AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. **July 24, 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 July 10, 2023

D. PUBLIC HEARING: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

1) SAMES Inc., representing Lord & Gonzalez Investment Group LLC., owner has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). The property is legally described as being 24.81 acres, more or less, out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is within the 1100-1300 Block of East Minnesota Road. **COZ#230608**

E. PLATS:

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

2) Supreme Engineering, PLLC, Consulting Engineers, representing Hugo De La Garza, Owner is requesting final plat approval of the proposed Gardenia Estates Subdivision. The property is legally described as being a 4.00 acre tract of land consisting of all of Lots 13 and 14, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 3000 Block of South Gardenia Street. **SUB#220413**

3) R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting preliminary and final plat approval of the proposed Amended Plat of Heritage Estates Subdivision. The property is legally described as being a 6.84 acre tract of land being a portion of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2200 Block of N. Sugar Road. **SUB#230618**

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 19th day of July 2023 at 12:00 p.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 19TH DAY OF JULY 2023

Hilda Pedraza, City Clerk

CITY OF PHARR
PHARR, TEXAS

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 10, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, July 10, 2023 and following is the record of attendance.

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

ABSENT: Jonathan Larraga, Romeo Robles, Luis Madrigal

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
Ricardo Rodriguez Jr., Asst. City Attorney
Joe Garza, Asst. Director of Development Services
Daniel Garza, Planner III
Eddie Martinez, Planner II
Laura Fonseca, Planner I

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 6:01 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

Daniel Garza, Planner III, stated there was no one signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR JUNE 26, 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) 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

Laura Fonseca, Planner I, introduced the item and stated Guillermo Flores Ibarra, representing Ruth Idalia Salinas Prado, owner, had filed a request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C) to develop and construct commercial uses on the property. She went over the property's legal description and physical address and stated the property was located on the southwest corner of West Javelina Drive and South Cage Boulevard. She stated the property fronts South Cage Boulevard, a 120–150-foot 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.

Laura Fonseca, Planner I, briefly stated the property and the property to the west were zoned Agricultural and/or Open Space District (A-O) upon annexation on June 7, 1983. She further stated the property to the north was zoned Agricultural and/or Open Space District (A-O) upon annexation on May 4,1976 and the properties to the south were rezoned from Agricultural and/or Open Space District (A-O) on May 20, 2003. Ms. Fonseca further reported 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 and there have been no other zoning requests within the general vicinity of the subject property since that time. She lastly stated the property was generally designated for commercial and single residential and single-family residential uses in the Land Use Plan.

Laura Fonseca, Planner I, briefly explained General Business District (C) was established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. She further stated larger shopping centers and most existing commercial strips along major arterials would be included in the district. The noise, traffic, litter, late-night hours, and possible blighting influences required adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors. She reported 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.

Lastly, Laura Fonseca, Planner I, stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property met area requirements, had adequate ingress and egress and would be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if applicant had any comments. Guillermo Flores Ibarra, representative for owner, Ruth Idalia Salinas Prado, stated they would like to be established in the City of Pharr and briefly stated the locations would consist of offices, garage for vehicles, food trucks, family gathering locations, suites, and a shop to provide maintenance.

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, Guadalupe Cano **moved** to approve the request to rezone from Agricultural and/or Open Space District (A-O) to General Business District (C). Rafael Munguia seconded the motion and when put to vote, it carried unanimously.

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

Laura Fonseca, Planner I, introduced the item and stated Iradier Adan Hernandez, representing HDZ Holdings, LLC., had filed a request for a change of zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) to construct a 16 lot multi-family residential subdivision. She went over the property's legal description and physical address and stated the property was located on the west side of North Veterans Boulevard, approximately 830 feet north of East Sioux Road and had a physical address of 3155 North Veterans Boulevard. She stated the property fronts North Veterans Boulevard, a 100-foot minor arterial which runs north and south with a posted speed limit of 30 to 45 miles per hour or less as identified on in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner I, stated the property and the property to the south were zoned Single-Family Residential (R-1) upon annexation on June 29, 1990. She further stated city limits lie to the east side of the property and there have been no other zoning requests within the general vicinity of the subject property since that time. Ms. Fonseca reported the property was generally designated for mobile home use in the Land Use Plan.

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

Laura Fonseca, Planner I, further stated staff recommended denial of the request to re-zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the proposed use was not compatible with existing zoning uses in the area. She stated the development trend along North Veterans Boulevard was mostly single-family residential and commercial uses.

Chairman, Danny Wylie, asked if applicant had any comments. Rafael Mendoza, representing the applicant, approached the podium and cited goals and objectives from the City's Comprehensive Plan, particularly land use, development regulations and diverse housing types within the city. He also stated the project would consist of a high-end, gated multifamily community with 16 lots.

Hector Moreno, from M2 Engineering was also present on behalf of Hernandez holdings. He briefly stated the proposed project was a good fit along the North Veterans Boulevard thoroughfare and reiterated a 16-lot multifamily, gated development was proposed and prepared a feasibility plan. He requested the rezoning be approved since they felt it was a good fit along the thoroughfare.

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.

At this time, Chairman Danny Wylie stated they would go into closed session. There was no objection.

ITEM G. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION HERBY 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 Danny 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 6:43 p.m., Chairman Danny Wylie stated the commission would be resuming the open meeting.

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

Chairman Danny Wylie reintroduced the item.

There being no discussion, Rafael Munguia **moved** to approve the request to rezone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). Charlie Ramirez seconded the motion and when put to vote, it carried by a majority vote of five (5) ayes and one (1) nay. Chairman Danny Wylie voted against.

ITEM 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 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

Eddie Martinez, Planner II, introduced the item and went over the property's legal description. He stated the property was located within the 900 block of West Javelina Drive and was currently zoned Single-Family Residential District (R-1). He further stated the adjacent zones were 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. He stated the property was designated for single family residential use in the Land Use Plan and was zoned residential lot.

Eddie Martinez, Planner II, stated staff recommended final plat approval of the proposed Rancho Blanco Estates Subdivision subject to the conditions noted in the packet.

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

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

Eddie Martinez, Planner II, introduced the item and went over the property's legal description. He stated the property was located within the 3800 block of North Jackson Road and was currently zoned General Business District (C). He further stated the adjacent zones were 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. He stated the property was designated for commercial and single family residential use in the Land Use Plan and was zoned for retail/storages.

Eddie Martinez, Planner II, stated staff recommended final plat approval of the proposed Just A Closet #7 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 Just A Closet #7 Subdivision. Rafael Munguia 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, Guadalupe Cano moved to **adjourn**. Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:49 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 18, 2023
MEETING DATE: July 24, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: SAMES Inc., representing Lord & Gonzalez Investment Group LLC., owner has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). The property is legally described as being 24.81 acres, more or less, out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is within the 1100-1300 Block of East Minnesota Road.
COZ#230608

Classification: Public Hearing
(* If closed session, City Attorney must review and approve.)

Issue: SAMES Inc., representing Lord & Gonzalez Investment Group LLC., owner has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) in order to develop and construct apartments.

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 property is not in line with the future land use plan.

Alternatives: N/A

Exclude Material from Public Packet? No
Reason: N/A

ROUTING:

Kimberly Mendoza	Created/Initiated - 7/18/2023
Ricardo Rodriguez	Approved - 7/18/2023
Kimberly Mendoza	Final Approval - 7/19/2023

Pharr
Development Services

MEMORANDUM

DATE: **MONDAY, JULY 24, 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 being 24.81 acres, more or less, out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is within the 1100-1300 Block of East Minnesota Road. COZ#230608**

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

SAMES Inc., representing Lord & Gonzalez Investment Group LLC., owner has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) in order to develop and construct apartments.

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

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

The property was rezoned from Agricultural and/or Open Space District (A-O) to Single Family Residential District (R-1) on May 15, 2023.The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on May 16, 2022.The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on September 8, 2020. A portion of the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on March 20, 2007, and another portion was zoned from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) on May 19, 1992. The city limits lie to the north side of the property. There have been no other rezoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family residential use in the Land Use Plan.

The 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.

Thirty-six (36) letters were mailed out to the surrounding property owners on July 7, 2023, and a legal notice was published in the Advance News Journal on July 5, 2023. Staff received two (2) responses from outside city limits, one of which was for information only and the other one was in opposition to the request.

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 property is not in line with the future land use plan.

NOTE: This item will go to before the City Commission Meeting of **August 7, 2023** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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

Pharr Development Services

REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

SAMES INC., REPRESENTING LORD & GONZALEZ INVESTMENTS GROUP LLC.	**SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1)**
APPLICANT	CURRENT ZONE
1100-1300 BLOCK OF EAST MINNESOTA ROAD	**RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF)**
ADDRESS	PROPOSED ZONE

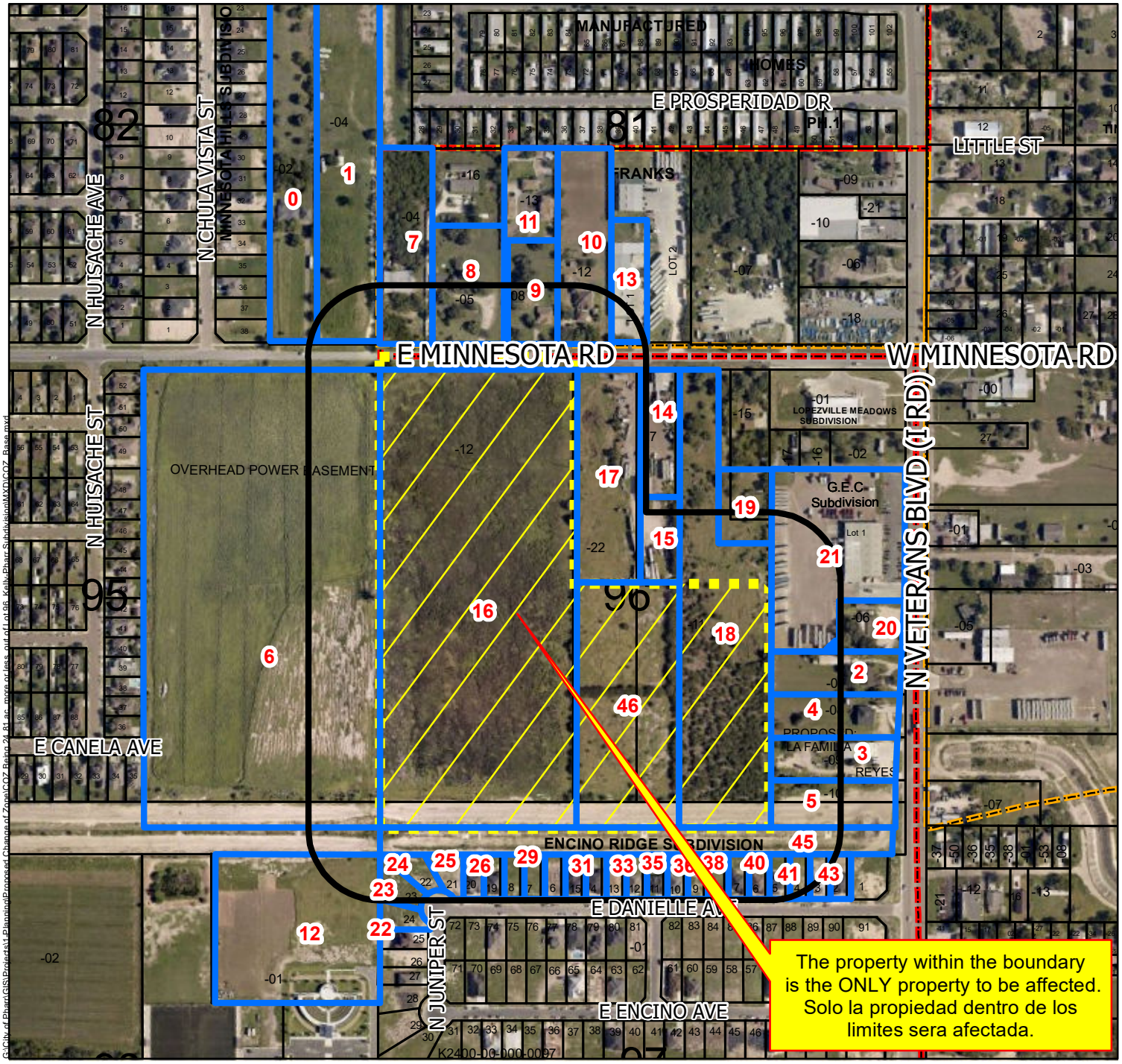
		YES	NO
1	Does the property meet the minimum area requirements for the proposed zone?	X	
2	Does the property have adequate ingress and egress?	X	
3	Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)		X
4	Is the property located along a major thoroughfare?	X	
5	Will 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 property is not in line with the future land use plan.

Laura Fonseca, Planner I	**July 17, 2023**
PREPARED BY	DATE

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



Zoning

ZONE

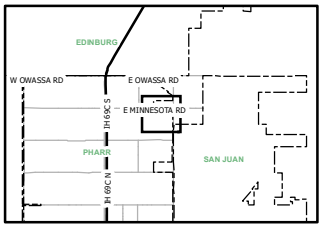
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- 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
- 200 ft Radius
- Notified Properties

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



City of Pharr, Texas
Engineering Department
956.402.4242

Date: 4/5/2023

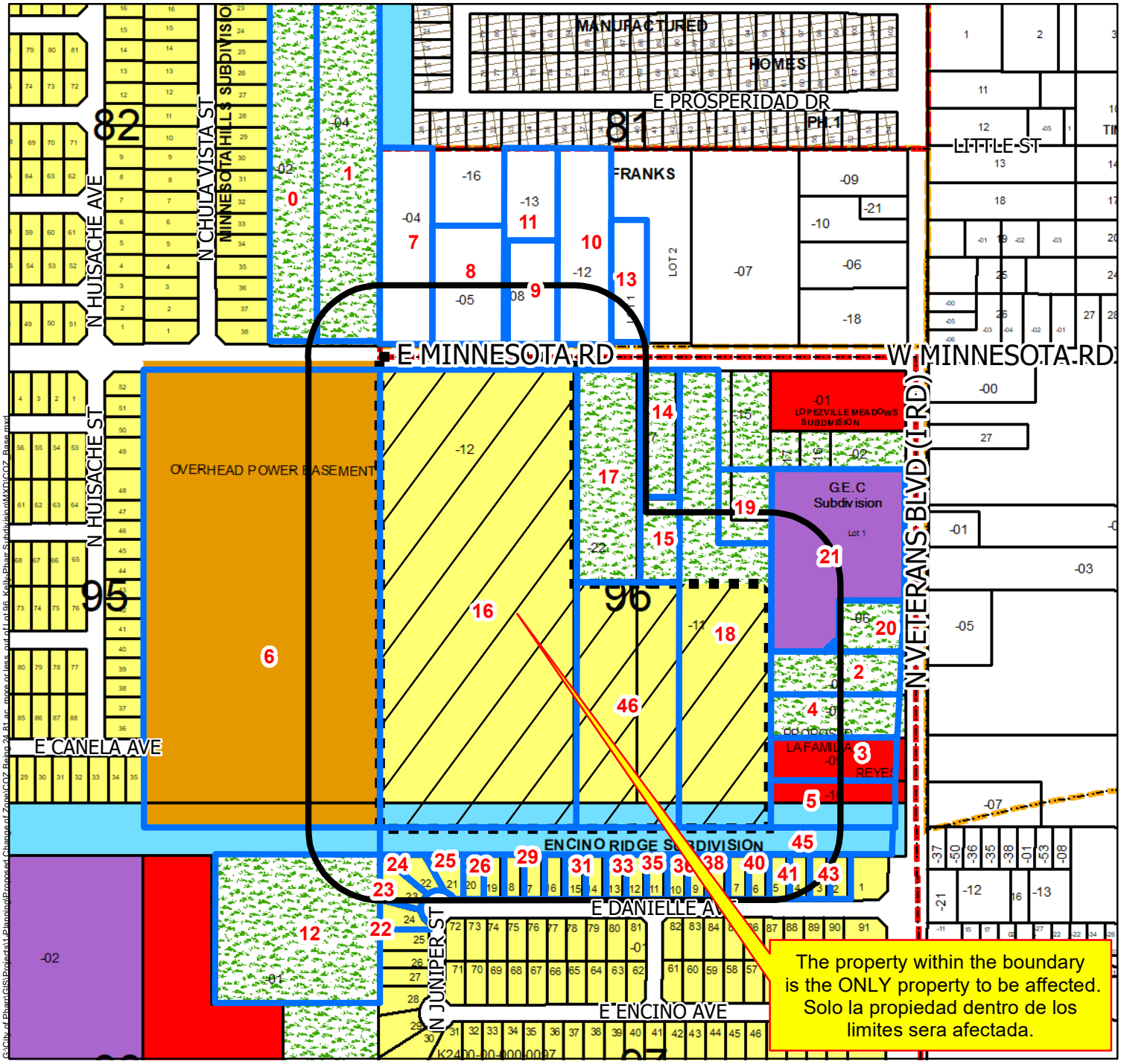
Scale: 1 inch = 400 feet

0 200 400 800 1,200 1,600 Feet

G:\City of Pharr\GIS\Project\Planning\Proposed Change of Zone\COZ Being 24.81 ac, more or less, out of Lot 96, Kelly-Pharr Subdivision\MXD\COZ_Base.mxd

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

ZONING



Zoning

ZONE

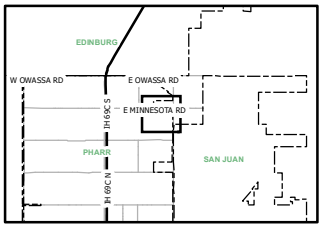
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- 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
- Subject Property
- 200 ft Radius
- Notified Properties

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



Scale: 1 inch = 400 feet

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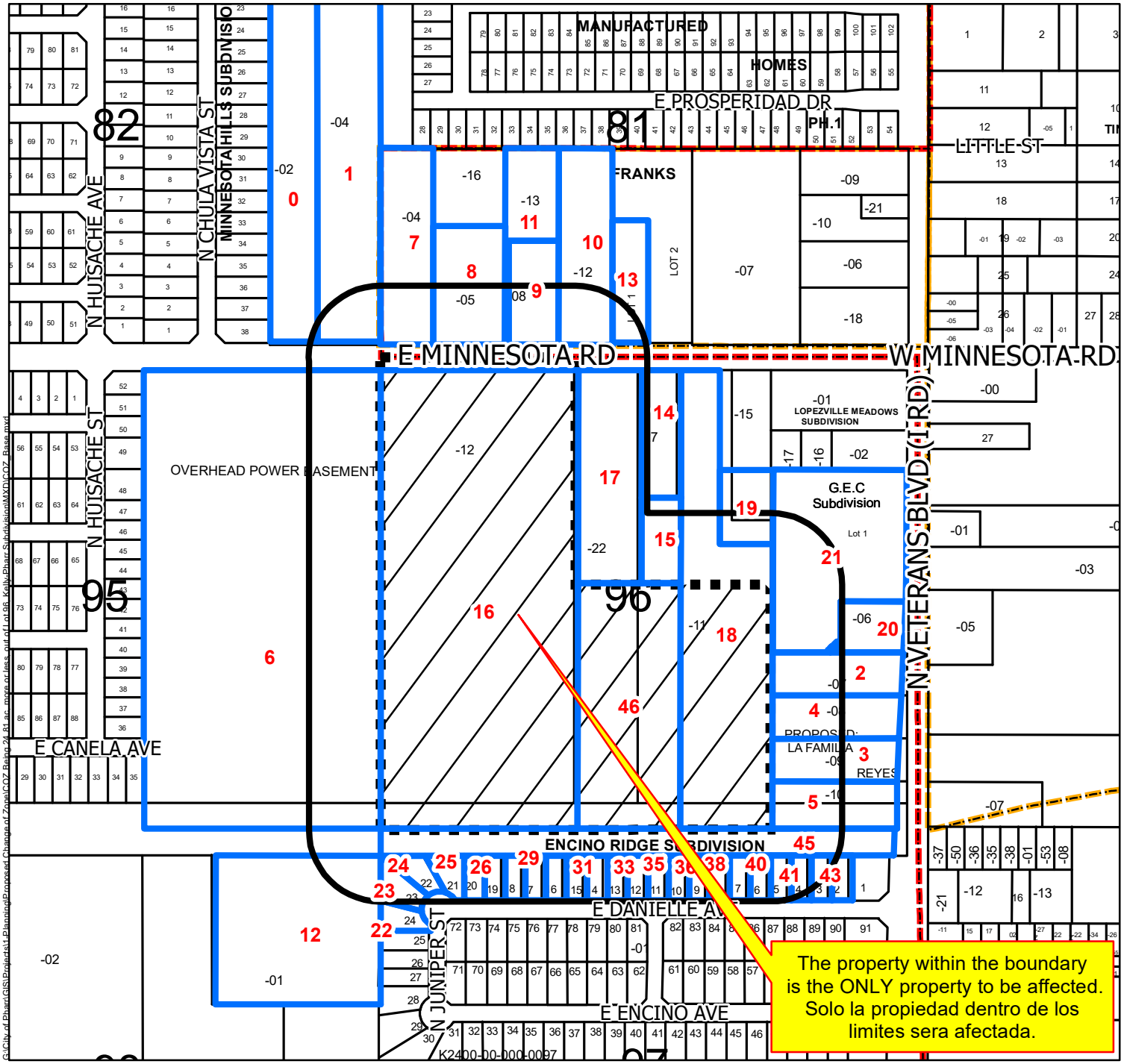
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 7/5/2023

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



Zoning

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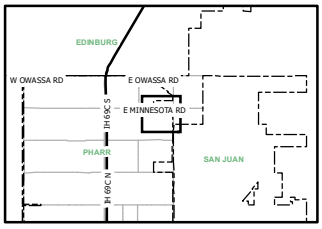

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 4/5/2023

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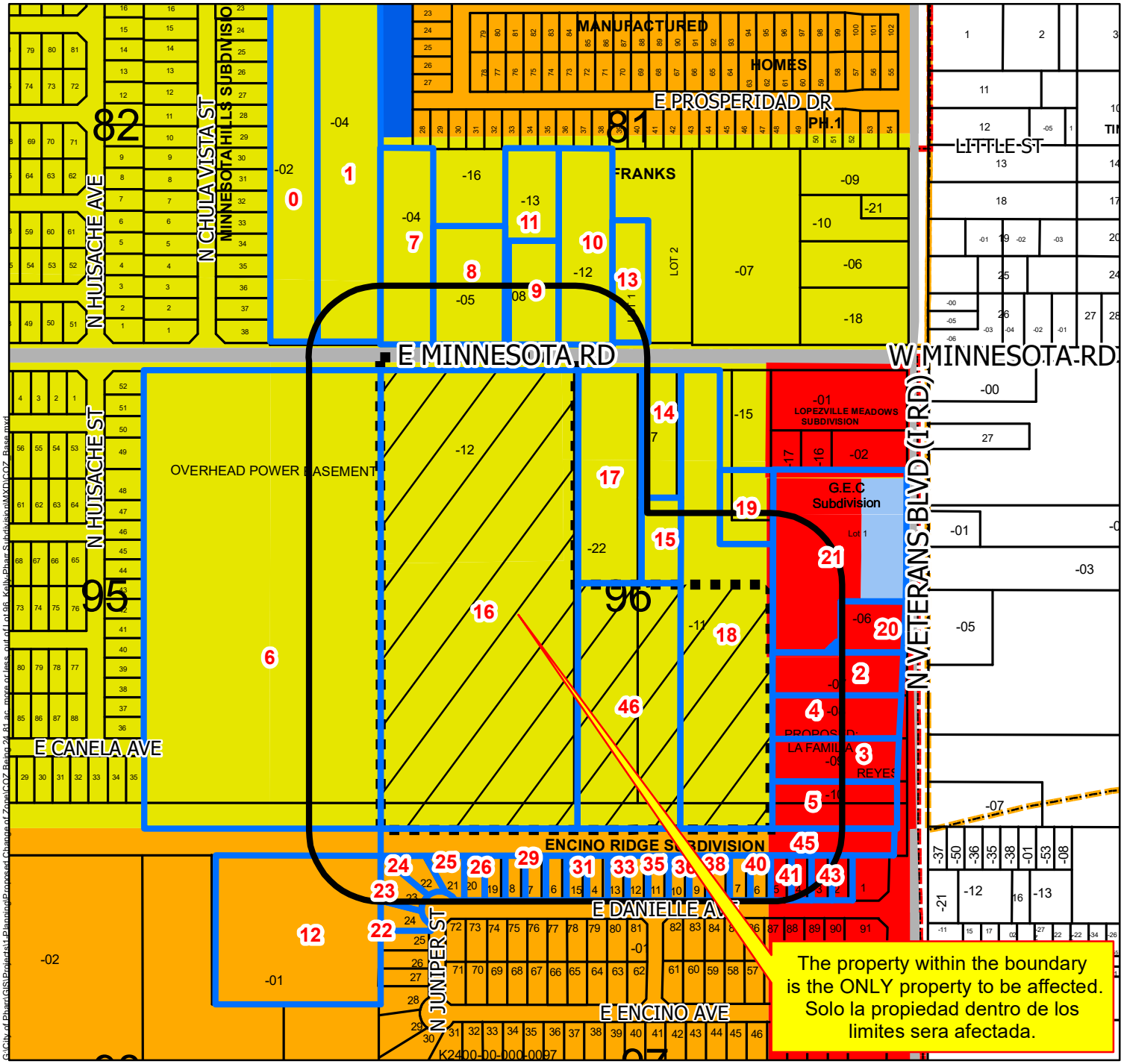
Proposed Change of Zone
Being 24.81 ac, more or less, out of Lot 96, Kelly-Pharr Subdivision
Mario Alberto Garcia

FUTURE LAND USE



Zoning

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Future Land Use

FUTURELAND

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- Notified Properties

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 7/5/2023

Scale: 1 inch = 400 feet

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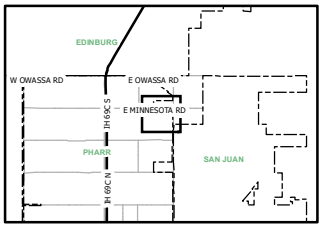
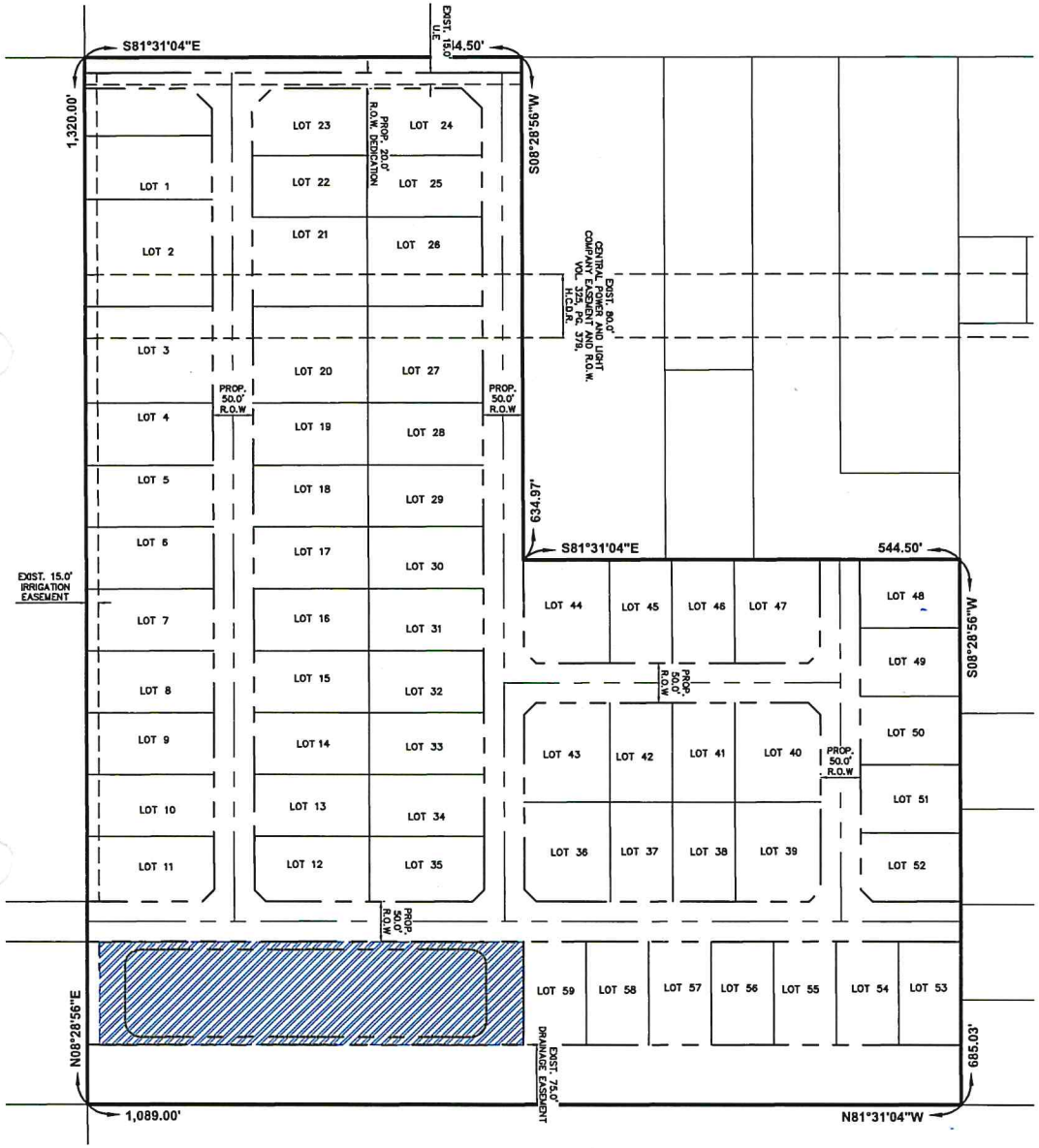




LEGEND

– DETENTION AREA

N
W
E
S

SCALE: 1"=150'

PRELIMINARY
SUBMITTAL FOR REVIEW
ONLY

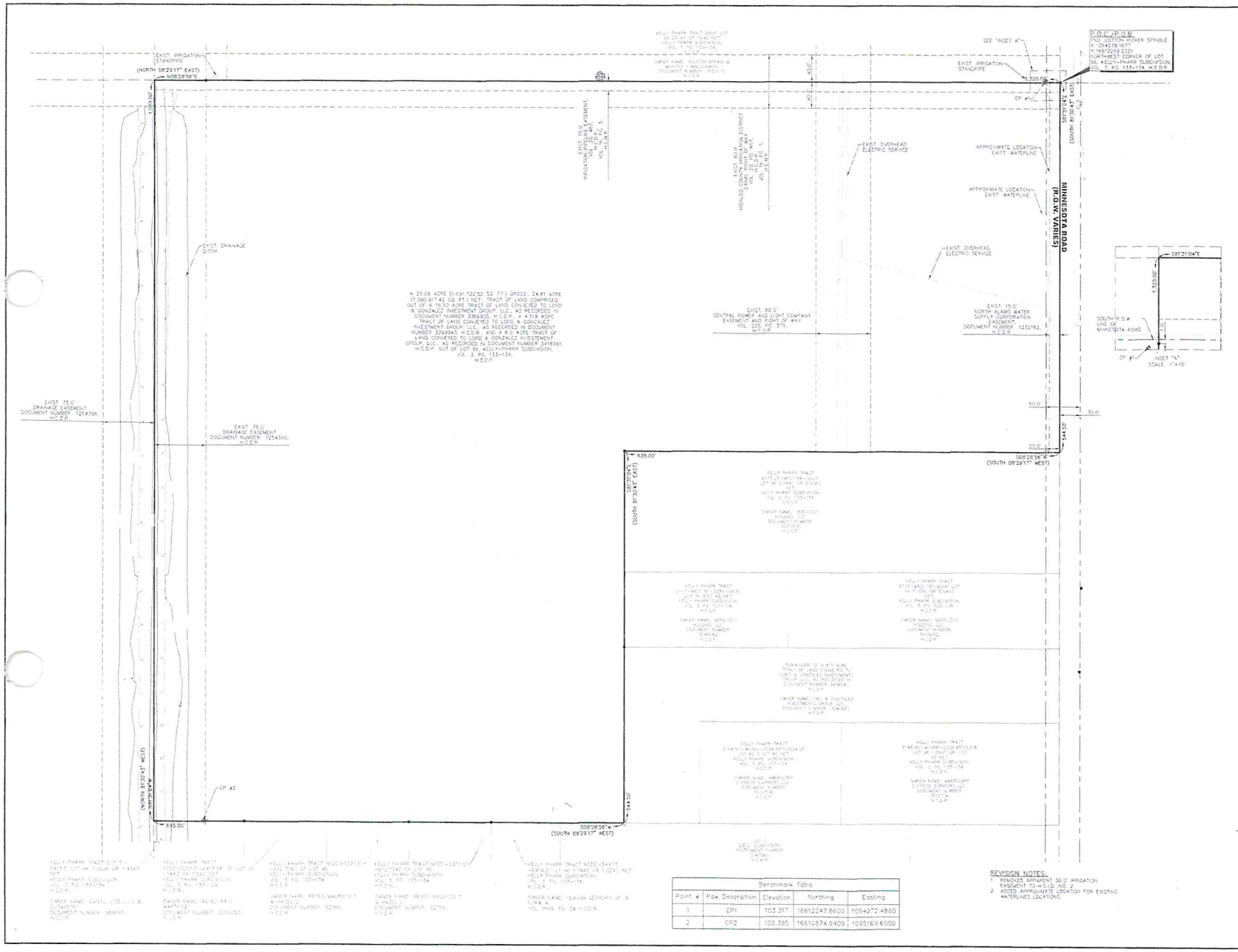
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PLAT SHOWING MASTER PLAN OPTION 1

PROPOSED SUBDIVISION

SAM Engineering & Surveying
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101410-00

SUB23.002	DO		06/23/2023



Benchmark Table				
Point #	Pax Description	Elevation	Northing	Easting
1	CP1	103.317	16612247.8600	1094272.4880
2	CP2	102.385	16610874.9400	1095169.6000

REVISION NOTES:
1. REMOVED APPARENT 30.0' IRRIGATION EASEMENT TO H.C.I.D. NO. 2.
2. ADDED APPROXIMATE LOCATION FOR EXISTING WATERLINES LOCATIONS.

SCALE: 1" = 60'

LEGEND
- FND 1/2" IRON ROD
- SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
- FND SUTTON PICKER SPINDLE
- SET PK-NAIL
- POWER POLE
- PALM TREE
- CHAINLINK FENCE LINE
- WOODEN FENCE LINE
- EXIST. - EXISTING
- CONC. - CONCRETE
- ASPHALT
- CONCRETE
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- O.P.R.H.C. - OFFICIAL RECORDS OF HIDALGO COUNTY
- R.O.W. - RIGHT OF WAY
- FND. - FOUND

GENERAL NOTES:
ADDRESS: MINNESOTA ROAD, PHARR, TX 78577
SURVEYED MARCH 22, 2023
REQUESTED BY: RUBEN VEGA – SAMES, INC.
OWNER NAME: LORD & GONZALEZ INVESTMENT GROUP, LLC., A TEXAS LIMITED LIABILITY COMPANY

FLOOD ZONE DESIGNATION: "ZONE B" – 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

COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16,1982

SURVEY NOTES:
1. BASIS OF BEARING THE NORTH LINE OF LOT 96, KELLY-PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS

2. ALL COORDINATES, BEARINGS, AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83, TEXAS STATE PLANE, SOUTH ZONE, US SURVEY FEET, GRID BEARINGS AND DISTANCES SHOWN. (+) PARTNERSHIPS ARE BASED ON RECORDED DOCUMENT

3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS

4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY

PLAT SHOWING

A 25.06 ACRE (1,091,722.50 SQ. FT.) GROSS, 24.81 ACRE (1,080,817.42 SQ. FT.) NET, TRACT OF LAND COMPRISED OUT OF A 16.50 ACRE TRACT OF LAND CONVEYED TO LORD & GONZALEZ INVESTMENT GROUP, LLC., AS RECORDED IN DOCUMENT NUMBER 3366935, H.C.D.R., A 4.518 ACRE TRACT OF LAND CONVEYED TO LORD & GONZALEZ INVESTMENT GROUP, LLC., AS RECORDED IN DOCUMENT NUMBER 3399943, H.C.D.R., AND A 4.0 ACRE TRACT OF LAND CONVEYED TO LORD & GONZALEZ INVESTMENT GROUP, LLC., AS RECORDED IN DOCUMENT NUMBER 3418981, OUT OF LOT 96, KELLY-PHARR SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS

I, LEO L. RODRIGUEZ JR., CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS OR SHORTAGES IN AREA OF BOUNDARY LINES OF ANY PROPERTY, PREMISES, OR PLACES OF WORSHIP, RIGHTS OF WAY OR VISIBLE EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE SHOWN. © COPYRIGHT 2023 SAM ENGINEERING & SURVEYING. THIS SURVEY WAS PROVIDED IN MULTIPLE PAPER COPIES. ONLY THE ORIGINAL PLAT, PRINTED IN COMPLETION WITH THE ORIGINAL SIGNATURE WHICH SHALL THAT PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN GRANTED OF MARKED COPY THE SURVEY SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE

4/21/23
DATE
LEO L. RODRIGUEZ JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4449

SEAL
STATE OF TEXAS
REGISTERED
LEO L. RODRIGUEZ JR.
4449
PROFESSIONAL LAND SURVEYOR

SAMES

200 S. 10TH ST, SUITE 1500
McALLEN, TEXAS 78501
TEL. REG. SURVEYING
TEL: (956) 702-8880
FAX: (956) 702-8880
FIRM No. 101416-00

JOB NUMBER	DRAWN BY	CHECKED BY	DATE	
SUR.23.160	A.K.	L.L.R.	4.21.2023	SHEET 01 OF 01

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.
DATE SUBMITTED: July 18, 2023
MEETING DATE: July 24, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

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

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

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

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Villa España Estates Phase V Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No
Reason: N/A

ROUTING:

Kimberly Mendoza	Created/Initiated - 7/18/2023
Ricardo Rodriguez	Approved - 7/18/2023
Kimberly Mendoza	Final Approval - 7/19/2023

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, JULY 24, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

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

GENERAL INFORMATION:

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

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

LOCATION: The property is located within the 2500 Block of South Salamanca Street.

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

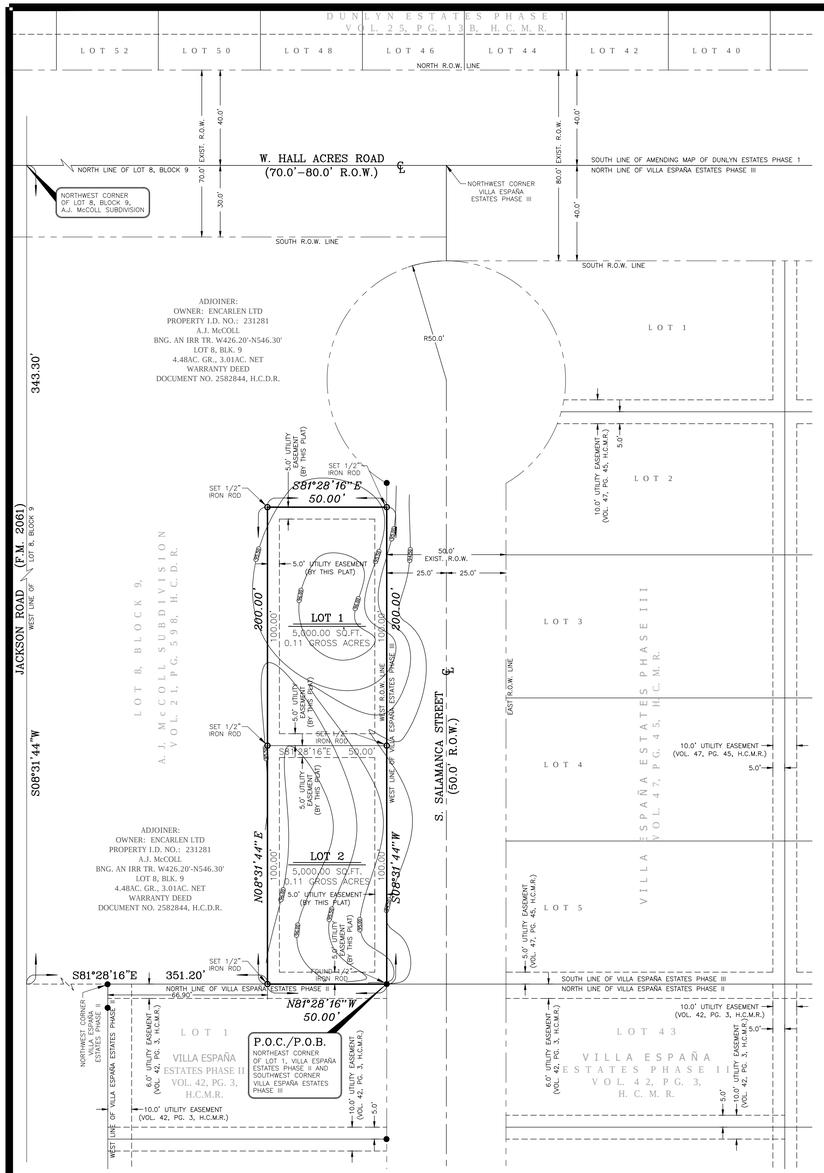
PROPERTY PROPOSED USE: Townhouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Villa España Estates Phase V Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:	1. In compliance.
EASEMENTS:	1. In compliance.
SIDEWALK:	1. In compliance.
ADA:	
FIRE PROTECTION:	1. In compliance.
WATER:	1. In compliance.
SEWER:	1. In compliance.
DRAINAGE:	1. In compliance.
OTHER:	1. In compliance.

This meeting will go before the City Commission meeting on August 07, 2023 at 4:00 p.m.



SCALE: 1" = 30'

LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS

VILLA ESPAÑA ESTATES PHASE V

BEING A 0.22 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 8, BLOCK 9, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

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

_____
OWNER: ENCARLEN, LTD., A TEXAS LIMITED PARTNERSHIP
MARIA DEL CARMEN PACHECO, MANAGER
5518 N. McCOLL ROAD
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023 A.D.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____ 2023.

_____
PLANNING AND ZONING COMMISSION CHAIRMAN
DANNY WYLIE

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
MAYOR, CITY OF PHARR, TEXAS. DATE
AMBROSIO HERNANDEZ

ATTEST: _____ _____
CLERK, CITY OF PHARR, TEXAS. DATE

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DAVID O. SALINAS, A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCES AND ALL STATE STATUTES GOVERNING SURVEYS.

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

STATE OF TEXAS
DAVID OMAR SALINAS
71973
REGISTERED PROFESSIONAL ENGINEER

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

STATE OF TEXAS
REGISTERED
DAVID O. SALINAS
5782
PROFESSIONAL LAND SURVEYOR

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

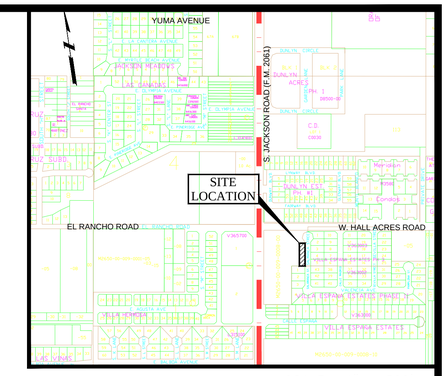
_____ _____
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT #2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____ , 2023.

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

_____ ATTEST:_____
PRESIDENT SECRETARY



LOCATION MAP SCALE : 1" = 500'

METES AND BOUNDS DESCRIPTION

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

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

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

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

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

(3) THENCE, SOUTH 81 DEGREES 28 MINUTES 16 SECONDS EAST, A DISTANCE OF 50.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID S. SALAMANCA STREET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

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

BASIS OF BEARING: SAID VILLA ESPAÑA ESTATES, PHASE II.
N:\SUBDIVISION PLATS\VILLAESPANAESTATES.PH3SEV\0.22.011723

GENERAL PLAT NOTES:

1. MINIMUM BUILDING SETBACKS AS PER CITY OF PHARR ORDINANCE.
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "B"
   COMMUNITY PANEL NO. 480334 0425 C
   EFFECTIVE NOVEMBER 16, 1982.
   AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
3. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 2,012.82 CUBIC FEET, OR, 0.05 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
4. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF THE CURB OF ROAD LOCATED AT THE CENTER OF EACH LOT.
5. ONLY ONE SINGLE-FAMILY DWELLING UNIT PER LOT.
6. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION EQUIPMENT.
7. BENCHMARK NOTE:
   NORTHING: 16586801.502, EASTING: 1080652.665 – CITY OF PHARR BENCHMARK MONUMENT NO. 27. BENCHMARK LOCATED ALONG HALL ACRES ROAD AND EAST OF S. JACKSON ROAD (F.M. 2061). BENCHMARK ELEV.= 95.63
8. A 5 FT. ADA COMPLIANT SIDEWALK AND LANDINGS, IF APPLICABLE, WILL BE REQUIRED ALONG THE WEST SIDE OF SALAMANCA STREET AT BUILDING PERMIT STAGE.
9. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
10. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
11. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE SYSTEM (TPDES).
12. OWNERS ARE TO MAINTAIN RIGHT-OF-WAY, DETENTION/RETENTION AREAS.
13. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.02 ACRES AND A VOLUME OF APPROXIMATELY 0.05 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ENCARLEN, LTD.,	5518 N. McCOLL ROAD	McALLEN, TEXAS 78504	(956) 605-2127	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____,

OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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

VILLA ESPAÑA ESTATES
PHASE V

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

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

Proposed Subdivision
Villa Espana Estates Phase V
Salinas Engineering & Associates

G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Villa Espana Estates\MXD\S_Proposed Base.mxd

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

Scale: 1 inch = 90 feet

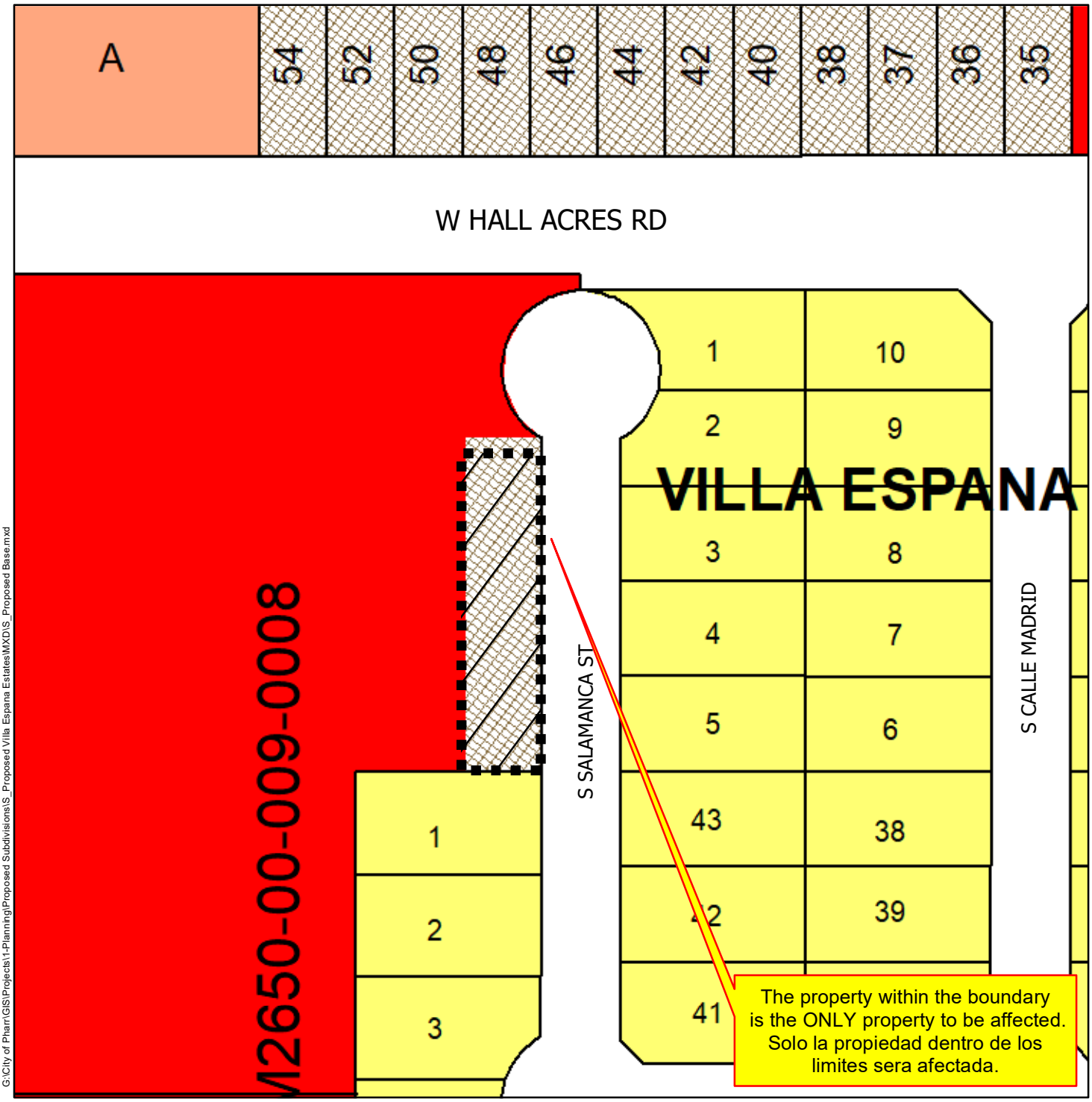
0 45 90 180 270 360 Feet

City of Pharr, Texas
Engineering Department
956.702.5355

N W E S

Date: 3/14/2023

Proposed Subdivision
Villa Espana Estates Phase V
Salinas Engineering & Associates



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

Scale: 1 inch = 90 feet

0 45 90 180 270 360 Feet

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 3/14/2023

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.
DATE SUBMITTED: July 18, 2023
MEETING DATE: July 24, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Supreme Engineering, PLLC, Consulting Engineers, representing Hugo De La Garza, Owner is requesting final plat approval of the proposed Gardenia Estates Subdivision. The property is legally described as being a 4.00 acre tract of land consisting of all of Lots 13 and 14, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 3000 Block of South Gardenia Street.
SUB#220413

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

Issue: Supreme Engineering, PLLC, Consulting Engineers, representing Hugo De La Garza, Owner is requesting final plat approval of the proposed Gardenia Estates Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Gardenia Estates Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No
Reason: N/A

ROUTING:

Kimberly Mendoza	Created/Initiated - 7/18/2023
Ricardo Rodriguez	Approved - 7/18/2023
Kimberly Mendoza	Final Approval - 7/19/2023

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, JULY 24, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: GARDENIA ESTATES SUBDIVISION
FILE NO. **SUB#220413**

GENERAL INFORMATION:

APPLICANT: Supreme Engineering, PLLC, Consulting Engineers, representing Hugo De La Garza, Owner is requesting final plat approval of the proposed Gardenia Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 4.00 acre tract of land consisting of all of Lots 13 and 14, Sing's Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 3000 Block of South Gardenia Street.

ZONING:

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

PROPERTY PROPOSED USE: Single family residential lots.

VARIANCES:

None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Gardenia 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 August 07, 2023 at 4:00 p.m.

CHAIRMAN, PLANNING COMMISSION

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

DANNY WYLIE
CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

MAYOR, CITY OF PHARR

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

DR. AMBROSIO HERNANDEZ, M.D.
MAYOR, **CITY OF PHARR**

DATE

ATTEST:

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

OMAR CANO, P.E.
LICENSE PROFESSIONAL ENGINEER No. 120081

STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

R. MICHAEL WOOD, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5974
SURVEY FIRM No. 10194358

STATE OF TEXAS
REGISTERED
R. MICHAEL WOOD
5974
PROFESSIONAL
LAND SURVEYOR

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

HUGO A. DE LA GARZA
33 CONSTRUCTION & ENERGY LLC,
A TEXAS LIMITED LIABILITY COMPANY
2600 SALAMANCA ST.
PHARR, TEXAS 78577

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

APPROVED BY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE_____ DAY OF _____ 2023.

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

PRESIDENT

SECRETARY

APPROVED BY DRAINAGE DISTRICT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTITY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

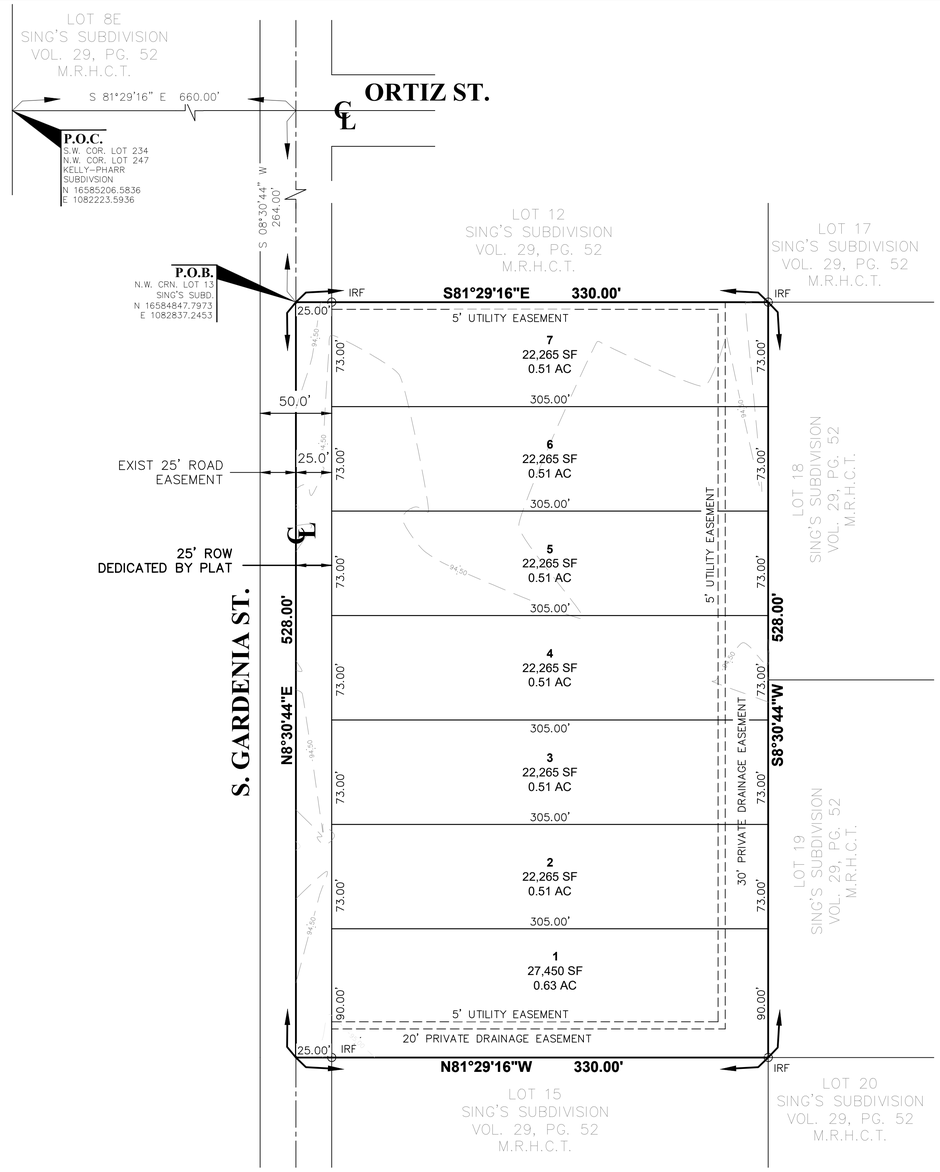
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

BY: _____ DEPUTY

PRINCIPAL CONTACTS				
	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER:	33 CONSTRUCTION & ENERGY LLC	2600 SALAMANCA ST.	PHARR, TEXAS 78577	(956)617-0367
ENGINEER:	OMAR CANO, P.E.	410 S. JACKSON RD #2780	EDINBURG, TEXAS 78539	(956)272-2246
SURVEYOR:	R. MICHAEL WOOD, R.P.L.S.	1409 N. STUART PLACE RD., STE A	HARLINGEN, TEXAS 78552	(956)368-5074



N

0 50' 100'

SCALE: 1" = 50'

BEARINGS ARE GRID NORTH, BASED TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE (4205), NAD83 (2007)

LEGEND & ABBREVIATIONS

○ IRF	IRON ROD FOUND
● IRS	IRON ROD SET
COPEE	CITY OF PHARR EXCLUSIVE EASEMENT
SF	SQUARE FOOT
UE	UTILITY EASEMENT

LOCATION MAP
SCALE: 1" = 500'

LOCATION OF GARDENIA ESTATES SUBDIVISION WITH RESPECT TO THE CITY LIMITS OF THE PHARR MUNICIPALITY:

GARDENIA ESTATES SUBDIVISION IS LOCATED WEST FROM THE INTERSECTION OF S. CAGE BLVD. & W. JAVELINA DR. THE NEARBY MUNICIPALITY IS THE CITY OF PHARR, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF PHARR. GARDENIA ESTATES LIES WITHIN THE CITY LIMITS OF PHARR IN HIDALGO COUNTY PRECINCT No. 2. THE ESTIMATE POPULATION OF THE CITY OF PHARR IS 79,715 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

GENERAL NOTES

1. BUILDING SETBACKS AS PER CITY ORDINANCE
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "B".

   THIS PROPERTY APPEARS TO LIE WITHIN ZONE "B" (AREAS BETWEEN LIMITS OF THE 100-YEARS FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING) ACCORDING TO THE FLOOD INSURANCE RATE MAP OF COMMUNITY PANEL NO. 480334 0425 C, REVISED NOVEMBER 16, 1982.
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
4. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
5. STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
6. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG S. GARDENIA ST. AT THE TIME OF BUILDING PERMIT.
7. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 4.0 ACRES AND A VOLUME OF APPROXIMATELY 14,142 CUBIC FEET OR 0.32 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS RESIDENTIAL DEVELOPMENT.
8. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
9. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
10. PROPERTY OWNER/S SHALL MAINTAIN THE PERIMETER OF THE PROPERTY.
11. PROPERTY OWNER/S SHALL MAINTAIN AND NOT COVER THE PRIVATE DRAINAGE EASEMENT.
12. EROSION & SEDIMENT CONTROLS MUST BE IN ACCORDANCE WITH TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S.) AND TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (T.C.E.Q.)
13. BENCHMARK: CITY OF PHARR MONUMENT No. 26 – ELEVATION 98.09. BENCHMARK IS LOCATED APPROXIMATE 1 MILE EAST OF CAGE BLVD. ALONG JAVELINA DR. (N:16584078.006 E:1080687.307)

4.00 ACRE
COUNTY OF HIDALGO}
STATE OF TEXAS}

BEING A 4.000 ACRE TRACT OF LAND CONSISTING OF ALL OF LOT 13 AND ALL OF LOT 14, SING'S SUBDIVISION AS RECORDED IN VOLUME 29, PAGE 52, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 4.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A POINT FOR THE SOUTHWEST CORNER OF LOT 234, SAME BEING THE NORTHWEST CORNER OF LOT 247 OF KELLY-PHARR SUBDIVISION RECORDED IN VOLUME 3, PAGES 133 AND 134, OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF LOT 8E OF SAID SING'S SUBDIVISION, THENCE, SOUTH 81°29'16" EAST, ALONG THE SOUTH LINE OF SAID LOT 8E AND ALSO BEING THE INTERIOR SOUTH LINE OF SAID SING'S SUBDIVISION, AT A DISTANCE OF 660.00 FEET TO A POINT OF INTERSECTION ON THE CENTERLINE OF S. GARDENIA STREET AND ORTIZ STREET (50.00' RIGHT-OF-WAY), THENCE SOUTH 08°30'44" WEST, ALONG THE CENTERLINE OF SAID S. GARDENIA STREET, AT A DISTANCE OF 264.00 FEET TO POINT IN THE CENTERLINE OF S. GARDENIA STREET, SAME BEING AT THE NORTHWEST CORNER OF LOT 13 OF SAID SING'S SUBDIVISION, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND POINT OF BEGINNING;

THENCE, SOUTH 81°29'16" EAST, ALONG THE NORTH LINE OF LOT 13, AT A DISTANCE OF 25.00 FEET, PASS A 1 /2 INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID S. GARDENIA STREET, A TOTAL DISTANCE OF 330.00 FEET, TO A 1 /2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 13, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 08°30'44" WEST, ALONG THE EAST LINE OF LOT 13, AT A DISTANCE OF 264.00 FEET, PASS A 1 /2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 14, CONTINUING ALONG THE EAST LINE OF LOT 14, A TOTAL DISTANCE OF 528.00 FEET, TO A 1 /2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 14, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 81°29'16" WEST, ALONG THE SOUTH LINE OF LOT 14, AT A DISTANCE OF 305.00 FEET, PASS A 1 /2 INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID S. GARDENIA STREET, A TOTAL DISTANCE OF 330.00 FEET, TO A POINT AT THE SOUTHWEST CORNER OF LOT 14 IN THE CENTERLINE OF GARDENIA STREET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 08°30'44" EAST, ALONG THE WEST LINE OF LOT 14, AT A DISTANCE OF 264.00 FEET, PASS THE SOUTHWEST CORNER OF LOT 13, CONTINUING ALONG THE WEST LINE OF LOT 13, A TOTAL DISTANCE OF 528.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID TRACT CONTAINS 4.000 ACRES, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78542
(956) 403-1314

PLAT OF GARDENIA ESTATES SUBDIVISION

BEING A 4.000 ACRE TRACT OF LAND CONSISTING OF ALL OF LOT 13 AND ALL OF LOT 14, SING'S SUBDIVISION AS RECORDED IN VOLUME 29, PAGE 52, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PREPARED:
DATE: JANUARY, 2023

Proposed Subdivision
Gardenia Estates
Supreme Engineering, PLLC

G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Gardenia Estates\MXD\S_Proposed Base.mxd

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

Scale: 1 inch = 200 feet

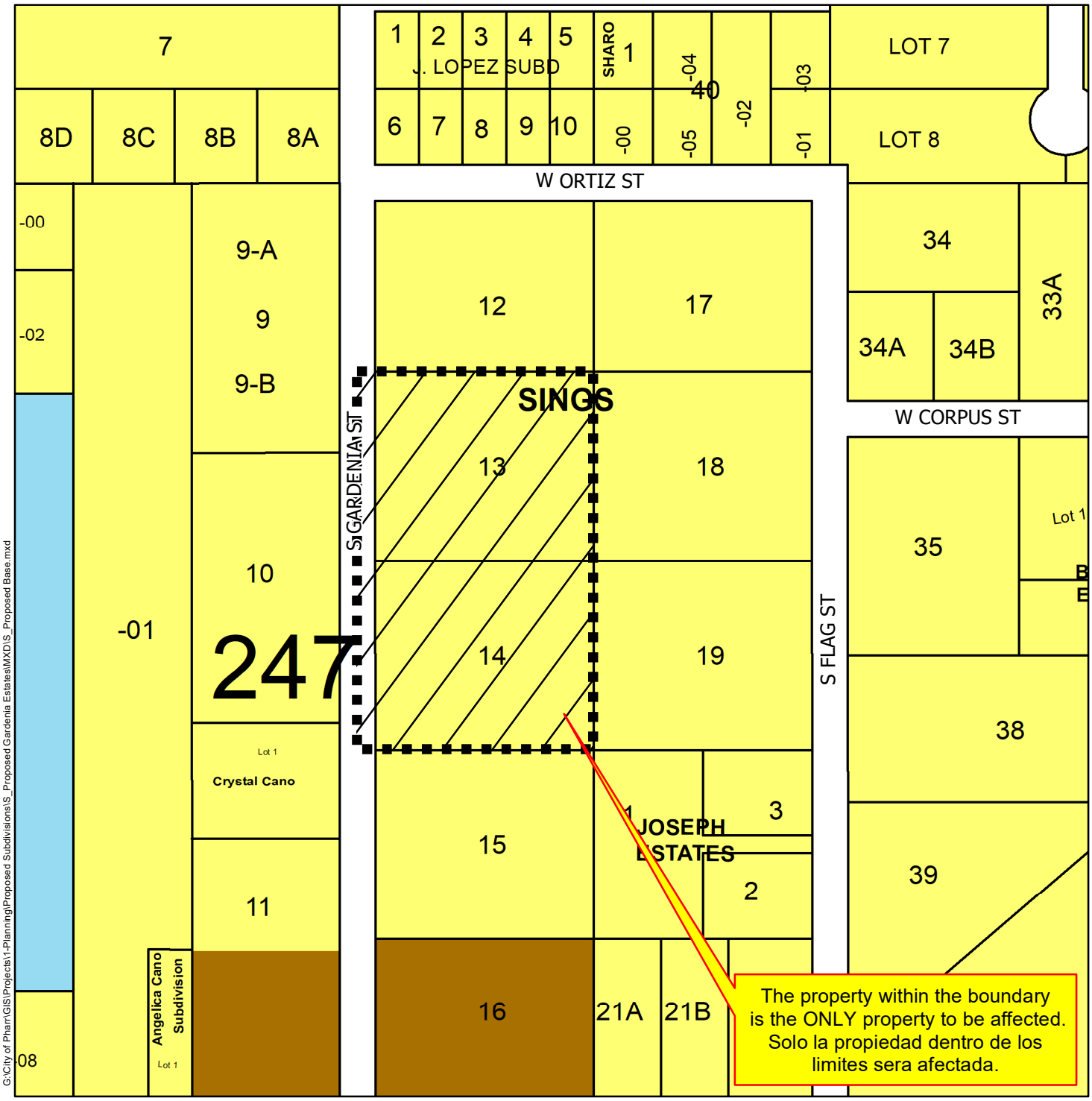
0 100 200 400 600 800 Feet

N W E S

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 5/25/2022

Proposed Subdivision
Gardenia Estates
Supreme Engineering, PLLC



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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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

N W E S

Date: 5/25/2022

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.
DATE SUBMITTED: July 18, 2023
MEETING DATE: July 24, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting preliminary and final plat approval of the proposed Amended Plat of Heritage Estates Subdivision. The property is legally described as being a 6.84 acre tract of land being a portion of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2200 Block of N. Sugar Road. **SUB#230618**

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

Issue: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting preliminary and final plat approval of the proposed Amended Plat of Heritage Estates Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Amended Plat of Heritage Estates Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No
Reason: N/A

ROUTING:

Kimberly Mendoza	Created/Initiated - 7/18/2023
Ricardo Rodriguez	Approved - 7/18/2023
Kimberly Mendoza	Final Approval - 7/19/2023

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, JULY 24, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: AMENDED PLAT OF HERITAGE ESTATES SUBDIVISION
FILE NO. **SUB#230618**

GENERAL INFORMATION:

APPLICANT: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting preliminary and final plat approval of the proposed Amended Plat of Heritage Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 6.84 acre tract of land being a portion of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2200 Block of N. Sugar Rd.

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

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Amended Plat of Heritage Estates Subdivision subject to the following conditions:

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

EASEMENTS: 1. In compliance.

SIDEWALK: 1. In compliance.
ADA:

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 **August 07, 2023** at **4:00 p.m.**

AMENDED PLAT OF
HERITAGE ESTATES SUBDIVISION

A 6.84 ACRE TRACT OF LAND BEING A PORTION OF LOT 152, KELLY–PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3297359, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN RELEASE OF EASEMENT/RIGHT–OF–WAY RECORDED IN DOCUMENT NUMBER 3308159, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN 3308158, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: JUNE 19, 2023

SCALE IN FEET: 0 30' 60' 90'

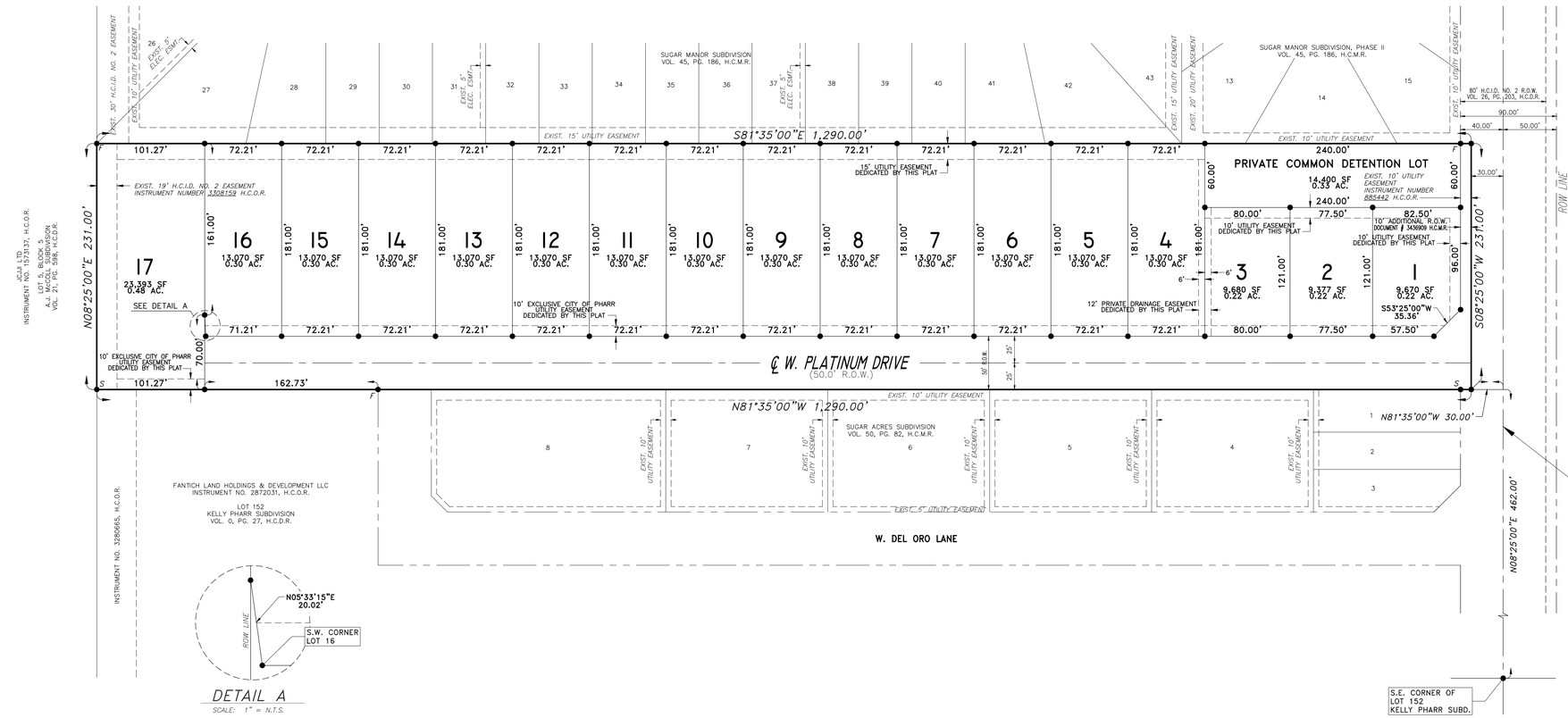
SCALE: 1" = 60'

PREPARED BY:

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F–5001) & SURVEYOR (10015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381–1061
EMAIL: REGAASSOC@AOL.COM

R.E. Garcia Associates

JOB NO.: 2021–261
DRAWN BY: D.E.S.



DETAIL A
SCALE: 1" = N.T.S.

THE COUNTY OF HIDALGO TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

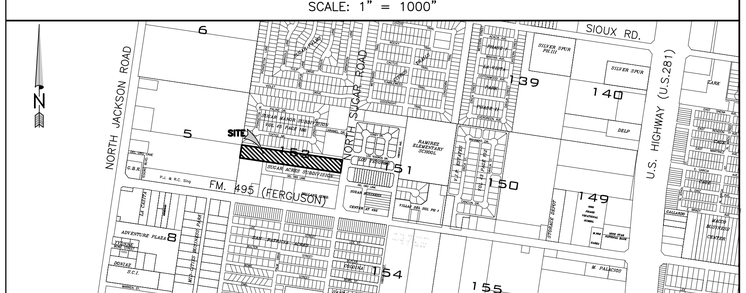
N

SCALE: 1" = 60'

BEARINGS BASED ON RECORD BEARINGS OF: SUGAR MANOR SUBDIVISION AS RECORDED IN VOLUME 45, PAGE 186, H.C.M.R.

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

LOCATION MAP
SCALE: 1" = 1000"



PRINCIPAL CONTACTS:

	NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE NO.:
OWNER:	ROSANA RIOJAS	4910 JUNE DRIVE	EDINBURG, TX. 78539	(956) 821–8902
ENGINEER:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381–1061
SURVEYOR:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381–1061

METES AND BOUNDS DESCRIPTION

A 6.84 ACRE TRACT OF LAND BEING A PORTION OF LOT 152, KELLY–PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3297359, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN RELEASE OF EASEMENT/RIGHT–OF–WAY RECORDED IN DOCUMENT NUMBER 3308159, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN 3308158, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT–OF–WAY LINE OF SUGAR ROAD ALSO BEING THE NORTH LINE OF SUGAR ACRES SUBDIVISION AS RECORDED IN VOLUME 50, PAGE 82, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT. SAID POINT BEARS **N08°25'00"E** **462.00** **FEET** AND **N81°35'00"W** **30.00** **FEET** FROM THE SOUTHEAST CORNER OF SAID LOT 152.

THENCE **N81°35'00"W** ALONG THE NORTH LINE OF SAID SUGAR ACRES SUBDIVISION BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 152, PASS AT 1,026.00 FEET A FOUND ONE–HALF INCH IRON ROD BEING THE NORTHWEST CORNER OF SAID SUGAR ACRES SUBDIVISION, AND CONTINUING FOR A TOTAL DISTANCE OF **1,290.00** **FEET** TO A FOUND ONE–HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE WEST LINE OF SAID LOT 152 ALSO BEING THE EAST LINE OF LOT 5, BLOCK 5, A. J. MCCOLL SUBDIVISION AS RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE EAST LINE OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1573137, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N08°25'00"E** **231.00** **FEET** ALONG SAID WEST LINE OF LOT 152 ALSO BEING THE EAST LINE OF SAID LOT 5, BLOCK 5, A. J. MCCOLL SUBDIVISION, ALSO BEING THE EAST LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1573137, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO A FOUND ONE–HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF SUGAR MANOR SUBDIVISION AS RECORDED IN VOLUME 45, PAGE 186, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S81°35'00"E** **1,290.00** **FEET** ALONG THE SOUTH LINE OF SAID SUGAR MANOR SUBDIVISION, BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 152, TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF SAID SUGAR ROAD FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S08°25'00"W** **231.00** **FEET** ALONG SAID WEST RIGHT–OF–WAY LINE OF SUGAR ROAD BEING PARALLEL TO THE EAST LINE OF SAID LOT 152, TO THE POINT OF BEGINNING AND CONTAINING 6.84 ACRES OF LAND, MORE OR LESS.

PLAT NOTES & RESTRICTIONS:

1.) FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" COMMUNITY–PANEL NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.

AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR FLOOD: OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOOD 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.

2.) BUILDING SETBACKS AS PER CITY OF PHARR ORDINANCE.

3.) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF THE STREET AT CENTER OF LOT.

4.) BENCHMARK NOTE: ELEVATION = 107.35 ON DISK MONUMENT LOCATED 20.00' EAST FROM THE SOUTHEAST CORNER OF SIOUX ROAD AND POISETTIA LANE. (B.M. #54 N:16605744.213 E:1084164.334)

5.) STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY **7.00** ACRES AND A VOLUME OF APPROXIMATELY **55,842** CUBIC FEET OR **1.28** ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.

6.) NO STRUCTURE OR BUILDING SHALL BE PERMITTED ON ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7.) ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.

8.) EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).

9.) LOT OWNERS/DEVELOPER/H.O.A. (H.O.A. NUMBER 3436863) ARE TO MAINTAIN DETENTION/RETENTION AREAS (PRIVATE COMMON DETENTION LOT).

10.) LOT OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

12.) LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

13.) 5.0' FT. SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED AT TIME OF BUILDING PERMIT PHASE. INTERNAL STREET AND SUGAR ROAD SHALL REQUIRE ADA CURB RAMPS AND LANDINGS AT TIME OF SUBDIVISION CONSTRUCTION.

14.) ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

15.) ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.

16.) NO ACCESS ONTO PLATINUM DRIVE FROM LOTS 1 AND 4–8 SUGAR ACRES SUBDIVISION.

17.) NO STRUCTURES SHALL BE BUILT ON COMMON DETENTION LOT.

THE STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION

I, **RICH HERITAGE CONSTRUCTION, INC.** OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **HERITAGE ESTATES SUBDIVISION** TO THE CITY OF PHARR AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ DATE
ROSANA RIOJAS, PRESIDENT
RICH HERITAGE CONSTRUCTION, INC.
4910 JUNE DR. EDINBURG, TEXAS 78539

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **ROSANA RIOJAS**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023.

_____ _____
MY COMMISSION EXPIRES: NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO
APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO.2 RIGHTS–OF–WAY OR EASEMENTS.

ATTEST:
_____ _____
PRESIDENT SECRETARY

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

APPROVED THIS THE _____ DAY OF _____ 2023

_____ _____
DANNY WYLIE DATE
CHAIRMAN, PLANNING AND ZONING COMMISSION

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

_____ _____
AMBROSIO HERNANDEZ DATE
MAYOR, CITY OF PHARR

ATTEST:
_____ _____
CLERK, CITY OF PHARR DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, **RAUL E. GARCIA**, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND 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 ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEY.

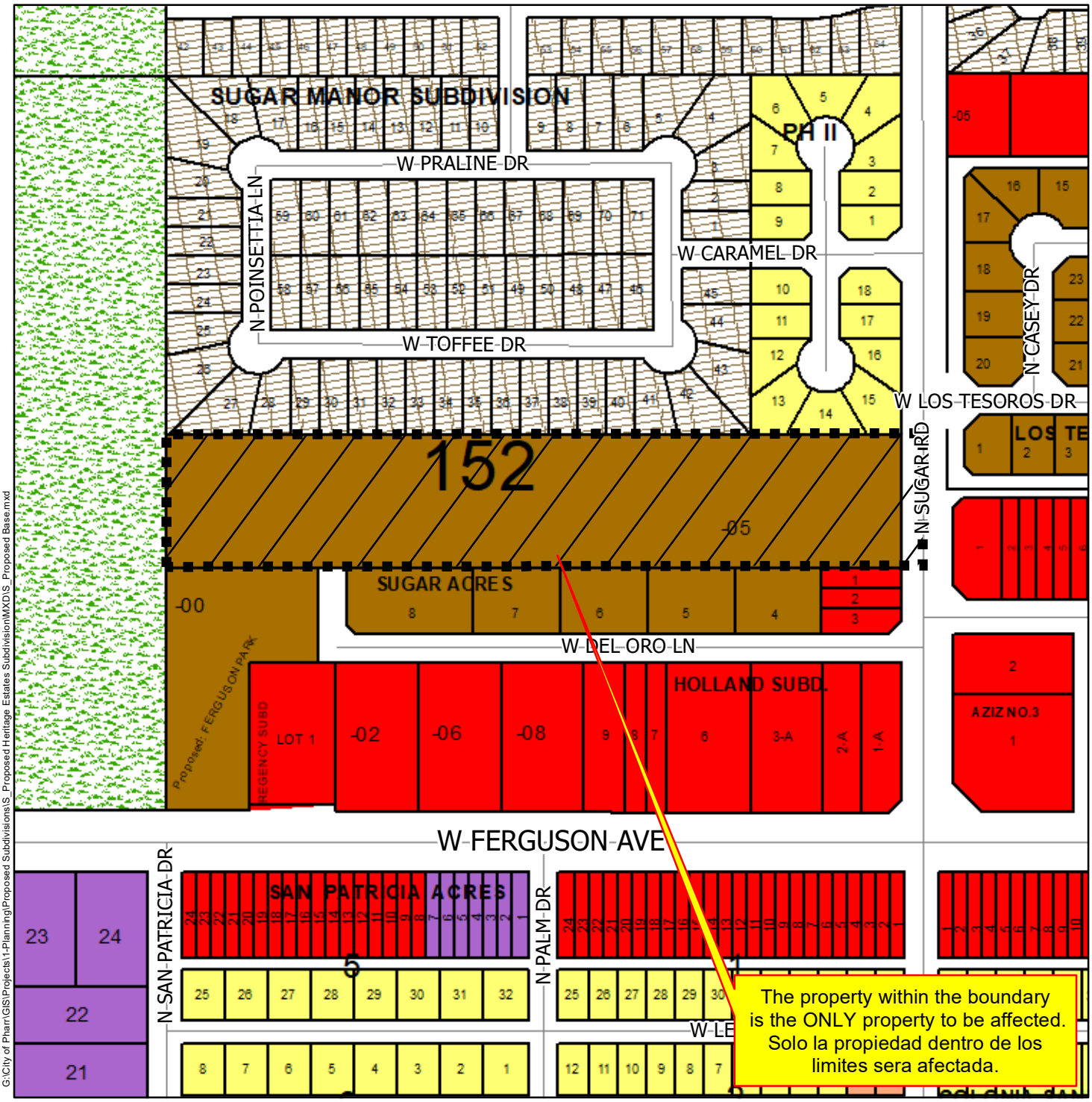
_____
REGISTERED PROFESSIONAL ENGINEER #64790

STATE OF TEXAS REGISTERED RAUL E. GARCIA 4204 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS RAUL E. GARCIA 64790 REGISTERED PROFESSIONAL ENGINEER

_____
REGISTERED PROFESSIONAL LAND SURVEYOR #4204

Proposed Subdivision
Heritage Estates Subdivision
R.E. Garcia & Associates Engineering



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- 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

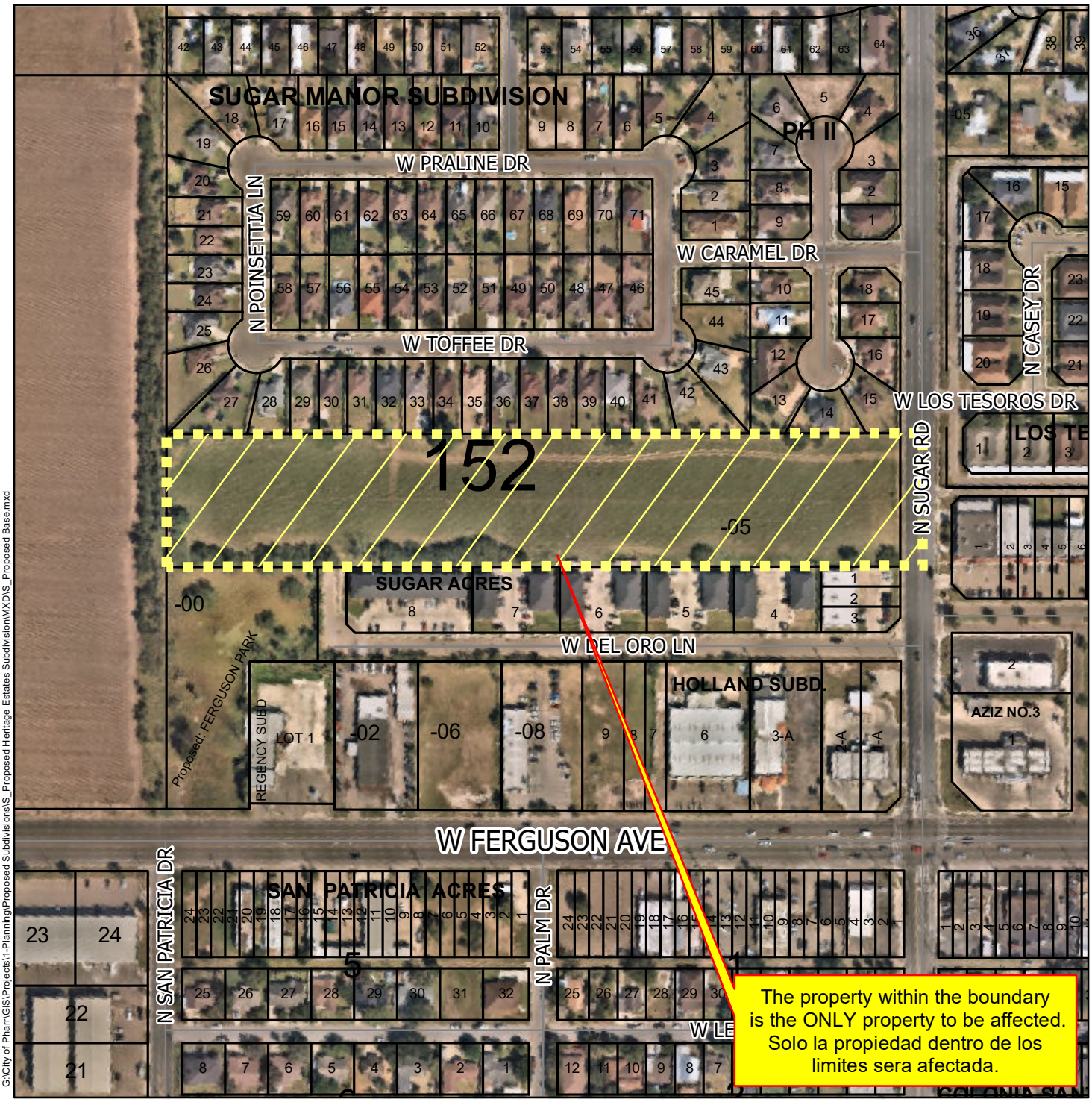
Scale: 1 inch = 250 feet

0 125 250 500 750 1,000 Feet

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 6/9/2022

Proposed Subdivision
Heritage Estates Subdivision
R.E. Garcia & Associates Engineering



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0 125 250 500 750 1,000 Feet

N W E S

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 6/9/2022