

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 8, 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 April 24, 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) SAMES Inc., representing Lord & Gonzalez Investment Group LLC., 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 Single-Family Residential District (R-1). The property is legally described as being 24.81 acres, more or less, Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is within the 1100-1300 Block of East Minnesota Rd. **COZ#230497**

2) Irasema Almazan, representing Claudia Pahola Almazan-Salinas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C). The property is legally described as being 0.442 acres, more or less, out of the East ½ of Lot 11, and all of Lots 12-16, Block 27, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 11 North Birch Street. **COZ#230494**

3) Raul Alejandro Zarate, representing Peña Real Estate Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C). The property is legally described as being 0.779 acres, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 301 East Ferguson Avenue. **COZ#230493**

4) Raul Alejandro Zarate, representing Peña Real Estate 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 General Business District (C). The property is legally described as being 0.206 acres, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 301 East Ferguson Avenue. **COZ#230492**

5) Juan Alberto Avila, d/b/a Five-O-Firearms, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation for sales of firearms in a Single-Family Residential District (R-1). The property is legally described as being Lot 25, Las Palmas South Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8611 South Las Palmas Drive. **CUP#230491**

E. PLATS:

1) R. Gutierrez Engineering Corporation, representing Richard Goodman, Vice President, Real Estate, Construction and Retail Facilities of Lowe's Home Centers, Inc., A North Carolina Corp., is requesting preliminary plat approval of the proposed Lowe's of Pharr Subdivision. The property is legally described as being a 13.01 acre tract of land consisting of 3.76 acres out of Lot 15, 3.17 acres out of Lot 16, 3.45 acres out of Lot 17 and 2.63 acres out of Lot 18 Pharr Citrus Orchard Co., Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of South Jackson Road. **SUB#230308**

2) Pablo Soto Jr., P.E., representing Ashley Anette Perez and Diego Armando Torres, owners, are requesting preliminary plat approval of the proposed Diego Torres Estates Subdivision. The property is legally described as being a 0.96 acre tract of land, out of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West Greg Drive. **SUB#220725**

3) Homero L. Gutierrez, P.E., representing Mario Anaya, President of Ango Holdings, Inc., is requesting preliminary plat approval of the proposed Aria Subdivision. The property is legally described as being a 4.738 acre tract of land out of all of Lot 6, TRI-CITY Acres Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of North Sugar 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 5th day of May 2023 at 9:00 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 5th day of May 2023




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 24, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 24, 2023 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
Jonathan Larraga Luis Madrigal
Mercedes Guillen

ABSENT: Charlie Ramirez Guadalupe Cano
Romeo Robles Andy Castro

STAFF PRESENT: Patricia Rigney, City Attorney
Kimberly Mendoza, Director of Development Services
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 6:00 p.m. Roll call established a quorum.

Jonathan Larraga moved to excuse the absent members. Luis Madrigal 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) MINUTES FOR APRIL 10, 2023

Chairman, Danny Wylie, introduced the item.

Luis Madrigal **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) LAURA B. TISCARENO, OWNER, 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 LOT 89, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS WITHIN THE 1000 BLOCK OF WEST MINNESOTA ROAD. COZ#230280**

Anaisa Licerio, Planner II, introduced the item and stated Laura B. Tiscareno was requesting 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 went over the property's legal description and physical address and stated 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.

Anaisa Licerio, Planner II, stated the property was currently 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). 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 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 commercial use in the Land Use Plan.

Anaisa Licerio, Planner II, further stated 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. She briefly stated 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 also 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.

Lastly, Ms. Licerio reported twenty-nine (29) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on April 6, 2023, and

a legal notice was published in the Advance News Journal on April 5, 2023. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner II, stated staff recommended **denial** of the request to re-zone from Heavy Commercial District (H-C) to Townhouse Residential District (R-TH) due to property not being in line with the future land use plan.

Anaisa Licerio, Planner II, further stated the Planning and Zoning Commission voted unanimously to approve the request for a change of zone from Heavy Commercial District (H-C) to Townhouse Residential District (R-TH) at their meeting on Monday, March 27, 2023.

Chairman, Danny Wylie, asked if applicant had any comments. Pablo Soto, Engineer, representing Laura B. Tiscareno briefly stated to the north and east were residential, to the south was multi-family and the property to the west was vacant previously known as Victoria Steel.

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.

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 6:06 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 6:52 p.m., Chairman, Danny Wylie stated the commission would be resuming the open meeting.

- 1) LAURA B. TISCARENO, OWNER, 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 LOT 89, KELLY-**

PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS WITHIN THE 1000 BLOCK OF WEST MINNESOTA ROAD. COZ#230280

Anaisa Licerio, Planner II, reintroduced the item.

Luis Madrigal moved to deny the request to rezone from Heavy Commercial District (H-C) to Townhouse Residential District (R-TH). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

2) THOMAS F. PHILLIPS, OWNER, FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY IN A GENERAL BUSINESS DISTRICT (C) AND LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 5.28 ACRES, MORE OR LESS, OUT OF LOT 6, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS WITHIN THE 2400-2800 BLOCK OF NORTH JACKSON ROAD. CUP#230388

Anaisa Licerio, Planner II, introduced the item and stated Thomas F. Phillips was requesting a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C) and Limited Industrial District (L-I). She went over the property's legal description and physical address and stated the property was currently zoned General Business District (C) and Limited Industrial District (L-I). She further stated the surrounding area was zoned General Business District (C) and Limited Industrial District (L-I) to the north, Limited Industrial District (L-I) and Residential Multi-Family High Density District (R-MFHD) to the east, Residential Multi-Family District (R-MF) to the south, and a portion to the west was General Business District (C) and the remaining were the city limits. She stated the area was generally designated for commercial and multi-family use in the Land Use Plan.

Anaisa Licerio, Planner II, reported Fire Department and Code Compliance Division were pending inspection of the Conditional Use Permit, and Planning Division was recommending approval. She stated three (3) letters were mailed out to the surrounding property owners within a 300-foot radius on April 6, 2023, and a legal notice was published in the Advance News Journal on April 5, 2023. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner II, briefly stated inspections were pending due to storage being under construction and stated staff recommended approval of the Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C) and Limited Industrial District (L-I) subject to applicant and site be in compliance with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if applicant had any comments. Thomas F. Phillips, owner, stated they would like to build a storage facility.

At this time, Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed.

There being no further discussion, Rafael Munguia moved to approve the request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C) and Limited Industrial District (L-I). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

3) MELDEN AND HUNT INC., REPRESENTING TRAILS ON JACKSON LLC., OWNER, FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 7.059 ACRES, MORE OR LESS, OUT OF LOTS 1 THROUGH 28, BROTHERS COMMERCE CENTER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 4800-5000 BLOCK OF NORTH JACKSON ROAD. COZ#230387

Laura Fonseca, Planner I, introduced the item and stated Melden and Hunt Inc., representing Trails on Jackson LLC. was requesting a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct apartments. She went over the property's legal description and physical address and stated the subject site was located on the east side of North Jackson Road, approximately 900 ft. south of West Minnesota Road. She stated the property fronts North Jackson Road, a 120 ft.-150 ft. principal arterial that runs north and south with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner I, reported the property was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on April 1, 2008. The property to the east was zoned Agricultural and/or Open Space District (A-O) since annexed on October 13, 1989 and a portion of the property to the north was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on April 1, 2008. She stated another portion of the north was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on May 12, 2015 and the property to the south was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on April 17, 2023. She further stated the property was generally designated for commercial and multi-family residential use in the Land Use Plan.

Laura Fonseca, Planner I, further reported 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 that would be a zone for transitional areas developed for single-family usage, but due to the need for rehabilitation, or changes in the character of the neighborhood, it was now deemed suitable for some multi-family development. She explained the zone allowed 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.

Laura Fonseca, Planner I, also reported 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. She explained multi-family developments were 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 six (6) letters were mailed out to the surrounding property owners on April 6, 2023, and a legal notice was published in the Advance News Journal on April 5, 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 General Business District (C) to Residential Multi-Family High Density District (R-MFHD) due to the majority of the property not being in line with the future land use plan.

At this time, Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak.

Mario Reyna, Project Engineer, explained development trend on both sides of Jackson Road was multi-family. He stated the zone was adequate for high development with an estimated 24 million dollars to construct including many amenities which include pickleball, basketball courts, pools etc.

Board member, Rafael Munguia, asked if Lot 1 fronting Jackson Road would be commercial or parking. Mario Reyna, Project Engineer, briefly stated replat to 1 lot.

Board member, Rafael Munguia, asked if a buffer to Jackson Road would be in place. Mr. Reyna stated there was no buffering.

Chairman, Danny Wylie, closed the public hearing. There being no discussion, Mr. Wylie opened the item for board discussion, there being no discussion he opened the floor for a motion.

Board member Jonathan Larraga **moved** to approve the request to rezone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). Luis Madrigal seconded the motion and when put to a vote, it carried by a majority 4 ayes and 1 nay. Chairman, Danny Wylie, voted against.

ITEM E. PLATS:

HALFF ENGINEERING, REPRESENTING PHIL DYER, MANAGER OF CAPOTE FARMS GP, L.L.C., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED CAPOTE INTERNATIONAL BUSINESS PARK PHASE VI LOTS 1 & 2 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 19.522 ACRES OUT OF LOTS 3 & 4 OF THE CLOSER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF EAST CAPOTE CENTRAL AVENUE. SUB#220720

Eddie Martinez, Planner II, introduced the item and stated HALFF Engineering, representing Phil Dyer, Manager of Capote Farms GP L.L.C. was requesting final plat approval of the proposed Capote International Business Park Phase VI Lots 1 & 2 Subdivision. He went over the property's legal description and stated the property was located within the 1000 Block of East Capote Central Avenue. He further stated the property was currently zoned Limited Industrial District (L-I) and the adjacent zones were Agricultural Open/Space District (A-O) and Limited Industrial District (L-I) to the north, Limited Industrial District (L-I) to the south and west and City limits to the east. The property was designated for industrial use in the Land Use Plan which was zoned and proposed for warehouses.

Eddie Martinez, Planner II, stated staff recommended final plat approval of the proposed Capote International Business Park Phase VI Lots 1 & 2 Subdivision subject to the following conditions as noted in the packet.

There being no discussion, Rafael Munguia moved to approve the request for final plat approval of the proposed Capote International Business Park Phase VI Lots 1 & 2 Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

Kimberly Mendoza, Director of Development Services welcomed the new alternate member, Mercedes Guillen.

ITEM I. ADJOURNMENT

There being no further business, Jonathan Larraga moved to adjourn. Rafael Munguia seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 7:06 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: May 4, 2023

MEETING DATE: May 8, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: SAMES Inc., representing Lord & Gonzalez Investment Group LLC., 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 Single-Family Residential District (R-1). The property is legally described as being 24.81 acres, more or less, Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is within the 1100-1300 Block of East Minnesota Rd. **COZ#230497**

Classification: Public Hearing

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

Issue: SAMES Inc., representing Lord & Gonzalez Investment Group LLC., 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 Single-Family Residential District (R-1).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) as the property meets area requirements and is 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 - 5/4/2023
Approved - 5/4/2023
Final Approval - 5/4/2023



MEMORANDUM

DATE: MONDAY, MAY 08, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being 24.81 acres, more or less, Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is within the 1100-1300 Block of East Minnesota Road. COZ#230497

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:

SAMES Inc., representing Lord & Gonzalez Investment Group LLC., 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 Single-Family Residential District (R-1) in order to develop and construct single family lots.

The subject site is located on the south side of East Minnesota Road, approximately 950 ft. west of North Veterans Boulevard, with a physical address of 1100-1300 Block of East Minnesota Road. The property is legally described as being 24.81 acres, more or less, Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Minnesota Road, an 80 ft. major collector that runs east and west with a posted speed limit of 30 miles per hour or less, as identified in the City of Pharr's Thoroughfare Plan.

The property was zoned Agricultural and/or Open Space District (A-O) upon annexation on July 23, 1991. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on May 16, 2022. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on September 8, 2020. A portion of the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on March 20, 2007, and another portion was zoned from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) on May 19, 1992. The city limits lie to the north side of the property. There have been no other rezoning 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 Single-Family District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Thirty-eight (38) letters were mailed out to the surrounding property owners on April 21, 2023, and a legal notice was published in the Advance News Journal on April 19, 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 Single-Family Residential District (R-1) as the property meets area requirements and is in line with the future land use plan.

NOTE: This item will go to before the City Commission Meeting of **May 15, 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

**SAMES INC., REPRESENTING LORD & GONZALEZ
INVESTMENTS GROUP LLC.**

APPLICANT

1100-1300 BLOCK OF EAST MINNESOTA ROAD

ADDRESS

**AGRICULTURAL AND/OR OPEN SPACE
DISTRICT (A-O)**

CURRENT ZONE

**SINGLE-FAMILY RESIDENTIAL
DISTRICT (R-1)**

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 from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) as the property meets area requirements and is in line with the future land use plan.

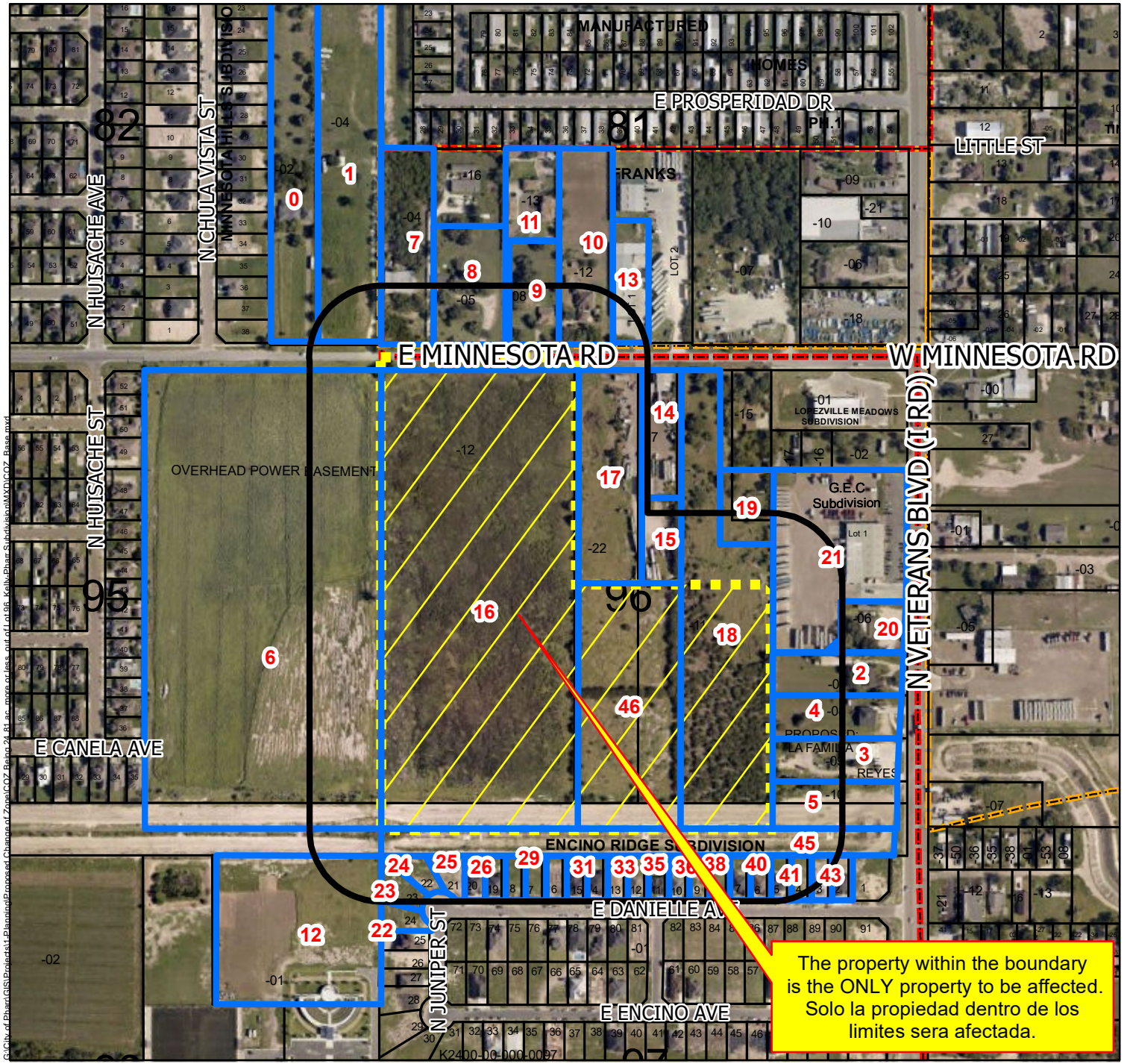
Anaisa Licerio, Planner II

PREPARED BY

May 1, 2023

DATE

Proposed Change of Zone
Being 24.81 ac, more or less, out of Lot 96, Kelly-Pharr Subdivision
Mario Alberto Garcia

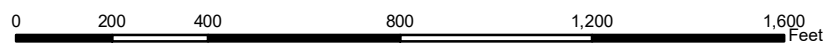


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Solo la propiedad dentro de los limites sera afectada.

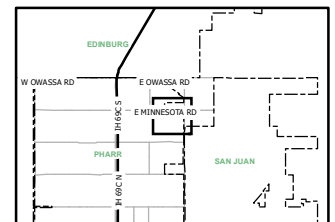
- | | | | |
|---------------------------------------|-------------------------|--------------------------|---------------------|
| Zoning | Rail Road R.O.W | PSJA ISD | Manufactured Homes |
| ZONE | Government Owned | Hidalgo ISD | Industrial |
| Agricultural Open Space | General Business | Valley View ISD | Commercial |
| Single Family | Business District | Planned Unit Development | Public/Semi Public |
| Single Family Small Lot | Drainage Easement | Future Land Use | ROW |
| Residential Multi-Family | Heavy Commercial | FUTURELAND | Parks |
| Residential Multi-Family High Density | Heavy Industrial | Irrigation | Subject Property |
| Mobile Home | Limited Industrial | Agriculture | 200 ft Radius |
| Townhouse | Neighborhood Commercial | Single Family Res. | Notified Properties |
| HUD Code | Office Professional | Multi-Family Res. | |

City of Pharr, Texas
Engineering Department
956.402.4242
Date: 4/5/2023

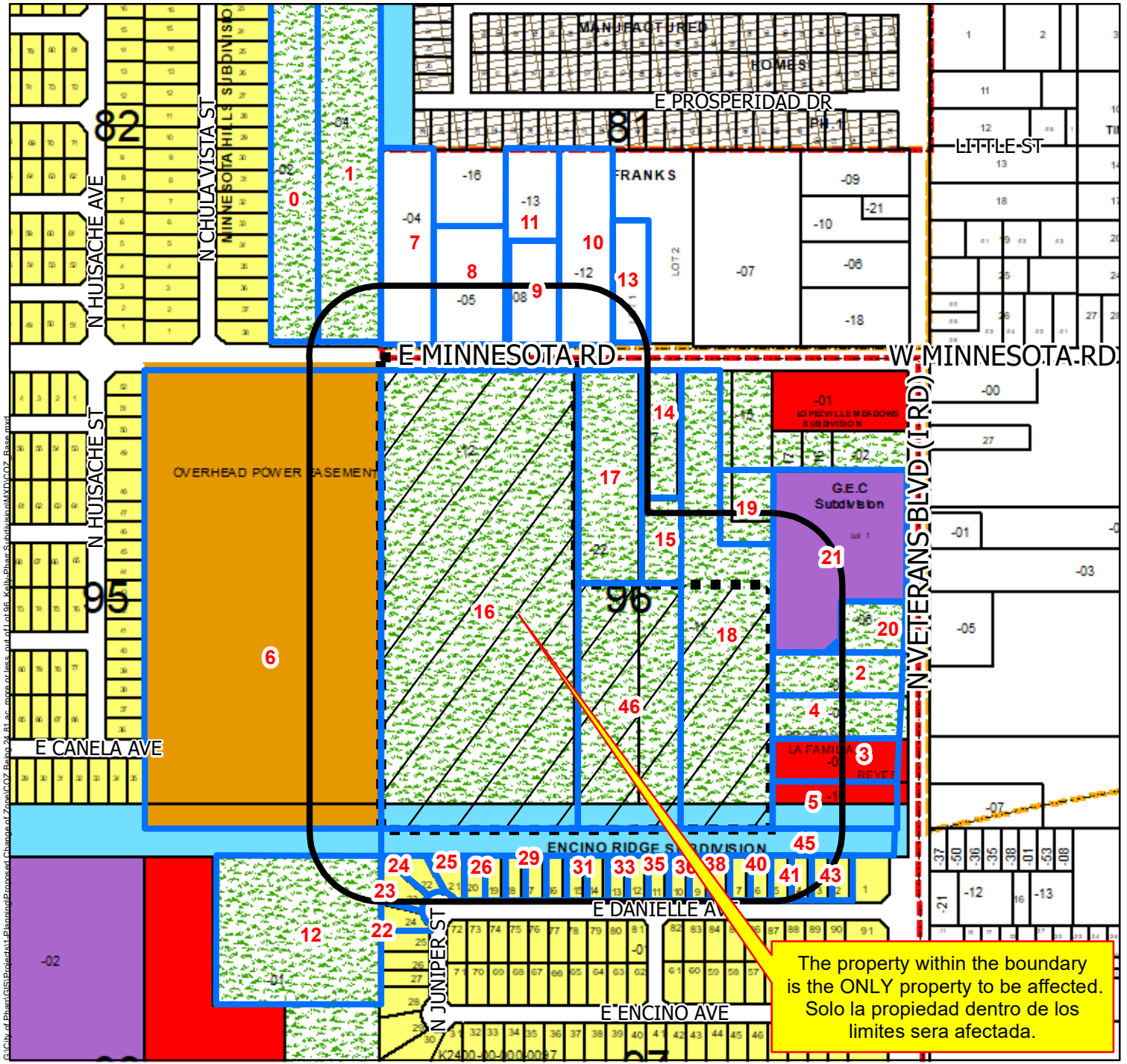
Scale: 1 inch = 400 feet



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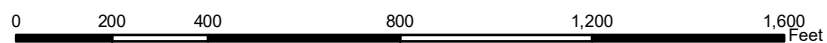
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Mario Alberto Garcia



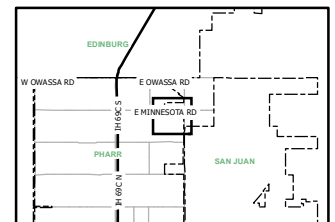
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| ZONE | Government Owned | Hidalgo ISD | Industrial |
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| | | Multi-Family Res. | |

City of Pharr, Texas
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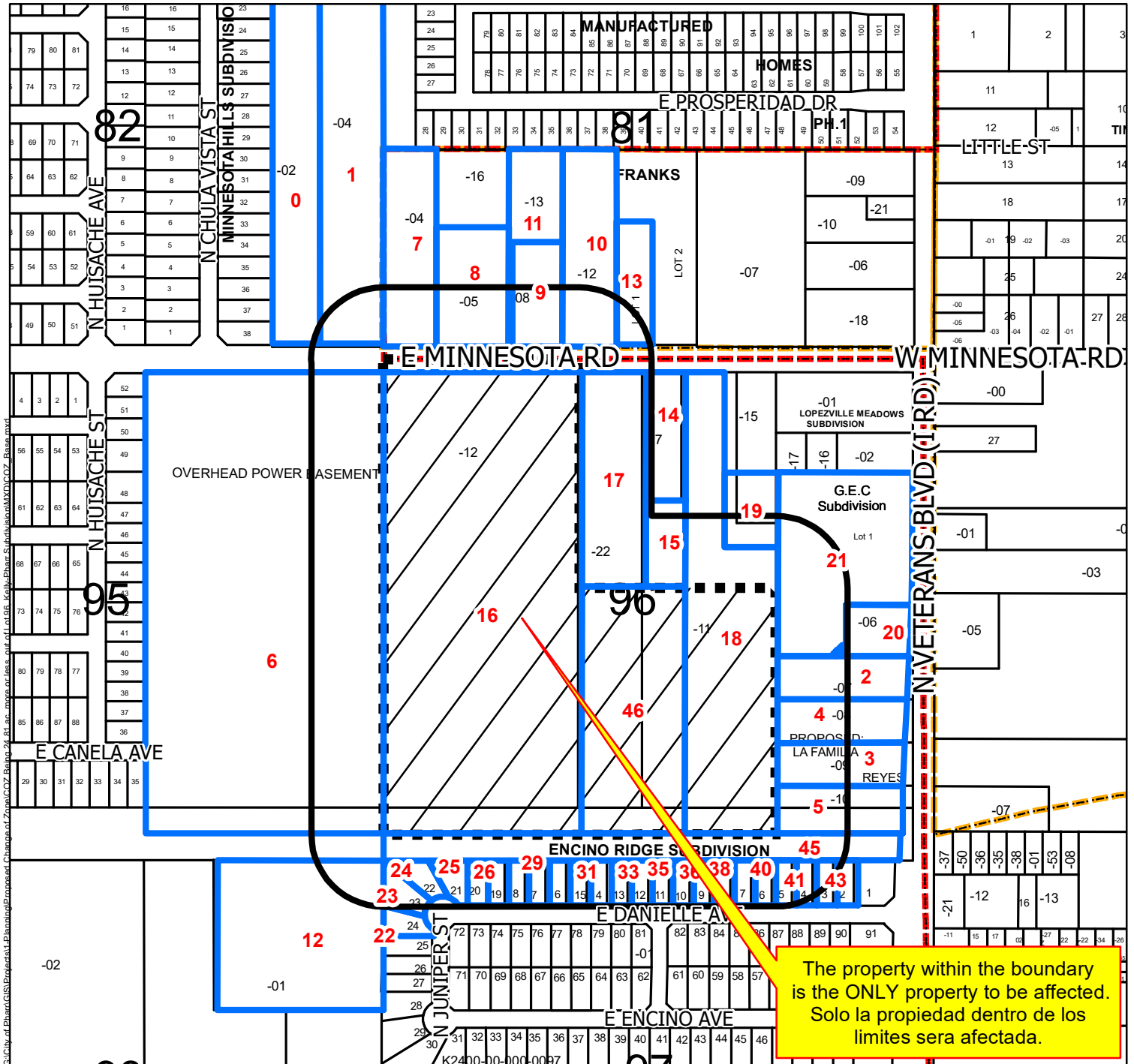
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Proposed Change of Zone
Being 24.81 ac, more or less, out of Lot 96, Kelly-Pharr Subdivision
Mario Alberto Garcia



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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
- Future Land Use**
- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.

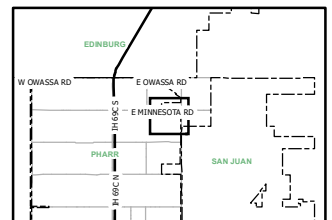
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Subject Property
- 200 ft Radius
- Notified Properties

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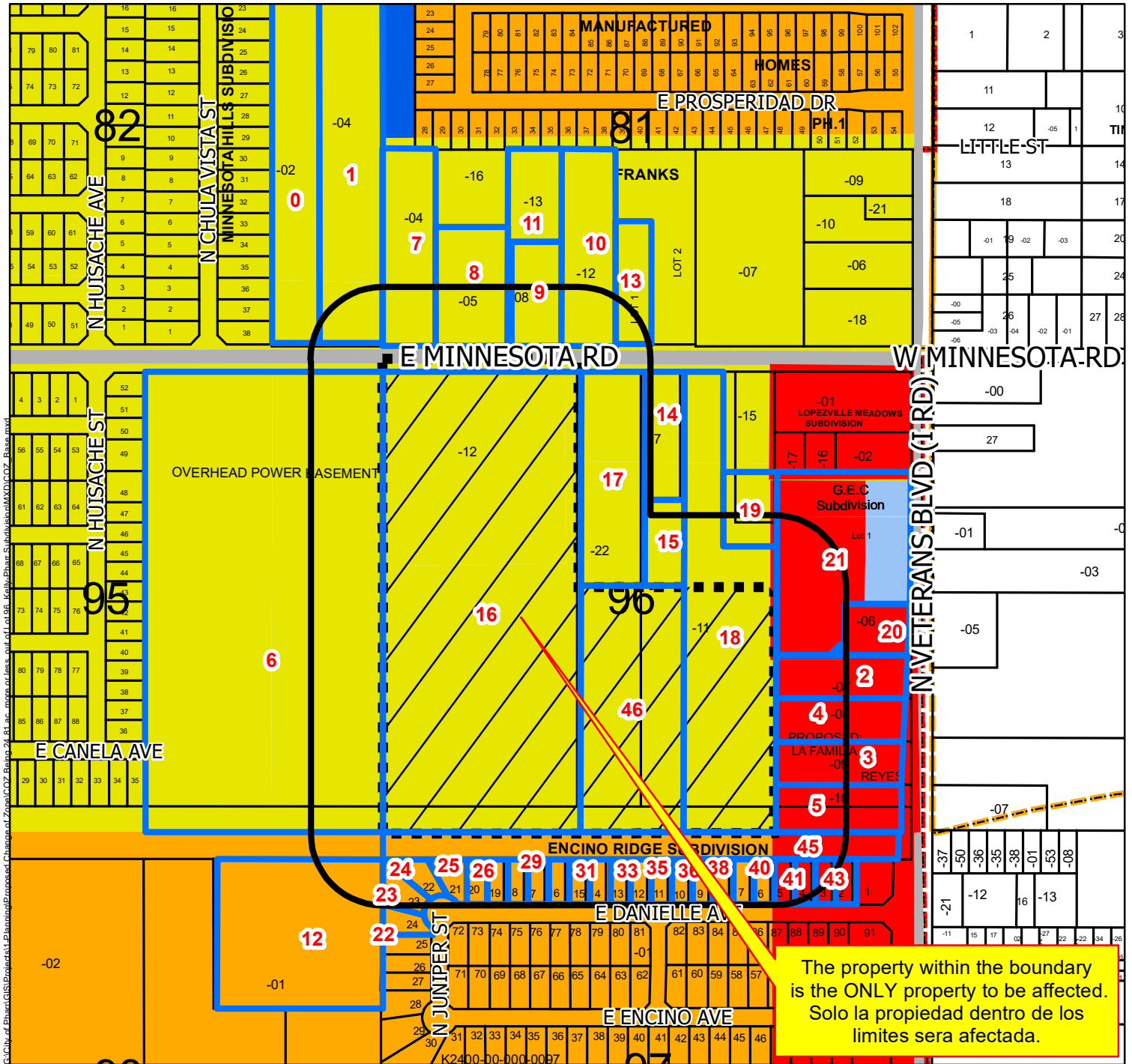
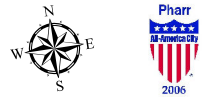
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Engineering Department
956.402.4242

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Mario Alberto Garcia



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- Zoning**
- ZONE**
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 - Single Family
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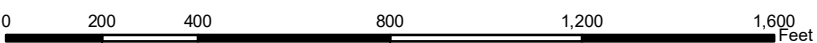
- Rail Road R.O.W
- Government Owned
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- Heavy Commercial
- Heavy Industrial
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- PSJA ISD
 - Hidalgo ISD
 - Valley View ISD
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- Future Land Use**
- FUTURELAND**
- Irrigation
 - Agriculture
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 - Multi-Family Res.

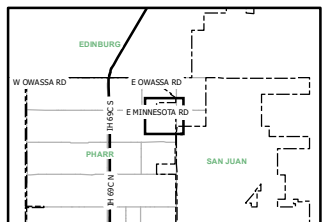
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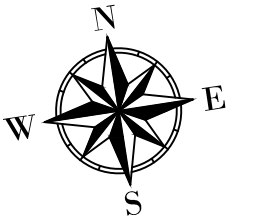
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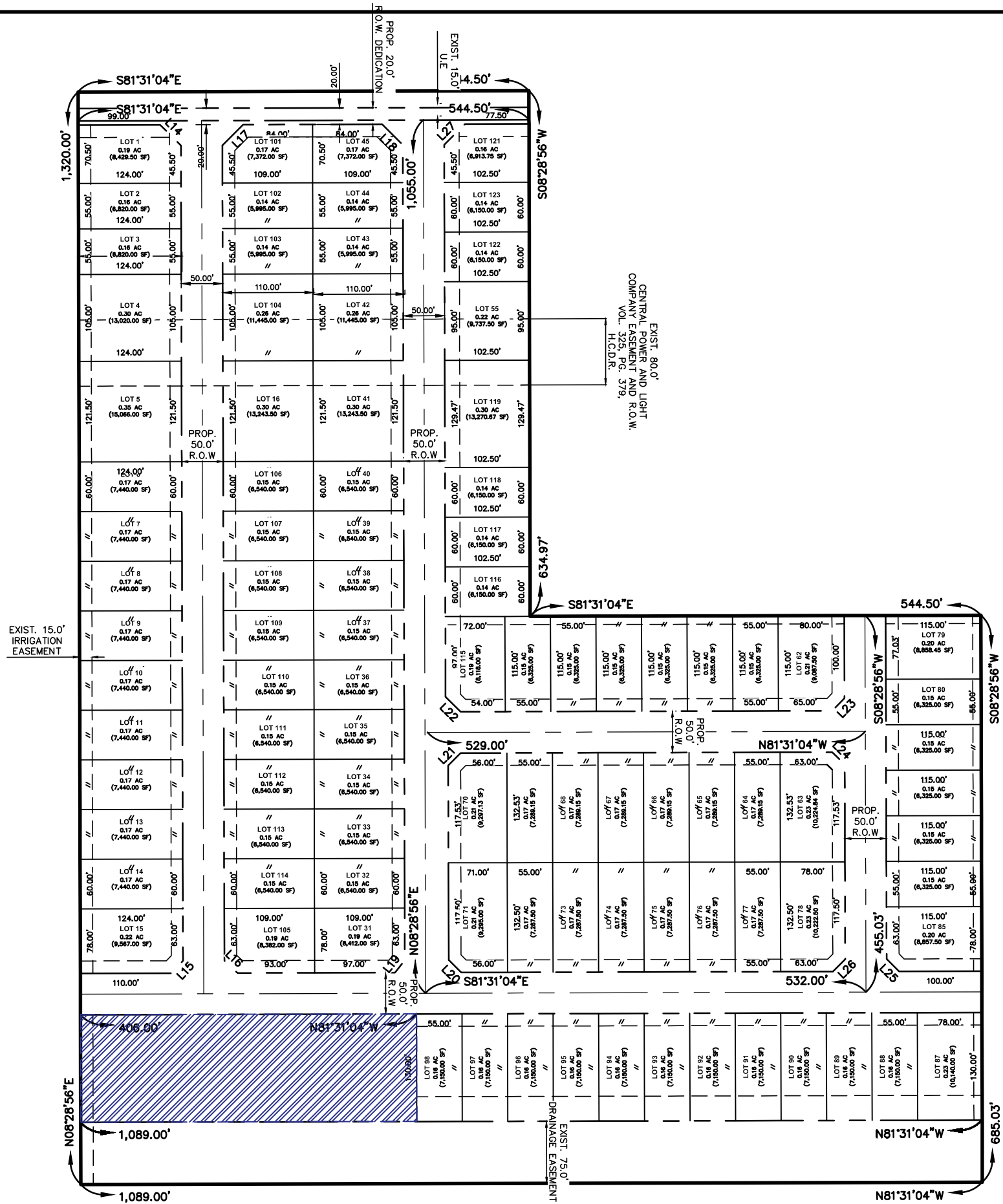




SCALE: 1"=150'

LEGEND

— DETENTION AREA



PRELIMINARY
SUBMITTAL FOR REVIEW
ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSES AND SHALL NOT BE USED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT.

PLAT SHOWING
MASTER PLAN

PROPOSED
SUBDIVISION



200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883

SURVEY FIRM REG. No. 101416-00
| MCALLEN TX | | HARLINGEN TX | | SANTA FE NM | | LOS ALAMOS NM |

JOB NUMBER	DRAWN BY	RVWD. BY	DATE
SUB 23.002	D.O.	M.A.G.	04/21/2023



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: May 4, 2023

MEETING DATE: May 8, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Irasema Almazan, representing Claudia Pahola Almazan-Salinas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C). The property is legally described as being 0.442 acres, more or less, out of the East ½ of Lot 11, and all of Lots 12-16, Block 27, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 11 North Birch Street. **COZ#230494**

Classification: Public Hearing

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

Issue: Irasema Almazan, representing Claudia Pahola Almazan-Salinas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request to re-zone from Single-Family Residential District (R-1) 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 - 5/4/2023
Approved - 5/4/2023
Final Approval - 5/4/2023



MEMORANDUM

DATE: MONDAY, MAY 08, 2023

TO: PLANNING AND ZONING

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Heavy Commercial District (H-C). The property is legally described as being 0.442 acres, more or less, out of the East ½ of Lot 11, and all of Lots 12-16, Block 27, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 11 North Birch Street. COZ#230494

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 Claudia Pahola Almazan-Salinas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C) in order to bring the subject property into compliance.

The subject site is located at the southwest corner of East Clark Avenue and North Birch Street, with a physical address of 11 North Birch Street. The property is legally described as being 0.442 acres, more or less, out of the East ½ of Lot 11, and all of Lots 12-16, Block 27, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Birch 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.

The property and the property to the north were zoned Single-Family Residential District (R-1) on June 15, 1982, when the city adopted the current Zoning Ordinance used today. The properties to the west and south were rezoned from Single-Family Residential District (R-1) to Heavy Commercial District (H-C) on May 6, 1986. The property to the east is zoned Single Family Residential District (R-1A). There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for single family residential use in the Land Use Plan.

The 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.

Eighteen (18) letters were mailed out to the surrounding property owners on April 21, 2023, and a legal notice was published in the Advance News Journal on April 19, 2023. Staff received one (1) response to the letters for information and no response to the legal notice.

Development Services is recommending **approval** of the request to re-zone from Single-Family Residential District (R-1) 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 **May 15, 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;
 - a. b) additional information;
 - b. 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, representing Claudia Pahola Almaza-Salinas,
owner

APPLICANT

Single-Family Residential District (R-1)
CURRENT ZONE

11 North Birch

ADDRESS

Heavy Commercial District (H-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

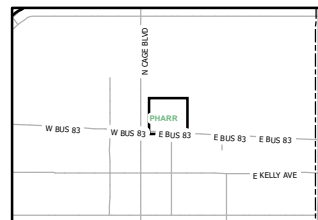
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Laura Fonseca, Planner I

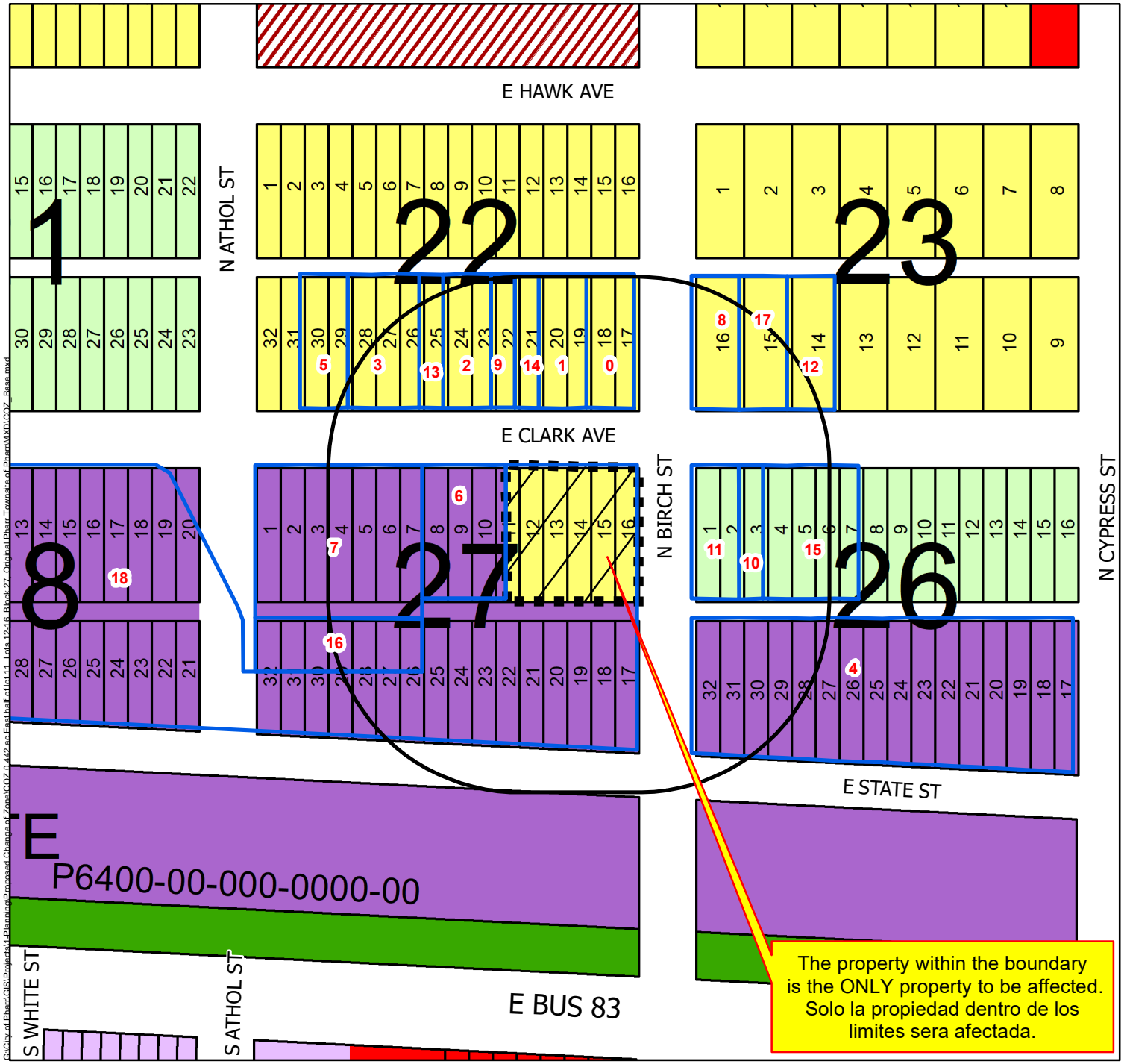
PREPARED BY

May 1, 2023

DATE



Proposed Change of Zone
0.442 ac East half of Lot 11, Lots 12-16, Block 27,
Original Townsite of Pharr
Irasema Almazan

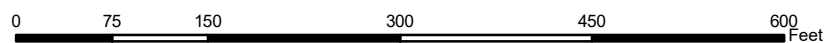


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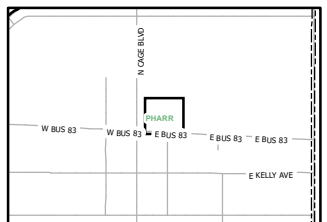
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|--|---|--|--|
| Zoning
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ROW
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|--|---|--|--|

City of Pharr, Texas
Engineering Department
956.402.4242
Date: 4/17/2023

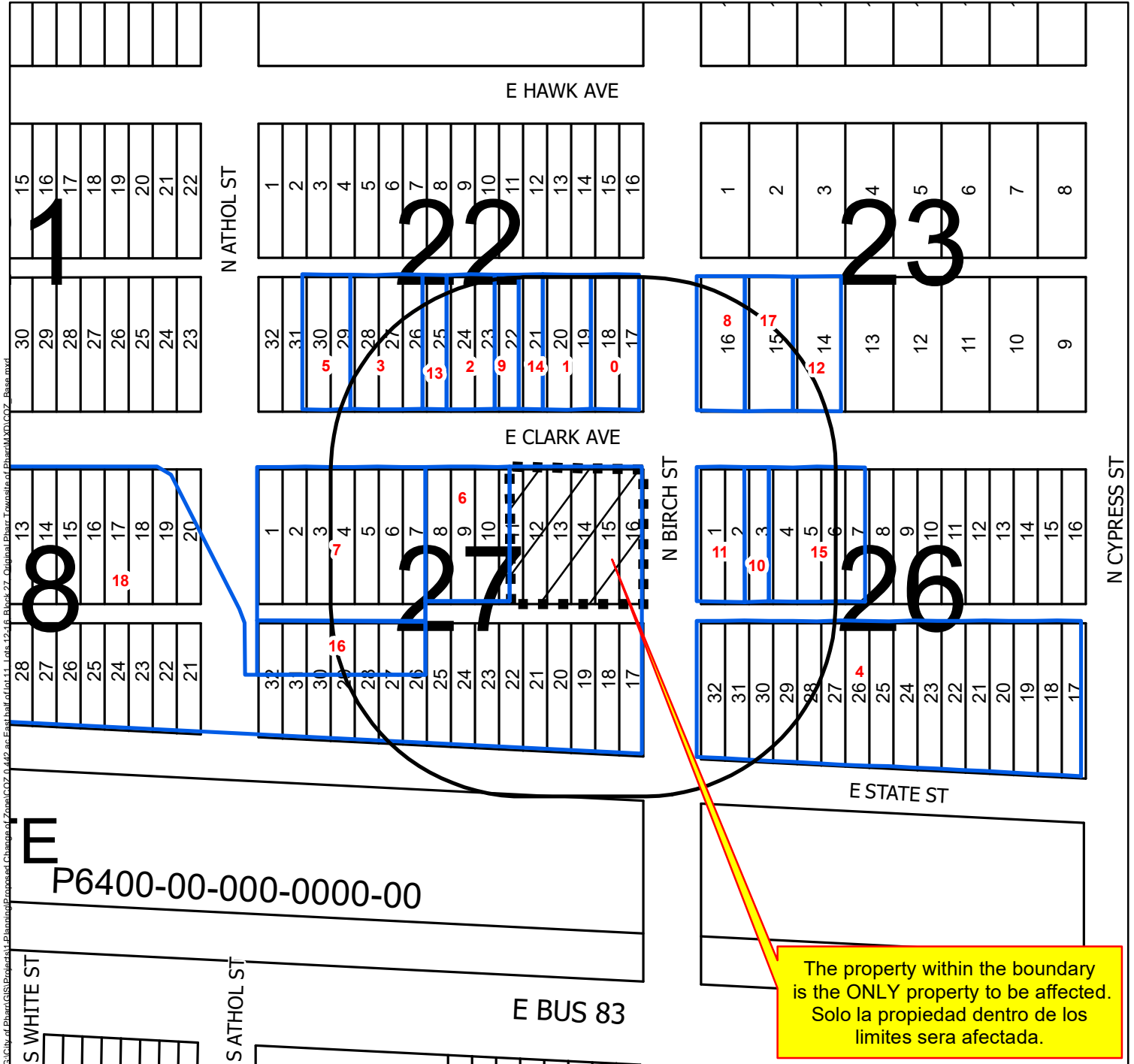
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Proposed Change of Zone
0.442 ac East half of Lot 11, Lots 12-16, Block 27,
Original Townsite of Pharr
Irasema Almazan



Zoning

ZONE

- Agricultural Open Space
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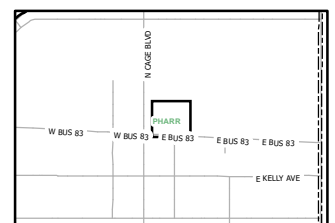
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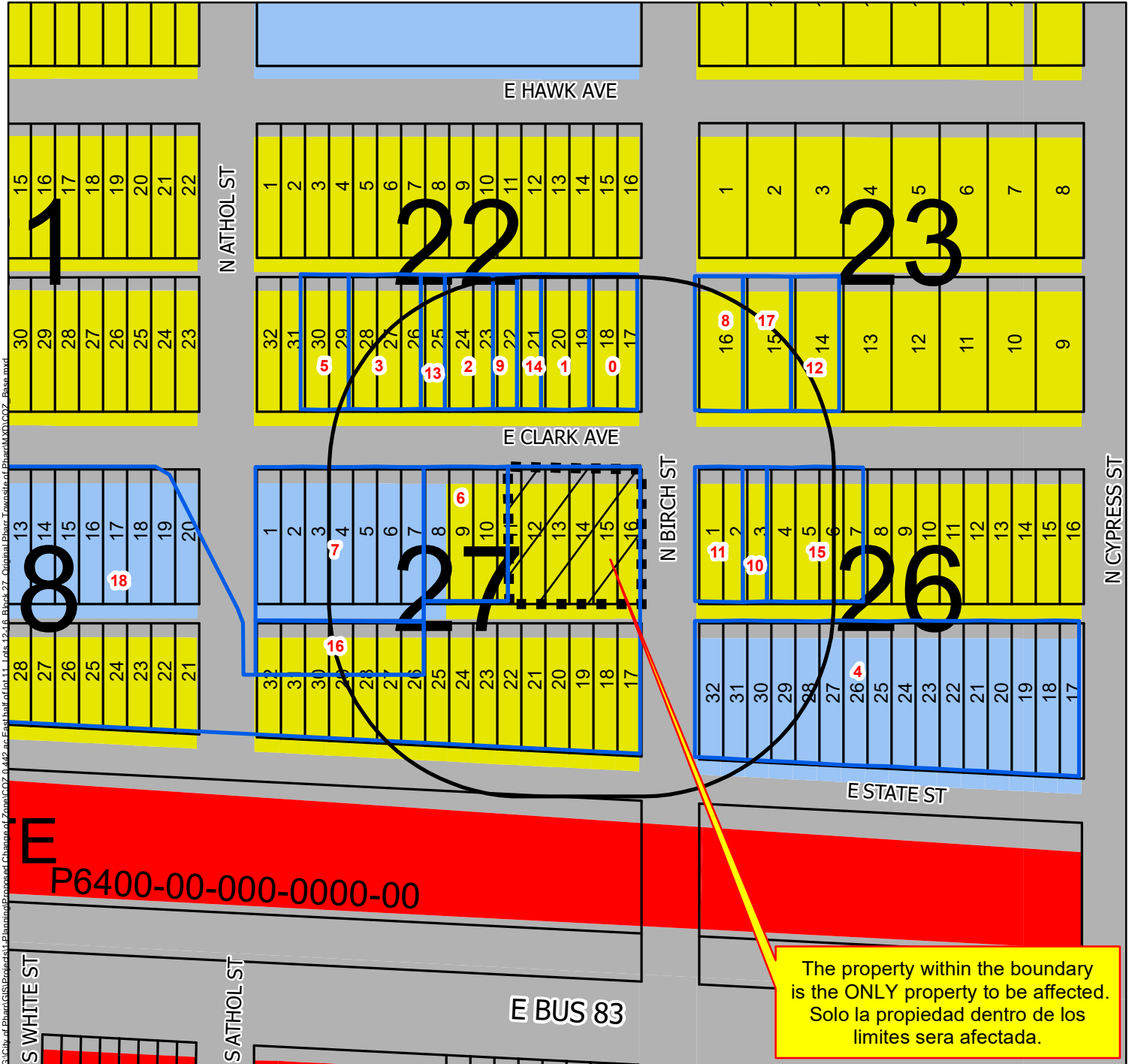
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Irasema Almazan



Zoning

ZONE

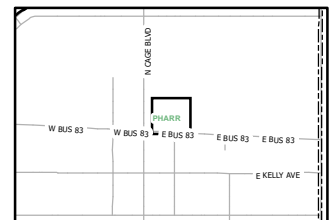
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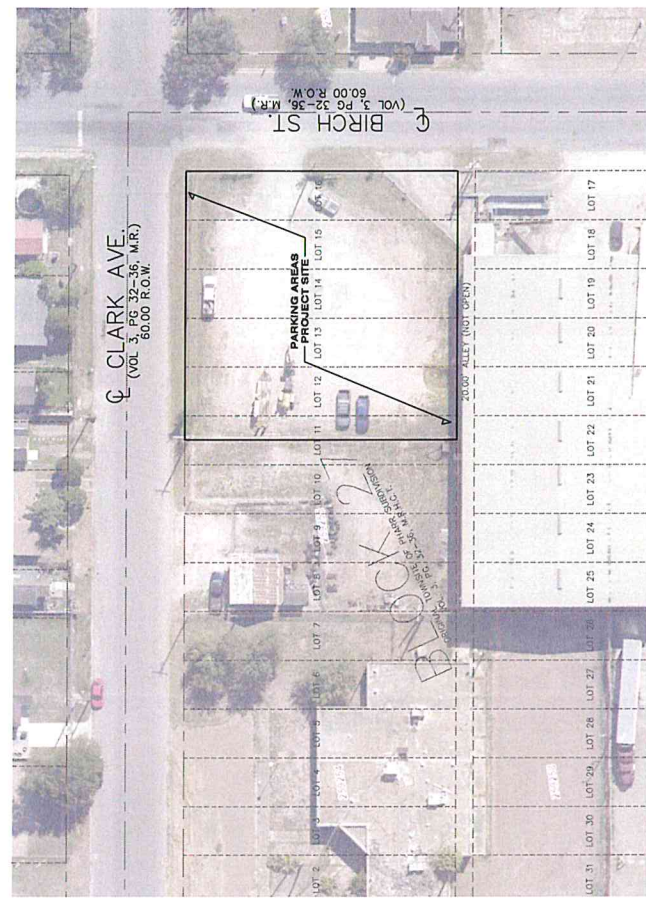
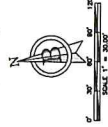
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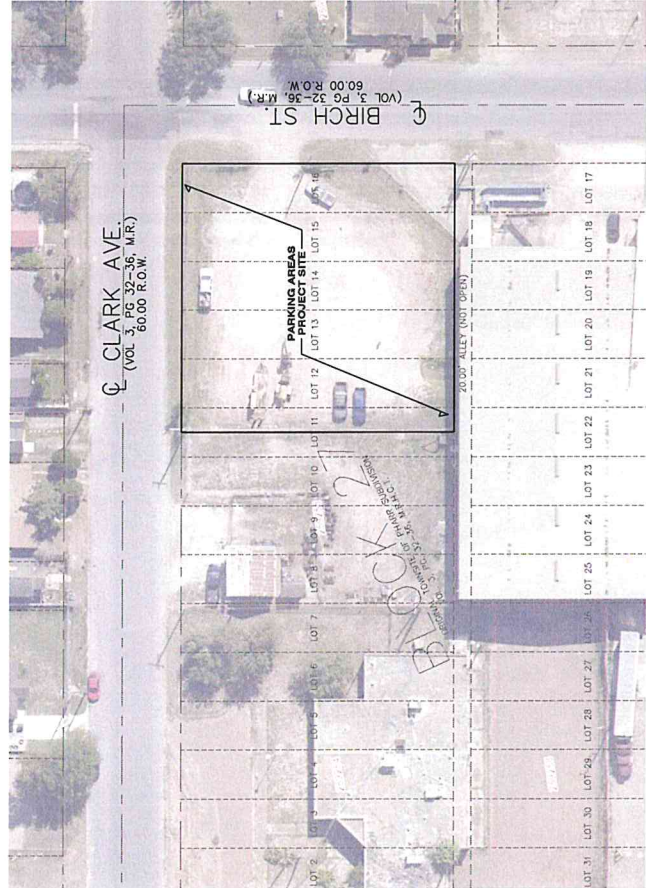
Scale: 1 inch = 150 feet



Notes:



PROPOSED CONDITIONS
NO NEW PROPOSED USE - EXISTING PARKING AREAS TO REMAIN



EXISTING CONDITIONS



THE SEAL, ATTACHED TO THE FRONT COVER OF THIS SET OF PLANS, IS THE PROPERTY OF THE ENGINEER AND SHALL REMAIN WITH THE SET OF PLANS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ANY VIOLATION OF THESE TERMS SHALL BE CAUSE FOR THE ENGINEER TO REVOKE THE SEAL AND TO TAKE ANY AND ALL APPROPRIATE ACTION TO ENFORCE THESE TERMS.

BENAVIDES ENGINEERING
TEXAS REGISTRATION #1355
JERRY@BENAVIDESENGINEERING.COM
P.O. BOX 823 ALBUQUERQUE, NM 87108
954-318-8373

CLIENT:	BENNA ENGINEERING
PROJECT ADDRESS:	3401 NORTH GARDEN VILLAGE DRIVE, SUITE 100, ALBUQUERQUE, NM 87108
PROJECT DESCRIPTION:	REDEVELOPMENT OF 2.5 ACRES OF LAND, INCLUDING 1.5 ACRES OF EXISTING PAVED PARKING AREAS, 1.0 ACRES OF EXISTING GRASSY AREAS, AND 0.5 ACRES OF EXISTING WOODS. THE PROJECT WILL INCLUDE THE CONSTRUCTION OF 100 NEW HOUSING UNITS, 50 OF WHICH WILL BE AFFORDABLE HOUSING. THE PROJECT WILL ALSO INCLUDE THE CONSTRUCTION OF A 20,000 SQ. FT. COMMUNITY CENTER, A 10,000 SQ. FT. DAYCARE CENTER, AND A 5,000 SQ. FT. GYMNASIUM. THE PROJECT WILL ALSO INCLUDE THE CONSTRUCTION OF A 10,000 SQ. FT. PARKING GARAGE, A 5,000 SQ. FT. BICYCLE RACK, AND A 5,000 SQ. FT. PLAYGROUND. THE PROJECT WILL ALSO INCLUDE THE CONSTRUCTION OF A 10,000 SQ. FT. WALKWAY, A 5,000 SQ. FT. BIKEWAY, AND A 5,000 SQ. FT. TRAIL. THE PROJECT WILL ALSO INCLUDE THE CONSTRUCTION OF A 10,000 SQ. FT. WALKWAY, A 5,000 SQ. FT. BIKEWAY, AND A 5,000 SQ. FT. TRAIL.
PREPARED DATE:	04/07/2023
DESIGNED BY:	GERARDO P.C.
CHECKED BY:	GERARDO P.C.
PROJECT NO.:	2023011
REVISIONS:	
REVISION NUMBER:	

DATE	REVISION
04/07/2023	1.00
04/07/2023	1.01
04/07/2023	1.02
04/07/2023	1.03
04/07/2023	1.04
04/07/2023	1.05
04/07/2023	1.06
04/07/2023	1.07
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04/07/2023	1.36
04/07/2023	1.37
04/07/2023	1.38
04/07/2023	1.39
04/07/2023	1.40
04/07/2023	1.41
04/07/2023	1.42
04/07/2023	1.43
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04/07/2023	1.95
04/07/2023	1.96
04/07/2023	1.97
04/07/2023	1.98
04/07/2023	1.99
04/07/2023	2.00

EX-2



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: May 5, 2023

MEETING DATE: May 8, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Raul Alejandro Zarate, representing Peña Real Estate Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C). The property is legally described as being 0.779 acres, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 301 East Ferguson Avenue. **COZ#230493**

Classification: Public Hearing

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

Issue: Raul Alejandro Zarate, representing Peña Real Estate Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request to rezone from Office and Professional District (O-P) 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 - 5/5/2023
Approved - 5/5/2023
Final Approval - 5/5/2023

MEMORANDUM

DATE: MONDAY, MAY 08, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Office and Professional District (O-P) to General Business District (C). The property is legally described as being 0.779 acres, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 301 E. Ferguson Avenue. COZ#230493

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:

Raul Alejandro Zarate, representing Peña Real Estate Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C) in order to develop and construct an event center.

The subject site is located on the northeast corner of East Ferguson Avenue and North Cypress Street, with a physical address of 301 East Ferguson Avenue. The property is legally described as being 0.779 acres, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Ferguson Avenue, a 120 ft – 150 ft. principal arterial street that runs east and west with a posted speed limit of 40 - 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property was rezoned from Single-Family Residential District (R-1) to Office and Professional District (O-P). The property to the west was rezoned from General Business District (C) to Single-Family Residential District (R-1) on August 17, 1999. The property to the east and north were rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on May 14, 2002. The property to the south was rezoned from Single-Family Residential District (R-1) to General Business District (C) on July 26, 1983. 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 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 most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors.

Nine (9) letters were mailed out to the surrounding property owners on April 21, 2023, and a legal notice was published in the Advance News Journal on April 19, 2023. Staff received one (1) response for information only to the letters and the legal notice.

Development Services is recommending **approval** of the request to re-zone from Office and Professional District (O-P) 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 to before the City Commission Meeting of **May 15, 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

Raul Alejandro Zarate, representing Peña Real Estate Investments, LLC.,

APPLICANT

Office and Professional (O-P)

CURRENT ZONE

301 E FERGUSON AVE

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 from Office and Professional

District (O-P) 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.

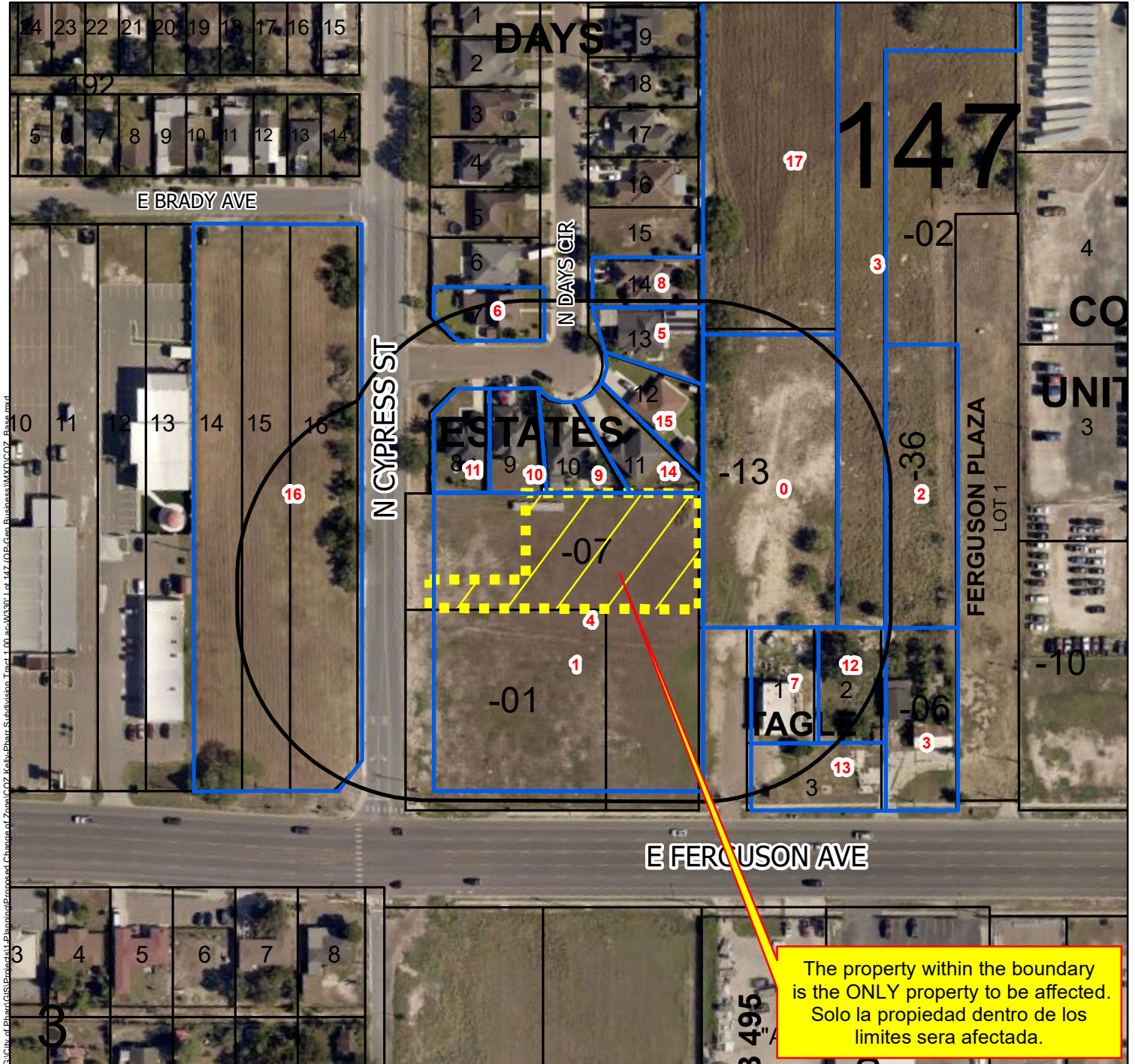
Laura Fonseca, Planner I

PREPARED BY

May 2, 2023

DATE

Proposed Change of Zone
Being 0.779 ac., more or less, o/o Lot 147, Kelly
Pharr Subdivision
Eduardo Pena



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

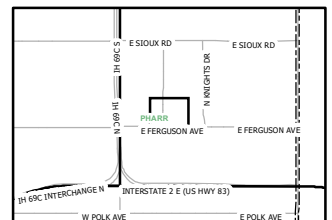
- 200 ft Radius
- Notified Properties
- Subject Properties

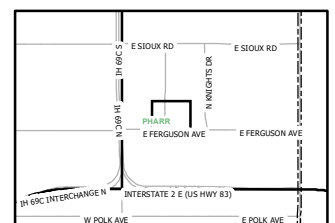
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

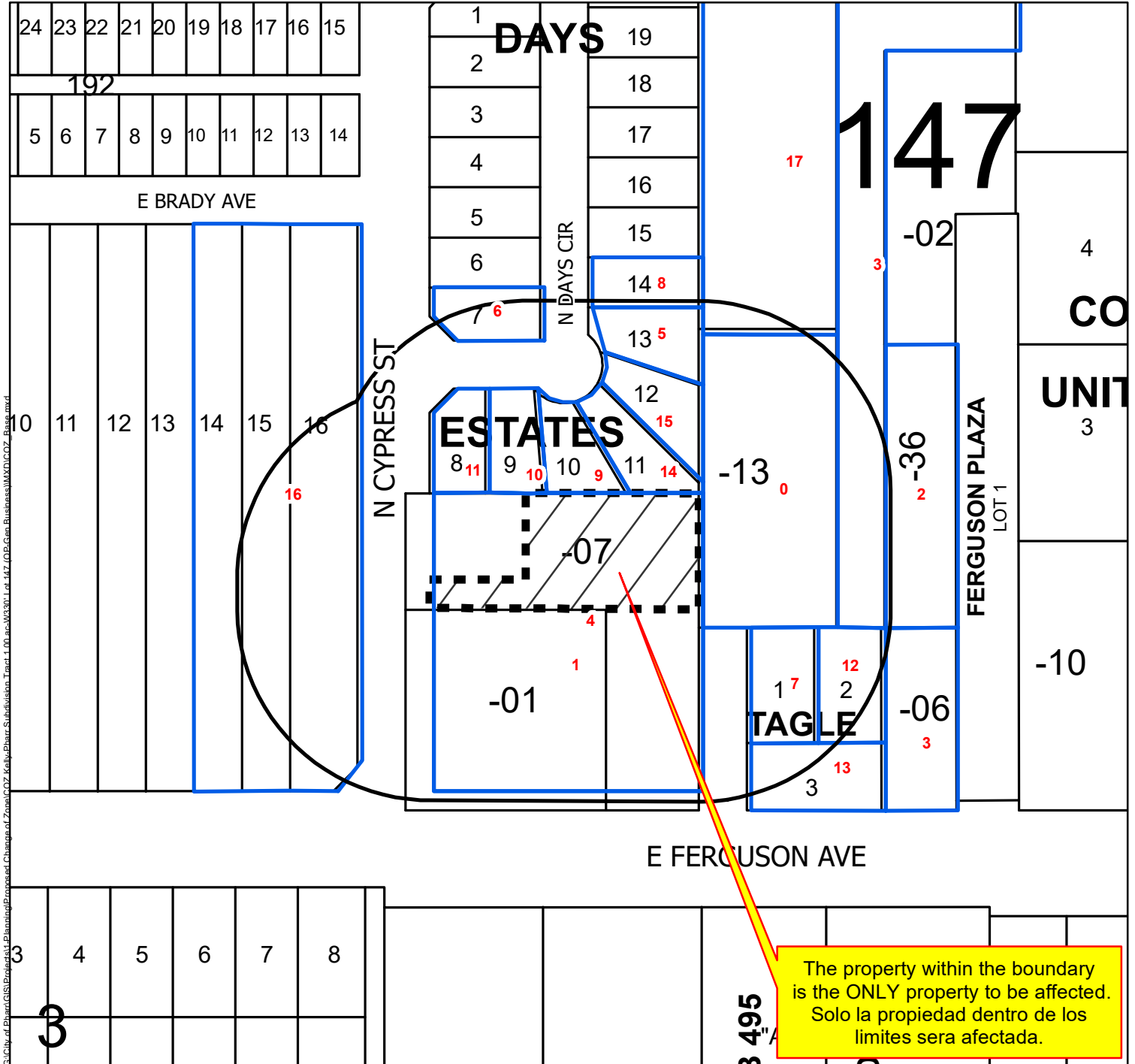
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 4/14/2023

Scale: 1 inch = 150 feet



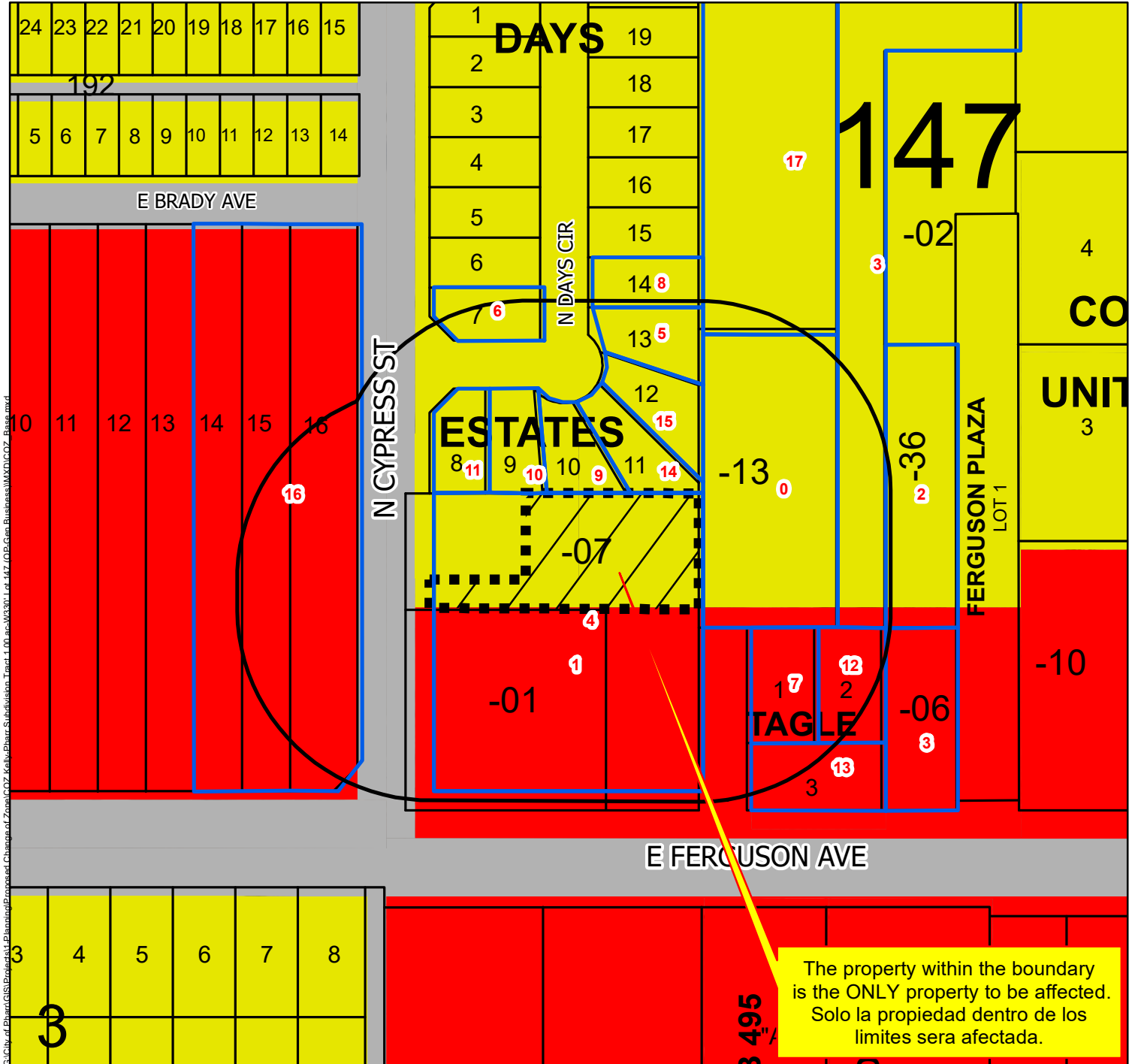




Proposed Change of Zone
Being 0.779 ac., more or less, o/o Lot 147, Kelly
Pharr Subdivision
Eduardo Pena



Pharr
Engineering
Future Land Use Map



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 Properties
- Future Land Use**
- Irrigation

- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks

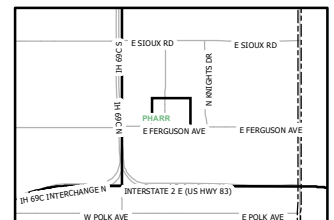
City of Pharr, Texas
Engineering Department
956.402.4242

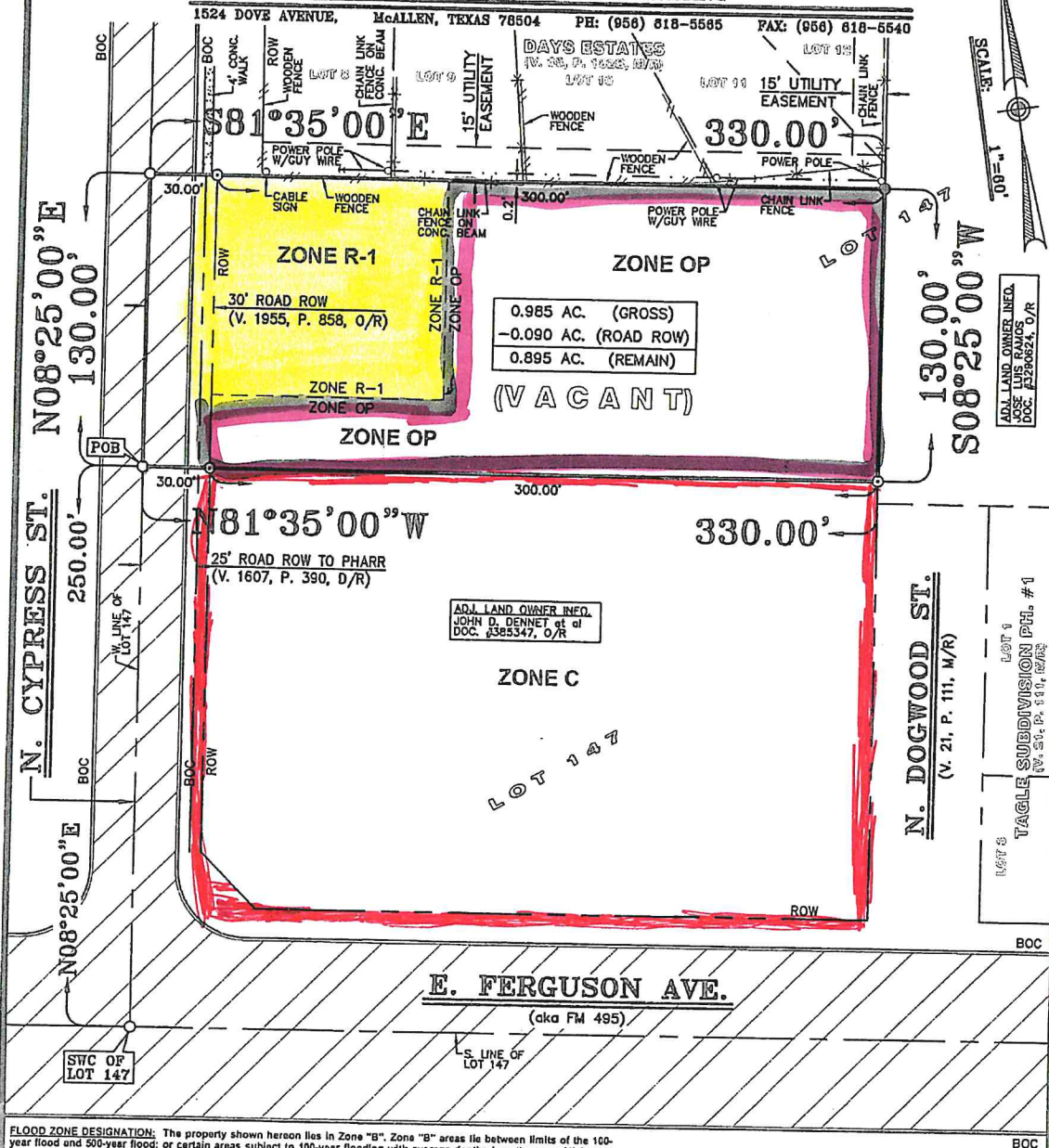
Date: 4/14/2023

Scale: 1 inch = 150 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.





FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone "B". Zone "B" areas lie 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; and areas protected by levees from the base flood as per F.E.M.A. Flood Insurance Rate Map Panel No. 460347-0005-C dated 10-19-82.

- PLAT RULES:**
1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping or improvements or visible or apparent easements except as shown on this plat.
 2. This survey plat is prepared in connection with Title Policy G.F. # 232445681 and does not guarantee title. This survey is for the exclusive use of the client named herein and may not be copied or transferred to another party without the express written consent of the surveyor.
 3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act."
 4. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation or/or gas lines.
 5. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code, (Blank)
 6. Rights or claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
 7. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.
 8. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of the City of Pharr and/or other Governmental Authority.
 9. Subject to any oil, gas and mineral lease of record.
 10. Bearing Basis: "W. line of Lot 147, Kelly-Pharr Subdivision"
- BORROWER(S):** Pena Real Estate Investments LLC

LEGEND

- – DENOTES FOUND 1/2" ROD
 ○ – DENOTES SET 1/2" ROD
 ○ – DENOTES NO MONUMENT
 ROW – DENOTES RIGHT OF WAY
 BOC – DENOTES BACK OF CURB
 POB – DENOTES POINT OF BEGINNING
 ZONE R-1 – DENOTES SINGLE FAMILY RESIDENTIAL DISTRICT
 ZONE OP – DENOTES OFFICE AND PROFESSIONAL DISTRICT
 ZONE C – DENOTES GENERAL BUSINESS DISTRICT

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 301 E. FERGUSON AVE., in PHARR, TEXAS, DESCRIBED AS FOLLOWS:
A TRACT OF LAND BEING THE NORTH 130.00 FEET OF THE SOUTH 380.0 FEET OF THE WEST 10.0 ACRES OF LOT ONE HUNDRED FORTY-SEVEN (147), KELLY-PHARR SUBDIVISION OF PORCIONES 69 AND 70, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

23-64888
Job No.

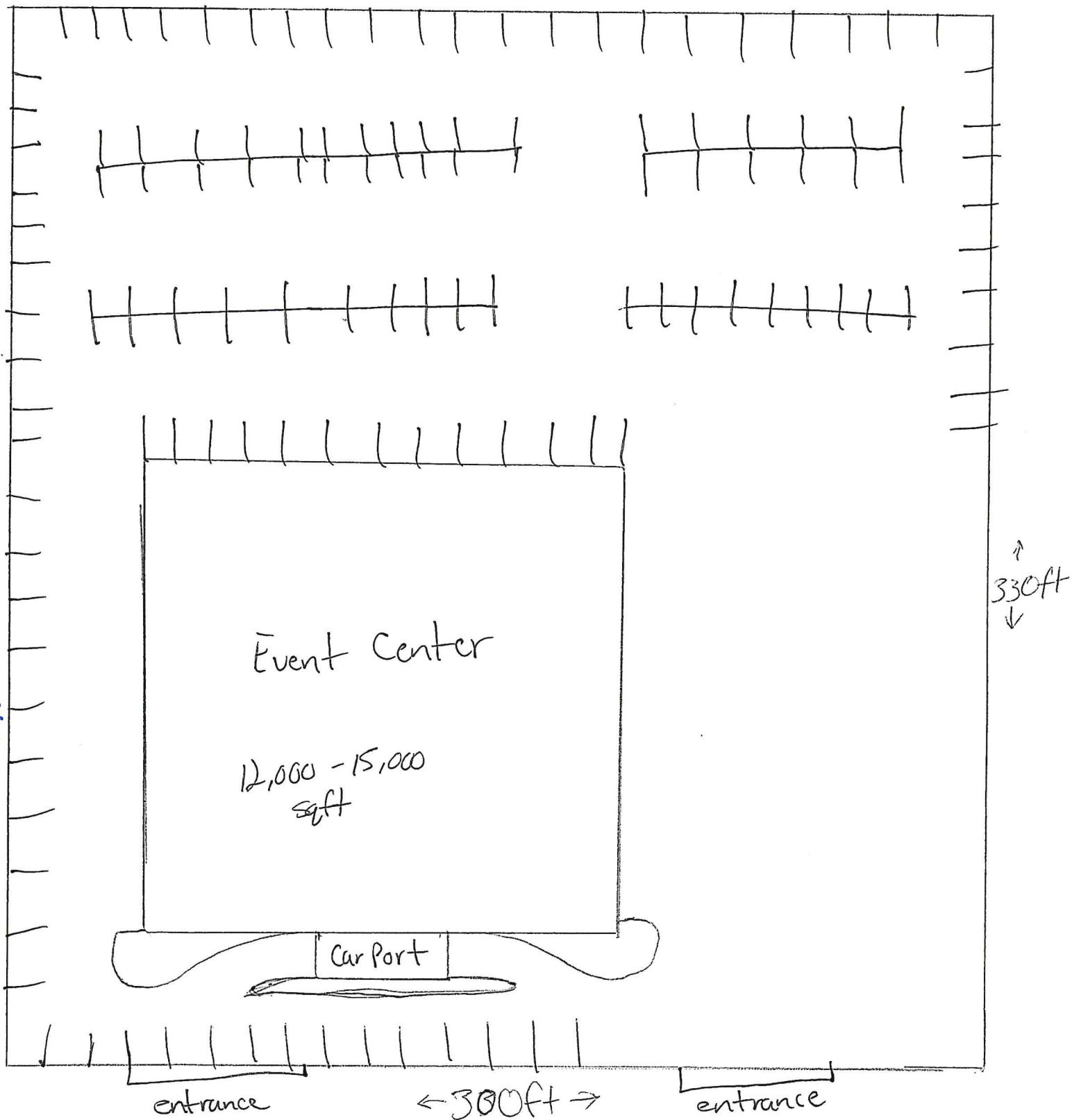
03-27-23
Date

© COPYRIGHT 2023 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.



Registered Professional Land Surveyor No. 4802

N. Cypress St.



E. Ferguson



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: May 5, 2023

MEETING DATE: May 8, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Raul Alejandro Zarate, representing Peña Real Estate 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 General Business District (C). The property is legally described as being 0.206 acres, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 301 East Ferguson Avenue. **COZ#230492**

Classification: Public Hearing

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

Issue: Raul Alejandro Zarate, representing Peña Real Estate 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 General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request to rezone from Single-Family Residential District (R-1) 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 - 5/5/2023
Approved - 5/5/2023
Final Approval - 5/5/2023



MEMORANDUM

DATE: MONDAY, MAY 08, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being 0.206 acres, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 301 E. Ferguson Avenue. COZ#230492

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:

Raul Alejandro Zarate, representing Peña Real Estate 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 General Business District (C) in order to develop and construct an event center.

The subject site is located on the northeast corner of East Ferguson Avenue and North Cypress Street, with a physical address of 301 East Ferguson Avenue. The property is legally described as being 0.206 acres, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Ferguson Avenue, a 120 ft – 150 ft. principal arterial street that runs east and west with a posted speed limit of 40 - 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the north were rezoned from General Business District (C) to Single-Family Residential District (R-1) on August 17, 1999. The property to the west was rezoned from Medium Density Multi-Family District (R3) to Heavy Commercial District (HC) on August 1, 1995. The property to the east was rezoned from Single-Family Residential District (R-1) to Office and Professional District (O-P). 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 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 most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors.

Sixteen (16) letters were mailed out to the surrounding property owners on April 21, 2023, and a legal notice was published in the Advance News Journal on April 19, 2023. Staff received one (1) response for information only to the letters and the legal notice.

Development Services is recommending **approval** of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C) as the property meets area requirements and 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 **May 15, 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

Raul Alejandro Zarate, representing Peña Real Estate Investments, LLC.,

APPLICANT

Single-Family Residential District (R-1)
CURRENT ZONE

301 E FERGUSON AVE

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 from Single-Family Residential District (R-1) 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, Planner I

PREPARED BY

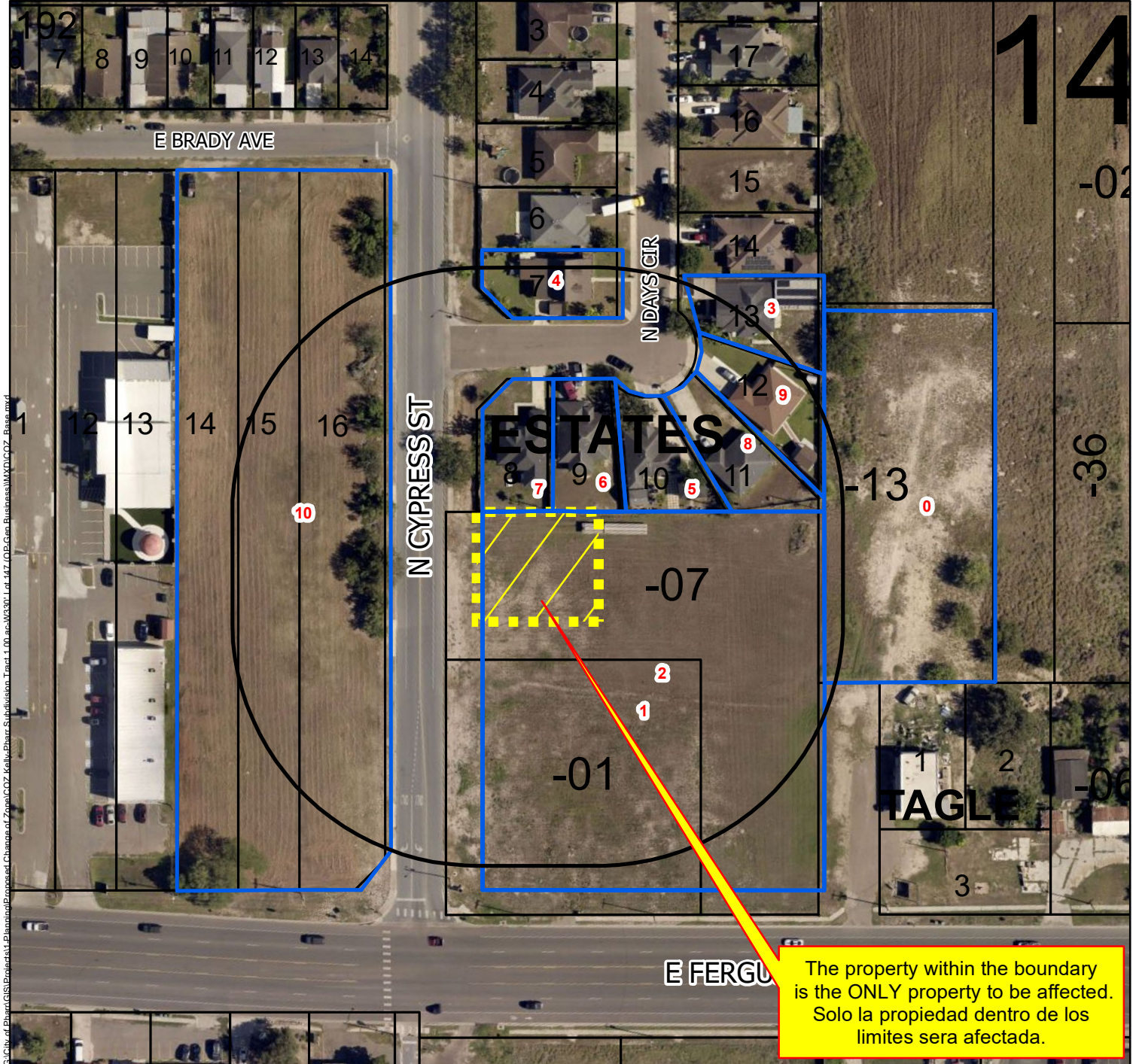
May 2, 2023

DATE

Proposed Change of Zone
Being 0.206 acres, more or less, out of Lot 147,
Kelly-Pharr Subdivision



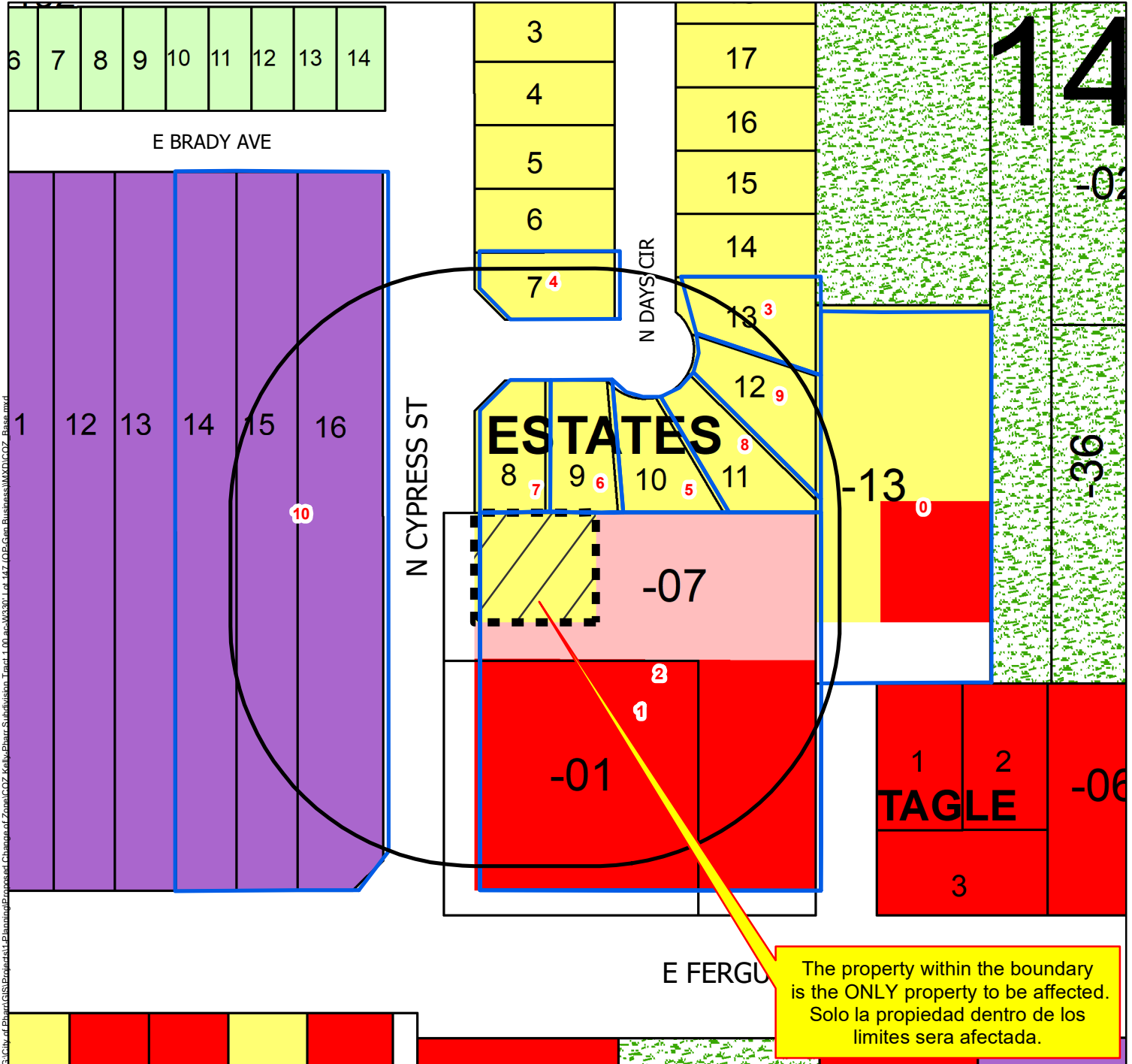
Eduardo Pena



Proposed Change of Zone
Being 0.206 acres, more or less, out of Lot 147,
Kelly-Pharr Subdivision
Eduardo Pena



Zoning Map



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

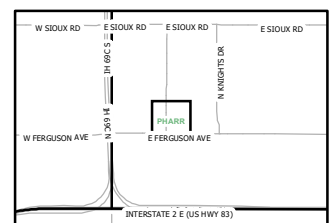
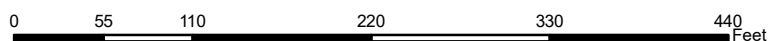
- 200 ft Radius
- Notified Properties
- Subject Property

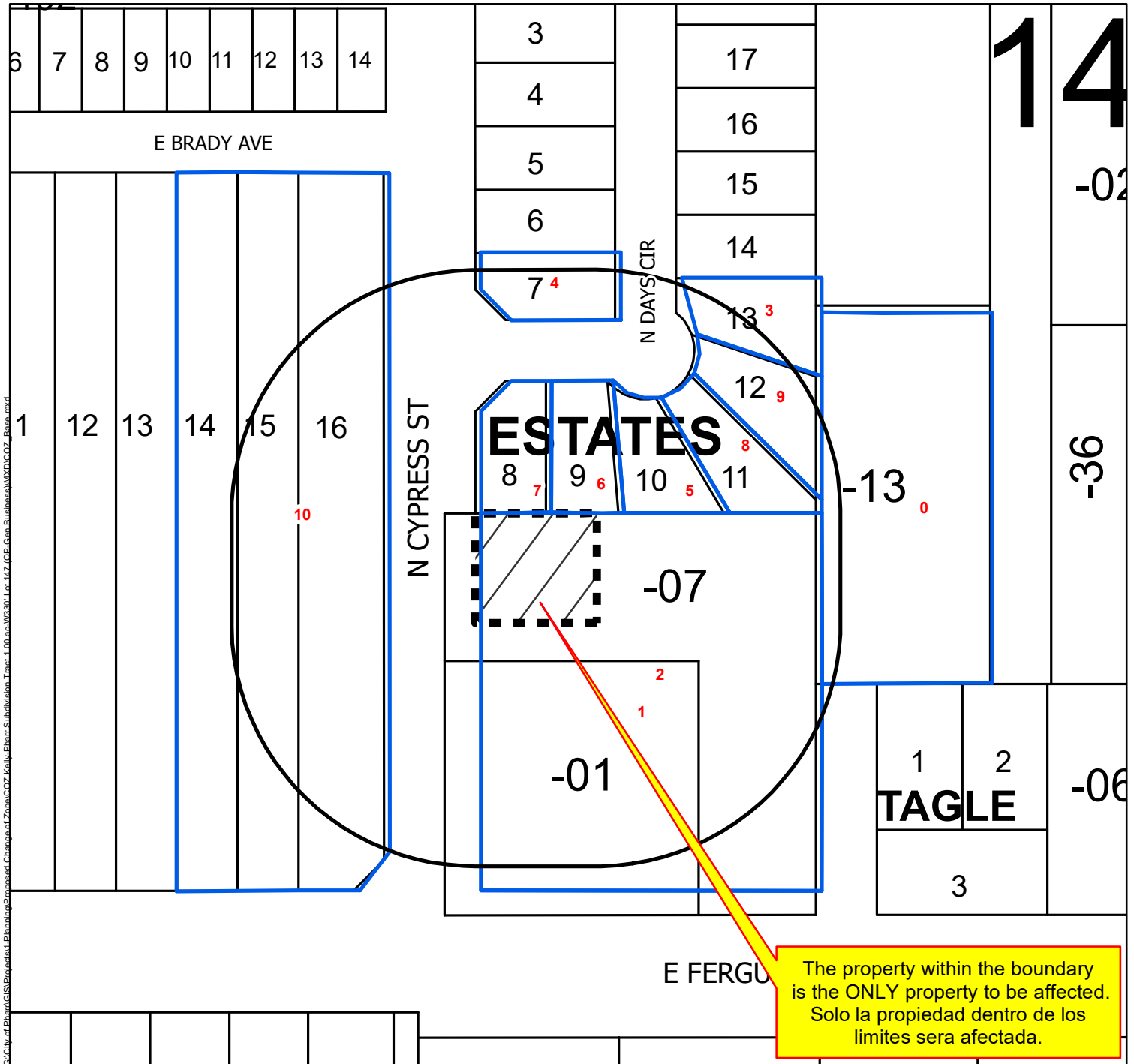
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 4/14/2023

Scale: 1 inch = 118 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

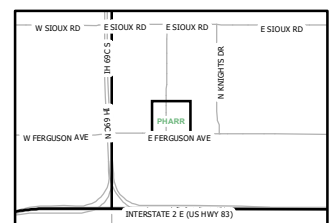
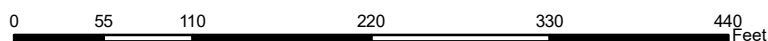
Planned Unit Development

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.

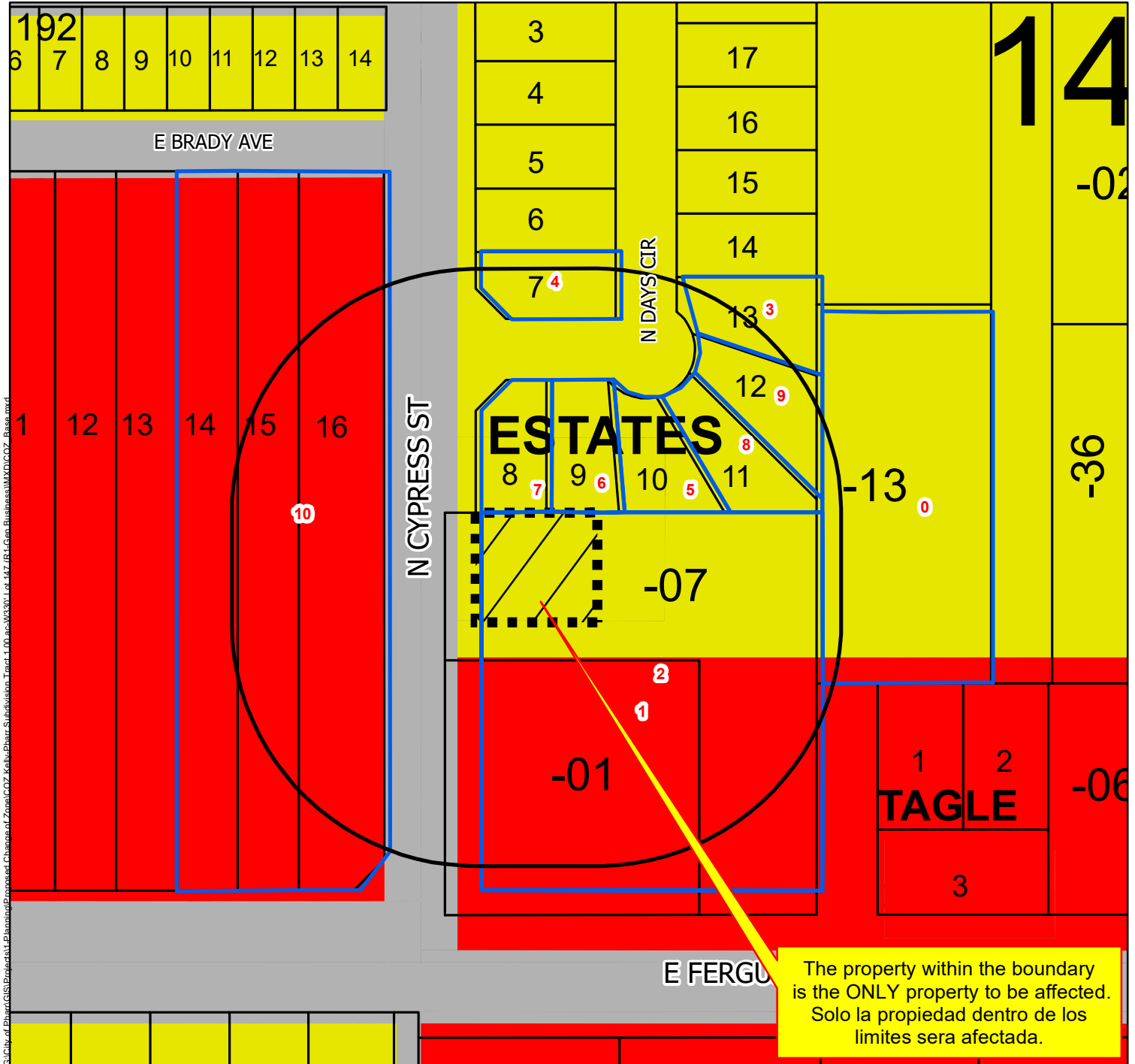


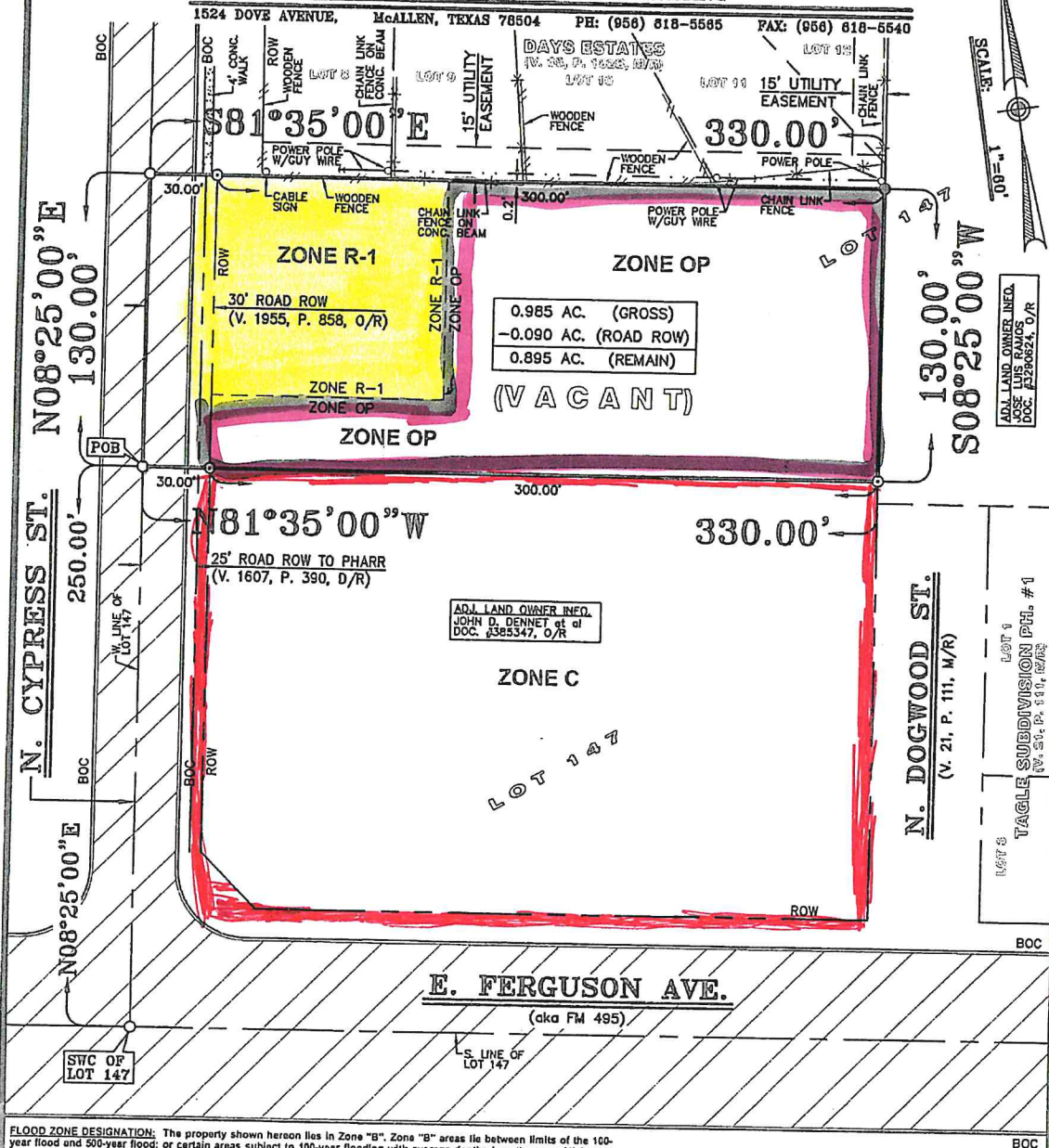
Proposed Change of Zone
Being 0.206 acres, more or less, out of Lot 147,
Kelly-Pharr Subdivision

Eduardo Pena



Future Land Use Plan





FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone "B". Zone "B" areas lie 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; and areas protected by levees from the base flood as per F.E.M.A. Flood Insurance Rate Map Panel No. 460347-0005-C dated 10-19-82.

- PLAT RULES:**
1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping or improvements or visible or apparent easements except as shown on this plat.
 2. This survey plat is prepared in connection with Title Policy G.F. # 232445681 and does not guarantee title. This survey is for the exclusive use of the client named herein and may not be copied or transferred to another party without the express written consent of the surveyor.
 3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act."
 4. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation or/or gas lines.
 5. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code, (Blank)
 6. Rights or claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
 7. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.
 8. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of the City of Pharr and/or other Governmental Authority.
 9. Subject to any oil, gas and mineral lease of record.
 10. Bearing Basis: "W. line of Lot 147, Kelly-Pharr Subdivision"
- BORROWER(S):** Pena Real Estate Investments LLC

LEGEND

- – DENOTES FOUND 1/2" ROD
 ⊙ – DENOTES SET 1/2" ROD
 ○ – DENOTES NO MONUMENT
 ROW – DENOTES RIGHT OF WAY
 BOC – DENOTES BACK OF CURB
 POB – DENOTES POINT OF BEGINNING
 ZONE R-1 – DENOTES SINGLE FAMILY RESIDENTIAL DISTRICT
 ZONE OP – DENOTES OFFICE AND PROFESSIONAL DISTRICT
 ZONE C – DENOTES GENERAL BUSINESS DISTRICT

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 301 E. FERGUSON AVE., in PHARR, TEXAS, DESCRIBED AS FOLLOWS:
A TRACT OF LAND BEING THE NORTH 130.00 FEET OF THE SOUTH 380.0 FEET OF THE WEST 10.0 ACRES OF LOT ONE HUNDRED FORTY-SEVEN (147), KELLY-PHARR SUBDIVISION OF PORCIONES 69 AND 70, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS.
(SEE METES AND BOUNDS DESCRIPTION)

23-64888
Job No.

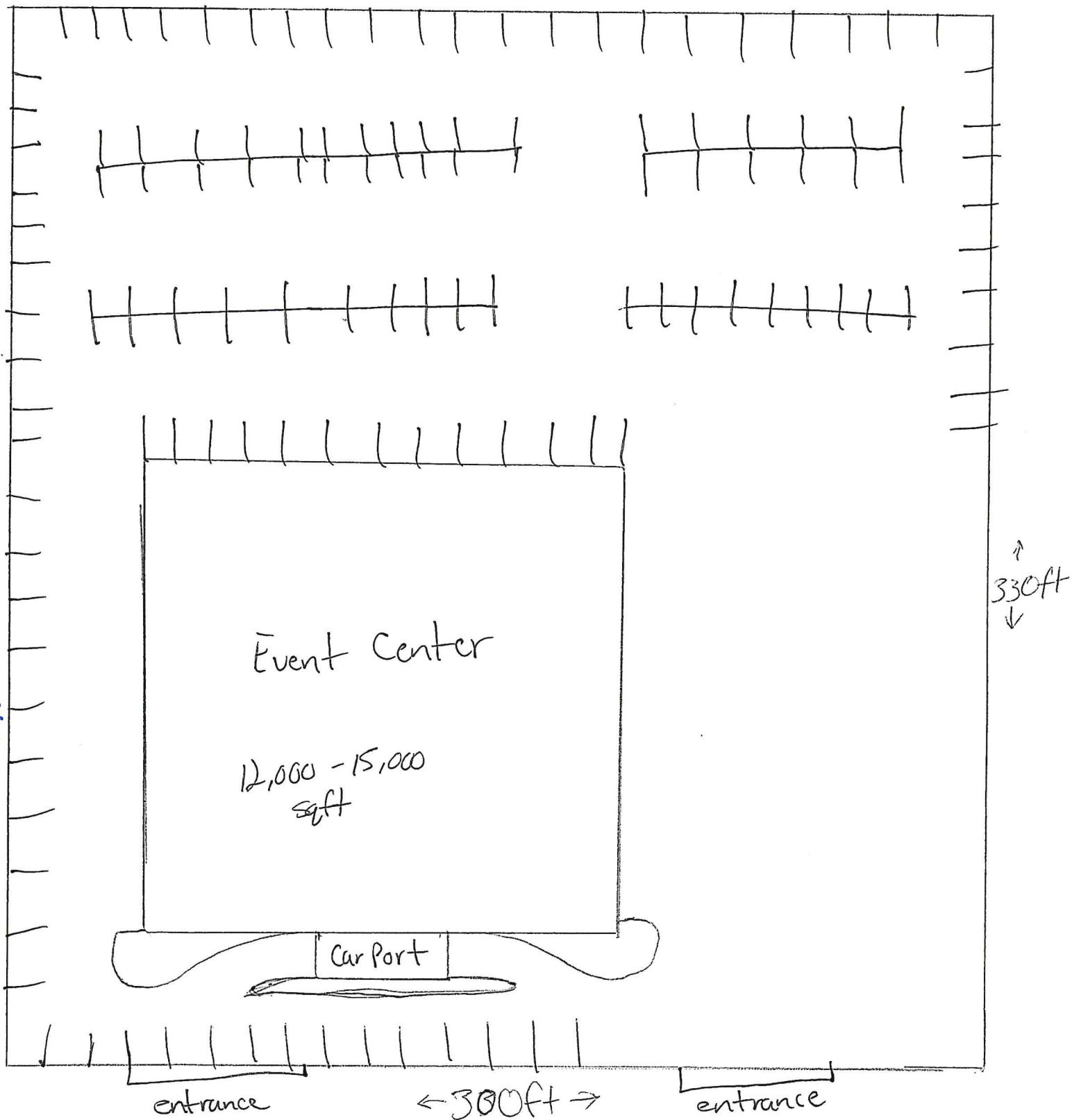
03-27-23
Date

© COPYRIGHT 2023 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.



Registered Professional Land Surveyor No. 4802

N. Cypress St.



E. Ferguson



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.5.

DATE SUBMITTED: May 4, 2023

MEETING DATE: May 8, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Juan Alberto Avila, d/b/a Five-O-Firearms, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation for sales of firearms in a Single-Family Residential District (R-1). The property is legally described as being Lot 25, Las Palmas South Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8611 South Las Palmas Drive. **CUP#230491**

Classification: Public Hearing

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

Issue: Juan Alberto Avila, d/b/a Five-O-Firearms, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation for sales of firearms in a Single-Family Residential District (R-1).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request for a Conditional Use Permit to allow a home occupation for sales of firearms in a Single-Family Residential District (R-1) 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 - 5/4/2023
Approved - 5/4/2023
Final Approval - 5/5/2023



MEMORANDUM

DATE: MONDAY, MAY 08, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCCUPATION – (SALES OF FIREARMS) FILE NO. CUP#230491
--

GENERAL INFORMATION:

APPLICANT: Juan Alberto Avila, d/b/a Five-O-Firearms, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation for sales of firearms in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being Lot 25, Las Palmas South Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 8611 South Las Palmas Drive.

ZONING: The property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, west and east and Agricultural and/or Open Space District (A-O) to the south. This area is generally designated for single-family residential and irrigation use in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Pending inspections of the Conditional Use Permit.
------------------	----------------------	--

FIRE DEPARTMENT :	Pending inspections of the Conditional Use Permit.
CODE COMPLIANCE:	Pending inspections of the Conditional Use Permit.
DEVELOPMENT SERVICES DEPARTMENT:	Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Twenty-four (24) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only.

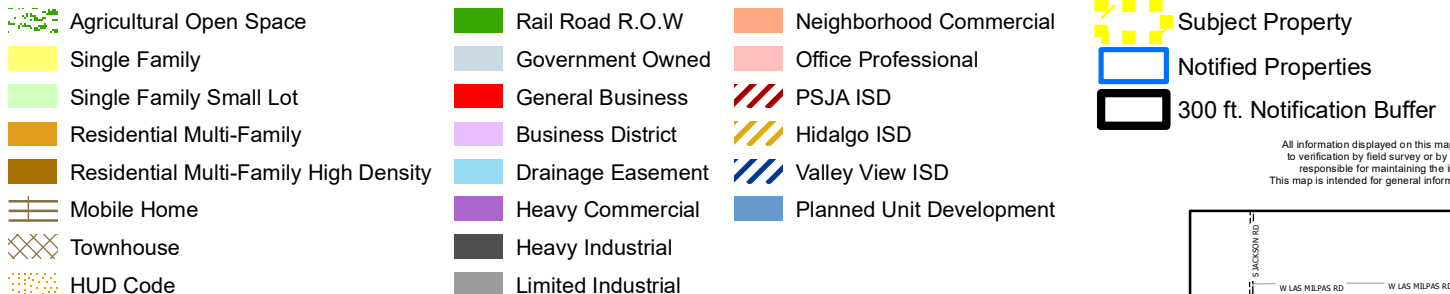
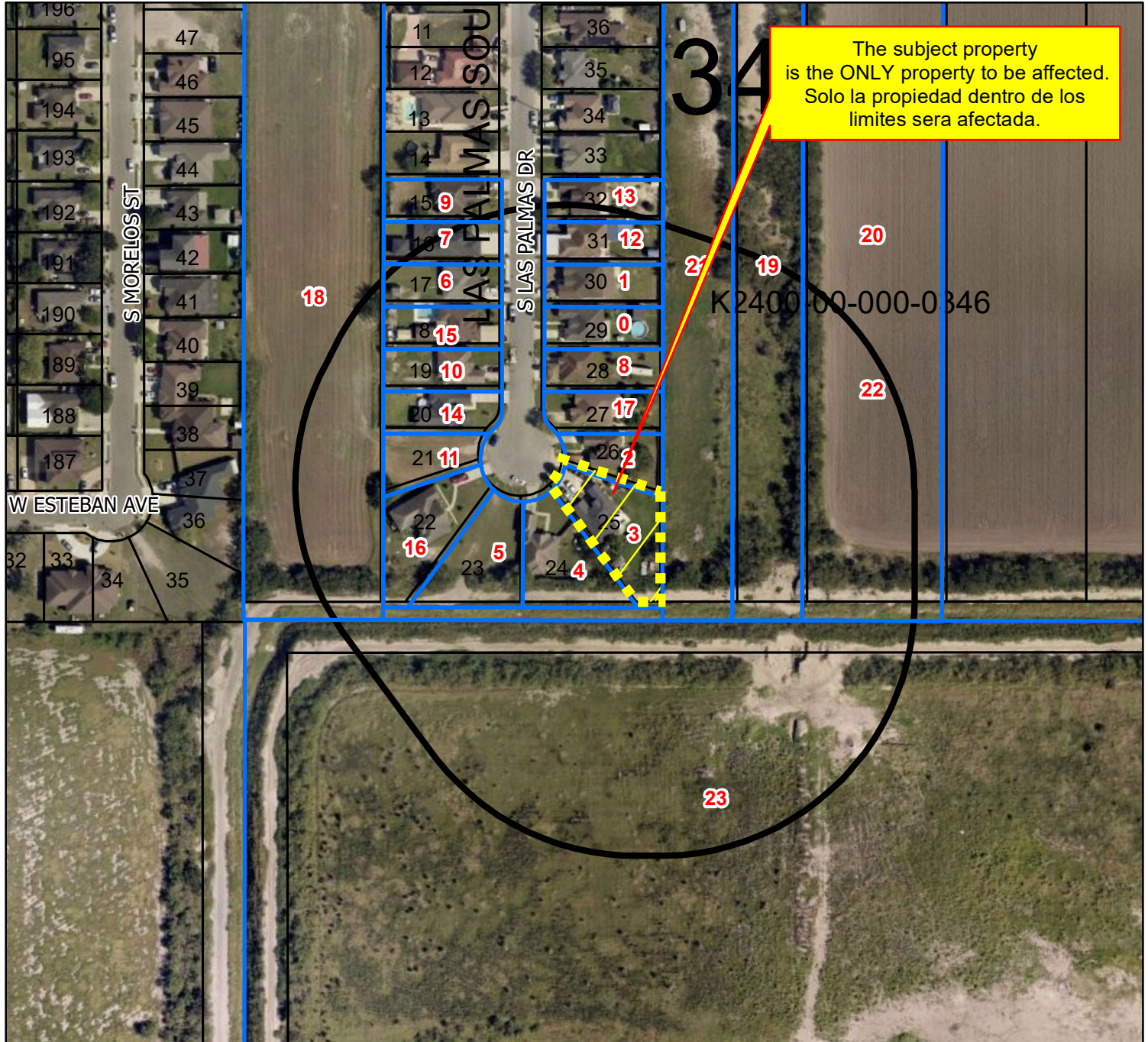
PLANNING STAFF RECOMMENDATIONS: Development Services is recommending approval of the request for a Conditional Use Permit to allow a home occupation for sales of firearms in a Single-Family Residential District (R-1) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements, listed below; any violation of City Ordinance will terminate this Conditional Use Permit;
2. The area used in conducting the home occupation will be clearly secondary to the home use;
3. Only one (1) non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her title or occupation may be permitted when attached flush to the main building;
4. There shall be no more than one (1) additional unrelated employee other than immediate members of the family residing on the premises;
5. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
7. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal thirty (30) days before its expiration date;
8. Garages, carports or accessory buildings, shall not be used for home occupation other than for the storage of an automobile;
9. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
10. There shall be no entrance or exit way specifically provided in the dwelling or on the

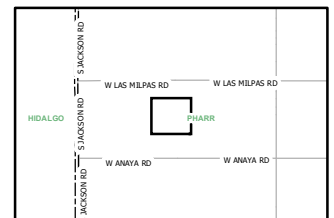
premises for the conduct of the **home occupation** thereon;

11. No more than one (1) **home occupation** shall be permitted within any single dwelling;
12. The following shall be considered as grounds for revocation of a **home occupation** Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the dwelling being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Failure to pay the annual renewal fee of \$50.00 shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.
 - Conditional Use Permits for **home occupations** that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.
13. Applicant shall be in full compliance with all conditions as set forth by Code Compliance, Fire Department, Police Department and Development Services Department;
14. Applicant shall also comply with all federal and state firearms laws.

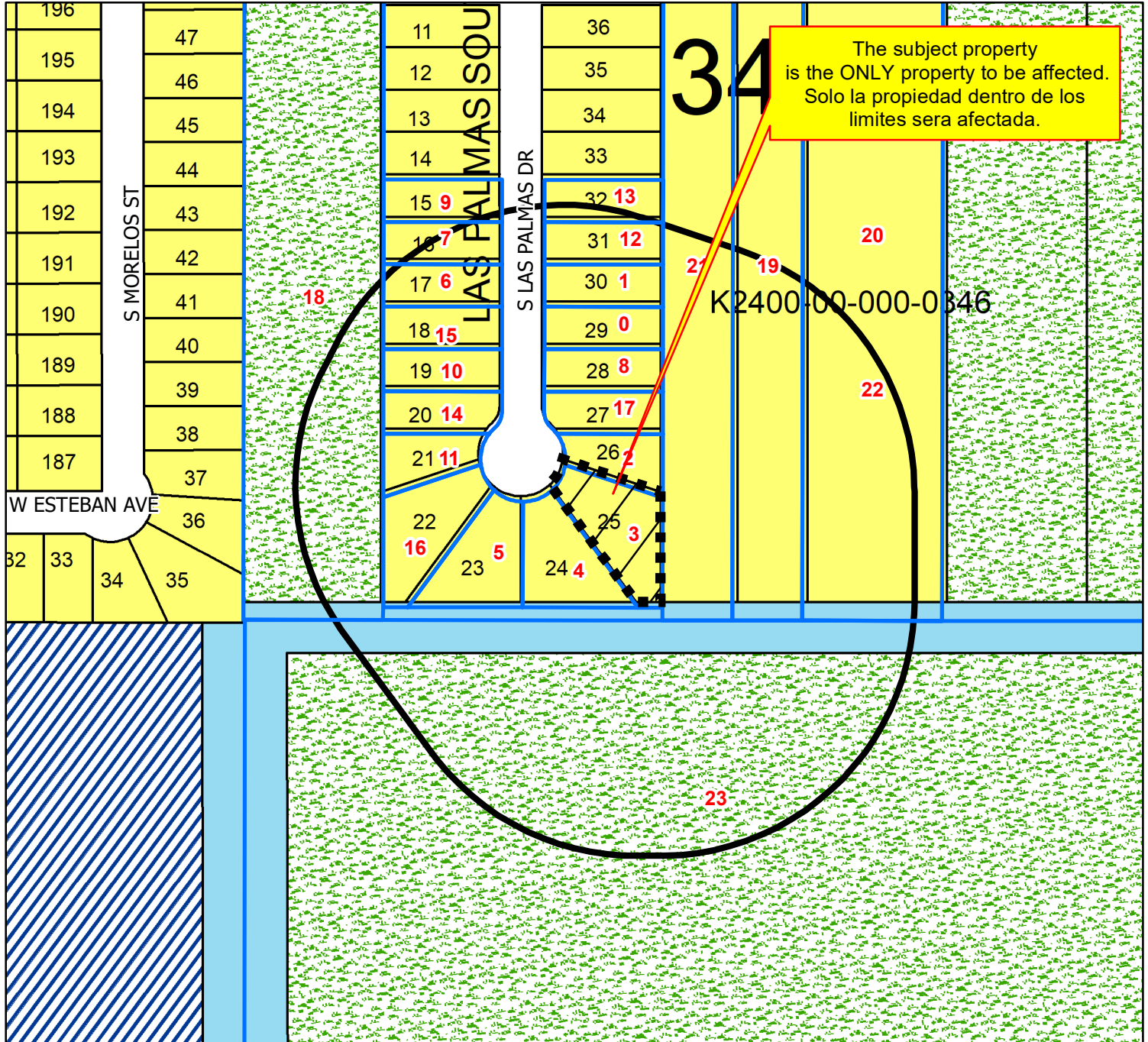
G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP_Lot 24, Block 8600, Las Palmas Subdivision\MXD\CUP_Base.mxd



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



G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP_Lot 24, Block 8600, Las Palmas Subdivision\MXD\CUP_Base.mxd



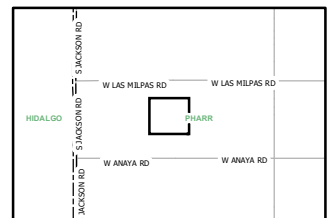
Agricultural Open Space
 Single Family
 Single Family Small Lot
 Residential Multi-Family
 Residential Multi-Family High Density
 Mobile Home
 Townhouse
 HUD Code

Rail Road R.O.W
 Government Owned
 General Business
 Business District
 Drainage Easement
 Heavy Commercial
 Heavy Industrial
 Limited Industrial

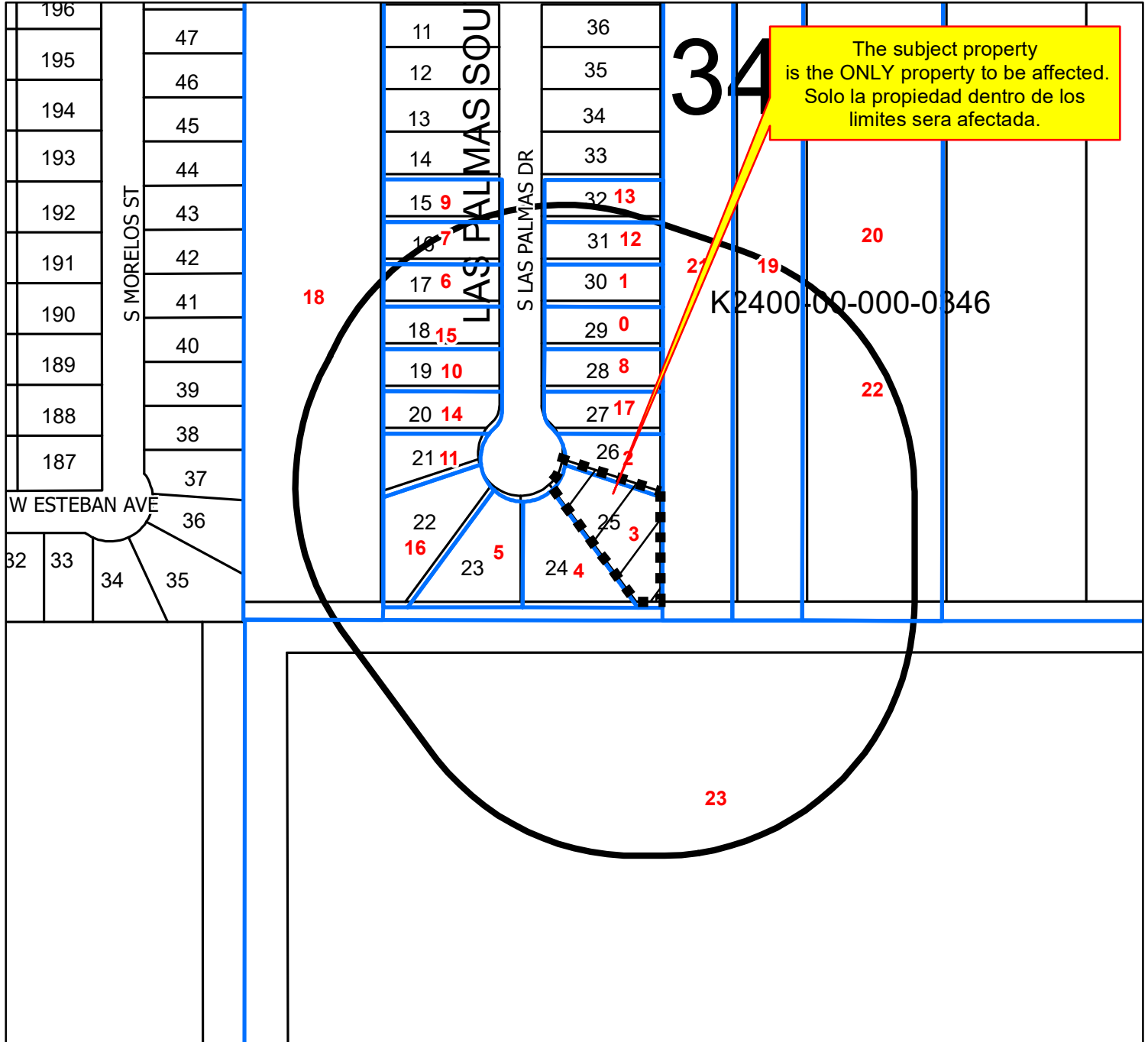
Neighborhood Commercial
 Office Professional
 PSJA ISD
 Hidalgo ISD
 Valley View ISD
 Planned Unit Development

Subject Property
 Notified Properties
 300 ft. Notification Buffer

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



G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP Lot 24, Block 8600, Las Palmas Subdivision\MXD\CUP_Base.mxd

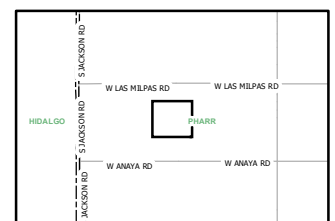


- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

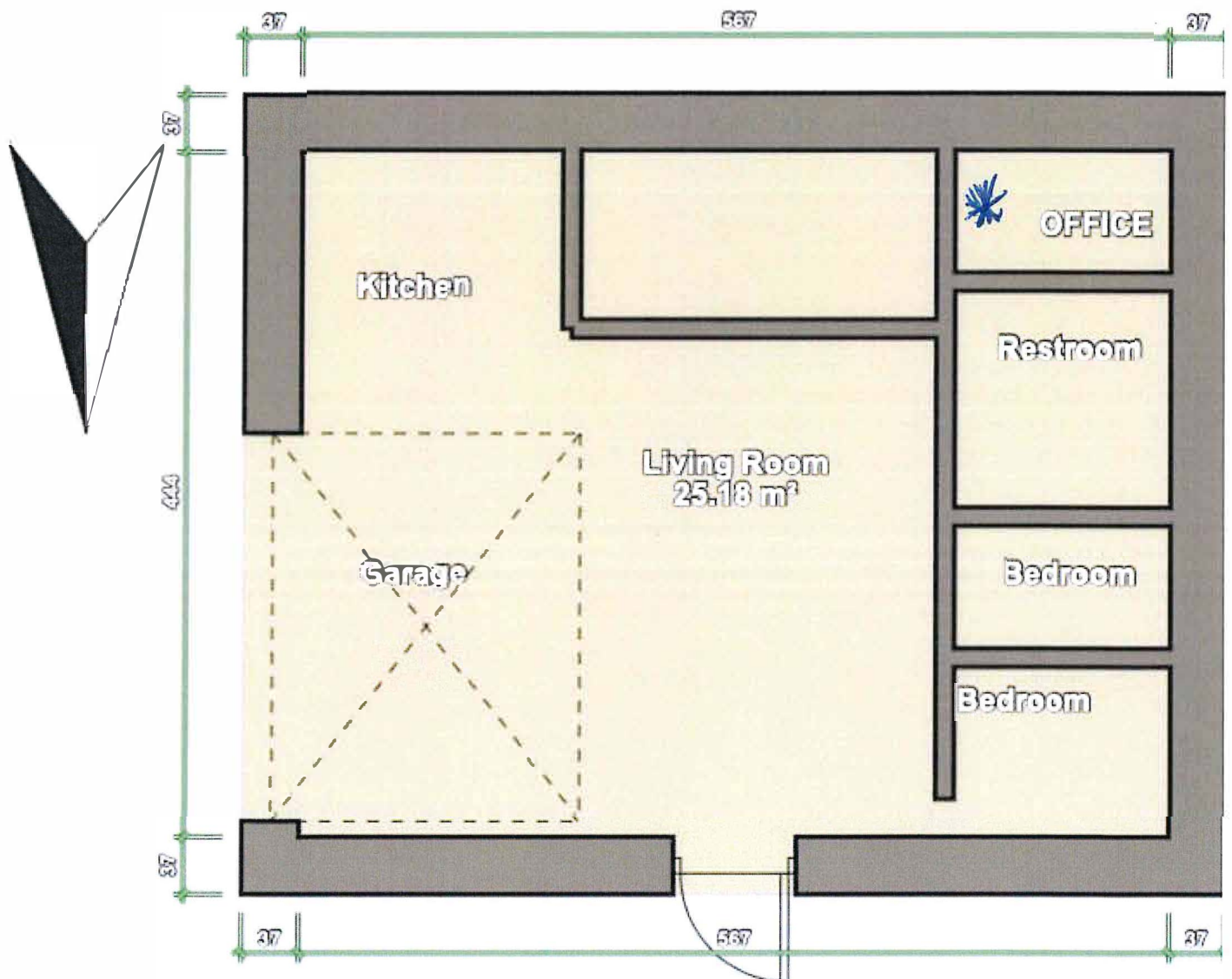
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

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

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



From:
Sent:
To:
Subject:



EXISTING RESIDENCE SITEPLAN

8611 LAS PALMAS DRIVE
PHARR, TEXAS 78577



FEBRUARY 26, 2023

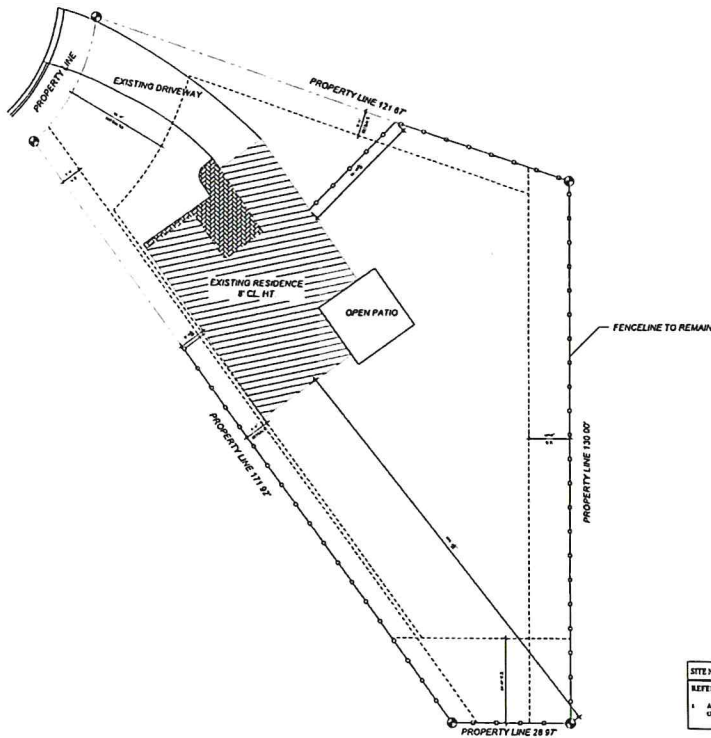
DRAWING INDEX

- 0.0 COVER SHEET | DRAWING INDEX
- 1.0 SITEPLAN



VICINITY MAP
NTS

 SIERRA VISTA DESIGNS www.sierravistadesigns.com 1101 W. 10TH ST. PHARR, TX 78577	
DESIGNER: SIERRA VISTA DESIGNS DRAWN BY: SIERRA VISTA DESIGNS CHECKED BY: SIERRA VISTA DESIGNS DATE: 02/27/2023	
ENCLOSURE: THESE PLANS ARE INTENDED TO PROVIDE THE BASIC INFORMATION FOR CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.	
EXISTING PROPERTY 8611 LAS PALMAS DR. PHARR, TEXAS	
DATE: 02/27/2023	COVER SHEET
0.0	0.0



SITE PLAN
SCALE: 1/2" = 1'-0"

SITE NOTES
REFER TO PLAT FOR MORE INFORMATION
1. ALL SETBACKS AND EASEMENTS PER CITY OF PHARR
ORDINANCE.



**SIERRA VISTA
DESIGNS**

10000 W. 10TH STREET, SUITE 100
PHARR, TEXAS 77564
TEL: 361.433.1111
WWW.SIERRAVISTADESIGNS.COM

DISCLAIMER: THESE PLANS ARE INTENDED TO PROVIDE THE BASIC INFORMATION FOR THE CONTRACTOR TO CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, EASEMENTS, AND SETBACKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PLANS AND FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY REVISIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES AND ERECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY FENCING AND PLANTING.

EXISTING PROPERTY

8611 LAS PALMAS DR.
PHARR, TEXAS

PROJECT INFORMATION

PROJECT NAME: 8611 LAS PALMAS DR.
PROJECT NUMBER: 861118
DATE: 02/27/2023
SCALE: 1/2" = 1'-0"

SITE PLAN

DATE: 02/27/2023
SCALE: 1/2" = 1'-0"



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: May 4, 2023

MEETING DATE: May 8, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: R. Gutierrez Engineering Corporation, representing Richard Goodman, Vice President, Real Estate, Construction and Retail Facilities of Lowe's Home Centers, Inc., A North Carolina Corp., is requesting preliminary plat approval of the proposed Lowe's of Pharr Subdivision. The property is legally described as being a 13.01 acre tract of land consisting of 3.76 acres out of Lot 15, 3.17 acres out of Lot 16, 3.45 acres out of Lot 17 and 2.63 acres out of Lot 18 Pharr Citrus Orchard Co., Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of South Jackson Road. **SUB#230308**

Classification: Regular

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

Issue: R. Gutierrez Engineering Corporation, representing Richard Goodman, Vice President, Real Estate, Construction and Retail Facilities of Lowe's Home Centers, Inc., A North Carolina Corp., is requesting preliminary plat approval of the proposed Lowe's of Pharr Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Lowe's of Pharr 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 - 5/4/2023
Approved - 5/4/2023
Final Approval - 5/4/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MAY 08, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LOWE'S OF PHARR SUBDIVISION FILE NO. SUB#230308

GENERAL INFORMATION:

APPLICANT: R. Gutierrez Engineering Corporation, representing Richard Goodman, Vice President, Real Estate, Construction and Retail Facilities of Lowe's Home Centers, Inc., A North Carolina Corp., is requesting preliminary plat approval of the proposed Lowe's of Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 13.01 acre tract of land consisting of 3.76 acres out of Lot 15, 3.17 acres out of Lot 16, 3.45 acres out of Lot 17 and 2.63 acres out of Lot 18 Pharr Citrus Orchard Co., Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Block of South Jackson Rd.

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

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Lowe's of Pharr Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.: 1. Streetlights shall be 250' max spacing, along W. Sam Houston Blvd.

EASEMENTS:

1. Shall provide a 15' exclusive easement to City of Pharr, for sanitary sewer lines and water lines, if any.
2. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).
3. Separate the waterline and drainage easement at rear of property, shall have a 15' exclusive easement to City of Pharr.
4. On lot 2, easement for water & sewer stop at the water meter.
5. For sewer easement do not show easement going through gas line.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Drainage report to be reviewed and approved by H.C.D.D. No.1.
2. Not required to have detention easements.

OTHER:

1. Verify with HCID 2, the 80' R.O.W. fee simple over the store.
2. Provide owner's name on the signature block and formation documents for company.
3. Label plat sheets 1 of 3, 2 of 3 and 3 of 3.
4. Plat note #15, re-word to say "Lot 2 & 1 shall have common parking area."

STRAFF REVIEW MEETING FOR: *LOWE'S OF PHARR SUBDIVISION*

COMMENTS: **Initials:** J.R. / O.D.L. **APRIL 11, 2023**

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- All utilities are existing.
- Comments made may change depending of the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- All utilities are existing.
- Will need to show all surrounding utilities (existing manholes on the west side)
- 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: LOWE'S OF PHARR SUBDIVISION

Reviewed by: J. GONZALEZ

April 12, 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. **PLAT NOTE #11 ON PLANS SHALL READ: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.**
2. **PLANS ARE IN REASONABLE COMPLIANCE AT THIS TIME.**



Pharr Public Work



**Staff Review Meeting
Lowe's of Pharr Subdivision
Pharr TX, 78577**

**DATE: 04/12/2023
0.21 Acres**

**Storm Water: Inspector
Juan Govea Code Enforcement**

956-638-4743

Plat Notes:

- **No comments**

General Notes:

- **BMP's must be established once construction has commenced.**
- **Show Drainage Layout and Details.**
- **Erosion & Sediment Control during construction shall be in accordance with the current. Texas Pollution Discharge Elimination System (T.P.D.E.S.), Texas Commission of Environmental Quality (T.C.E.Q.), and City of Pharr Best Management Practices (B.M.P.) requirements.**
- **Show and Attach an Approved (by City Engineering Department) Drainage Plan Layout with Details, to S.W.P.P.P. (Must Be Legible).**
- **Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Preconstruction Stage.**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Lowe's of Pharr
Subdivision

DATE: April 13, 2023

REVIEW: Preliminary (comments plans dated 3-31-2023)

PLAT

1. Signature from P.E. & R.P.L.S. (**Show on As built**)
2. Note No. 5---Revise note to say..." Owners to maintain detention/retention area.
3. Note No. 14---Revise note to say 5'-ft sidewalk with ADA wheelchair ramps and landings shall be required to be constructed at time of building permit phase.
4. Verify the ROW for W. Sam Houston Ave.

SITE PLAN

1. Include profile view of proposed sanitary sewer and water line.
2. A concrete cradle shall be required for sanitary sewer service. Sanitary sewer shall be 6"-in.

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.

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

Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Tuesday, April 11, 2023 4:51 PM
To: Eddie Martinez
Cc: Javier Lopez
Subject: Proposed Lowe's of Pharr S/d and Proposed Aria S/d
Attachments: l7b7ajm.pdf



[What's this?](#)

Caution. The AI reports a weak relationship between yourself and this sender. It's authenticity has not been confirmed. Verify the email before clicking on any Links or Attachments.



******* This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *******

Hello Eddie,

A few comments for the proposals.

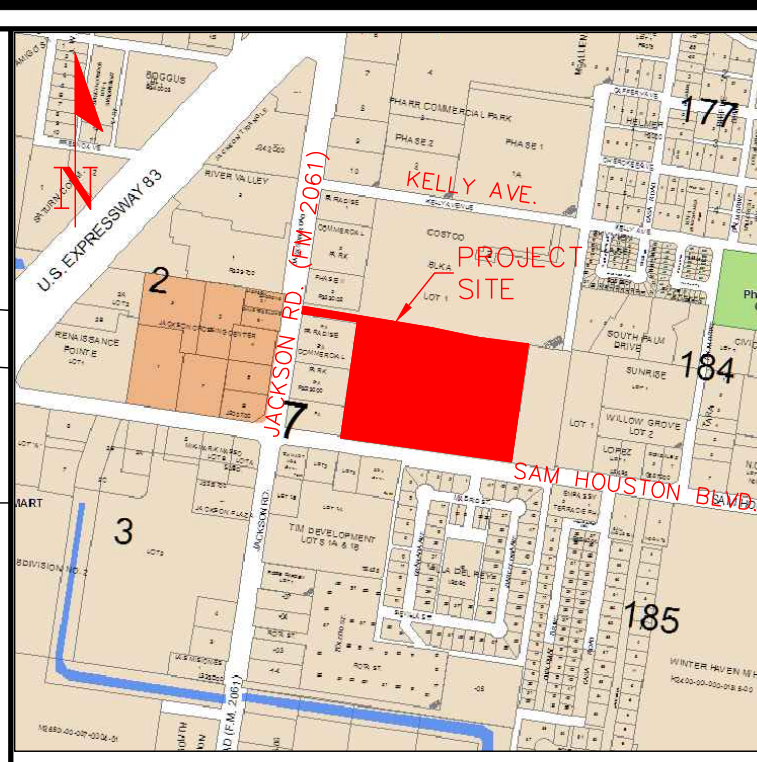
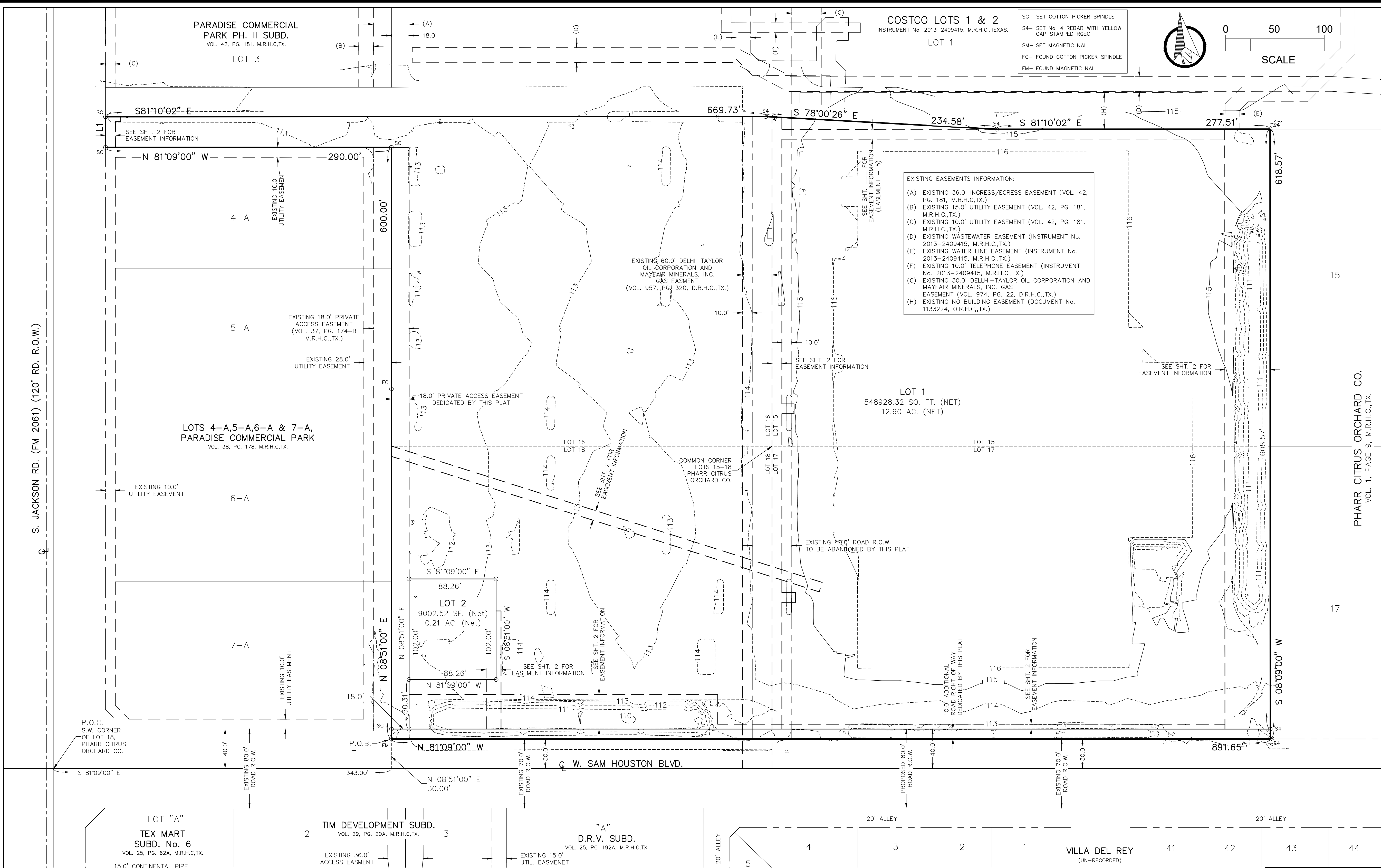
Lowe's of Pharr Subdivision: We have the general right of way covering all the lot V.19 P.297. We have an 80' canal right of way in fee diagonally across from the southeast to the northwest of the plat. An attachment is included above as a sketch and not to scale. We need the P.O.C. to make reference to Lot 7 Block 7 A.J. McColl. `No facilities to claim.

Aria Subdivision: We have the general right of way covering all the lot V.26 P.234. The west 29'(not 19') are HCID2 right of way easement by V.16 P.5 and by Tri-City Acres V.16 P.37 H.C.M.R. A crossing permit will required for the dead end street turn around.

Thank you sir!

John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589
Phone: (956) 787-1422
Fax: (956) 781-7622
Email: jbs_hcid2@att.net

File Path: F:\2022\ENG\014 - Take 5 Oil Change in Pharr\PLANS\ENG22.014 SUBDIVISION PLAT.dwg



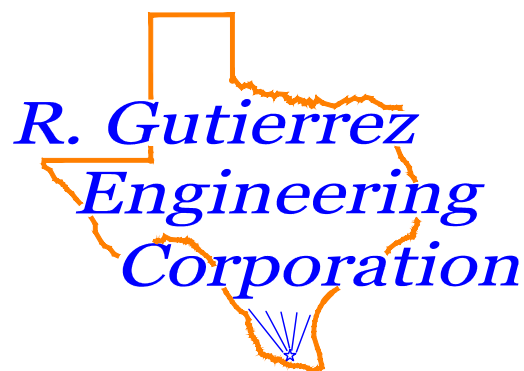
LOCATION MAP

PREPARED BY: R. GUTIERREZ ENGINEERING CORP.
130 E. PARK AVE.
PHARR, TEXAS 78577

DATE PREPARED: 02/01/2023
DATE SURVEYED: 01/20/2023

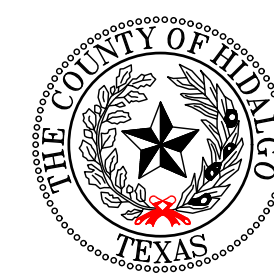
LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 08°51'00"E	31.15'

PRINCIPAL CONTACTS			
NAME	ADDRESS	PHONE No.	E-MAIL
OWNER:	130 E. PARK AVE. PHARR, TEXAS 78577	(956) 782-2557	rgutierrez@gec.net
ENGINEER:	RAMIRO GUTIERREZ		
SURVEYOR:	PABLO SOTO, JR.	(956) 782-2557	office@gec.net



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00



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

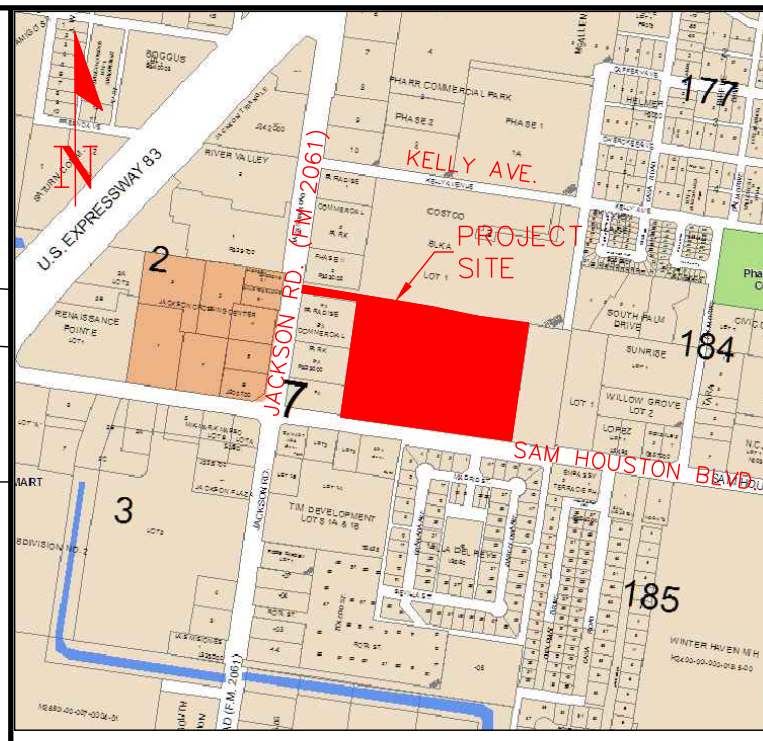
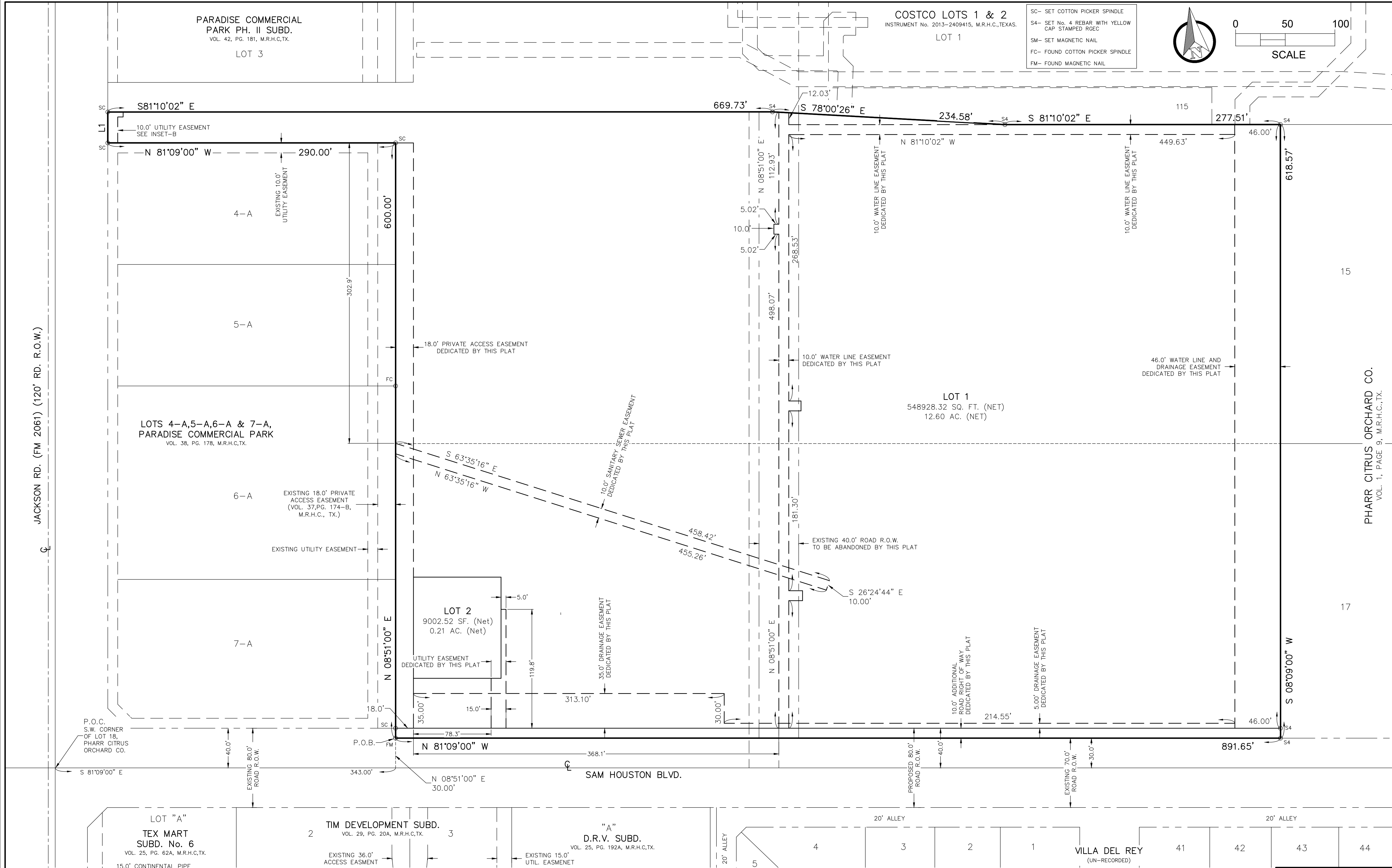
ON: _____ AT _____
AM/PM INSTRUMENT _____ OF _____
No. _____ OF _____
THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS
BY: _____ DEPUTY

SHEET 1

**SUBDIVISION PLAT
OF
LOWE'S OF PHARR SUBDIVISION**

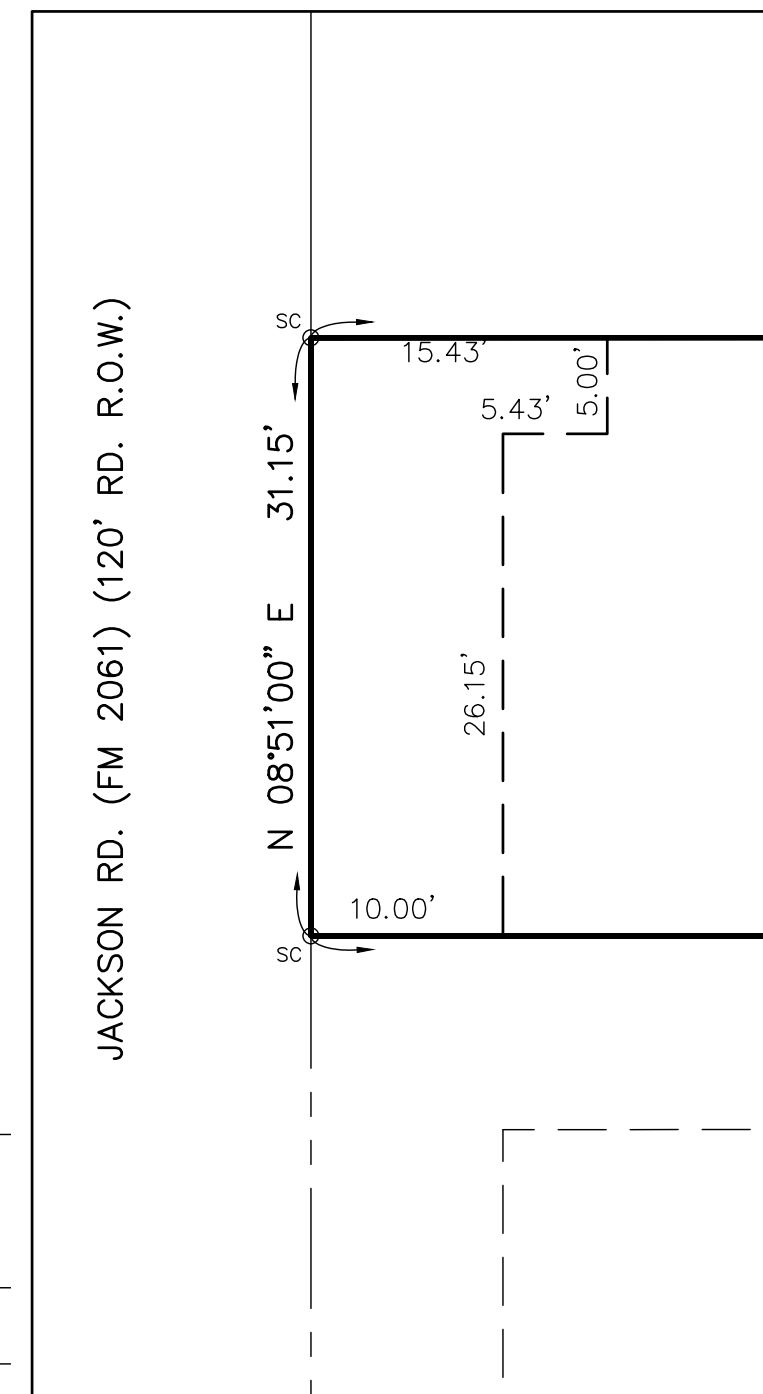
A 13.01 ACRE TRACT OF LAND CONSISTING
OF 3.76 ACRES OUT OF LOT 15, 3.17 ACRES
OUT OF LOT 16, 3.45 ACRES OUT OF LOT 17
AND 2.63 ACRES OUT OF LOT 18,
PHARR CITRUS ORCHARD CO.,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 1, PAGE 9, M.R.H.C., TEXAS.

File Path: F:\2022\ENG\014 - Take 5 Oil Change in Pharr\PLANS\ENG22.014 SUBDIVISION PLAT.dwg

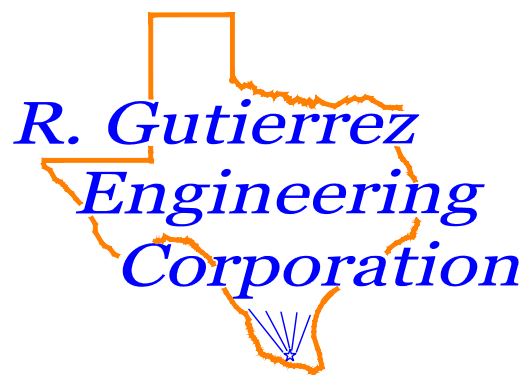


LOCATION MAP
PREPARED BY: R. GUTIERREZ ENGINEERING CORP.
130 E. PARK AVE.
PHARR, TEXAS 78577
DATE PREPARED: 02/01/2023
DATE SURVEYED: 01/20/2023

NOTE: SEE SHEET 1 FOR EXISTING EASEMENT INFORMATION.



WATER, SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT PLAT



Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00



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

ON: _____ AT _____
AM/PM INSTRUMENT _____ OF _____
No. _____ THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS
BY: _____ DEPUTY

SHEET 2

PRINCIPAL CONTACTS			
NAME	ADDRESS	PHONE No.	E-MAIL
OWNER:	130 E. PARK AVE. PHARR, TEXAS 78577	(956) 782-2557	rgutierrez@gtec.net
ENGINEER:	RAMIRO GUTIERREZ		
SURVEYOR:	PABLO SOTO, JR.	(956) 782-2557	office@gtec.net

SUBDIVISION PLAT
OF
LOWE'S OF PHARR SUBDIVISION
A 13.01 ACRE TRACT OF LAND CONSISTING
OF 3.76 ACRES OUT OF LOT 15, 3.17 ACRES
OUT OF LOT 16, 3.45 ACRES OUT OF LOT 17
AND 2.63 ACRES OUT OF LOT 18,
PHARR CITRUS ORCHARD CO.,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 1, PAGE 9, M.R.H.C., TEXAS.

STATE OF TEXAS §
COUNTY OF HIDALGO §

MAYOR: DR. AMBROSIO HERNANDEZ
DATE: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

DANNY WYLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS §
COUNTY OF HIDALGO §

HIDAGLO COUNTY DRAINAGE DISTRICT No. 1

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

DATE _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

PRESIDENT

ATTEST: _____
SECRETARY

STATE OF TEXAS §
COUNTY OF HIDALGO §

OWNER: LOWE'S HOME CENTERS, INC., A NORTH CAROLINA CORP.
ADDRESS: P.O. BOX 1111
HIGHWAY 268 - EAST DOCK
NORTH WILKESBORO, NORTH CAROLINA 28659

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS			
NAME	ADDRESS	PHONE No.	E-MAIL
OWNER:			
ENGINEER:	RAMIRO GUTIERREZ 130 E. PARK AVE. PHARR, TEXAS 78577	(956) 782-2557	rgutierrez@gec.net
SURVEYOR:	PABLO SOTO, JR. 130 E. PARK AVE. PHARR, TEXAS 78577	(956) 782-2557	office@gec.net

A 13.01 ACRE TRACT OF LAND CONSISTING OF 3.76 ACRES OUT OF LOT 15, 3.17 ACRES OUT OF LOT 16, 3.45 ACRES OUT OF LOT 17 AND 2.63 ACRES OUT OF LOT 18, PHARR CITRUS ORCHARD CO., HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 9, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 13.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 18, PHARR CITRUS ORCHARD CO.; THENCE, SOUTH 81 DEGREES 09 MINUTES 00 SECONDS EAST, WITH THE SOUTH LINE OF LOT 18, PHARR CITRUS ORCHARD CO., A DISTANCE OF 343.00 FEET; THENCE, NORTH 08 DEGREES 51 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A MAGNETIC NAIL FOUND AT THE EXISTING NORTH RIGHT OF WAY LINE OF W. SAM HOUSTON BLVD. FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, CONTINUING NORTH 08 DEGREES 51 MINUTES EAST, A DISTANCE OF 10.00 FEET, PASS A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF LOT 7-A, LOTS 4-A, 5-A, 6-A & 7-A, PARADISE COMMERCIAL PARK (VOLUME 38, PAGE 178, M.R.H.C., TEXAS) ALSO BEING THE DEDICATED NORTH RIGHT OF WAY LINE OF SAID W. SAM HOUSTON BLVD. CONTINUING NORTH 08 DEGREES 51 MINUTES EAST, A DISTANCE OF 5-A, 6-A & 7-A, PARADISE COMMERCIAL PARK (VOLUME 38, PAGE 178, M.R.H.C., TEXAS) FOR A TOTAL DISTANCE OF 10.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF LOT 4-A, LOTS 4-A, 5-A, 6-A & 7-A, PARADISE COMMERCIAL PARK (VOLUME 38, PAGE 178, M.R.H.C., TEXAS) FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 09 MINUTES 00 SECONDS WEST, WITH THE NORTH LINE OF SAID LOT 4-A, LOTS 4-A, 5-A, 6-A & 7-A, PARADISE COMMERCIAL PARK, A DISTANCE OF 290.00 FEET TO A COTTON PICKER SPINDLE SET AT THE NORTHWEST CORNER OF SAID LOT 4-A, LOTS 4-A, 5-A, 6-A & 7-A, PARADISE COMMERCIAL PARK, ALSO BEING THE EXISTING EAST RIGHT OF WAY LINE OF S. JACKSON ROAD (FM 2061) FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 51 MINUTES 00 SECONDS EAST, WITH THE EXISTING EAST RIGHT OF WAY LINE OF SAID S. JACKSON ROAD (FM 2061), A DISTANCE OF 31.15 FEET TO A COTTON PICKER SPINDLE SET AT THE SOUTHWEST CORNER OF LOT 1, COSTCO LOTS 1 & 2 (INSTRUMENT No. 2013-2409415, M.R.H.C., TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 10 MINUTES 02 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 1, COSTCO LOTS 1 & 2, A DISTANCE OF 669.73 FEET TO A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 78 DEGREES 00 MINUTES 26 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 1, COSTCO LOTS 1 & 2, A DISTANCE OF 234.58 FEET TO A COTTON PICKER SPINDLE SET FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 10 MINUTES 02 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 1, COSTCO LOTS 1 & 2, A DISTANCE OF 277.51 FEET TO A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

PASSE, SOUTH 08 DEGREES 09 MINUTES 00 SECONDS WEST, A DISTANCE OF 608.57 FEET
THENCE A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) AT DEDICATED NORTH
RIGHT OF WAY LINE OF SAID W. SAM HOUSTON BLVD., CONTINUING FOR A TOTAL DISTANCE
OF 618.57 FEET TO A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) AT THE
EXISTING NORTH RIGHT OF WAY LINE OF SAID SAM HOUSTON BLVD. FOR THE SOUTHEAST
CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 09 MINUTES 00 SECONDS WEST, WITH THE EXISTING NORTH RIGHT OF WAY LINE OF SAID W. SAM HOUSTON BLVD., A DISTANCE OF 891.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.01 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, RAMIRO GUTIERREZ, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



RAMIRO GUTIERREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 65948
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577
DATE: _____

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

1. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENTS.
2. MINIMUM BUILDING SETBACK LINES AS PER THE CITY OF PHARR ORDINANCES.
3. A MINIMUM FINISH FLOOR ELEVATION OF 18 INCHES ABOVE TOP OF CURB AS CENTERED ON LOT FOR W. SAM HOUSTON BLVD.
4. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SUBDIVISION PLAT HAS DETERMINED THAT A TOTAL OF 0.529 ac.-ft. (23,041 c.f.) WILL BE REQUIRED. THIS IS AN ESTIMATE ONLY AND A DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS DEVELOPMENT.
5. ALL DETENTION/RETENTION AREAS WILL BE MAINTAINED BY OWNER(S).
6. FLOOD ZONE: (B) - AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN (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 No.: 480347 0005 C, MAP REVISED: OCTOBER 19, 1982
7. LANDSCAPING REQUIREMENTS AS PER CITY OF PHARR ORDINANCE.
8. NO CONSTRUCTION OF ANY STRUCTURE IS ALLOWED, UNLESS FIRE PROTECTION IS IN PLACE.
9. BENCHMARK: CITY OF PHARR MONUMENT No. 41 - LOCATED APPROXIMATELY 10 FT. NORTH FROM BACK OF CURB OF W. SAM HOUSTON BLVD. AND 54 FT EAST OF THE EAST LINE OF PHARR CITRUS ORCHARD CO.
ELEVATION: 112.70
N: 16594557.838
E: 1082341.543
10. EROSION & SEDIMENTATION CONTROL "DURING CONSTRUCTION" SHALL "BE IN ACCORDANCE" WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM.
11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
12. OWNERS TO MAINTAIN RIGHT OF WAY AND PERIMETER OF SUBDIVISION.
13. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
14. ADA COMPLIANT RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED WITHIN INTERNAL STREET AT THE TIME OF SUBDIVISION CONSTRUCTION PHASE.
15. PARKING LOT TO BE HELD IN COMMON.

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, PABLO SOTO, Jr., a REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

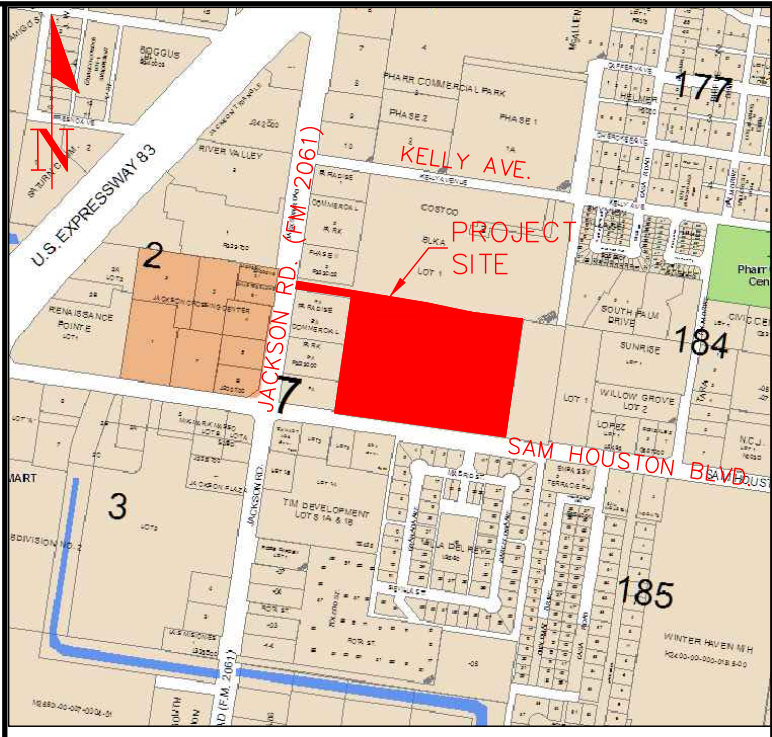


PABLO SOTO JR., R.P.L.S. No. 4511
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577
DATE: _____



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

SHEET 3

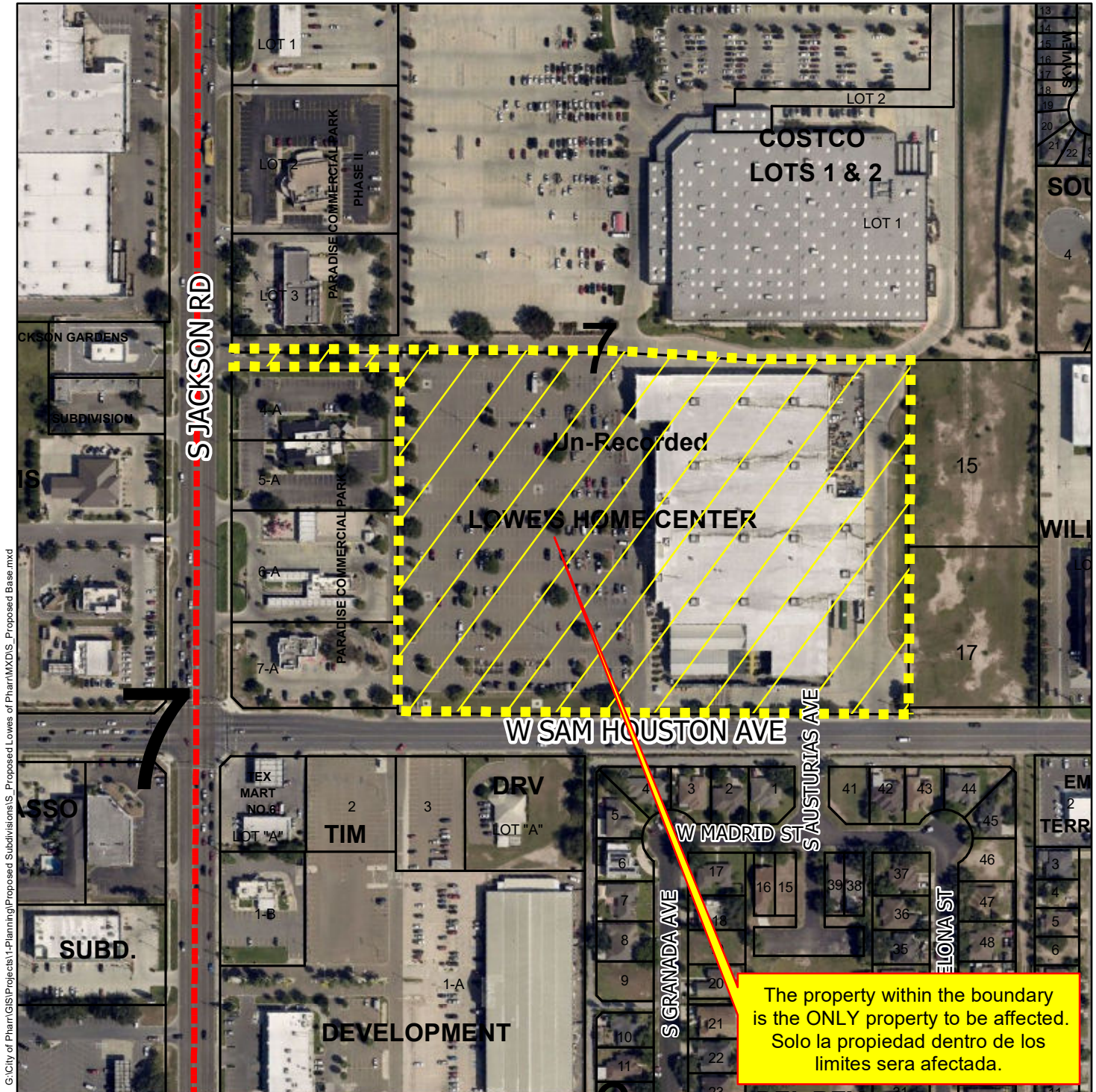


LOCATION MAP

PREPARED BY: R. GUTIERREZ ENGINEERING CORP.
130 E. PARK AVE.
PHARR, TEXAS 78577

DATE PREPARED: 02/01/2023
DATE SURVEYED: 01/20/2023

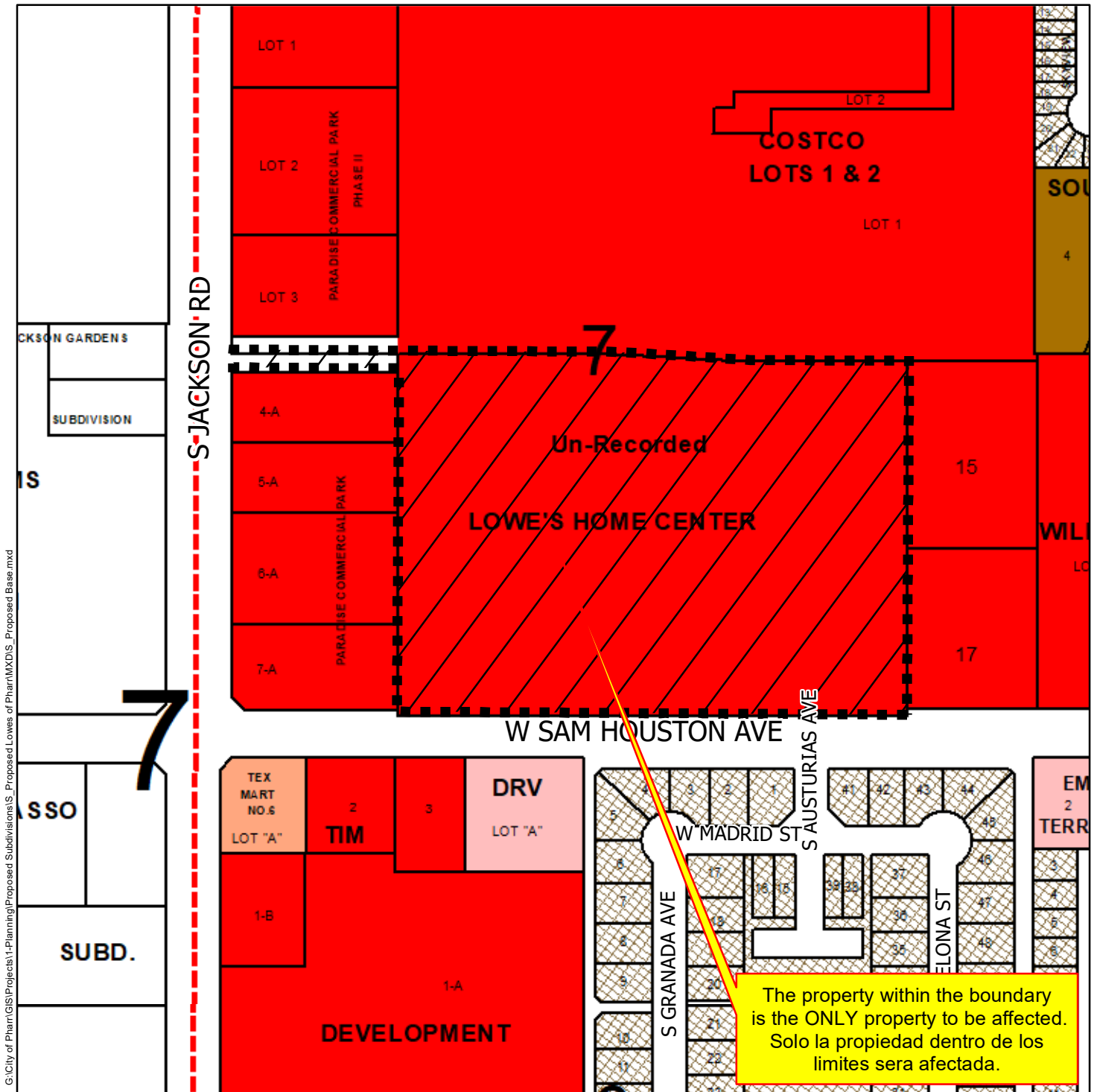
SUBDIVISION PLAT
OF
LOWE'S OF PHARR SUBDIVISION
A 13.01 ACRE TRACT OF LAND CONSISTING
OF 3.76 ACRES OUT OF LOT 15, 3.17 ACRES
OUT OF LOT 16, 3.45 ACRES OUT OF LOT 17
AND 2.63 ACRES OUT OF LOT 18,
PHARR CITRUS ORCHARD CO.,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 1, PAGE 9, M.R.H.C., TEXAS.



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Lowe's of Pharr\MXD\1-Proposed Base.mxd

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





- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
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| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |

Scale: 1 inch = 250 feet

0 125 250 500 750 1,000 Feet





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: May 4, 2023

MEETING DATE: May 8, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pablo Soto Jr., P.E., representing Ashley Anette Perez and Diego Armando Torres, owners, are requesting preliminary plat approval of the proposed Diego Torres Estates Subdivision. The property is legally described as being a 0.96 acre tract of land, out of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West Greg Drive. **SUB#220725**

Classification: Regular

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

Issue: Pablo Soto Jr., P.E., representing Ashley Anette Perez and Diego Armando Torres, owners, are requesting preliminary plat approval of the proposed Diego Torres Estates Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Diego Torres Estates Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

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



MEMORANDUM

DATE: MONDAY, MAY 08, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: DIEGO TORRES ESTATES SUBDIVISION FILE NO. SUB#220725
--

GENERAL INFORMATION:

APPLICANT: Pablo Soto Jr., P.E., representing Ashley Anette Perez and Diego Armando Torres, Owners, are requesting preliminary plat approval of the proposed Diego Torres Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.96 acre tract of land, out of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1400 Block of West Greg Drive.

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

PROPERTY PROPOSED USE: Single family homes.

VARIANCES: None requested.

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

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

1. Provide street light layout.
2. Provide a 15'x15' R.O.W. corner clip.

EASEMENTS:

1. Label existing or dedicated easements on plat.

**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. Drainage report to be reviewed and approved by H.C.D.D.#1.
2. Provide detention directive.

OTHER:

1. Provide all pertinent City of Pharr details.
2. Need signatures on plat engineer and surveyor.
3. Add address for both owners.
4. Remove plat note #3.
5. Location map scale 1"=500'.
6. Update year on signature blocks.
7. See staff comments attached.

STAFF REVIEW MEETING FOR: *DIEGO TORRES SUBDIVISION*

COMMENTS: **Initials:** J.R. **FEBRUARY 25, 2023**

WATER:

- Ok as proposed.
- Water service will need to be 1" x 3/4."
- The meter box must be installed before the meter is installed.
- Comments made change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed.
- Comments made 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: DIEGO TORRES ESTATES

Reviewed by: J. GONZALEZ

April 25, 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. PLANS ARE IN REASONABLE COMPLIANCE AT THIS TIME.**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Diego Torres Subdivision **DATE:** April 27, 2023

REVIEW: Preliminary (comments plans dated 4-14-2023)

PLAT

1. Signature from P.E. & R.P.L.S. (**Show on As built**)
2. Note No. 6---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".
3. Note No. 10---Revise note to say... "Erosion and sediment control during construction shall be in accordance with current Texas pollution discharge elimination system (TPDES)".
4. Add note--- "5'-ft sidewalk with ADA compliant wheelchair ramps and landing shall be required to be constructed at time of building permit phase.
5. Keep text height consistent for metes and bounds.
6. Drainage easement is not required for on site detention.

SITE PLAN

1. Include concrete riprap on 8"-in bleeder line.
2. 8"-in bleeder line shall be flush with concrete riprap.
3. Include cross section detain for services crossing on site detention area.

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

- Include concrete cradle for sanitary sewer service wyes.



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Diego Torres Estates Subdivision
W Greg Dr
Pharr Tx, 78577

DATE: 04/25/2023
0.70 Acres

Plat Notes:

- No comments

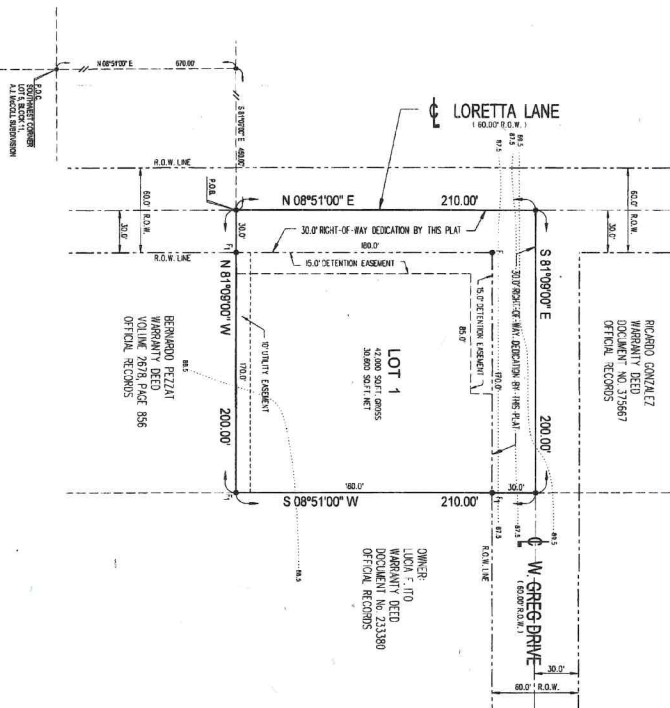
General Notes:

- BMP's shall be implemented
- RCP and headwalls shall be used for the right of way
- Bar ditch shall be graded
- Erosion & Sediment Control Plan to be submitted

PRELIMINARY

APR 14 2023

RECORDS CONTROL
DOCUMENT NO. 275667
OFFICIAL RECORDS



LOCATION MAP



DIEGO TORRES ESTATES

PREPARED BY: PABLO SOTO JR. P.E.

DATE OF PREPARATION: JUNE 11, 2022

GENERAL SUBDIVISION PLAT NOTES

1. PLAT ZONE ELEVATION: 1100.00 FEET. ELEVATION OF THE PLAT SHALL BE THE ELEVATION OF THE PLAT ZONE ELEVATION. THE PLAT ZONE ELEVATION SHALL BE THE ELEVATION OF THE PLAT ZONE ELEVATION. THE PLAT ZONE ELEVATION SHALL BE THE ELEVATION OF THE PLAT ZONE ELEVATION.
2. BLDG. SETBACK: AS PER CITY OF PHARR ORDINANCE.
3. OPEN SPACE: AS PER CITY OF PHARR ORDINANCE.
4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18' ABOVE CENTER OF DRAINAGE.
5. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18' ABOVE CENTER OF DRAINAGE.
6. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18' ABOVE CENTER OF DRAINAGE.
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11. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18' ABOVE CENTER OF DRAINAGE.
12. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18' ABOVE CENTER OF DRAINAGE.
13. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18' ABOVE CENTER OF DRAINAGE.
14. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18' ABOVE CENTER OF DRAINAGE.
15. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18' ABOVE CENTER OF DRAINAGE.

METES AND BOUNDS:

A 0.96 acre tract of land out of Lot 5, Block 11, A. J. McCall Subdivision, Hidalgo County, Texas, as per map recorded in Volume 21, Page 598, Deed Record of Hidalgo County, Texas, said 0.96 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of Lot 5, Block 11, A. J. McCall Subdivision, Thence North 08 degrees 51 minutes 00 seconds East, with the West line of Lot 5, Block 11, A. J. McCall Subdivision, a distance of 670.00 feet, Thence South 81 degrees 09 minutes 00 seconds East, a distance of 450.00 feet to a 60'-d nail set in the centerline of S. Loretta Lane for the Southwest corner of this tract of land and the POINT OF BEGINNING.

THENCE continuing North 08 degrees 51 minutes 00 seconds East, with the centerline of said S. Loretta Lane, a distance of 210.00 feet to a 60'-d nail set at the Northwest corner of this tract of land, with the centerline of W. Greg Drive for the Northwest corner of this tract of land;

THENCE South 81 degrees 09 minutes 00 seconds East, with the centerline of said W. Greg Drive, a distance of 200.00 feet to a 60'-d nail set for the Northeast corner of this tract of land;

THENCE South 08 degrees 51 minutes 00 seconds West, at 30.00 feet pass a half (1/2) inch iron rod found at the South right of way line of said W. Greg Drive, at a total distance of 210.00 feet to a half (1/2) inch iron rod found for the Southeast corner of this tract of land;

THENCE North 81 degrees 09 minutes 00 seconds West, at a distance of 170.00 feet pass a half (1/2) inch iron rod found at the East right of way line of said S. Loretta Lane, at a total distance of 200.00 to the POINT OF BEGINNING, containing 0.96 of an acre, more or less.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, the undersigned, being a duly qualified and licensed Notary Public for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording.

NOTARY PUBLIC

THE STATE OF TEXAS, COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

I, the undersigned, being a duly qualified and licensed Notary Public for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording.

HIDALGO COUNTY IRIGATION DISTRICT NO. 2 CERTIFICATE

I, the undersigned, being a duly qualified and licensed Notary Public for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording.

THE STATE OF TEXAS, COUNTY OF HIDALGO
CITY OF PHARR PLAT APPROVAL CERTIFICATE

I, the undersigned, being a duly qualified and licensed Notary Public for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording.

APPROVAL BY PLANNING AND ZONING COMMISSION:

I, the undersigned, being a duly qualified and licensed Notary Public for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording.

HIDALGO COUNTY
DRAINAGE DISTRICT NO. 1 CERTIFICATE

I, the undersigned, being a duly qualified and licensed Notary Public for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording.

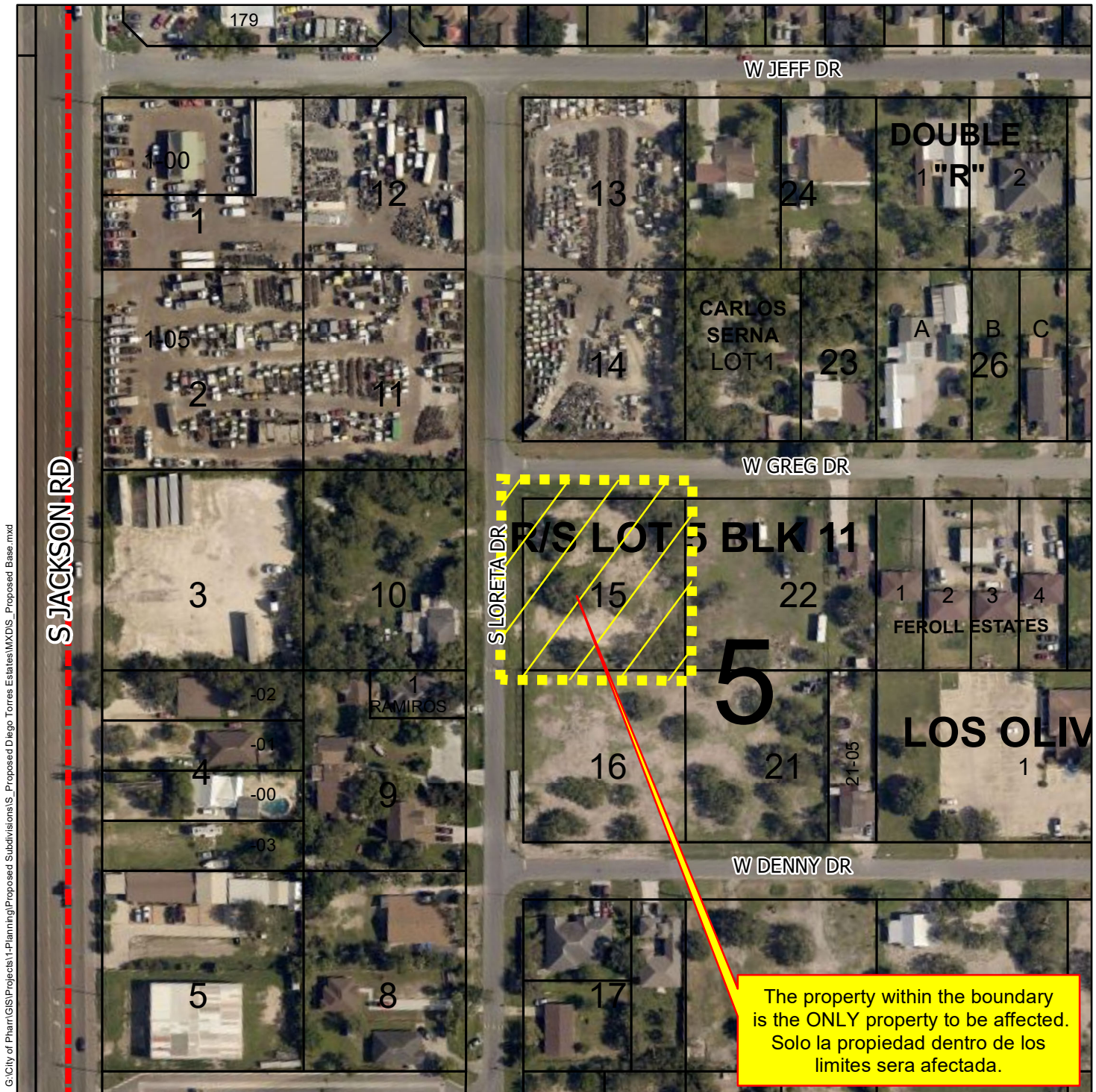
KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, being a duly qualified and licensed Notary Public for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording.

REGISTERED PROFESSIONAL ENGINEER NO. 66278

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6641

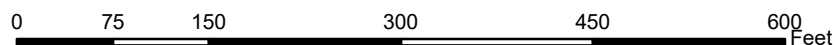
PABLO SOTO JR. P.E.
NOTARY PUBLIC
NOTARY NO. 12345

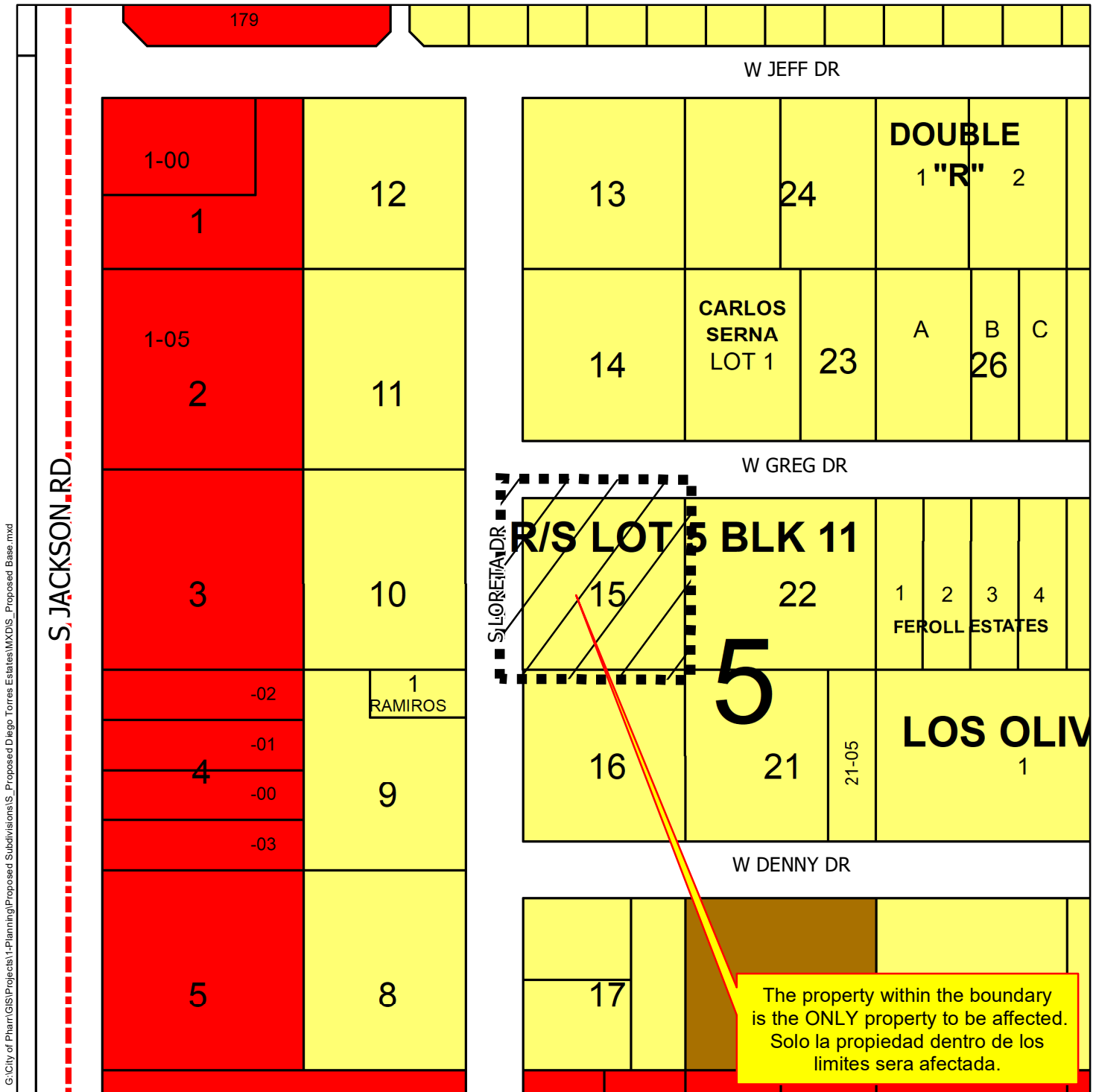


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|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| 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





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





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: May 4, 2023

MEETING DATE: May 8, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Homero L. Gutierrez, P.E., representing Mario Anaya, President of Ango Holdings, Inc., is requesting preliminary plat approval of the proposed Aria Subdivision. The property is legally described as being a 4.738 acre tract of land out of all of Lot 6, TRI-CITY Acres Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of North Sugar Road. **SUB#230305**

Classification: Regular

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

Issue: Homero L. Gutierrez, P.E., representing Mario Anaya, President of Ango Holdings, Inc., is requesting preliminary plat approval of the proposed Aria Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Aria 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 - 5/4/2023

Approved - 5/4/2023

Final Approval - 5/4/2023



MEMORANDUM

DATE: MONDAY, MAY 08, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ARIA SUBDIVISION FILE NO. SUB#230305
--

GENERAL INFORMATION:

APPLICANT: Homero L. Gutierrez, P.E., representing Mario Anaya, President of Ango Holdings, Inc., is requesting preliminary plat approval of the proposed Aria Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 4.738 acre tract of land out of all of Lot 6, TRI-CITY Acres Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5400 Block of North Sugar Road.

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

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

1. The R.O.W. along North Sugar Road to be verified by project engineer if already taken need to provide document number.
2. Gates shall be 40' away from R.O.W. (N. Sugar Rd.)
3. Provide a streetlight fronting N. Sugar Rd.
4. Provide dimensions for N. Sugar Rd. and show center line.
5. Provide dimensions for the additional R.O.W.

EASEMENTS:

1. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).
2. For public water or sewer provide a 15' exclusive easement to City of Pharr.

**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. Drainage report to be reviewed and approved by H.C.D.D.#1.
2. Provide detention directive.
3. For detention: label detention area.

OTHER:

1. Location map: update, show recorded subdivisions.
2. Be consistent with text.
3. Verify with HCID 2, if any easements are within property. (see attached comments)
4. Provide owner's name on the signature block.
5. Label on lot common area, if any.
6. H.O.A., draft shall be submitted to the City for review prior to recording.
7. The length of the entrance road leading to cul-de-sac shall

not exceed 600 feet, provide a turn around.

8. Add plat note: Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
9. Provide all pertinent City of Pharr details.
10. Need signatures on plat engineer and surveyor.
11. See staff comments attached.

STRAFF REVIEW MEETING FOR: *ARIA SUBDIVISION SUBDIVISION*

COMMENTS: **Initials:** J.R. / O.D.L. **APRIL 11, 2023**

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show all water crossing details.
- Will need to get H.C.I.D permit for water line installation.
- Will need to verify the correct side of the existing utilities
- Will need to show water valves.
- Will need to show all water services details.
- Water main line must have a separation 9 feet from any other utilities.
- All water meter boxes will need to be installed to ground level before the meter are installed.
- Comments made may change depending of the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Sewer main line must have a separation of 9 feet from any other utilities.
- Will need to show all sewer crossing details.
- Will need to get irrigation permit for sewer line crossing.
- Will need to show 6" sewer service details.
- Manholes rim and lids will need to be composite base to City of Pharr logo.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

Print Name: _____



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

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

Subdivision: STAFF REVIEW ARIA SUBDIVISION

Reviewed by: J. GONZALEZ

April 12, 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. PLAT NOTE: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.**
- 2. SHALL PROVIDE FIRE HYDRANT DETAILS WITH VALVE & VALVE BOX DETAILS.**
- 3. FIRE HYDRANTS SHALL BE 6 FEET BACK OF CURB.**
- 4. PLEASE SEE NOTE #8.**



Pharr Public Work



Staff Review Meeting

Aria Subdivision

Pharr Tx, 78577

DATE: 04/11/2023

4.738 Acres

Storm Water: Inspector

Juan Govea Code Enforcement

956-638-4743

Plat Notes:

- **No comments**

General Notes:

- **Shall obtain A Bore permit for Water & Sewer from Public works department.**
 - **Show details of proposed manhole on N. Sugar Rd (north/east of property) connection and outfalls.**
 - **Call out curb inlet south of the property entrance on N. Sugar Rd.**
 - **Show and Attach Approved (by City Engineering Department) Drainage Layout Plan with Details to S.W.P.P.P.**
 - **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 issued.**
-

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Aria Subdivision

DATE: April 13, 2023

REVIEW: Preliminary (comments plans dated 3-31-2023)

PLAT

1. Signature from P.E. & R.P.L.S. (**Show on As built**)
2. Add note---Owners to maintain detention/retention area.
3. Add note---Owners to maintain right-of-way and perimeter of subdivision.
4. Acquire permission from HCID No. 2 for crossing easement.
5. Show the existing ROW for N. Sugar rd. and center line.

SITE PLAN

1. Show all pertinent City of Pharr details for paving, sidewalk, water, storm and sanitary sewer.
2. Include sidewalk layout for the subdivision.
3. Is there sufficient spacing between utility lines and storm lines.
4. Detention ponds shall be required to be stabilized using sod or hydromulch to prevent erosion. Depths deeper than 3'-ft shall require a perimeter fence.
5. Gate shall be placed 40'-ft from back of ROW.
6. Verify storm sewer manhole is tying into an existing storm system.
7. Bleeder line shall be reduced to 8" in.

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.

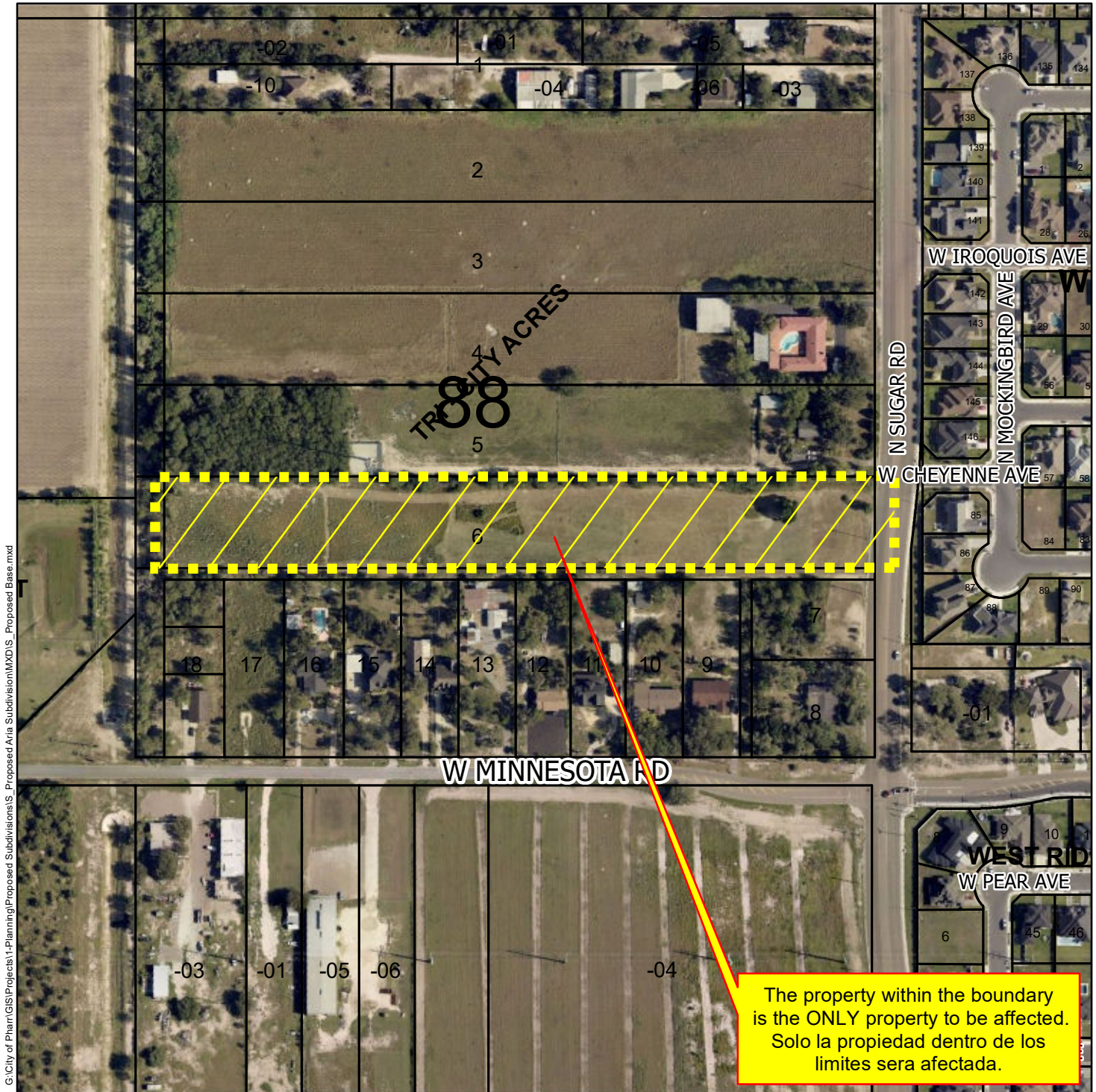
CLOSEOUT DOCUMENTS

- 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 may be required for paving, concrete and asphalt items.

LINE DATA			CURVE DATA				
ITEM	BEARING	DISTANCE	ITEM	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
1	N 80°25'45" E	55.00'	C1	56.00'	145.63'	N 66°03'55" W	107.93'
2	N 81°34'00" W	12.69'	C2	50.00'	104.72'	N 81°34'00" W	86.60'
3	N 53°26'00" E	35.36'					

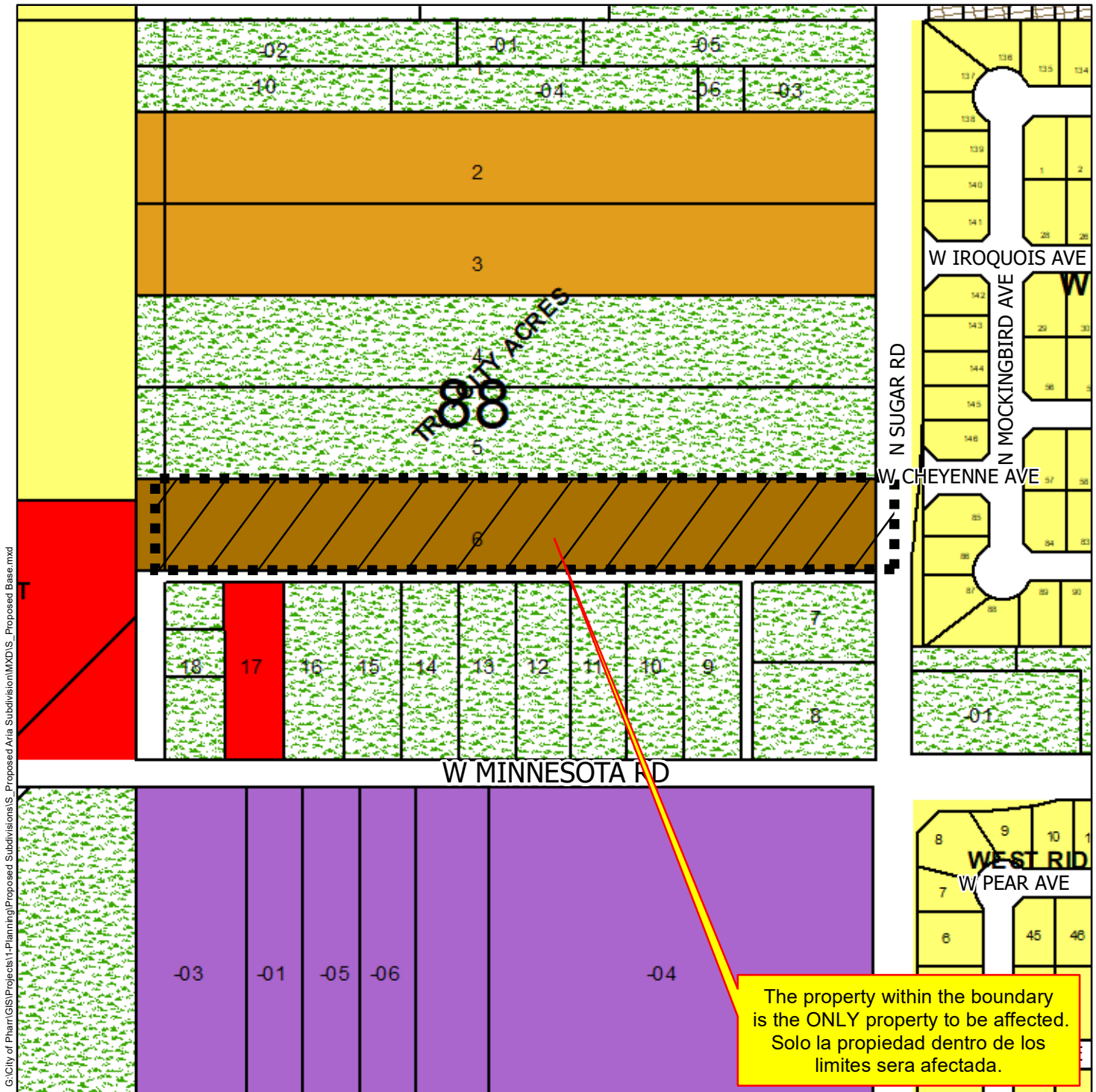


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|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |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

Scale: 1 inch = 250 feet





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