

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 26, 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 June 12, 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) Luis A. Muñoz, representing La Lejua Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Neighborhood Commercial District (N-C) to Single-Family Residential District (R-1). The property is legally described as Lot 109, Villa San Miguel Phase 3 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 906 West Villa Street. **COZ#230503**

E. PLATS:

- 1) R. Gutierrez Engineering, representing Michael A. Duff, Vice President and Secretary of Rolling Leasing LLC., is requesting preliminary plat approval of the proposed Penske Subdivision. The property is legally described as being a 7.11 acre tract of land consisting of 1.53 acres out of Lot 1, Julsrud Subdivision and 5.58 acres of land out of Lot 117, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4000 Block of North Cage Boulevard. **SUB#230410**

F. ANNOUNCEMENTS:

G. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Planning and Zoning Commission hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Commission may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value

of real property as such would be detrimental to negotiations between the City and a third party in an open meeting. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Commission may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

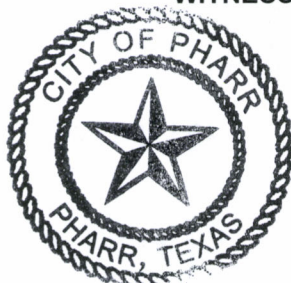
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

I. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning & Zoning Commission was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 23rd day of June 2023 at 11:00 a.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 23rd day of June 2023




Imelda Perez, Asst. City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 12, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 12, 2023 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Guadalupe Cano
 Charlie Ramirez Mercedes Guillen
 Rafael Munguia

ABSENT: Jonathan Larraga Romeo Robles
 Luis Madrigal Andy Castro

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
 Ricardo Rodriguez, Asst. City Attorney
 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.

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

ITEM B. PUBLIC TESTIMONY

Joanna Villarreal, Secretary, stated there was one individual signed up to speak, Ms. Rebecca Canchola residing at 1105 Walnut Avenue in McAllen, protested against VFW and stated she had three properties in Pharr on Kennedy Street zoned as multifamily where good families reside with children. Additionally she stated an engineer built a tall fence due to vandalism. Lastly, Ms. Canchola stated it would not be right to have a cantina next to thirty or more apartments.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR MAY 22, 2023

Chairman, Danny Wylie, introduced the item.

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

ITEM D. PUBLIC HEARING:

- 1) TODD WOMACK, REPRESENTING LASCO DEVELOPMENT CORPORATION, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 5.9 ACRES, MORE OR LESS, OUT OF LOT 253, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 100 EAST JAVELINA DRIVE. COZ#230501**

Laura Fonseca, Planner I, introduced the item and stated Todd Womack, representing Lasco Development Corporation, had filed with Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) to develop a convenience store. She went over the property's legal description and physical address and stated the property was located on the southeast corner of South Cage Boulevard and East Javelina Drive and had the physical address of 100 East Javelina Drive. She also stated the property fronts East Javelina Drive, a 70 ft. minor collector street which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner I, stated the property and properties to the north, south, east, and west were zoned Agricultural and/or Open Space District (A-O) upon annexation on June 7, 1983. She further stated a portion of the east was rezoned from Agricultural and/or Open Space District (A-O) to Two-Family residential District (R2) on April 20, 2010 and a portion of the west was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on May 20, 2003. Mrs. Fonseca reported there was no other zoning requests within the general vicinity of the subject property since that time. She reported the property was generally designated for commercial use in the Land Use Plan.

Laura Fonseca, Planner I, further stated the Heavy Commercial District (H-C) was established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts which included in the district were 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. The

district was commercial in nature but had some aspects that were similar to industrial uses. She briefly stated, the noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly lighting influences require adequate buffering. She stated twelve (12) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 26, 2023 and a legal notice was published in the Advance News Journal on May 24, 2023. Staff received one response for information to the letters or the legal notice.

Laura Fonseca, Planner I, stated staff recommended approval of the request to rezone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property met area requirements and had 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.

Laura Fonseca, Planner I, stated there was representation.

Chairman, Danny Wylie, asked if applicant had any comments at the time.

Todd Womack, Project Engineer, thanked all Veterans for their service and briefly stated on their property they would like to develop a stripes convenience store. He stated Development Services staff was very helpful and professional. He further stated he had contacted TXDOT and took care of a few issues. He introduced George Willett, Project Manager, and stated he had done several stripes convenience stores for his company.

Laura Fonseca, Planner I, stated there was representation on behalf of seller.

Bobby Evans, owner, would like to inform he was in favor.

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

There being no further discussion, Guadalupe Cano **moved** to approve the request to rezone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). Rafael Munguia seconded the motion and when put to vote, it carried unanimously.

Chairman, Danny Wylie, questioned if the presentation was going to be under the 90 second time and rule.

**2) JOSE ROMO, REPRESENTING JAMES NIKKI ROWE VFW POST 2369,
HAS FILED WITH THE PLANNING AND ZONING COMMISSION A**

REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 25, BEAMSLEY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1405 WEST KENNEDY STREET. CUP#230502

Laura Fonseca, Planner I, introduced the item and stated Jose Romo, representing James Nikki Rowe VFW Post 2369, had filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). She went over the property's legal description and physical address and stated the property was currently zoned General Business District (C). The surrounding area was zoned General Business District (C) to the south and the properties to the north and east were zoned Residential Multi-Family High Density (R-MFHD). She further stated the property to the west was zoned Single Family Residential District (R-1) and the area was generally designated for commercial in the Land Use Plan.

Laura Fonseca, Planner I, briefly reported Police Department, Fire Department and Code Compliance had approved the Conditional Use Permit and Development Services inspection had not been approved. She stated twenty-eight (28) surrounding property owners were notified of the request by letter on March 26, 2023, and a legal notice was published in the Advance News Journal on May 24, 2023. Staff received one response to the letters or the legal notice.

Laura Fonseca, Planner I, stated staff was recommending disapproval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) as the establishment was less than 300 feet from the nearest residential zone and was not in compliance with the minimum parking requirements.

Laura Fonseca, Planner I, stated there was representation.

Chairman, Danny Wylie, asked if the applicant had any comments.

Felix Rodriguez, District Commander of the VFW, would like board members to take into consideration their application.

Jose Romo, Commander and owner, asked for time to raise money to relocate to McAllen since Nikki Rowe was originally from McAllen since 1938.

Felix Rodriguez mentioned it was a family orientation business.

Juan Carlos Milian, mentioned they were across from apartments certain arrangements had been made included extended parking lot area. He briefly stated it was not a cantina and they needed revenue.

Chairman, Danny Wylie, questioned time frame for status to raise money.

Jose Romo, Commander and owner stated he would need at least a year.

Juan Carlos Milian stated veterans have 1.5 percent greater that a veteran will hurt himself and would like to have a place for them to go.

Felix Rodriguez, Director for Hidalgo County Veterans services would be providing his job to put money in veterans pockets that they have earned.

Chairman, Danny Wylie, closed the public hearing and open the item for board discussion.

Charlie Ramirez suggested discussing the previous item in Executive Session.

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 6:22 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 6:47 p.m., Chairman Wylie, stated the commission would be resuming the open meeting.

There being no further discussion, Rafael Munguia **moved** to approve the Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C) subject to meeting the parking requirements within 90 days. Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

Board Member Rafael Munguia stated they should meet parking requirements withing 90 days.

Chairman, Danny Wylie, briefly stated within a year they would need to renew their Conditional Use Permit.

Rafael Munguia restated Conditional Use Permits would be for one year.

ITEM E. PLATS:

1) SALINAS ENGINEERING, REPRESENTING JOSHUA TAPIA, PRESIDENT FOR STONEHARD CONSTRUCTION, LLC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED SHAMROCK ACRES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.87 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF THE SOUTH 309.50 FEET OUT OF AND FORMING A PART OF LOT 9 OF THE UN-RECORDED PLAT OF PALO VERDE SUBDIVISION NO. 3, BEING OUT OF A PORTION OF LOT 332, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 7600 BLOCK OF SOUTH PALO VERDE CIRCLE. SUB#220309

Eddie Martinez, Planner II, introduced the item and stated Salinas Engineering, representing Joshua Tapia, President for Stonehard Construction, LLC., was requesting final plat approval of the proposed Shamrock Acres Subdivision. He went over the property's legal description and stated the property was located within the 7600 Block of South Palo Verde Circle. He further stated the property was currently zoned Single Family Residential District (R-1). The adjacent zones were Single Family Residential District (R-1) to the north, south, east, and west and the property was designated for single family residential use in the Land Use Plan and was zoned for Single residential homes.

Eddie Martinez, Planner II, stated staff recommended final plat approval of the proposed Shamrock Acres Subdivision subject to the following conditions as noted in the packet.

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

2) SAMES ENGINEERING, REPRESENTING NOEL DE LEON, MANAGING MEMBER FOR PHARR HOUSING AUTHORITY, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED CAMELIA COURT APARTMENTS I SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.31 ACRE TRACT OF LAND OUT OF LOT 1 AND LOT 4, BLOCK OF WEST AUDREY STREET. SUB#230412

Eddie Martinez, Planner II, introduced the item and stated Sames Engineering, representing Noel de Leon, managing member for Pharr Housing Authority, was requesting preliminary plat approval of the proposed Camelia Court Apartments I

Subdivision. He went over the property's legal description and stated the property was located within the 900 Block of West Audrey Street. He further stated the property was currently zoned Residential Multifamily High Density District (R-MFHD) and the adjacent zones were Agricultural Open Space District (A-O) to the north, Single Family Residential District (R-1) to the east, Residential Single Family Small Lot District (R-1A) to the south and Residential Multifamily High Density District (R-MFHD) and Residential Single Family Small Lot District (R-1A) to the west. The property was designated for single family residential use in the Land Use Plan and was zoned and proposed for apartments.

Eddie Martinez, Planner II, stated staff recommended preliminary plat approval of the proposed Camelia Court Apartments I Subdivision subject to the following conditions as noted in the packet.

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

3) SAMES ENGINEERING, REPRESENTING NOEL DE LEON, MANAGING MEMBER FOR PHARR HOUSING AUTHORITY, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED CAMELLIA COURT APARTMENTS II SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.37 ACRE TRACT OF LAND OUT OF LOT 2, BLOCK C, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF WEST AUDREY STREET. SUB#230411

Eddie Martinez, Planner II, introduced the item and stated Sames Engineering, representing Noel de Leon, managing member for Pharr Housing Authority, was requesting preliminary plat approval of the proposed Camelia Court Apartments II Subdivision. He went over the property's legally described and stated the property was located within the 900 Block of West Audrey Street. He further stated the property was currently zoned Residential Multifamily High Density District (R-MFHD) and the adjacent zones were Agricultural Open Space District (A-O) to the north, Single Family Residential District (R-1) to the east, Residential Single Family Small Lot District (R-1A) to the south and Residential Multifamily High Density District (R-MFHD) and Residential Single Family Small Lot District (R-1A) to the west. The property was designated for single family residential use in the Land Use Plan and was zoned for apartments.

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

Board member, Charlie Ramirez, questioned rezoning only for Pharr Housing Authority apartments and not for resale.

Eddie Martinez, Planner II, rephrased the statement it would be for housing authority.

Board member, Charlie Ramirez, questioned if it had ever been subdivided.

Eddie Martinez, Planner II, stated it was previously from Kelly-Pharr.

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

There being no discussion, Charlie Ramirez **moved** to approve the request for preliminary plat approval of the proposed Camellia Court Apartments II Subdivision. Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

4) MELDEN & HUNT INC. REPRESENTING GILBERTO ESPINO, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED SAINT BARTS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RESUBDIVISION OF 4.811 ACRES AND BEING A PART OF OR PORTION OUT OF LOT 236, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2800 BLOCK OF SOUTH CAGE BOULEVARD. SUB#221037

Eddie Martinez, Planner II, introduced the item and stated Melden & Hunt Inc., representing Gilberto Espino, owner, was requesting preliminary plat approval of the proposed Saint Barts Subdivision. He went over the property's legally described and stated the property was located within the 2800 Block of South Cage Boulevard. He further stated the property was currently zoned Residential Multi-family District (R-MF) and Residential Townhouse District (R-TH) and the adjacent zones were General Business District (C) to the north, Planned Unit Development District (PUD) to the east, Agricultural Open Space District (A-O) and General Business District (C) to the south and Single-Family Residential District (R-1) to the west. He stated the property was designated for single family residential and commercial use in the Land Use Plan and was zoned for residential townhouses.

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

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

5) MELDEN & HUNT INC. REPRESENTING MICHAEL BIRD, MANAGING MEMBER FOR SOUTHWIND GARDENS, LLC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED SOUTHWIND GARDENS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS

**BEING A 13.125 ACRES BEING OUT OF LOT 5, BLOCK 7, A.J. MCCOLL
SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS
LOCATED WITHIN THE 1800 BLOCK OF WEST RIDGE ROAD.
SUB#230515**

Eddie Martinez, Planner II, introduced the item and stated Michael Bird, managing member for Southwind Gardens, LLC., was requesting preliminary plat approval of the proposed Southwind Gardens Subdivision. He went over the property's legally described and stated the property was located within the 1800 Block of West Ridge Road. He further stated the property was currently zoned General Business District (C) and the adjacent zones were General Business District (C) to the north, south, and west, Agricultural and/or Open Space District (A-O) to the east. He stated the property was designated for commercial use in the Land Use Plan and was zoned for retail.

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

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

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None

ITEM I. ADJOURNMENT

There being no further business, Charlie Ramirez moved to adjourn. Rafael Munguia seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 7:01 p.m.

PLANNING & ZONING COMMISSION

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: June 20, 2023

MEETING DATE: June 26, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Luis A. Muñoz, representing La Lejua Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Neighborhood Commercial District (N-C) to Single-Family Residential District (R-1). The property is legally described as Lot 109, Villa San Miguel Phase 3 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 906 West Villa Street. **COZ#230503**

Classification: Public Hearing

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

Issue: Luis A. Muñoz, representing La Lejua Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Neighborhood Commercial District (N-C) to Single-Family Residential District (R-1) in order to construct a single-family residence.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Neighborhood Commercial District (N-C) to Single-Family Residential District (R-1) as the property meets area requirements, has adequate ingress and egress and will be compatible with surrounding properties.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 6/20/2023
Approved - 6/20/2023
Final Approval - 6/22/2023



MEMORANDUM

DATE: MONDAY, JUNE 26, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Neighborhood Commercial District (N-C) to Single-Family Residential District (R-1). The property is legally described as Lot 109, Villa San Miguel Phase 3 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 906 West Villa Street. COZ#230503

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:

Luis A. Muñoz, representing La Lejua Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Neighborhood Commercial District (N-C) to Single-Family Residential District (R-1) in order to construct a single-family residence.

The subject site is located on the northwest corner of West Villa Street and South Vasquez Street and has a physical address of 906 West Villa Street. The property is legally described as Lot 109, Villa San Miguel Phase 3 Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Villa Street, a 50-60 ft. local street which runs east and west with a posted speed limit of 20 to 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property was rezoned from Single-Family Residential (R-1) to Neighborhood Commercial District (N-C) on March 15, 2005. The property to the north was zoned Single-Family Residential District (R-1) upon annexation on December 5, 2000. The properties to the south, east and west were zoned Single-Family Residential (R-1) upon annexation on October 7, 1997. 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 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.

Twenty-six (26) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on June 9, 2023, and a legal notice was published in the Advance News Journal on June 5, 2023. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Neighborhood Commercial District (N-C) to Single-Family Residential District (R-1) as the property meets area requirements, has 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 **July 3, 2023, at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Luis A. Muñoz, representing La Lejua Investments, LLC.

APPLICANT

Neighborhood Commercial District (N-C)

CURRENT ZONE

906 West Villa Street

ADDRESS

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 Neighborhood Commercial

District (N-C) to Single-Family Residential District (R-1) as the property meets area requirements,

has adequate ingress and egress and will be compatible with surrounding properties.

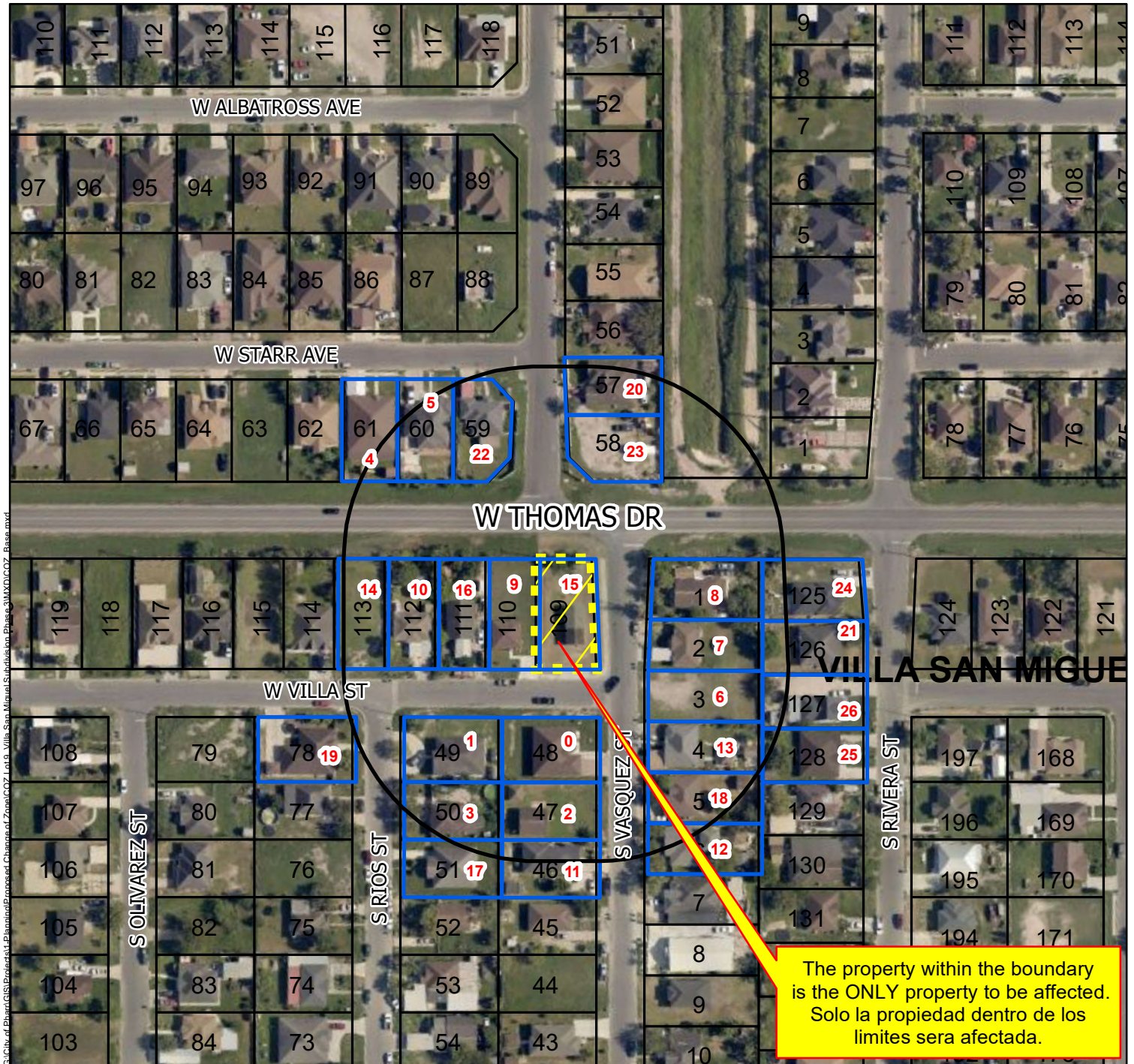
If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner I

PREPARED BY

June 20, 2023

DATE



Zoning

ZONE

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

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

- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Future Land Use

FUTURELAND

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

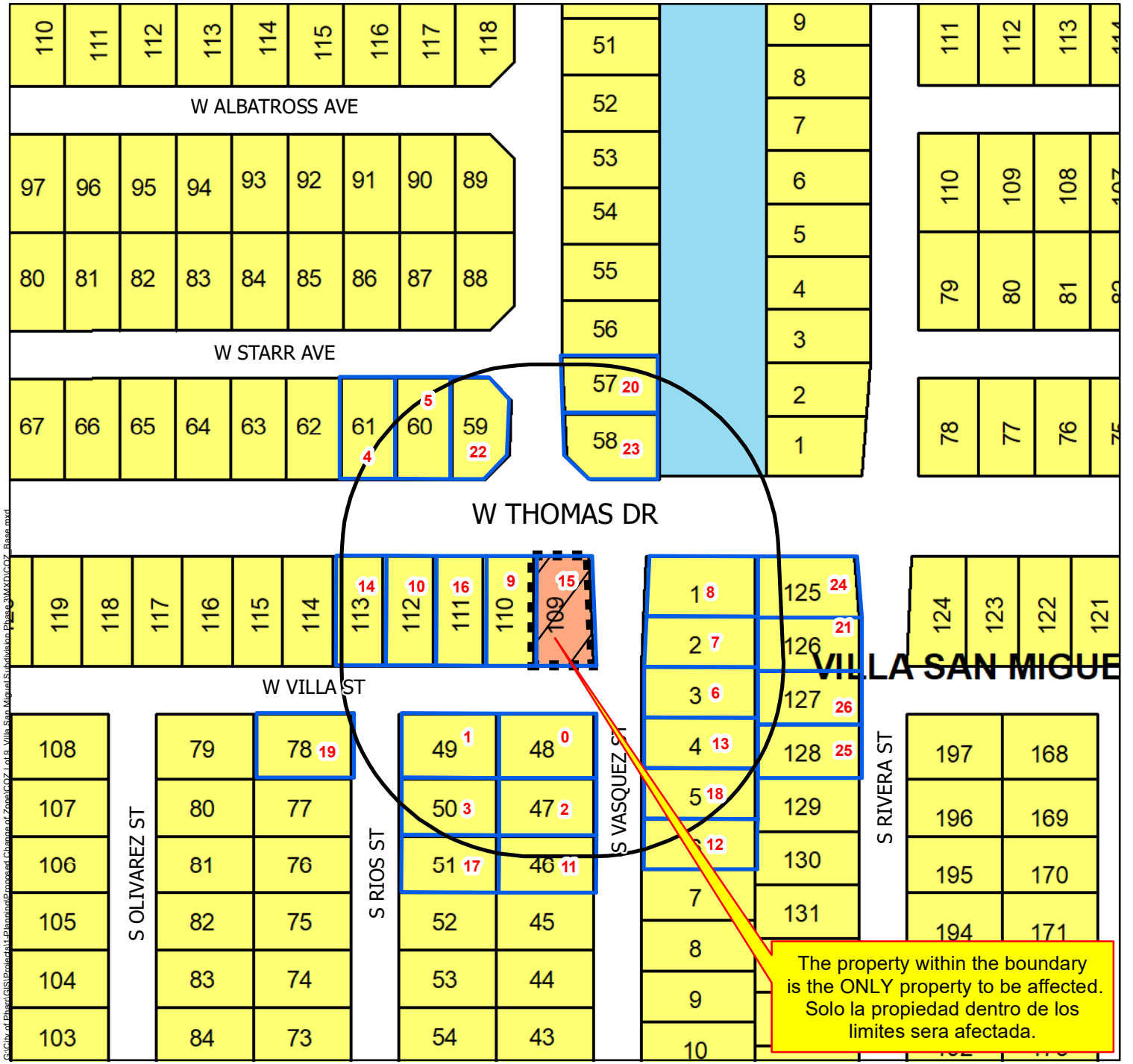
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- 200 ft Notification Buffer
- Notified Properties
- Subject Property

Scale: 1 inch = 150 feet

0 75 150 300 450 600 Feet

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

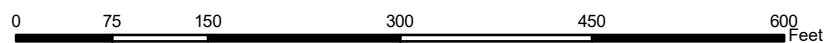
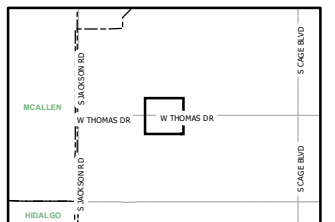
Zoning



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
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200 ft Notification Buffer
Notified Properties
Subject Property |
|--|---|---|---|

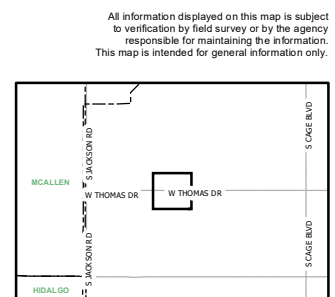
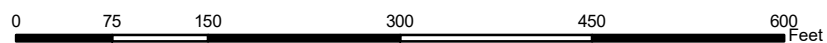
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Change of Zone
 Lot 109, Villa San Miguel Subdivision Phase 3 / 906 Villa
 St Luis A. Munoz
 Radius

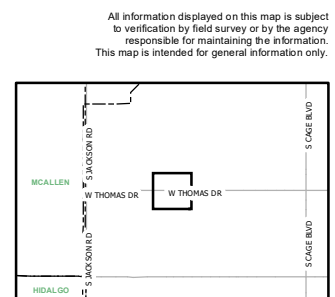
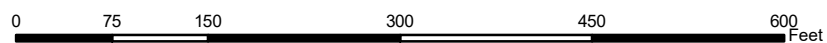
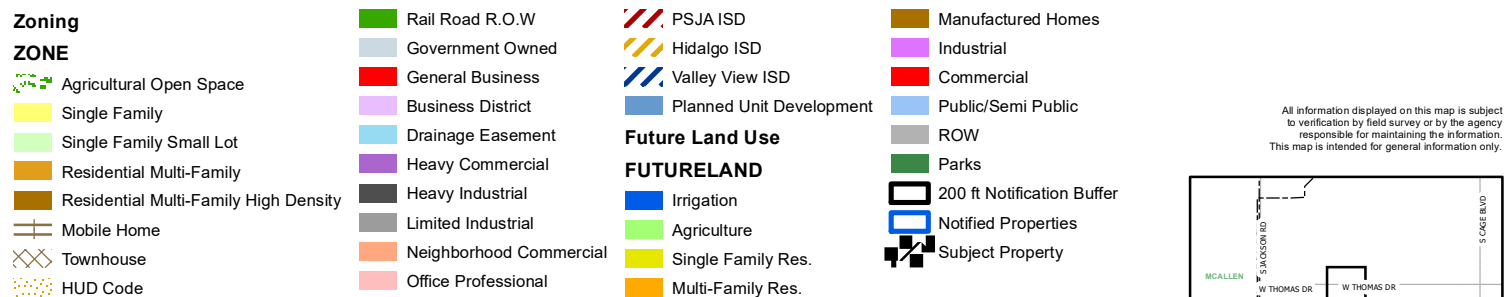
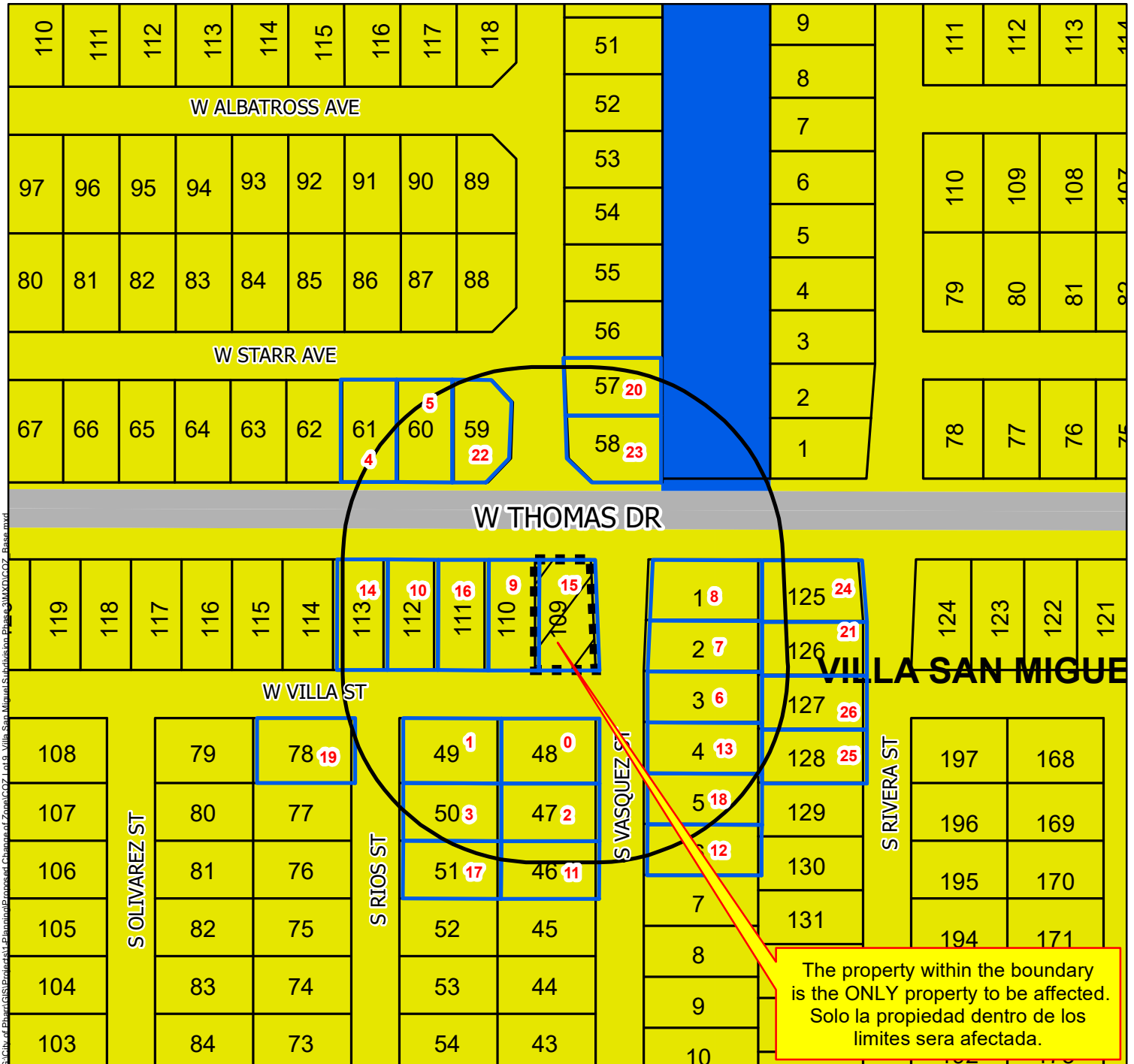


Zoning ZONE Agricultural Open Space Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse HUD Code	Rail Road R.O.W Government Owned General Business Business District Drainage Easement Heavy Commercial Heavy Industrial Limited Industrial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



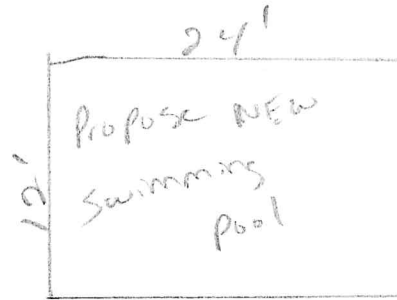
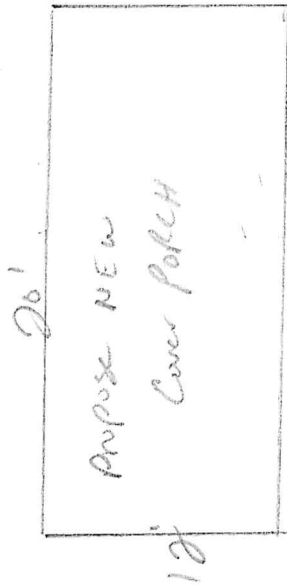
THOMAS DR.

Property Line

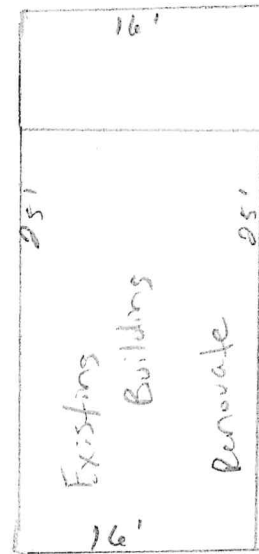
15' UTILITY Easement

Property Line

5' Utility Easement



5' Utility Easement



25' Easement

Property Line

VASQUEZ ST

Property Line

VILLA ST



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: June 20, 2023

MEETING DATE: June 26, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: R. Gutierrez Engineering, representing Michael A. Duff, Vice President and Secretary of Rolling Leasing LLC., is requesting preliminary plat approval of the proposed Penske Subdivision. The property is legally described as being a 7.11 acre tract of land consisting of 1.53 acres out of Lot 1, Julsrud Subdivision and 5.58 acres of land out of Lot 117, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4000 Block of North Cage Boulevard. **SUB#230410**

Classification: Regular

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

Issue: R. Gutierrez Engineering, representing Michael A. Duff, Vice President and Secretary of Rolling Leasing LLC., is requesting preliminary plat approval of the proposed Penske Subdivision.

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 6/20/2023
Approved - 6/20/2023
Final Approval - 6/22/2023



MEMORANDUM

DATE: MONDAY, JUNE 26, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PENSKE SUBDIVISION FILE NO. SUB#230410
--

GENERAL INFORMATION:

APPLICANT: R. Gutierrez Engineering, representing Michael A. Duff, Vice President and Secretary of Rolling Leasing LLC., is requesting preliminary plat approval of the proposed Penske Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 7.11 acre tract of land consisting of 1.53 acres out of Lot 1, Julsrud Subdivision and 5.58 acres of land out of Lot 117, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 4000 Block of North Cage Blvd.

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

PROPERTY PROPOSED USE: Existing trucking business.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

1. Provide a streetlighting plan fronting N. Cage Blvd.
2. Project engineer to verify with TxDot, if additional R.O.W., will be required.

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.
3. Shall separate the drainage easements from City of Pharr easements.

**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. Verify with HCID 2, if any easements are within property. (see attached comments)
2. Provide owner's name on the signature block.
3. See staff comments attached.

STAFF REVIEW MEETING FOR:

PENSKE SUBDIVISION

COMMENTS:

Initials: J.R. / O.D.L.

JUNE 13, 2023

WATER:

- Water line will need to be loop.
- Water line will need to upgrade to 12" PVC on Frontage Rd.
- Will need to show water valves.
- Will need to verify and make sure easements are not overlapping
- Will need to show fire hydrants.
- Easements will need to be 15' exclusive to the City of Pharr.
- Comments made may change depending of the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Sewer service will need to be upgraded to 6"
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

Print Name: _____

Signature: _____

Date: _____



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

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

Subdivision: PRELIMINARY PENSKE SUBDIVISION

Reviewed by: J. GONZALEZ/ R. DOMINGUEZ

June 14, 2023

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **PAINTED SILVER** in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-

552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

- 1. SHALL UPGRADE THE EXISITING 8 INCH WATER LINE ON FRONTAGE ROAD TO A 12 INCH WATERLINE.**
- 2. SHALL REPLACE THE EXISITING FIRE HYDRANT WITH A NEW FIRE HYDRANT ON FRONTAGE ROAD ONCE THE 8 INCH WATER LINE HAS BEEN UPGRADED TO A 12 INCH WATERLINE.**
- 3. SHALL RUN A 8 INCH WATER LINE FROM BEHIND THE PROPERTY TO THE END OF THE PROPERTY AND RUN A 8 INCH WATER LINE TO CONNECT TO THE 12 INCH WATER LINE ON FRONTAGE.**
- 4. SHALL HAVE FIRE HYDRANTS EVERY 300 FEET WITH BOLLARDS FOR PROTECTION.**



Pharr Public Work



**Staff Review
Penske Subdivision
Pharr TX, 78577**

**DATE: 06/13/2023.
7.11 Acres**

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

956-638-4743

Plat Notes:

- **No comments**

General Notes:

- **Show All Utility Profile Line Crossings, Elevations, and Separation Details.**
- **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: Penske Subdivision

DATE: June 15, 2023

REVIEW: Preliminary (comments plans dated 6-2-2023)

PLAT

1. Note No. 9---Include the last digits for the northing and easting.
 - **Northing:16607717.323**
 - **Easting:1089266.325**
2. Signature and seal required for P.E. & R.P.L.S. (**Show on as-builts**)

SITE PLAN

1. Sanitary sewer services that may be existing shall be required to be upgraded to 6"-inch.
2. Driveway fronting US. 281 (N. Cage Blvd.) must be ADA compliant. Please verify that driveway will not be required to be reconstructed.
3. Show all pertinent City of Pharr details if applicable.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. Show dimensions for concrete headwalls for drainage infrastructures.

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

STANDARD REQUIREMENTS

- Access road must follow City of Pharr standards for paving.
- Testing will be required for concrete, paving and backfilling items.

- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). ***UPDATE (Please see attachment pertaining to proposed hydrants)**
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- At time of subdivision completion drainage area shall be stabilized using sod or hydromulch.
- Detention ponds with depths greater than 3'-ft shall require perimeter fencing.
- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**



DIRECTIVE #2022-01

DATE: October 14, 2022

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

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

RA

SUBJECT: FIRE HYDRANT ALUMINUM COATING

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

This DIRECTIVES will modify as follows:

Section IV - 3.A.11

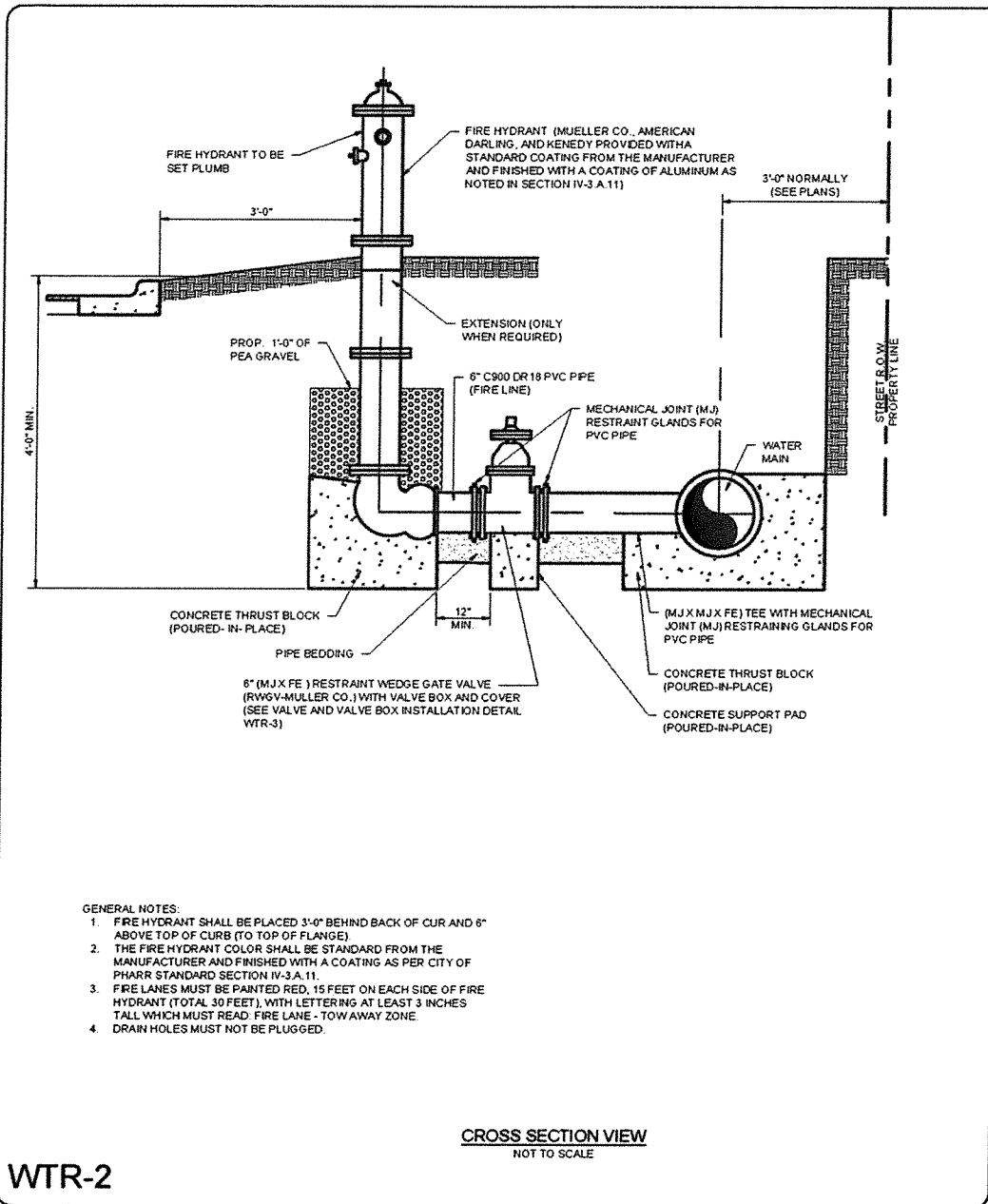
All buildings in the City Limits (and ETJ developments) shall be within 500 feet of a standard city fire hydrant. The contractor is responsible for painting all installed fire hydrants with a finish coat of Caution Yellow "Sherwin Williams Corothane I Mio Aluminum" or an equal finish coating- or as designated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

Section IV - 3.C.8

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

Standard Detail WTR-2

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



FIRE HYDRANT DETAILS	DESIGNED BY:	DESIGNER	Pharr Engineering 118 S Cage Blvd. Pharr, TX 78577 956-402-4221
	DRAWN BY:	DRAWN_BY	
	CHECKED BY:	CKD_BY	
	DATE:	DATE	

This DIRECTIVE will go into effect immediately and it will be enforced until a new updated standard is in effect.

END OF DIRECTIVE

Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Wednesday, June 14, 2023 11:23 AM
To: Eddie Martinez
Cc: Javier Lopez
Subject: Proposed Penske Subdivision o/o Lot 117 K-P

***** 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. *****

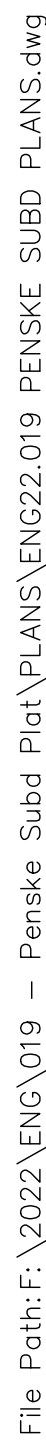
Hello Eddie,

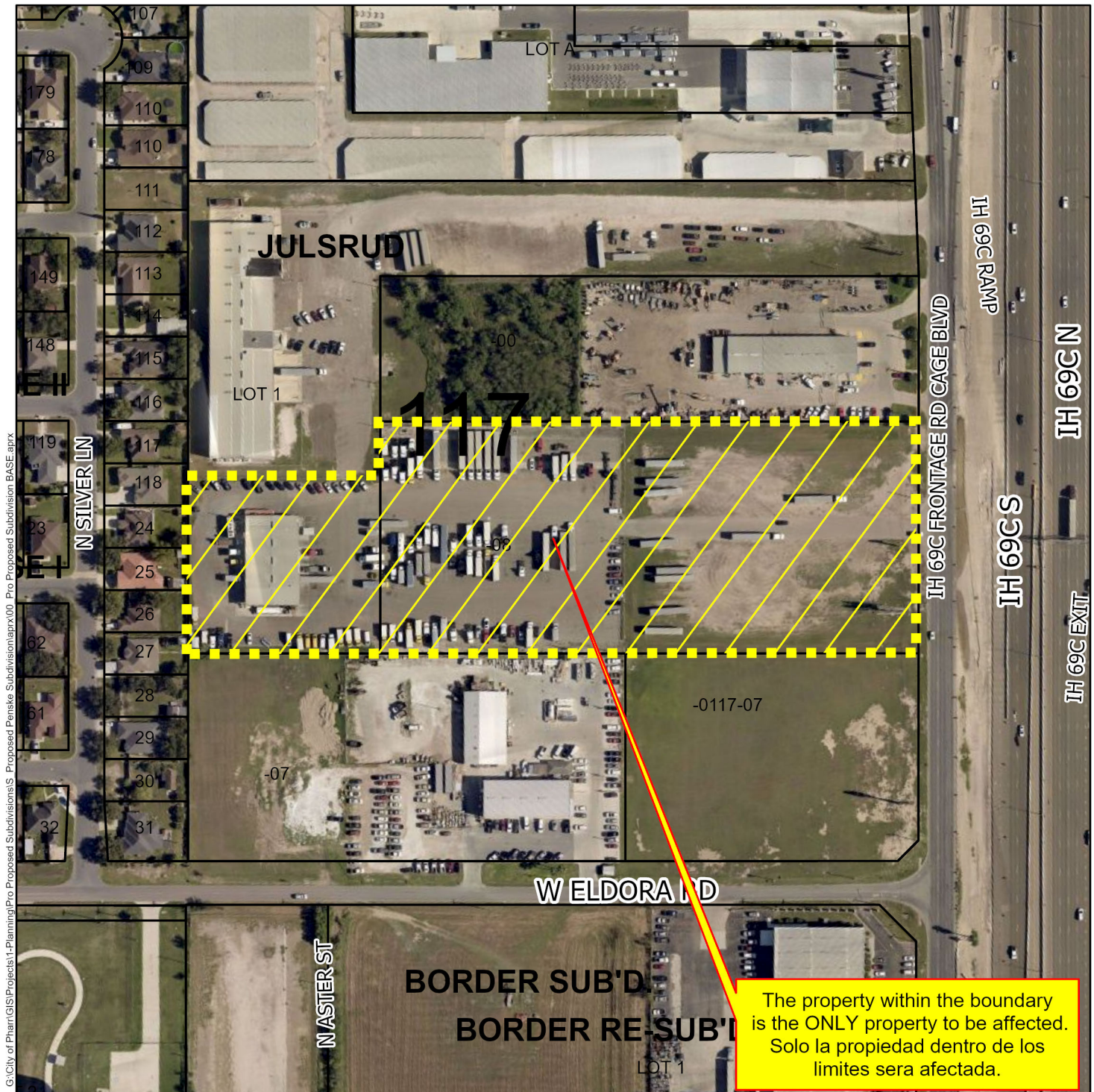
Upon review of the proposed Penske Subdivision, a few updates as needed for approval.

1. Our existing 30' irrigation easement by Vol. 16 Pg. 5 and Vol. 26 Pg. 234 would precede the existing 15' utility & irrigation easement by Vol. 28 Pg. 87.
2. The irrigation line along the west lot line is a 14" MJ type pipe and it would need to be replaced within the subdivision.
3. The land owner's name is needed.

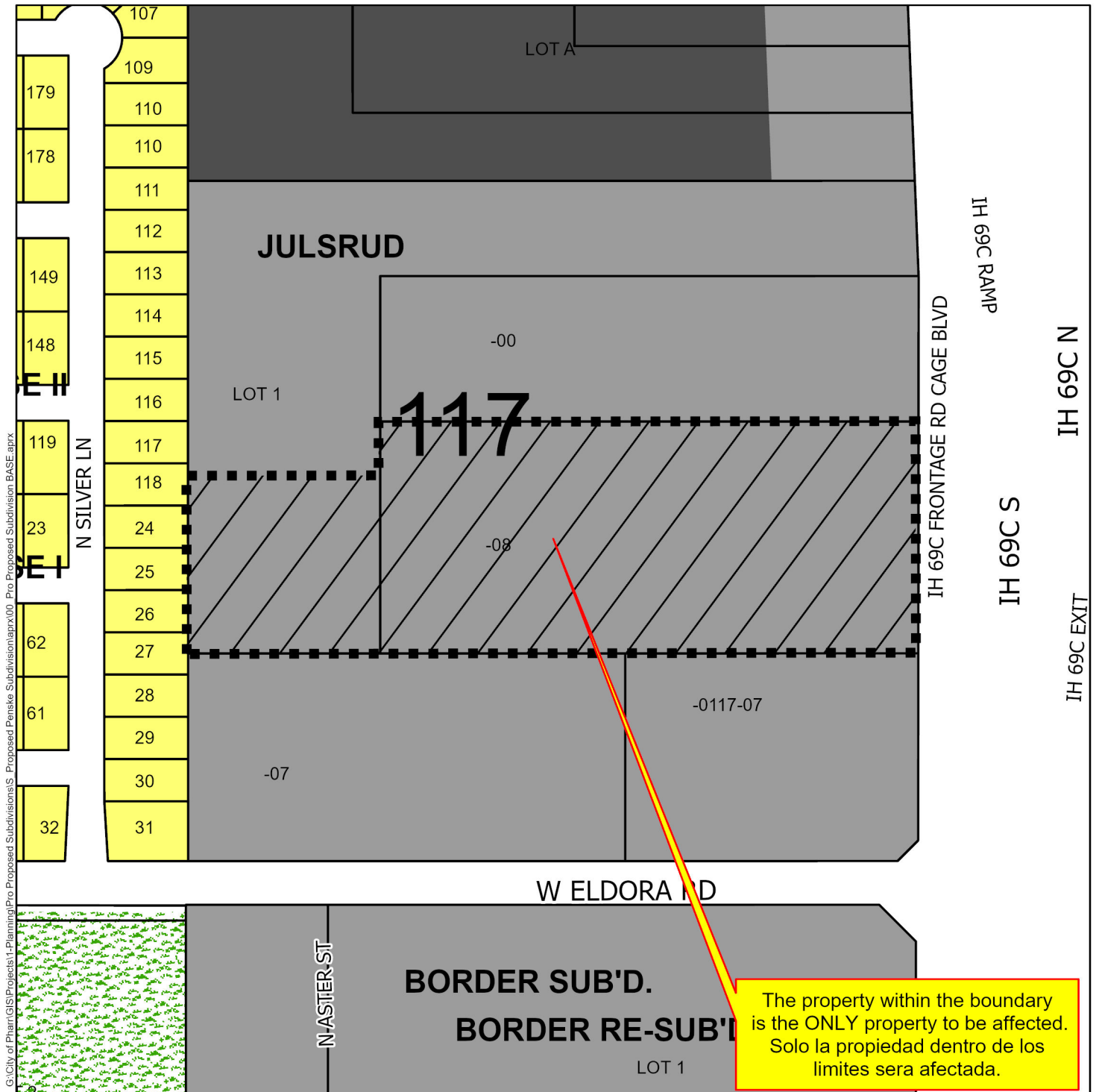
If there are any questions, please call our office. Thank you.

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





Zoning



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

