

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 14, 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 24, 2023.

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

- 1) Juan M. Benitez, representing Thomas Jakl, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being 1.33 acres, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5701 North Sugar Road. **COZ#230711**

- 2) Javier Loyde, representing Xochitl Pablos Velez, 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 a 0.89-acre tract of land, more or less, out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2600 South Cage Boulevard. **COZ#230713**

- 3) Steve Spoor, representing JJAB Limited Family Partnership, 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 General Business District (C). The property is legally described as being 1.02 acres, more or less, out of Lots 14 and 15, L.R. Bell Subdivision "E", Pharr, Hidalgo County, Texas. The property's physical address is 1313 East Alan Street. **COZ#230712**

- 4) Pablo Soto Jr., representing Pablo Quintanilla Salinas & Claribel Salinas, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being 0.45 acres, more or less, out of Lot 144, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2400 North Veterans Boulevard. **COZ#230607**

- 5) Simon Ruiz, has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow a parking facility in a Limited Industrial District (L-I). The property is legally described as being a 5.00-acre tract of land out of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 800 West Dicker Road. **SUP#230714**

E. PLATS:

1) Melden & Hunt Inc., representing Jose Alberto Vela, is requesting final plat approval of the proposed T.L.C. Pharr Subdivision. The property is legally described as being 3.317 acres out of Lots 15 and 17, Pharr Citrus Orchards Co. Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of West Sam Houston Avenue. **SUB#201238**

2) M2 Engineering, representing Roberto Garza, Managing Member for Garman Investments, LP, is requesting final plat approval of the proposed Palm Hills Subdivision. The property is legally described as being a 9.990 acre tract of land out of Lot 248, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West Javelina Drive. **SUB#210933**

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.

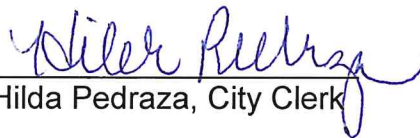
H. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

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 11th day of August 2023 at 3:30 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 11th day of August 2023




Hilda Pedraza, City Clerk

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

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

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Charlie Ramirez Mercedes Guillen

ABSENT: Andy Castro Jonathan Larraga
 Luis Madrigal Romeo Robles
 Guadalupe Cano

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
 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 who signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR JULY 10, 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) 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**

Staff stated applicant had withdrawn their request and no action would be taken.

ITEM 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 ESPANA ESTATES PHASE V SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS 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**

Eddie Martinez, Planner II, introduced the item and went over the property's legal description. He stated the property was located within the 2500 block of South Salamanca Street and was currently zoned Residential Townhouse District (R-TH). He further stated the adjacent zones were Single-Family Residential District (R-1) to the east and south, General Business District (C) to the north and west and the property was designated for commercial use in the Land Use Plan and was zoned townhouses.

Eddie Martinez, Planner II, stated staff recommended approval of the proposed Villa España Estates Phase V Subdivision subject to the conditions noted in the packet.

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

- 2) 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**

Eddie Martinez, Planner II, introduced the item and went over the property's legal description. He stated the property was located at 3000 Block of South Gardenia Street and was currently zoned Single-Family Residential District (R-1). He further stated the adjacent zones were Single-Family Residential District (R-1) to the north, south, east, and west and the property was designated for single-family residential use in the Land Use Plan and was zoned for single-family residential lots.

Eddie Martinez, Planner II, stated staff recommended approval of the proposed Gardenia Estates Subdivision subject to the following conditions as noted in the packet.

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

- 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 HERITAHGE 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 NORTH SUGAR ROAD. SUB#230618**

Eddie Martinez, Planner II, introduced the item and went over the property's legal description. He stated the property was located within the 2200 Block of North Sugar Road and was currently zoned Residential Multifamily High-Density District (R-MFHD). He further stated the adjacent zones were 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. He stated the property was designated for industrial use in the Land Use Plan and was zoned for apartments.

Eddie Martinez, Planner II, stated staff recommended approval of the proposed Amended Plat of Heritage Estates Subdivision subject to the following conditions as noted in the packet.

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

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None

ITEM G. CLOSED SESSION:

None

ITEM H. RECONVENE:

None

ITEM I. ADJOURNMENT

There being no further business, Charlie Ramirez moved to **adjourn**. Mercedes Guillen 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: August 9, 2023

MEETING DATE: August 14, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Juan M. Benitez, representing Thomas Jakl, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being 1.33 acres, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5701 North Sugar Road. **COZ#230711**

Classification: Public Hearing

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

Issue: Juan M. Benitez, representing Thomas Jakl, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) in order to construct a single-family residence.

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) as the property meets area requirements, has adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 8/9/2023
Approved - 8/9/2023
Final Approval - 8/10/2023



MEMORANDUM

DATE: MONDAY, AUGUST 14, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being 1.33 acres, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5701 North Sugar Road. COZ#230711

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:

Juan M. Benitez, representing Thomas Jakl, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) in order to construct a single-family residence.

The subject site is located on the west side of North Sugar Road, approximately 1,150 ft. south of West Owassa Road and has a physical address of 5701 North Sugar Road. The property is legally described as being 1.33 acres, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Sugar Road, a 70-foot-wide minor collector which runs north and south with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property and the properties to the north and south were zoned Agricultural and/or Open Space District (A-O) upon annexation on April 10, 1984. The property to the west was rezoned from Single-Family Residential District (R-1) to Single-Family Residential Estate District (R1-E) on November 21, 2022. The property to the east was rezoned from Planned Urban Development District (PUD) to Mobile Home District (R-MH) on December 13, 1988. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single family residential and commercial uses in the Land Use Plan.

The Single-Family District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches, and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Thirteen (13) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on July 28, 2023, and a legal notice was published in the Advance News Journal on July 24, 2023. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) as the property meets area requirements, 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 **August 21, 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

JUAN M. BENITEZ

APPLICANT

5701 NORTH SUGAR ROAD

ADDRESS

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

CURRENT ZONE

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

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

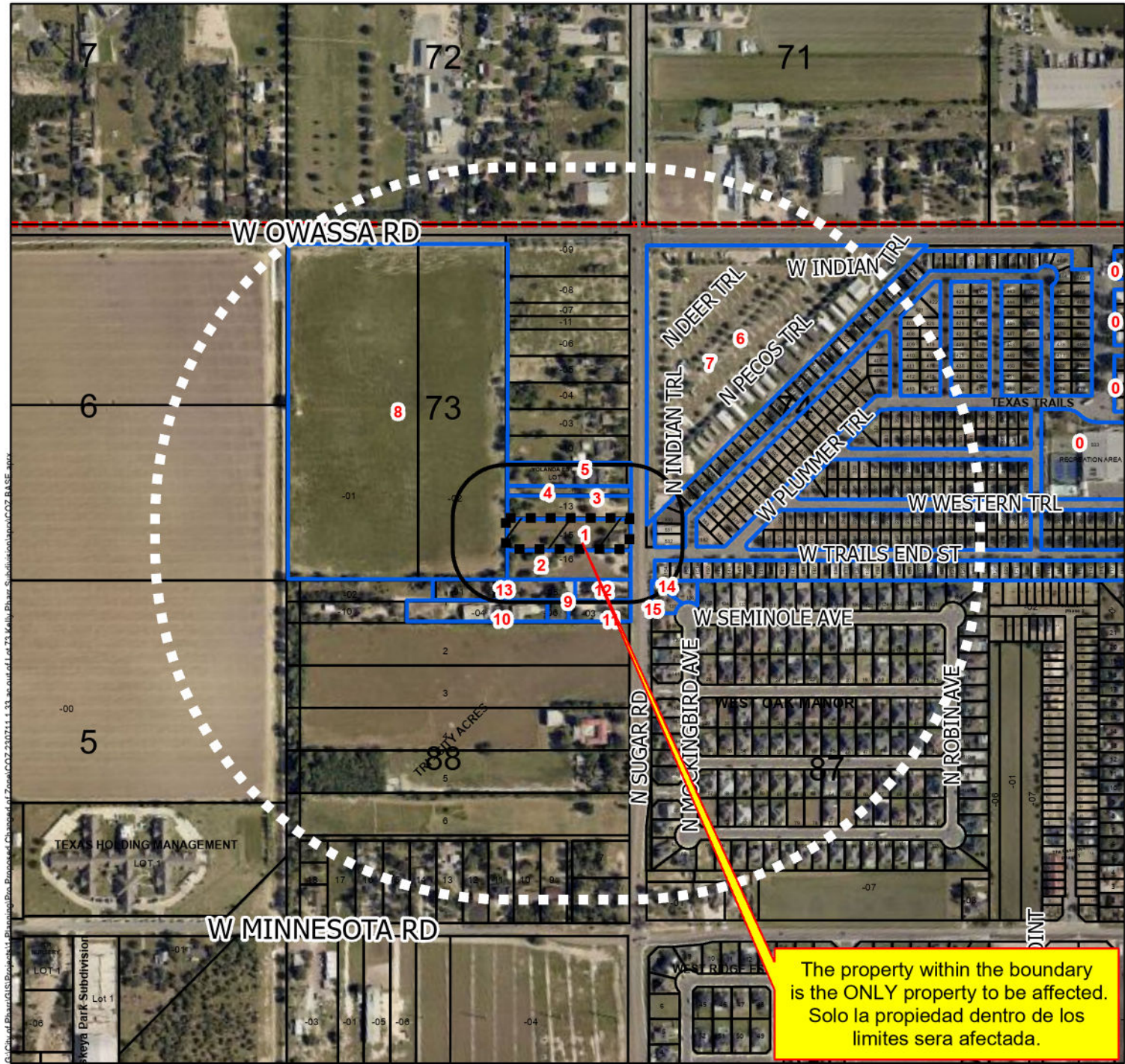
Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) as the property meets area requirements, has adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Daniel Garza

PREPARED BY

August 1, 2023

DATE



Zoning

LandUse

- Agricultural Open Space
- Business
- Drainage Easement
- General Business
- Government Owned
- HUD-Code Manufactured Home
- Heavy Commercial
- Heavy Industrial

Limited Industrial

Mobile Home

Neighborhood Commercial

Office and Professional

Planned Unit Development

Rail

Residential Multi-Family District

Residential Multi-Family High Density

Schools

Single Family Residential

Single Family Residential - Estate

Single Family Residential-Small Lot

Townhouse Residential

Future Land Use

FUTURELAND

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

Industrial

Commercial

Public/Semi Public

ROW

Parks

Subject Property

Quarter Mile Radius

200 ft Notification Radius

Notified Properties

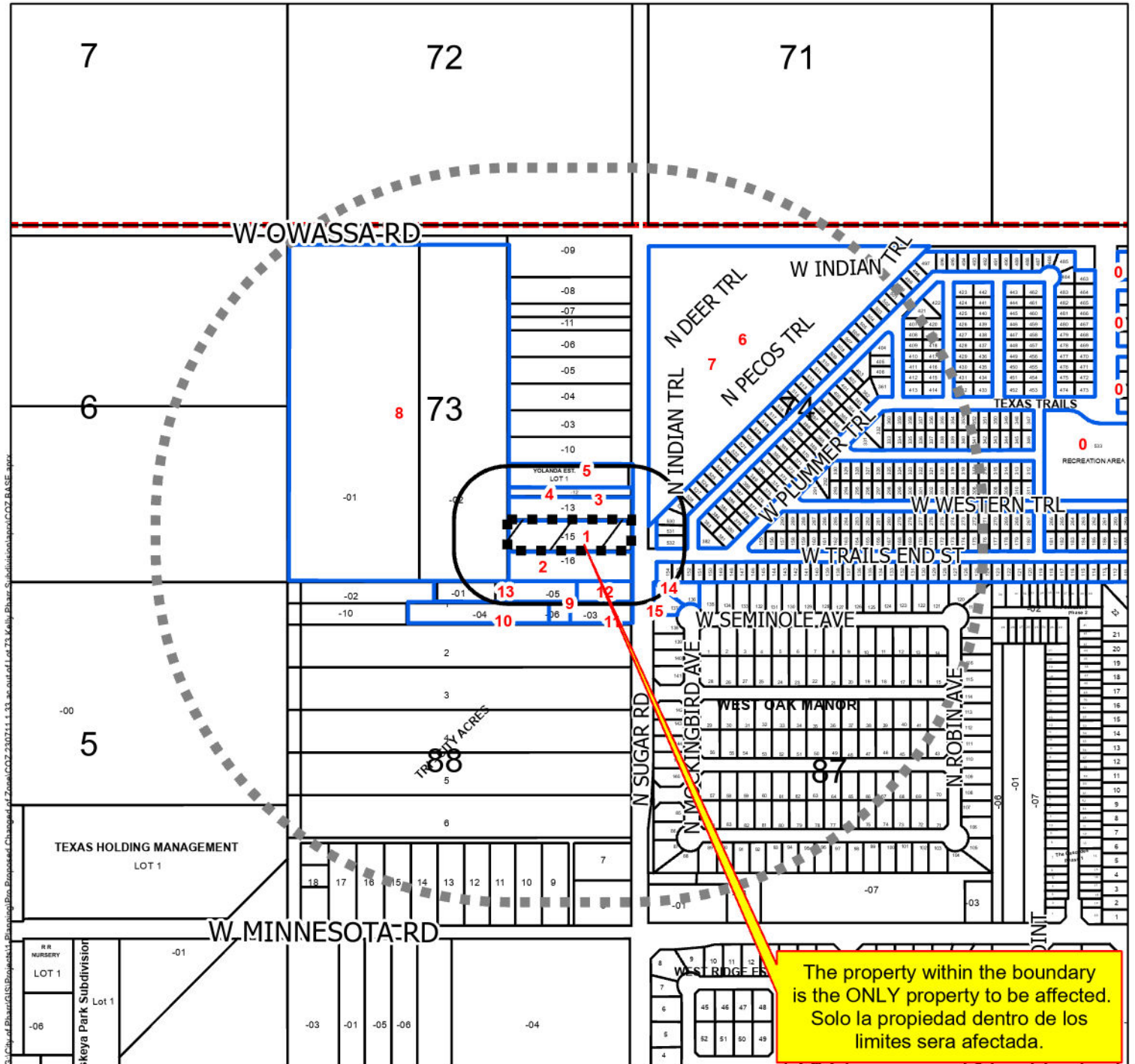
City of Pharr, Texas
Engineering Department
956.402.4242
Date: 8/8/2023

Scale: 1:6,490

0 270 540 1,080 1,620 2,160 Feet

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





Zoning

- Limited Industrial
- Mobile Home
- Neighborhood Commercial
- Office and Professional
- Planned Unit Development
- Rail
- Residential Multi-Family District
- Residential Multi-Family High Density
- Schools
- Single Family Residential
- Single Family Residential - Estate
- Single Family Residential-Small Lot
- Townhouse Residential
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Subject Property
- Quarter Mile Radius
- 200 ft Notification Radius
- Notified Properties

Future Land Use

FUTURELAND

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

City of Pharr, Texas
Engineering Department
956.402.4242
Date: 8/8/2023

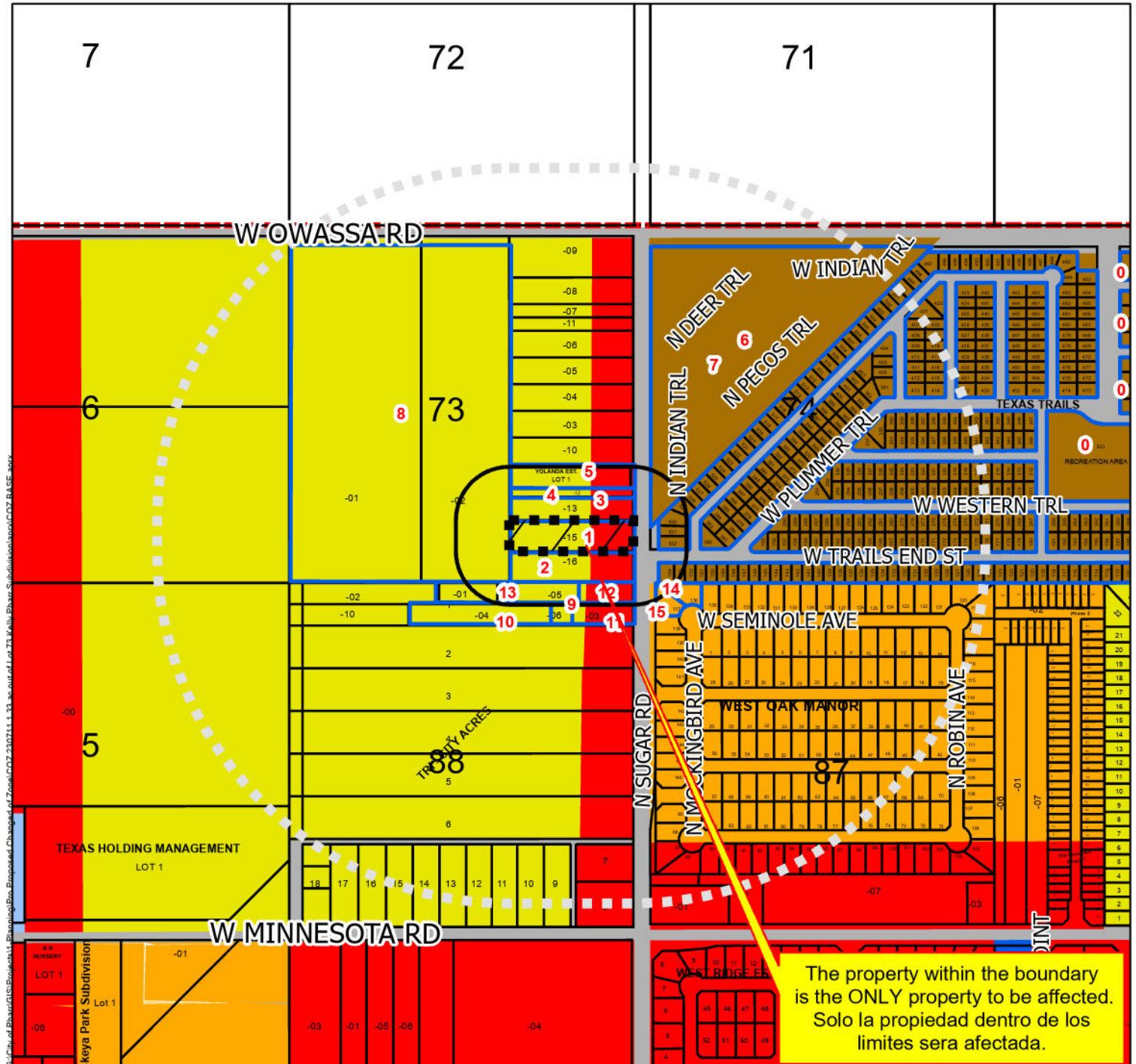
Scale: 1:6,490

0 270 540 1,080 1,620 2,160 Feet

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



Future Land Use



Zoning

LandUse

- ~ Agricultural Open Space
- Business
- Drainage Easement
- General Business
- Government Owned
- HUD-Code Manufactured Home
- Heavy Commercial
- Heavy Industrial

- Limited Industrial
- Mobile Home
- Neighborhood Commercial
- Office and Professional
- Planned Unit Development
- Rail
- Residential Multi-Family District
- Residential Multi-Family High Density
- Schools
- Single Family Residential

Future Land Use

FUTURELAND

- Single Family Residential - Estate
- Single Family Residential-Small Lot
- Townhouse Residential
- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes

- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Subject Property
- Quarter Mile Radius
- 200 ft Notification Radius
- Notified Properties

Scale: 1:6,490

City of Pharr, Texas
Engineering Department
956.402.4242
Date: 8/8/2023

0 270 540 1,080 1,620 2,160 Feet

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

1 ACRE TRACT OF THE SOUTH
3.88 ACRES EAST 10 ACRES
DOC. # 1879833

North Boundary Line

S 81°35'00" E 465.0' 495.0'

LOT 73

1.329 ACRES GROSS
0.231 ACRES IN 80' NORTH SUGAR ROAD
1.348 ACRES NET

465.0' 495.0'
N 81°35'00" W

South Boundary Line

SOUTH 110 FEET OF THE EAST 495 FEET
DOC. # 2711287 O/R

SUGAR RD.

MAP

OF
1.329 ACRES OF LAND
THE SOUTH 5 ACRES
OF THE EAST 15 ACRES
OF LOT 73

KELLY-PHARR
SUBDIVISION

HIDALGO COUNTY, TEXAS

RECORDED IN VOL. 24, PG. 24 M/R

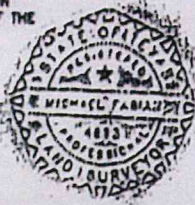
PREPARED BY
MICHAEL FABIAN SURVEYING, INC.
1203 E. HACKBERRY AVE.
DALLAS, TEXAS 75201 (214) 482-4200

MICHAEL FABIAN
REGISTERED PROFESSIONAL
LAND SURVEYOR

N.A.S. 03026 CND 1: SCALE PRINT SIZE: LETTER
SCALE 1" = 20' DATE: 03/28/2011

EMAIL ADDRESS: SURVEY@MFASURVEYING.COM
FIRM # 10193883

I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING MAP IS A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE AND APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAPS.



Michael Fabian
MICHAEL FABIAN
REGISTERED PROFESSIONAL LAND SURVEYOR
DALLAS, TEXAS
#48337



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: August 9, 2023

MEETING DATE: August 14, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Javier Loyde, representing Xochitl Pablos Velez, 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 a 0.89-acre tract of land, more or less, out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2600 South Cage Boulevard. **COZ#230713**

Classification: Public Hearing

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

Issue: Javier Loyde, representing Xochitl Pablos Velez, 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 is recommending approval of the rezoning request 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 - 8/9/2023
Approved - 8/9/2023
Final Approval - 8/10/2023



MEMORANDUM

DATE: MONDAY, AUGUST 14, 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 a 0.89-acre tract of land, more or less, out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2600 South Cage Boulevard. COZ#230713

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:

Javier Loyde, representing Xochitl Pablos Velez, 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 Hall Acres Road and South Cage Boulevard and has a physical address of 2600 South Cage Boulevard. The property is legally described as being a 0.89-acre tract of land, more or less, out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property has frontage on South Cage Boulevard and West Hall Acres Road. South Cage Boulevard is 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. West Hall Acres Road is a major arterial which runs east and west with a posted speed limit of 35 to 45 miles per hour.

The property was zoned Agricultural and/or Open Space District (A-O) upon annexation on May 4, 1976. The property to the west was zoned Agricultural and/or Open Space District (A-O) upon annexation on June 7, 1983. The property to the south was rezoned from Single-Family Residential District (R-1) to General Business District (C) on July 1, 1980. The property to the north was zoned General Business District (C) on November 18, 2019. 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.

Eleven (11) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on July 28, 2023, and a legal notice was published in the Advance News Journal on July 24, 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 **August 21, 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

JAVIER LOYDE

APPLICANT

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

CURRENT ZONE

2600 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 Commercial 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.

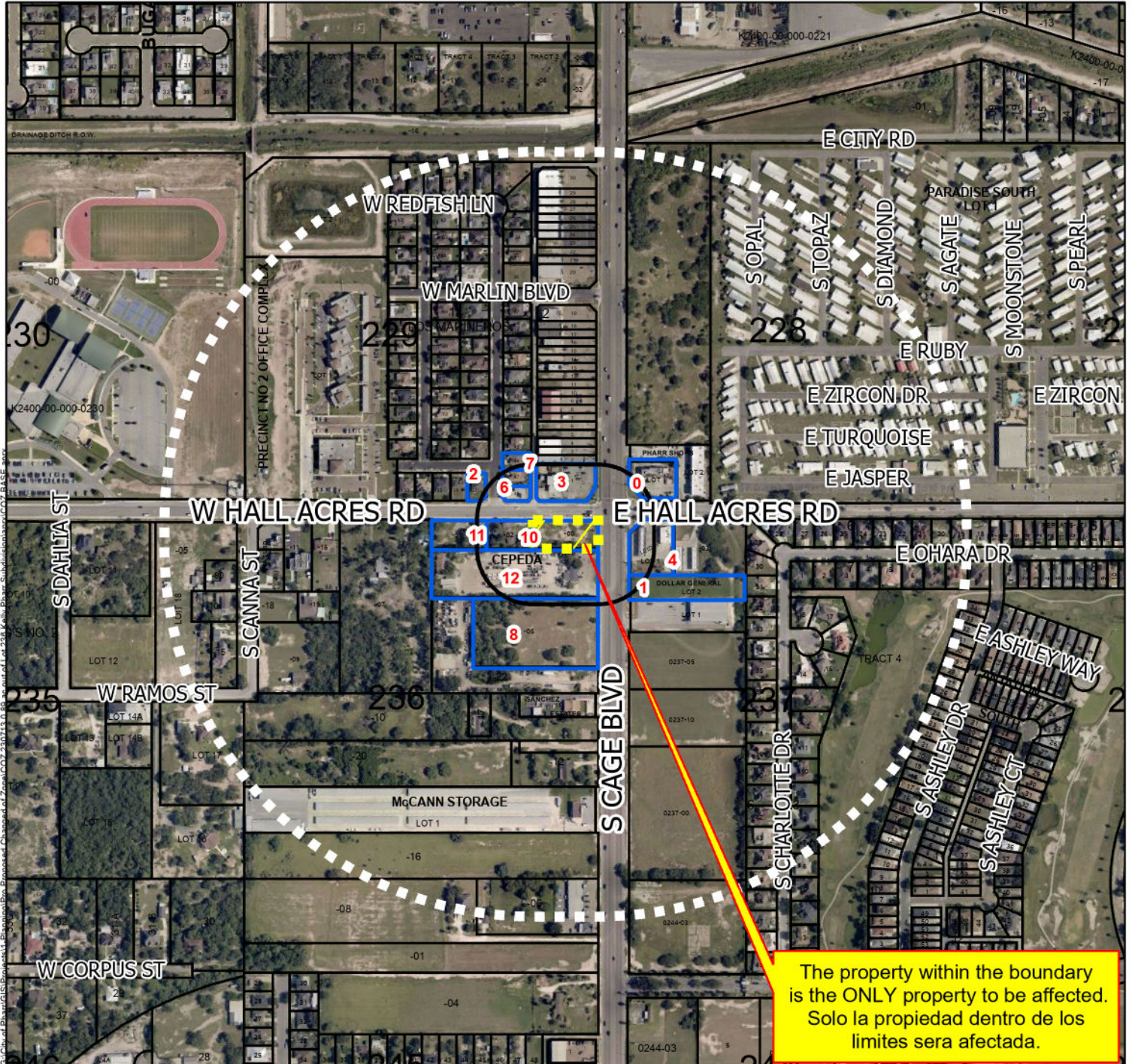
Daniel Garza

PREPARED BY

August 1, 2023

DATE

Proposed Change of Zone
0.89 ac, out of Lot 236, Kelly-Pharr Subdivision
Javier Loyde



Zoning LandUse Agricultural Open Space Business Drainage Easement General Business Government Owned HUD-Code Manufactured Home Heavy Commercial Heavy Industrial	Limited Industrial Mobile Home Neighborhood Commercial Office and Professional Planned Unit Development Rail Residential Multi-Family District Residential Multi-Family High Density Schools Single Family Residential	Single Family Residential - Estate Single Family Residential-Small Lot Townhouse Residential Future Land Use Irrigation Agriculture Single Family Res. Multi-Family Res. Manufactured Homes	Industrial Commercial Public/Semi Public ROW Parks Subject Property Quarter Mile Radius 200 ft Notification Radius Notified Properties
---	---	--	--

City of Pharr, Texas
Engineering Department
956.402.4242
Date: 8/8/2023

Scale: 1:6,206

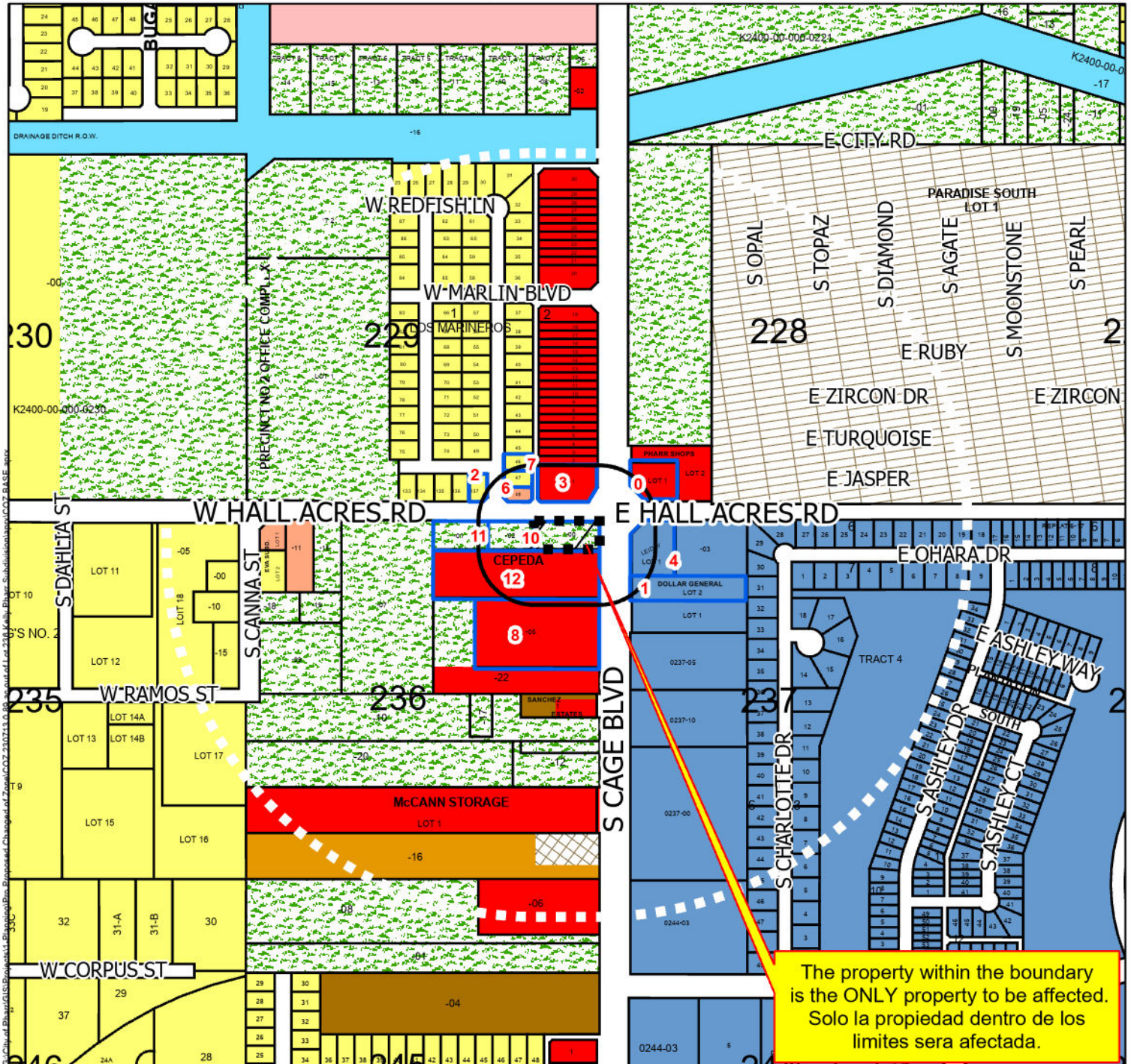
0 260 520 1,040 1,560 2,080 Feet

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

Proposed Change of Zone
0.89 ac, out of Lot 236, Kelly-Pharr Subdivision
Javier Loyde



Zoning



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

Zoning

Land Use

- Agricultural Open Space
- Business
- Drainage Easement
- General Business
- Government Owned
- HUD-Code Manufactured Home
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Mobile Home
- Neighborhood Commercial
- Office and Professional
- Planned Unit Development
- Rail
- Residential Multi-Family District
- Residential Multi-Family High Density
- Schools
- Single Family Residential
- Single Family Residential - Estate
- Single Family Residential-Small Lot
- Townhouse Residential

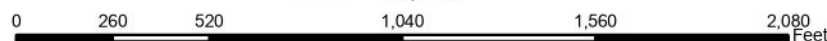
Future Land Use

- FUTURELAND
- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Subject Property
- Quarter Mile Radius
- 200 ft Notification Radius
- Notified Properties

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 8/8/2023

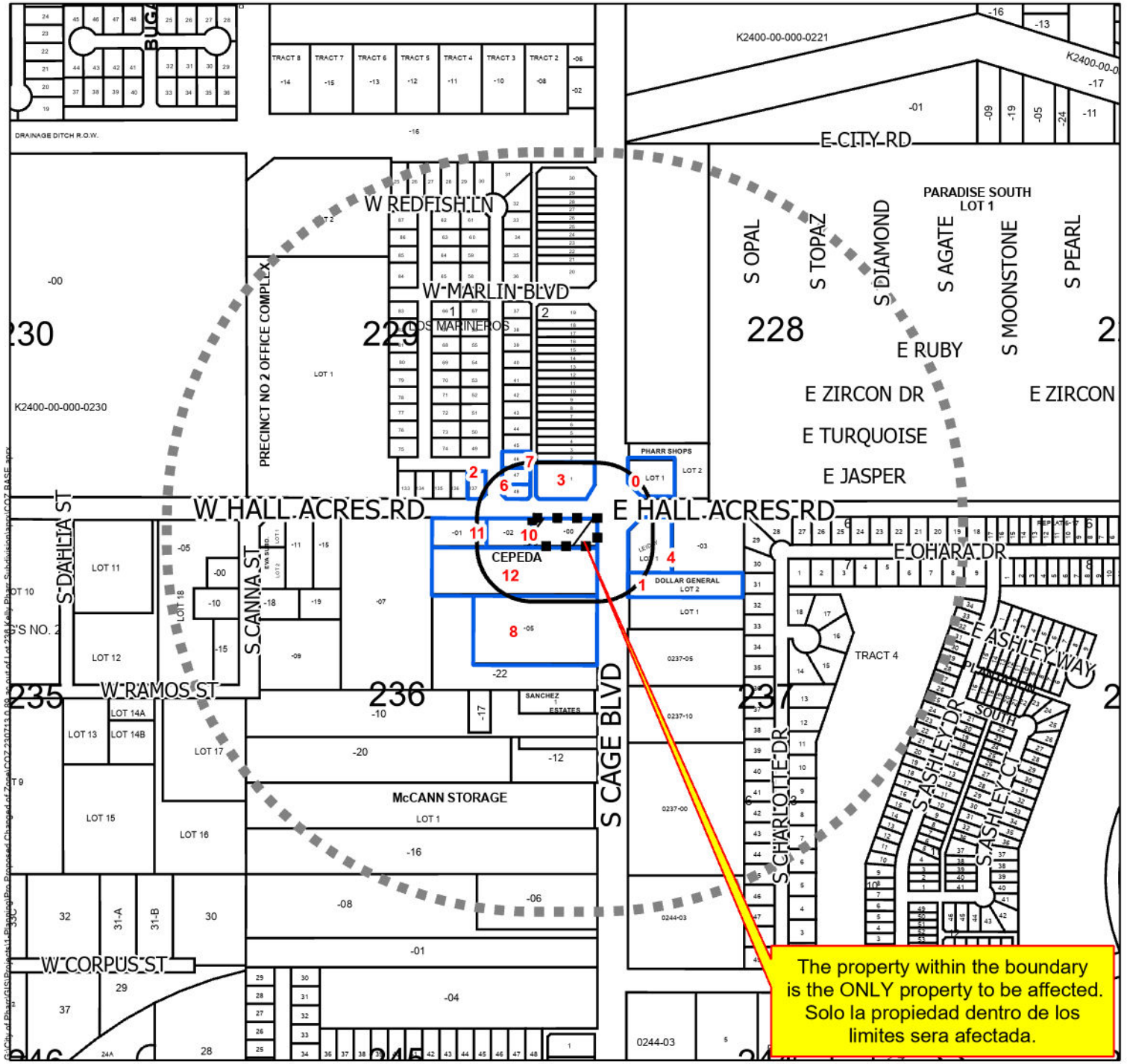
Scale: 1:6,206



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.



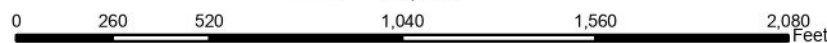
Proposed Change of Zone
0.89 ac, out of Lot 236, Kelly-Pharr Subdivision
Javier Loyde



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

- | | | | |
|----------------------------|---------------------------------------|---------------------------------------|----------------------------|
| Zoning | Limited Industrial | Single Family Residential - Estate | Industrial |
| Land Use | Mobile Home | Single Family Residential - Small Lot | Commercial |
| Agricultural Open Space | Neighborhood Commercial | Townhouse Residential | Public/Semi Public |
| Business | Office and Professional | Future Land Use | ROW |
| Drainage Easement | Planned Unit Development | Irrigation | Parks |
| General Business | Rail | FUTURELAND | Subject Property |
| Government Owned | Residential Multi-Family District | Agriculture | Quarter Mile Radius |
| HUD-Code Manufactured Home | Residential Multi-Family High Density | Single Family Res. | 200 ft Notification Radius |
| Heavy Commercial | Schools | Multi-Family Res. | Notified Properties |
| Heavy Industrial | Single Family Residential | Manufactured Homes | |

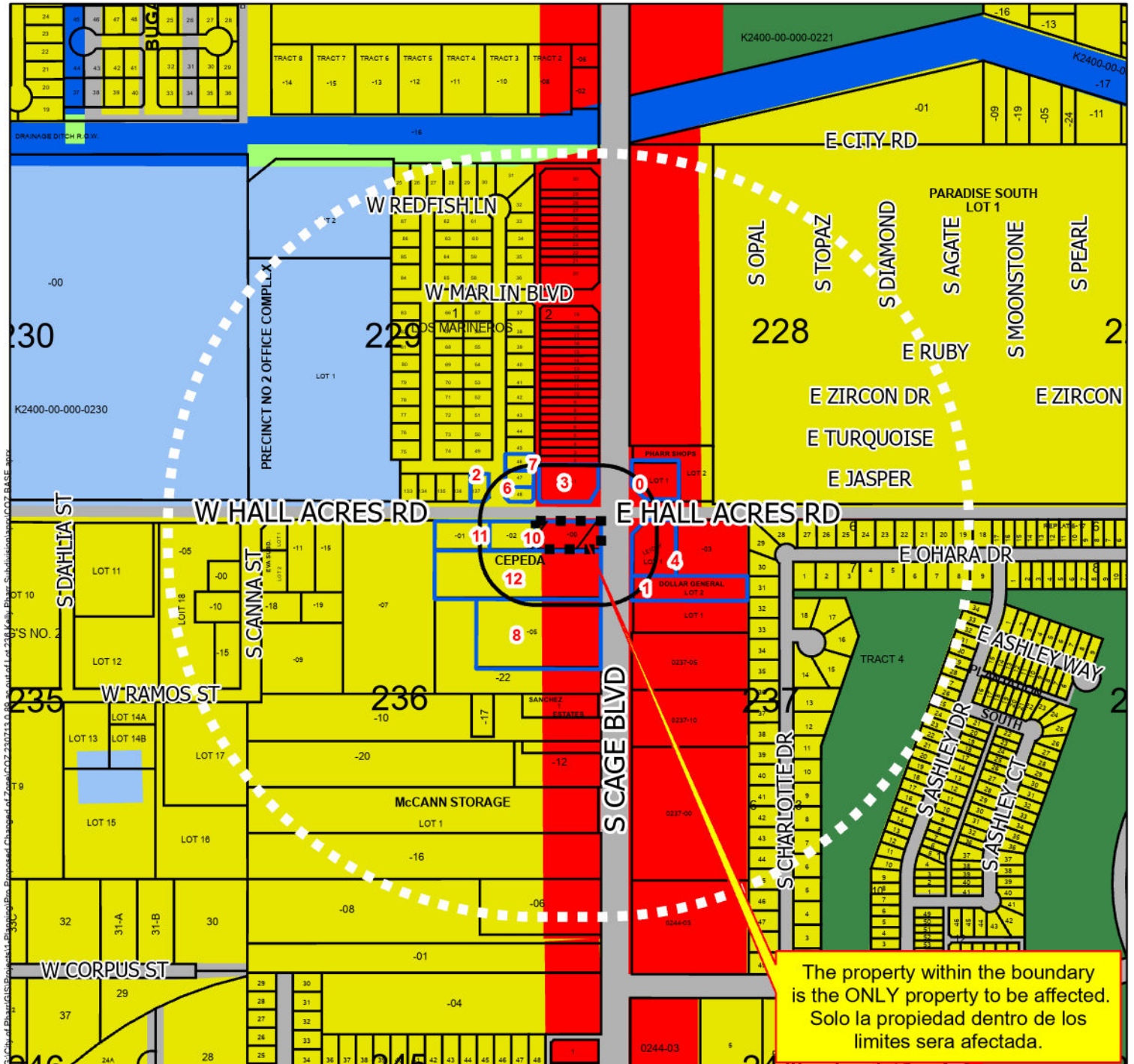
All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Change of Zone
0.89 ac, out of Lot 236, Kelly-Pharr Subdivision
Javier Loyde



Future Land Use



Zoning

LandUse

- Agricultural Open Space
- Business
- Drainage Easement
- General Business
- Government Owned
- HUD-Code Manufactured Home
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Mobile Home
- Neighborhood Commercial
- Office and Professional
- Planned Unit Development
- Rail
- Residential Multi-Family District
- Residential Multi-Family High Density
- Schools
- Single Family Residential
- Single Family Residential-Estate
- Single Family Residential-Small Lot
- Townhouse Residential

Future Land Use

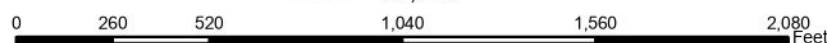
FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Subject Property
- Quarter Mile Radius
- 200 ft Notification Radius
- Notified Properties

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 8/8/2023

Scale: 1:6,206

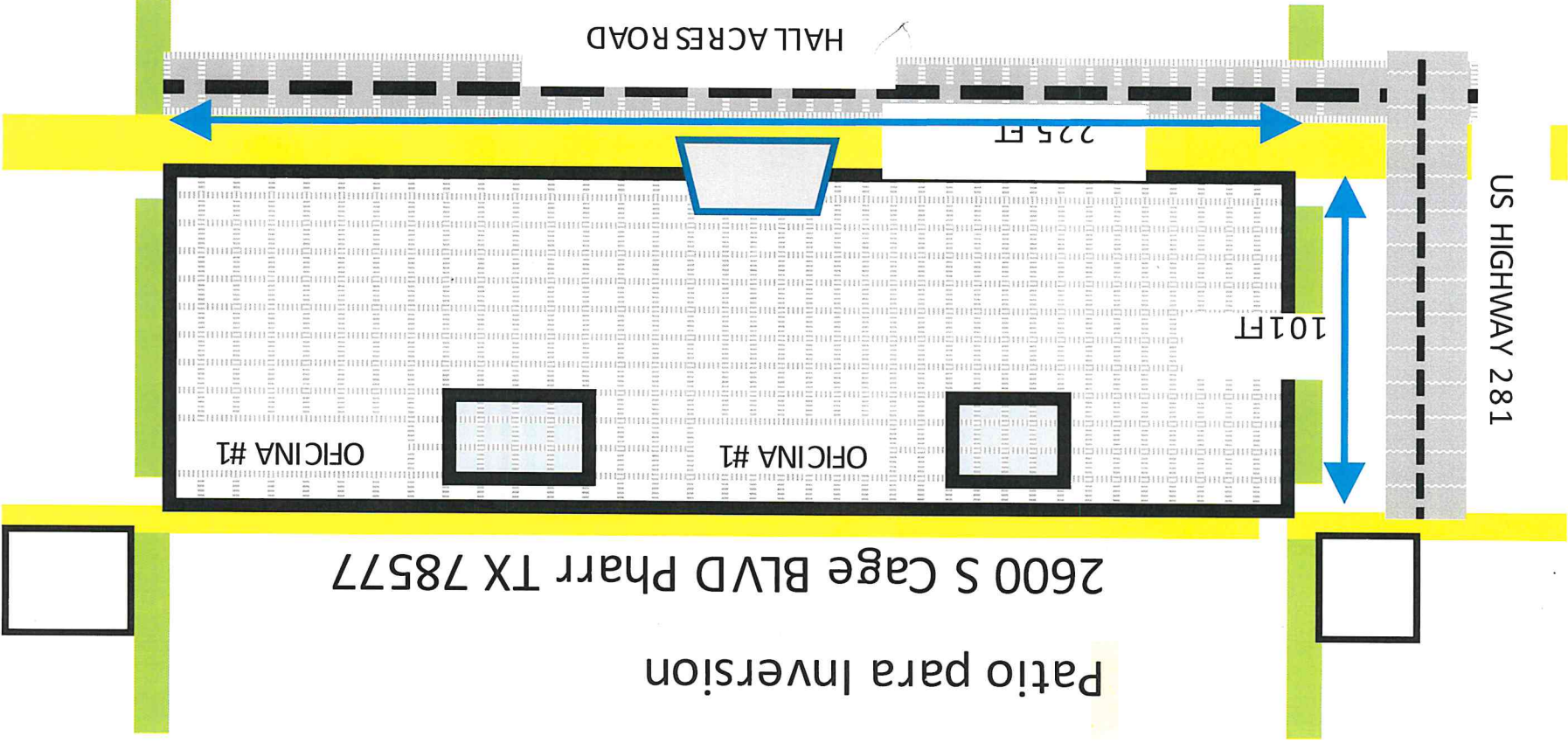


All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Patio para Inversion

2600 S Cage Blvd Pharr TX 78577





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: August 9, 2023

MEETING DATE: August 14, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Steve Spoor, representing JJAB Limited Family Partnership, 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 General Business District (C). The property is legally described as being 1.02 acres, more or less, out of Lots 14 and 15, L.R. Bell Subdivision "E", Pharr, Hidalgo County, Texas. The property's physical address is 1313 East Alan Street. **COZ#230712**

Classification: Public Hearing

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

Issue: Steve Spoor, representing JJAB Limited Family Partnership, 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 General Business District (C) in order to develop and construct commercial uses on the property.

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the rezoning request from Single-Family Residential District (R-1) to General Commercial District (C) as the property meets area requirements, has adequate ingress and egress and will be compatible with our Future Land Use Plan. 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 - 8/9/2023
Approved - 8/9/2023
Final Approval - 8/10/2023



MEMORANDUM

DATE: MONDAY, AUGUST 14, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being 1.02 acres, more or less, out of Lots 14 and 15, L.R. Bell Subdivision "E", Pharr, Hidalgo County, Texas. The property's physical address is 1313 East Alan Street. COZ#230712

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:

Steve Spoor, representing JJAB Limited Family Partnership, 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 General Business District (C) in order to develop and construct commercial uses on the property.

The subject site is located on the northwest corner of East Alan Avenue and North Veterans Boulevard and has a physical address of 1313 East Alan Avenue. The property is legally described as being 1.02 acres, more or less, out of Lots 14 and 15, L.R. Bell Subdivision "E", Pharr, Hidalgo County, Texas.

The property has frontage along East Alan Avenue and North Veterans Boulevard. East Alan Avenue is a 50-60 ft. wide local street which runs east and west with a posted speed limit of 20-30 miles per hour as identified in the City of Pharr's Thoroughfare Plan. North Veterans Boulevard is a 100 ft. wide minor arterial street which runs north and south with a posted speed limit of 30-45 miles per hour.

The property and the properties to the west and south were zoned Single-Family Residential District (R-1) upon annexation on October 19, 1982. The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to General Commercial District (C) on January 20, 2020. The property to the east is outside the City of Pharr City Limits. 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 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.

Fourteen (14) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on July 28, 2023, and a legal notice was published in the Advance News Journal on July 24, 2023. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Single-Family Residential District (R-1) to General Commercial District (C) as the property meets area requirements, has adequate ingress and egress and will be compatible with our Future Land Use Plan. 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 **August 21, 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

STEVE SPOOR

APPLICANT

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

CURRENT ZONE

1313 EAST ALAN STREET

ADDRESS

GENERAL BUSINESS DISTRICT (C)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone from Single-Family Residential District (R-1) to General Commercial 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.

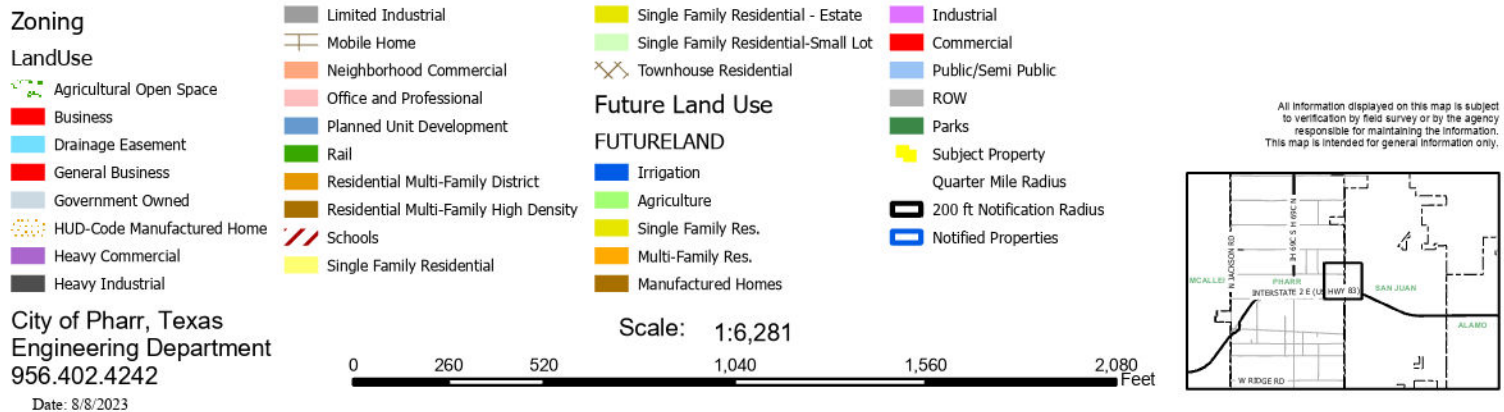
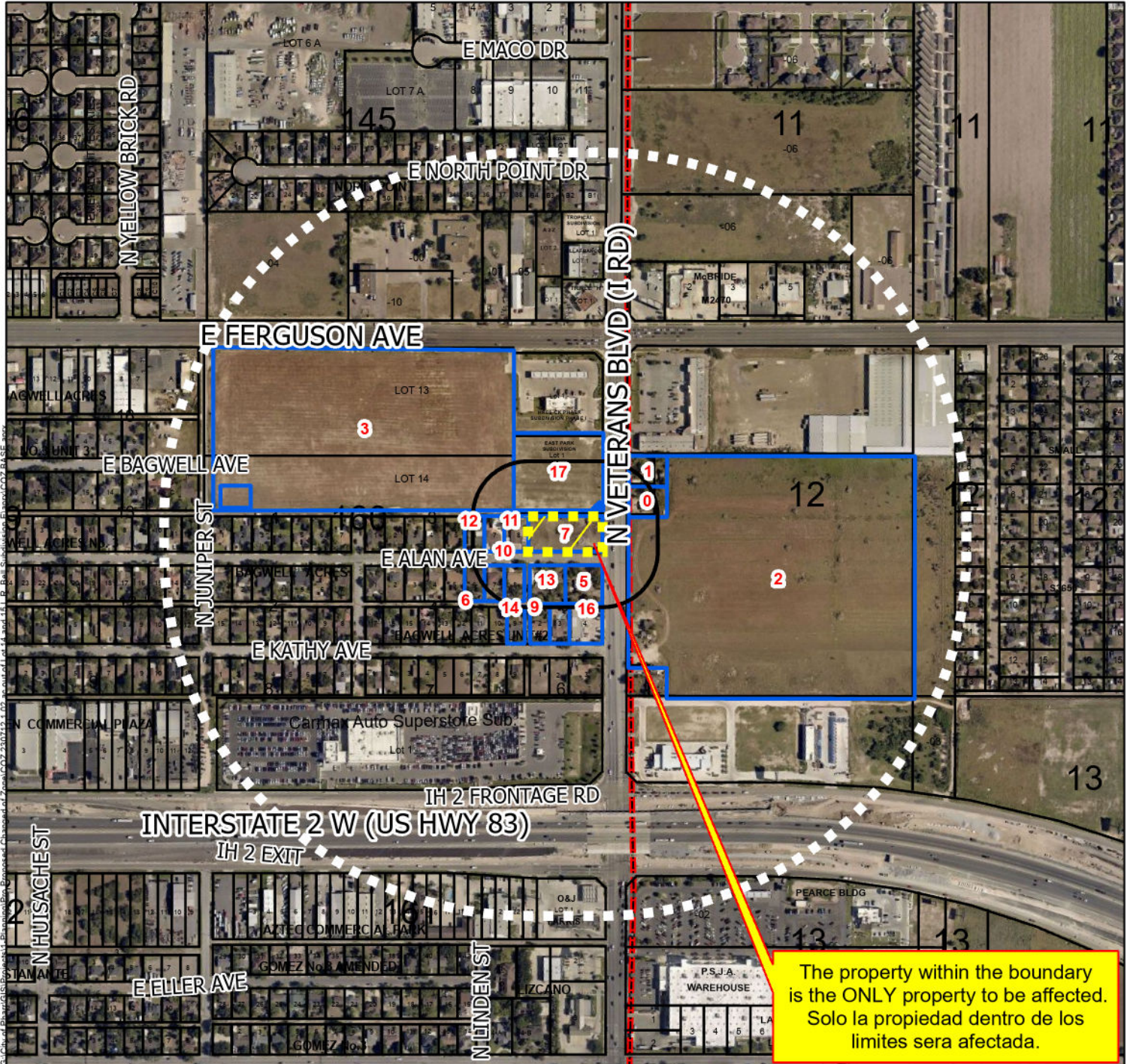
Daniel Garza

PREPARED BY

August 1, 2023

DATE

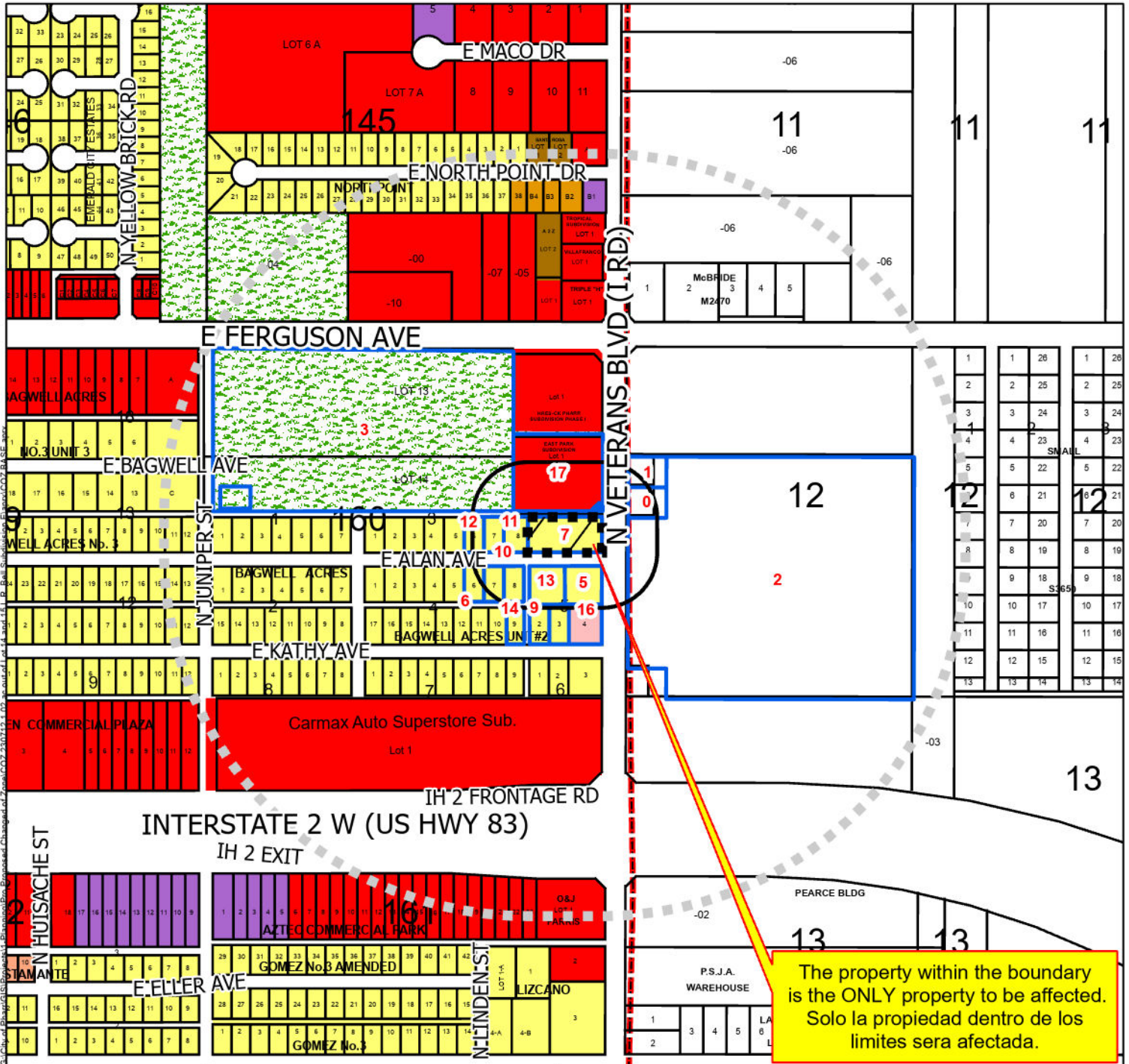
Proposed Change of Zone
1.02 acres, out of Lot 14 and 15, L.R. Bell Subdivision E
Steve Spoor



Proposed Change of Zone
1.02 acres, out of Lot 14 and 15, L.R. Bell Subdivision E
Steve Spoor



Zoning



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

Zoning

LandUse

- Agricultural Open Space
- Business
- Drainage Easement
- General Business
- Government Owned
- HUD-Code Manufactured Home
- Heavy Commercial
- Heavy Industrial

- Limited Industrial
- Mobile Home
- Neighborhood Commercial
- Office and Professional
- Planned Unit Development
- Rail
- Residential Multi-Family District
- Residential Multi-Family High Density
- Schools
- Single Family Residential

- Single Family Residential - Estate
- Single Family Residential-Small Lot
- Townhouse Residential

Future Land Use

- Future Land Use
- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes

- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Subject Property
- Quarter Mile Radius
- 200 ft Notification Radius
- Notified Properties

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 8/8/2023

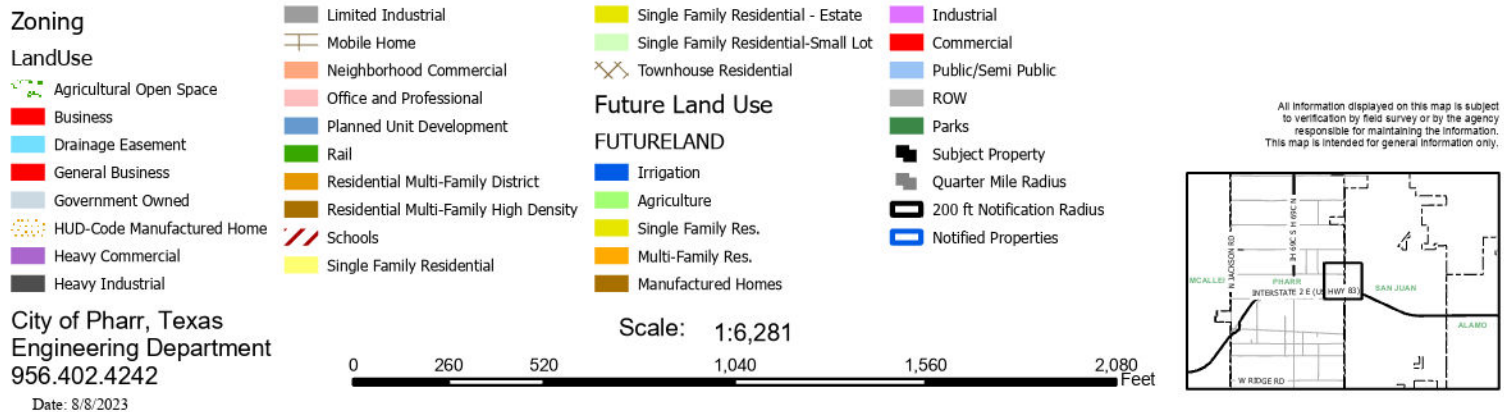
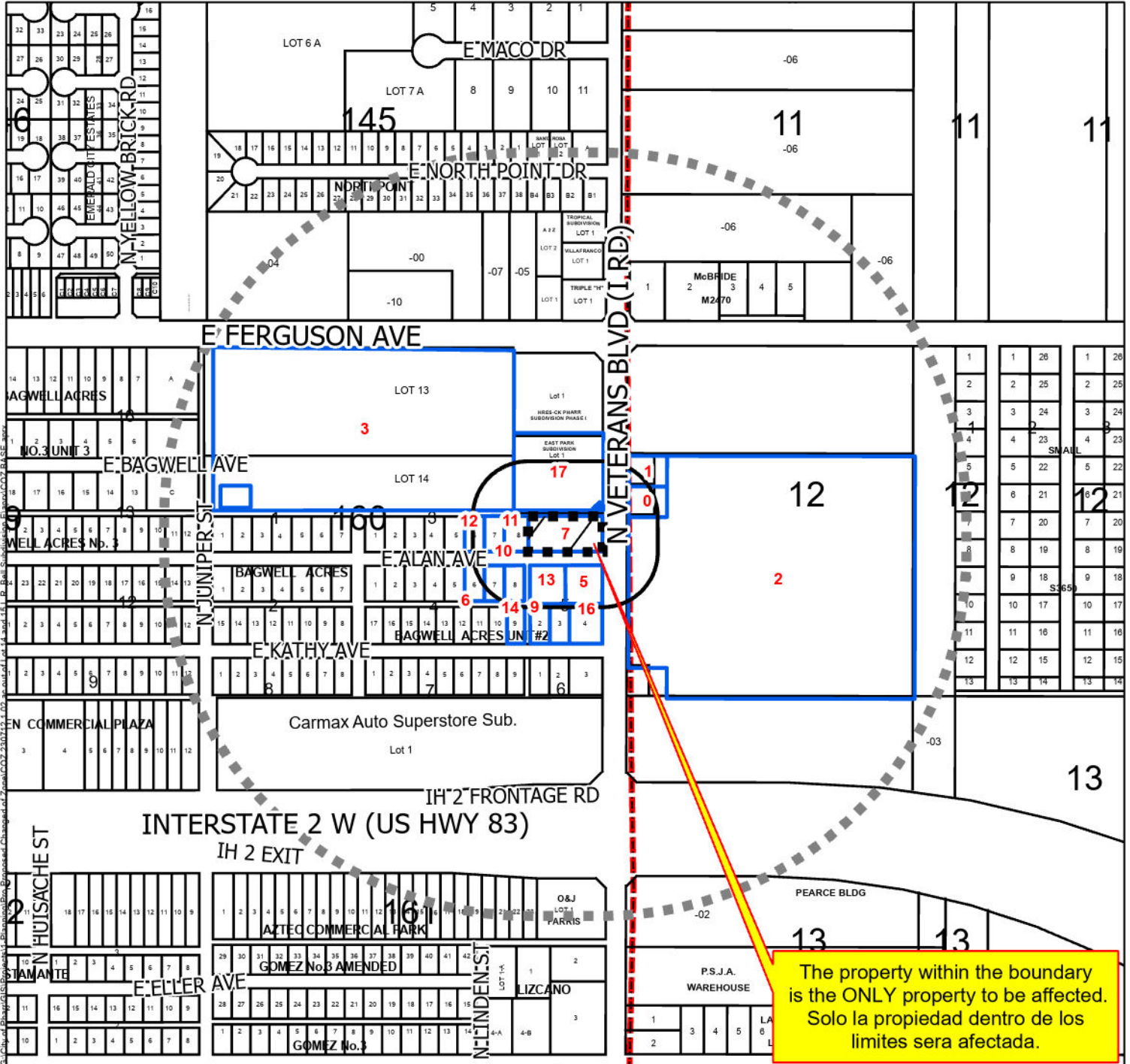
Scale: 1:6,281

0 260 520 1,040 1,560 2,080 Feet

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



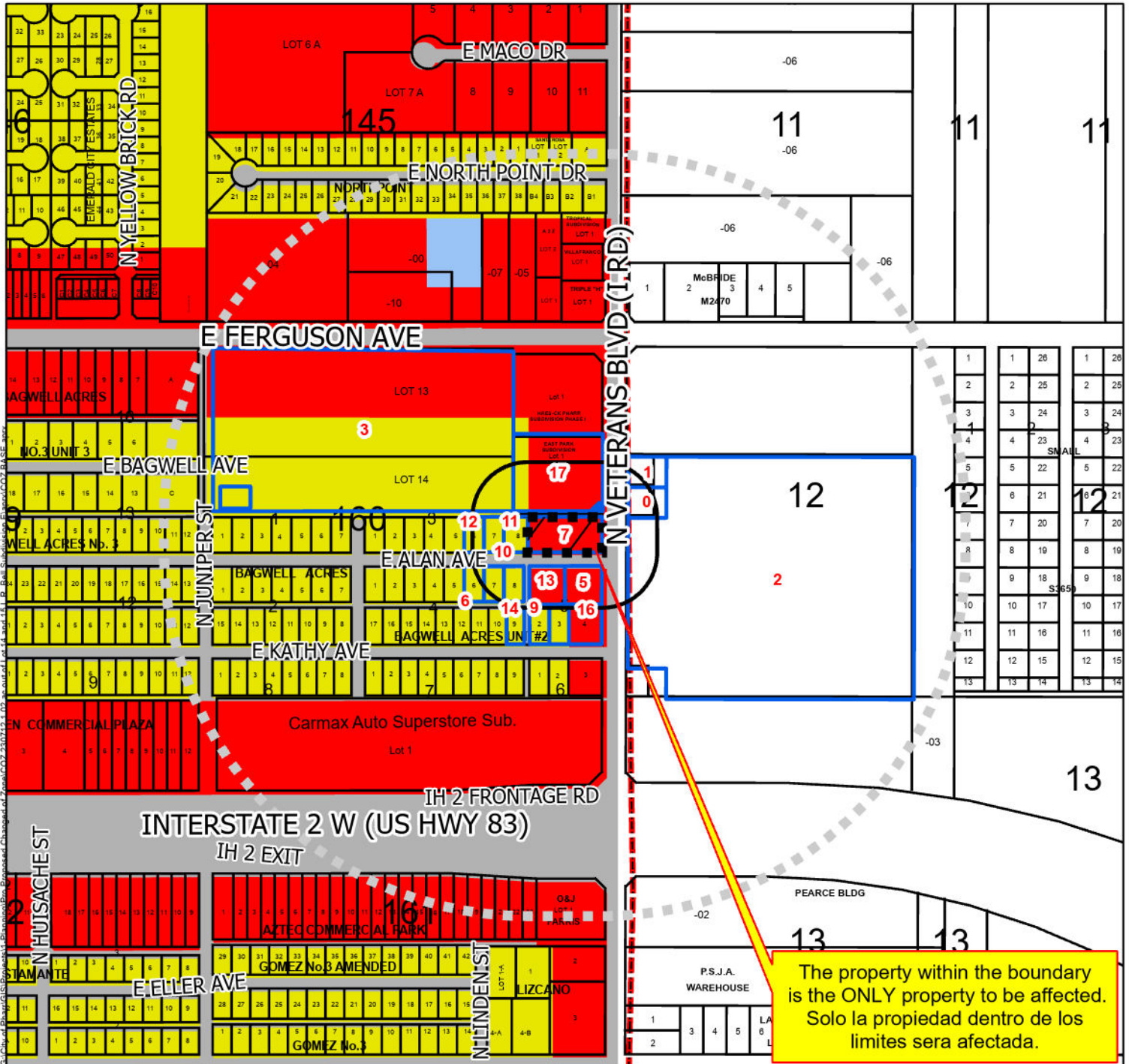
Proposed Change of Zone
1.02 acres, out of Lot 14 and 15, L.R. Bell Subdivision E
Steve Spoor



Proposed Change of Zone
1.02 acres, out of Lot 14 and 15, L.R. Bell Subdivision E
Steve Spoor



Future Land Use

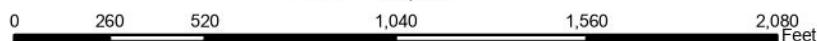


The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

Zoning	Limited Industrial	Single Family Residential - Estate	Industrial
LandUse	Mobile Home	Single Family Residential-Small Lot	Commercial
Agricultural Open Space	Neighborhood Commercial	Townhouse Residential	Public/Semi Public
Business	Office and Professional	Future Land Use	ROW
Drainage Easement	Planned Unit Development	FUTURELAND	Parks
General Business	Rail	Irrigation	Subject Property
Government Owned	Residential Multi-Family District	Agriculture	Quarter Mile Radius
HUD-Code Manufactured Home	Residential Multi-Family High Density	Single Family Res.	200 ft Notification Radius
Heavy Commercial	Schools	Multi-Family Res.	Notified Properties
Heavy Industrial	Single Family Residential	Manufactured Homes	

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:6,281



Date: 8/8/2023

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.



[illegible]

06/16/23



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: August 10, 2023

MEETING DATE: August 14, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pablo Soto Jr., representing Pablo Quintanilla Salinas & Claribel Salinas, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being 0.45 acres, more or less, out of Lot 144, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2400 North Veterans Boulevard. **COZ#230607**

Classification: Public Hearing

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

Issue: Pablo Soto Jr., representing Pablo Quintanilla Salinas & Claribel Salinas, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) in order to construct a single-family residence.

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) as the property meets area requirements, has adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 8/10/2023
Approved - 8/10/2023
Final Approval - 8/10/2023



MEMORANDUM

DATE: MONDAY, AUGUST 14, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being 0.45 acres, more or less, out of Lot 144, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2400 North Veterans Boulevard. COZ#230607

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:

Pablo Soto Jr., representing Pablo Quintanilla Salinas & Claribel Salinas, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) in order to construct a single-family residence.

The subject site is located on the west side of North Veterans Boulevard, approximately 1,300 ft. north of East Ferguson Avenue and has a physical address of 2400 North Veterans Boulevard. The property is legally described as being 0.45 acres, more or less, out of Lot 144, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Veterans Boulevard, a 100 ft. wide minor arterial street 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 to the west was zoned Agricultural and/or Open Space District (A-O) upon annexation on December 19, 1972. The property to the north was zoned Mobile Home District (R-MH) upon annexation on December 19, 1972. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on October 16, 1990. The property to the east is outside the city limits. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for right-of-way uses in the Land Use Plan.

The Single-Family District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches, and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Twenty (20) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on July 28, 2023, and a legal notice was published in the Advance News Journal on July 24, 2023. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) as the property meets area requirements, 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 **August 21, 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

PABLO SOTO J.R.

APPLICANT

2400 NORTH VETERANS BOULEVARD

ADDRESS

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

CURRENT ZONE

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

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) as the property meets area requirements, 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.

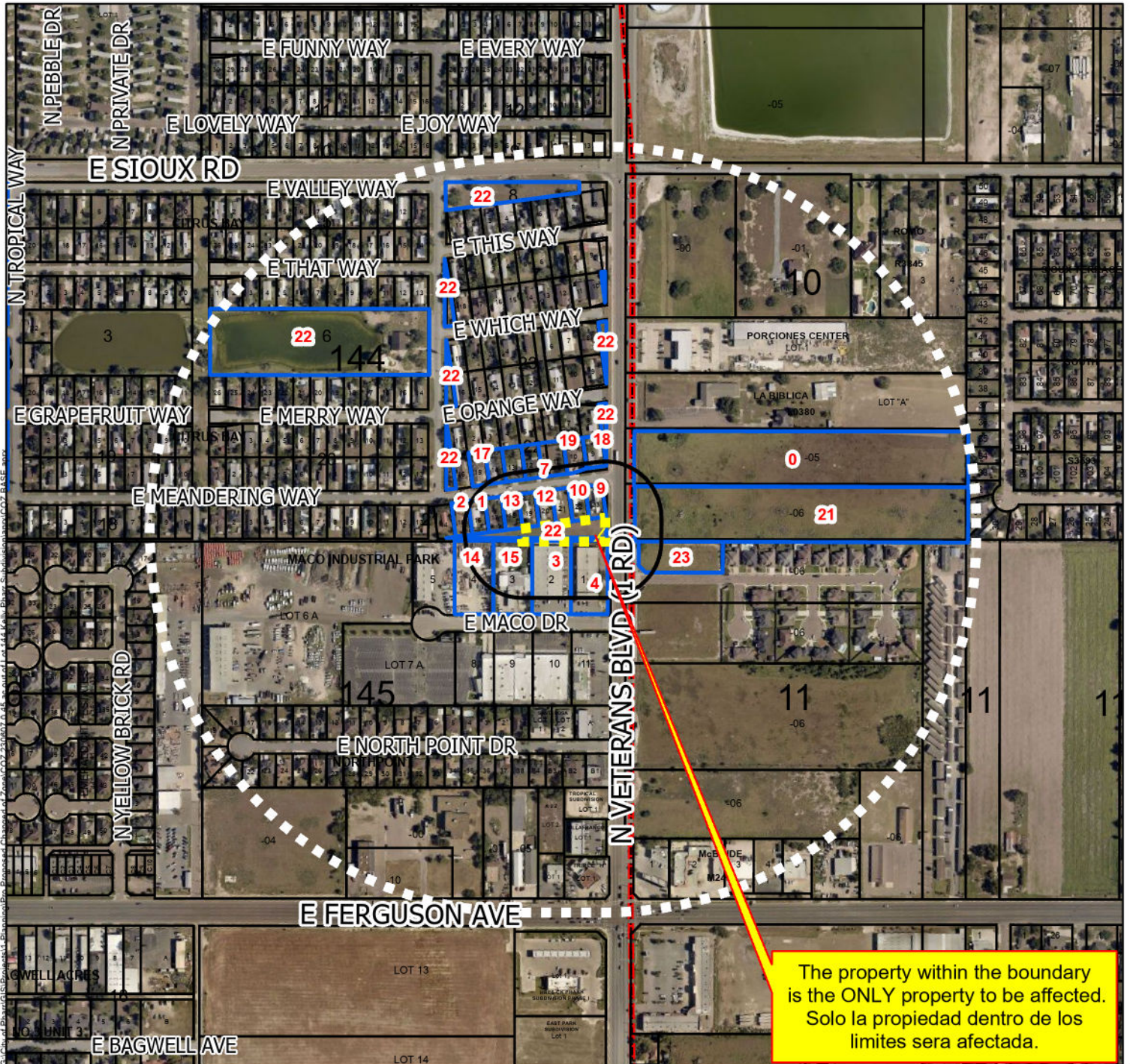
Daniel Garza

PREPARED BY

August 1, 2023

DATE

Proposed Change of Zone
0.45 ac, out of Lot 144, Kelly-Pharr Subdivision
Pablo Soto Jr



Zoning

LandUse

- Agricultural Open Space
- Business
- Drainage Easement
- General Business
- Government Owned
- HUD-Code Manufactured Home
- Heavy Commercial
- Heavy Industrial

- Limited Industrial
- Mobile Home
- Neighborhood Commercial
- Office and Professional
- Planned Unit Development
- Rail
- Residential Multi-Family District
- Residential Multi-Family High Density
- Schools
- Single Family Residential

- Single Family Residential - Estate
- Single Family Residential-Small Lot
- Townhouse Residential

Future Land Use

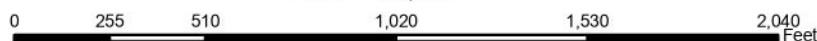
- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes

- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
- Subject Property
- 200 ft Notification Radius
- Notified Properties

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 8/9/2023

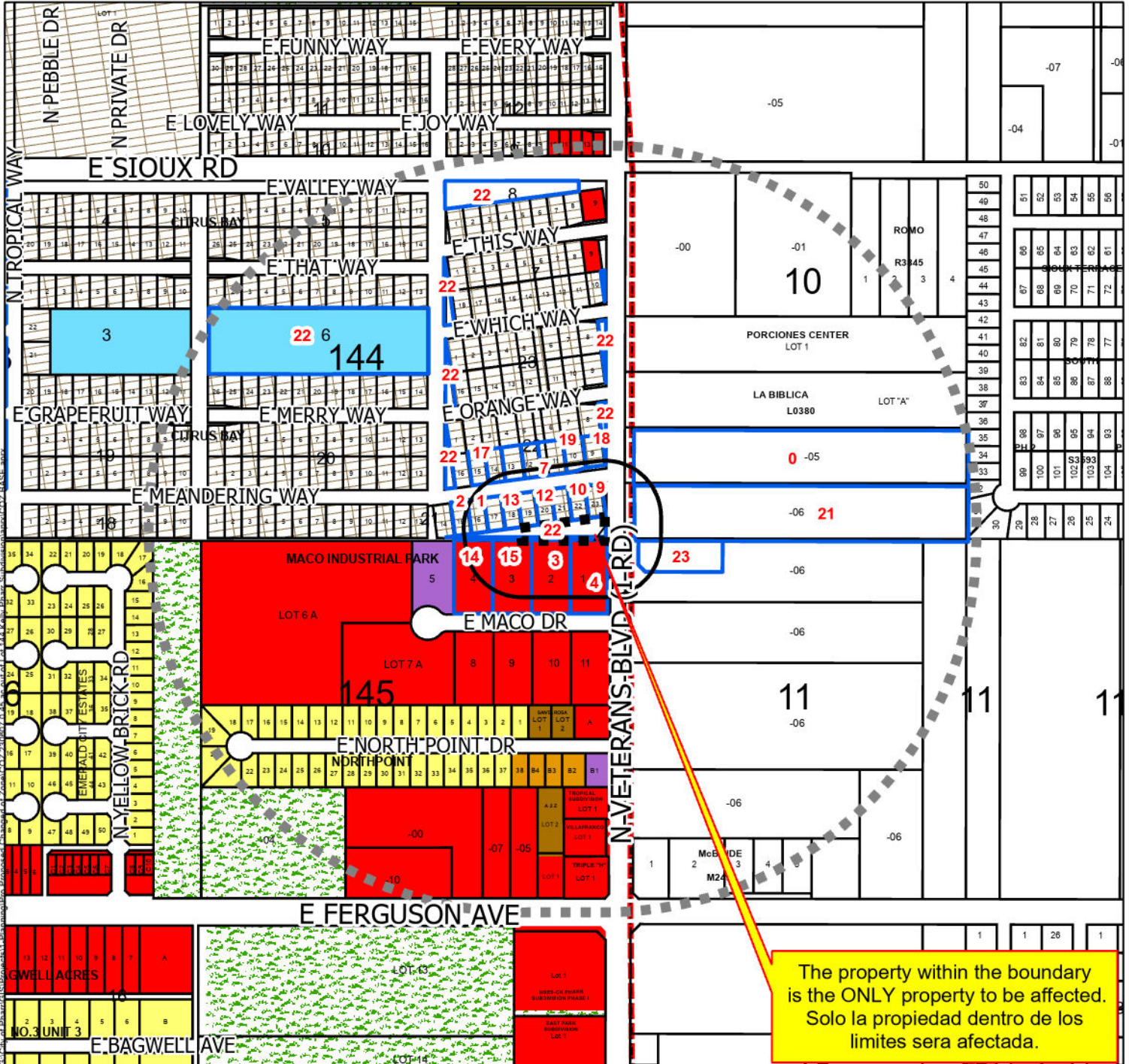
Scale: 1:6,152



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
0.45 ac, out of Lot 144, Kelly-Pharr Subdivision
Pablo Soto Jr



Zoning

LandUse

- Agricultural Open Space
- Business
- Drainage Easement
- General Business
- Government Owned
- HUD-Code Manufactured Home
- Heavy Commercial
- Heavy Industrial

Limited Industrial

Mobile Home

Neighborhood Commercial

Office and Professional

Planned Unit Development

Rail

Residential Multi-Family District

Residential Multi-Family High Density

Schools

Single Family Residential

Single Family Residential - Estate

Single Family Residential-Small Lot

Townhouse Residential

Future Land Use

FUTURELAND

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

Industrial

Public/Semi Public

ROW

Parks

Quarter Mile Radius

Subject Property

200 ft Notification Radius

Notified Properties

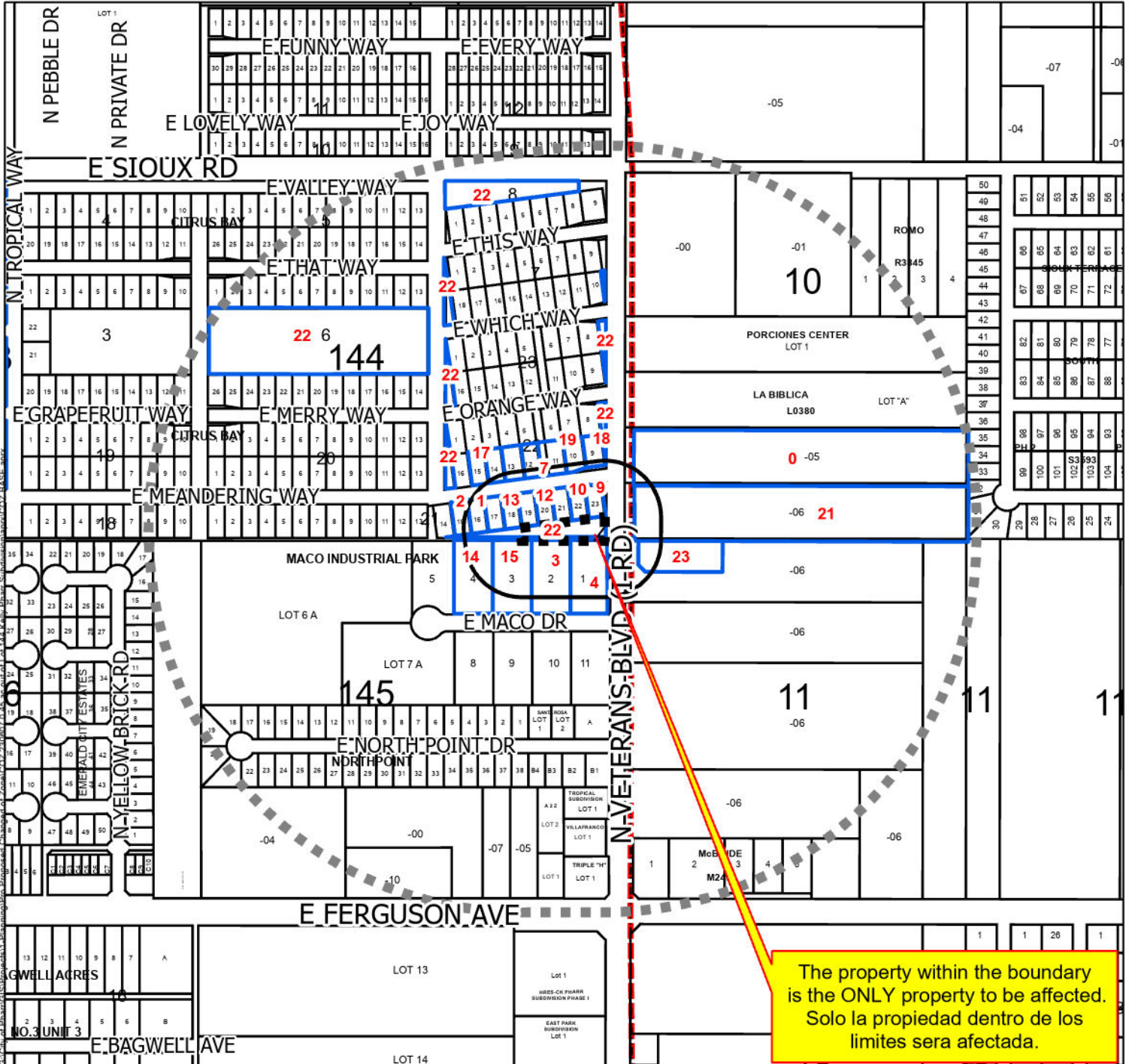
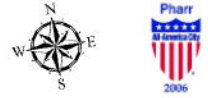
City of Pharr, Texas
Engineering Department
956.402.4242
Date: 8/9/2023

Scale: 1:6,152

0 255 510 1,020 1,530 2,040 Feet

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

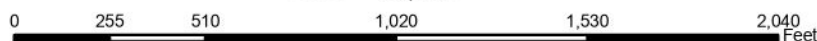
Proposed Change of Zone
0.45 ac, out of Lot 144, Kelly-Pharr Subdivision
Pablo Soto Jr



Zoning	Limited Industrial	Single Family Residential - Estate	Industrial
LandUse	Mobile Home	Single Family Residential-Small Lot	Commercial
Agricultural Open Space	Neighborhood Commercial	Townhouse Residential	Public/Semi Public
Business	Office and Professional	Future Land Use	ROW
Drainage Easement	Planned Unit Development	FUTURELAND	Parks
General Business	Rail	Irrigation	Quarter Mile Radius
Government Owned	Residential Multi-Family District	Agriculture	Subject Property
HUD-Code Manufactured Home	Residential Multi-Family High Density	Single Family Res.	200 ft Notification Radius
Heavy Commercial	Schools	Multi-Family Res.	Notified Properties
Heavy Industrial	Single Family Residential	Manufactured Homes	

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:6,152

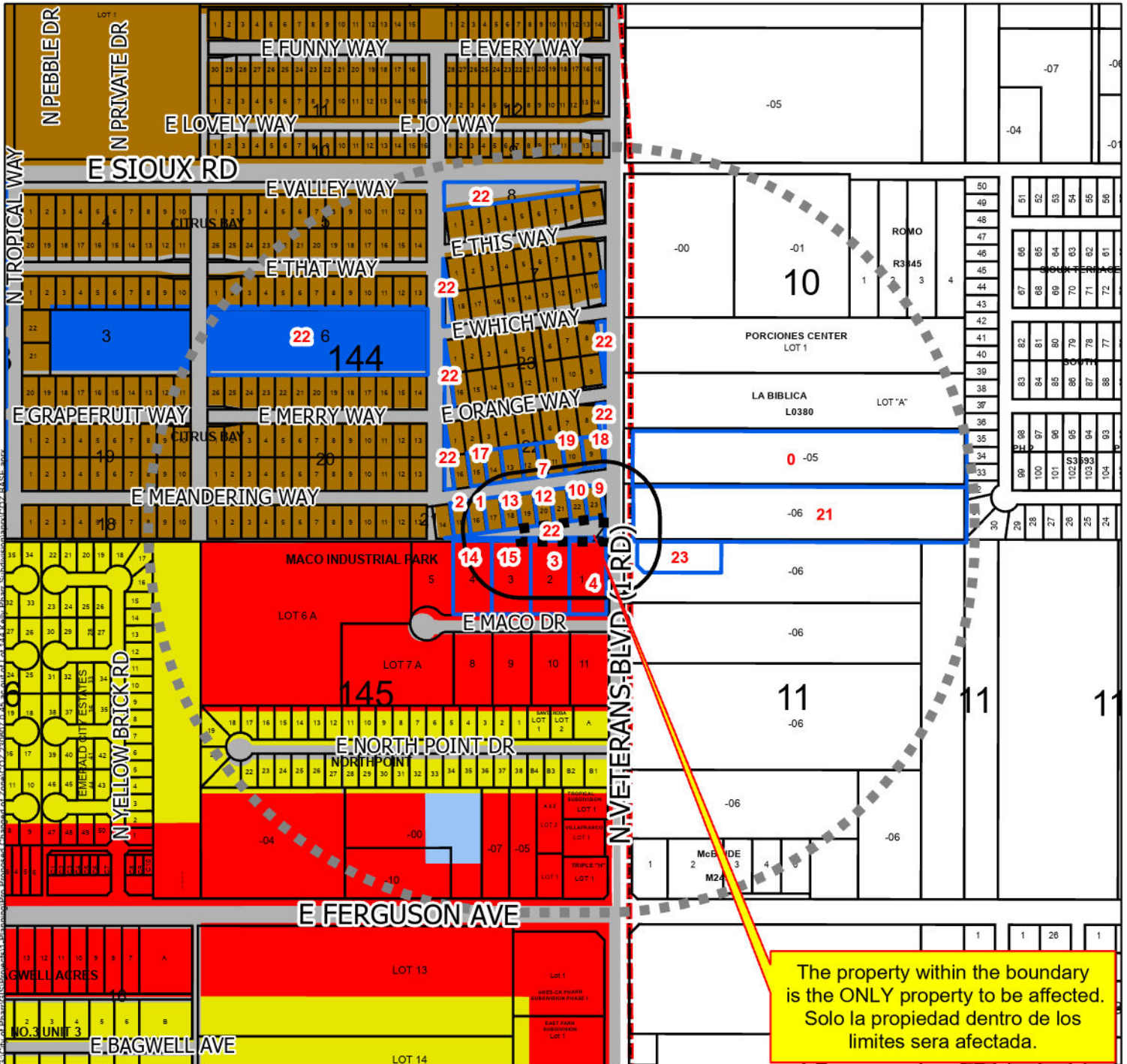


Date: 8/9/2023

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
0.45 ac, out of Lot 144, Kelly-Pharr Subdivision
Pablo Soto Jr

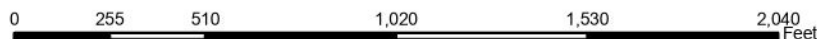


The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

Zoning	Limited Industrial	Single Family Residential - Estate	Industrial
LandUse	Mobile Home	Single Family Residential-Small Lot	Commercial
Agricultural Open Space	Neighborhood Commercial	Townhouse Residential	Public/Semi Public
Business	Office and Professional	Future Land Use	ROW
Drainage Easement	Planned Unit Development	FUTURELAND	Parks
General Business	Rail	Irrigation	Quarter Mile Radius
Government Owned	Residential Multi-Family District	Agriculture	Subject Property
HUD-Code Manufactured Home	Residential Multi-Family High Density	Single Family Res.	200 ft Notification Radius
Heavy Commercial	Schools	Multi-Family Res.	Notified Properties
Heavy Industrial	Single Family Residential	Manufactured Homes	

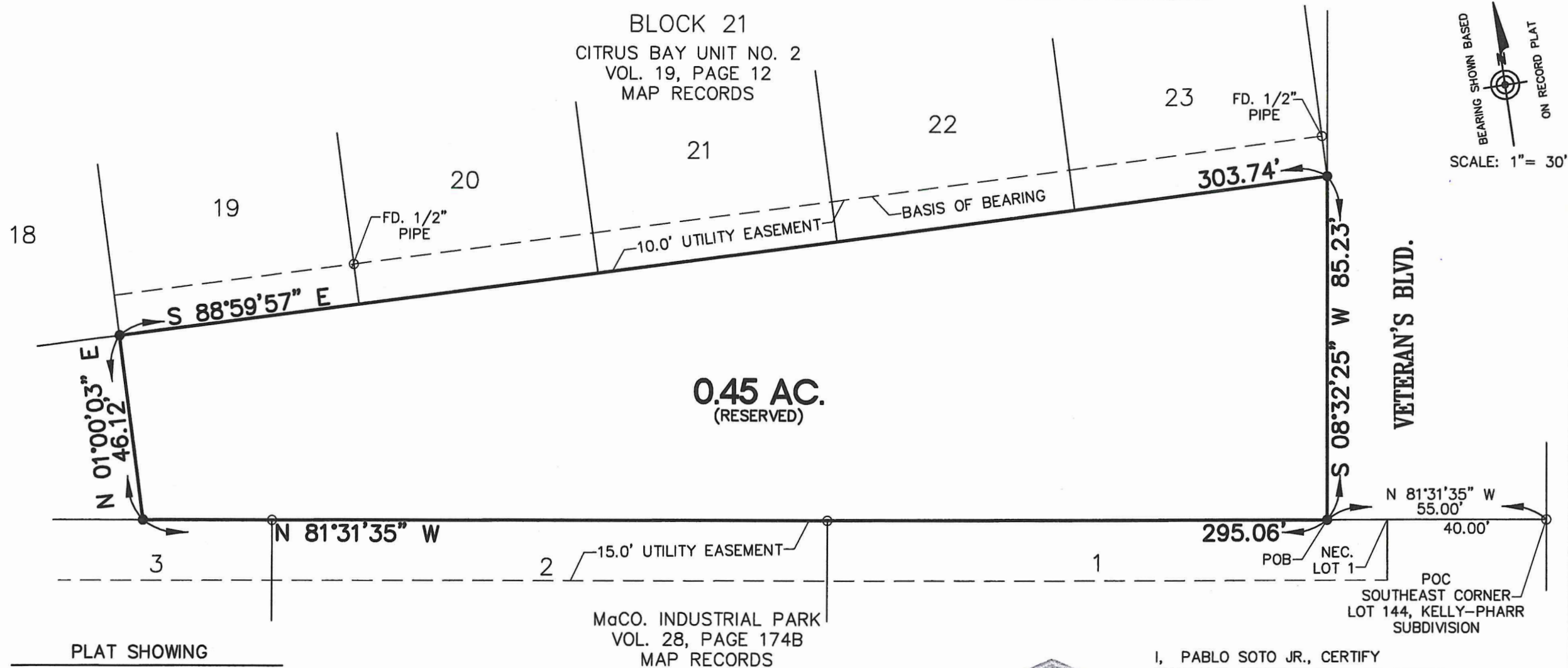
City of Pharr, Texas
Engineering Department
956.402.4242
Date: 8/9/2023

Scale: 1:6,152



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.



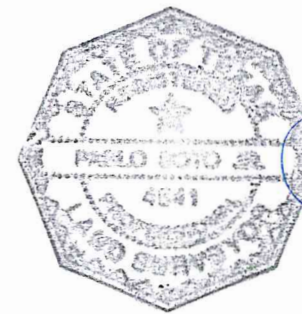


A 0.45 ACRE TRACT OF LAND OUT OF LOT 144, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, ALSO KNOWN AS RESERVED LYING SOUTH OF AND ADJACENT TO LOTS 19, 20, 21, 22, AND 23, BLOCK 21, CITRUS BAY UNIT NO. 2, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 19, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

OWNER: PABLO QUINTANILLA SALINAS
& CLARIBEL PEREZ

LEGEND

- - FD. 5/8" IRON ROD
- - SET 1/2" IRON ROD WITH YELLOW STAMPED RPLS 4541



I, PABLO SOTO JR., CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

Pablo Soto Jr. 6/21/2023
PABLO SOTO JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541

PABLO SOTO JR. P.E.

1208 S. IRONWOOD ST.
PHARR, TEXAS 78577

TEL. (956) 460-1605

JOB NUMBER

SUR 23 093

FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.5.

DATE SUBMITTED: August 11, 2023

MEETING DATE: August 14, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Simon Ruiz, has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow a parking facility in a Limited Industrial District (L-I). The property is legally described as being a 5.00-acre tract of land out of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 800 West Dicker Road. **SUP#230714**

Classification: Public Hearing

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

Issue: Simon Ruiz, has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow a parking facility in a Limited Industrial District (L-I).

Fiscal Consideration:

Staff Recommendation: Development Services recommends disapproval of the Special Use Permit to allow a parking facility on an unimproved surface.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 8/11/2023
Approved - 8/11/2023
Final Approval - 8/11/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 14, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SPECIAL USE PERMIT_ FOR A PARKING FACILITY FILE NO. SUP#230714

GENERAL INFORMATION:

APPLICANT: Simon Ruiz, has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow a parking facility on an unimproved surface.

LEGAL DESCRIPTION: The property is legally described as being 5.00-acre tract of land out of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 800 West Dicker Road.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zoning is Agricultural and/or Open Space District (A-O) to the west and north. A portion of the property to the east is zoned Single Family Residential District (R-1) and a portion General Business District (C). The property to the south is zoned Single Family Residential District (R-1). The area is generally designated for commercial and public/Semi Public in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Pending inspection of the Special Use Permit.

FIRE DEPARTMENT: Inspection conducted on July 31, 2023 and pending reinspection of the Special Use Permit.

CODE COMPLIANCE:

Pending reinspection of the Special Use Permit.

DEVELOPMENT SERVICES:

Recommends disapproval of the Special Use Permit.

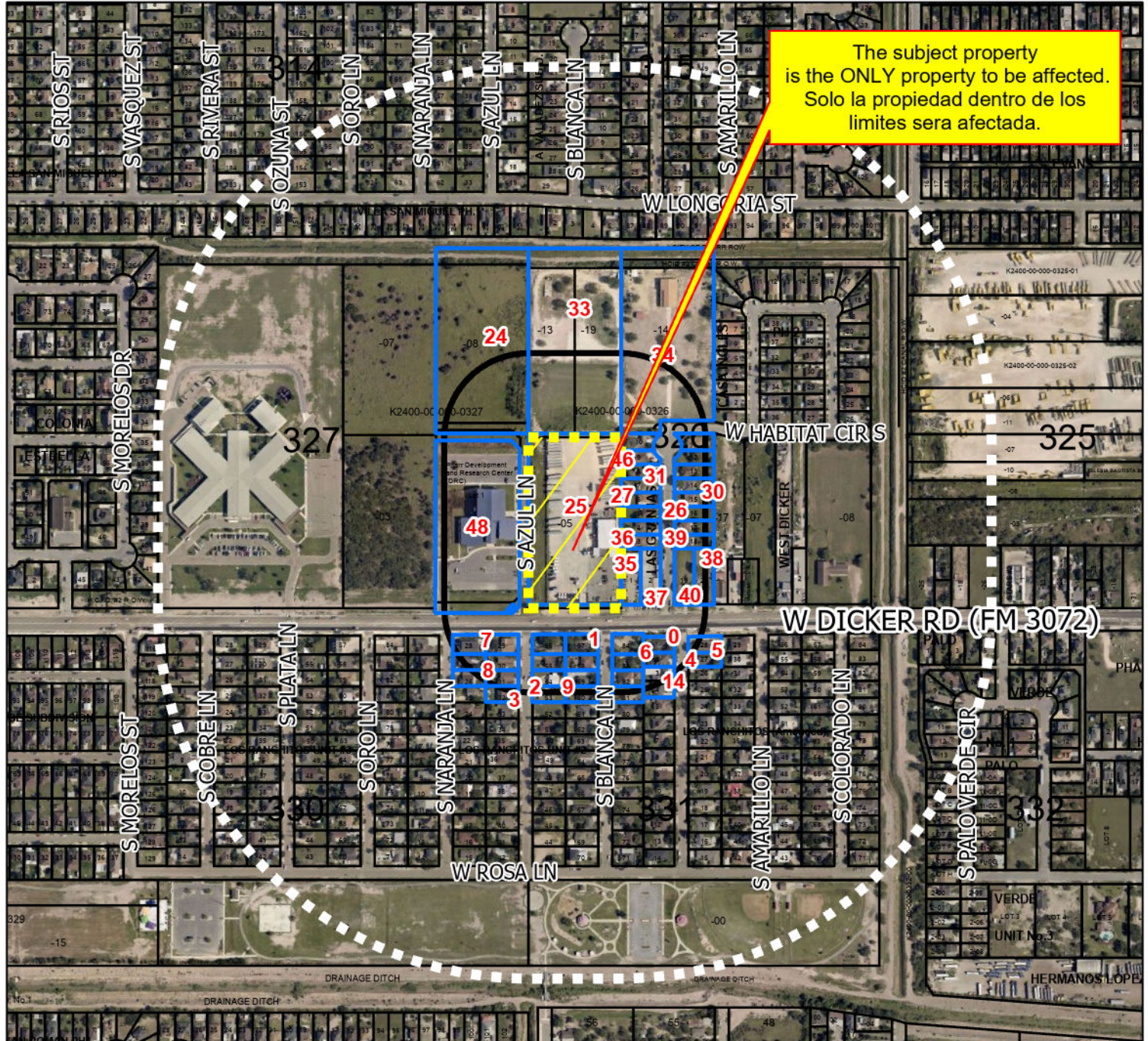
NOTIFICATION OF PUBLIC:

Forty-eight (48) surrounding property owners were notified of the request by letter on July 28, 2023, and a legal notice was published in the Advance News Journal on July 26, 2023. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS:

Development Services is recommending **disapproval** of the Special Use Permit to allow a parking facility in a Limited Industrial District (L-I) based on the request to park vehicles on an unimproved surface. If approved by the Planning & Zoning Commission, the following conditions apply:

1. This Special Use Permit is provisional and not to exceed one year;
2. Any change in ownership or applicant conducting business shall terminate this Special Use Permit;
3. If the need arises for expansion, it will be necessary for the Planning & Zoning Commission to reconsider this permit;
4. Applicant will be required to apply for and obtain all necessary permits prior to any construction on said property; the appropriate permit for improvements/construction that is to occur on the property;
5. If approved, a concrete entrance leading into the property will be necessary prior to the operation of any business;
6. Applicant shall be required to do maintenance on property to include, but is not limited to, the watering down of site daily; and
7. The following shall be considered as grounds for revocation of the Special Use Permit;
 - Any change in use or change in extent of use, area or location;
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time; and
 - Special Use Permits that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.



Zoning

LandUse

Agricultural Open Space

Business

Drainage Easement

General Business

Government Owned

HUD-Code Manufactured Home

Heavy Commercial

Heavy Industrial

Limited Industrial

Mobile Home

Neighborhood Commercial

Office and Professional

Planned Unit Development

Rail

Residential Multi-Family District

Residential Multi-Family High Density

Schools

Single Family Residential

Single Family Residential - Estate

Single Family Residential-Small Lot

Townhouse Residential

Quarter Mile Radius

Subject Property

Notified Properties

300 ft. Notification Buffer

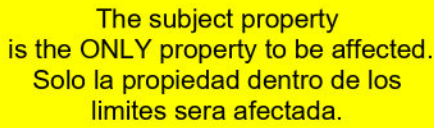
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



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

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.

0 260 520 1,040 1,560 2,080 Feet



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

Date: 8/8/2023



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: August 8, 2023

MEETING DATE: August 14, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing Jose Alberto Vela, is requesting final plat approval of the proposed T.L.C. Pharr Subdivision. The property is legally described as being 3.317 acres out of Lots 15 and 17, Pharr Citrus Orchards Co. Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of West Sam Houston Avenue. **SUB#201238**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing Jose Alberto Vela, is requesting final plat approval of the proposed T.L.C. Pharr Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed T.L.C. Pharr 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 - 8/8/2023
Approved - 8/8/2023
Final Approval - 8/10/2023



MEMORANDUM

DATE: MONDAY, AUGUST 14, 2023
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: T.L.C. PHARR SUBDIVISION FILE NO. SUB#201238
--

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Jose Alberto Vela, is requesting final plat approval of the proposed T.L.C. Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 3.317 acres out of Lots 15 and 17, Pharr Citrus Orchards Co. Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1300 Block of West Sam Houston Avenue.

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

PROPERTY PROPOSED USE: Retail space.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed T.L.C. Pharr 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 21, 2023 at 4:00 p.m.



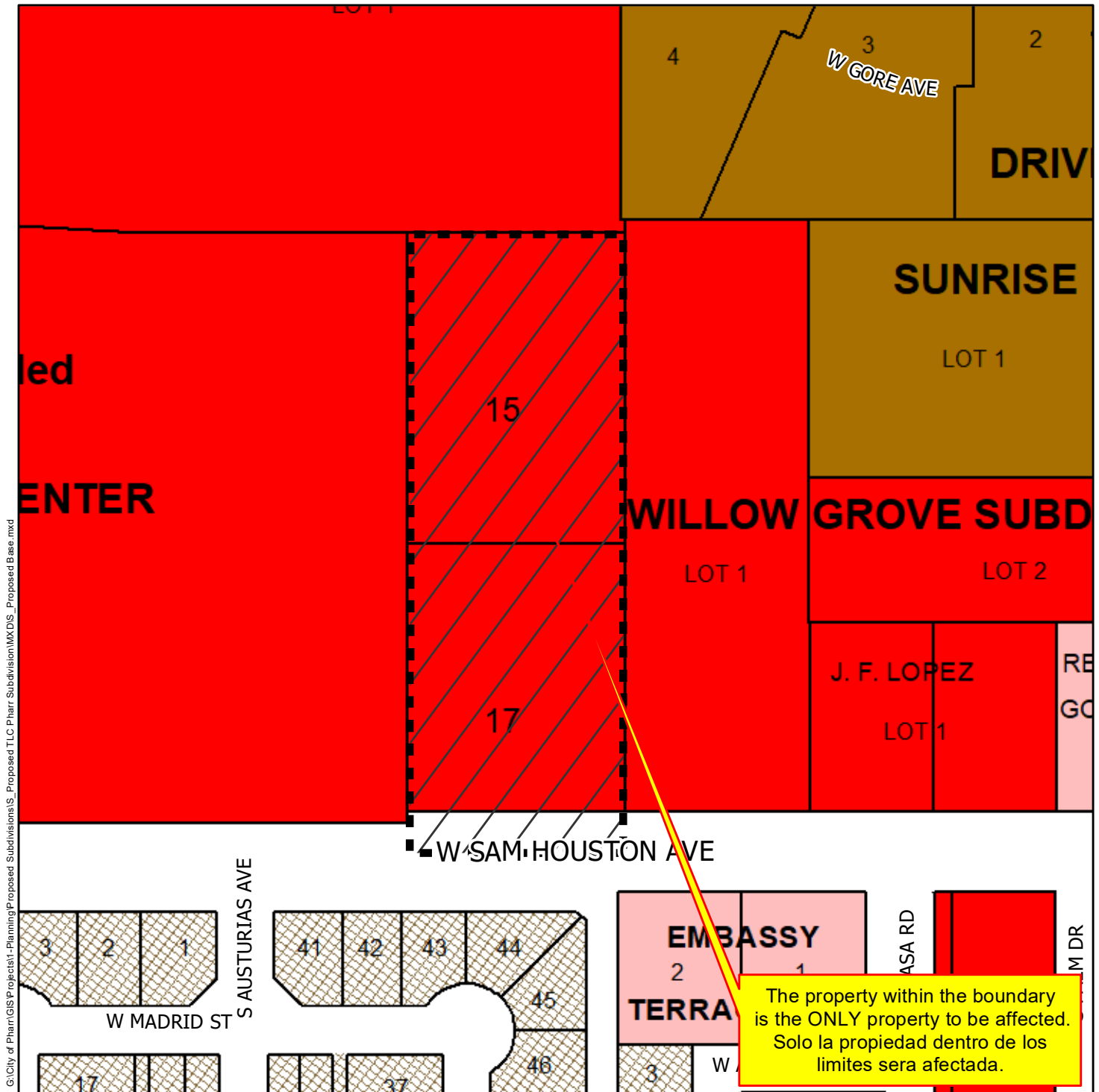
The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

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

Scale: 1 inch = 150 feet

0 75 150 300 450 600 Feet





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



Date: 5/4/2022



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: August 8, 2023

MEETING DATE: August 14, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: M2 Engineering, representing Roberto Garza, Managing Member for Garman Investments, LP, is requesting final plat approval of the proposed Palm Hills Subdivision. The property is legally described as being a 9.990 acre tract of land out of Lot 248, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West Javelina Drive. **SUB#210933**

Classification: Regular

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

Issue: M2 Engineering, representing Roberto Garza, Managing Member for Garman Investments, LP, is requesting final plat approval of the proposed Palm Hills Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Palm Hills 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 - 8/8/2023
Approved - 8/8/2023
Final Approval - 8/10/2023



MEMORANDUM

DATE: MONDAY, AUGUST 14, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PALM HILLS SUBDIVISION FILE NO. SUB#210933
--

GENERAL INFORMATION:

APPLICANT: M2 Engineering, representing Roberto Garza, Managing Member for Garman Investments, LP, is requesting final plat approval of the proposed Palm Hills Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 9.990 acre tract of land out of Lot 248, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

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

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

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Palm Hills Subdivision subject to the following conditions set before you.

**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.

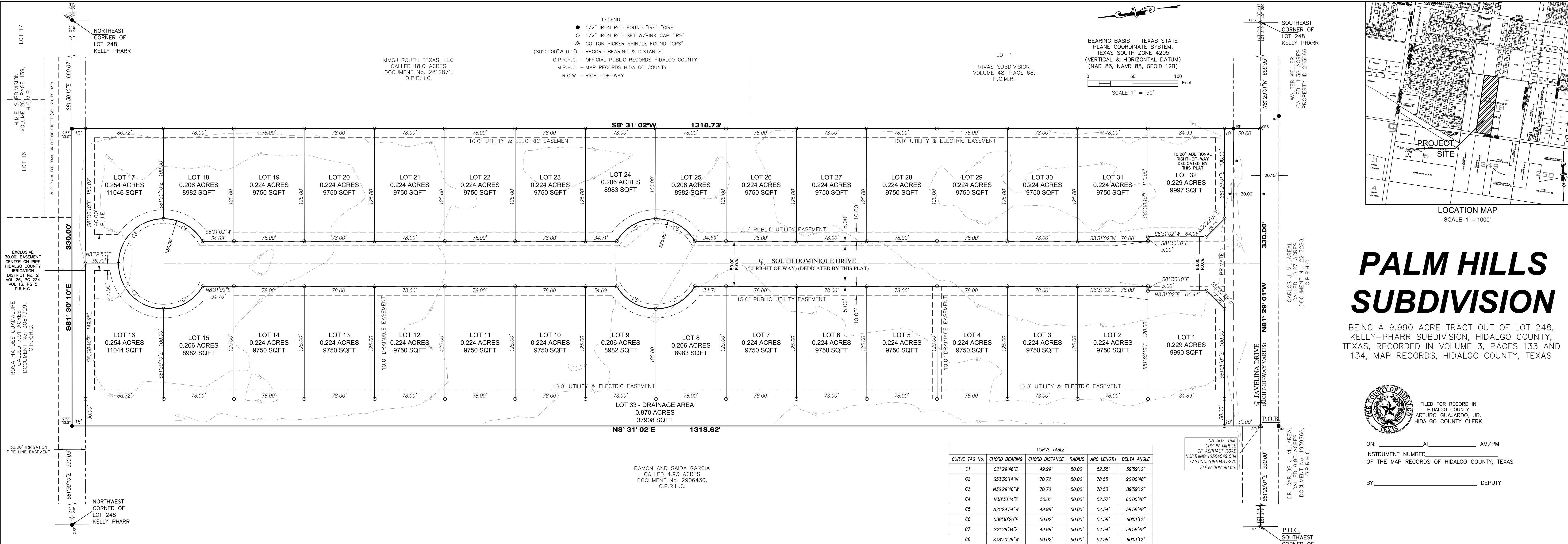
DRAINAGE:

1. In compliance.

OTHER:

1. In compliance.

This item will go before the City Commission Meeting of August 21, 2023 at 4:00 p.m.



OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PALM HILLS SUBDIVISION TO THE CITY OF PHARR, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF ALL PRIVATE STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PRIVATE THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

DATE _____
GARMAN INVESTMENTS, LP
ROBERTO GARZA, MANAGING MEMBER
1804 N. 23rd STREET
McALLEN, TEXAS 78501

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO GARZA 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 _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____



MAYOR CERTIFICATION

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.

DATE _____
AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST: CITY SECRETARY _____ DATE _____

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS PALM HILLS SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON

THE _____ DAY OF _____, 2023 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

DANNY WYLIE, CHAIRMAN
PLANNING CHAIRMAN AND ZONING COMMISSION

CERTIFICATE OF APPROVAL HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT HAS BEEN 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 RIGHT-OF-WAY OR EASEMENT.

PRESIDENT _____ ATTEST: _____
SECRETARY _____

CERTIFICATE OF APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF SURVEYOR

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PHARR, TEXAS.

DATED THIS THE _____ DAY OF _____, 2023.

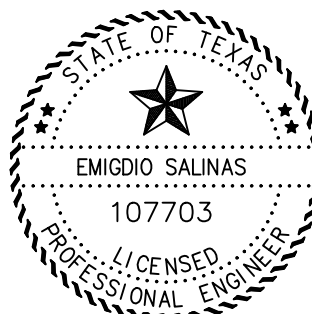
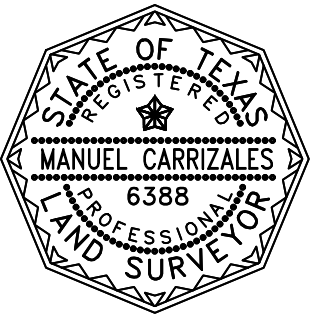
MANUEL CARRIZALES, R.P.L.S. No. 6388
512-470-1489
mfcad@gmail.com

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF ENGINEER

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

DATED THIS THE _____ DAY OF _____, 2023.

EMIGDIO "MILO" SALINAS, P.E.
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F-19545



GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "B". 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,
EFFECTIVE DATE: NOVEMBER 16, 1982.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CURB, OR 24" MEASURED AT THE CENTER OF THE LOT, WHICHEVER IS GREATER
- BUILDING SETBACKS NOTE:
MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 20 FEET OR EASEMENT LINE, WHICHEVER IS GREATER;
SIDE: 6 FEET OR EASEMENT LINE, WHICHEVER IS GREATER;
REAR: 10 FEET OR EASEMENT LINE, WHICHEVER IS GREATER;
CORNER: 10 FEET OR EASEMENT LINE, WHICHEVER IS GREATER;
CUL-DE-SAC: 20 FEET OR EASEMENT LINE, WHICHEVER IS GREATER;
- BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLANE SOUTH ZONE (4205), (NAD 83, NAVD 88 GEOID 12B) US SURVEY FEET
TBM #1 - DESCRIPTION COTTON PICKER SPINDLE FOUND IN ASPHALT; LOCATED SOUTH OF THE SOUTHEAST CORNER OF SUBDIVISION.
NORTHING: 16584049.084
EASTING: 1081048.527
ELEVATION: 98.06
- DRAINAGE NOTE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF PHARR DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 56,174 C.F. (1.23 AC.-FT.) OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED WITHIN THE DETENTION POND LOCATED ALONG THE EAST PROPERTY LINE OF THE PROPOSED SUBDIVISION. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT. DRAINAGE DETENTION AREA TO BE MAINTAINED BY HOA.
- EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. 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 TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
- ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A PINK PLASTIC CAP STAMPED "C.L.S. RPLS 6388"
- SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNERS(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.

CURVE TABLE					
CURVE TAG No.	CHORD BEARING	CHORD DISTANCE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	S21°29'46"E	49.99'	50.00'	52.35'	59°59'12"
C2	S53°30'14"W	70.72'	50.00'	78.55'	90°00'48"
C3	N36°29'46"W	70.70'	50.00'	78.53'	89°59'12"
C4	N38°30'14"E	50.01'	50.00'	52.37'	60°00'48"
C5	N21°29'34"W	49.98'	50.00'	52.34'	59°58'48"
C6	N38°30'26"E	50.02'	50.00'	52.38'	60°01'12"
C7	S21°29'34"E	49.98'	50.00'	52.34'	59°58'48"
C8	S38°30'26"W	50.02'	50.00'	52.38'	60°01'12"

ON SITE TBM:
CPS IN MIDDLE
OF ASPHALT ROAD
NORTHING: 16584049.084
EASTING: 1081048.527
ELEVATION: 98.06'

METES AND BOUNDS

BEING A 9.990 ACRE TRACT OUT OF LOT 248, KELLY-PHARR SUBDIVISION, RECORDED IN VOLUME 3, PAGES 133 AND 134, MAP RECORDS, HIDALGO COUNTY, SAME BEING DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO GARMAN INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT No. 3179129, OFFICIAL PUBLIC DEED RECORDS HIDALGO COUNTY, TEXAS, SAID 9.990 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND, THE SOUTHWEST CORNER OF THE SAID LOT 248,

THENCE, S81°29'01"E, ALONG THE SOUTH LINE OF SAID LOT 248, A DISTANCE OF 330.00 FEET TO A COTTON PICKER SPINDLE FOUND THE SOUTHEAST CORNER OF A CALLED 4.93 ACRE TRACT CONVEYED TO RAMON AND SAIDA GARCIA, RECORDED IN DOCUMENT NO. 2906430, OFFICIAL PUBLIC DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE, N08°31'02"E, ALONG THE EAST LINE OF SAID GARCIA TRACT, A DISTANCE OF 20.00 FEET PASS A 1/2 INCH IRON ROD WITH A PINK CAP SET ON THE NORTH RIGHT-OF-WAY OF W. JAVELINA DRIVE, CONTINUING FOR A TOTAL DISTANCE OF 1,318.62 FEET TO A 1/2 INCH IRON ROD SET, ON THE NORTH LINE OF SAID LOT 248, SAME BEING THE NORTHEAST CORNER OF SAID GARCIA TRACT, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S81°30'10"E, ALONG THE NORTH LINE OF SAID LOT 248, A DISTANCE OF 330.00 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP SET ON THE NORTH LINE OF THE SAID LOT 248, THE NORTHWEST CORNER OF A CALLED 18.0 ACRE TRACT CONVEYED TO MMGJ SOUTH TEXAS, LLC, RECORDED IN DOCUMENT No. 2812871, OFFICIAL PUBLIC DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S08°31'02"W, ALONG THE WEST LINE OF THE SAID MMGJ TRACT AND THE WEST LINE OF LOT 1, RIVAS SUBDIVISION, RECORDED IN VOLUME 48, PAGE 68, MAP RECORDS, HIDALGO COUNTY, TEXAS, PASSING AT A DISTANCE OF 1298.98 FEET A 1/2 IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE SAID LOT 1, AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE SAID W. JAVELINA DRIVE, FOR A TOTAL DISTANCE OF 1,318.73 FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF THE SAID LOT 248 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, N81°29'01"W, ALONG THE SOUTH LINE OF THE SAID LOT 248, THE NORTH LINE OF LOT 249, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 3, PAGES 133 AND 134, MAP RECORDS, HIDALGO COUNTY, A DISTANCE OF DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.990 ACRES, MORE OR LESS.

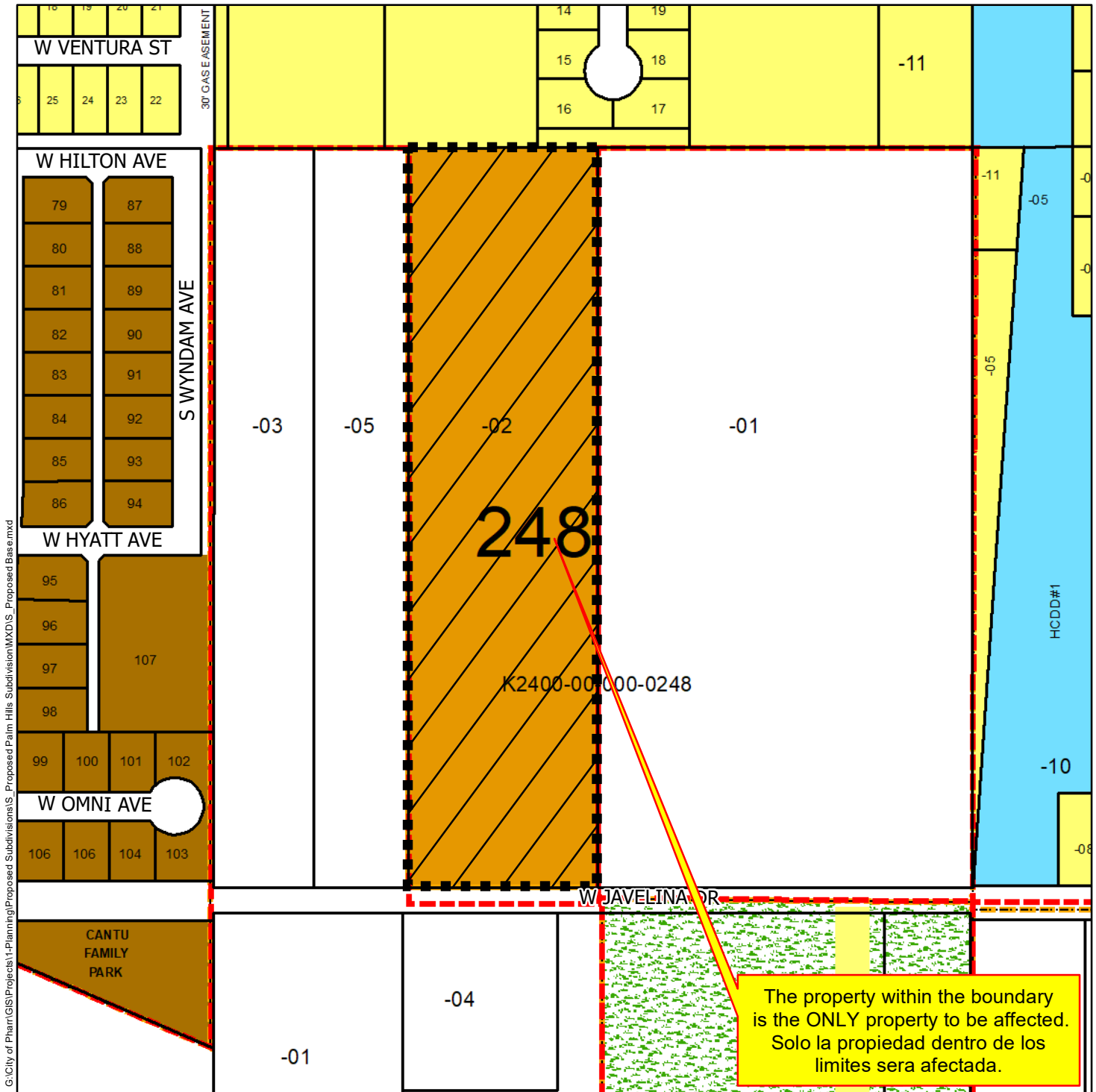


M2 Engineering, PLLC

TBPELS FIRM REGISTRATION F-19545

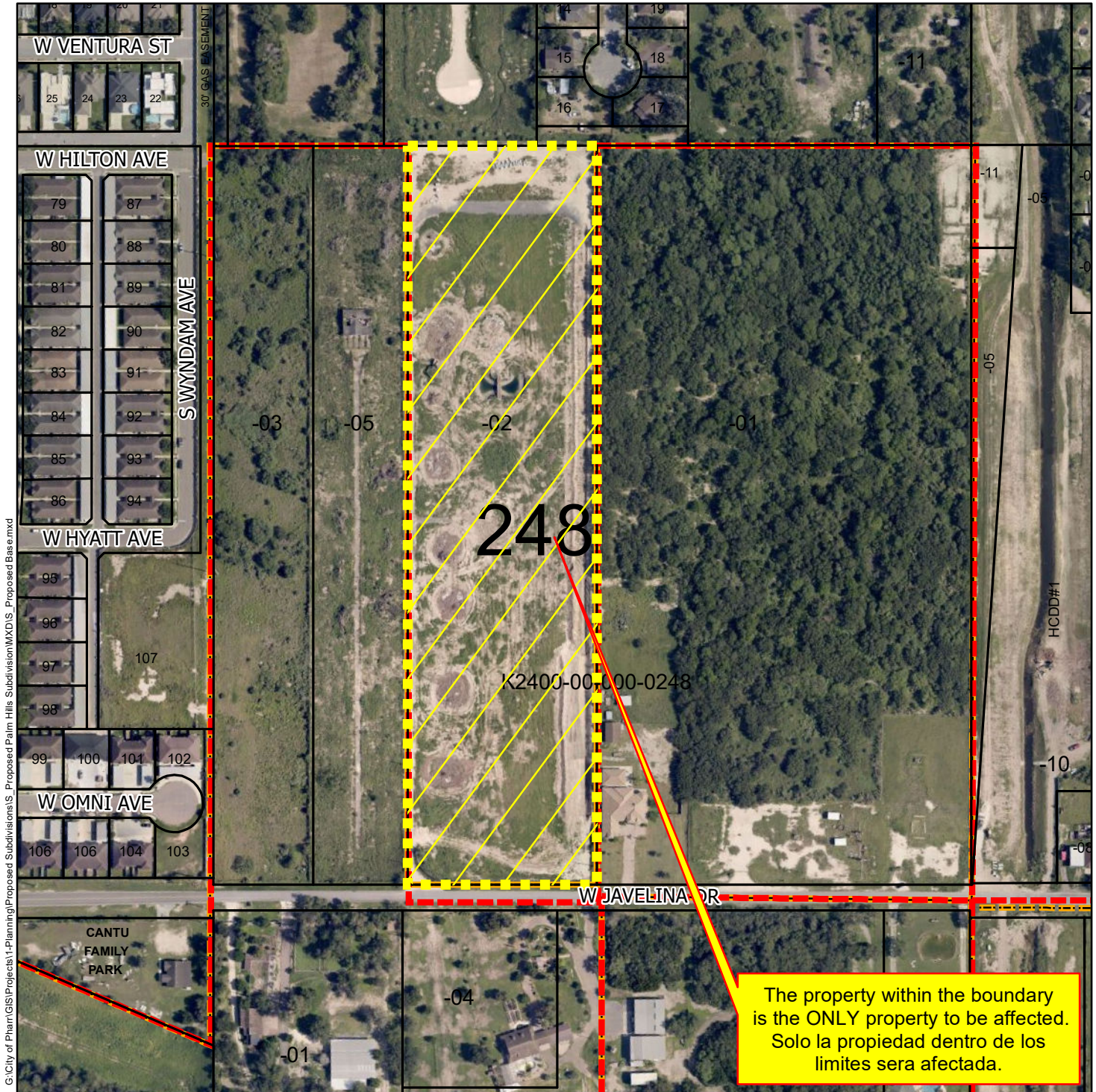
1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ROBERTO GARZA	1804 N. 23rd STREET	McALLEN, TEXAS 78501	(956) 655-2393
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	13901 N. 33rd STREET	EDINBURG, TEXAS 78541	(512) 470-1489



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





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

