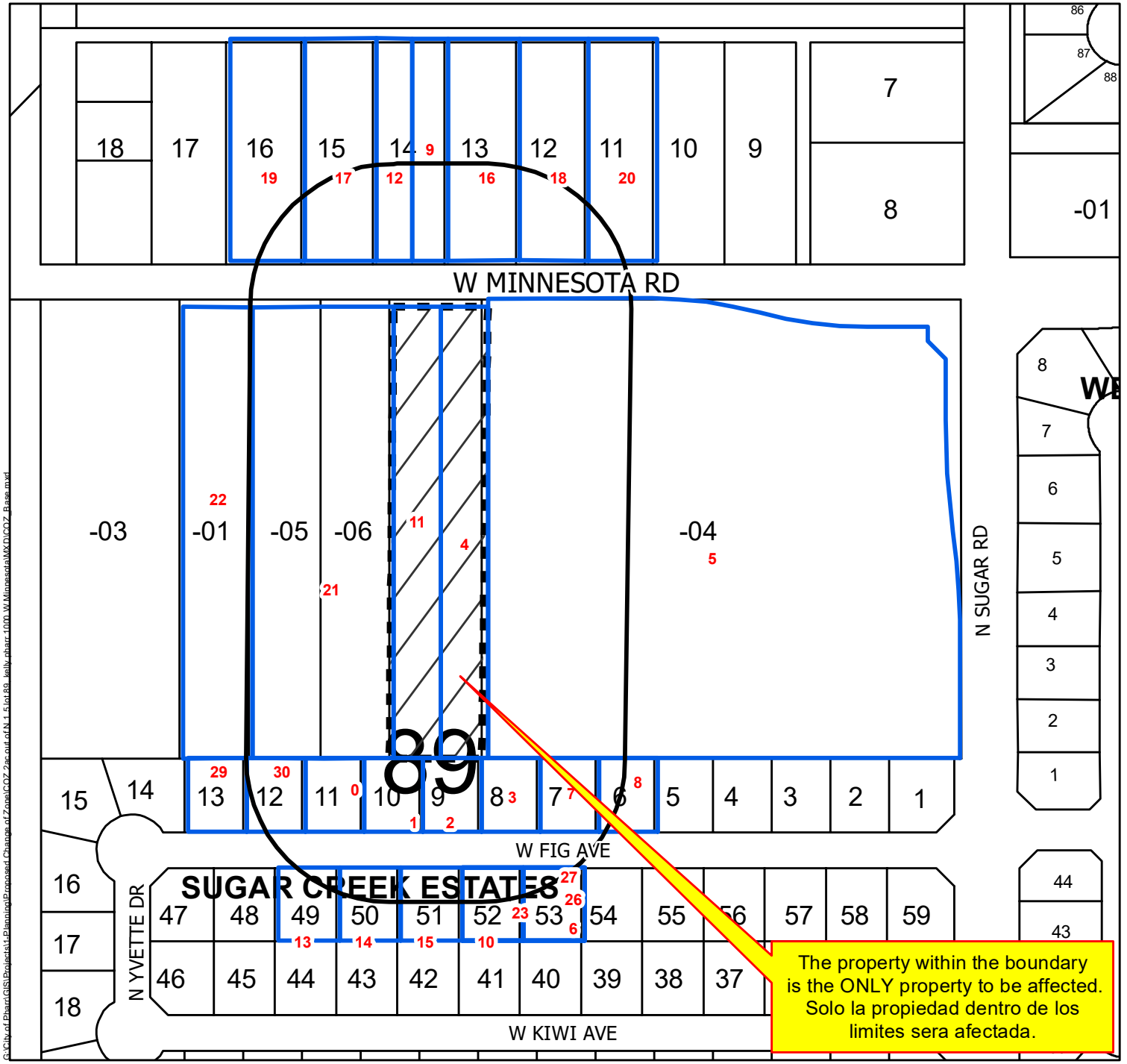
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 3/3/2023

Scale: 1 inch = 200 feet



Proposed Change of Zone
2 acres, more or less, out of the North ½ Lot 89, Kelly-Pharr Sub
Laura B Tiscareno



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

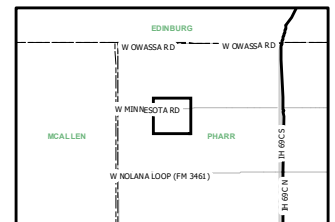
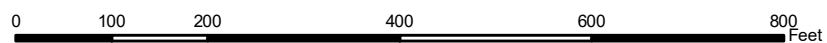
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

- 200ft 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.

City of Pharr, Texas
Engineering Department
956.402.4242
Date: 3/3/2023

Scale: 1 inch = 200 feet



HOME

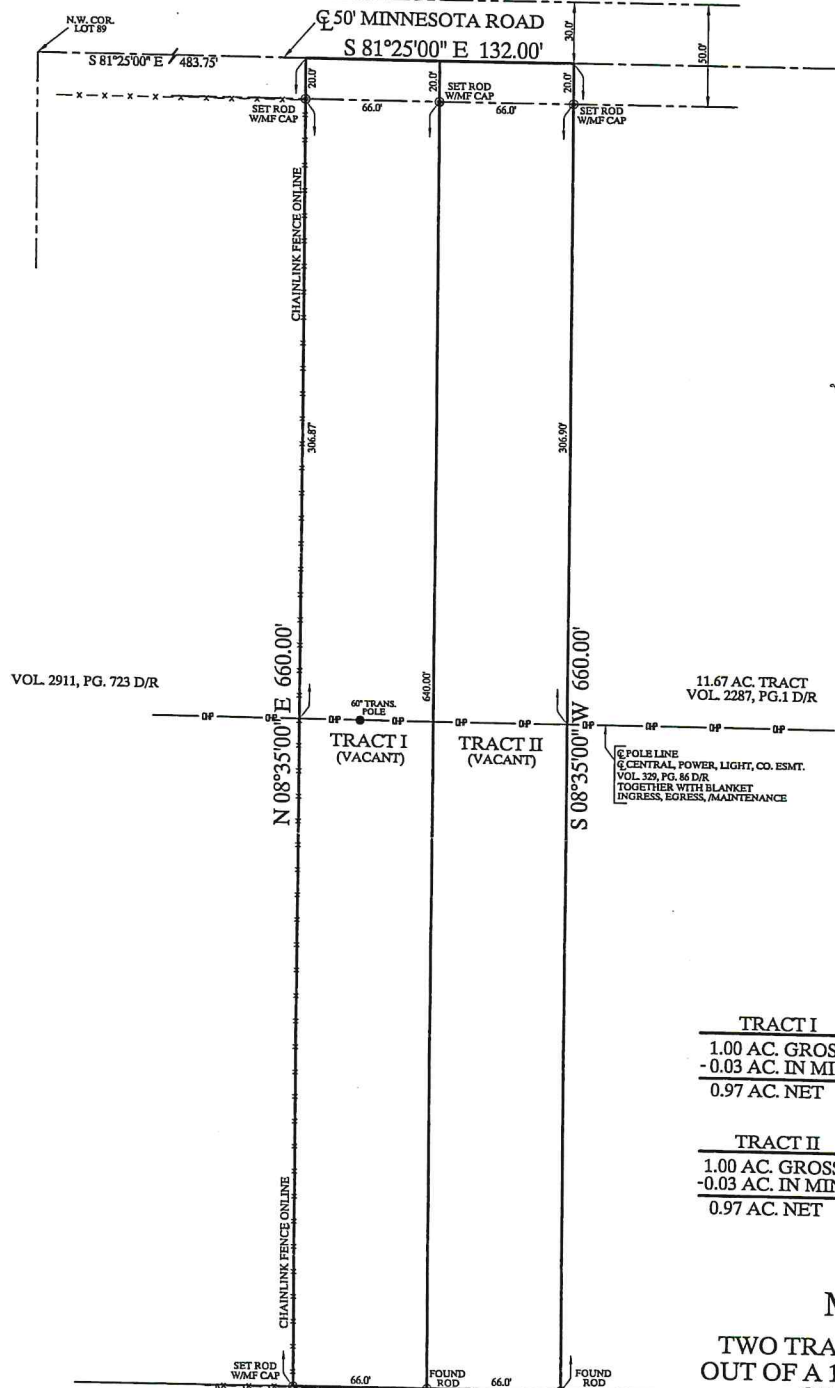
STREET

TOWN HOMES

W. Minnesota

EASEMENT STATUS

GRANTEE	VOL.	PAGE	STATUS
10b.) CENTRAL POWER LIGHT COMPANY	329	86 D/R	PLOTTED TOGETHER W/ INGRESS/EGRESS



TRACT I
 1.00 AC. GROSS
 - 0.03 AC. IN MINNESOTA ROAD
 0.97 AC. NET

TRACT II
 1.00 AC. GROSS
 - 0.03 AC. IN MINNESOTA ROAD
 0.97 AC. NET

MAP OF TWO TRACTS OF LAND OUT OF A 12.67 AC. TRACT OF LOT 89, KELLY-PHARR SUBDIVISION OF PORCIONES 69 & 70, HIDALGO COUNTY, TEXAS VOLUME 3, PAGES 133 & 134 DEED RECORDS

BORROWER: LAURA TISCARENO AND JOSE QUINTERO
 TITLE COMPANY: SIERRA TITLE
 GF No.: 0000202458
 ADDRESS: MINNESOTA ROAD

I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING MAP IS A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAPS.

Michael Fabian
 MICHAEL FABIAN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 McALLEN, TEXAS.
 #4893



COPYRIGHT MICHAEL FABIAN SURVEYING INC. 2011 NO LICENSE HAS BEEN CREATED. EXEMPTED OR IMPLIED TO COPY THIS PLAT OF SURVEY. IF THIS PLAT OF SURVEY FORS NOT BE PLACED ON ORIGINAL SCALE AND SIZE, IT IS INVALID PER SECTION 41.44 ARTICLE 531.5, VERNON'S TEXAS CIVIL STATUTES.

LOT 10
 LOT 9
 SUGAR CREEK ESTATES
 VOL. 49, PG. 50 M/R

PREPARED BY
 MICHAEL FABIAN SURVEYING, INC.
 1203 E. HACKBERRY AVE.
 MCALLEN, TEXAS 78501
 FAX: (956) 687-4660

MICHAEL FABIAN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 W0 #3265
 SCALE: 1" = 60'
 PRINT SIZE: LEGAL
 DATE: 06/06/2017
 EMAIL ADDRESS: SURVEY@MFABIANSURVEYING.COM
 FIRM # 10193965



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: March 21, 2023

MEETING DATE: March 27, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Salinas Engineering & Associates, representing Maria Del Carmen Pacheco, Manager for Encarlen, LTD., A Texas Limited Partnership., is requesting preliminary plat approval of the proposed Villa España Estates Phase V Subdivision. The property is legally described as being a 0.22 acre tract of land, more or less, out of and forming a part of Lot 8, Block 9, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2500 Block of S. Salamanca Street. **SUB#230203**

Classification: Regular

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

Issue: Salinas Engineering & Associates, representing Maria Del Carmen Pacheco, Manager for Encarlen, LTD., A Texas Limited Partnership., is requesting preliminary plat approval of the proposed Villa España Estates Phase V Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Villa España Estates Phase V 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 - 3/21/2023
Approved - 3/22/2023
Final Approval - 3/23/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 27, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: VILLA ESPAÑA ESTATES PHASE V SUBDIVISION
FILE NO. **SUB#230203**

GENERAL INFORMATION:

APPLICANT: Salinas Engineering & Associates, representing Maria Del Carmen Pacheco, Manager for Encarlen, LTD., A Texas Limited Partnership., is requesting preliminary plat approval of the proposed Villa España Estates Phase V Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.22 acre tract of land, more or less, out of and forming a part of Lot 8, Block 9, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2500 Block of S. Salamanca St.

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

PROPERTY PROPOSED USE: Townhouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Villa España Estates Phase V 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

**SIDEWALK:
ADA:**

1. Follow City standards.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attached comments.
2. 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. Location map, need to correct the call out for the site location and darken all lot lines.
2. Label and show lot numbers.

STAFF REVIEW MEETING FOR: *VILLA ESPAÑA ESTATES PHASE V* *SUBDIVISION*

COMMENTS: **Initials:** J.R. / O.D.L. **MARCH 15, 2023**

WATER:

- Ok as proposed.
- Utilities in subdivision to reflect as- built.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed.
- Utilities in subdivision to reflect as- built.
- 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:_____

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Villa Espana Estates PH V
Subdivision

DATE: March 16, 2023

REVIEW: Preliminary (comments plans dated 3-8-2023)

PLAT

1. Add note ---Owners to maintain detention / retention areas.
2. Note No. 3--- Use the 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".

SITE PLAN

1. It is advised to bore underneath Salamanca St. for sanitary sewer service tie-in. Be advised lab testing may be required for saw cut on street.
2. Street cut/ bore permit required from Public Works.
3. Show where on-site detention will be for each lot.

DRAINAGE

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

CONSTRUCTION SCHEDULE

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

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



Pharr Public Work



SUBDIVISION: Staff Review Meeting

DATE: 03/16/2023

Villa Espana Estates Phase V Subdivision

0.22 Acres

S. Salamanca Street

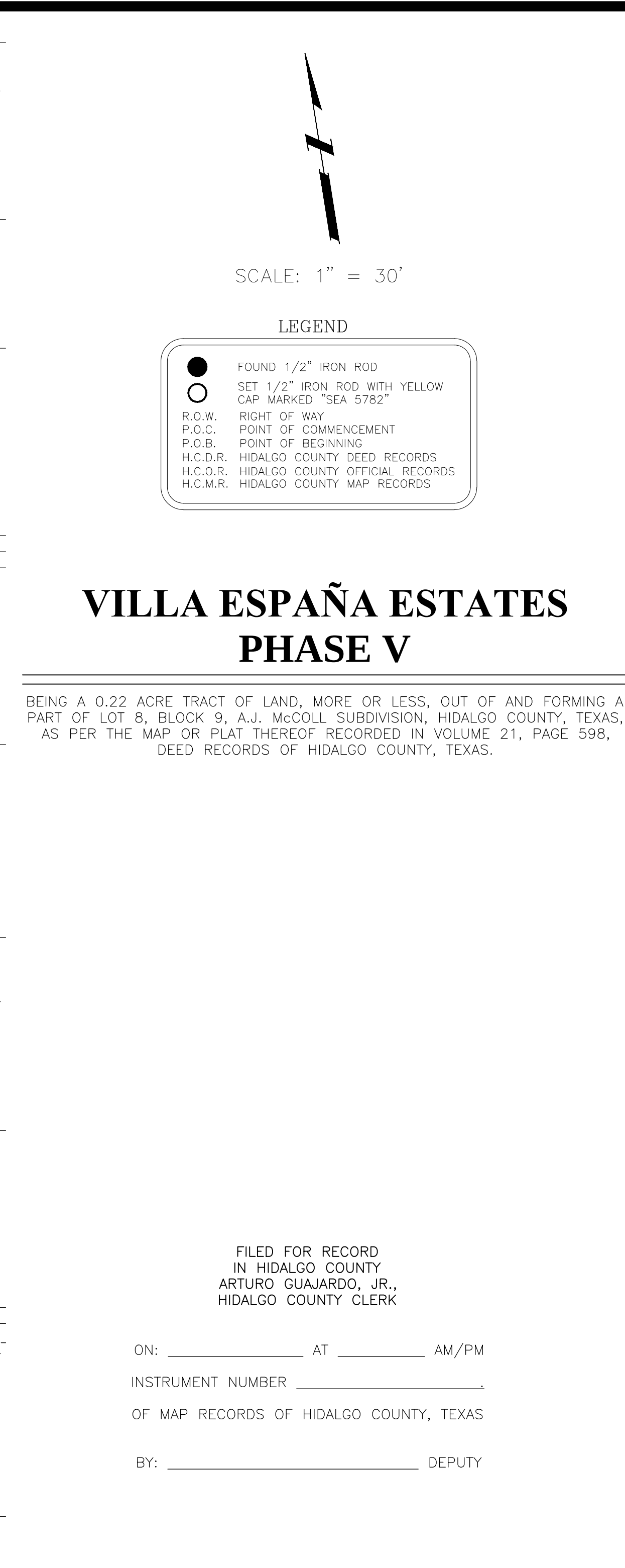
Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

- **Show Drainage Details**
- **Obtain Saw Cut Permit from Public Work w/ Traffic Control Plan**
- **Call out the Detention/ Retention Pond on Plans**
- **Must Submit a digital copy (in USB) for review and (1) hard copy for finalization of the Erosion & Sediment Control Plan at pre – Construction Meeting. Will be reviewed and must be approved prior to any earthwork disturbance and Notice to Proceed (NTP) is Issued.**



1. MINIMUM BUILDING SETBACKS AS PER CITY OF PHARR ORDINANCE.
2. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY PANEL NO. 480334 0425 C
EFFECTIVE NOVEMBER 16, 1982.
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS
SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR
WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS
PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
3. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 2,012.82
CUBIC FEET, OR, 0.05 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
4. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF THE CURB OF
ROAD LOCATED AT THE CENTER OF EACH LOT.
5. ONLY ONE SINGLE-FAMILY DWELLING UNIT PER LOT.
6. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW BUILDING PERMIT
PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION EQUIPMENT.

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

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

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION

I (WE), MARIA DEL CARMEN PACHECO, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VILLA ESPAÑA ESTATES PHASE V, TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF HIDALGO

BETWEEN ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA DEL CARMEN PACHECO KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES_____

THIS PLAT OF VILLA ESPANA ESTATES PHASE V, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

PLANNING AND ZONING COMMISSION CHAIRMAN
DANNY WYLIE

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

DATE _____

CLERK, CITY OF PHARR, TEXAS.

DATE _____

I, THE UNDERSIGNED, DAVID O. SALINAS, A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM 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 ORDINANCES AND ALL STATE STATUTES GOVERNING SURVEYS.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

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 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 HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

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

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 LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT

ATTEST: _____
SECRETARY



BEING A 0.22 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 8, BLOCK 9, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND, LOCATED NORTH OF VILLA ESPAÑA ESTATES PHASE II (VOL. 42, PG. 3, H.C.M.R.) AND ADJACENT TO VILLA ESPAÑA ESTATES PHASE III (VOL. 47, PG. 45, H.C.M.R.); SAID 0.22 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF LOT 1, VILLA ESPAÑA ESTATES PHASE II SAME BEING THE SOUTHWEST CORNER OF SAID VILLA ESPAÑA ESTATES PHASE III, AND LOCATED ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF S. SALAMANCA STREET FOR THE SOUTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 81 DEGREES 28 MINUTES 16 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 50.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

SAID SET ROD IS FURTHER LOCATED SOUTH 08 DEGREES 31 MINUTES 44 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 8, A DISTANCE OF 343.30 FEET AND THENCE, SOUTH 81 DEGREES 28 MINUTES 16 SECONDS EAST, A DISTANCE OF 351.20 FEET ALL FROM THE NORTHWEST CORNER OF SAID LOT 8 LOCATED AT THE INTERSECTION OF HALL ACRES ROAD AND SOUTH JACKSON ROAD;

(2) THENCE, NORTH 08 DEGREES 31 MINUTES 44 SECONDS EAST, A DISTANCE OF 200.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 81 DEGREES 28 MINUTES 16 SECONDS EAST, A DISTANCE OF 50.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID S. SALAMANCA STREET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

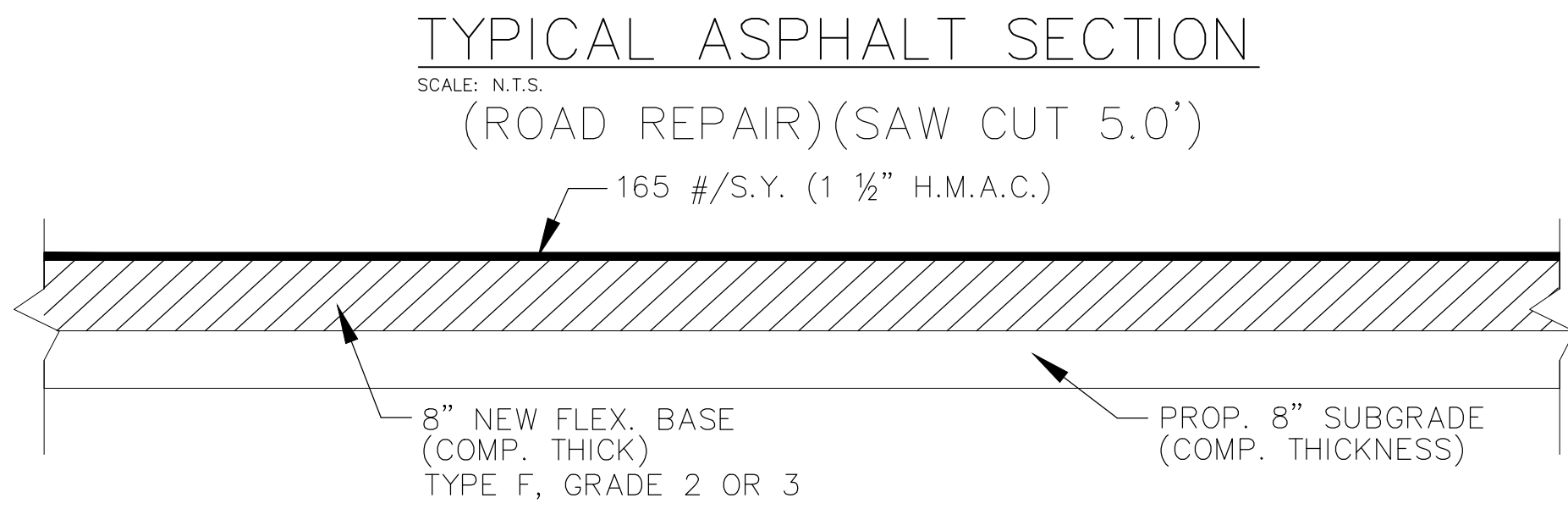
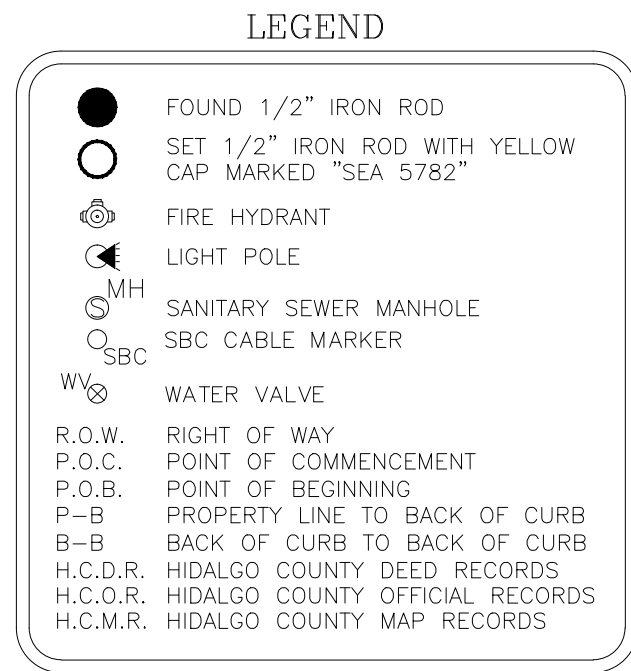
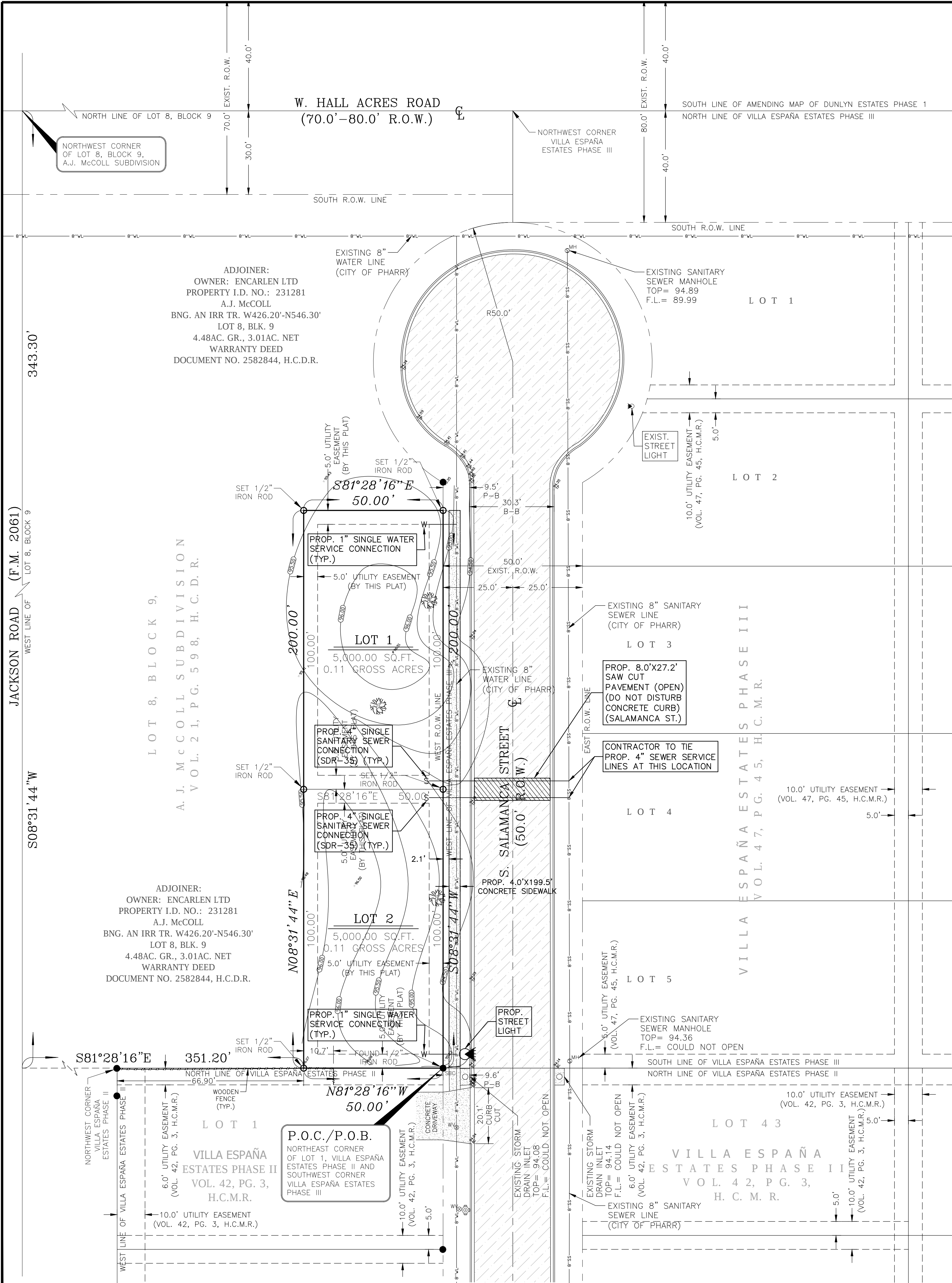
(4) THENCE, SOUTH 08 DEGREES 31 MINUTES 44 SECONDS WEST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID S. SALAMANCA STREET, A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: SAID VILLA ESPAÑA ESTATES, PHASE II.
N:\SUBDIVISIONPLATS\VILLAESPANAESTATES.PHASEV\0.22.011723

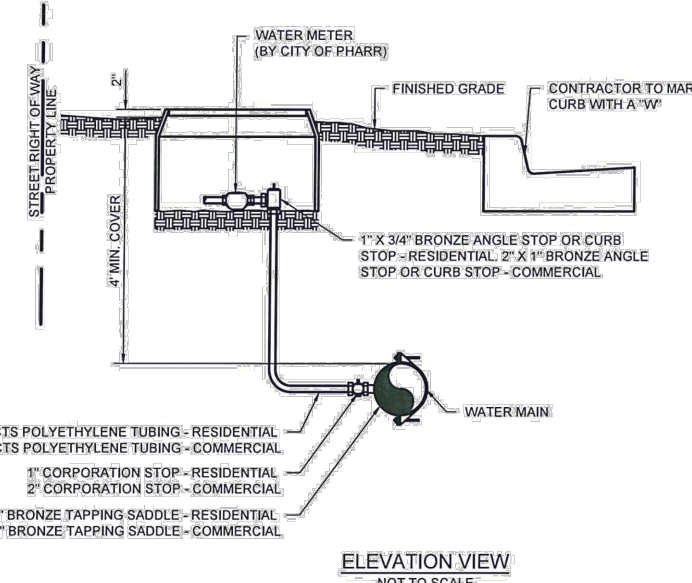
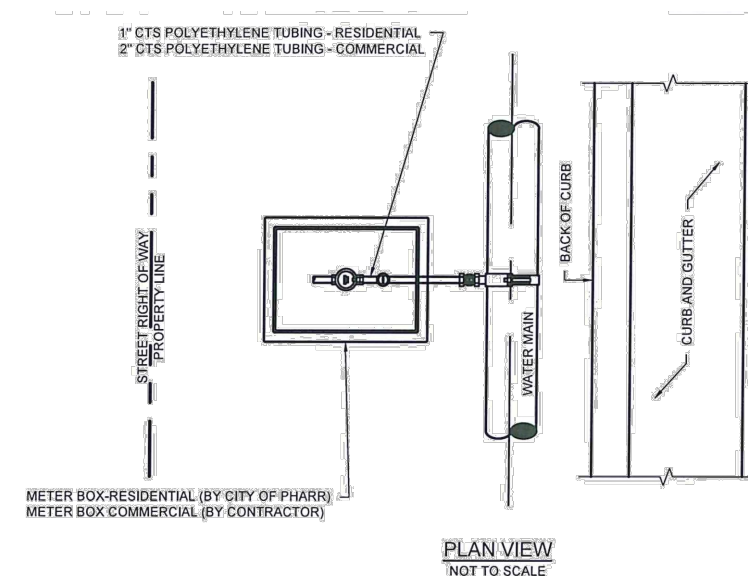
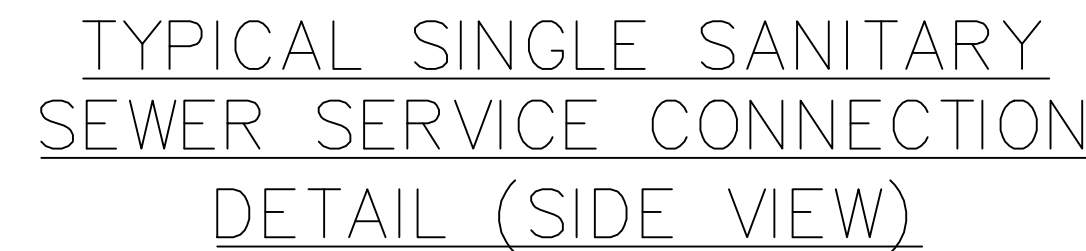
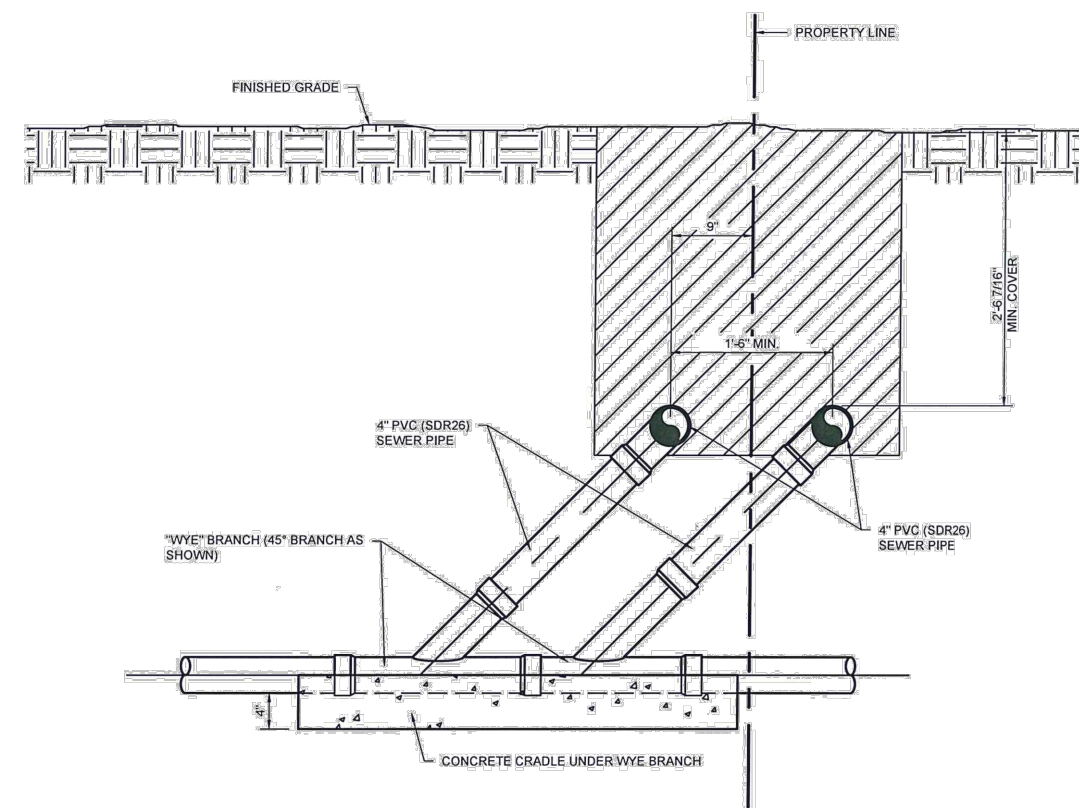
DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF PHARR ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MARCH 16, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: MARCH 16, 2023
JOB NUMBER: SP-23-25937
OWNER: ENCARNEN, LTD., A TEXAS LIMITED PARTNERSHIP
MARIA DEL CARMEN PACHECO, MANAGER
5518 N. McCOLL ROAD
MCALLEN, TEXAS 78504

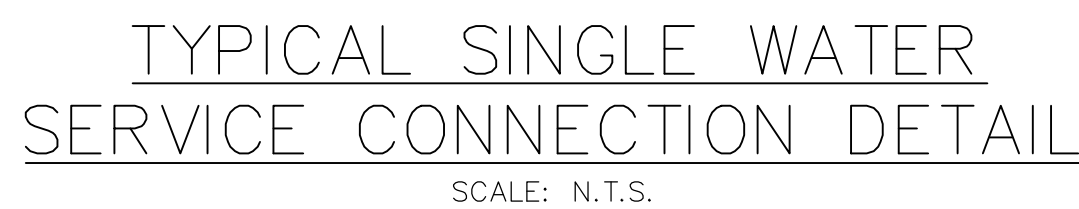
SEEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALEEN, TEXAS 78501
(366) 686-9061 (366) 686-1489 (FAX)
1615 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5555



GENERAL NOTES:
1. JOINTS AND SERVICE CONNECTIONS SHALL NOT BE MADE AT THE SAME LOCATION.
2. SERVICE CONNECTIONS SHALL NOT BE CONNECTED TO MANHOLES.
3. PROVIDED SBC, P.V.C. SANITARY SEWER PIPE AND FITTINGS SHALL BE USED (SEE SPEC. FOR NOTES).

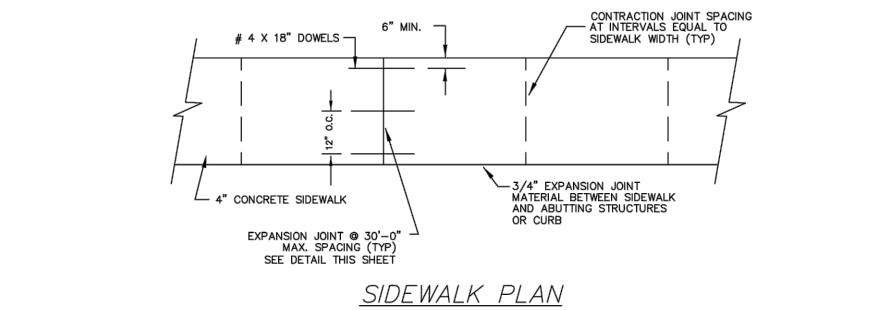


GENERAL NOTES:
1. CONTRACTOR TO USE ALL BRONZE TAPPING SADDLES FOR EITHER RESIDENTIAL OR COMMERCIAL WATER SERVICES.
2. CONTRACTOR SHALL PROVIDE A PLASTIC METER BOX WITH PLASTIC HEADER (U) BLACK FOR COMMERCIAL WATER SERVICES.
3. COMMERCIAL INSTALLATIONS SHALL BE 2" SINGLE WATER SERVICE UNLESS OTHERWISE APPROVED BY EITHER CITY ENGINEER.
4. OR PUBLIC UTILITIES DEPARTMENT.
5. CONTRACTOR TO USE ALL BRONZE CORPORATION STOPS, ANGLE STOPS, OR CURB STOPS.
6. ALL WATER METERS TO BE PROVIDED BY CITY OF PHARR.
7. TOP OF METER BOX SHALL BE APPROXIMATELY 2" ABOVE FINISHED GRADE.



GENERAL NOTES:
1. 4" CONCRETE SIDEWALK WITH 6X6X #6 WIRE MESH.
2. EXPANSION JOINTS AT 70' SPACING.
3. AT ABUTTING STRUCTURES.
4. ALTERNATE LOCATION APPROVED ONLY WHEN UTILITIES ARE NOT UNDER THE SIDEWALK.

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF PHARR ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MARCH 16, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



SEFA
SALINAS ENGINEERING & ASSOCIATES
(F-6676) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFODIL - MCALLEN, TEXAS 78501
(956) 662-9061 (956) 666-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 238-5263

UTILITY LAYOUT
(CONSTRUCTION
DOCUMENT)

Sheet Title:

Project:

VILLA ESPAÑA ESTATES
PHASE V

David Omar Salinas
Registered Professional
Engineer # 71973

Date: 03/16/23

Scale: 1"=20'

Designed By: D.D.S.

Drawn By: A.E.

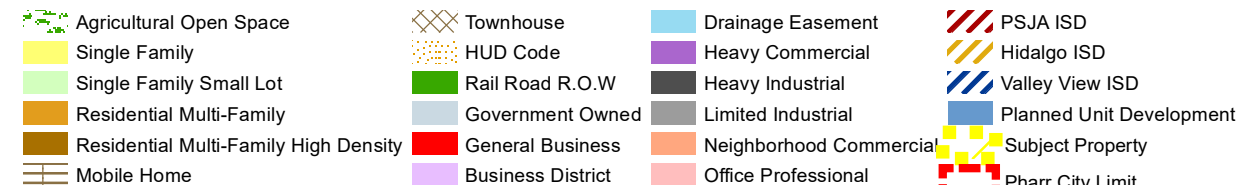
Checked By: D.D.S.

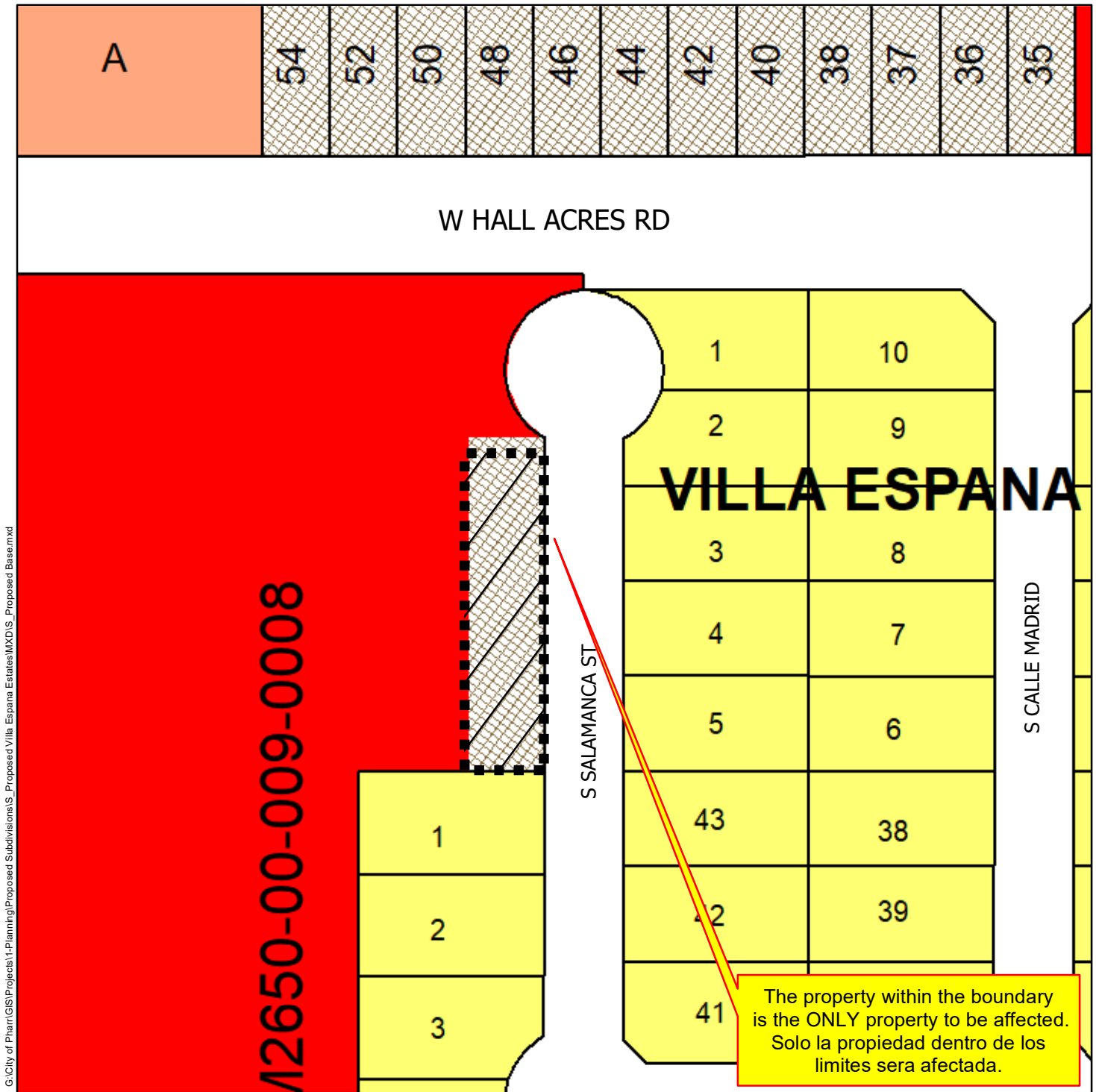
Approved By: D.D.S.

Project No: SP-23-25937

Drawing No: VILLA_ESPAÑA_ESTATES_PH_V.DWG

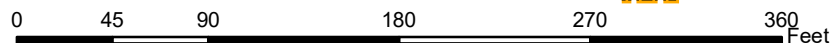
Sheet of 5





- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 | Subject Property |
| Mobile Home | Business District | Office Professional | Pharr City Limit |
| | | | Pharr ETJ |

Scale: 1 inch = 90 feet





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: March 22, 2023

MEETING DATE: March 27, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing Thomas P. Wingate Jr., Manager for Adelante Fundings I, LTD., is requesting preliminary plat approval of the proposed Mi Bodegita Subdivision. The property is legally described as being 2.297 acres out of Lot 151, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2100 Block of N. Sugar Road. **SUB#230307**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing Thomas P. Wingate Jr., Manager for Adelante Fundings I, LTD., is requesting preliminary plat approval of the proposed Mi Bodegita Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Mi Bodegita 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 - 3/22/2023

Approved - 3/22/2023

Final Approval - 3/23/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 27, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MI BODEGITA SUBDIVISION FILE NO. SUB#230307

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Thomas P. Wingate Jr., Manager for Adelante Fundings I, LTD., is requesting preliminary plat approval of the proposed Mi Bodegita Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 2.297 acres out of Lot 151, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2100 Block of N. Sugar Rd.

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

PROPERTY PROPOSED USE: Self storages.

VARIANCES: None requested.

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

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

1. Provide or show street light layout with dimensions.
2. Add N. for North to Sugar Rd.
3. Add N. for North Hibiscus St.
4. Identify the dash line within R.O.W.
5. Show center line for N. Sugar Rd. and N. Hibiscus St.
6. Remove from R.O.W., the driveway shown on plat.
7. Verify the call out future R.O.W.
8. Show correct R.O.W., along N. Hibiscus St.

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

**SIDEWALK:
ADA:**

1. Follow City standards.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attached comments.
2. 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. Provide net or gross for lot.
2. Remove plat note # 14.
3. Plat note # 4, provide full detention directive.
4. Location map, need to correct the call out for the site location and darken all lot lines.
5. Label and show lot numbers.

STAFF REVIEW MEETING FOR: *MI BODEGITA SUBDIVISION*

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

WATER:

- Easement will need to be 15' exclusive for the City of Pharr.
- Depending on development water line will need to be loop for fire protection.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Sewer service will need to be 8" with 6" stub out.
- Manhole rim and lid will need to be composite base with City of Pharr logo.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply with the condition(s) or the water meter(s) will not be installed.

Print Name: _____

Signature: _____

Date: _____



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

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

Subdivision: PRELIMINARY MI BODEGITA 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 CALL OUT EXISTING FIRE HYDRANTS.**
- 2. PLEASE SEE NOTE #2 AND #3.**

SUBDIVISION: Mi Bodegita Subdivision**DATE:** March 2, 2023**REVIEW:** Preliminary plan comments dated: 2/16/2023**PLAT**

1. Note No. 4---Use City of Pharr drainage directives.
2. Show dedication of ROW for N. Hibiscus Rd.
3. Dedicate utility easements within lot.
4. Verify ROW dedication for N. Sugar Rd.

SITE PLAN

1. Provide sidewalk layout & detail for N. Sugar Rd. & N. Hibiscus Rd. as part of City improvements.
2. Show all City of Pharr utility details.
3. Waterline shall be looped to and through the subdivision.

DRAINAGE

1. Drainage report to be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Ensure drainage pond is stabilized using sod or hydromulch.
4. Bleeder line shall require manhole access.
5. Sanitary sewer service shall require concrete cradle underneath wye.

CLOSEOUT DOCUMENTS

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

CONSTRUCTION SCHEDULE

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

ADDITIONAL COMMENTS

- Fire hydrant detail preferred brand Mueller. **UPDATE*Apply Sherwin Williams Corothane I Mio Aluminum or equal finish coating.** (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). Fire hydrants shall be set 6'-ft from back of curb.
- Fire lane shall have the following description:
FIRE LANE - NO PARKING - TOW AWAY ZONE
- Lab testing shall be required for all concrete items and may require additional testing for backfill items and paving items.



Pharr Public Work



**Staff Review Meeting
MI Bodegita Subdivision
2605 N. Sugar Rd.
Pharr Tx, 78577t**

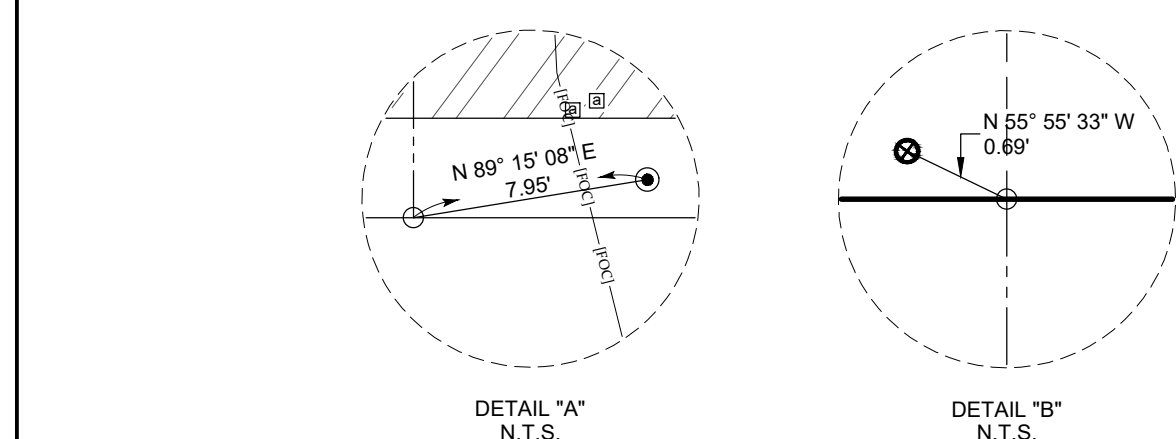
**DATE: 02/28/2023
2.297 Acres**

Plat Notes:

- **No comments**

General Notes:

- **Show RCP 18' concrete under all existing asphalt crossing.**
- **Show an approved (by City Engineering Department) Drainage Plan with Details.**
- **Show utility Profile Lines, crossing, Elevations and separation Details.**
- **Show Erosion & Sediment control Plan Detail to the Rock Entrance, with dimensions, concrete wash out area, Silt fencing etc....**
- **Erosion & Sediment Control Plan during Construction shall be in be in Accordance with the Current Texas Pollution Discharge Elimination System (T.P.D.E.S.) Texas Commission of Environment Quality (T.C.E.Q.) and the City of Pharr Best Management Practices (BMP) requirements.**
- **Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.**



LEGEND

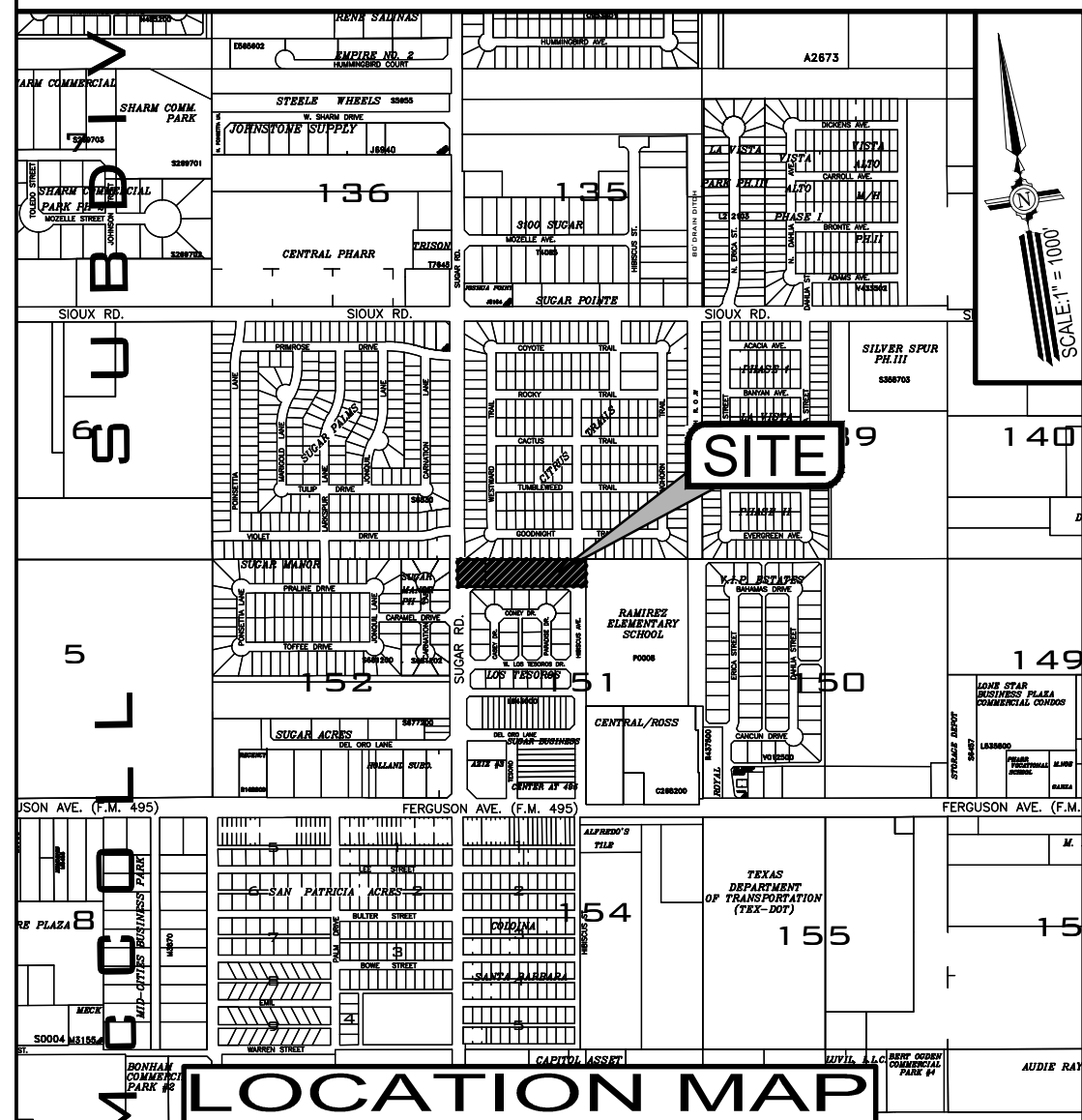
●	FOUND No. 4 REBAR
⊗	FOUND No. 5 REBAR
◎	FOUND 1" PIPE
○	SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
⊗	SET "X" MARK ON CONCRETE
RIGHT	RIGHT OF WAY
H.C.M.F.R.	HIDALGO COUNTY MAP RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
N.W. COR.	NORTHWEST CORNER
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE

NOTES:

3. SETBACKS: AS PER CITY OF PHARR ORDINANCE.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 16" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
3. THIS SUBDIVISION IS IN FLOOD ZONE "B". FLOOD ZONE "B" ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
4. COMMUNITY-PANEL NUMBER: 480347 0005 C
MAP REVISED: OCTOBER 19, 1982
4. BENCH-MARK: CITY OF PHARR BM#54 COORDINATES BASED ON TEXAS STATE PLANCE COORDINATES SOUTH ZONE. VERTICAL DATUM NYVD 1988 USING GEOID 199. (ALL VALUES ARE TO GRID) LOCATED ALONG SIOUX ROAD, NORTHING 160605744.213, EASTING 1084164.334, ELEVATION 107.35
5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.11 ACRES AND A VOLUME OF APPROXIMATELY 0.234 ACRES FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
6. THE RUNOFF DETENTION REQUIRED FOR THIS SUBDIVISION IS 10.207 C.F. OF STORM SEWER RUNOFF. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SITE DEVELOPMENT HAS ESTIMATED THAT AN APPROXIMATELY 10.207 C.F. 0.234 ACRES FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENT.
7. 5.0-FOOT SIDEWALK WITH A.D.A. RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED ALONGTHE EAST R.O.W. OF SUGAR ROAD AND THE WEST OF HIBISCUS STREET AT SUBDIVISION CONSTRUCTION PHASE.
8. NO STRUCTURES ALLOWED OVER ANY EASEMENT.
9. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
10. OWNER'S TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
11. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
12. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
13. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
14. DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING / FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS IT.
15. OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS.

COMMUNITY-PANEL NUMBER: 480347 0005 C
MAP REVISED: OCTOBER 19, 1982

BEING 2.297 ACRES
OUT OF LOT 151,
KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134 H.C.D.R.
CITY OF PHARR,
HIDALGO COUNTY, TEXAS



MELDEN & HUNT INC.
TEXAS REGISTER F-1435

M

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1835
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: E.V.Z. DATE: 02-09-2023
FINAL CHECK _____ DATE: _____

METES & BOUNDS

A TRACT OF LAND CONTAINING 2.297 ACRES SITUATED IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, SAID 2.297 ACRES BEING PART OR PORTION OF LOT 151 KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS, SAID 2.297 ACRES BEING A PART OR A PORTION OUT OF A LARGER TRACT OF LAND CONVEYED TO ADELANTE HOLDINGS, LTD. BY VIRTUE OF A FORECLOSURE SALE DEED RECORDED UNDER DOCUMENT NUMBER 2652913, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.297 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 151 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SUGAR ROAD, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 32' 42" E ALONG THE NORTH LINE OF SAID LOT 151 AND THE SOUTH LINE OF CITRUS TRAILS SUBDIVISION RECORDED UNDER VOLUME 24, PAGE 141A, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY OF SUGAR ROAD, AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF LOT 37 OF SAID CITRUS TRAILS SUBDIVISION AND EXISTING EAST RIGHT-OF-WAY LINE OF SUGAR ROAD, AT A DISTANCE OF 610.16 FEET PASS A NO. 5 REBAR FOUND AT THE SOUTHEAST CORNER OF LOT 45 OF SAID CITRUS TRAILS SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 690.00 FEET TO A NO. 4 REBAR SET ON THE NORTHWEST CORNER OF LOT 1, P.S.J.A. ELEMENTARY SCHOOL SUBDIVISION RECORDED UNDER VOLUME 24, PAGE 156B, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 27' 18" W ALONG THE WEST LINE OF SAID LOT 1, P.S.J.A. ELEMENTARY SCHOOL SUBDIVISION, A DISTANCE OF 145.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, N 81° 32' 42" W AT A DISTANCE OF 30.00 FEET PASS THE NORTHEAST CORNER LOS TESOROS SUBDIVISION, VOLUME 36, PAGE 102B, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 60.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF THE HIBISCUS STREET, FROM WHICH A NO. 5 REBAR FOUND BEARS N 55° 55' 33" W A DISTANCE OF 0.69 FEET CONTINUING ALONG THE NORTH LINE OF SAID LOS TESOROS SUBDIVISION, AT A DISTANCE OF 690.00 FEET TO A REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF SUGAR ROAD, FROM WHICH AN IRON PIPE FOUND BEARS N 80° 15' 08" W A DISTANCE OF 7.95 FEET, CONTINUING A TOTAL DISTANCE OF 690.00 FEET TO THE NORTHWEST CORNER OF SAID LOS TESOROS SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 08° 27' 18" E ALONG THE CENTERLINE OF SUGAR ROAD A DISTANCE OF 145.00 TO THE POINT OF BEGINNING AND CONTAINING 2.20 ACRES, OF WHICH 0.100 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SUGAR ROAD, AND 0.200 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF HIBISCUS STREET, LEAVING A NET OF 1.997 ACRES OF LAND, MORE OR LESS.

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.

PRESIDENT _____ ATTEST: _____
SECRETARY

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

APPROVED THIS THE _____ DAY OF _____, 20____.

DANNY WYLIE CHAIRMAN, PLANNING AND ZONING COMMISSION

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

AMBROSIO HERNANDEZ, MAYOR, CITY OF PHARR	DATE
---	------

ATTEST:

CITY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO:

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

ADELANTE GROUP, LLC.
A TEXAS LIMITED LIABILITY COMPANY

THOMAS P. WINGATE JR. MANAGER
ADELANTE FUNDING I, LTD.
805 E ESPERANZA, SUITE B
MCALLEN TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
THOMAS P. WINGATE JR. 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 PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND
SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA P.E. # 117368
DATE PREPARED: 02-09-2023
ENGINEERING JOB No. 21025.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

ROBERTO N. TAMEZ, A RISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE _____ DAY OF _____, 20_____

ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 623
STATE OF TEXAS
DATE SURVEYED: 02/01/2023
SURVEYING JOB No. 21025.00-08

APPROVED BY DRAINAGE DISTRICT:

MIDALGO 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 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

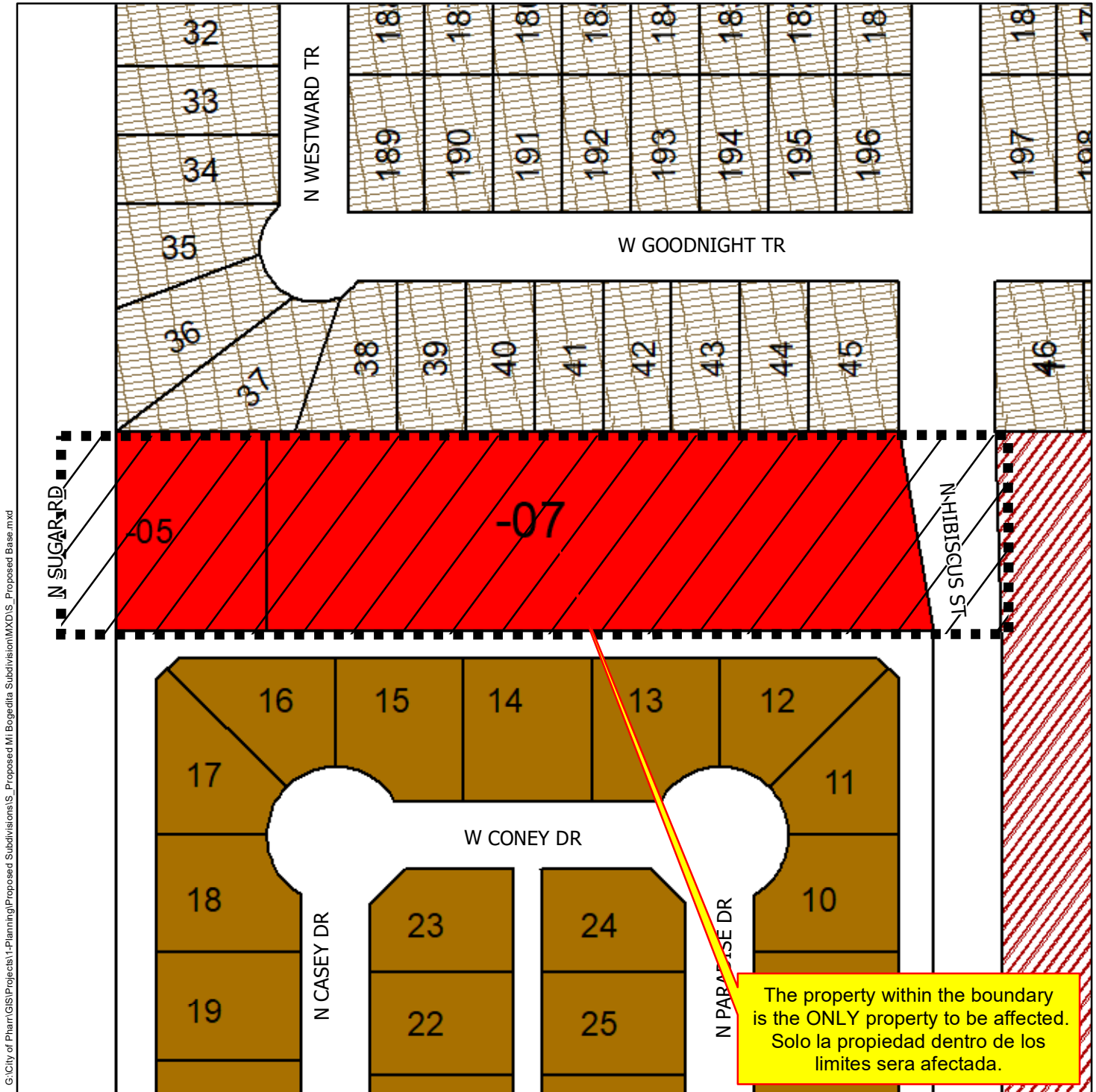
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE _____

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







AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: March 22, 2023

MEETING DATE: March 27, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Luis J. Nava, Engineer, representing Eric Fantich, Member of Fantich Land Holdings & Developments, is requesting preliminary plat approval of the proposed Fantich Subdivision. The property is legally described as being a 1.879 acre tract of land out of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of W. Ferguson Avenue. **SUB#221139**

Classification: Regular

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

Issue: Luis J. Nava, Engineer, representing Eric Fantich, Member of Fantich Land Holdings & Developments, is requesting preliminary plat approval of the proposed Fantich Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Fantich 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 - 3/22/2023
Approved - 3/22/2023
Final Approval - 3/23/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 27, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: FANTICH SUBDIVISION FILE NO. SUB#221139

GENERAL INFORMATION:

APPLICANT: Luis J. Nava, Engineer, representing Eric Fantich, Member of Fantich Land Holdings & Developments, is requesting preliminary plat approval of the proposed Fantich Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.879 acre tract of Land out of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1000 Block of W. Ferguson Ave.

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

PROPERTY PROPOSED USE: Apartments/retail.

VARIANCES: None requested.

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

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

1. Provide or show street light layout with dimensions.
2. Show center line for W. Ferguson Ave.
3. Verify the 40' R.O.W. and use correct line type, along W. Ferguson Ave.
4. Show center line for W. Ferguson Ave.

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 for water and sewer shall be 15' exclusive easement to City of Pharr, dedicated by plat.
4. Easements shall not overlap other easements.
5. Verify with HCID 2, if any easements are within property

**SIDEWALK:
ADA:**

1. Follow City standards.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attached comments.
2. 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. Provide full description of the flood zone.
3. Drainage report to be reviewed by HCDD 1, for approval.

OTHER:

1. Show solid line between lots 1 & 2.
2. Verify the acres from lot and metes & bounds they do not match.
3. Combine plat note #3 & 8, also sidewalk to be installed along W. Del Oro lane.
4. For plat note #4, provide the full detention directive.
5. Benchmark system, make sure to verify the northing and easting not matching with City of Pharr B.M.S.

6. Provide net or gross for lot.
7. Remove plat note # 14.
8. Remove plat note # 10 and 11.
9. On location map identify the property to be subdivided.
10. See staff comments attached.

STAFF REVIEW MEETING FOR:

FANTICH SUBDIVISION

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

WATER:

- Easements will need to be 15' exclusive to the city of Pharr.
- Will need to install MJ tees.
- On w. Ferguson will need to install 8"x 8" MJ tee with 1-12" x 8" MJ reducer and install 2-8" gate valves
- Will need to use 12" x 2" brass saddles for water services.
- On the northeast corner will need to install 1-12" x 12" MJ tee with 1-12" x 8" reducer
- Will need to get UIR permit from Tx Dot
- Steel or PVC heavy wall casing will be required for water line on all driveways or entrances 5' beyond edges.
- Comments made change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to upgrade 10" sewer main to 15" PVC SDR26 REVISED per J.R. 3-21-23
- Will need to change sewer service flow direction.
- Manhole rim and lids will need to be composite base with City of Pharr logo.
- Comments made change depending on 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 FANTICH 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. PLEASE PROVIDE PLANS FOR PROPOSED BUILDINGS ON LOT 1 AND LOT 2 FOR ANY ADDITIONAL FIRE PROTECTION INCLUDING ACCESS ROAD FOR FIRETRUCKS.**
- 2. FIRE HYDRANT DETAIL ON PLANS NEEDS TO BE LEGIBLE.**
- 3. FIRE HYDRANT SHALL BE 6 FEET BACK OF CURB.**
- 4. PLEASE SEE NOTE #8.**

SUBDIVISION: Fantich Subdivision**DATE:** March 2, 2023**REVIEW:** Preliminary (plans dated: 2-16-2023)**PLAT**

1. Add Note---Owners to maintain detention/retention areas.
2. Add Note---Owners to maintain ROW and perimeter of subdivision.
3. Add Note---Landscaping as per City of Pharr ordinance.
4. Add Note---Enforcements of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
5. Add Note---Erosion and sediment control during construction shall be in accordance with the current Texas Discharge Pollution Elimination System (T.D.P.E.S.).
6. Combined notes 3 and 8 and have them say... "A 5.0-foot sidewalk with ADA compliant wheelchair ramps and landings shall be constructed along all streets at time of subdivision construction.
7. Note No. 4---Use City of Pharr drainage directives.
8. A 15'-ft sanitary sewer easement shall be required as per Public Utilities request.
9. Show center line of W. Ferguson ave.

SITE PLAN

1. Ensure sanitary sewer services are following in the correct direction.
2. All sanitary sewer services require concrete cradles underneath wyes.
3. Show details of all water and sewer tie-ins.
4. Change 90-degree elbow to 2 45-degree elbows on proposed waterline.
5. All curb cuts that that may not serve a purpose shall be closed off with curb and gutter.

DRAINAGE

1. Drainage report shall reflect a (50 year) post development minus the (10 year) predevelopment storm runoff as per H.C.D.D. No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Drainage report to be reviewed and approved by H.C.D.D. No. 1

CONSTRUCTION SCHEDULE

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

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

- Lab testing for concrete items shall be required. Other items may include backfill and paving.



Pharr Public Work



Fantich Subdivision
W. Ferguson Ave. FM 495
Pharr Tx, 78577

DATE: 02 / 28 /2023

1.879 Acres

Plat Notes:

- No comments

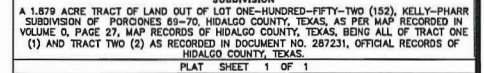
General Notes:

- 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.



PRINCIPAL CONTACTS	
	NAME
OWNER:	ERIC FANTICH
ENGINEER:	LUIS J. NAVA
SURVEYOR:	PABLO SOTO JR.

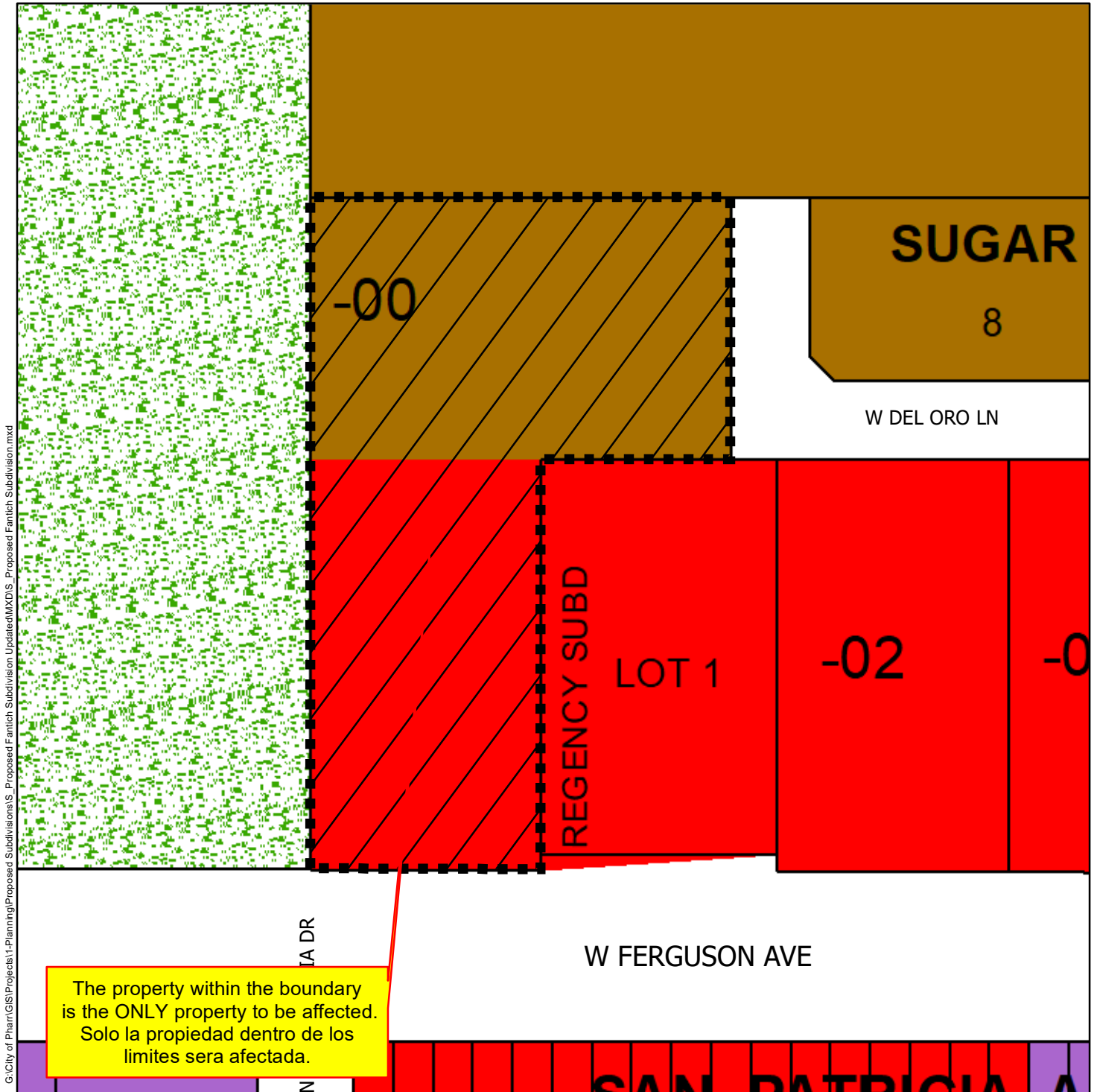
RAUL SESIN, P.E. C.F.M.
GENERAL MANAGER





G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Fantich Subdivision Updated\MXDS - Proposed Fantich Subdivision.mxd

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



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

