

**AGENDA**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
**118 S. Cage Blvd. September 11, 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 August 28, 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) R.E. Garcia & Associates, representing Ramiro Rivas, 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 Limited Industrial District (L-I). The property is legally described as being 8.0 acres, more or less, out of the East 10.0 acres of the West 20.0 acres of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1400 West Hi-Line Road. **COZ#230818**

- 2) RJC Engineering & Construction, LLC., representing Jesus Javier Montero-Casillas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family High Density District (R-MFHD) to Townhouse Residential District (R-TH). The property is legally described as being 1.73 acres, more or less, out of Lot 2, F. Gehlert Subdivision, out of Lot 189, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 200 East Helmer Street. **COZ#230819**

### **E. PLATS:**

- 1) R.E. Garcia & Associates, representing Ramiro Rivas, owner, is requesting preliminary plat approval of the proposed Rivas Subdivision. The property is legally described as being a 10.0 acre tract of land being the East 10.0 acres of the West 20.0 acres of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of West Hi-line Road. **SUB#230822**

### **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](http://www.pharr-tx.gov). This Notice was posted on the 6th day of September 2023 at 3:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

**WITNESS MY HAND AND SEAL, this 6th day of September 2023**



  
Hilda Pedraza, City Clerk

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
*118 S. Cage Blvd. August 28, 2023 - 6:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 28, 2023 and following is the record of attendance.

**MEMBERS PRESENT:** Danny Wylie                      Rafael Munguia  
                                 Charlie Ramirez                      Guadalupe Cano  
                                 Andy Castro

**ABSENT:** Jonathan Larraga                      Romeo Robles  
                                 Mercedes Guillen

**STAFF PRESENT:** Ricardo Rodriguez, Asst. City Attorney  
                                 Hilda Pedraza, Asst. City Manager  
                                 Kimberly Mendoza, Director of Development Services  
                                 Joe Garza, Asst. Director of Development Services  
                                 Eddie Martinez, Planner III  
                                 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 AUGUST 14, 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) KRYSTALL EVENT CENTER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.51 ACRES, MORE OR LESS, OUT OF LOT 1 OF RE-SUBDIVISION PLAT OF WILLOW GROVE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1200 WEST SAM HOUSTON AVENUE, SUITE B. CUP#230715**

Laura Fonseca, Planner I, introduced the item and stated Krystall Event Center, had filed with Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption on a General Business District (C). She went over the property's legal description and physical address and stated the property's physical address was 1200 West Sam Houston Avenue, Suite B and the property was currently zoned General Business District (C) and the adjacent zone was General Business District (C) to the west and the property to the north and east were zoned Residential Multi-Family High Density District (R-MFHD). She further stated the property to the south was zoned Office and Professional District (OP) and the area was generally designated for commercial in the Land Use Plan.

Laura Fonseca, Planner I, briefly reported Police Chief, Fire Department, Code Compliance, Health Department, and Development Services were recommending approval for the Conditional Use Permit. Ms. Fonseca further reported seven (7) surrounding property owners were notified of the request by letter on August 15, 2023, and a legal notice was published on the Advance News Journal on August 16, 2023. Staff received no response to the letters or the legal notice.

Laura Fonseca, Planner I, stated staff recommended approval for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption on a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if applicant had any comments. There being no comments, he opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed.

There being no discussion, Andy Castro **moved** to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption on a General Business District (C). Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

- 2) **SANDRA PINEDA, OWNER, D/B/A PRECISE HAIR STYLES, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION FOR A BEAUTY SHOP IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 81, CRYSTAL ESTATES PHASE I SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 806 WEST GROSBEAK AVENUE. CUP#230716**

Laura Fonseca, Planner I, introduced the item and stated Sandra Pineda, owner, had file with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation for a beauty shop in a Single-Family Residential District (R-1). She went over the property's legal description and physical address and stated the property was currently zoned Single-Family Residential District (R-1) and the surrounding areas were zoned Single-Family Residential District (R-1) to the north, south, east, and west. She further stated the area was generally designated for Single-Family Residential Use in the Land Use Plan.

Laura Fonseca, Planner I, briefly reported Fire Department, Code Compliance, and Development Services were recommending approval of the Conditional Use Permit and stated the hours of operation would be by appointment only from 8:00 a.m. to 5:00 p.m. Monday through Saturday. She further reported sixty-three (63) letters were mailed out to the surrounding property owners within a 300-foot radius on August 15, 2023, and a legal notice was published in the Advance News Journal on August 9, 2023. Staff received no response to the letters or legal notice.

Laura Fonseca, Planner I, stated Staff was recommending approval of the Conditional Use Permit to allow a beauty shop in a Single-Family Residential District (R-1) subject to applicant and site following all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if applicant had any comments. There being no comments, he opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed.

There being no discussion, Rafael Munguia **moved** to approve the request for a Conditional Use Permit to allow a home occupation for a beauty shop in a Single-Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

- 3) **JOSEPH W. HOLAND, REPRESENTING JUST A CLOSET #7, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 6.34 ACRES, MORE OR LESS, OUT OF THE SOUTH 24.19 ACRES OUT OF LOT 5, BLOCK 4, A.J. MCCOLL SUBDIVISION (PROPOSED LOT 6, JUST A CLOSET #7 SUBDIVISION), PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3800 NORTH JACKSON ROAD. CUP#230717**

Laura Fonseca, Planner I, introduced the item and stated Joseph W. Holand, representing Just A Closet #7, LLC., had filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C). She went over the property's legal description and physical address and stated the property was currently zoned General Business District (C) and the surrounding areas were zoned General Business District (C) and Residential Multi-Family High Density District (R-MFHD) to the north, Agricultural and/or Open Space District to the east, General Business District (C) and Single Family (R-1) to the south, and to the west was outside city limits. Lastly, she stated the area was generally designated for commercial and single family residential in the Land Use Plan.

Laura Fonseca, Planner I, briefly reported Fire Department conducted inspection, Code Compliance, and Development Services recommend approval of the Conditional Use Permit. Ms. Fonseca further reported seventy-two (72) letters were mailed out to surrounding property owners within a 300-foot radius on August 15, 2023, and a legal notice was published on August 9, 2023. Staff did not receive response to the letters or the legal notice.

Laura Fonseca, Planner I, stated staff recommended approval of the Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C) subject to applicant and site following all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if applicant had any comments. Ivan Garcia, Project Engineer with Rio Delta Engineering was present and stated any questions from the board could be entertained at this time. There being no questions, Mr. Wylie opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed.

Board member Rafael Munguia asked staff for clarification on the Conditional Use Permit since it was a storage facility. Kimberly Mendoza, Director of Development Services, stated this would be a Life of the Use Permit.

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

**ITEM E. PLATS:**

- 1) **M. GARCIA ENGINEERING, LLC., REPRESENTING NATASHA DEL BARRIO, CHIEF EXECUTIVE OFFICER FOR MIDNIGHT RIVER, LLC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED BERT OGDEN PHARR SUBDIVISION PHASE I. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 10.64 ACRE TRACT OF LAND OUT OF LOT 76, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 5600-5700 BLOCK OF NORTH IH 69C. SUB#200516**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 5600-5700 Block of North IH 69C and was currently zoned Limited Industrial District (L-I). He further stated the adjacent zones were city limits to the north, General Business District (C) and Limited Industrial District (L-I) to the east, Limited Industrial District (L-I) to the south and Residential Mobile Homes District (R-MH) to the west and the property was designated for industrial and commercial use in the Land Use Plan. He further stated the property proposed use was for an auto dealership.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Bert Ogden Pharr Subdivision Phase I 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 Bert Ogden Pharr Subdivision. Andy Castro 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**

None

There being no further business, Andy Castro moved to adjourn. Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:12 p.m.

PLANNING & ZONING COMMISSION

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Chairman, Danny Wylie

ATTEST:

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Andy Castro, Secretary

APPROVED:



## AGENDA MEMORANDUM



**BOARD:** Planning & Zoning Commission

**AGENDA ITEM #:** D.1.

**DATE SUBMITTED:** September 5, 2023

**MEETING DATE:** September 11, 2023

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** R.E. Garcia & Associates, representing Ramiro Rivas, 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 Limited Industrial District (L-I). The property is legally described as being 8.0 acres, more or less, out of the East 10.0 acres of the West 20.0 acres of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1400 West Hi-Line Road.

**COZ#230818**

**Classification:** Public Hearing

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

**Issue:** R.E. Garcia & Associates, representing Ramiro Rivas, 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 Limited Industrial District (L-I) in order to develop and construct a cold storage facility.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) 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

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### ROUTING:

Kimberly Mendoza  
Ricardo Rodriguez  
Kimberly Mendoza

Created/Initiated - 9/5/2023  
Approved - 9/5/2023  
Final Approval - 9/6/2023



## **MEMORANDUM**

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**DATE:** MONDAY, SEPTEMBER 11, 2023

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The property is legally described as being 8.0 acres, more or less, out of the East 10.0 acres of the West 20.0 acres of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1400 West Hi-Line Road. COZ#230818

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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:

R.E. Garcia & Associates, representing Ramiro Rivas, 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 Limited Industrial District (L-I) in order to develop and construct a cold storage facility.

The subject site is located on the north side of West Hi-Line Road, 0.66 miles west from South Cage Boulevard and has a physical address of 1400 West Hi-Line Road. The property is legally described as being 8.0 acres, more or less, out of the East 10.0 acres of the West 20.0 acres of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

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

The property and the properties to the west and east were zoned Agricultural and/or Open Space District (A-O) on June 3, 2003, when annexed into the City of Pharr. The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on February 18, 2003. A portion of the property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on February 6, 2023. The remaining property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on January 4, 2021. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

The Limited Industrial District (L-I) is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.

Three (3) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on August 25, 2023, and a legal notice was published in the Advance News Journal on August 23, 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 Limited Industrial District (L-I) 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 **September 18, 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

**R.E. Garcia & Associates, representing Ramiro Rivas, owner**

APPLICANT

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

CURRENT ZONE

**1400 West Hi-Line Road**

ADDRESS

**Limited Industrial District (L-I)**

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 Limited Industrial District (L-I) as the property meets area requirements, has adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.**

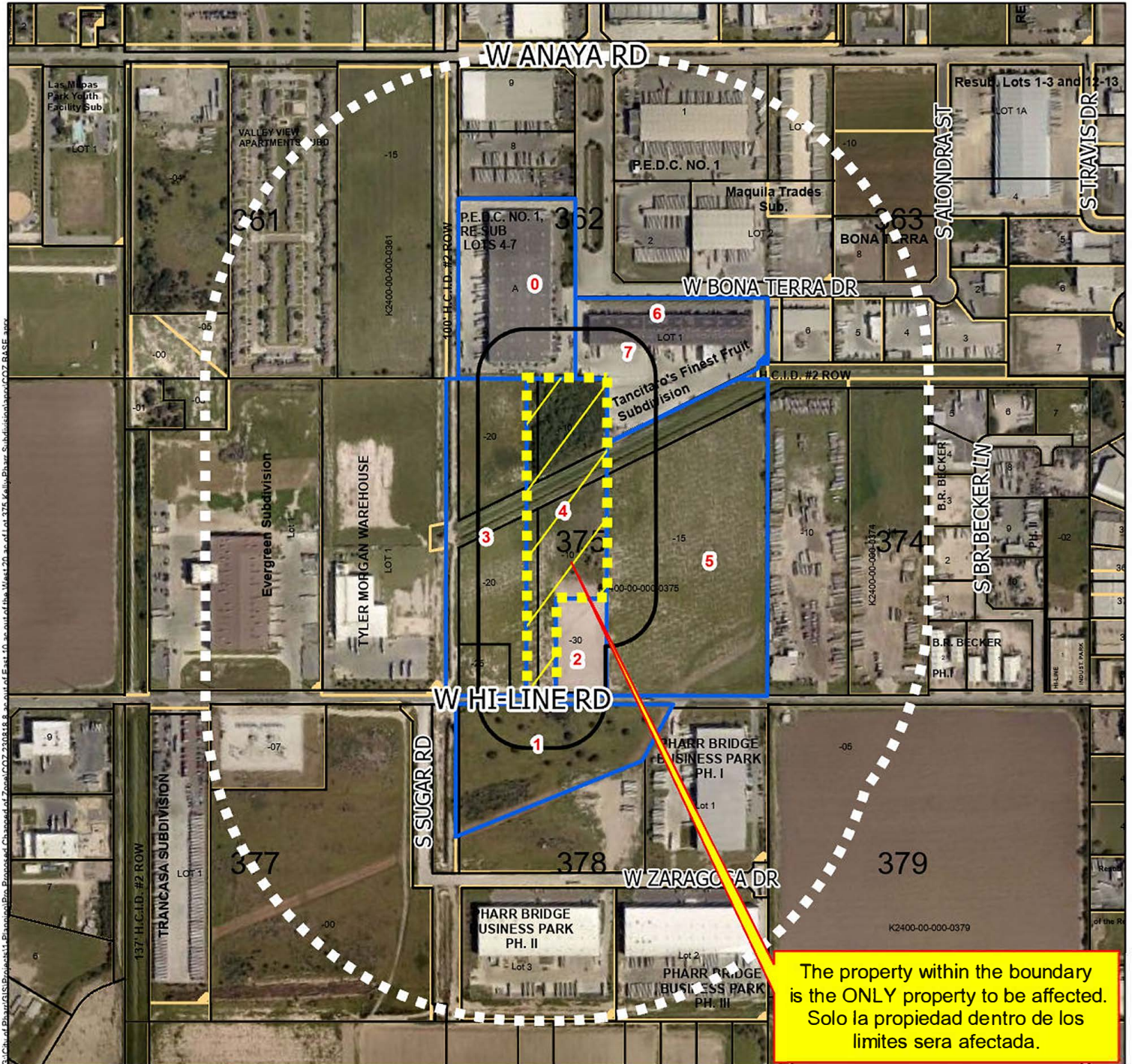
**Laura Fonseca Planner I**

PREPARED BY

**August 30, 2023**

DATE

Proposed Change of Zone  
 8.0 ac out of the East 10 ac of the West 20 ac of  
 Lot 375 Kelly-Pharr Subdivision  
 R.E. Garcia & Associates rep. Ramiro Rivas, owner  
 Aerial



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

#### Zoning

#### ZONE

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

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

- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

#### 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 Radius
- Notified Properties

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

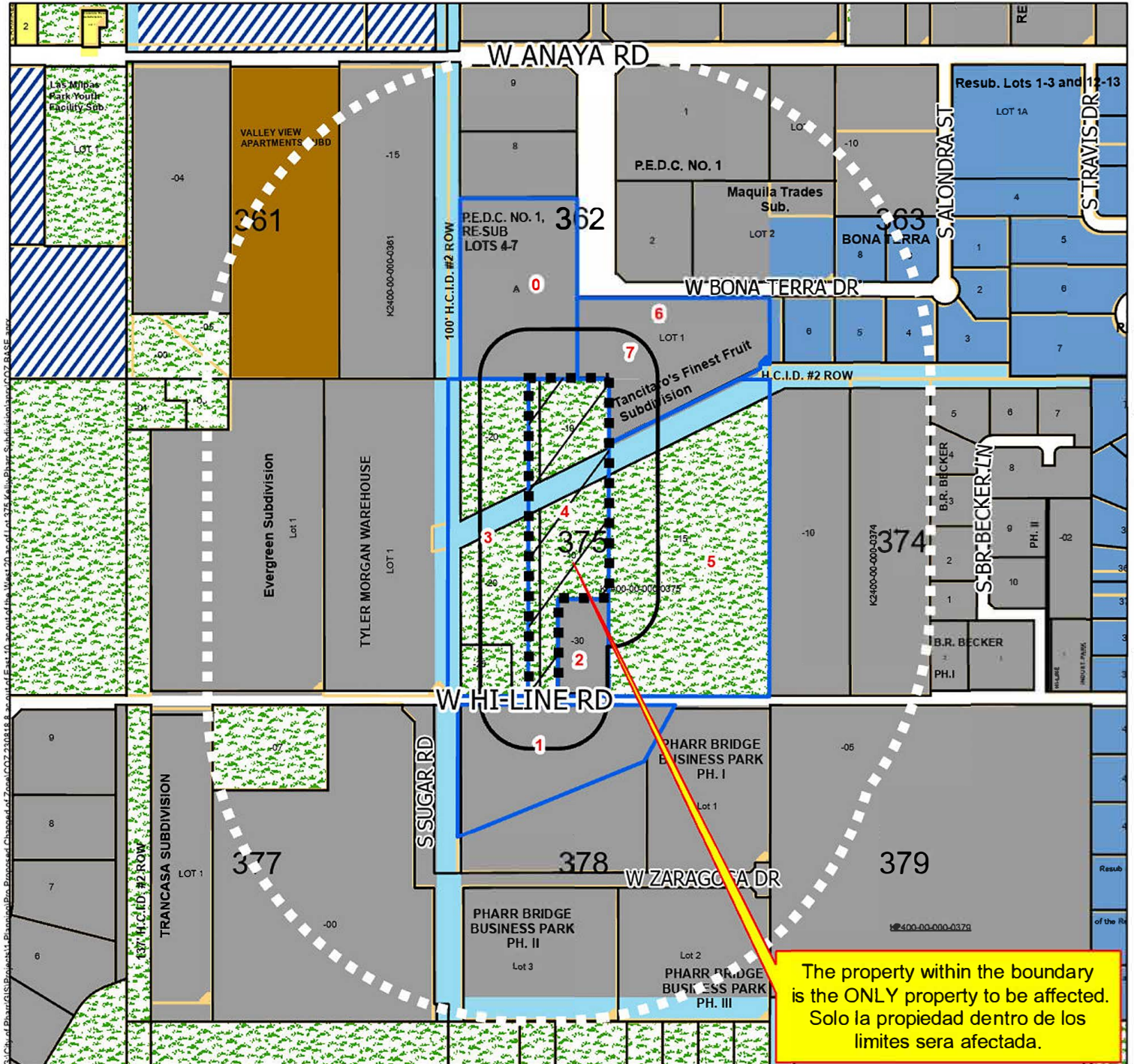
City of Pharr, Texas  
 Engineering Department  
 956.402.4242

Date: 8/17/2023

Scale: 1:7,100



Proposed Change of Zone  
 8.0 ac out of the East 10 ac of the West 20 ac of  
 Lot 375 Kelly-Pharr Subdivision  
 R.E. Garcia & Associates rep. Ramiro Rivas, owner  
 Zoning



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

**Zoning**

**ZONE**

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- General Business
- Business District
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD

**Future Land Use**

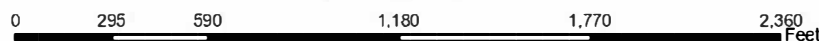
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
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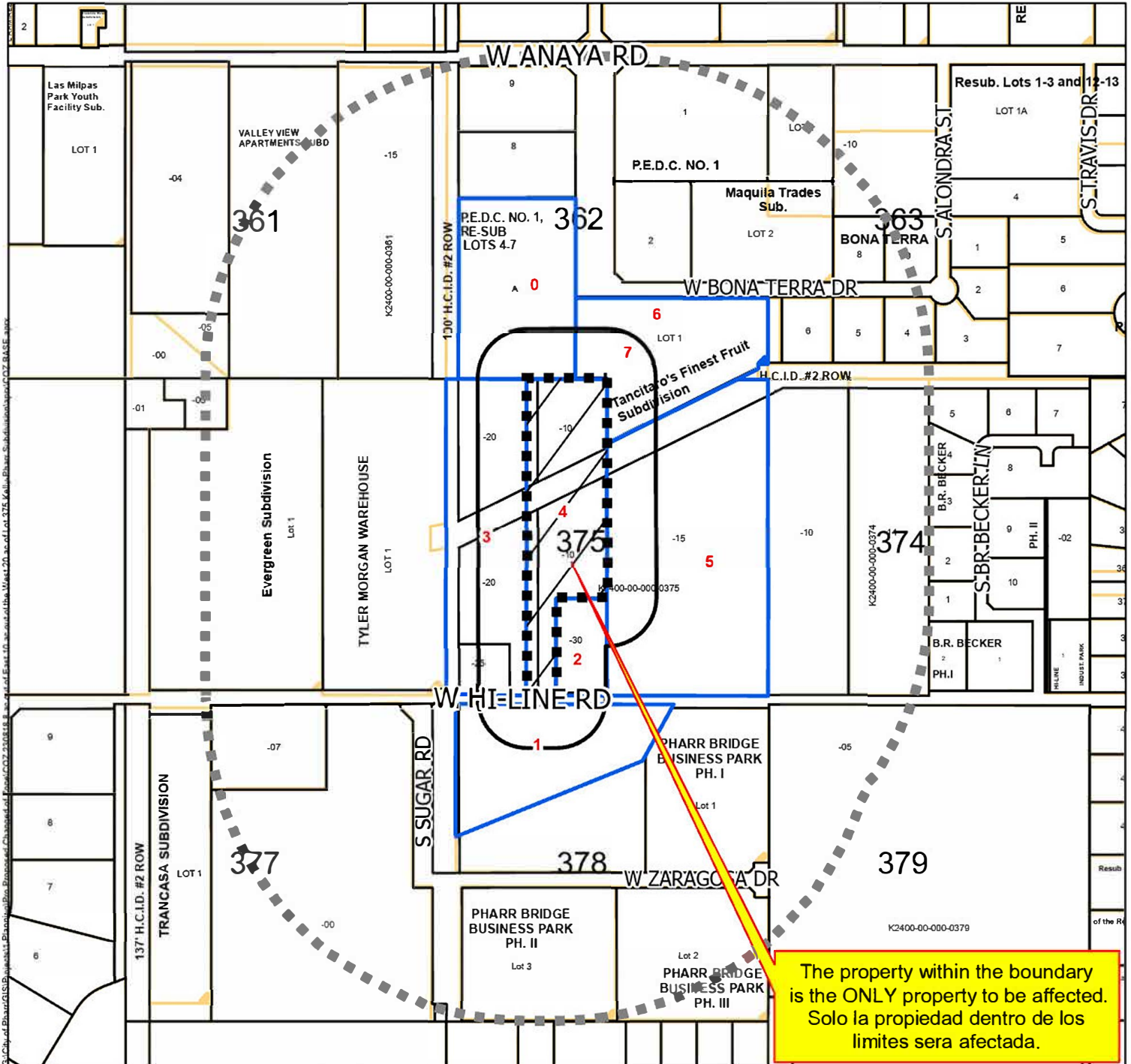
City of Pharr, Texas  
 Engineering Department  
 956.402.4242

Date: 8/17/2023

Scale: 1:7,100



Proposed Change of Zone  
8.0 ac out of the East 10 ac of the West 20 ac of  
Lot 375 Kelly-Pharr Subdivision  
R.E. Garcia & Associates rep. Ramiro Rivas, owner  
Radius



#### Zoning

#### ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD

#### Hidalgo ISD

- Valley View ISD
- Planned Unit Development

#### Future Land Use

#### FUTURELAND

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

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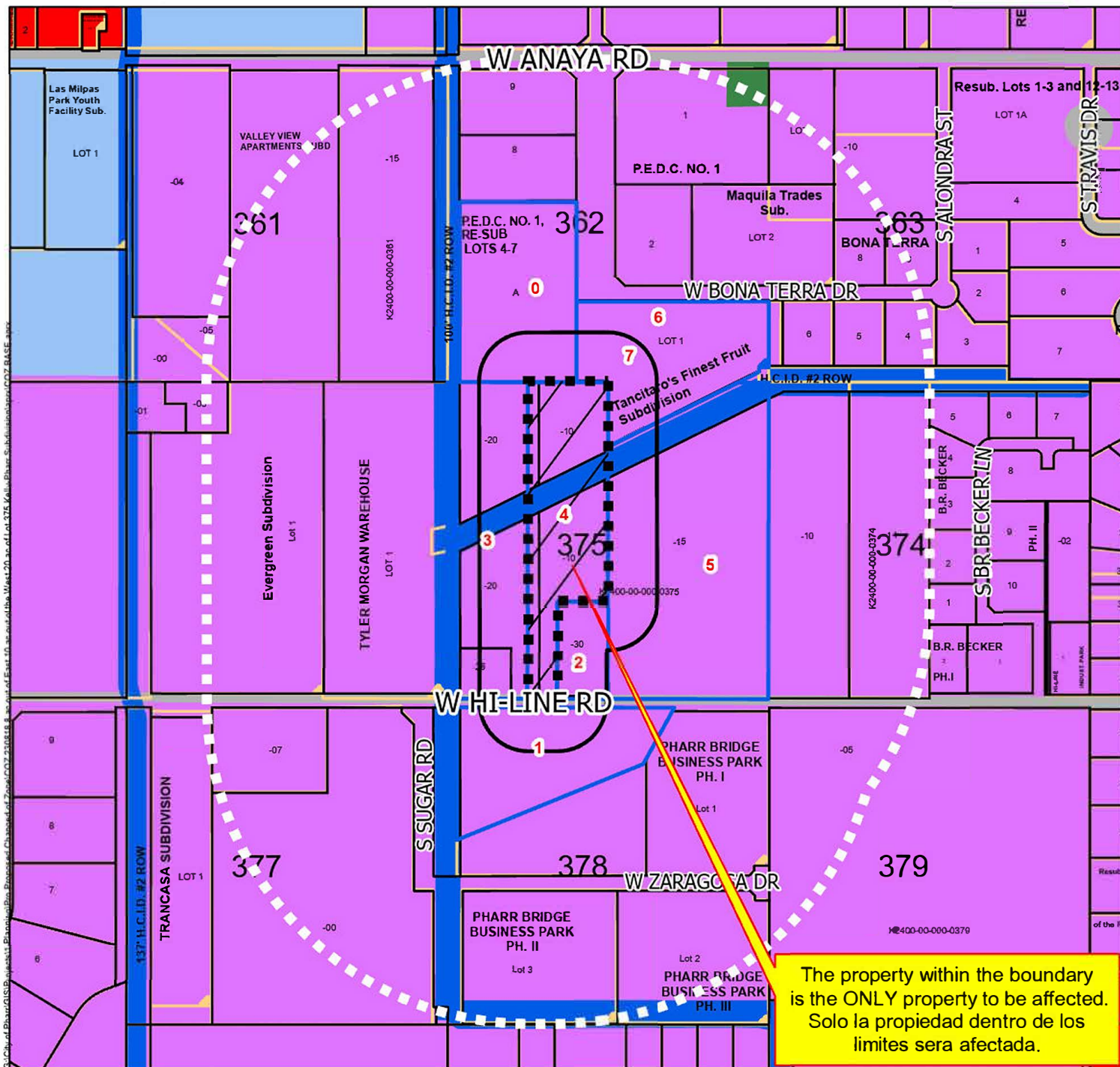
City of Pharr, Texas  
Engineering Department  
956.402.4242

Date: 8/17/2023

Scale: 1:7,100

0 295 590 1,180 1,770 2,360 Feet

Proposed Change of Zone  
8.0 ac out of the East 10 ac of the West 20 ac of  
Lot 375 Kelly-Pharr Subdivision  
R.E. Garcia & Associates rep. Ramiro Rivas, owner  
Future Land Use



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

#### Zoning

#### ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
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- PSJA ISD

#### Hidalgo ISD

- Valley View ISD
- Planned Unit Development

#### Future Land Use

#### FUTURELAND

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

#### Manufactured Homes

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

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City of Pharr, Texas  
Engineering Department  
956.402.4242

Date: 8/17/2023

Scale: 1:7,100

0 295 590 1,180 1,770 2,360 Feet







1400 WEST Hi Line Rd



## AGENDA MEMORANDUM



**BOARD:** Planning & Zoning Commission

**AGENDA ITEM #:** D.2.

**DATE SUBMITTED:** September 5, 2023

**MEETING DATE:** September 11, 2023

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** RJC Engineering & Construction, LLC., representing Jesus Javier Montero-Casillas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family High Density District (R-MFHD) to Townhouse Residential District (R-TH). The property is legally described as being 1.73 acres, more or less, out of Lot 2, F. Gehlert Subdivision, out of Lot 189, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 200 East Helmer Street. **COZ#230819**

**Classification:** Public Hearing

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

**Issue:** RJC Engineering & Construction, LLC., representing Jesus Javier Montero-Casillas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family High Density District (R-MFHD) to Townhouse Residential District (R-TH) in order to construct townhomes.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends approval of the rezoning request from Residential Multi-Family High Density District (R-MFHD) to Townhouse Residential District (R-TH) 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 - 9/5/2023  
Approved - 9/5/2023  
Final Approval - 9/6/2023



## MEMORANDUM

---

**DATE:** MONDAY, SEPTEMBER 11, 2023

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** Re-zoning Request: From Residential Multi-Family High Density District (R-MFHD) to Townhouse Residential District (R-TH). The property is legally described as being 1.73 acres, more or less, out of Lot 2, F. Gehlert Subdivision, out of Lot 189, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 200 East Helmer Street. COZ#230819

---

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:

RJC Engineering & Construction, LLC., representing Jesus Javier Montero-Casillas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family High Density District (R-MFHD) to Townhouse Residential District (R-TH) in order to construct townhomes.

The subject site is located on the south side of East Helmer Street, 0.15 miles east from South Cage Boulevard and has a physical address of 200 East Helmer Street. The property is legally described as being 1.73 acres, more or less, out of Lot 2, F. Gehlert Subdivision, out of Lot 189, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

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

The property was rezoned from Single-Family Residential District (R-1) to High Density Multi-Family Residential District (R4) on September 17, 1996. The property to the west was rezoned from Single-Family Residential District (R-1) to High Density Multifamily District (R4) on December 13, 1988. The property to the north, east, and south are zoned Single-Family Residential District (R-1) in April 1982, upon annexation to the City of Pharr. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for multi-family residential use in the Land Use Plan.

The Residential Townhouse District (R-TH) is established to provide adequate space and site diversification for medium-density residential development that is single-family, on separate lots, and typically owner occupied. Townhouse development is a low to medium-density use and before zoning to townhouse usage, the increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space must be met. Townhouse developments must be properly buffered from nonresidential uses and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

Eleven (11) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on August 25, 2023, and a legal notice was published in the Advance News Journal on August 23, 2023. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Residential Multi-Family High Density District (R-MFHD) to Townhouse Residential District (R-TH) 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 **September 18, 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

**RJC Engineering & Construction, LLC., representing Jesus Javier  
Montero-Casillas, owner**  
APPLICANT

**Residential Multi-Family High Density  
District (R-MFHD)**  
CURRENT ZONE

**200 East Helmer Street**  
ADDRESS

**Townhouse Residential District (R-TH)**  
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:

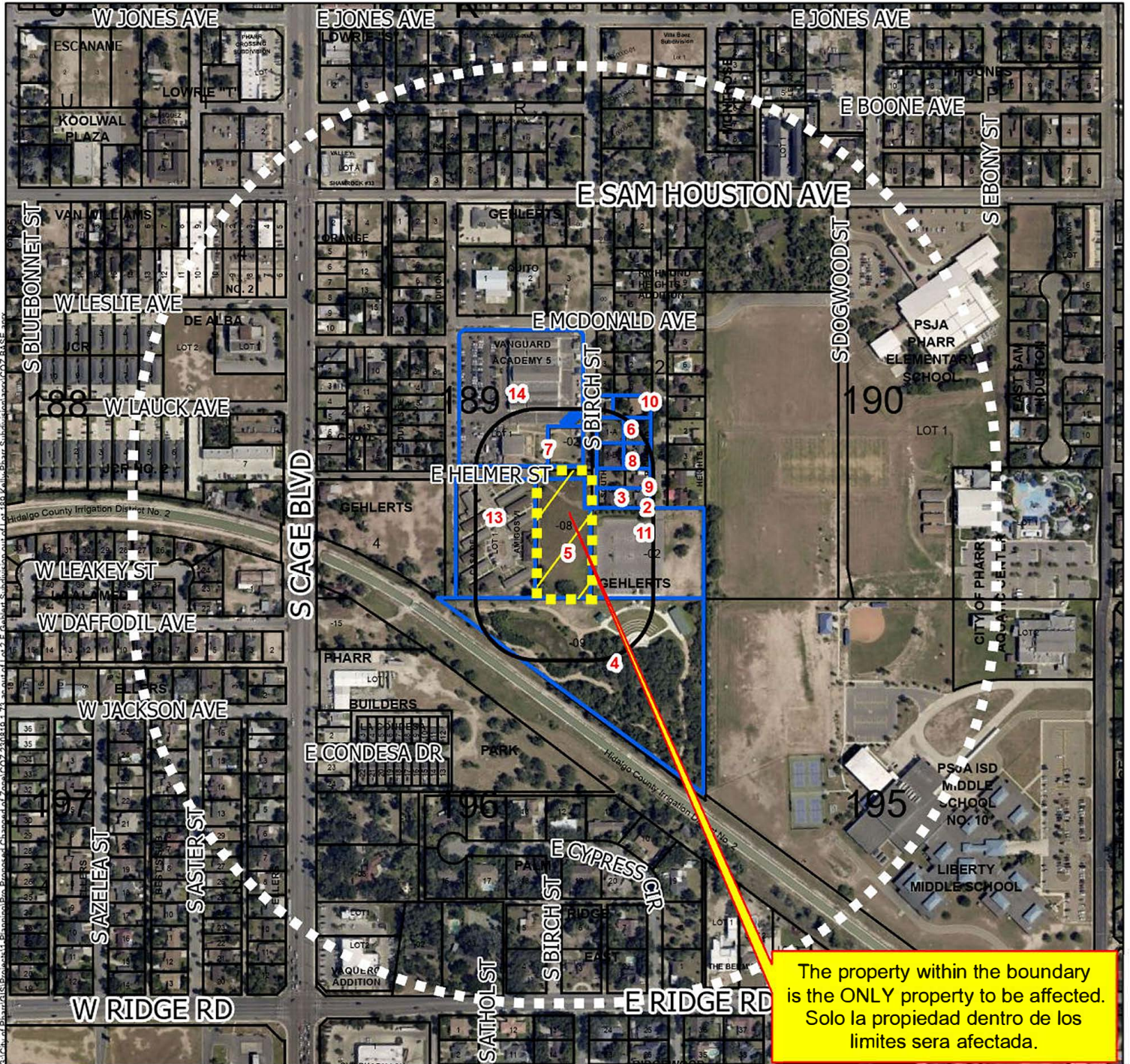
**Approval**

**Development Services is recommending approval of the request to re-zone from Residential  
Multi-Family High Density District (R-MFHD) to Townhouse Residential District (R-TH) as the  
property meets area requirements, has adequate ingress and egress and will be compatible with  
surrounding properties. If approved, the owner must comply with all City Ordinances and City  
Department requirements.**

**Laura Fonseca Planner I**  
PREPARED BY

**August 30, 2023**  
DATE

Proposed Change of Zone  
 1.73 ac out of Lot 2, F. Gehlert Subdivision, out of Lot 189  
 Kelly-Pharr Subdivision  
 RJC Engineering & Construction LLC rep Jesus Javier  
 Montero-Casillas, Owner



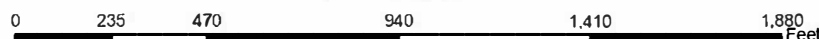
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|---------------------------------------|-------------------------|--------------------------|---------------------|
| <b>Zoning</b>                         | Rail Road R.O.W         | Hidalgo ISD              | Manufactured Homes  |
| <b>ZONE</b>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

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City of Pharr, Texas  
 Engineering Department  
 956.402.4242

Scale: 1:5,650



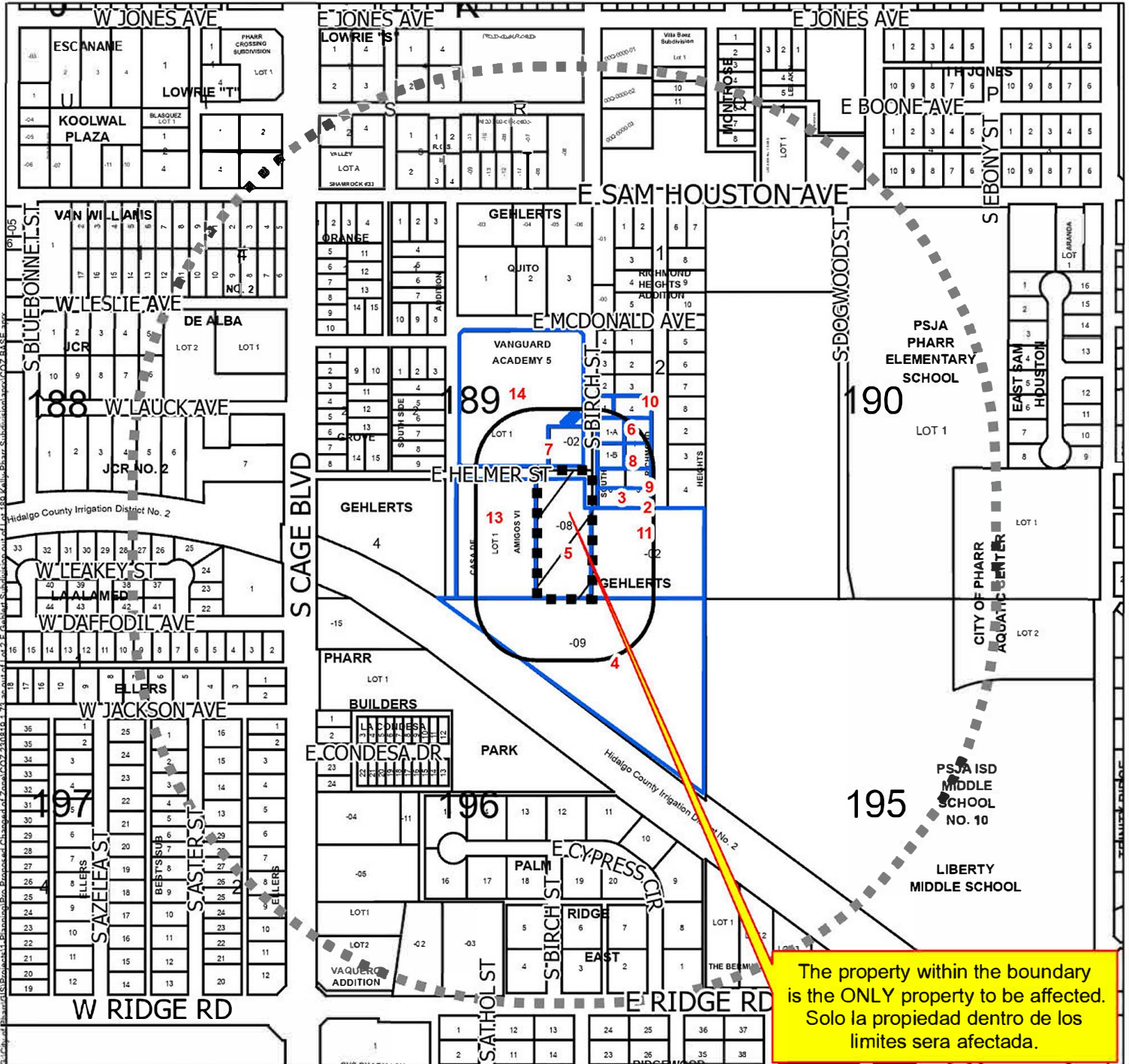
Date: 8/17/2023



Proposed Change of Zone  
 1.73 ac out of Lot 2, F. Gehlert Subdivision, out of Lot 189  
 Kelly-Pharr Subdivision  
 RJC Engineering & Construction LLC rep Jesus Javier  
 Montero-Casillas, Owner



Radius



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

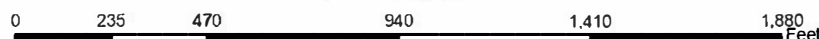
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD

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

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

City of Pharr, Texas  
 Engineering Department  
 956.402.4242

Scale: 1:5,650



Date: 8/17/2023

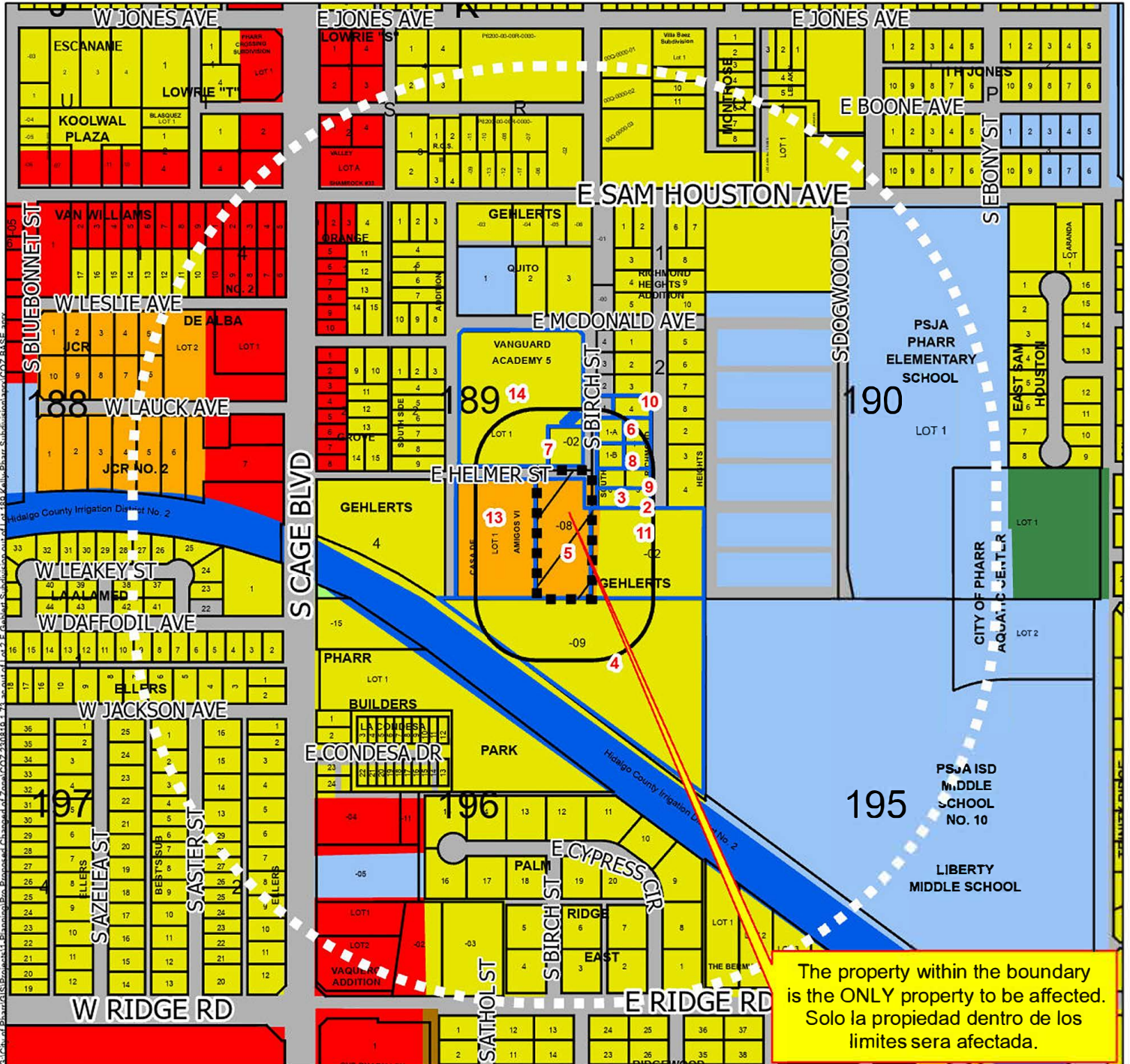
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Proposed Change of Zone  
 1.73 ac out of Lot 2, F. Gehlert Subdivision, out of Lot 189  
 Kelly-Pharr Subdivision  
 RJC Engineering & Construction LLC rep Jesus Javier  
 Montero-Casillas, Owner



Future Land Use



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

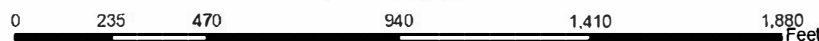
- |                                       |                         |                          |                     |
|---------------------------------------|-------------------------|--------------------------|---------------------|
| <b>Zoning</b>                         | Rail Road R.O.W         | Hidalgo ISD              | Manufactured Homes  |
| <b>ZONE</b>                           | Government Owned        | Valley View ISD          | Industrial          |
| Agricultural Open Space               | General Business        | Planned Unit Development | Commercial          |
| Single Family                         | Business District       | <b>Future Land Use</b>   | Public/Semi Public  |
| Single Family Small Lot               | Drainage Easement       | <b>FUTURELAND</b>        | ROW                 |
| Residential Multi-Family              | Heavy Commercial        | Irrigation               | Parks               |
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|                                       | PSJA ISD                |                          |                     |

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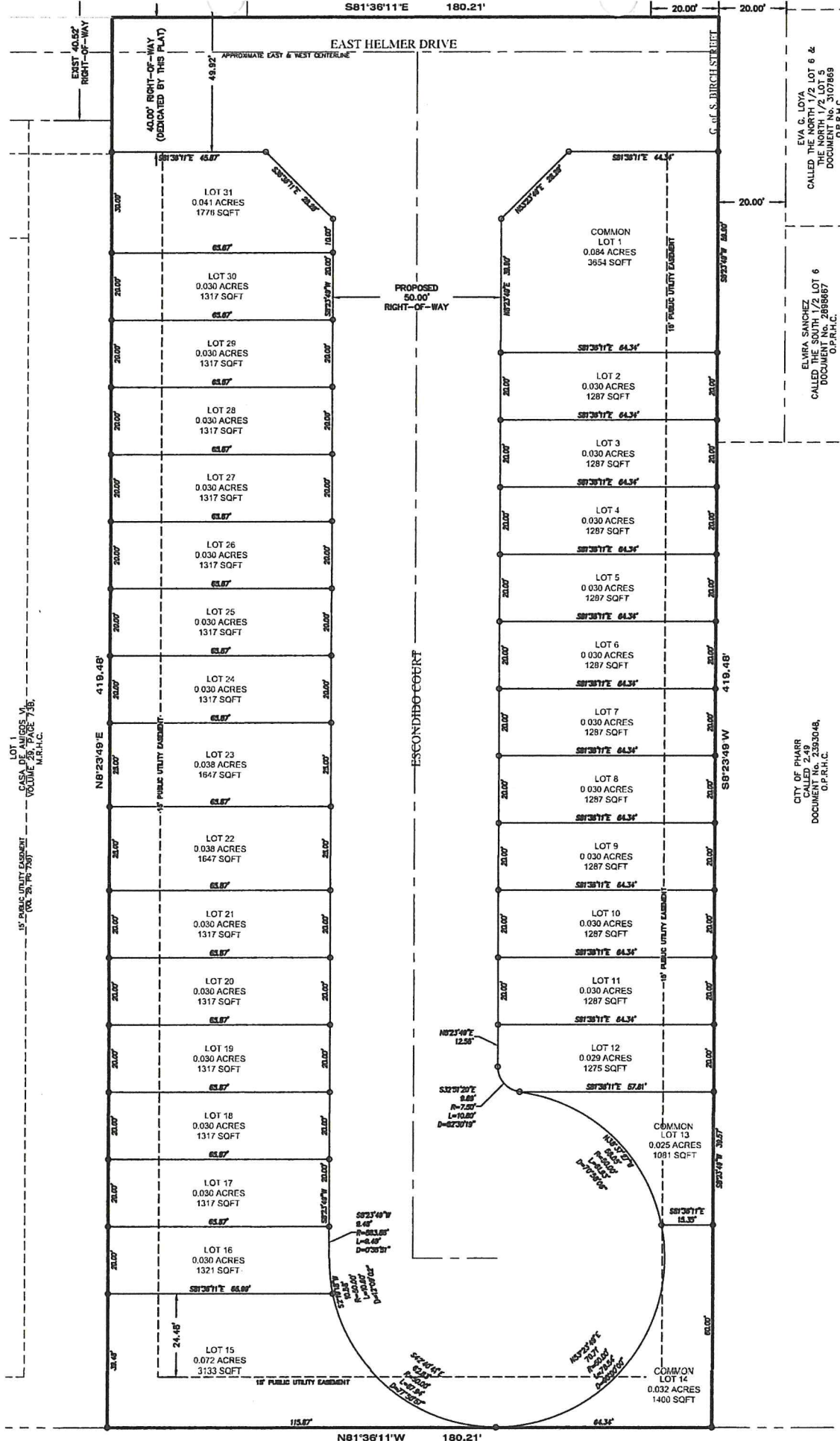


City of Pharr, Texas  
 Engineering Department  
 956.402.4242

Scale: 1:5,650



Date: 8/17/2023



PREPARATION DATE: JUNE 2023  
SUBMITTAL DATE: AUGUST 2023

CITY OF PHARR  
CALLED 6.41  
DOCUMENT No. 2363056,  
O.P.R.H.C.

CITY OF PHARR  
CALLED 2.48  
DOCUMENT No. 2363048,  
O.P.R.H.C.

EVA G. LOYA  
CALLED THE NORTH 1/2 LOT 6 &  
THE SOUTH 1/2 LOT 6  
DOCUMENT No. 207869  
O.P.R.H.C.

ELVIRA SANCHEZ  
CALLED THE SOUTH 1/2 LOT 6  
DOCUMENT No. 2888667  
O.P.R.H.C.



200 E Helmer St



## AGENDA MEMORANDUM



**BOARD:** Planning & Zoning Commission

**AGENDA ITEM #:** E.1.

**DATE SUBMITTED:** September 5, 2023

**MEETING DATE:** September 11, 2023

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** R. E. Garcia & Associates, representing Ramiro Rivas, owner, is requesting preliminary plat approval of the proposed Rivas Subdivision. The property is legally described as being a 10.0 acre tract of land being the East 10.0 acres of the West 20.0 acres of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of West Hi-line Road.  
**SUB#230822**

**Classification:** Regular

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

**Issue:** R. E. Garcia & Associates, representing Ramiro Rivas, owner, is requesting preliminary plat approval of the proposed Rivas Subdivision.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends preliminary plat approval of the proposed Rivas 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 - 9/5/2023  
Approved - 9/5/2023  
Final Approval - 9/6/2023



# Pharr

Development Services



## MEMORANDUM

---

**DATE:** MONDAY, SEPTEMBER 11, 2023

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

|                                                                         |
|-------------------------------------------------------------------------|
| <p><b>SUBJECT:</b> RIVAS SUBDIVISION<br/>FILE NO. <b>SUB#230822</b></p> |
|-------------------------------------------------------------------------|

---

### GENERAL INFORMATION:

**APPLICANT:** R. E. Garcia & Associates, representing Ramiro Rivas, owner, is requesting preliminary plat approval of the proposed Rivas Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a 10.0 acre tract of land being the east 10.0 acres of the west 20.0 acres of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located within the 1000 block of West Hi-line Rd.

**ZONING:** The property is currently zoned Agricultural Open Space District (A-O) and Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north and south, Agricultural Open Space District (A-O) and Limited Industrial District (L-I) to the east and Agricultural Open Space District (A-O) to the west. The property is designated for industrial use in the Land Use Plan.

**PROPERTY PROPOSED USE:** Warehouse.

**VARIANCES:** None requested.

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

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

1. Provide street lights along W. Hi-line Rd.

**EASEMENTS:**

1. Show all existing easement adjacent to property.
2. Provide a 15' exclusive easement to City of Pharr along W. Hi-Line Rd.
3. Provide a 15' Exclusive easement to City of Pharr along W. Hi-line Rd, cannot overlap into MVEC.
4. Easements shall not go thru HCID 2, R.O.W.
5. Provide dimensions for MVEC easements.

**SIDEWALK:  
ADA:**

1. Follow City of Pharr standards.

**FIRE PROTECTION:**

1. See attached comments.

**WATER:**

1. See attached comments.
2. Follow City of Pharr construction standards manual.

**SEWER:**

1. See attached comments.
2. Follow City of Pharr construction standards manual.

**DRAINAGE:**

1. Drainage report to be approved.
2. See attached comments.

**OTHER:**

1. Need engineer and surveyor signature on plat.
2. Provide net or gross for lot acreage and sq. ft.
3. Plat note # 4, provide the correct northing: 16563137.028 & easting: 1077655.765
4. Provide recorded subdivisions on location map.
5. Verify scales shown on plat sheet use one.
6. HCID#2 comments attached.
7. On metes & bounds, the first paragraph make sure it matches with plat layout.
8. Attached are staff comments.

---

# STAFF REVIEW MEETING FOR: *RIVAS SUBDIVISION*

\*\*\*\*\*

**COMMENTS:**

**Initials: J.R.**

**AUGUST 29, 2023**

\*\*\*\*\*

## **WATER:**

- Easements will need to be 15' exclusive to the City of Pharr.
- All water and sewer lines will need to have 9' of separation.
- Proposed 8" water line will need to be 12"
- Water service will need to be 2"
- Will need to show all water connection details.
- Will need to show water valves.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

## **SEWER:**

- Easements will need to be 15' exclusive to the City of Pharr.
- All water and sewer lines will need to have 9' of separation.
- Will need to show all sewer line connections details.
- Manholes will need to be composite base with City of Pharr logo.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



118 S. Cage Blvd. 3<sup>rd</sup> Floor  
Pharr, Texas 78577

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

Subdivision: RIVAS SUBDIVISION STAFF PRELIMINARY

Reviewed by: J. GONZALEZ

August 29, 2023

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

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

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

**Additional Comments:**

- 1. SHALL PROVIDE FIRE HYDRANT DETAILS WITH VALVE AND VALVE BOX DETAILS.**
- 2. SHALL UPGRADE THE 8 INCH WATER LINE TO A 12 INCH WATER LINE ASPER OUR CITY OF PHARR STANDARDS. PLEASE SEE NOTE #1.**
- 3. FIRE HYDRANT ON THE HIDALGO COUNTY IRRIGATION DISTRICT R.O.W WILL HAVE TO BE RELOCATED.**

## SUBDIVISION REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1<sup>ST</sup> FLOOR • PHARR, TX 78577 • 956.402.4221

**SUBDIVISION:** Rivas Subdivision

**DATE:** August 28, 2023

**REVIEW:** Preliminary (comments plans dated 8-21-2023)

### PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.

### SITE PLAN

1. Include fire hydrant detail and sanitary sewer service detail.
2. Include a profile view of water and sewer crossing. Include a casing for waterline as required.
3. Change 4"-in sewer service line to a 6"-in line.
4. Relocate fire hydrant away from HCID NO. 2 100'-ft ROW.

### DRAINAGE

1. Drainage report shall be approved and reviewed by HCDD no. 1.
2. Drainage plan to be reviewed and approved at building permit stage.

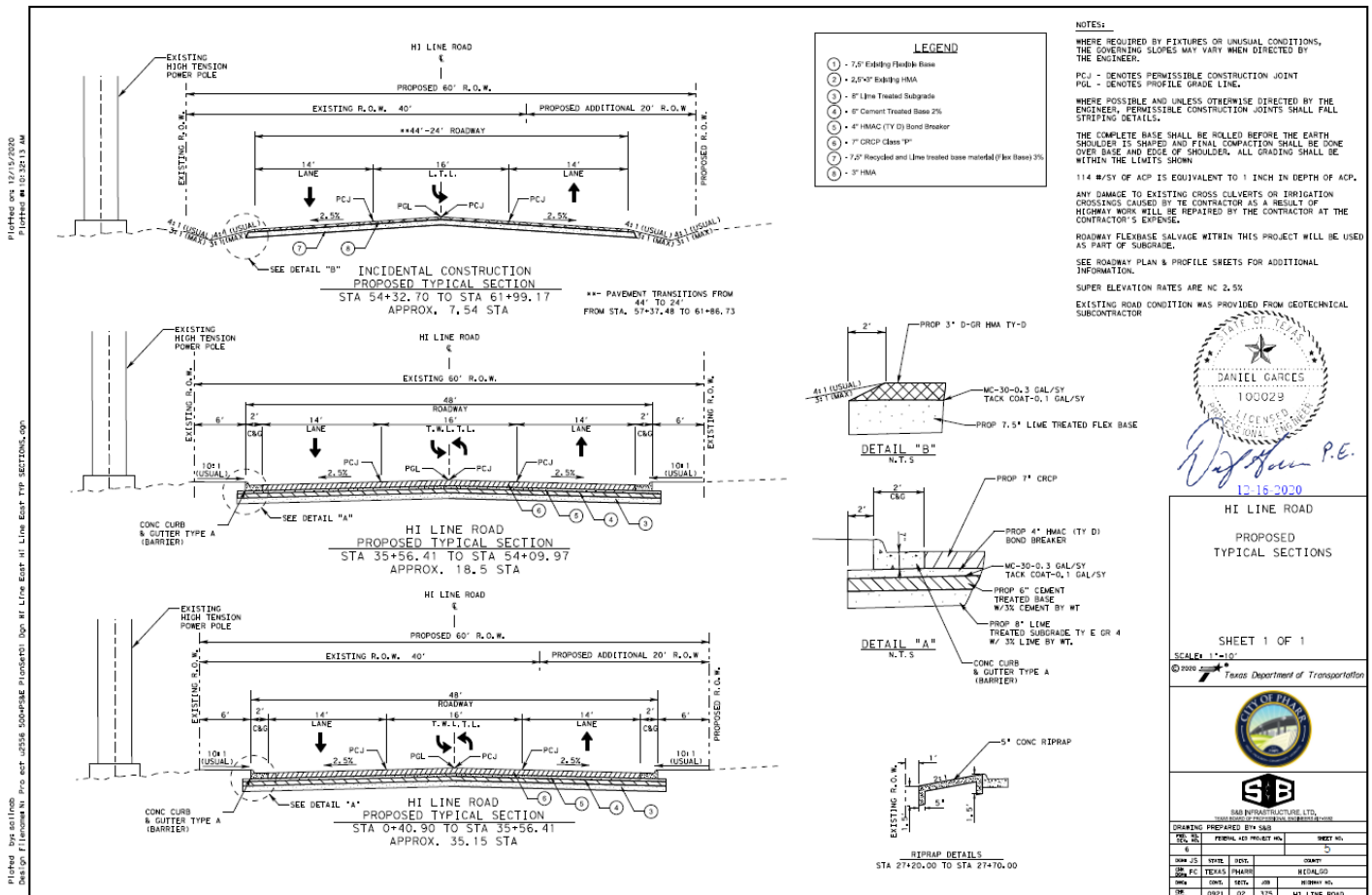
### CLOSEOUT DOCUMENTS

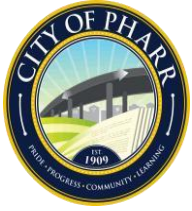
- All As-builts must have the following requirements:
  - As-builts must reflect current field changes. Mark all field changes as existing.
  - Must be Geo referenced, and in an AUTOCAD file.
  - Submit a physical and electronic copy (USB or CD).

## STANDARD REQUIREMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). **\*UPDATE (Please see attachment pertaining to proposed hydrants)**
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- **TCEQ requires 9'-ft separation between water and sewer lines.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- **SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR**

- 1/3 escrow for W. Hi Line rd. required, please include the following (Refer to the detail provided below):
  - 24" reinforced curb and gutter
  - 7" Concrete
  - 4" HMAC Bond Breaker
  - MC-30 Tack coat
  - 6" Cement Treated base with 3% base
  - 8" Lime treated (3%) subgrade
  - 10' Asphalt sidepath





# Pharr Public Work

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Telephone (956) 402-4350 | 1015 E. Ferguson | Pharr, Texas 78577

**Rivas SUBDIVISION**

**DATE: 09/29/2023**

**W. HI LINE**

**10.00 Acres**

**Pharr Texas**

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## **Plat Notes:**

- **No Comments**

## **General Notes:**

- **Show Drainage Layout and Details**
- **18" culvert and driveway details are required**
- **8" bleeder is required for outfall from detention pond of property.**
- **Attach Erosion & Sediment Control Plan Layout to S.W.P.P.P. Please Note on Silt Fence Details that post must be Metal Post**
- **Erosion & Sediment Control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (T.P.D.E.S.), Texas Commission of Environmental Quality (T.C.E.Q.), and City of Pharr Best Management Practices (B.M.P.) requirements**
- **Show and Attach an Approved (by City Engineering Department) Drainage Plan Layout with Details, to S.W.P.P.P. (Must Be Legible)**
- **Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Preconstruction Stage.**

## Eddie Martinez

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**From:** John Salinas <jbs\_hcid2@att.net>  
**Sent:** Monday, August 28, 2023 4:00 PM  
**To:** Eddie Martinez  
**Cc:** Javier Lopez  
**Subject:** Plat of RIVAS SUBDIVISION

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

Hello Eddie,

Upon review, HCID2 claims and updates needed for the proposal:

1. The 100.0' is FEE SIMPLE, not Right Of Way and it is not allowed in the subdivision.
2. We have the general right of way covering all the lot. Vol. 26, Pg. 234.
3. The 15' utility easement and the 15' exclusive easement to the City of Pharr must end outside our ownership. These crossings are allowed only by permit.
4. If the subdivision is to be excluded from the District, a petition for exclusion form is available at the District's office.

Javier Lopez will be attending the two meeting dates of this week.

If there are any questions, please advise. Thank you.

John Salinas  
Hidalgo County Irrigation District No. 2  
P.O. Box 6  
San Juan, TX 78589  
Phone: (956) 787-1422  
Fax: (956) 781-7622  
Email: [jbs\\_hcid2@att.net](mailto:jbs_hcid2@att.net)

# PLAT OF RIVAS SUBDIVISION

SCALE: 1" = 100'

**R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
ENGINEER (F-5001) & SURVEYOR (10015300)

R.E. Garcia  
  
 Associates



**LEGEND:**  
F - FOUND 1/2"Ø IRON ROD  
S - SET 1/2"Ø IRON ROD W/  
A CAP LABELED "RPLS 4204"

SCALE: 1" = 100'  
BEARINGS BASED ON RECORD BEARINGS OF:  
B.R. BECKER SUBDIVISION PHASE II  
RECORDED IN INSTRUMENT NUMBER 1525165 H.C.M.R.

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" COMMUNITY-PANEL NO. 480334 0500 0  
MAP REVISED: JANUARY 2, 1981.
- AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
2. BUILDING SETBACKS AS PER CITY OF PHARR ORDINANCE.
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF THE STREET AT CENTER OF LOT.
4. BENCHMARK NOTE: ELEVATION = 95.72 ON DISK MONUMENT LOCATED ONE HALF MILE EAST OF THE INTERSECTION OF JACKSON ROAD AND HI-LINE ROAD (B.M. NO. 6 15563137.028N 1077655.765E)
5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 10.00 ACRES AND A VOLUME OF APPROXIMATELY 33,498 CUBIC FEET OR 2.15 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS; NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
6. NO STRUCTURE OR BUILDING SHALL BE PERMITTED ON ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MAINTURE HERBACEOUS GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
8. EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
9. LOT OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS
10. LOT OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
11. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
12. 5.0' FT. SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
13. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
14. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

ATTEST: \_\_\_\_\_  
CLERK, CITY OF PHARR DATE \_\_\_\_\_

I, THE UNDERSIGNED RAUL E. GARCIA, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND PUBLIC SURVEYING. I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM A CORNER SURVEY OF THE TRINITY TRACT, IN GRADY COUNTY, TEXAS, AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

REGISTERED PROFESSIONAL ENGINEER #64790

REGISTERED PROFESSIONAL LAND SURVEYOR #4204



## OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION

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

|                      |      |
|----------------------|------|
| RAMIRO RIVAS         | DATE |
| 1400 W. HI-LINE ROAD |      |
| PHARR, TEXAS 78577   |      |

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS  
COUNTY OF HIDALGO

APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

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

ATTEST:

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

10.00 ACRES TRACT 1, LAND BEING THE EAST 10.00 ACRES OF THE WEST 20.00 ACRES OF LOT 375, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACTS DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3313828, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF HI-LINE ROAD, ALSO BEING THE SOUTH  
LINE OF SAID LOT 375, BEING THE SOUTHWEST CORNER THE EAST 20.00 ACRES OF SAID  
LOT 375 AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT  
NUMBER 2868565, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST  
CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEARS S81°35'00"E 660.00 FEET FROM  
THE SOUTHWEST CORNER OF SAID LOT 375.

THENCE N81°35'00"W 330.0 FEET ALONG SAID CENTERLINE OF HI-LINE ROAD, ALSO BEING THE SOUTH LINE OF SAID LOT 375, TO A POINT BEING THE SOUTHEAST CORNER THE WEST 10.00 ACRES OF SAID LOT 375 AS DESCRIBED IN SAID WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2868565, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST OF HEREIN DESCRIBED TRACT.

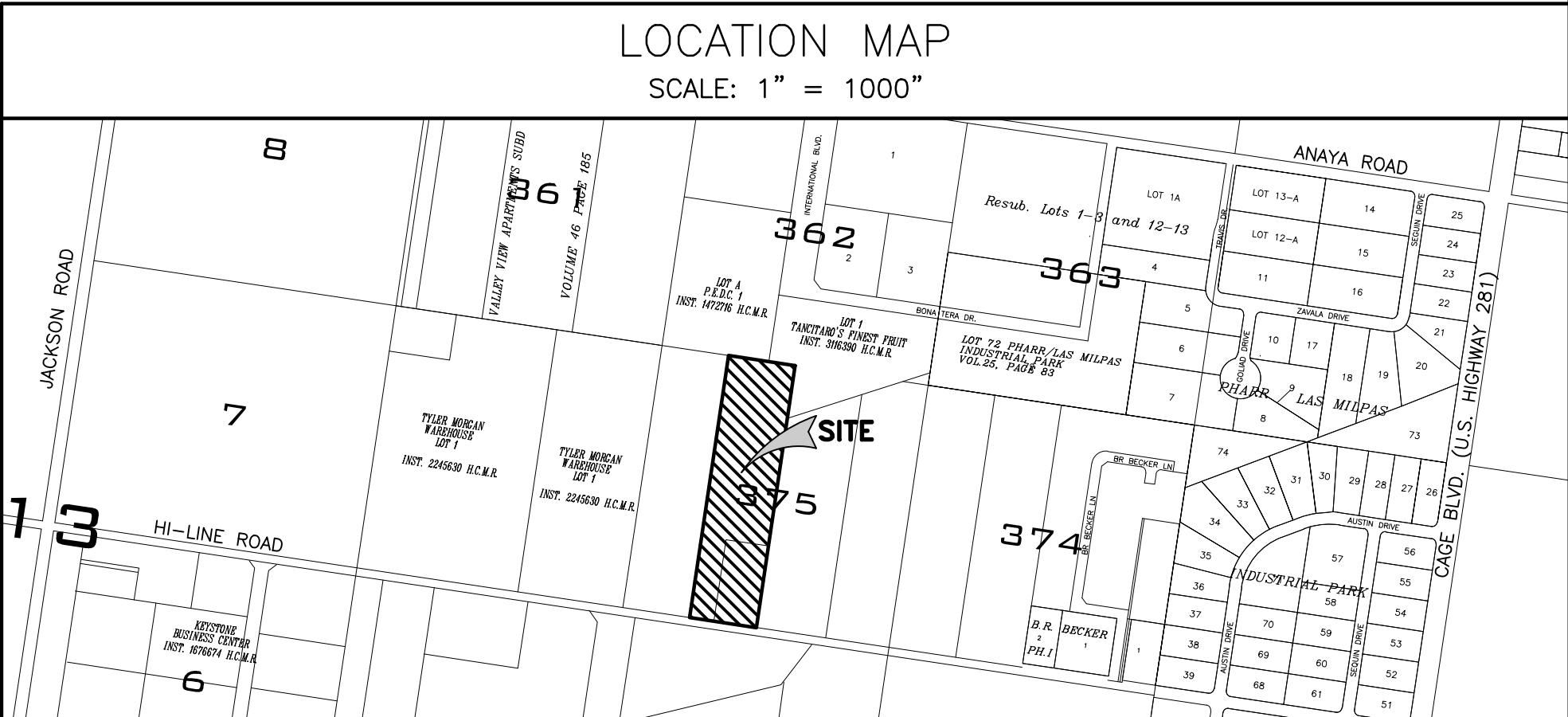
THENCE **N08°50'00"E** ALONG THE EAST LINE OF SAID WEST 10.00 ACRES OF SAID LOT 375 AS DESCRIBED IN SAID WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2686585, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE WEST LINE OF SAID LOT 375, 155.5 FEET AT A POINT ONE-HALF IRON ROD BEING PLACED APPARENT NORTH OF THE WEST LINE OF SAID LOT 375 AND CONTINUING FOR A TOTAL DISTANCE OF **1,320.00 FEET** TO A SET ONE-HALF IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE NORTH LINE OF SAID LOT 375, ALSO BEING SOUTH OF LINE OF P.E.D.C. #1 SUBDIVISION AS AMENDED AND RECORDED IN VOLUME 48, PAGE 64, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF SAID LOT 375, 155.5 FEET; THENCE S09°00'00"W ALONG THE EAST LINE OF SAID VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2686585, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HERIN DESCRIBED TRACT.

THENCE N81°35'00"E ALONG SAID NORTH LINE OF LOT 375, ALSO BEING SOUTH LINE OF SAID P.E.D.C. #1 SUBDIVISION, PASS AT 200.00 FEET A POINT BEING THE MOST NORTHERLY SOUTHWEST CORNER OF TANCITORA'S FINEST FRUIT SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 3116390, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING ALONG THE SOUTH LINE OF SAID TANCITORA'S FINEST FRUIT SUBDIVISION FOR A TOTAL DISTANCE OF 330.00 FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING AN INTERIOR CORNER OF SAID TANCITORA'S FINEST FRUIT SUBDIVISION, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S08°25'00"W ALONG SAID WEST LINE OF TANCITARO'S FINEST FRUIT SUBDIVISION BEING PARALLEL TO THE WEST LINE OF SAID LOT 375, PASS AT 267.04 FEET A POINT BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TANCITARO'S FINEST FRUIT SUBDIVISION, PASS AT 1,290.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE APPARENT NORTH RIGHT-OF-WAY LINE OF SAID HI-LINE ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

## LOCATION MAP

SCALE: 1" = 1000'



PRINCIPAL CONTACTS:

NAME: \_\_\_\_\_  
OWNER: RAMIRO RIVAS  
ENGINEER: RAUL E. GARCIA  
SURVEYOR: RAUL E. GARCIA

ADDRESS:  
1400 W. HI-LINE ROAD  
116 N. 12TH  
116 N. 12TH

CITY, STATE & ZIP:  
PHARR, TX. 78577  
EDINBURG, TX. 7853  
EDINBURG, TX. 7853

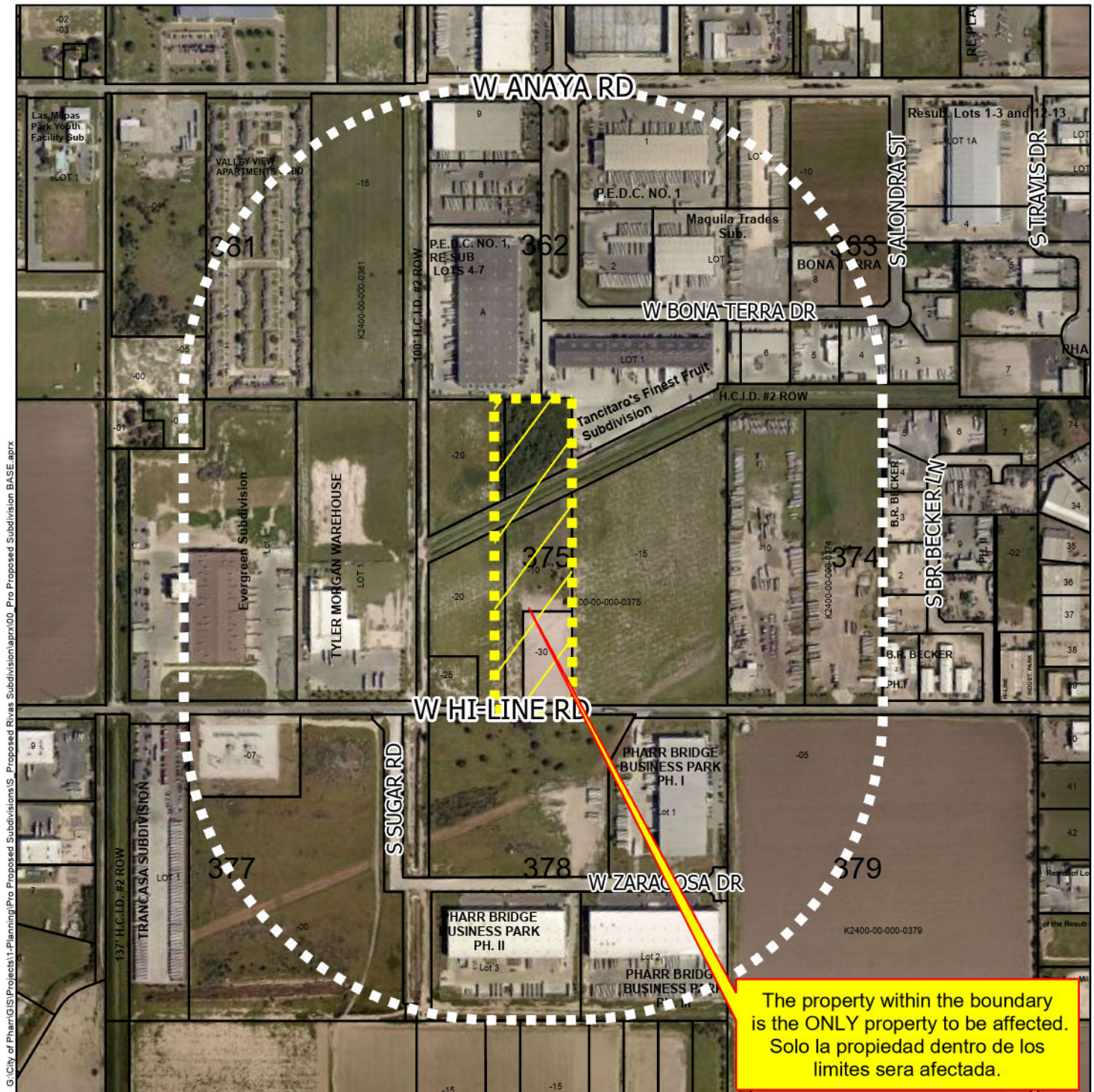
PHONE #/ FAX #  
(956) 781-9999  
(956) 381-1061  
(956) 381-1061



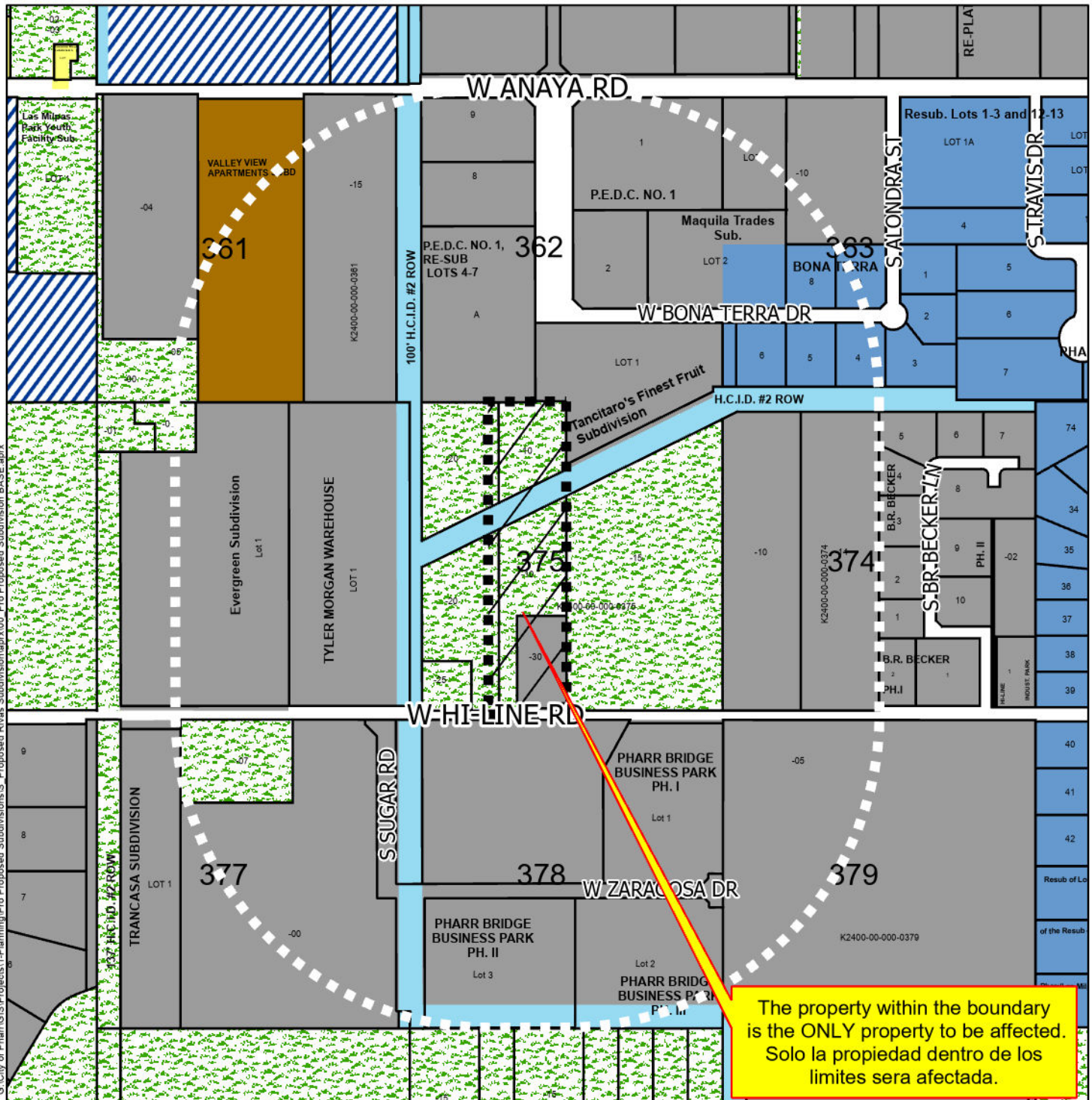
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

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

BY: \_\_\_\_\_ DEPUTY



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



- |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                             |                                                                                                                                                                                                          |                                                                                                                                                                                                                             |                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Agricultural Open Space</li> <li>Single Family</li> <li>Single Family Small Lot</li> <li>Residential Multi-Family</li> <li>Residential Multi-Family High Density</li> <li>Mobile Home</li> <li>Townhouse</li> <li>HUD Code</li> </ul> | <ul style="list-style-type: none"> <li>Rail Road R.O.W</li> <li>Government Owned</li> <li>General Business</li> <li>Business District</li> <li>Drainage Easement</li> <li>Heavy Commercial</li> <li>Heavy Industrial</li> <li>Limited Industrial</li> </ul> | <ul style="list-style-type: none"> <li>Neighborhood Commercial</li> <li>Office Professional</li> <li>PSJA ISD</li> <li>Hidalgo ISD</li> <li>Valley View ISD</li> <li>Planned Unit Development</li> </ul> | <p><b>Future Land Use</b></p> <p><b>FUTURELAND</b></p> <ul style="list-style-type: none"> <li>Irrigation</li> <li>Agriculture</li> <li>Single Family Res.</li> <li>Multi-Family Res.</li> <li>Manufactured Homes</li> </ul> | <ul style="list-style-type: none"> <li>Industrial</li> <li>Commercial</li> <li>Public/Semi Public</li> <li>ROW</li> <li>Parks</li> <li>Subject Property</li> <li>Quarter Mile Radius</li> </ul> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|