

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 10, 2023 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

A. CALL TO ORDER:

- 1) Roll call and possible action on the excusing of any absent member.

B. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

C. APPROVAL OF MINUTES:

- 1) Minutes for June 26, 2023 Meeting.

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) Guillermo Flores Ibarra, representing Ruth Idalia Salinas Prado, 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 General Business District (C). The property is legally described as being 2.85 acres, more or less, out of Lot 252, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3310 South Cage Boulevard. **COZ#230605**

- 2) Iradier Adan Hernandez, representing HDZ Holdings, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). The property is legally described as 5.275 acres, more or less, out of Lot 129, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3155 North Veterans Boulevard. **COZ#230606**

E. PLATS:

- 1) R.E. Garcia and Associates, representing Jene Byrom and Jonathan Byrom, owners, are requesting final plat approval of the proposed Rancho Blanco Estates Subdivision. The property is legally described as being a 1.83 acre tract of land being a portion of Lot 249, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of West Javelina Drive. **SUB#221240**

- 2) Rio Delta Engineering, representing Joseph Holand, Owner is requesting final plat approval of the proposed Just A Closet #7 Subdivision. The property is legally described as being a 22.88 acre tract of land, more or less, same being out of the South 24.19 acres of Lot 5, Block 4, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3800 Block of North Jackson Road. **SUB#210722**

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 7th day of July 2023 at 10:30 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 7th day of July 2023


Hilda Pedraza, City Clerk



MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 26, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 26, 2023 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Charlie Ramirez Andy Castro
 Jonathan Larraga Guadalupe Cano
 Mercedes Guillen

ABSENT: Romeo Robles Luis Madrigal

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
 Ricardo Rodriguez, Asst. City Attorney
 Joe Garza, Asst. Director of Development Services
 Daniel Garza, Planner III
 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. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM B. PUBLIC TESTIMONY

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

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR JUNE 12, 2023

Chairman, Danny Wylie, introduced the item.

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

ITEM D. PUBLIC HEARING:

- 1) LUIS A. MUNOZ, 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**

Laura Fonseca, Planner I, introduced the item and stated Luis A. Muñoz, representing La Lejua Investments, LLC., had filed a request for a change of zone from Neighborhood Commercial District (N-C) to Single-Family Residential District (R-1) to construct a single-family home. She went over the property's legal description and physical address and stated the property was located on the northwest corner of West Villa Street and South Vasquez Street. She stated the property fronts West Villa Street, a 50–60-foot 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.

Laura Fonseca, Planner I, stated the property was rezoned from Single-Family Residential (R-1) to Neighborhood Commercial District (N-C) on March 15, 2005. She further stated the property to the north was zoned Single-Family Residential District (R-1) upon annexation on December 5, 2000 and the properties to the south, east, and west were zoned Single-Family Residential (R-1) upon annexation on October 7, 1997. Ms. Fonseca reported there have been no other zoning requests within the general vicinity of the subject property since that time and the property was generally designated for single family use in the Land Use Plan.

Laura Fonseca, Planner I, briefly explained Single-Family District was 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. She stated the areas that were zoned for the use shall have water, wastewater, drainage and access to paved streets based on single-family usage. She briefly stated it was intended for areas that were properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic. She reported 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.

Lastly, Laura Fonseca, Planner I, stated staff recommended approval of the request to re-zone from Neighborhood Commercial District (N-C) to Single-Family Residential District (R-1) as the property met area requirements, 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.

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 discussion, Jonathan Larraga **moved** to approve the request to rezone from Neighborhood Commercial District (N-C) to Single-Family Residential District (R-1). Rafael Munguia seconded the motion and when put to vote, it carried unanimously.

ITEM 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**

Eddie Martinez, Planner II, introduced the item and stated and went over the property's legal description. He stated the property was located within the 4000 Block of North Cage Boulevard and property was currently zoned Limited Industrial District (L-I) to the north, east and south and Single-Family Residential District (R-1) to the west. He further stated the property was designated for industrial use in the Land Use Plan and was zoned for existing trucking business.

Eddie Martinez, Planner II, stated staff recommended preliminary plat approval of the proposed Penske 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 Penske Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

Kimberly Mendoza, Director of Development Services introduced Joe Garza, Assistant Director and Daniel Garza, Planner III.

ITEM G. CLOSED SESSION:

None

ITEM H. RECONVENE:

None

ITEM I. ADJOURNMENT

There being no further business, Andy Castro moved to adjourn. Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:07 p.m.

PLANNING & ZONING COMMISSION

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: July 6, 2023

MEETING DATE: July 10, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Guillermo Flores Ibarra, representing Ruth Idalia Salinas Prado, 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 General Business District (C). The property is legally described as being 2.85 acres, more or less, out of Lot 252, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3310 South Cage Boulevard. **COZ#230605**

Classification: Public Hearing

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

Issue: Guillermo Flores Ibarra, representing Ruth Idalia Salinas Prado, 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 General Business District (C) in order to develop and construct commercial uses on the property.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C) 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.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 7/6/2023
Approved - 7/6/2023
Final Approval - 7/7/2023



MEMORANDUM

DATE: MONDAY, JULY 10, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being 2.85 acres, more or less, out of Lot 252, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3310 South Cage Boulevard. COZ#230605

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:

Guillermo Flores Ibarra, representing Ruth Idalia Salinas Prado, 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 General Business District (C) in order to develop and construct commercial uses on the property.

The subject site is located on the southwest corner of West Javelina Drive and South Cage Boulevard and has a physical address of 3310 South Cage Boulevard. The property is legally described as being 2.85 acres, more or less, out of Lot 252, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120-150 ft. principal arterial street which runs north and south with a posted speed limit of 40 to 55 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the west are zoned Agricultural and/or Open Space District (A-O) upon annexation on June 7, 1983. The property to the north was zoned Agricultural and/or Open Space District (A-O) upon annexation on May 4, 1976. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on May 20, 2003. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) on June 12, 2023. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial and single family residential uses 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.

Six (6) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on June 23, 2023, and a legal notice was published in the Advance News Journal on June 20, 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 General Business District (C) 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 17, 2023, at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Guillermo Flores Ibarra,
Ruth Idalia Salinas Prado, owner
APPLICANT

representing

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

3310 South Cage Boulevard
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	

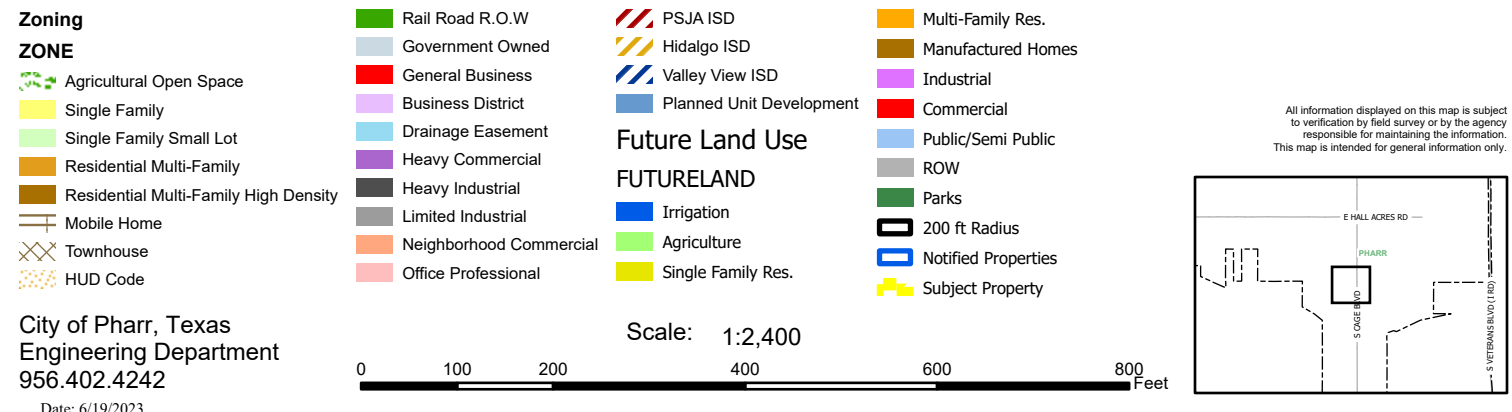
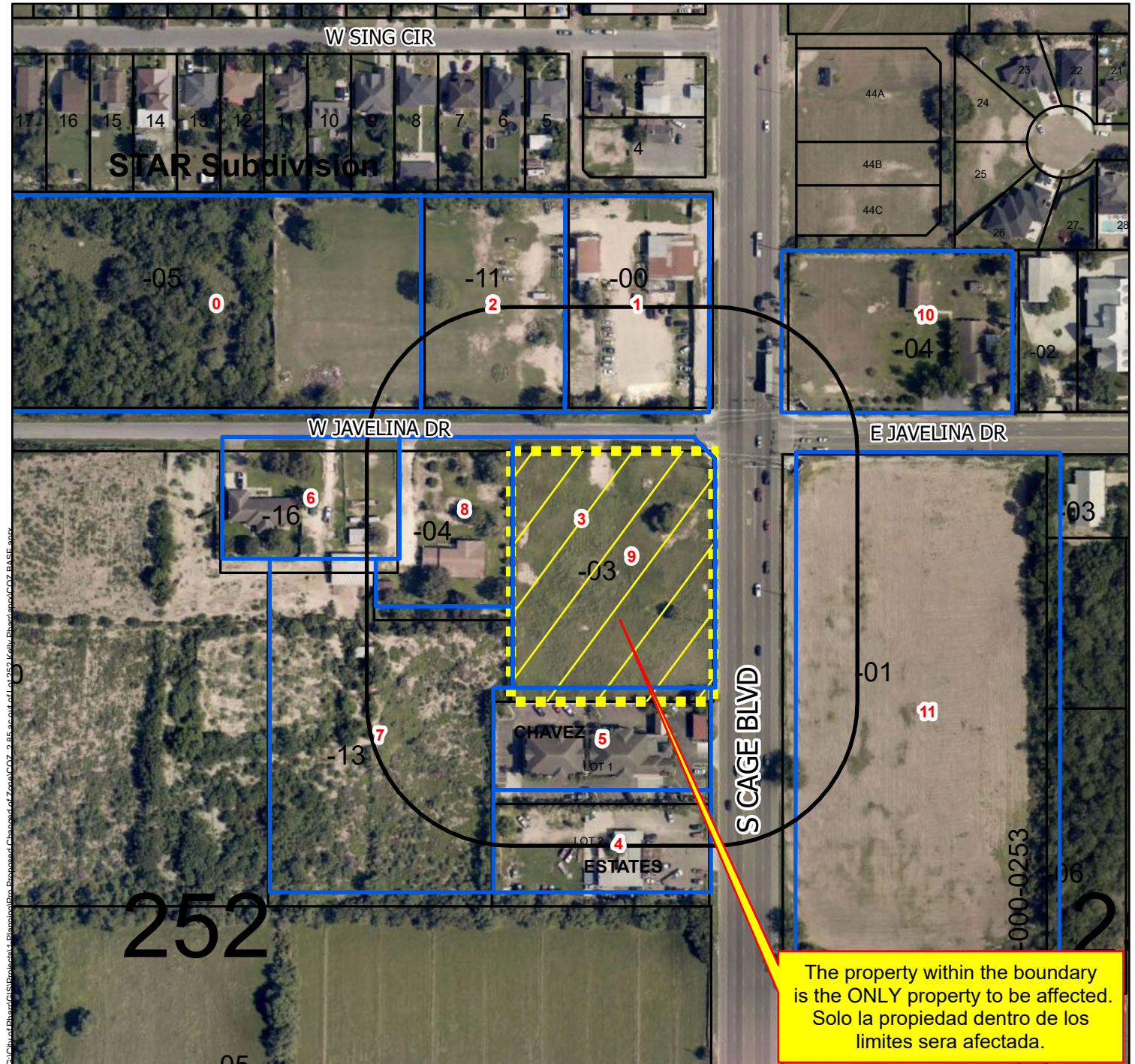
STAFF RECOMMENDATIONS:

Approval

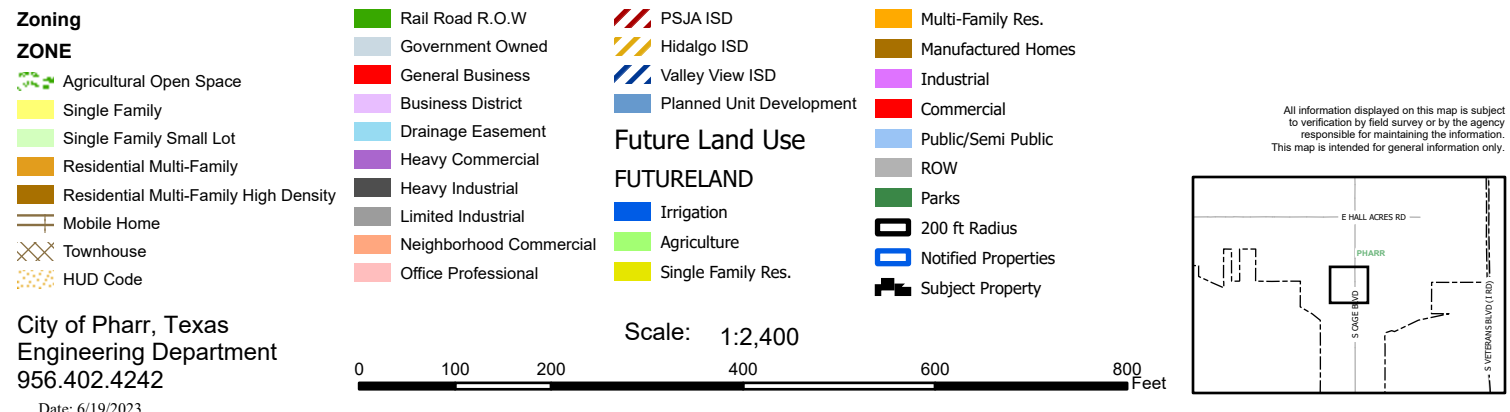
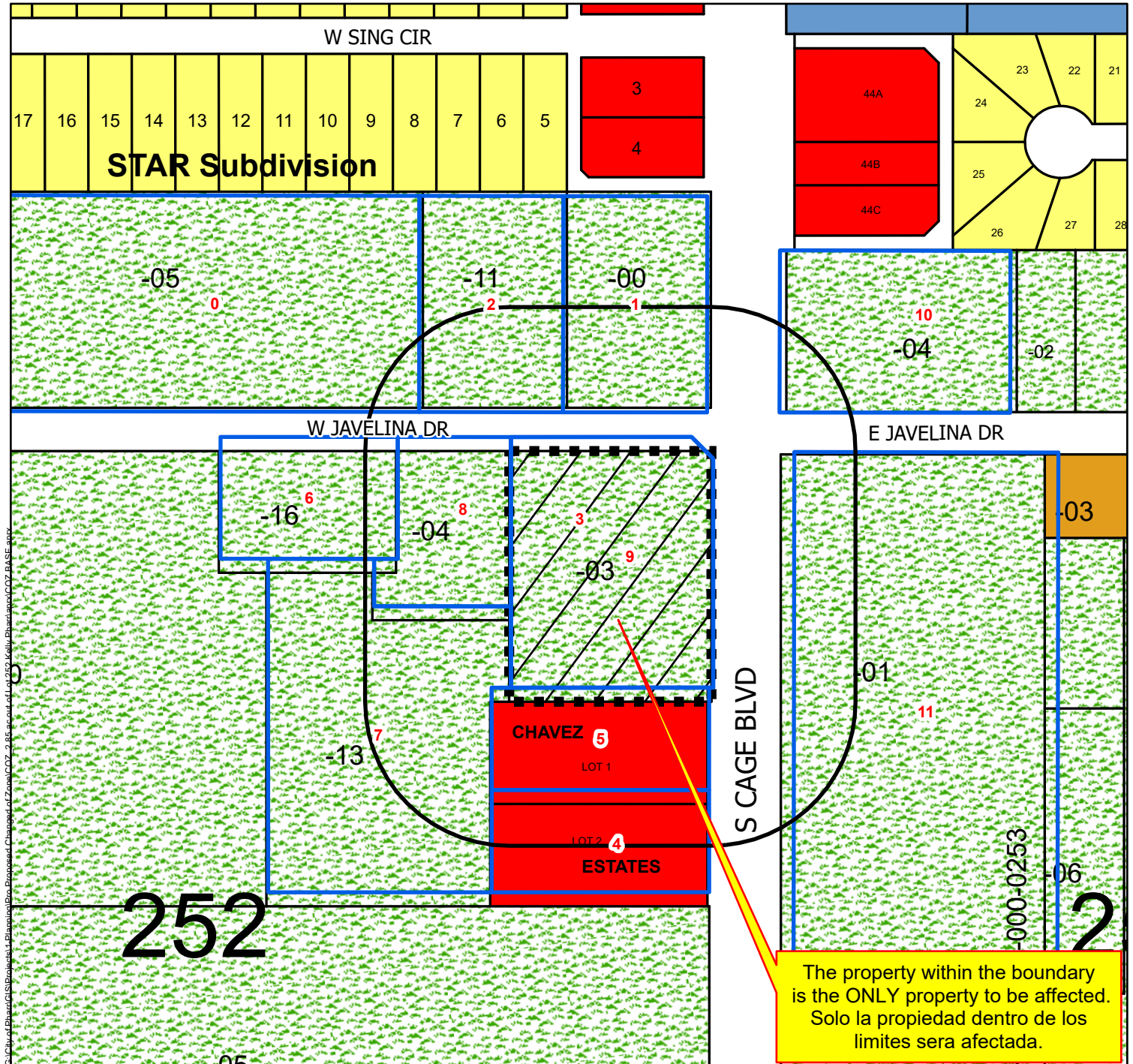
Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements, has adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner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

Laura Fonseca, Planner I
PREPARED BY

June 30, 2023
DATE



ZONING

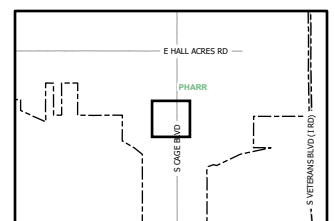




The property within the boundary is the **ONLY** property to be affected.
Solo la propiedad dentro de los limites sera afectada.

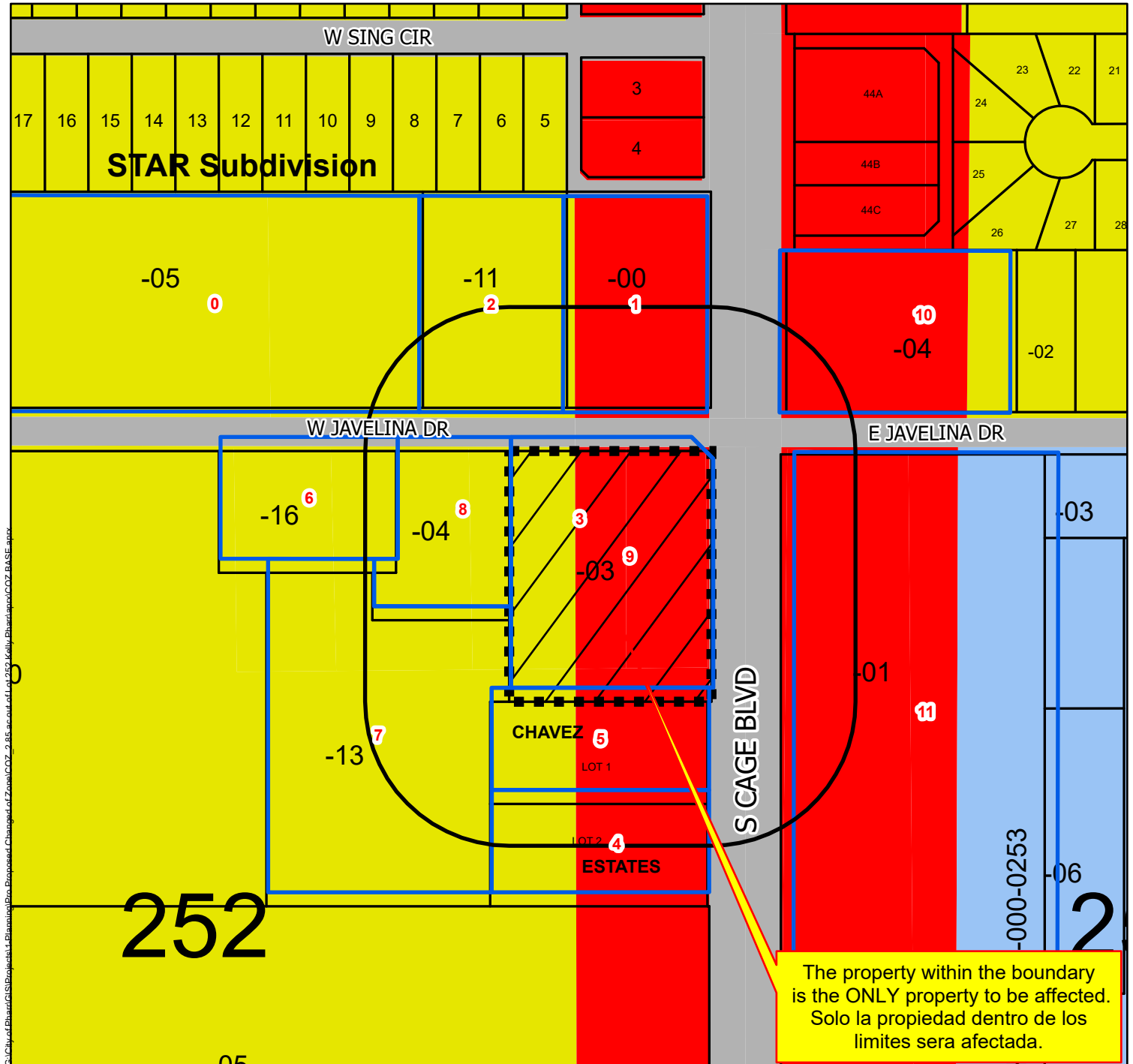
- ### Future Land Use
- FUTURELAND
- Irrigation
 - Agriculture
 - Single Family Res.

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.



Date: 6/19/2023

FUTURE LAND USE



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

Future Land Use

FUTURELAND

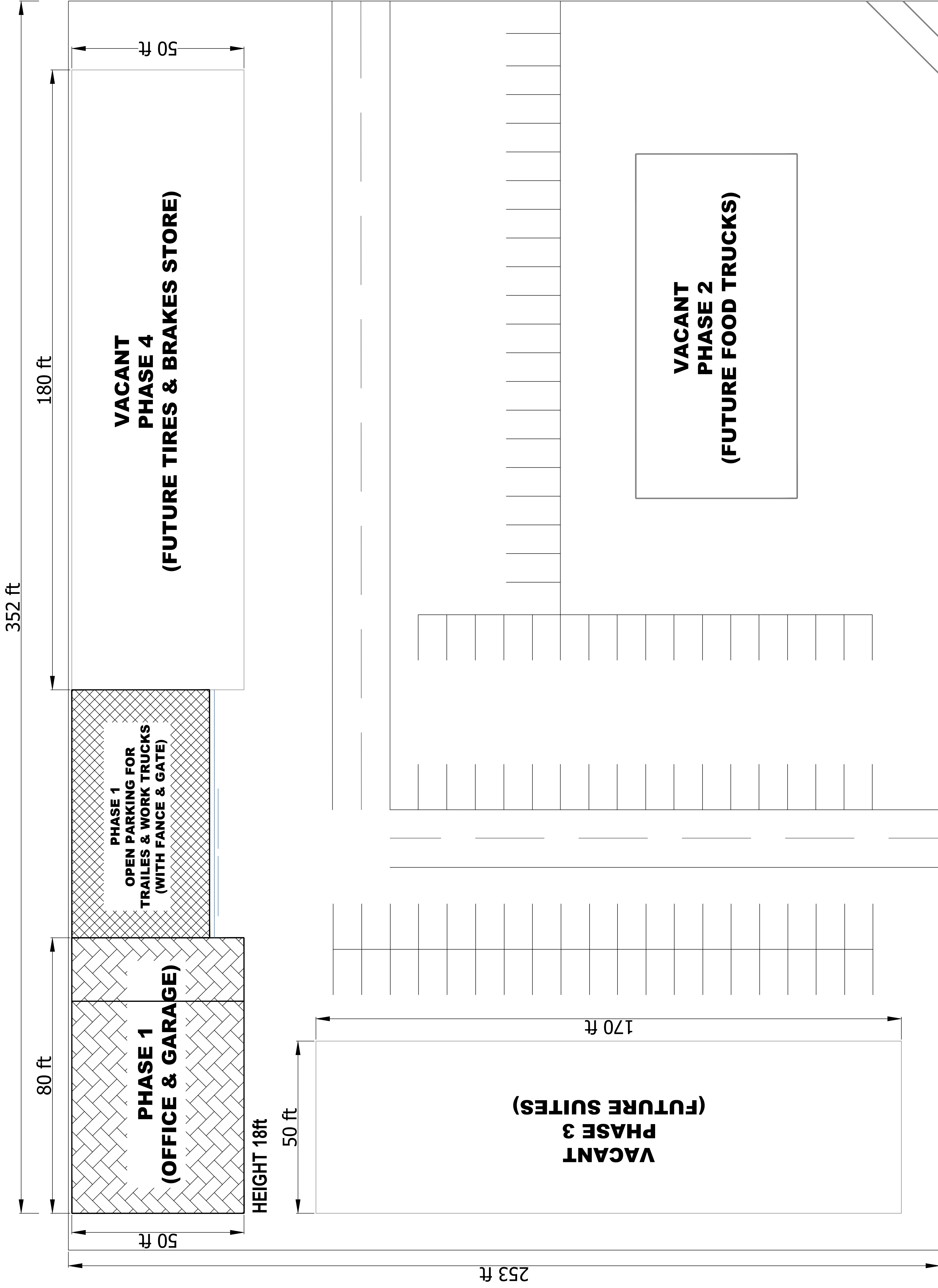
- Irrigation
- Agriculture
- Single Family Res.
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- 200 ft Radius
- Notified Properties
- Subject Property

Scale: 1:2,400

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.

CAGE BLVD

W JAVVALINA DR.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: July 6, 2023

MEETING DATE: July 10, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Iradier Adan Hernandez, representing HDZ Holdings, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). The property is legally described as 5.275 acres, more or less, out of Lot 129, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3155 North Veterans Boulevard. **COZ#230606**

Classification: Public Hearing

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

Issue: Iradier Adan Hernandez, representing HDZ Holdings, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) in order to develop and construct a 16 lot multifamily residential subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends disapproval of the request to re-zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the proposed use is not compatible with existing zoning/uses in the area. The development trend along North Veterans Boulevard is mostly single family residential and commercial uses.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 7/6/2023
Approved - 7/6/2023
Final Approval - 7/7/2023



MEMORANDUM

DATE: MONDAY, JULY 10, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). The property is legally described as 5.275 acres, more or less, out of Lot 129, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3155 North Veterans Boulevard. COZ#230606

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:

Iradier Adan Hernandez, representing HDZ Holdings, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) in order to develop and construct a 16 lot multifamily residential subdivision.

The subject site is located on the west side of North Veterans Boulevard, approximately 830 ft north of East Sioux Road and has a physical address of 3155 North Veterans Boulevard. The property is legally described as being 5.275 acres, more or less, out of Lot 129, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas

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

The property and property to the south were zoned Single-Family Residential District (R-1) upon annexation on June 29, 1990. The Hidalgo County Drainage District #1 sits to the north of the property. The property to the west was zoned Agricultural and/or Open Space District (A-O) upon annexation on June 29, 1990. The city limits lie to the east side of the property. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for mobile home use in the Land Use Plan.

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

Seventeen (17) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on June 23, 2023, and a legal notice was published in the Advance News Journal on June 20, 2023. Staff received no response to the letters or the legal notice.

Development Services is recommending **disapproval** of the request to re-zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the proposed use is not compatible with existing zoning/uses in the area. The development trend along North Veterans Boulevard is mostly single-family residential and commercial uses.

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

PLANNING COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Iradier Adan Hernandez, representing HDZ Holdings, LLC.

APPLICANT

Single-Family Residential District (R-1)

CURRENT ZONE

3155 North Veterans Boulevard

ADDRESS

Residential Multi-Family District (R-MF)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Denial

Development Services is recommending disapproval of the request to re-zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the proposed use is not compatible with existing zoning/uses in the area. The development trend along North Veterans Boulevard is mostly single-family residential and commercial uses.

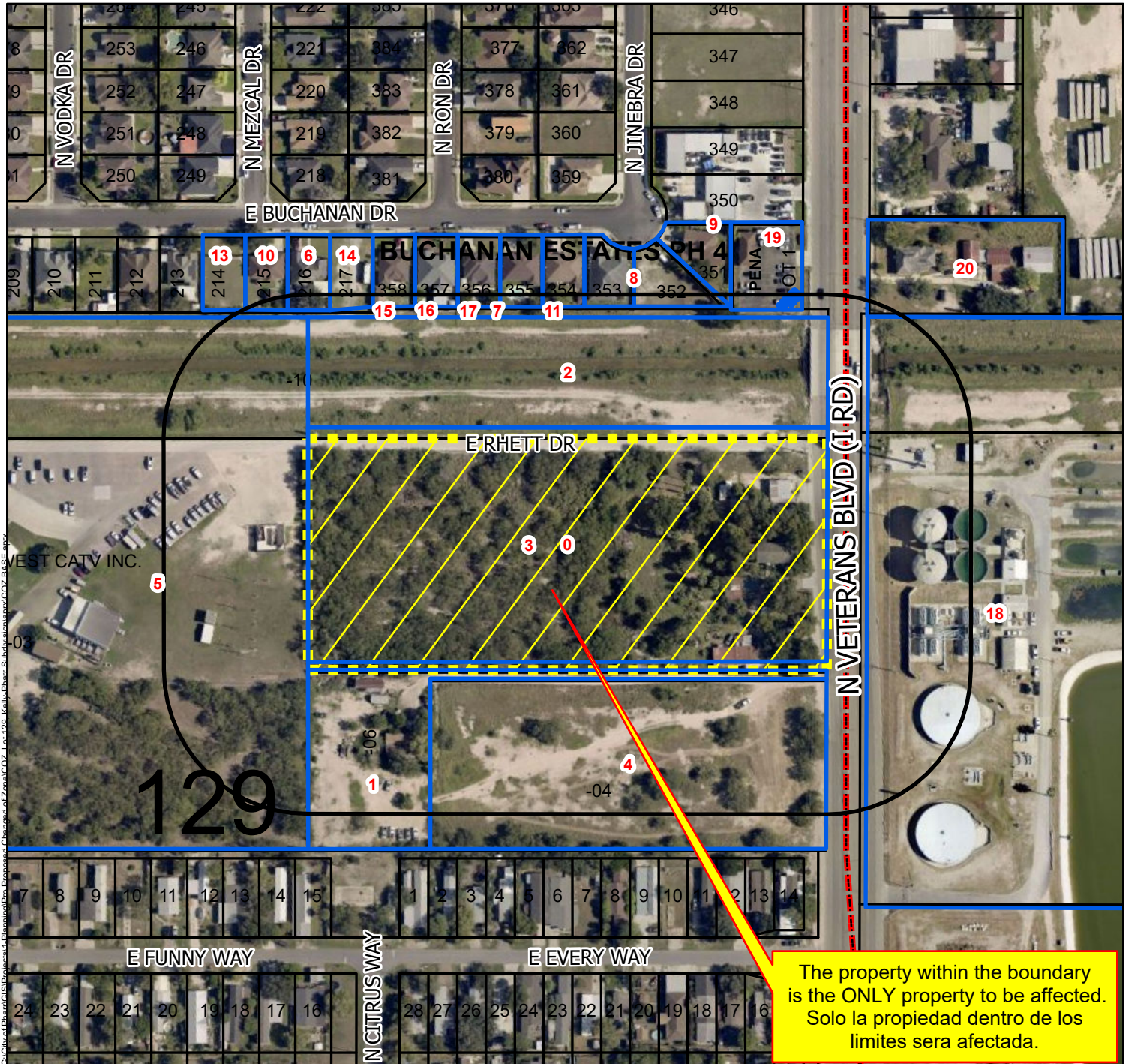
Laura Fonseca, Planner I

PREPARED BY

June 30, 2023

DATE

Proposed Change of Zone
5.275 acres, more or less, out of
Lot 129, Kelly-Pharr Subdivision
Iradier Adan Hernandez
Aerial



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

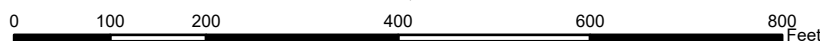
- Irrigation
- Agriculture
- Single Family Res.

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

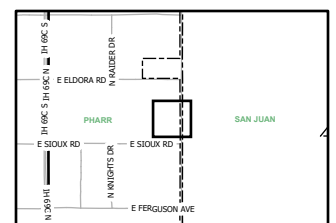
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 6/20/2023

Scale: 1:2,400



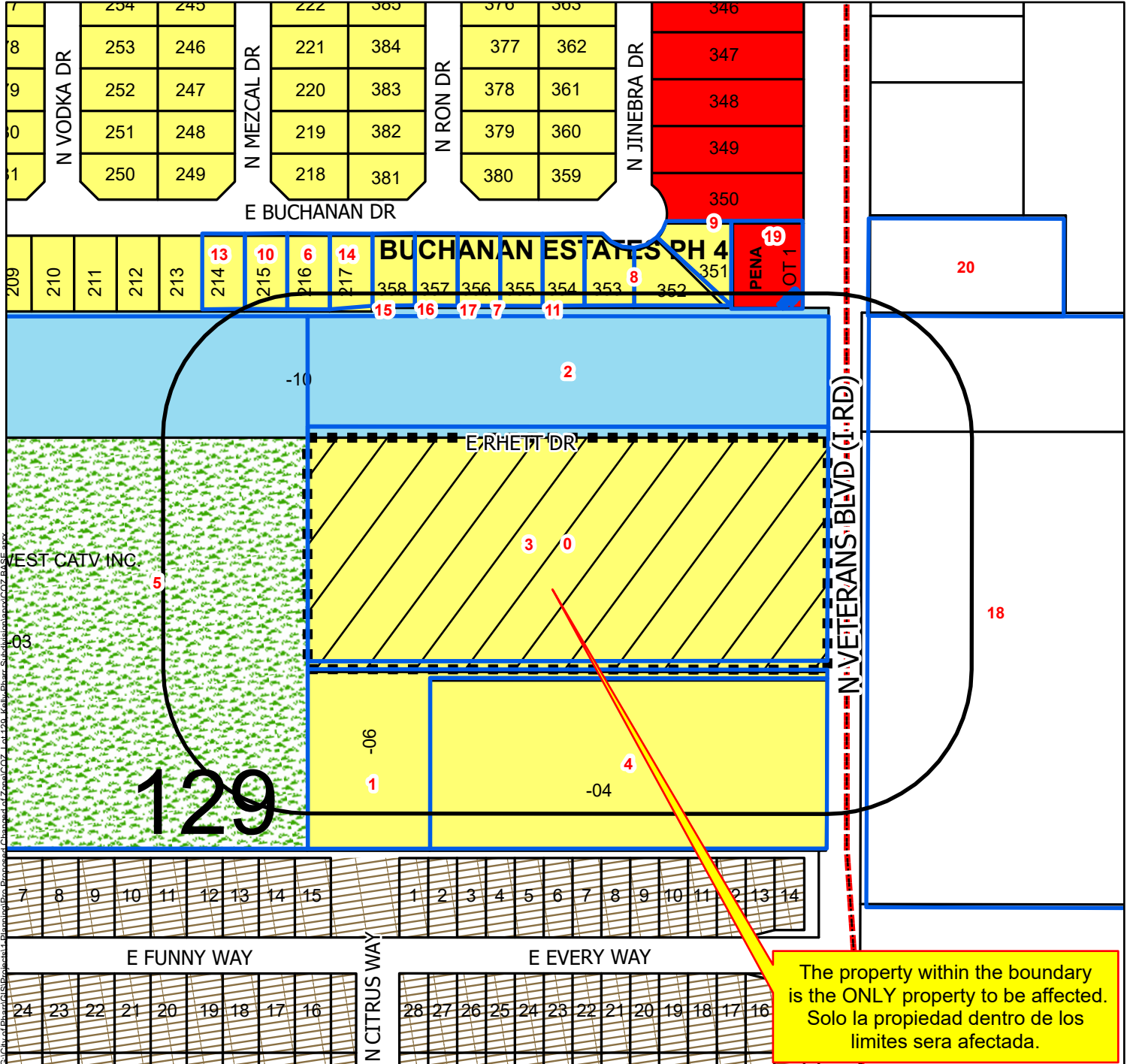
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Change of Zone
5.275 acres, more or less, out of Lot
129, Kelly-Pharr Subdivision Iradier
Adan Hernandez



Zoning



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

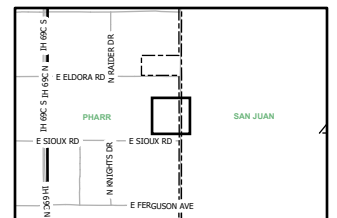
Future Land Use

FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.

- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
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- 200 ft Radius

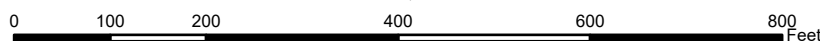
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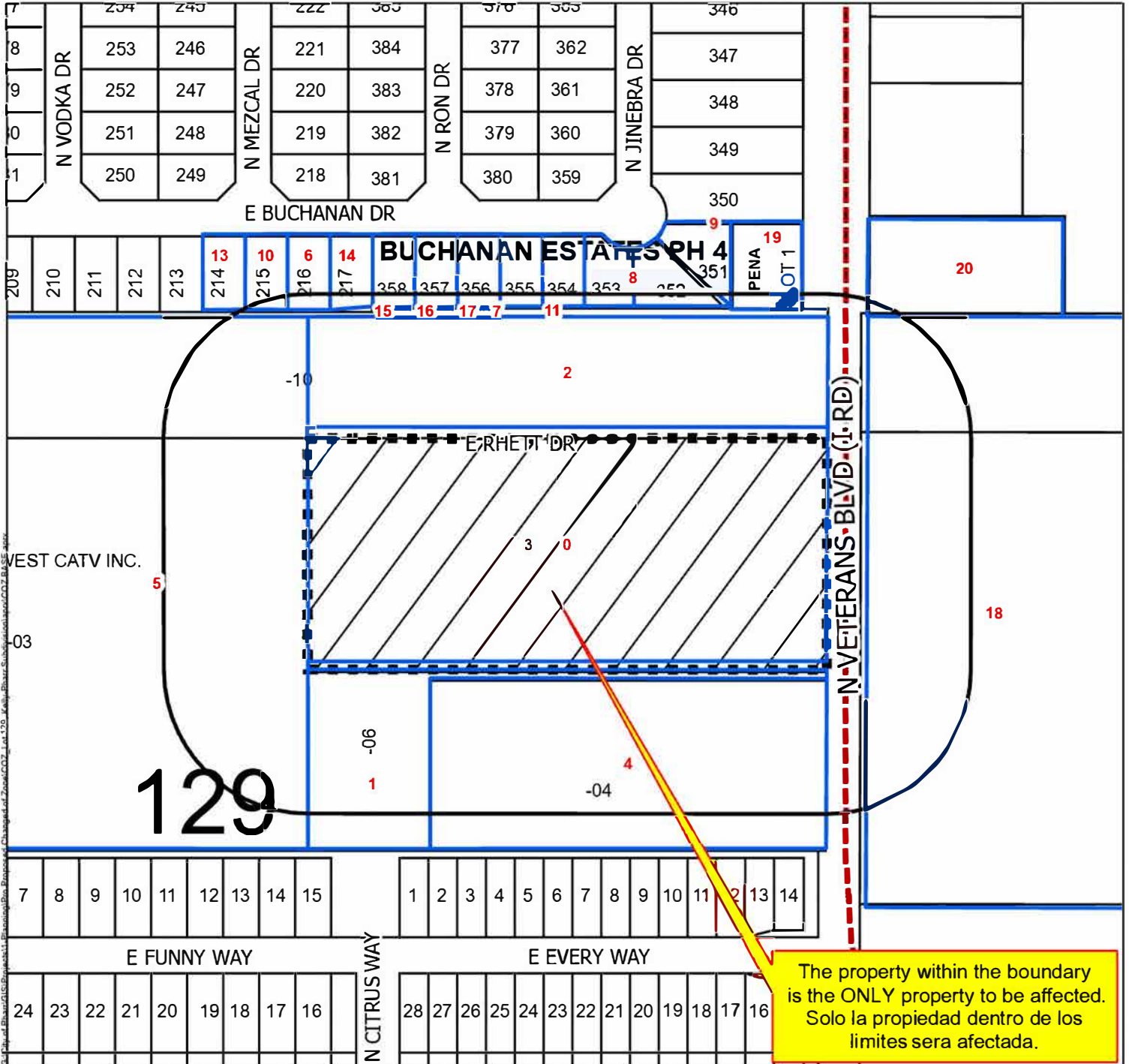
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 6/20/2023

Scale: 1:2,400



Proposed Change of Zone
5.275 acres, more or less, out of Lot
129, Kelly-Pharr Subdivision Iradier
Adan Hernandez
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
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- 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
- Notified Properties
- 200 ft Radius

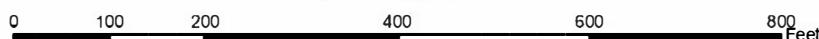
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City of Pharr, Texas
Engineering Department
956.402.4242

Date: 6/20/2023

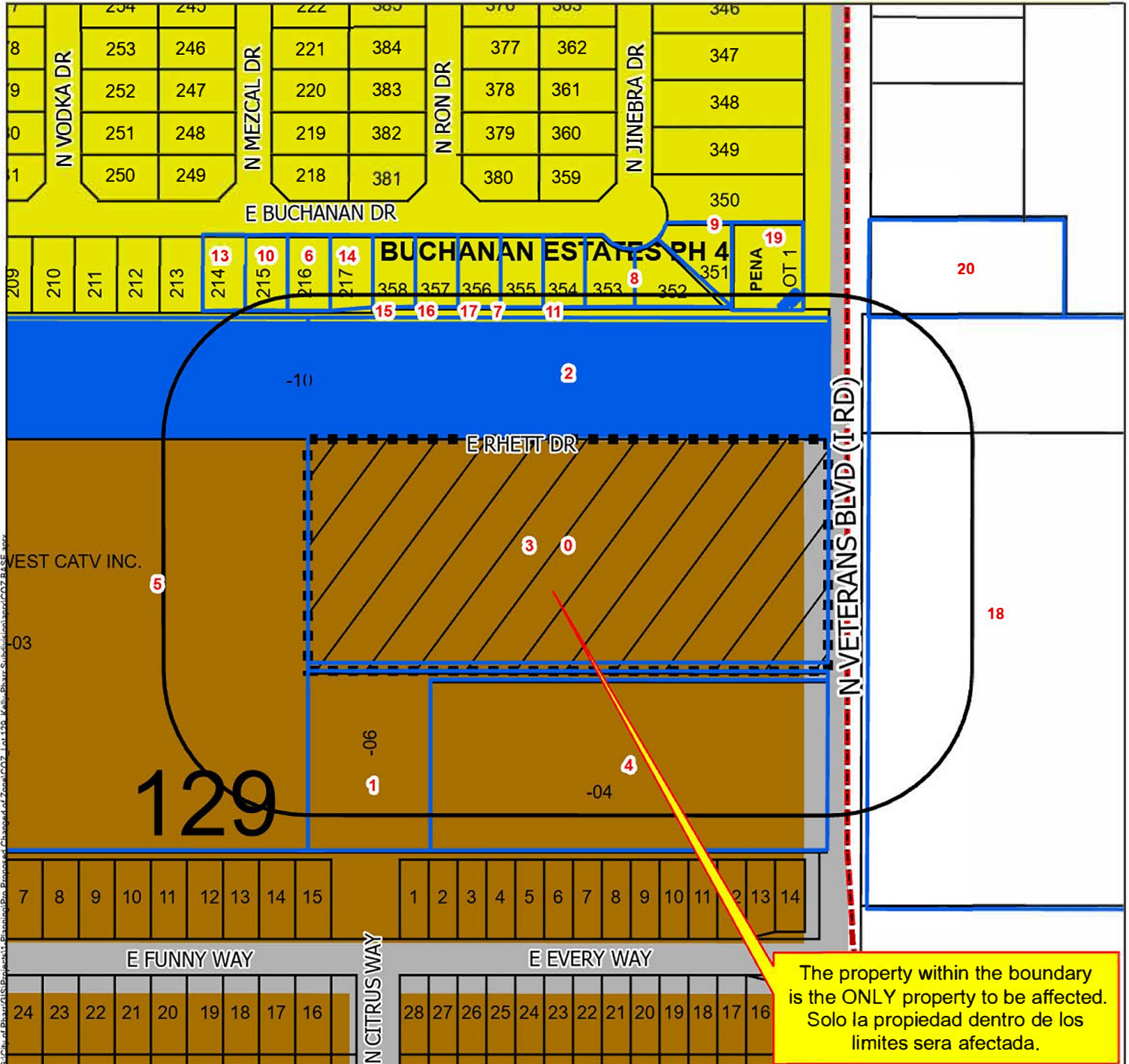
Scale: 1:2,400



Proposed Change of Zone
5.275 acres, more or less, out of Lot
129, Kelly-Pharr Subdivision Iradier
Adan Hernandez



Future Land Use



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
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- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Future Land Use

FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.

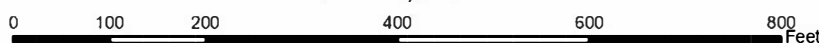
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
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- Parks
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- Notified Properties
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All information displayed on this map is subject 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: 6/20/2023

Scale: 1:2,400



LOT 359 LOT 358 LOT 357 LOT 356 LOT 355 LOT 354 LOT 353 LOT 352

10.0

IRF

BUCHANAN

ESTATES VOL. 37 PAGE 126A

PHASE

IV

LOT 353

LOT 352

LOT 1
PENA SUBDIVISION
DOC # 2064387,
H.C.M.R.

IRF

10.0

66.30

P.O.C.
NEC
LOT 129

BEARING BASIS
TEXAS STATE PL
COORDINATE SYSTI
TEXAS SOUTH
ZONE 4205
SCALE 1" = 100'

LEGEND

- 1/2" IRON ROD FOUND "IRF" "CIRF"
- 1/2" IRON ROD SET W/PINK CAP "IRS"
- △ CALCULATED POINT "CP"

HIDALGO CO DRAIN DIST #1
156' DRAIN DITCH

IRF

SOUTH LINE OF DRAIN DITCH TRACT

S81°31'16"E

20.0 ROAD EASEMENT VOL. 1651, PAGE 299, H.C.D.R.

756.39'

SOUTH LINE OF DRAIN DITCH TRACT

20.0

165.0
185.0

S8°32'44"W
185.00'

P.O.B.

60.0

6.3

RODRIGUEZ MARIA DE JESUS,
N8.37AC-E 1/2-N25.49AC EXC NE3.84AC LOT 129
DOC # 2431725,
H.C.D.R.

5.275 ACRES GROSS
229785 SF GROSS

=====

4.813 ACRES NET
209645 SF NET

N8°32'44"E
303.81'

IRS

IRS

12' STRIP

IRF

RLPM INVESTMENTS LLC
CALLED 3.13 ACRES
W532.75'-E578.63'-S238.59'-N738.09'
LOT 129
DOC # 2605251,
H.C.D.R.

N81°31'25"W
756.39'

12' STRIP

IRS

60.0

6.3

S8°32'44"W
303.78'

VETERANS ROAD

AGUILAR BERNARDO
CALLED 1.15 ACRES
W174'-E752'-S248'-N737.4'
& 12' X 578' STRIP LOT 129
VOLUME 2038 , PAGE 981,
H.C.D.R.

EXHIBIT B
BEING 5.275 ACRES
OUT OF LOT 129,
KELLY - PHARR SUBDIVISION,
VOLUME 3, PAGE 133,
H.C. M. R.

NOTES:

1. SURVEY DONE WITHOUT T
BENEFIT OF A TITLE
COMMITMENT.
2. CLIENT REQUESTED A ME
AND BOUNDS SURVEY ONLY.
3. NO IMPROVEMENTS WERE
LOCATED AT THE REQUEST
THE CLIENT.
4. NO EASEMENT RESEARCH
WAS PERFORMED BY THIS
SURVEYOR.
5. A METES AND BOUNDS
DESCRIPTION OF EVEN DATE
ACCOMPANIES THIS SURVEY
PLAT.

TIME WARNER ENTERTAINMENT-ADVANCE
N737.4' W748.65' OF 129
DOC # 1758710, H.C.D.R.



**Carrizales
Land
Surveying, LLC**

Texas Registered Surveying Firm
TBPLS FIRM No:10194417
Office: 512-470-1489
fncad@gmail.com

JOB No. 23-113

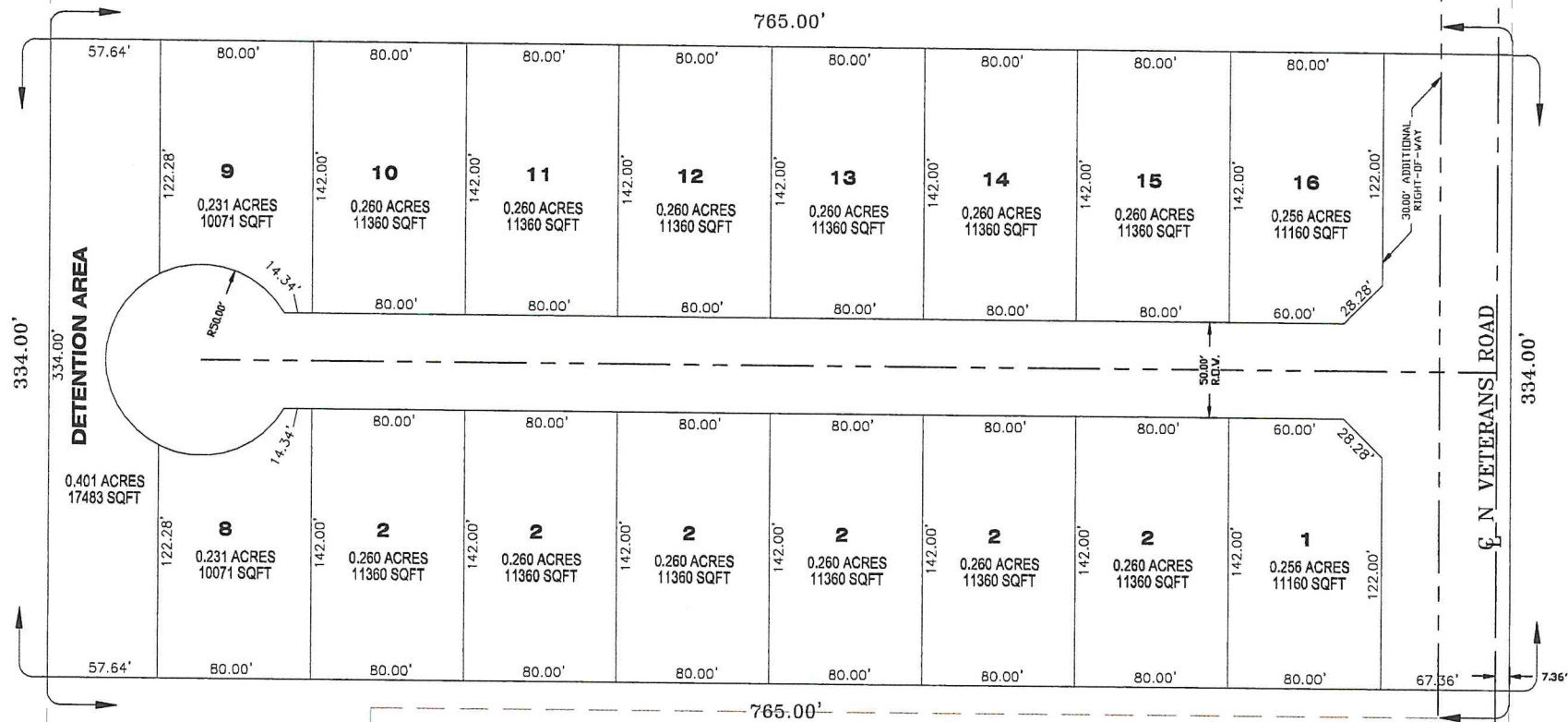


MANUEL CARRIZALES
R.P.L.S. #6388

DATE

6-9-2023

SCALE 1" = 60'



1810 E. GRIFFIN PARKWAY
MISSION, TEXAS 78572
956.600.8628
www.m2-engineers.com
FIRM REGISTRATION # F-199



PHARR, TEXAS
4 PLEX VETERANS ROAD

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
MIGDIO "MILO" SALINAS
P.E. 107703 ON
06/08/23
IS NOT TO BE USED
FOR CONSTRUCTION.

FILE: _____
OWN BY: _____ M2
CHECKED BY: _____ MS
WEYED BY: _____
ET: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: July 5, 2023

MEETING DATE: July 10, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: R.E. Garcia and Associates, representing Jene Byrom and Jonathan Byrom, owners, are requesting final plat approval of the proposed Rancho Blanco Estates Subdivision. The property is legally described as being a 1.83 acre tract of land being a portion of Lot 249, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of West Javelina Drive.

SUB#221240

Classification: Regular

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

Issue: R.E. Garcia and Associates, representing Jene Byrom and Jonathan Byrom, owners, are requesting final plat approval of the proposed Rancho Blanco Estates Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Rancho Blanco Estates 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 - 7/5/2023
Approved - 7/5/2023
Final Approval - 7/6/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JULY 10, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: RANCHO BLANCO ESTATES SUBDIVISION FILE NO. SUB#221240

GENERAL INFORMATION:

APPLICANT: R.E., Garcia and Associates, representing Jene Byrom and Jonathon Byrom, owners, are requesting final plat approval of the proposed Rancho Blanco Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.83 acre tract of land being a portion of Lot 249, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 900 Block of West Javelina Dr.

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

PROPERTY PROPOSED USE: Residential lot.

VARIANCES: None requested.

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

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

EASEMENTS: 1. In compliance.

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

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

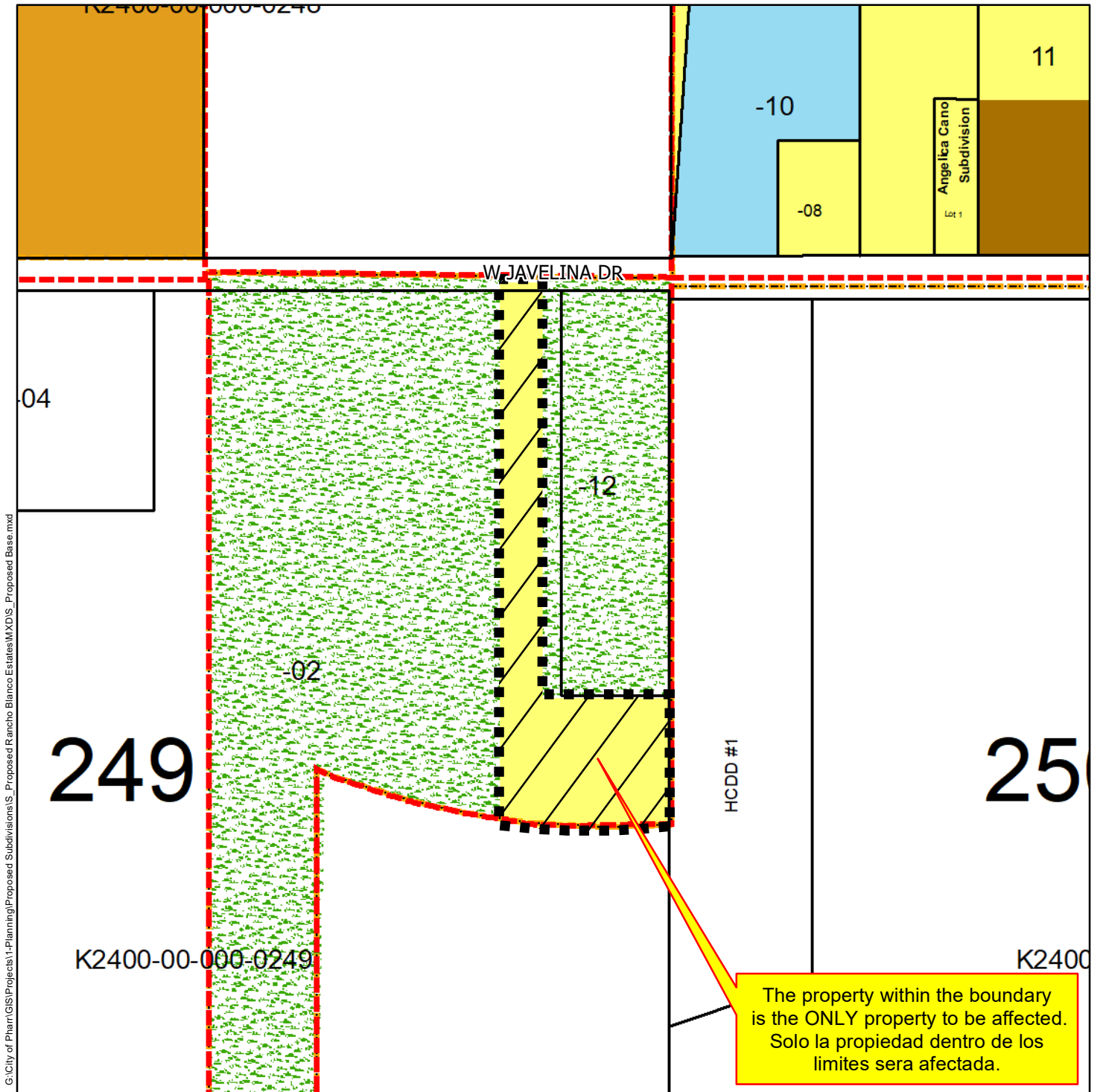
OTHER: 1. In compliance.

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



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Rancho Blanco Estates\MXDS - Proposed Base.mxd

- | | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD | Subject Property |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD | Pharr City Limit |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD | Pharr ETJ |
| 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 |  Subject Property |
|  Single Family |  HUD Code |  Heavy Commercial |  Hidalgo ISD |  Pharr City Limit |
|  Single Family Small Lot |  Rail Road R.O.W |  Heavy Industrial |  Valley View ISD |  Pharr ETJ |
|  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.2.

DATE SUBMITTED: July 7, 2023

MEETING DATE: July 10, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Rio Delta Engineering, representing Joseph Holand, Owner is requesting final plat approval of the proposed Just A Closet #7 Subdivision. The property is legally described as being a 22.88 acre tract of land, more or less, same being out of the South 24.19 acres of Lot 5, Block 4, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3800 Block of North Jackson Road. **SUB#210722**

Classification: Regular

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

Issue: Rio Delta Engineering, representing Joseph Holand, Owner is requesting final plat approval of the proposed Just A Closet #7 Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Just A Closet #7 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 - 7/7/2023
Approved - 7/7/2023
Final Approval - 7/7/2023



MEMORANDUM

DATE: MONDAY, JULY 10, 2023
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: JUST A CLOSET #7 SUBDIVISION FILE NO. SUB#210722
--

GENERAL INFORMATION:

APPLICANT: Rio Delta Engineering, representing Joseph Holand, Owner is requesting final plat approval of the proposed Just A Closet #7 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 22.88 acre tract of land, more or less, same being out of the South 24.19 acres of Lot 5, Block 4, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3800 Block of North Jackson Road.

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

PROPERTY PROPOSED USE: Retail/storages.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Just A Closet #7 Subdivision subject to the following conditions set before you.

STREETS, PAVING AND R.O.W.:

1. Provide streetlight layout maximum distance 250' along N. Jackson Rd (east side) and W. Eldora Rd. (north side).

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.
2. Easements shall not overlap other easements.
3. Front of property along N. Jackson Rd. HCID #2 has a 30' easement center on pipeline.
4. Verify the H.C.I.D.#2 easements on east side of property.
5. Label and show all existing easements north of proposed site.
6. Called out two 10' Exclusive City of Pharr easement verify.
7. Show 100' R.O.W. to H.C.I.D # 2

**SIDEWALK:
ADA:**

1. Follow City of Pharr standards.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Drainage report approved by HCDD 1.

OTHER:

1. Construction bond #: LFB5956760, provided to record subdivision.
2. Call out dash line on lot 1.
3. Provide engineer and surveyor signature.
4. Clean up plat layout.
5. Staff notes are attached.

This meeting will go before the City Commission meeting on July 17, 2023 at 4:00 p.m.

PLAT REVIEW MEETING FOR: *JUST A CLOSET #7 SUBDIVISION*

COMMENTS: **Initials:** J.R/ O.D.L. **SEPTEMBER 02, 2021**

WATER:

- Will need 15' utility easement to be exclusive to the City of Pharr
- Will need to show all water valves
- Will need to provide crossing details for all location concerning storm drain
- Will need to install 16" steel casing in all crossings
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need 15' utility easement to be exclusive to the City of Pharr
- Will need to correct all sewer service locations
- Will need to verify manholes spacing
- All Manhole Ring and Covers will need to be Composite Based with City of Pharr Logo
- 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: _____



Pharr

Fire Department



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

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

Subdivision: Just A Closet #7

Reviewed by: Manuel Renta/Dago Soto

July 7, 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 **FACTORY YELLOW** from the manufacture 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 2012. 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 payment by city to indicate location of the fire hydrant. **FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.**
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 2012; 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 2012; 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:

- Additional fire hydrants may be needed pending clarification from builder's intentions, ensure that 300' is maintained for even spacing between fire hydrants.

- Update fire hydrant details, 6' behind the curb.

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: JustACloset #7 Subdivision

DATE: September 2, 2021

REVIEW: Preliminary (comments plans dated 8-20-2021)

PLAT

1. Note No. 5---Revise note to say... "5.0'-ft sidewalk with ADA wheelchair ramps and landings shall be required along all streets at the time of building permit phase.

SITE PLAN

1. Sanitary sewer service wye's shall require a concrete cradle and remove duplicate detail.
2. Change direction of sanitary sewer wyes to go with gravitational flow.
3. Curb and gutter shall require continuous rebar along City of Pharr ROW.
4. Include a cross-section detail of W. Eldora rd. 1/3 paving.
5. Casing for waterline underneath driveway will be required.
6. Fire hydrant shall be 6'-ft from back of curb. Connection from watermain to valve box shall be flange to flange.

DRAINAGE

1. Drainage plan to be reviewed and approved by H.C.D.D. No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Shift detention pond away from HCID No. 2 easement.

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

1. Pave 1/3 road ROW must include the following:
 - 3" HMAC
 - 10" Base
 - 10" Stabilized Subgrade
 - 24" Reinforced Curb and Gutter
 - 5' Sidewalk
- Bacteriological test will be required for waterline.
- Lab for site work will be required for the following items: Backfill, concrete and paving items.



Pharr Public Work



SUBDIVISION: Staff Review Meeting

Just A Closet #7 Subdivision

N. Jackson

Pharr Tx, 78577

DATE: 08/31/2021

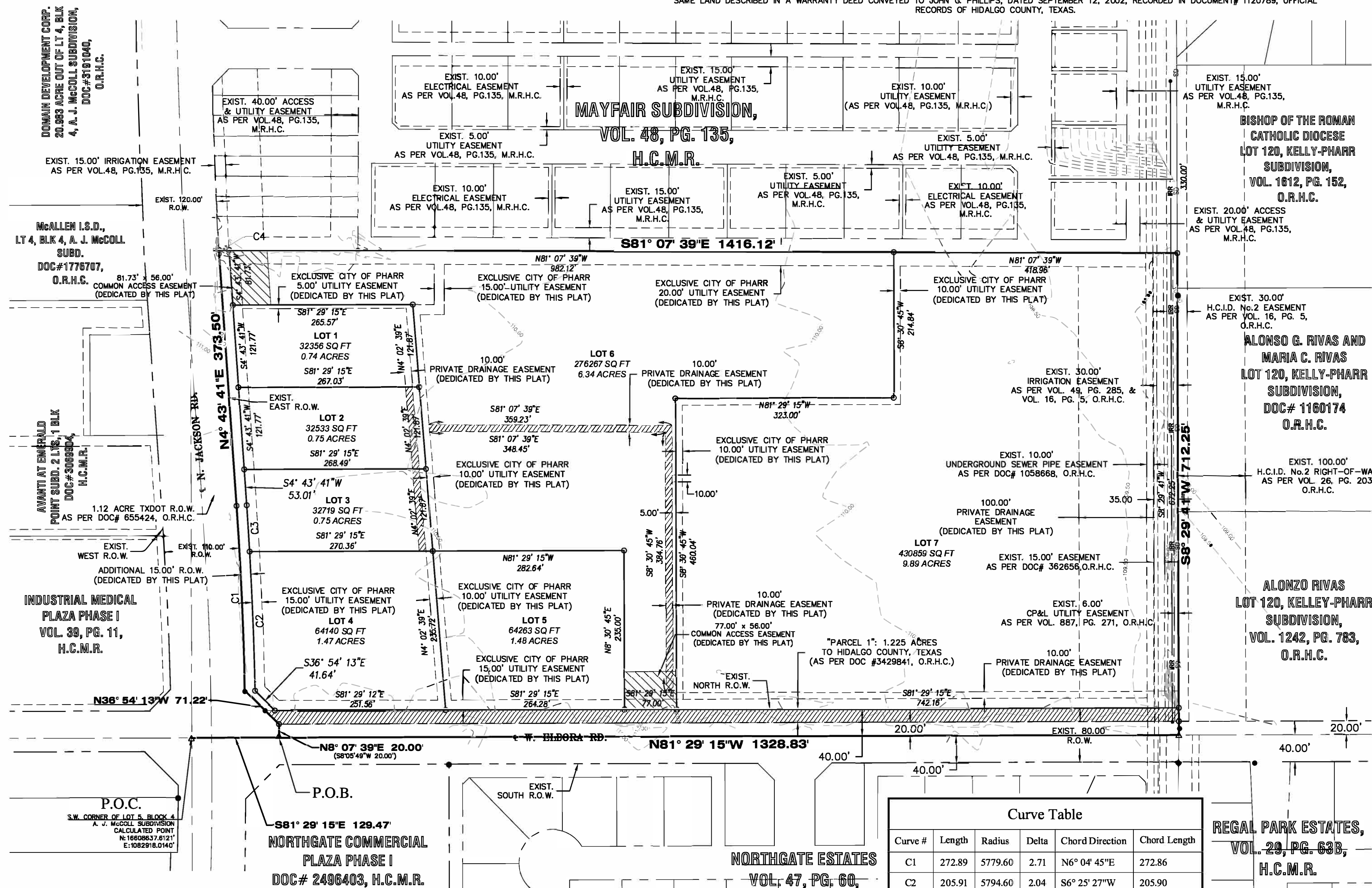
Plat Notes:

General Notes: 24.19 Acres

- Detail of all outfalls
- Show grade inlet details
- Identify grade inlet off W. Eldora
- Submit for discharge permit
- Show light pole at min of 150 ft separation
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan w/Notice of Intent at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance and Notice of Proceed (NTP) is issued.

JUST A CLOSET #7 SUBDIVISION

BEING A 22.88 ACRES TRACT OF LAND, MORE OR LESS, SAME BEING OUT OF THE SOUTH 24.19 ACRES OF LOT 5, BLOCK 4, A. J. MCCOLL SUBDIVISION OF PORCION 68, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 21, PAGE 598, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 22.88 ACRES TRACT BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED CONVEYED TO JOHN G. PHILLIPS, DATED SEPTEMBER 12, 2002, RECORDED IN DOCUMENT# 1120789, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	272.89	5779.60	2.71	N6° 04' 45\"	272.86
C2	205.91	5794.60	2.04	S6° 25' 27\"	205.90
C3	68.73	5794.60	0.68	S5° 03' 59\"	68.73
C4	5.87	4641.71	0.07	N4° 45' 28\"	5.87

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

I (WE), THE UNDERSIGNED, OWNER(S) OF MLD LLC, AND JUST A CLOSET #7 LLC, OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE JUST A CLOSET #7 SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF PHARR, ALL THE SAME, FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF PHARR.

JOSEPH HOLAND, MANAGER
6 MLD LLC, A TEXAS LIMITED LIABILITY COMPANY
1308 E. JASMINE AVENUE
MCALLEN, TEXAS 78501

JOSEPH HOLAND, MANAGER
JUST A CLOSET #7 LLC, A TEXAS LIMITED LIABILITY COMPANY
1308 E. JASMINE AVENUE
MCALLEN, TEXAS 78501

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOSEPH HOLAND, PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED, ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF JUNE, 2023.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:

BRENT BALDREE
TEXAS REGIONAL BANK

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED, ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF JUNE, 2023.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:

GERARDO SALAZAR
FIRST COMMUNITY BANK

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED, ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF JUNE, 2023.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:



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

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

BY: _____ DEPUTY

REGAL PARK ESTATES,
VOL. 29, PG. 633,
H.C.M.R.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(C). THE DISTRICT HAS REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS CITY OF PHARR

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST:

CITY CLERK

DATE

STATE OF TEXAS CITY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF JUST A CLOSET #7 SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE DATED THIS 10th DAY OF JUNE, 2023.

DANNY WYLIE CHAIRMAN, PLANNING & ZONING COMMISSION

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

LEGEND	
⊙	FOUND 4" IRON PIPE
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
⊗	FOUND CONCRETE MONUMENT
⬠	BENCHMARK HUB WITH NAIL
⬡	SET COTTON-PICKER-SPINDLE
△	FOUND PK NAIL
P.O.B.	PLACE OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
ℓ	CENTER LINE
—	LOT LINE
U.E.	UTILITY EASEMENT
S.E.C.	SOUTHEAST CORNER
X.X.X.X.	NATURAL GROUND
(X.X.X.X.)	DEED RECORDED IN DOC#284808

METES AND BOUNDS:

BEING A 22.88 ACRES TRACT OF LAND, MORE OR LESS, SAME BEING OUT OF THE SOUTH 24.19 ACRES OF LOT 5, BLOCK 4, A. J. MCCOLL SUBDIVISION OF PORCION 68, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 21, PAGE 598, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 22.88 ACRES TRACT BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED CONVEYED TO JOHN G. PHILLIPS, DATED SEPTEMBER 12, 2002, RECORDED IN DOCUMENT# 1120789, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 22.88 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT AT THE SOUTHWEST CORNER OF THE SAID LOT 5, BLOCK 4, SAME BEING A POINT WITH THE EXISTING RIGHT-OF-WAY OF N. JACKSON ROAD;

THENCE S 81°29'15" E ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 4, SAME BEING WITHIN THE EXISTING RIGHT-OF-WAY OF N. JACKSON ROAD, TO THE SOUTHEAST CORNER OF A CALLED 1.12 ACRES TRACT CONVEYED TO STATE OF TEXAS, RECORDED IN DOCUMENT# 655424, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 129.47 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE N 8°07'39" E ACROSS THE SAID LOT 5, BLOCK 4, SAME BEING ALONG THE EAST LINE OF THE SAID 1.12 ACRES STATE OF TEXAS TRACT, TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID W. ELDORA ROAD (EXISTING 80.00 FOOT ROAD RIGHT-OF-WAY), A DISTANCE OF 80.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 38°54'13" W ALONG THE EAST LINE OF THE SAID 1.12 ACRES STATE OF TEXAS TRACT, SAME BEING ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, PASSING AT 28.97 FEET TO A 5/8-INCH IRON ROD FOUND IN LINE, AND CONTINUING FOR A TOTAL DISTANCE OF 71.22 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE EAST LINE OF THE SAID 1.12 ACRES STATE OF TEXAS TRACT, SAME BEING ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 5779.60 FEET, AN ARC LENGTH OF 272.89 FEET, A CHORD BEARING AND DISTANCE OF N 6°04'45" E, 5.87 FEET, AND DELTA ANGLE 2°11', TO A 1/2-INCH CAPPED IRON ROD SET, FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;

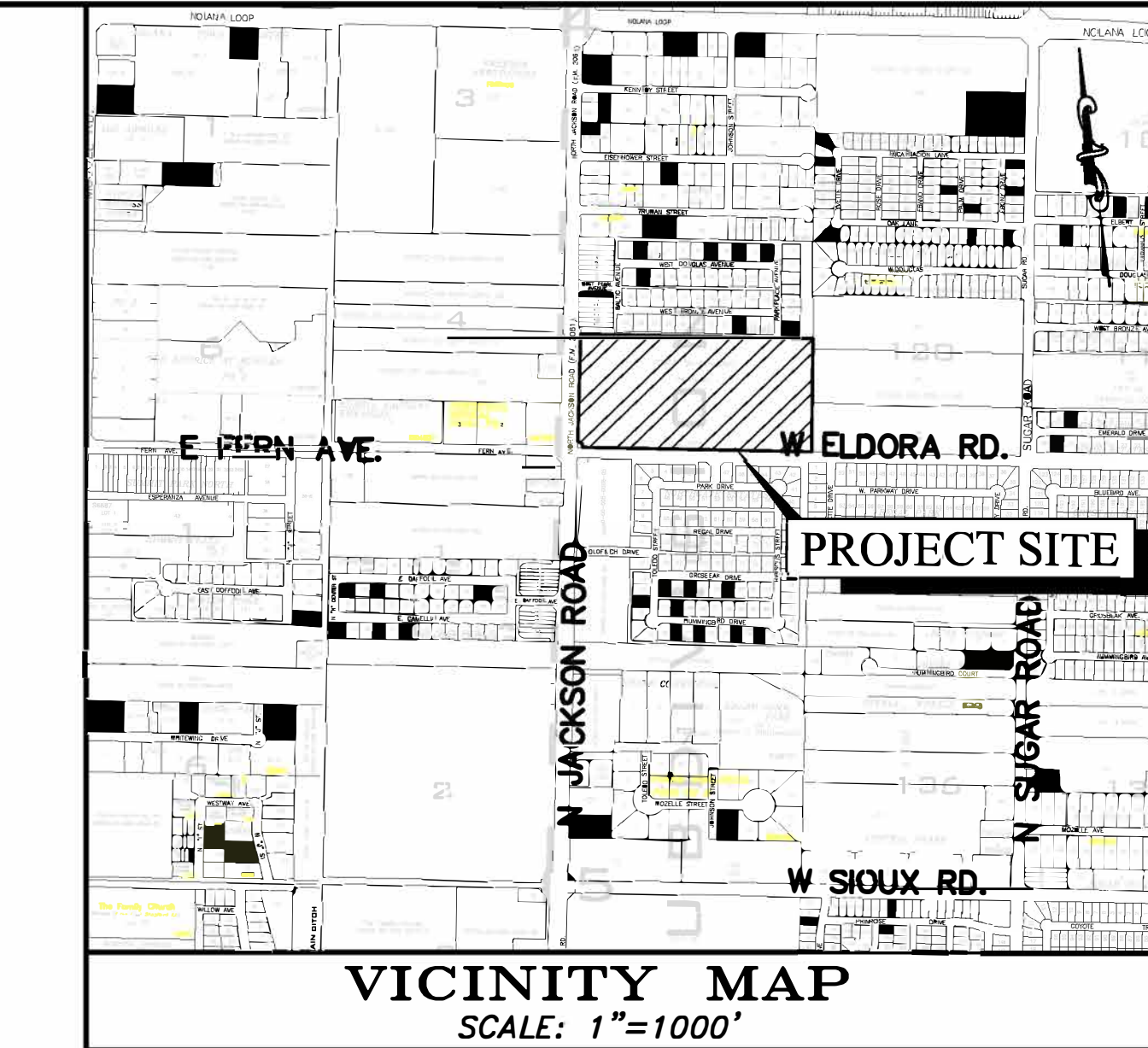
THENCE N 8°43'41" E ALONG THE EAST LINE OF THE SAID 1.12 ACRES STATE OF TEXAS TRACT, SAME BEING ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, A DISTANCE 373.50 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE EAST LINE OF THE SAID 1.12 ACRES STATE OF TEXAS TRACT, SAME BEING ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 4641.71 FEET, AN ARC LENGTH OF 5.87 FEET, A CHORD BEARING AND DISTANCE OF N 4°45'28" E, 5.87 FEET, AND DELTA ANGLE 0.07', TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°07'39" E ACROSS THE SAID LOT 5, BLOCK 4, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF A CALLED MAYFAIR SUBDIVISION, MAP RECORDS OF HIDALGO COUNTY, TEXAS, TO A POINT ON THE EAST LINE OF THE SAID LOT 5, BLOCK 4, SAME POINT BEING THE SOUTHEAST CORNER OF THE SAID MAYFAIR SUBDIVISION, PASSING AT 20.00 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 16 OF THE SAID MAYFAIR SUBDIVISION, AND CONTINUING FOR A TOTAL DISTANCE OF 1.416 1/2 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°29'41" W ALONG THE EAST LINE OF THE SAID LOT 5, BLOCK 4, TO THE SOUTHEAST CORNER OF THE SAID LOT 5, BLOCK 4, PASSING AT 891.84 FEET TO A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID W. ELDORA ROAD (EXISTING 80.00 ROAD RIGHT-OF-WAY), AND CONTINUING FOR A TOTAL DISTANCE OF 712.25 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°29'15" W ALONG THE SOUTH LINE OF THE SAID LOT 5, BLOCK 4, SAME BEING WITHIN THE EXISTING RIGHT-OF-WAY OF W. ELDORA ROAD, A DISTANCE OF 1328.83 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 22.88 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE SOUTH 20.00 FEET (0.61 ACRES) ARE LOCATED WITHIN THE EXISTING RIGHT-OF-WAY OF THE SAID W. ELDORA ROAD. SAME AND EXCEPT A CALLED 1.225 ACRES TRACT DESCRIBED IN DOCUMENT NO. 3429841, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.



GENERAL NOTES:

- FINISHED FLOOR ELEVATION SHALL BE 18" FROM TOP OF CURB OF ROAD AS MEASURED FROM THE CENTER OF EACH LOT.
- THE SUBDIVISION IS IN ZONE "B" (MEDIUM SHADING) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0425 C, REVISED DATE NOVEMBER 16, 1982.
- NO STRUCTURES SHALL BE BUILT ON TOP OF ANY EASEMENTS.
- CITY OF PHARR BENCHMARK No. 54, ELEVATION = 107.35 FOUND MONUMENT ON THE NORTH SIDE OF W. SIOUX ROAD GRID COORDINATES N:16605744.213, E:1084164.334
- 5.0'-FT SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE TIME OF SUBDIVISION CONSTRUCTION PHASE.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING BUILDING REVIEW TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- LANDSCAPING REQUIREMENT SHALL BE AS PER CITY OF PHARR ORDINANCE
- MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 6.88 ACRE FEET AND A VOLUME OF APPROXIMATELY 289,790 CUBIC FEET WILL BE REQUIRED FOR THE SUBDIVISION. 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.
- OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS.
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEMS (TPDES).
- FIRE SPRINKLER PROTECTION SHALL BE INSTALLED BY A TEXAS LICENSE FIRE PROTECTION COMPANY WITH A MINIMUM RME-U LICENSE TO INSTALL THE FIRE SPRINKLER UNDERGROUND.

STATE OF TEXAS COUNTY OF HIDALGO

I, IVAN GARCIA P.E., R.P.L.S., A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND PUBLIC SURVEYING. HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

IVAN GARCIA, P.E., R.P.L.S. DATE _____
REGISTERED PROFESSIONAL ENGINEER NO. 115682
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

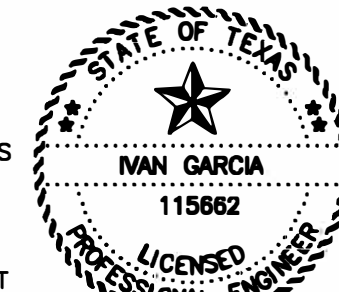
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____, 20____.

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

PRESIDENT

ATTEST:

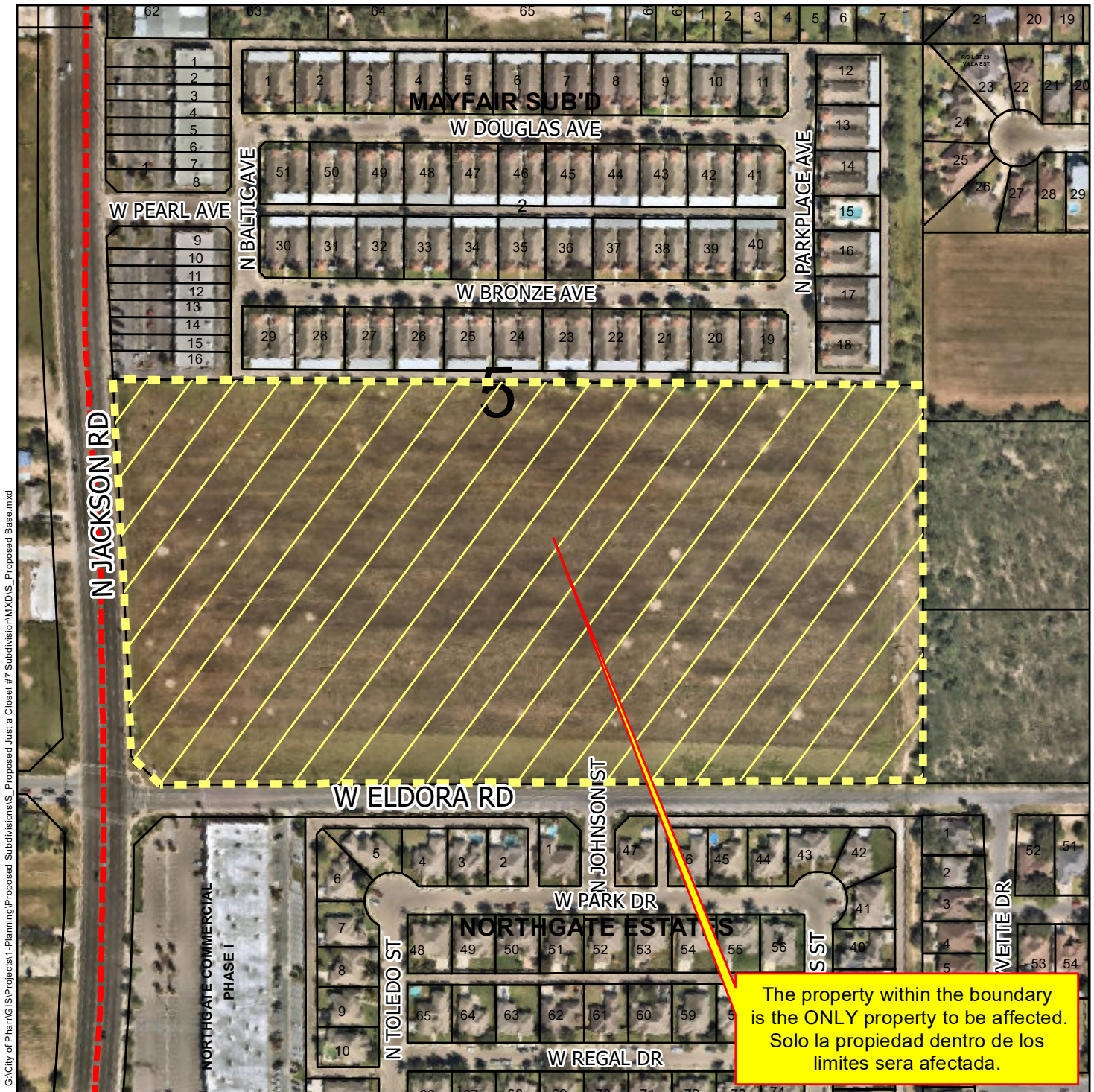
SECRETARY



PLAT SHEET
JUST A CLOSET #7 SUBDIVISION
CITY OF PHARR, TEXAS.
HIDALGO COUNTY

PROJECT:

ENGINEER:
IVAN GARCIA P.E., R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E., R.P.L.S.
CHECKED:
IVAN GARCIA P.E., R.P.L.S.
DRAWN:
DANIEL RODRIGUEZ E.I.T.
SCALE:
1"=100'
DATE:
JUNE 5, 2023
PROJECT:
SUB 21 016
REVISIONS:
PAGE NO:
1-OF-1



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



