

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 10, 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 27, 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) Taqueria Tepeque Express, has filed with the Planning and Zoning Commission a request for a Conditional Use 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 0.041 acres, more or less, out of Lot 2, Hacienda Santa Lucia Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 701 East Nolana Loop, Suite #3A. **CUP#230384**

- 2) Emigdio "Milo" Salinas, P.E., representing Blu-Man Investments, LLC. has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The property is legally described as being 17.425 acres, more or less, out of Lot 6 and Lot 7, out of Re-subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is within the 10400 Block of South Veterans Boulevard. **COZ#230382**

- 3) Al Yazji Development LLC., representing ASAS ECO LLC., owners, 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 General Business District (C). The property is legally described as being 6.987 acres, more or less, out of Lot 7, Block 4, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 4800 North Jackson Road. **COZ#230385**

E. PLATS:

- 1) Melden & Hunt, Inc., representing Jaime Lopez, Manager for The Trails on Jackson LLC. A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Vacate of Brothers Commerce Center Subdivision and Plat of The Trails on Jackson Subdivision. The property is legally described as being 8.176 acres, being all of Lots 1 thru 28 and all of Brothers Mora Drive, Right-of-Way within, Brothers Commerce Center Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4900 Block of North Jackson Road. **SUB#230305**

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 6th day of April 2023 at 11:00 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 6th day of April, 2023




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 27, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, March 27, 2023 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Guadalupe Cano
 Charlie Ramirez Andy Castro

ABSENT: Luis Madrigal Jonathan Larraga
 Romeo Robles Rafael Munguia

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

ITEM A. CALL TO ORDER

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

Chairman, Danny Wylie, called the meeting to order at 6:06 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

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

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

ITEM C. APPROVAL OF MINUTES

1) APPROVAL OF MINUTES FOR MARCH 13, 2023

Chairman, Danny Wylie, introduced the item.

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

ITEM D. PUBLIC HEARING:

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

Laura Fonseca, Planner I, introduced the item and stated Melden and Hunt, Inc., representing 3100 Sugar Subdivision, Ltd., owner, had 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. She stated the subject site was located on the east side of North Sugar Road, approximately 785 feet north of West Sioux Road and the physical address was 3106 North Sugar Road. The property was legally described as being 5.458 acres, more or less, out of Lot 135, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas and 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.

Laura Fonseca, Planner I, further stated the property was currently zoned Agricultural and/or Open Space District (A-O) 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 and the properties to the west were zoned to Agricultural and/or open Space District (A-O) on November 18, 1986, when they were annexed into the City of Pharr. She further explained a portion of the properties to the west was zoned to Heavy Commercial District (H-C) on December 3, 1996 and the remaining portion to the west was rezoned to General Business District (C) on June 20, 1995. She further stated there have been no other zoning requests within the general vicinity of the subject property since that time and the property was generally designated for industrial use in the Land Use Plan.

Laura Fonseca, Planner I, explained the Heavy Commercial District (H-C) was 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. She stated commercial uses were included in the district 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. The district was commercial in nature but had some aspects that were similar to industrial uses and the noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences required adequate buffering. She reported 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.

Laura Fonseca, Planner I, stated staff recommended approval of the request to rezone to Heavy Commercial District (H-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 and the item was opened for discussion.

There being no discussion, Charlie Ramirez **moved** to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

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

Laura Fonseca, Planner I, introduced the item and stated Irasema Almazan, representing Martin Almazan and Irasema Salinas, owner (s), had 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. She stated the subject site was located at the southeast corner of West Hall Acres Road and South Gardenia Street and had a physical address of 2621 South Gardenia Street. She further stated the property was legally described as being all of Lot 45, Sing's Subdivision, Pharr, Hidalgo County, Texas and the property fronts South Gardenia Street, a 70 ft. minor collector street that runs north and south with a posted speed limit of 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner I, further stated the property was zoned Office and Professional District (O-P) and on February 18, 2028 was rezoned from Single-Family

Residential District (R-1) to Office and Professional District (O-P). 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. She reported 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) and 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 and there have been no other zoning requests within the general vicinity of the subject property since that time. The property was generally designated for single-family residential use in the Land Use Plan.

Laura Fonseca, Planner I, explained the Residential Multi-Family High Density District (R-MFHD) was established to provide adequate space and site diversification for medium to high density areas. She stated 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. That 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. She continued to state that 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. She reported 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.

Laura Fonseca, Planner I, stated staff recommended denial of the request to rezone from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD) as the property was not in line with the future land use plan.

Chairman, Danny Wylie, asked if the applicant had any comments. Irasema Almazan, applicant, asked if her rezoning would not be approved would it change or stay commercial.

Kimberly Mendoza, Director of Development Services, stated existing zoning would remain.

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 and the item was opened for discussion.

There being no discussion, Charlie Ramirez moved to deny the request to rezone from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD). Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

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

Laura Fonseca, Planner I, introduced the item and stated Laura B. Tiscareno, owner, had 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. She stated the subject site was located on the south side of West Minnesota Road, approximately 650 ft. west of North Sugar Road, with a physical address of 1000 Block of West Minnesota Road. She stated the property was legally described as being 2.0 acres, more or less, out of the North ½ Lot 89, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas and 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.

Laura Fonseca, Planner I, further stated the property was zoned Heavy Commercial District (H-C) and the properties to the east and west were annexed on September 19, 1989, and were zoned to Heavy Commercial District (H-C). She further stated the property to the south was zoned to Medium Density Multi-Family Residential District (R-3) on October 19, 2004 and 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. She reported there have been no other zoning requests within the general vicinity of the subject property since that time and the property was generally designated for commercial use in the Land Use Plan.

Laura Fonseca, Planner I, explained the Residential Townhouse District (R-TH) was established to provide adequate space and site diversification for medium-density residential development that was single-family, on separate lots, and typically owner occupied. Townhouse development was 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. She stated 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. She reported 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.

Laura Fonseca, Planner I, stated staff recommended denial of the request to rezone 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.

Chairman, Danny Wylie, asked if the applicant had any comments. Laura Tiscareno stated she had been in a meeting with the Planning Department to inquire as to what she could do on that land and was advised she could rezone. She further stated there were apartment behind her property and in front were residential. She stated the street to one side was not heavy commercial. She hired an engineer for a master plan in order to build her dream home and later she would like to build townhouses. Lastly, she was willing to comply with all city ordinances.

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, Charlie Ramirez stated the area was commercial on the east side it used to be a vehicle storage around 20 years ago and it had been cleared now. He further stated the property to the west was an existing building Victoria Steal.

Chairman, Danny Wylie, closed the board discussion and asked for a motion.

Board member, Charlie Ramirez **moved** to approve the request. Andy Castro seconded the motion.

Laura Fonseca, Planner I, stated for the record and clarified to board members Charlie Ramirez and Andy Castro for approving the change of zone to townhouses.

Chairman, Danny Wylie, and board member Guadalupe Cano were in opposition.

Mr. Wylie stated there was a tie and the item would be further discussed at the City Commission meeting.

Chairman, Danny Wylie, asked legal if the item could be tabled. Patricia Rigney, City Attorney, stated she would make a call, but no further action at the time.

ITEM 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 ST. SUB#230203**

Eddie Martinez, Planner II, introduced the item and stated Salinas Engineering & Associates, representing Maria Del Carmen Pacheco, Manager for Encarlen, LTD., a Texas Limited Partnership., was requesting preliminary plat approval of the proposed Villa España Estates Phase V Subdivision. He stated the property was 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, and the property was located within the 2500 Block of South Salamanca Street and was currently zoned Residential Townhouse District (R-TH). He further stated the adjacent zones were Single Family Residential District (R-1) to the east and south and General Business District (C) to the north and west. The property was designated for commercial use in the Land Use Plan which was zoned and proposed for townhouses.

Eddie Martinez, Planner II, stated Development Services recommended preliminary plat approval of the proposed Villa España Estates Phase V Subdivision subject to the following conditions as noted in the packet.

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

There being no discussion, Guadalupe Cano moved to approve the request for preliminary plat approval of the proposed Villa España Estates Phase V Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 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 A 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 RD. SUB#221139**

Eddie Martinez, Planner II, introduced the item and stated Melden & Hunt Inc., representing Thomas P. Wingate Jr., Manager for Adelante Fundings I, LTD., was requesting preliminary plat approval of the proposed Mi Bodegita Subdivision. He stated

the property was legally described as being 2.297 acres out of Lot 151, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas, and it was located within the 2100 Block of N. Sugar Rd. He further stated the property was currently zoned General Business District (C) and the adjacent zones were 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. He stated the property was designated for industrial use in the Land Use Plan and was designated for self-storage.

Eddie Martinez, Planner II, stated staff recommended preliminary plat approval of the proposed Mi Bodegita Subdivision subject to the conditions noted in the packet.

Chairman, Danny Wylie, opened the item for discussion.

There being no discussion, Charlie Ramirez **moved** to approve the request for preliminary plat approval of the proposed Mi Bodegita Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

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 AVE. SUB#221139

Eddie Martinez, Planner II, introduced the item and stated the property was legally described as being a 1.879-acre tract of Land out of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas, and was located within the 1000 Block of W. Ferguson Ave. He further stated the property was currently zoned General Business District (C) and Residential Multi-Family High-Density District (R-MFHD) and the adjacent zones were Residential Multi-Family High-Density District (R-MFHD) District (R-MH) 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 was designated for commercial use in the Land Use Plan and the area was zoned and proposed for apartments/retail.

Eddie Martinez, Planner II, stated staff recommended preliminary plat approval of the proposed Fantich Subdivision subject to the conditions noted in the packet.

Chairman, Danny Wylie, opened the item for discussion.

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

Patricia Rigney, City Attorney, briefly stated as a result of the tied vote, the motion would fail and would be forwarded to City Commission as a recommendation for denial.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None

ITEM G. CLOSED SESSION:

None

ITEM H. RECONVENE:

None.

ITEM I. ADJOURNMENT

There being no further business, Andy Castro moved to adjourn. Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:35 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: April 4, 2023

MEETING DATE: April 10, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Taqueria Tepeque Express, has filed with the Planning and Zoning Commission a request for a Conditional Use 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 0.041 acres, more or less, out of Lot 2, Hacienda Santa Lucia Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 701 East Nolana Loop, Suite #3A. **CUP#230384**

Classification: Public Hearing

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

Issue: Taqueria Tepeque Express, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 4/4/2023
Approved - 4/5/2023
Final Approval - 4/6/2023



MEMORANDUM

DATE: MONDAY, APRIL 10, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#230384 (TAQUERIA TEPEQUE EXPRESS)

GENERAL INFORMATION:

APPLICANT: Taqueria Tepeque Express, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcohol beverages for on premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.041 acres, more or less, out of Lot 2, Hacienda Santa Lucia Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 701 East Nolana Loop, Suite #3A.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the east and west. The property to the north is zoned Residential Multi-Family High Density (R-MFHD). The property to the south is zoned Agricultural and/or Open Space District (A-O). The area is generally designated for commercial in the Land Use Plan.

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

CODE COMPLIANCE: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Sixteen (16) surrounding property owners were notified of the request by letter on March 24, 2023, and a legal notice was published in the Advance News Journal on March 22, 2023. Staff received no response to the letters or the legal notice.

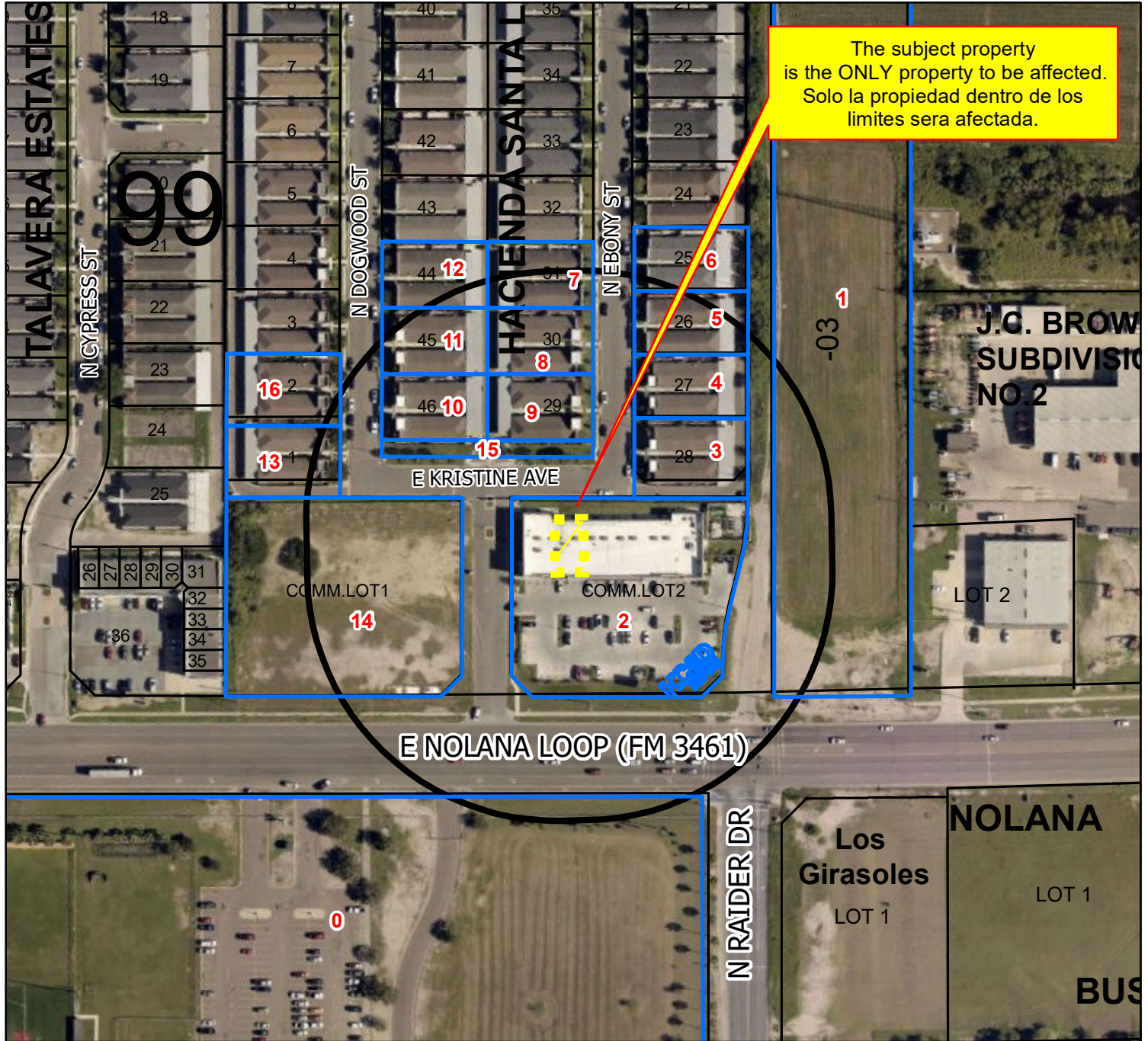
DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **April 17, 2023**, at **4:00 p.m.**

Proposed Conditional Use Permit
701 E Nolana Loop - 0.041 ac, out of Lot 2,
Hacienda Santa Lucia Subdivision
Blanca Rosa Amezcua Munguia



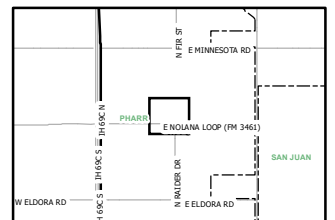
G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP 0.041 ac, out of Lot 2, Hacienda Santa Lucia Subdivision\MXDCUP_Base.mxd



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

- Location
- Notified Properties
- 300 ft. Notification Buffer

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



City of Pharr, Texas
Engineering Department
956.402.4242

Date: 4/4/2023

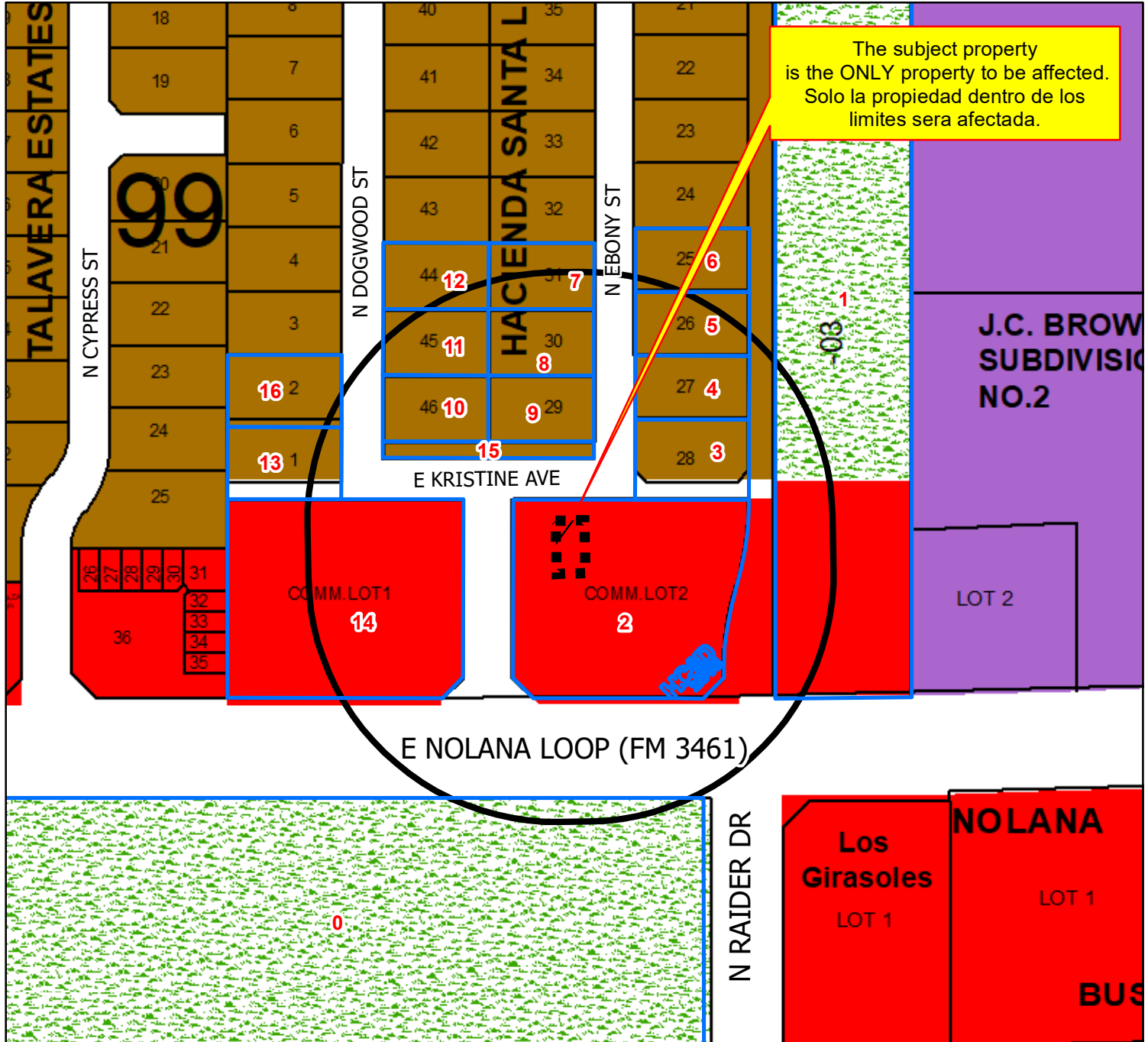
Scale: 1 inch = 177 feet



Proposed Conditional Use Permit
701 E Nolana Loop - 0.041 ac, out of Lot 2,
Hacienda Santa Lucia Subdivision
Blanca Rosa Amezcua Munguia



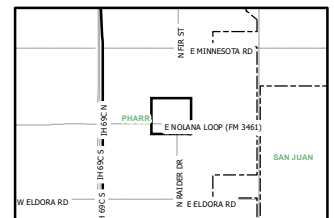
G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP 0.041 ac, out of Lot 2, Hacienda Santa Lucia Subdivision\MXDCUP_Base.mxd



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

- Location
- Notified Properties
- 300 ft. Notification Buffer

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



City of Pharr, Texas
Engineering Department
956.402.4242

Date: 4/4/2023

Scale: 1 inch = 177 feet



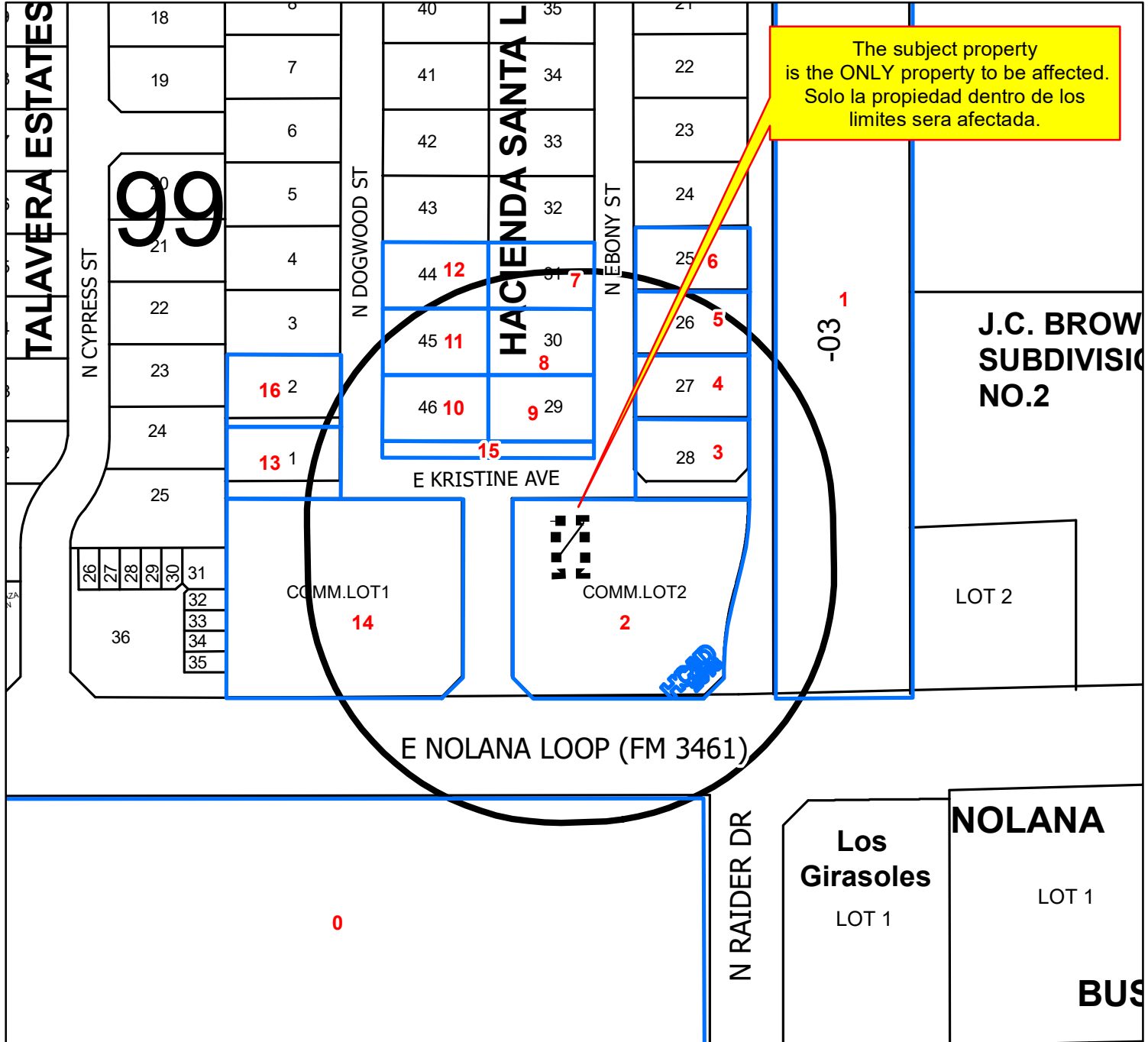
Proposed Conditional Use Permit
701 E Nolana Loop - 0.041 ac, out of Lot 2,
Hacienda Santa Lucia Subdivision
Blanca Rosa Amezcua Munguia



Pharr
Engineering



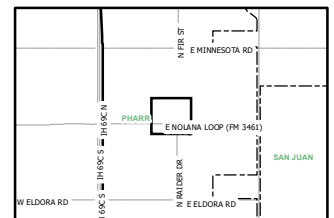
G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP 0.041 ac, out of Lot 2, Hacienda Santa Lucia Subdivision\MXD\CUP_Base.mxd



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

- Location
- Notified Properties
- 300 ft. Notification Buffer

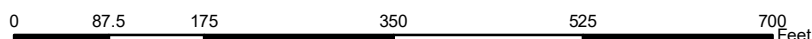
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

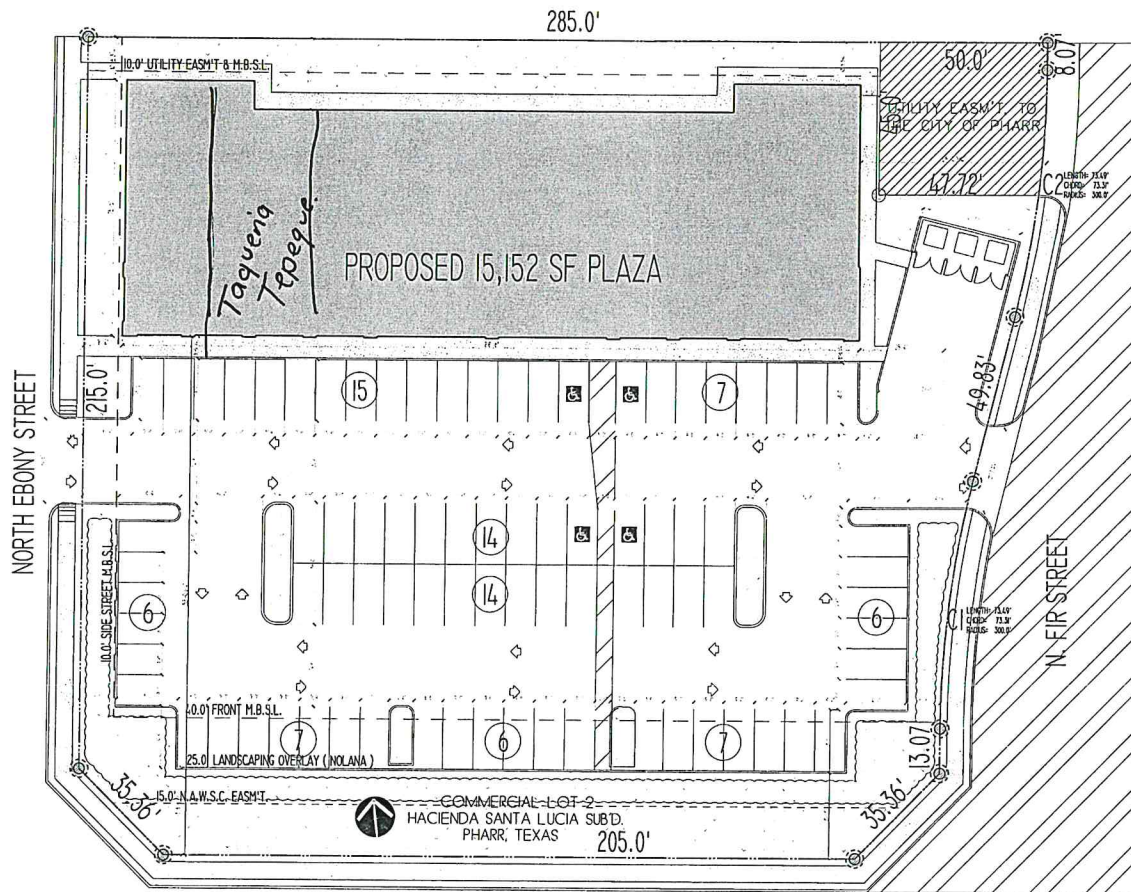


City of Pharr, Texas
Engineering Department
956.402.4242

Date: 4/4/2023

Scale: 1 inch = 177 feet





SITE PLAN
SCALE 1/16" = 1'-0"

PROJECT
SANTA LUCIA II PLAZA

OWNER:



CHAPAGROUP

LOCATION:
701 E. NOLANA AVENUE
PHARR, TEXAS 78577

AREAS BUILDING

SUITE 1	1,412 SF
SUITE 2	1,364 SF
SUITE 3	2,400 SF
SUITE 4	2,400 SF
SUITE 5	2,400 SF
SUITE 6	2,400 SF
SUITE 7	1,364 SF
SUITE 8	1,412 SF

TOTAL: 15,152 SF

NOTE: THE ABOVE AREAS ARE
APPROXIMATIONS OF P.A.D.
AREAS. ACTUAL LEASE
SPACE COULD VARY SLIGHTLY
DEPENDENT ON BUILDING'S
ARCHITECTURAL FOOTPRINT.

GRAPHIC SYMBOLS & NOTES:

DIRECTION



PLAN

SITEPLAN

DATE:
12.12.2017

SHEET No.
5 of 5

DRAWN BY:
DANIEL A.



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: April 5, 2023

MEETING DATE: April 10, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Emigdio "Milo" Salinas, P.E., representing Blu-Man Investments, LLC. has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The property is legally described as being 17.425 acres, more or less, out of Lot 6 and Lot 7, out of Re-subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is within the 10400 Block of South Veterans Boulevard. **COZ#230382**

Classification: Public Hearing

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

Issue: Emigdio "Milo" Salinas, P.E., representing Blu-Man Investments, LLC. has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 4/5/2023
Approved - 4/5/2023
Final Approval - 4/6/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 10, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The property is legally described as being 17.425 acres, more or less, out of Lot 6 and Lot 7, out of Re-subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is within the 10400 Block of South Veterans Road. COZ#230382

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:

Emigdio "Milo" Salinas, P.E., representing Blu-Man Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) in order to develop and construct some buildings and a parking facility.

The subject site is located on the north east corner of South Veterans Boulevard and West Military Hwy and has a physical address within the 10400 Block of South Veterans Boulevard. The property is legally described as being 17.425 acres, more or less, out of Lot 6 and Lot 7, out of the Re-subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Veterans Boulevard, a 100-foot minor arterial, that runs north and south with a posted speed limit of 30 to 45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property was zoned Agricultural and/or Open Space District (A-O) upon annexation on February 20, 2023. The properties to the north, east and south are outside city limits. A portion of the properties to the west were zoned to Agricultural and/or Open Space District (A-O) on November 19, 1991, and remaining portion is zoned Single-Family Residential District (R-1). The property is generally designated for industrial use in the Land Use Plan.

The Limited Industrial District (L-I) is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.

Fourteen (14) letters were mailed out to the surrounding property owners on March 24, 2023, and a legal notice was published in the Advance News Journal on March 22, 2023. Staff received no response to the letters or the legal notice.

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go to before the City Commission Meeting of **April 17, 2023** at **4:00 p.m.**

CITY 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

Emigdio “Milo” Salinas, P.E., representing Blu-Man Investments, LLC., owner

APPLICANT

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

CURRENT ZONE

10400 Block of South Veterans Boulevard

ADDRESS

Limited Industrial District (L-I)

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

STAFF RECOMMENDATIONS:

Approval

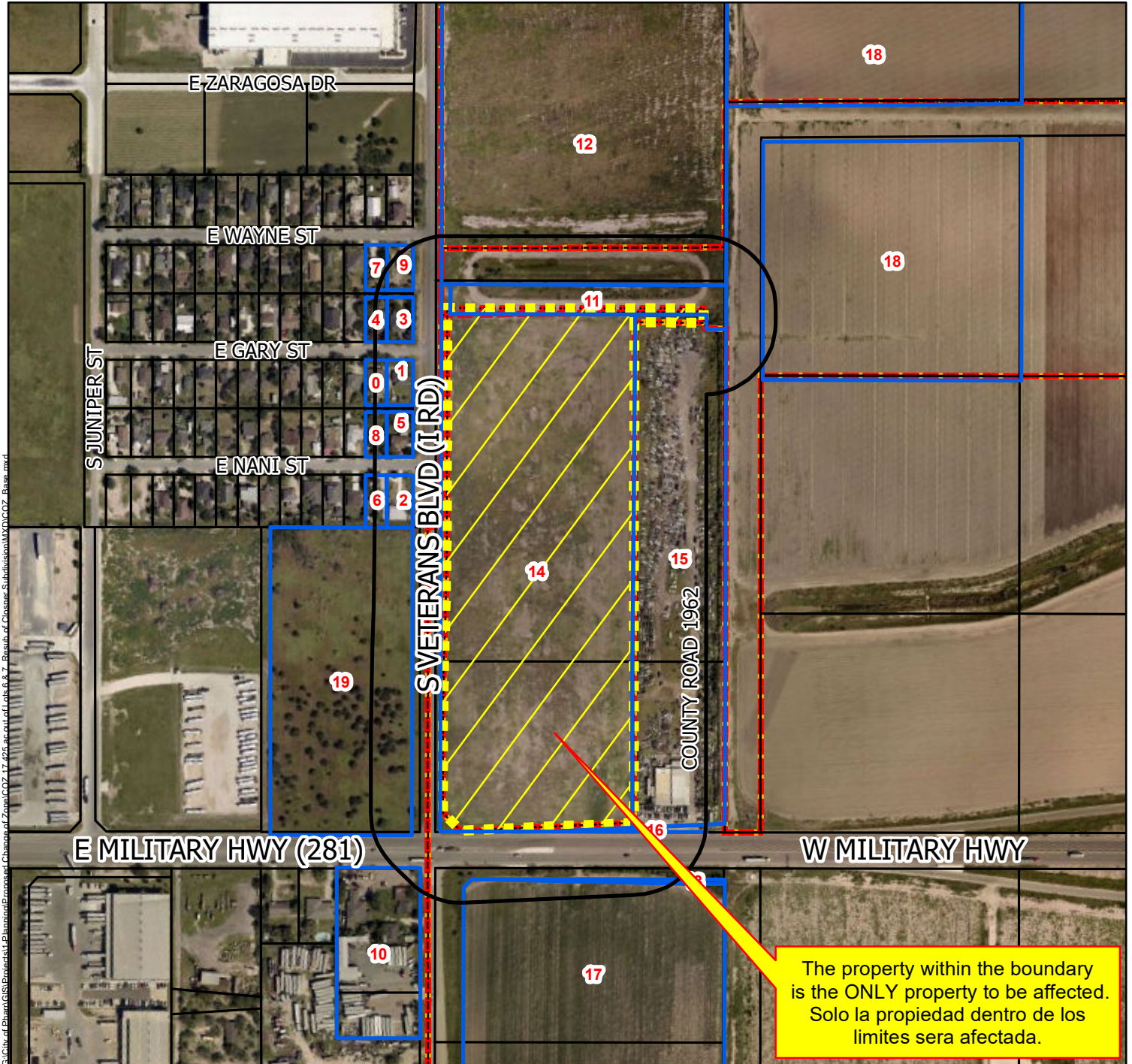
Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Anaisa Licerio, Planner II

PREPARED BY

April 4, 2023

DATE



Zoning

ZONE

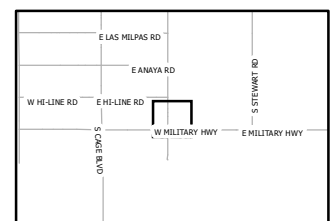
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

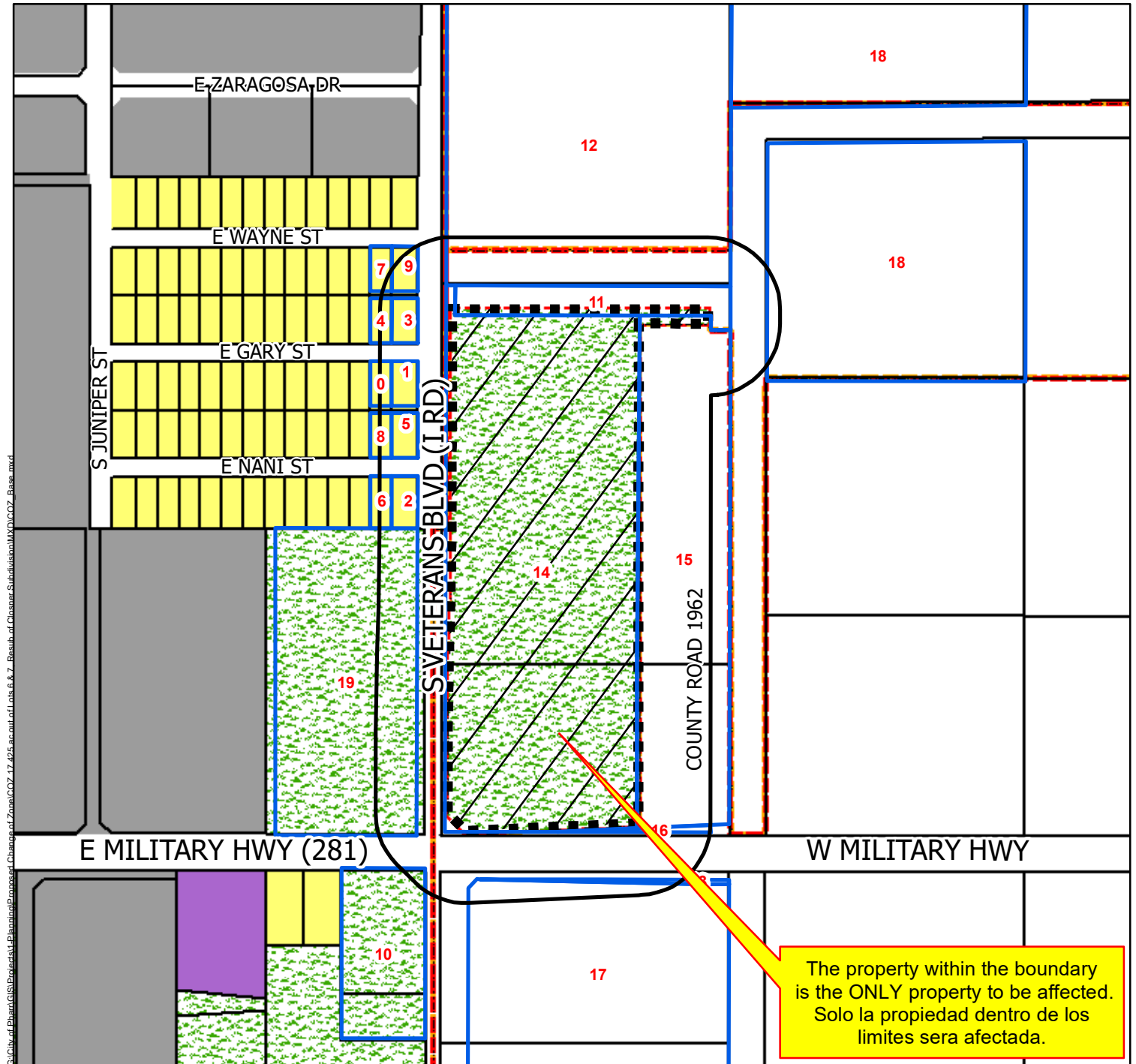
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial

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

- 200 ft Radius
- Notified Properties
- Subject Property

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





Zoning

ZONE

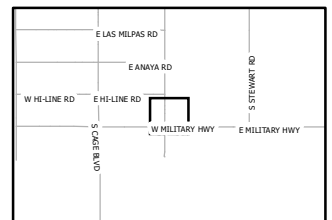
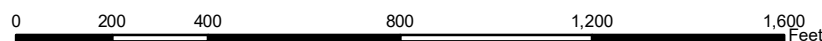
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

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

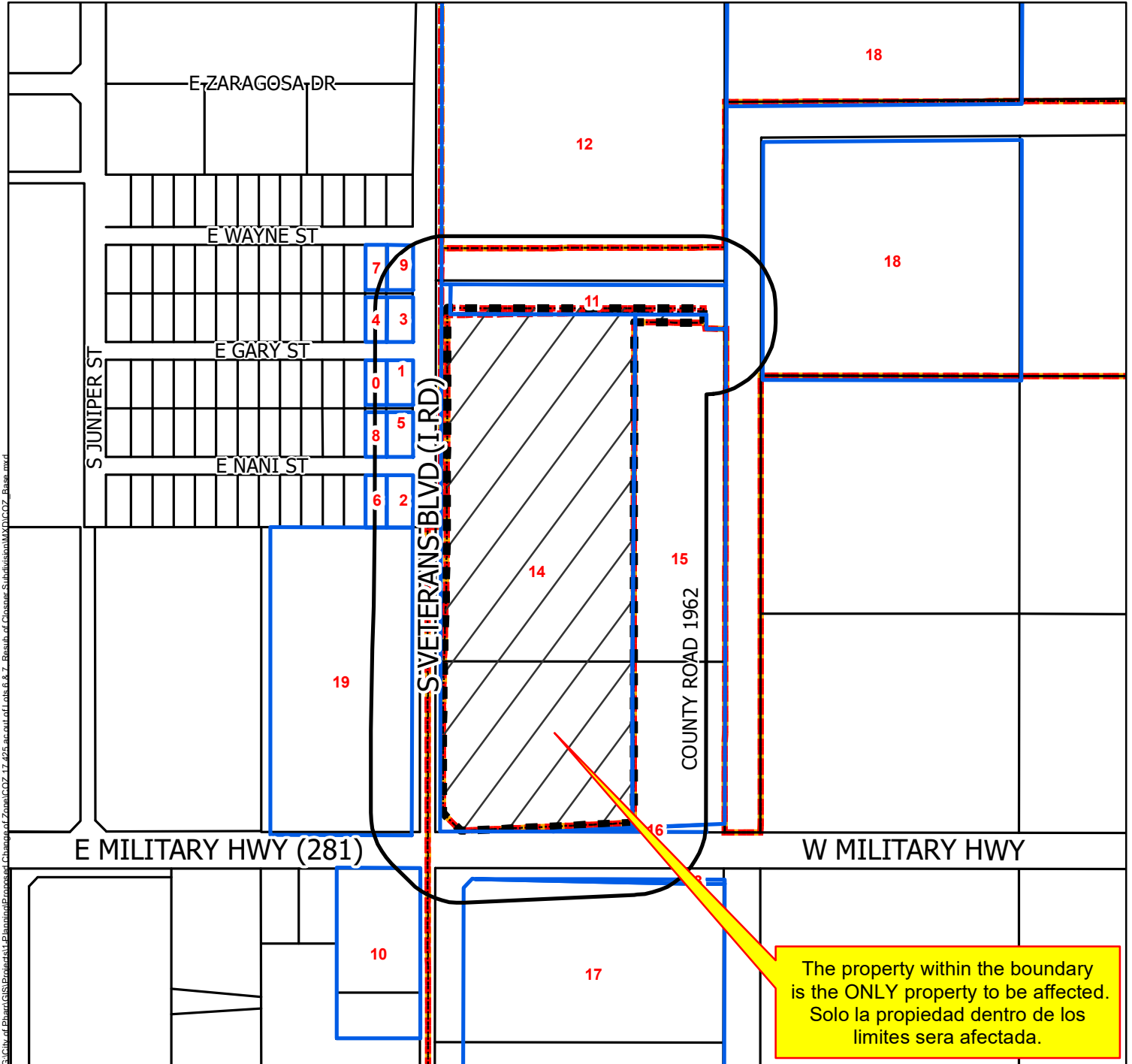
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

- 200 ft Radius
- Notified Properties
- Subject Property

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



Proposed Change of Zone
10400 Blk S. Veterans Blvd - 17.425 ac out of Lots 6 & 7
Emigdio Salinas, P.E.



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

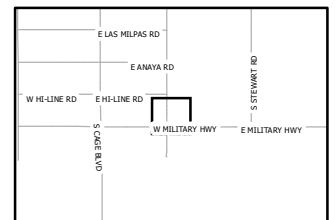
- 200 ft Radius
- Notified Properties
- Subject Property

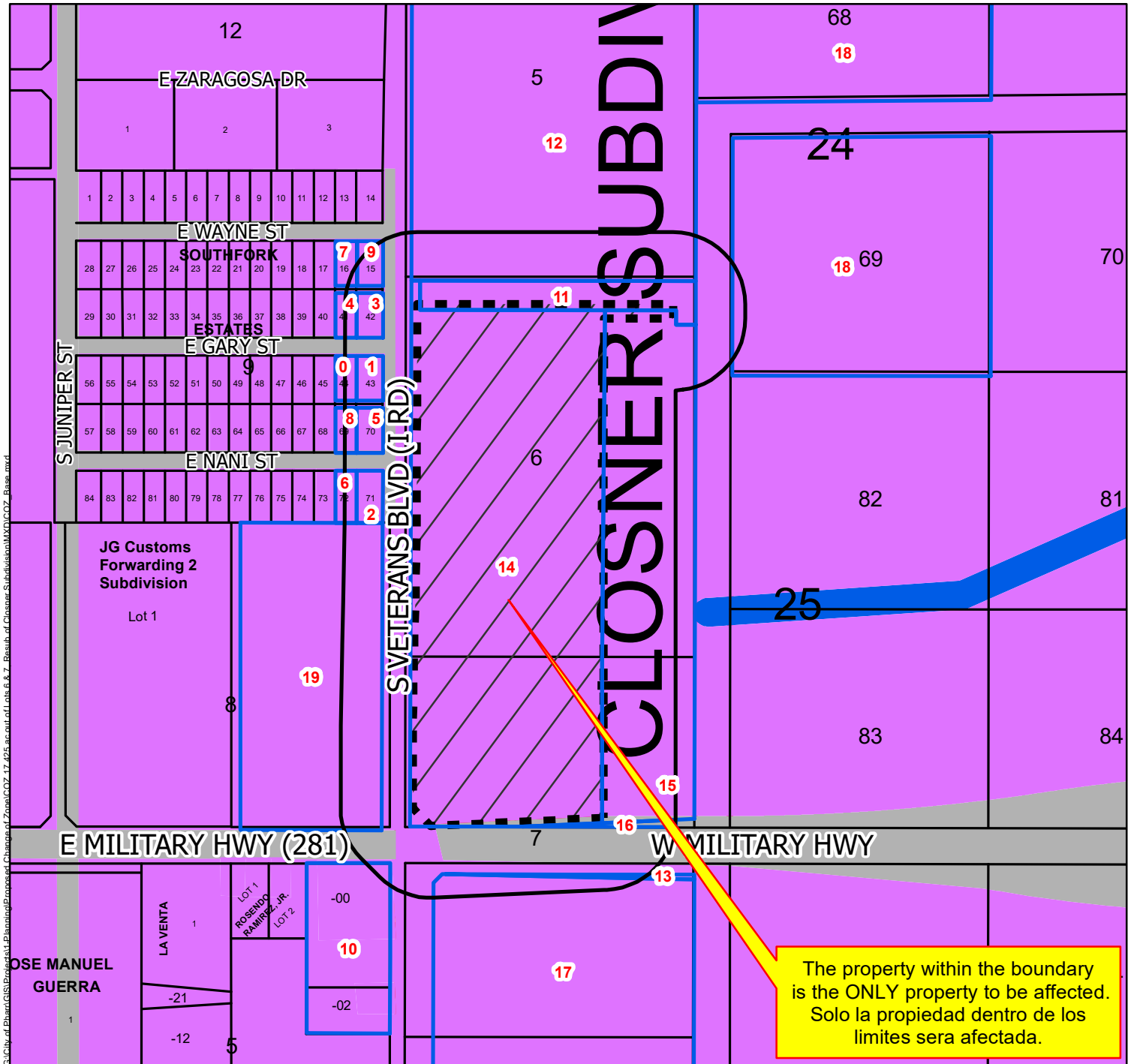
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 3/20/2023

Scale: 1 inch = 400 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
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional

- 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

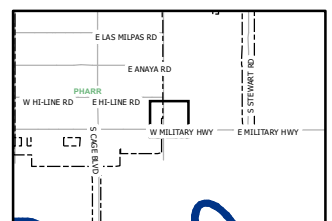
Future Land Use

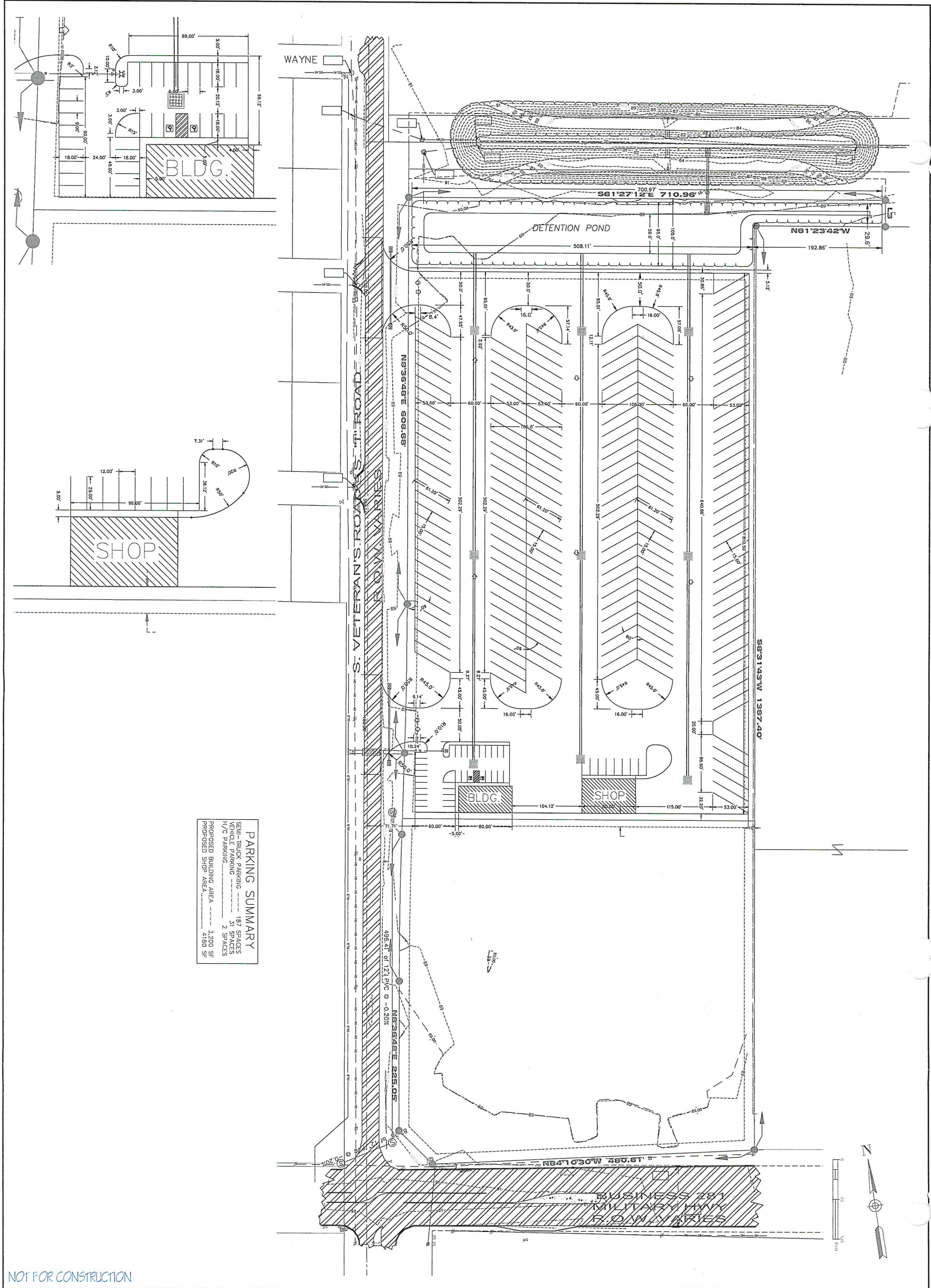
FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.

- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Subject Property
- Notified Properties
- 200 ft Radius

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.





NOT FOR CONSTRUCTION

SCALE: DRAWN BY: CHECKED BY: SURETIED BY: SHEET:	CADTeam EMIGDIO SALINAS HOMEROL GUTIERREZ	THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE CONTROL OF EMIGDIO "MILO" SALINAS P.E. 107703 ON 01/31/23 IT IS NOT TO BE USED FOR CONSTRUCTION.	HORIZONTAL CONTROL PLAN	 M2 Engineering, PLLC TBPELS FIRM REGISTRATION F-19545	Emigdio "Milo" Salinas, P.E. PO BOX 5069 MCALLEN TX 78502 956.227.5327 milo@m2-engineers.com FIRM REGISTRATION # F-19545
			BLUE-MAN ACRES PHARR, TEXAS		



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: April 5, 2023

MEETING DATE: April 10, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Al Yazji Development LLC., representing ASAS ECO LLC., owners, 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 General Business District (C). The property is legally described as being 6.987 acres, more or less, out of Lot 7, Block 4, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 4800 North Jackson Road. **COZ#230385**

Classification: Public Hearing

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

Issue: Al Yazji Development LLC., representing ASAS ECO LLC., owners, 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 General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request to re-zone to from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 4/5/2023
Approved - 4/5/2023
Final Approval - 4/6/2023



MEMORANDUM

DATE: MONDAY, APRIL 10, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being 6.987 acres, more or less, out of Lot 7, Block 4, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 4800 North Jackson Road. COZ#230385

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:

Al Yazji Development LLC., representing ASAS ECO LLC., owners, 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 General Business District (C) in order to develop and construct a commercial plaza.

The subject site is located on the east side of North Jackson Road, approximately 675 feet north of West Nolana Loop and has a physical address of 4800 North Jackson Road. The property is legally described as being 6.987 acres, more or less, out of Lot 7, Block 4, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Jackson Road, a 120-ft. principal arterial with a posted speed limit of 40 – 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on April 01, 2008. The property to the east was zoned Agricultural and/or Open Space District (A-O) on September 04, 1990, upon annexation to the City of Pharr. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on June 07, 2011. The city limits lie to the west side of the property. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and more existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors.

Three (3) letters were mailed out to the surrounding property owners on March 24, 2023, and a legal notice was published in the Advance News Journal on March 22, 2023. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone to from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **April 17, 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

Al Yazji Development LLC.,
representing ASAS ECO LLC., owners,
APPLICANT

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

4800 North Jackson Road
ADDRESS

General Business District (C)
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:

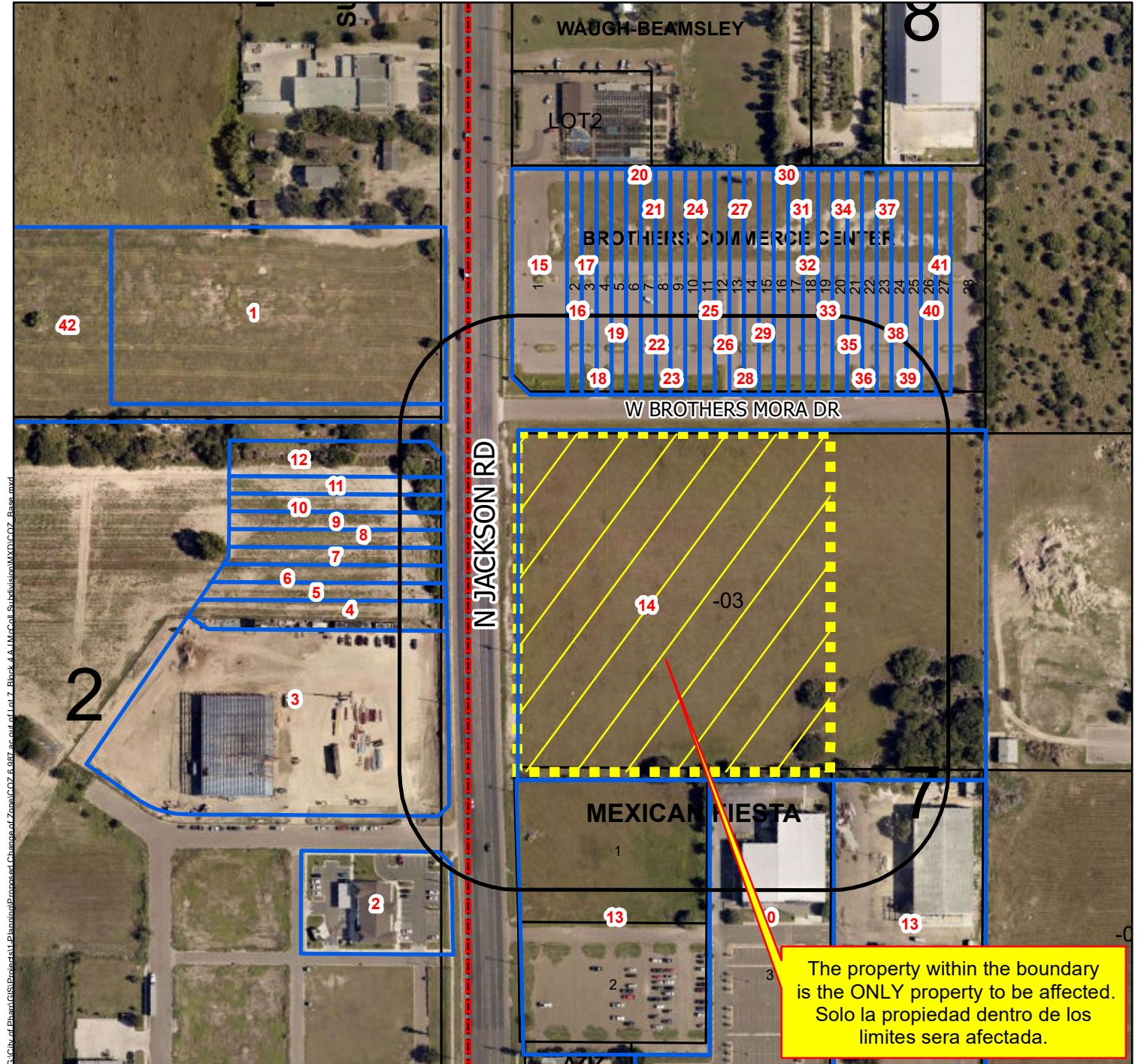
Approval

Development Services is recommending approval of the request to re-zone to from Agricultural and/or Open Space
District (A-O) to General Business District (C) as the property meets area requirements, and has adequate ingress
and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca
PREPARED BY

April 4, 2023
DATE

Proposed Change of Zone
6.987 ac out of Lot 7, Block 4 AJ McColl Subdivision
Mouayad H. Yazji



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

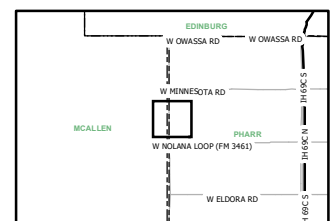
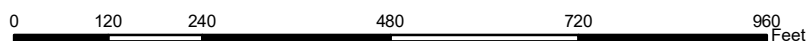
- 200 foot Radius
- Notified Properties
- Subject Property

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.

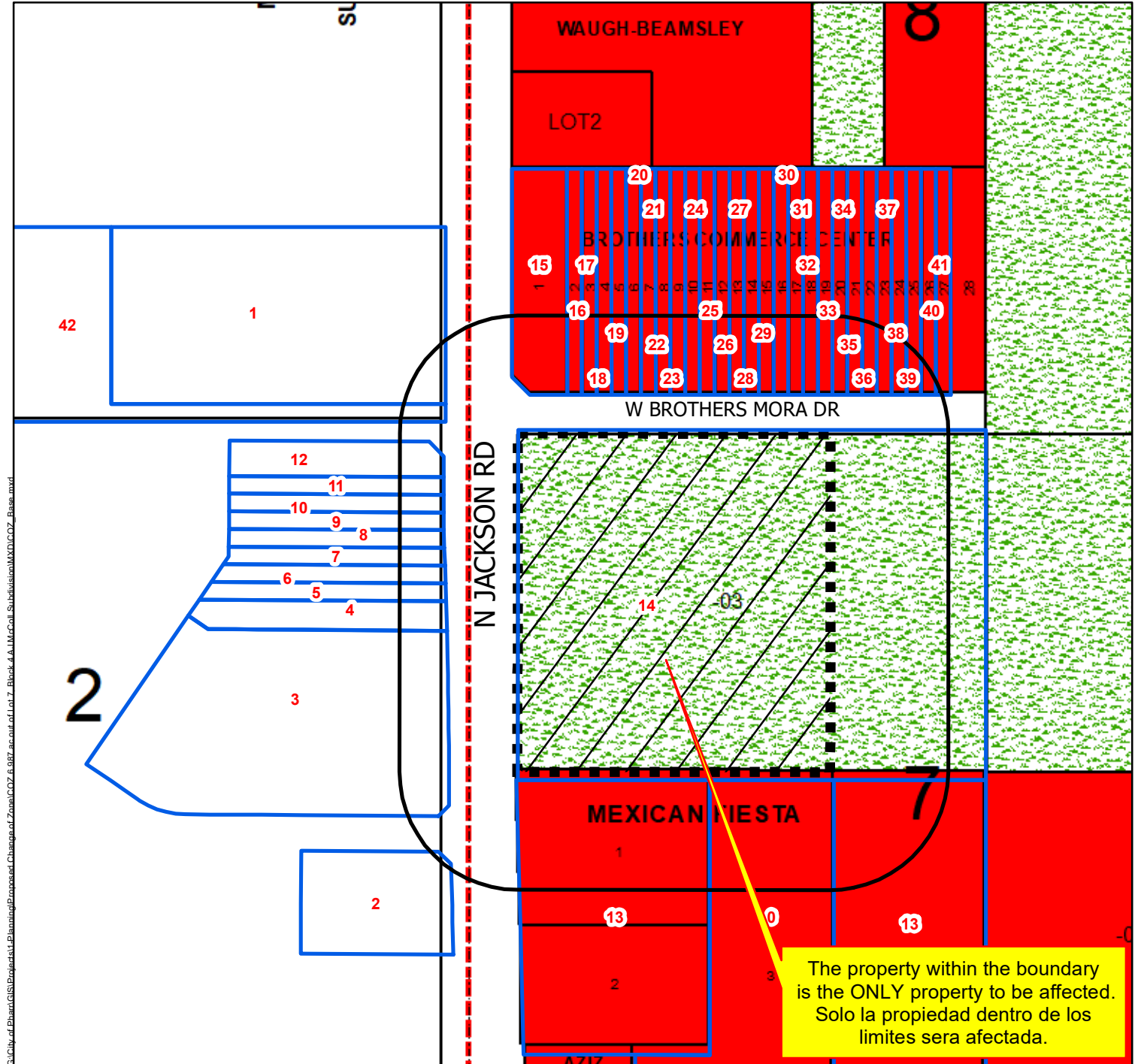
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 3/23/2023

Scale: 1 inch = 245 feet



Proposed Change of Zone
6.987 ac out of Lot 7, Block 4 AJ McColl Subdivision
Mouayad H. Yazji



Zoning

ZONE

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

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

- 200 foot Radius
- Notified Properties
- Subject Property

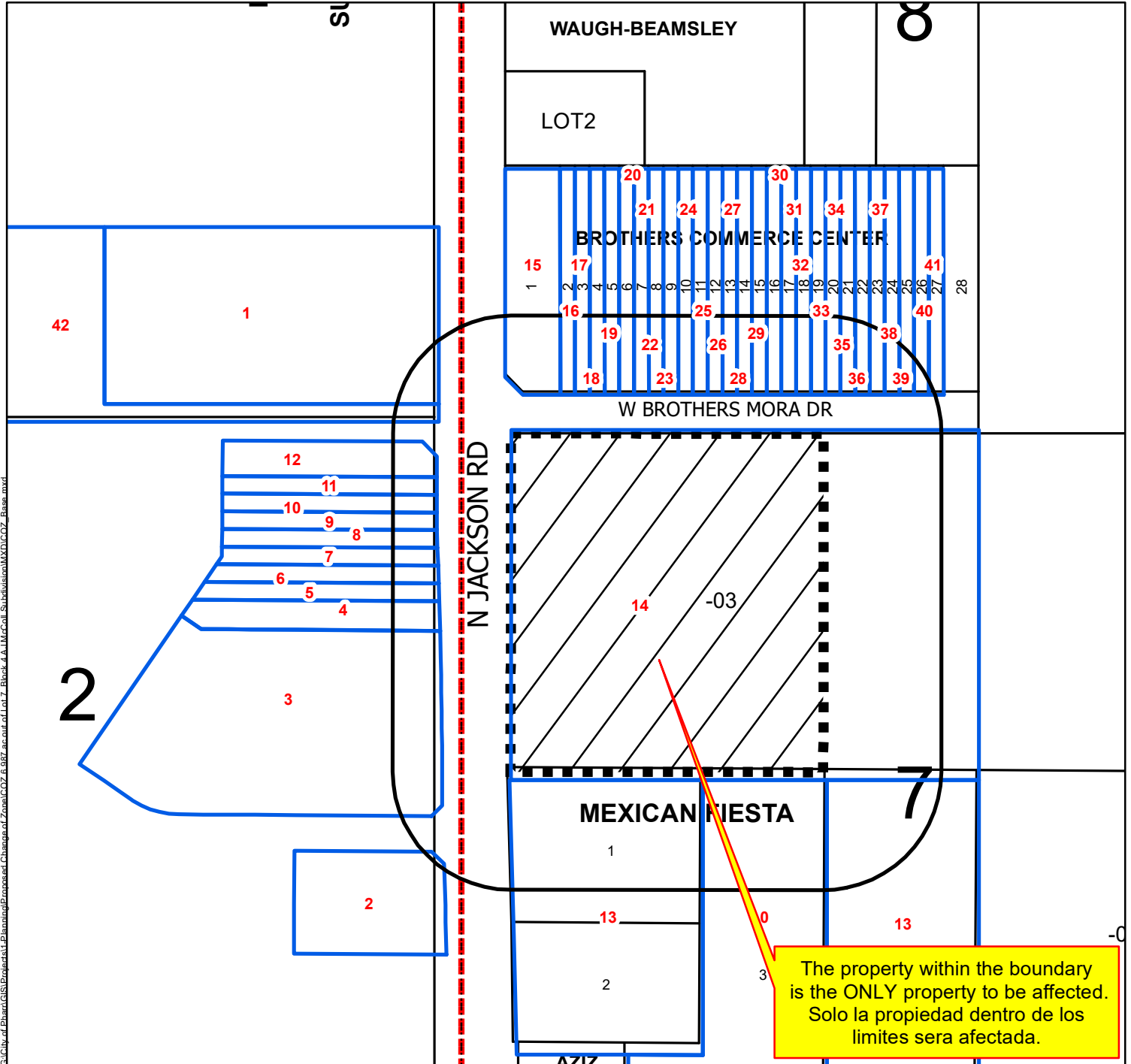
City of Pharr, Texas
Engineering Department
956.402.4242
Date: 3/23/2023

Scale: 1 inch = 245 feet

0 120 240 480 720 960

Feet

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



Zoning

ZONE

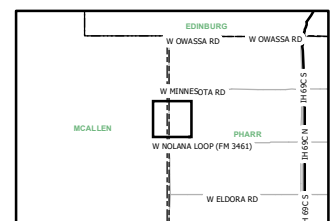
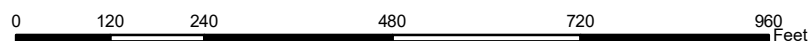
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

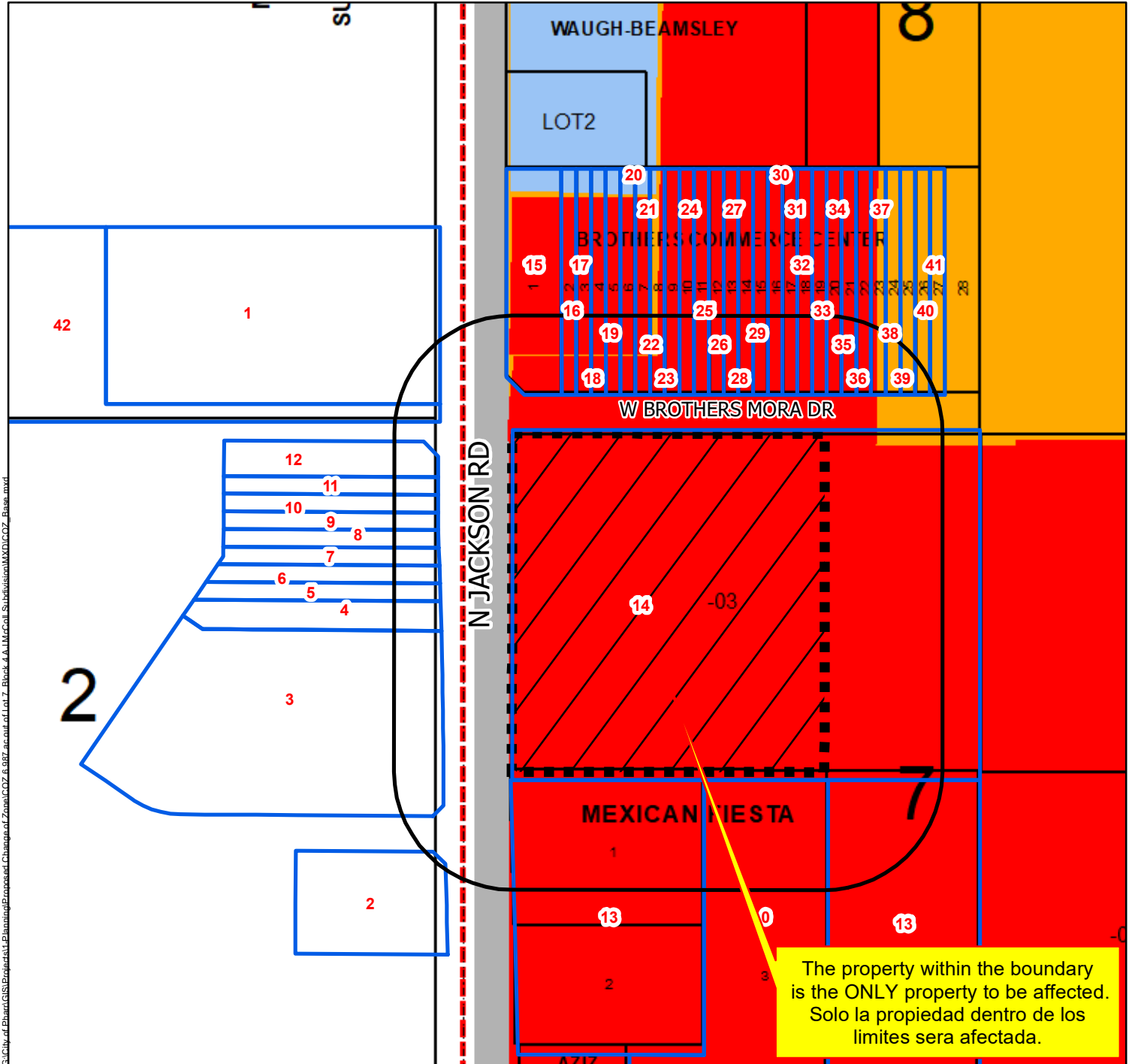
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial

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

- 200 foot Radius
- 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.







AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: April 5, 2023

MEETING DATE: April 10, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt, Inc., representing Jaime Lopez, Manager for The Trails on Jackson LLC. A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Vacate of Brothers Commerce Center Subdivision and Plat of The Trails on Jackson Subdivision. The property is legally described as being 8.176 acres, being all of Lots 1 thru 28 and all of Brothers Mora Drive, Right-of-Way within, Brothers Commerce Center Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4900 Block of North Jackson Road. **SUB#230305**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Jaime Lopez, Manager for The Trails on Jackson LLC. A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Vacate of Brothers Commerce Center Subdivision and Plat of The Trails on Jackson Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Vacate of Brothers Commerce Center Subdivision and Plat of The Trails on Jackson 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 - 4/5/2023
Approved - 4/6/2023
Final Approval - 4/6/2023



MEMORANDUM

DATE: MONDAY, APRIL 10, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: VACATE OF BROTHERS COMMERCE CENTER SUBDIVISION AND PLAT OF THE TRAILS ON JACKSON SUBDIVISION FILE NO. SUB#230305
--

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Jaime Lopez, Manager for The Trails on Jackson LLC. A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Vacate of Brothers Commerce Center Subdivision and Plat of The Trails on Jackson Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 8.176 acres, being all of Lots 1 thru 28 and all of Brothers Mora Drive, Right-of-way within, Brothers Commerce Center Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 4900 Block of North Jackson Rd.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) and Agricultural Open Space District (A-O) to the north and Agricultural Open Space District (A-O) to the east and south and City limits to the west. The property is designated for commercial, multi-family and public/semi public use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Vacate of Brothers Commerce Center Subdivision and Plat of The Trails on Jackson Subdivision subject to the following conditions set before you.

CONDITIONS: 1. **Re-zoning shall be approved prior to final plat approval.**

STREETS, PAVING AND R.O.W.: 1. Provide streetlight layout maximum distance 250', show distances between street lights add along N. Jackson Rd.
2. The street of W. Brothers Mora Dr. shall remain public.

EASEMENTS: 1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.
2. Easements shall not overlap other easements.
3. Show easements dedicated by plat or existing.
4. Verify with HCID 2, if any easements are within property.
5. Provide electrical easements on plat, if any.

**SIDEWALK:
ADA:** 1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION: 1. See attached comments.

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

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

DRAINAGE: 1. Need approved drainage report.
2. See attached comments.

OTHER: 1. Move dimensions to be legible.
2. Provide H.O.A. copy to City prior of recording H.O.A.
3. H.O.A. recorded number shall be added to mylar plat prior of recording.
4. Need signature on plat (engineer and surveyor).
5. Verify the call outs for set and found on metes & bounds.
6. Need the wording of the vacating of old recorded plat on plat layout.
7. Staff notes are attached.

STAFF REVIEW MEETING FOR: *THE TRAILS ON JACKSON SUBDIVISION*

COMMENTS: **Initials:** J.R./O.D.L. **March 28, 2023**

WATER:

- All utilities in the area are existing.
- Will need to install brass saddles for all water services.
- All meter boxes must be installed to ground level before installing water meters.
- Comments made change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Ok as proposed.
- All sewer services will need to be 6" PVC SDR 26
- Manhole rim and lids will need to upgrade to 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: STAFF REVIEW TRAILS ON JACKSON

Reviewed by: J. GONZALEZ/ L. CANTU

March 29, 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. **THE FIRE HYDRANTS THAT ARE RELOCATED OR ARE INOPERABLE SHALL BE REPLACED WITH NEW FIRE HYDRANT.**
2. **FIRE HYDRANT SHALL REQUIRE 15 FT FIRE LANE ON EACH SIDE. (PLEASE SEE NOTE #10).**
3. **SHALL PROVIDE DIMENSION ON ENTRANCE NEAR ISLAND KEYPAD FOR FIRE APPARATUS ACCESS.**
4. **SHALL PROVIDE DIMENSION ON SITE PLAN FOR FIRE APPARATUS ACCESS AROUND THE APARTMENT COMPLEX.**
5. **THE REAR GATE SHALL HAVE A 40 FOOT ACCESS FROM BROTHER MORA ROAD SO THE FIRE APPARATUS WILL NOT BLOCK TRAFFIC.**
6. **FIRE HYDRANT SHALL BE 6FT BACK OF CURB ON THE 5 FT SIDE WALK ON JACKSON RD AND ON BROTHERS MORA DR.**

SUBDIVISION: The trails on Jackson
Subdivision**DATE:** March 30, 2023**REVIEW:** Preliminary (comments plans dated 3-17-2023)**PLAT**

1. Signature from P.E. & R.P.L.S. required.
2. Revise sidewalk note to say "to be completed at time of subdivision construction".

SITE PLAN

1. W. Brothers Mora to remain public access do it being a major thoroughfare.
2. Sidewalks and ADA ramps may be required to be updated as per City standards

DRAINAGE

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

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

- Detention pond deeper than 3'-ft shall require a perimeter fence.
- Lab testing may be required for paving, concrete and backfill items.
- Driveway shall have a design strength of 4000 psi and must follow City design standard and ADA guidelines.
- Sidewalk shall have a design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Improvements along N. Jackson Rd. shall require permits and inspections from TX-Dot.

- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). *UPDATE (Please see attachment pertaining to proposed hydrants)
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.



Pharr Public Work



Staff Review Meeting

The Trails on Jackson Sub.

N. Jackson Road

Pharr Tx, 78577

DATE: 03/28/2023

8.176 Acres

Storm Water: Inspector

Juan Govea Code Enforcement

956-638-4743

Plat Notes:

- No comments

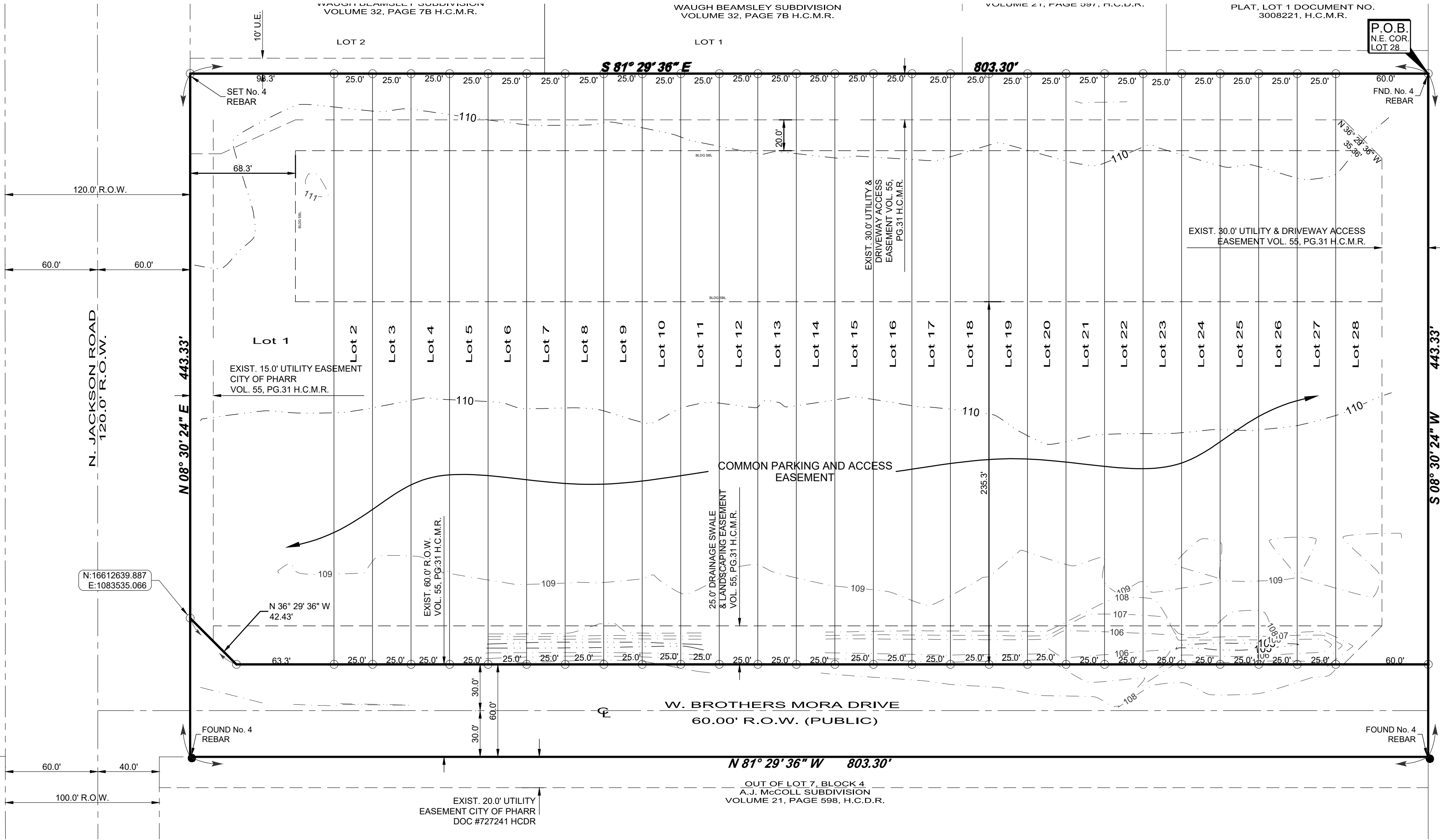
General Notes:

- Show and Attach Erosion & Sediment Control Layout with BMP Details to S.W.P.P.P.
- Must submit (1) digital copy in (USB) for review and three (3) 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 issue

VACATING OF BROTHERS COMMERCE CENTER TO THE TRAILS ON JACKSON SUBDIVISION

A 8.176 ACRES (GROSS), TRACT OF LAND, BEING A VACATING OF BROTHERS COMMERCE CENTER TO THE TRAILS ON JACKSON SUBDIVISION BEING ALL OF LOTS 1 THRU 28 ACCORDING TO THE MAP RECORDED VOLUME 55, PAGE 31 H.C.M.R. ALSO BEING OUT OF LOT LOT 8, BLOCK 4 A.J. McCOLL SUBDIVISION VOLUME 21, PAGE 598 H.C.D.R. AND VOLUME 21, PAGE 384 H.C.D.R. CITY OF PHARR HIDALGO COUNTY, TEXAS

OUT OF LOT 1, BLOCK 4
A.J. McCOLL SUBDIVISION
VOLUME 21, PAGE 597, H.C.D.R.



BEARING BASED AS PER TEXAS
COUNTY RECORDS, SAID SOUTH
ELEVATION DATUM AS PER MAND 86 (GEND 2028)

SCALE: 1" = 50'

VACATING PLAT OF BROTHERS COMMERCE CENTER SUBDIVISION

OUT OF LOT 8, BLOCK 4
A.J. McCOLL SUBDIVISION
VOLUME 21, PAGE 597, H.C.D.R.

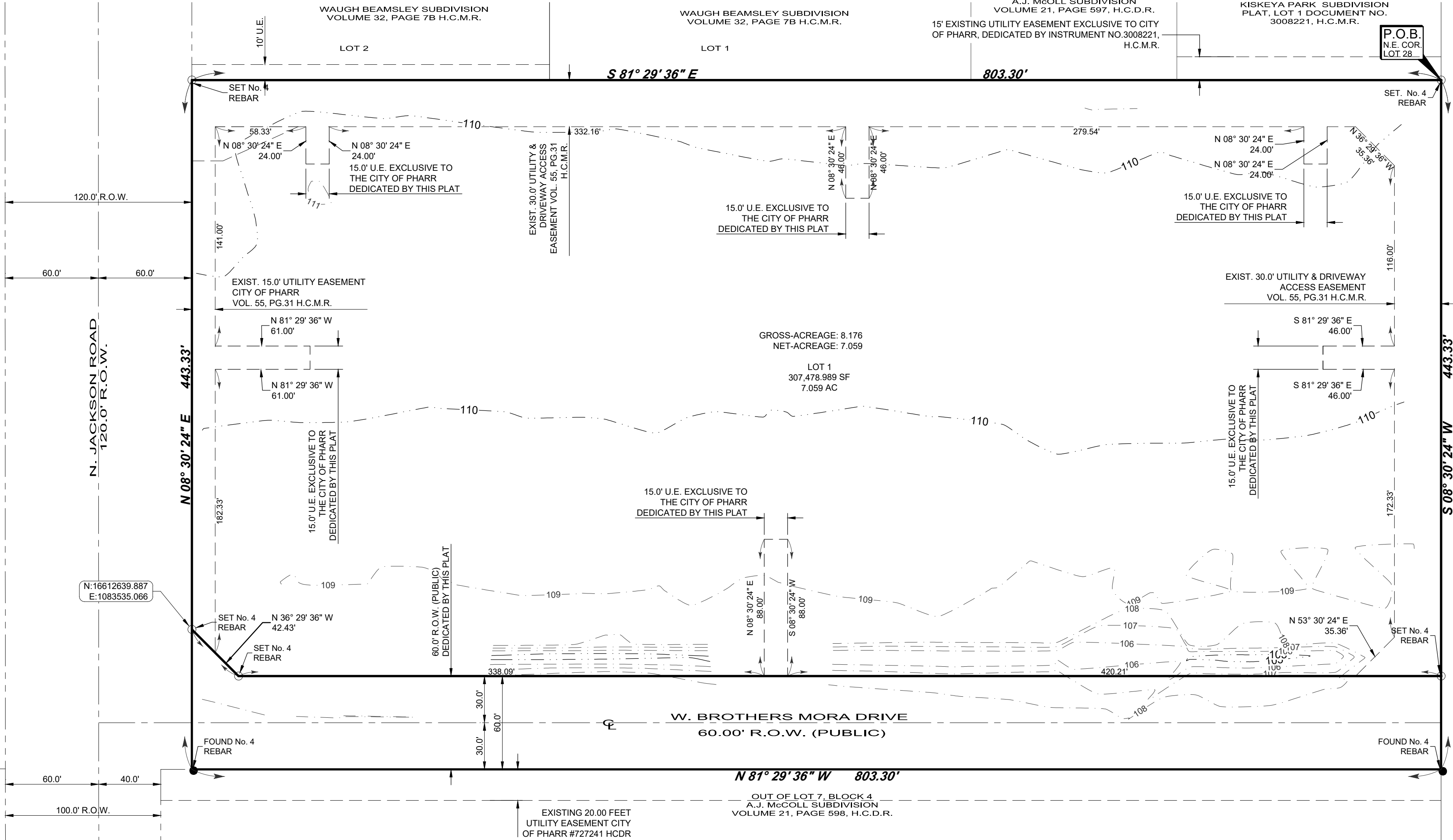
- LEGEND**
- FOUND No.4 REBAR
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - ⊗ SET "X" MARK ON CONCRETE
 - ⊙ SET NAIL
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - U.E. - UTILITY EASEMENT
 - () - RECORDED MAP CALL

DRAWN BY: EM DATE 10/27/22
SURVEYED, CHECKED DATE
FINAL CHECK DATE

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



OUT OF LOT 1, BLOCK 4
A.J. McCOLL SUBDIVISION
VOLUME 21, PAGE 597, H.C.D.R.



BEARING BASED AS PER TEXAS
COUNTY RECORDS, SAID SOUTH
ELEVATION DATUM AS PER MAND 86 (GEND 2028)

SCALE: 1" = 50'

THE TRAILS ON JACKSON SUBDIVISION

METES AND BOUNDS:

A TRACT OF LAND CONTAINING 8.176 ACRES SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO TEXAS, BEING ALL OF LOTS 1 THRU 28 AND ALL OF BROTHERS MORA DRIVE RIGHT-OF-WAY WITHIN, BROTHERS COMMERCE CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 55, PAGE 31, HIDALGO COUNTY MAP RECORDS, SAID 8.176 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID LOT 28, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 30' 24" W AT A DISTANCE OF 383.33 FEET PASS A NO. 4 REBAR SET ON THE SOUTHEAST CORNER OF SAID LOT 28, CONTINUING A TOTAL DISTANCE OF 443.33 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 81° 29' 36" W ALONG THE SOUTH RIGHT-OF-WAY OF BROTHERS MORA DRIVE, A DISTANCE OF 803.30 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 30' 24" E AT A DISTANCE OF 90.00 FEET PASS A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 1, CONTINUING A TOTAL DISTANCE OF 443.33 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 29' 36" E A DISTANCE OF 803.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.176 ACRES OF LAND, MORE OR LESS.



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

GENERAL NOTES:

- FLOOD ZONE DESIGNATION: ZONE "B"
ZONE "B" IS DEFINED AS: AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480334 0425 C; MAP REVISED: NOVEMBER 16, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB OF ROAD MEASURED AT FRONT CENTER OF LOT.
- MINIMUM BUILDING SETBACKS: AS PER CITY OF PHARR SETBACK ORDINANCE
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1.418 ACRE FEET AND A VOLUME OF APPROXIMATELY 81,770 C.F. 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 MULTI-FAMILY DEVELOPMENT.
- CITY OF PHARR BENCHMARK: "BM #57" FROM THE CITY OF PHARR REFERENCE MARK, BEING LOCATED ALONG THE NOLANA ROAD AND APPROXIMATELY 1975 FEET EAST OF N. JACKSON ROAD. NORTHING: 16610979.412, EASTING: 1085278.755, ELEVATION= 106.86 NAVD 88 (GEOID 1999)
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS DISCHARGE POLLUTION DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S.).
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- 5.0 SIDEWALK WITH ADA COMPLIANT RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED ON THE EAST SIDE OF NORTH JACKSON RD AND ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT.
- OWNER(S) TO MAINTAIN DETENTION/RETENTION AREAS.
- OWNER(S) TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE TRAILS ON JACKSON SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORD, DEVELOPER/ HOME OWNERS ASSOCIATION/ OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF PHARR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS.

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

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT # 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 #2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT _____ ATTEST: _____
SECRETARY

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER 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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VACATING OF BROTHERS COMMERCE CENTER TO THE TRAILS ON JACKSON SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

JAIME LOPEZ, MANAGER
THE TRAILS ON JACKSON, LLC.
2023 N JACKSON ROAD
MCALLEN TX 78501

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAIME LOPEZ, 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.

ON THIS THE _____, DAY OF _____, 20_____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

THE STATE OF TEXAS
COUNTY OF HIDALGO

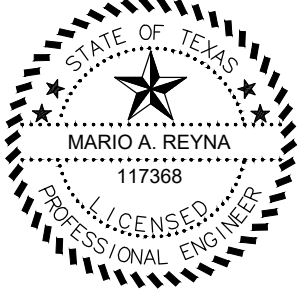
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE ____ DAY OF _____, 20 ____.

MARIO A. REYNA, PROFESSIONAL ENGINEER No.117368
STATE OF TEXAS

DATE PREPARED: 01-09-23
ENGINEERING JOB No. 22175.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO

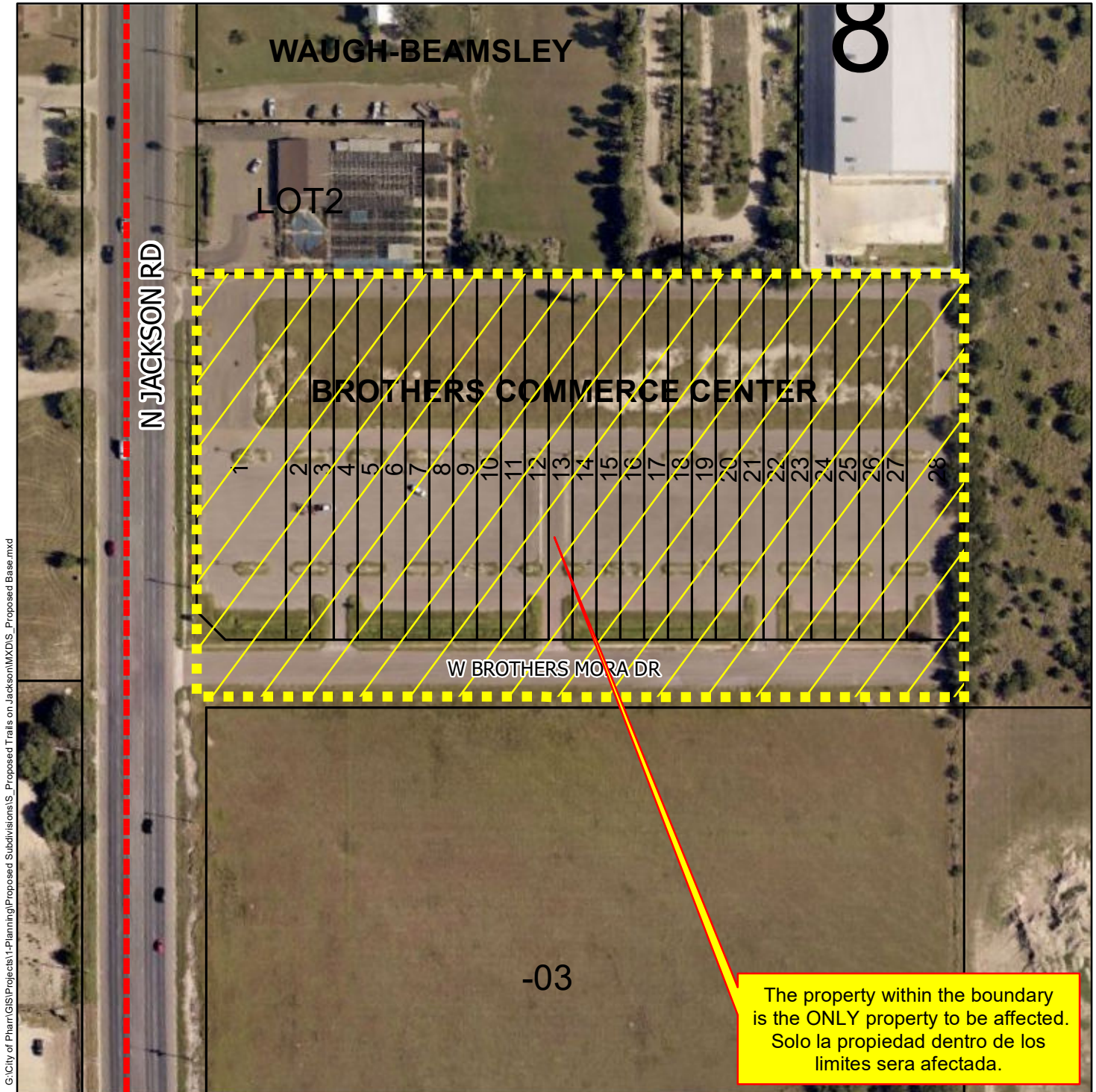
I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, 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 PHARR, TEXAS.

DATED THIS THE ____ DAY OF _____, 20 ____.

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No.6238
STATE OF TEXAS

DATE SURVEYED: 9/27/2022
T.1160, PG. 59-60
SURVEY JOB # 22745.08

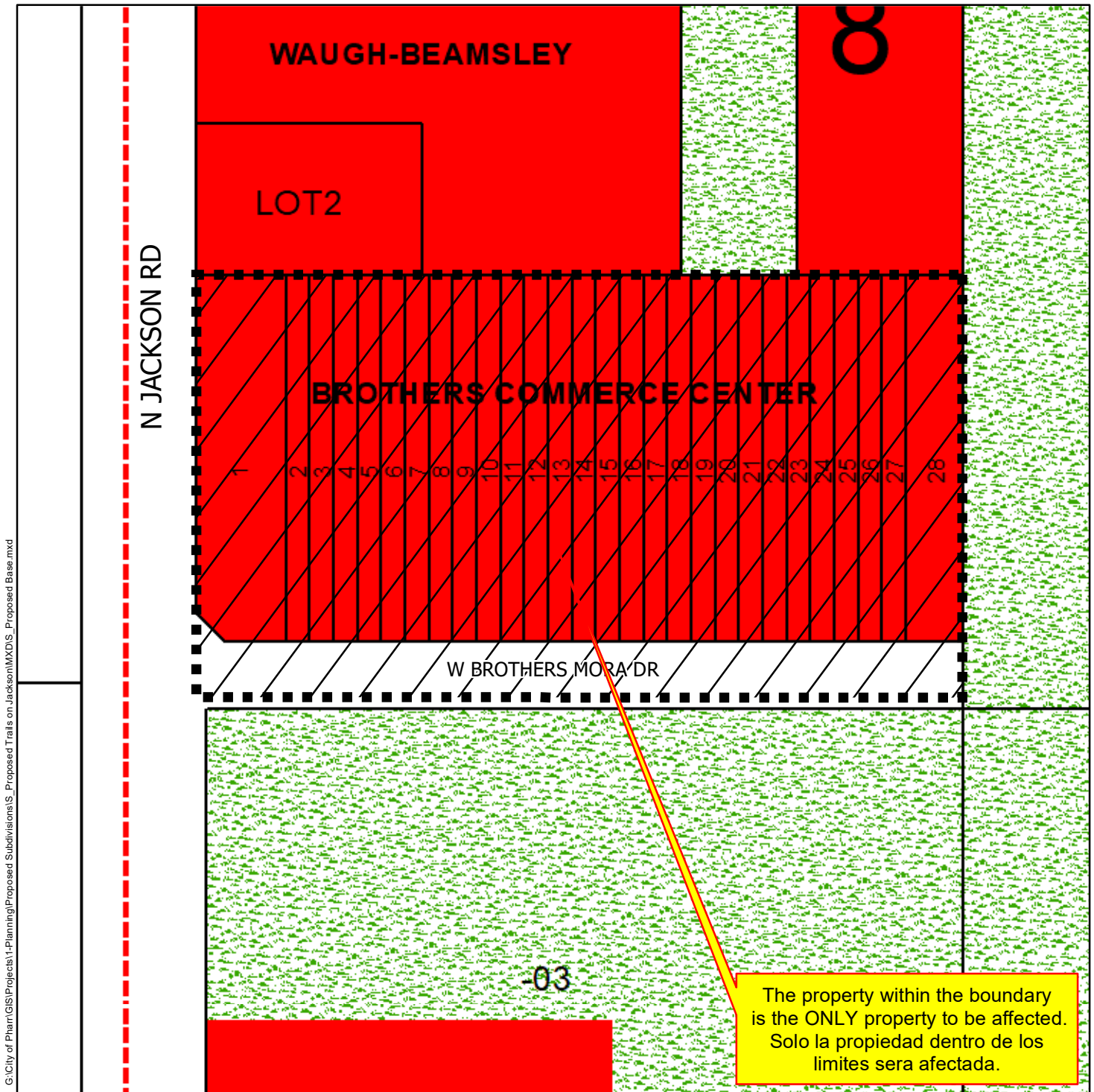




- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W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

Scale: 1 inch = 150 feet

0 75 150 300 450 600 Feet



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

Scale: 1 inch = 150 feet

0 75 150 300 450 600 Feet

