

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 25, 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 September 11, 2023 Regular Called Meeting

D. PLATS:

- 1) Pablo Soto Jr. P.E., representing Carlos Juvera and Rosita Juvera, owners, are requesting final plat approval of the proposed JCR III Subdivision. The property is legally described as being a Replat of Lot 2, De Alba Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of West Leslie Avenue. **SUB#210826**
- 2) Treviño Engineering, representing Alejandro Barrera, is requesting a final plat approval of the proposed Central Material II Subdivision. The property is legally described as being a 9.57 acre tract of land, more or less, out of Lot 99, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of East Nolana Loop. **SUB#211245**
- 3) Robles Engineering, LLC, representing Jorge A. Espino, owner, is requesting final plat approval of the proposed La Piedad Subdivision. The property is legally described as being a 0.684 acre out of Lot 191, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of W. Sam Houston Avenue. **SUB#211144**

E. ANNOUNCEMENTS:

F. 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.

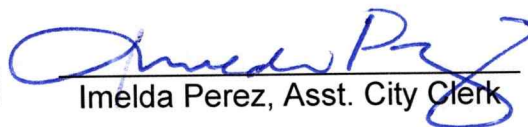
G. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

H. 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 20th day of September 2023 at 5:00 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 20th day of September 2023




Imelda Perez, Asst. City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 11, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 11, 2023 and following is the record of attendance.

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

ABSENT: Jonathan Larraga Romeo Robles
 Guadalupe Cano

STAFF PRESENT: Ricardo Rodriguez, Asst. City Attorney
 David Friedlein, Asst. City Manager
 Kimberly Mendoza, Director of Development Services
 Joe Garza, Asst. Director of Development Services
 Eddie Martinez, Planner III
 Laura Fonseca, Planner II
 Joanna Villarreal, Planner I

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

Chairman, Danny Wylie, called the meeting to order at 6:00 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, Planner I, stated there was no one who signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR AUGUST 28, 2023

Chairman, Danny Wylie, introduced the item.

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

ITEM D. PUBLIC HEARING:

- 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**

Laura Fonseca, Planner II, introduced the item and stated R.E. Garcia & Associates, representing Ramiro Rivas, owner, were requesting a change of zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) to construct a cold storage facility. She went over the property's legal description and physical address and stated the property was located on the north side of West Hi-Line Road, 0.66 miles west from South Cage Boulevard and 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.

Laura Fonseca, Planner II, stated 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. Ms. Fonseca added the property to the north was rezoned from Agricultural and/or Open Space District to Limited Industrial District (L-I) on February 18, 2003 and 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. She stated 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 and there have been no other zoning requests within the general vicinity of the subject property since that time. She lastly stated the property was generally designated for industrial uses in the Land Use Plan.

Laura Fonseca, Planner II, briefly explained the Limited Industrial District (L-I) was intended for industrial parks and larger, cleaner types of industries and the manufacturing uses should be conducted within a totally enclosed building. Ms. Fonseca stated 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. She added the sites for such uses were typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping. She lastly reported three (3) surrounding property owners were notified of the request by letter on August 25,

2023, and a legal notice was published on the Advance News Journal on August 23, 2023. Staff received no response to the letters or the legal notice.

Laura Fonseca, Planner II, briefly stated staff recommended 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 met area requirements, had adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, 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 to rezone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

- 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 MUTLI-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**

Laura Fonseca, Planner II, introduced the item and stated RJC Engineering & Construction, LLC., representing Jesus Javier Montero-Casillas, owner, were requesting a change of zone from Residential Multi-Family High Density District (R-MFHD) to Townhouse Residential District (R-TH) in order to construct townhomes. She went over the property's legal description and physical address and stated the property was located on the south side of East Helmer Street, 0.15 miles east from South Cage Boulevard and 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.

Laura Fonseca, Planner II, stated the property was rezoned from Single-Family Residential District (R4) on September 17, 1996. She further stated the property to the west was rezoned from Single-Family Residential District (R-1) to High Density Multi-Family District (R4) on December 13, 1988. She explained the property to the north, east, and south were 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 in the Land Use Plan.

Ms. Fonseca briefly explained Residential Townhouse District (R-TH) was established to provide adequate space and site diversification for medium-density residential development that was single-family, on separate lots, and typically owner occupied. She added townhouse development was 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. She stated 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. She reported 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 legal notice.

Laura Fonseca, Planner II, stated Staff was recommending approval of the request to rezone from Residential Multi-Family High Density District (R-MFHD) to Townhouse Residential District (R-TH) as property met area requirements, had adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, 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 to rezone from Residential Multi-Family Density District (R-MFHD) to Townhouse Residential District (R-TH). Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

ITEM 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**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1000 Block of West Hi-Line Road and was currently zoned Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I). The adjacent zones were 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. He further stated the

property was designated for industrial use in the Land Use Plan. He further stated the property was proposed use for warehouses.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Rivas Subdivision subject to the conditions noted in the packet.

There being no discussion, Charlie Ramirez **moved** to approve the request for preliminary plat approval of the proposed Rivas 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

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

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: September 19, 2023

MEETING DATE: September 25, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pablo Soto Jr. P.E., representing Carlos Juvera and Rosita Juvera, owners, are requesting final plat approval of the proposed JCR III Subdivision. The property is legally described as being a Replat of Lot 2, De Alba Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of West Leslie Avenue. **SUB#210826**

Classification: Regular

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

Issue: Pablo Soto Jr. P.E., representing Carlos Juvera and Rosita Juvera, owners, are requesting final plat approval of the proposed JCR III Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed JCR III 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 - 9/19/2023
Approved - 9/19/2023
Final Approval - 9/20/2023



MEMORANDUM

DATE: MONDAY, SEPTEMBER 25, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: JCR III SUBDIVISION FILE NO. SUB#210826

GENERAL INFORMATION:

APPLICANT: Pablo Soto Jr. P.E., representing Carlos Juvera and Rosita Juvera, owners, are requesting final plat approval of the proposed JCR III Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a Replat of Lot 2, De Alba Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 100 Block of West Leslie Avenue.

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

PROPERTY PROPOSED USE: Apartments and Town houses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed JCR III 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 October 2, 2023 at 4:00 p.m.

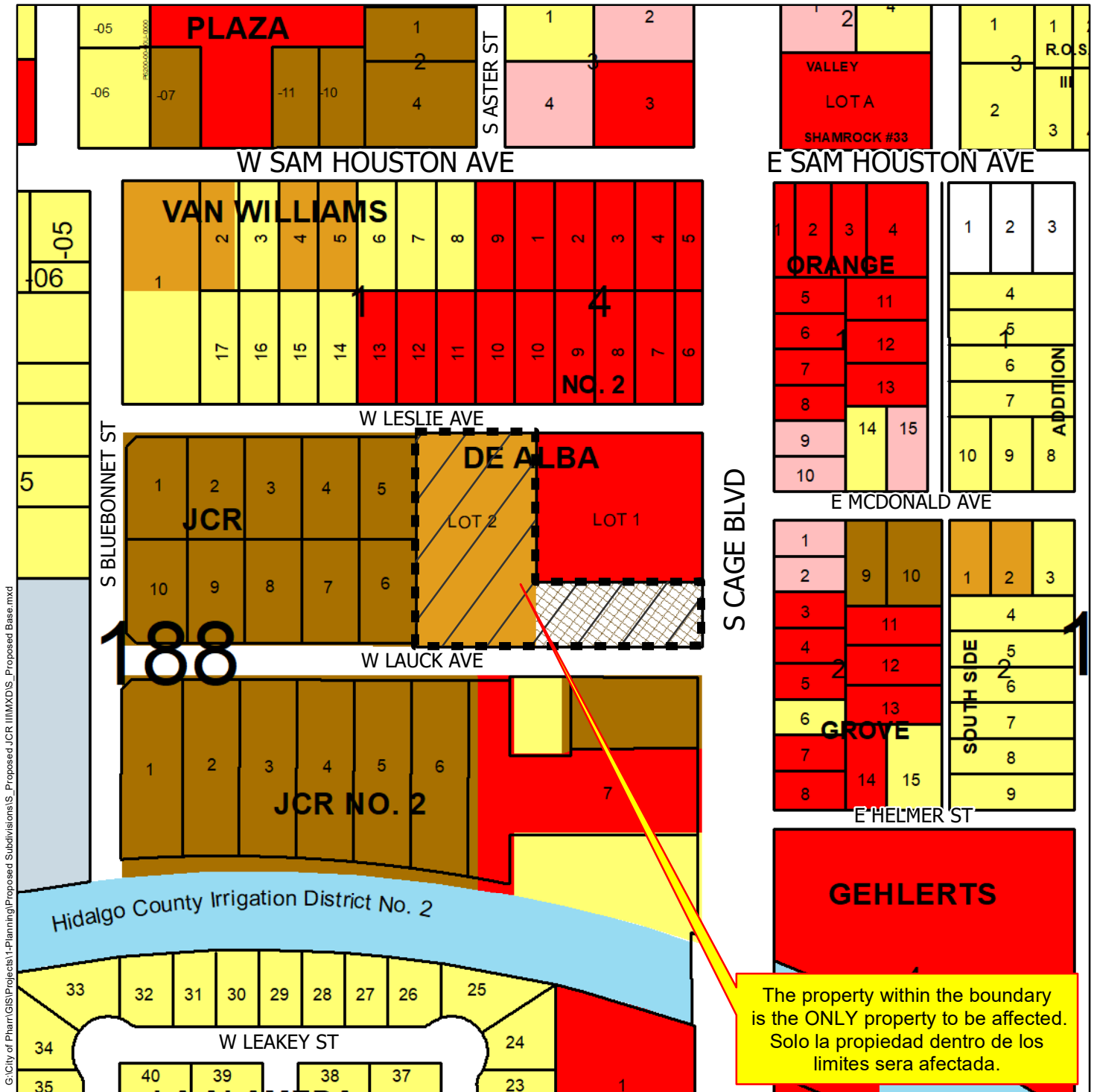
1208 S. IRONWOOD STREET TEL: (956) 460-1605
PHARR, TEXAS 78577

BY: _____ DEPUT



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





G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed JCR IIIMXD\S_Proposed Base.mxd

- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 = 200 feet





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: September 20, 2023

MEETING DATE: September 25, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Treviño Engineering, representing Alejandro Barrera, is requesting a final plat approval of the proposed Central Material II Subdivision. The property is legally described as being a 9.57 acre tract of land, more or less, out of Lot 99, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of East Nolana Loop. **SUB#211245**

Classification: Regular

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

Issue: Treviño Engineering, representing Alejandro Barrera, is requesting a final plat approval of the proposed Central Material II Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Central Material II 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 - 9/20/2023
Approved - 9/20/2023
Final Approval - 9/20/2023



MEMORANDUM

DATE: MONDAY, SEPTEMBER 25, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CENTRAL MATERIALS II SUBDIVISION FILE NO. SUB#211245
--

GENERAL INFORMATION:

APPLICANT: Treviño Engineering, representing Alejandro Barrera, is requesting a final plat approval of the proposed Central Material II Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 9.57 acre tract of land, more or less, out of Lot 99, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 500 Block of East Nolana Loop.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Single Family Residential District (R-1) and Limited Industrial District (L-I) to the north, Residential Multifamily High Density District (R-MFHD) and General Business District (C) to the east, Agricultural Open Space District (A-O) to the south and Limited Industrial District (L-I) and Heavy Commercial District (H-C) to the west. The property is designated for multifamily, commercial and public/semi public in the Land Use Plan.

PROPERTY PROPOSED USE: Retail store.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Central Material II 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.

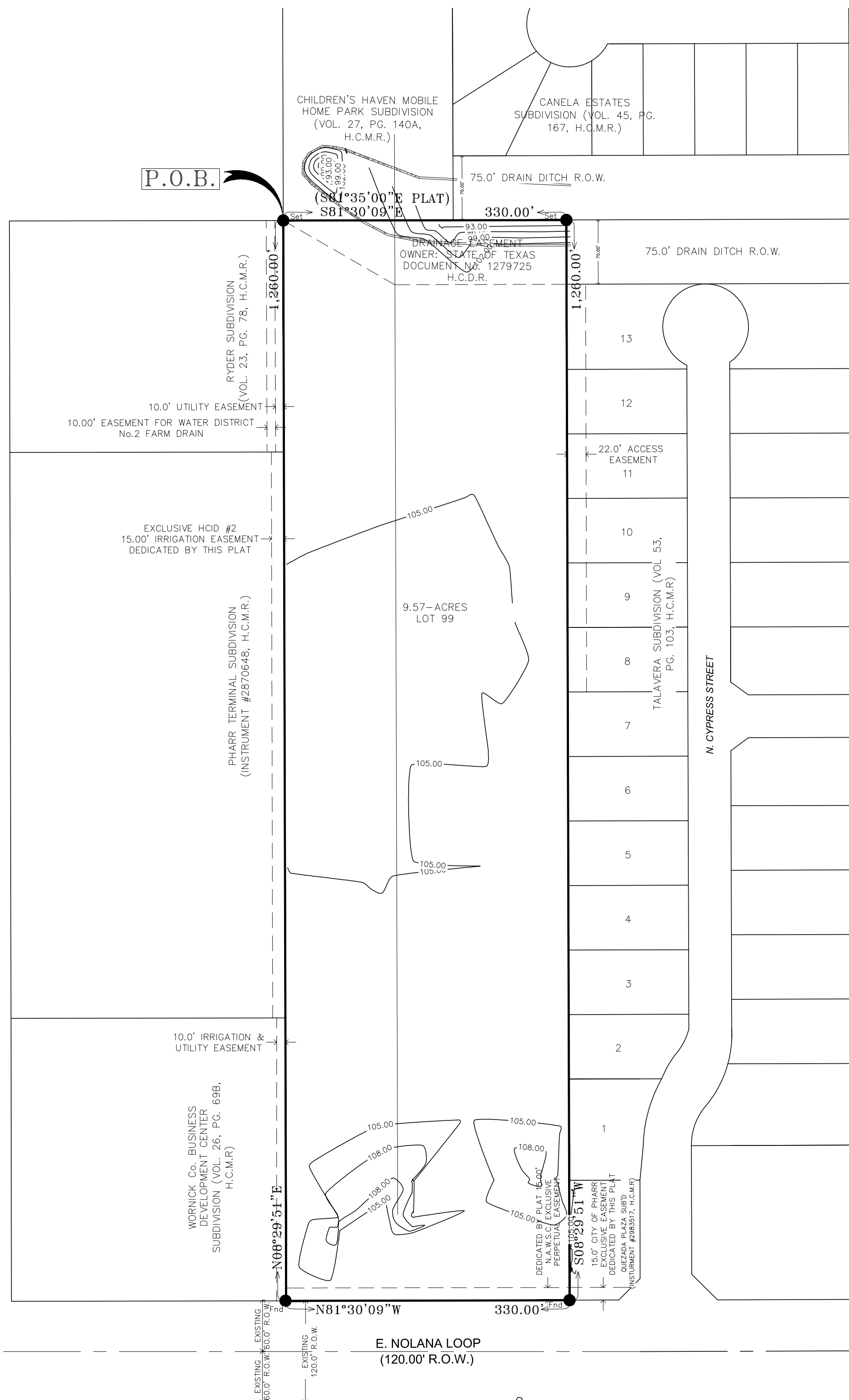
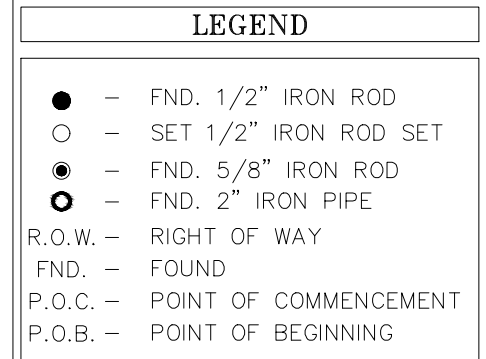
DRAINAGE:

1. In compliance.

OTHER:

1. In compliance.

This item will go before the City Commission Meeting of October 2, 2023 at 4:00 p.m.



NAME
OWNER: ALEJANDRO BARRERA
ENGINEER: IDEN I. TREVINO, P.E.
SURVEYOR: HOMERO L. GUTIERREZ, RPLS

KNOT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY COMPANY, INC., A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF TEXAS (WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, ALTER, ENLARGE, WIDEN, MOVE, DISCONTINUE, ABANDON, OVERPASS AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE HEREIN GRANTED, TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID ADJACENT LANDS; AND HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE EASEMENT HEREIN GRANTED TO BE EXTENDED, MOVED, DISCONTINUED, ABANDONED, OR OTHERWISE MODIFIED, ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE SAME PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES AND SUSTAINED REASON OF THE INSULATION, MAINTENANCES, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTOR, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT THE OWNER OF THE ENCUMBERED LANDS AND THE PLAT HAVE NO FREEDOM AND CLAIM OF ALL OTHER ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE FEDERAL FINANCIAL ASSISTANCE IS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

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

BY: _____, DEPUTY CLERK



LOCATION MAP
SCALE: 1"=1,000'

A 9.57-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 99, KELLY-PHARR SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGES 27, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE NORTH SIDE OF NOLANA LOOP, APPROXIMATELY 1,450 FEET EAST OF US 281

THENCE, NORTH 08 DEGREES 29 MINUTES 51 SECONDS EAST WITH THE APPARENT EAST LINE OF SAID LOT "A", WORNIK CO. BUSINESS DEVELOPMENT CENTER SUBDIVISION, AND THE SAID WEST LOT LINE OF LOT 99, AND THE APPARENT WEST LOT LINE OF SAID 9.57-ACRE TRACT, A DISTANCE OF 1,260.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP AND 273.00 FEET FOR AN ANGLE OF 100 DEGREES 00 MINUTES 00 SECONDS TO THE SOUTHWEST CORNER OF CHILDREN'S HAVE MOBILE HOME PARK SUBDIVISION, AND THE NORTHWEST CORNER OF SAID LOT 99 AND OF SAID 9.57-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 9.57 ACRES OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, HOMERO L. GUTIERREZ, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF PHARR.

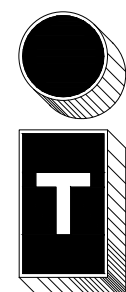
HOMERO L. GUTIERREZ, RPLS	NO. 2791	DATE
---------------------------	----------	------

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

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

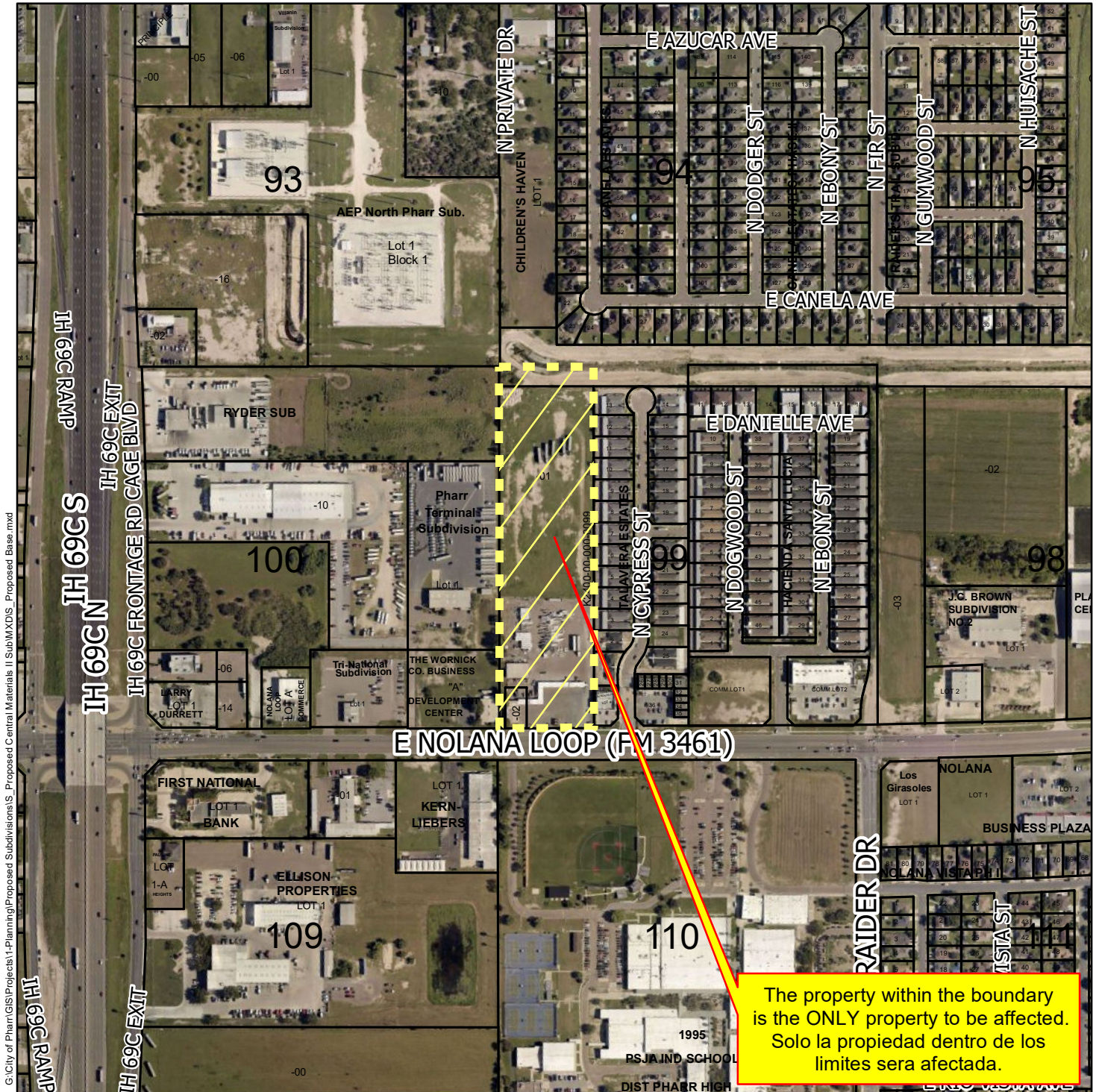
IDEN I. TREVINO, PE	NO. 92036	DATE
---------------------	-----------	------

DATE OF PREPARATION: OCTOBER 11, 2021



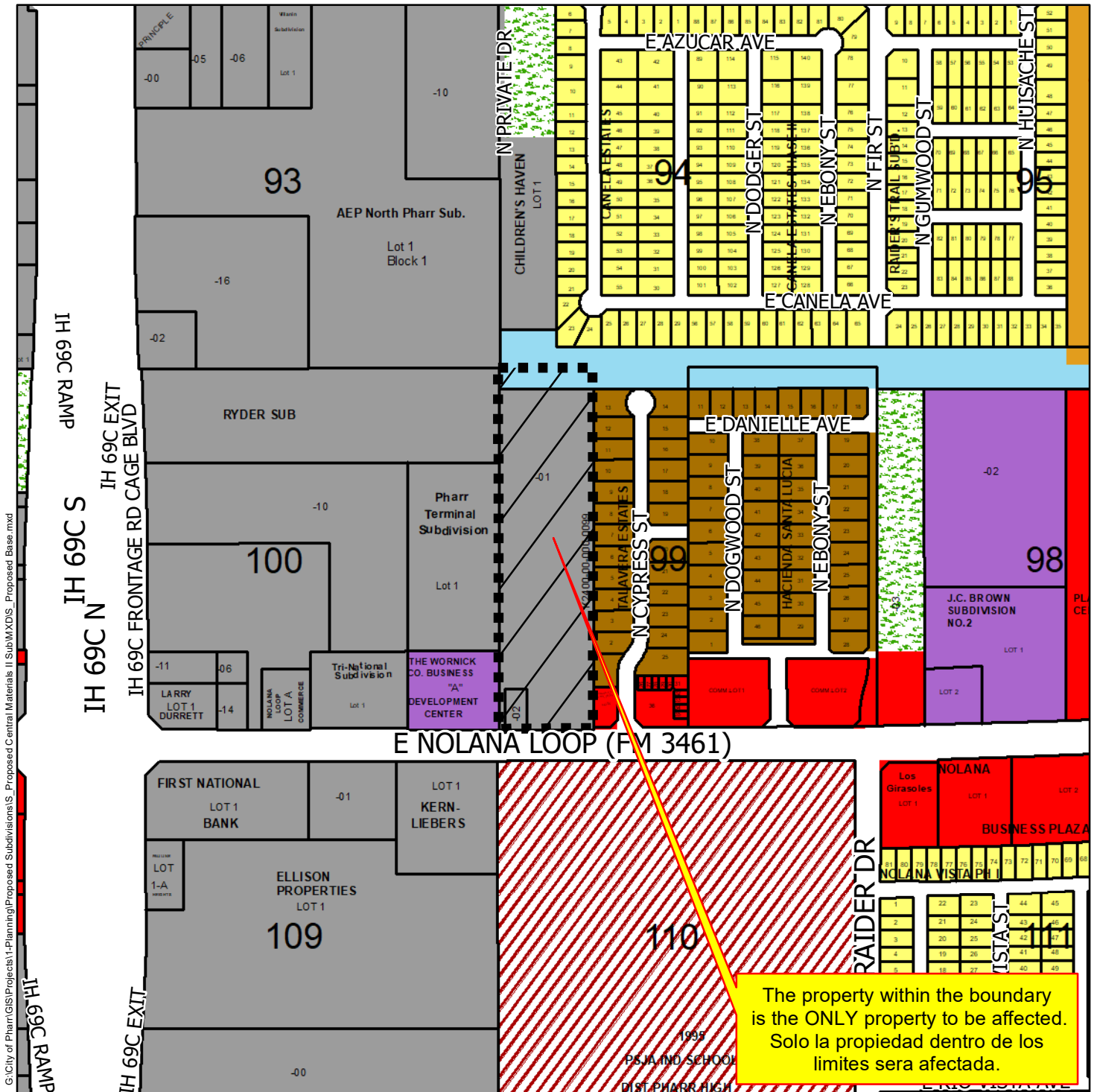
TREVIÑO ENGINEERING
FIRM No. F-7906

TEL No. (956) 283-8847 200 S. 10th St. Ste. 1303
McAllen, Texas 78501
ident@trevinoengineering.com



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





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: September 20, 2023

MEETING DATE: September 25, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Robles Engineering, LLC, representing Jorge A. Espino, owner, is requesting final plat approval of the proposed La Piedad Subdivision. The property is legally described as being a 0.684 acre out of Lot 191, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of W. Sam Houston Avenue. **SUB#211144**

Classification: Regular

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

Issue: Robles Engineering, LLC, representing Jorge A. Espino, owner, is requesting final plat approval of the proposed La Piedad Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed La Piedad 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 - 9/20/2023
Approved - 9/20/2023
Final Approval - 9/20/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, SEPTEMBER 25, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LA PIEDAD SUBDIVISION FILE NO. SUB#211144

GENERAL INFORMATION:

APPLICANT: Robles Engineering, LLC, representing Jorge A. Espino, owner, is requesting final plat approval of the proposed La Piedad Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.684 acre out of Lot 191, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 900 Block of W. Sam Houston Ave.

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

PROPERTY PROPOSED USE: Single family residential lot.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed La Piedad 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 October 2, 2023 at 4:00 p.m.

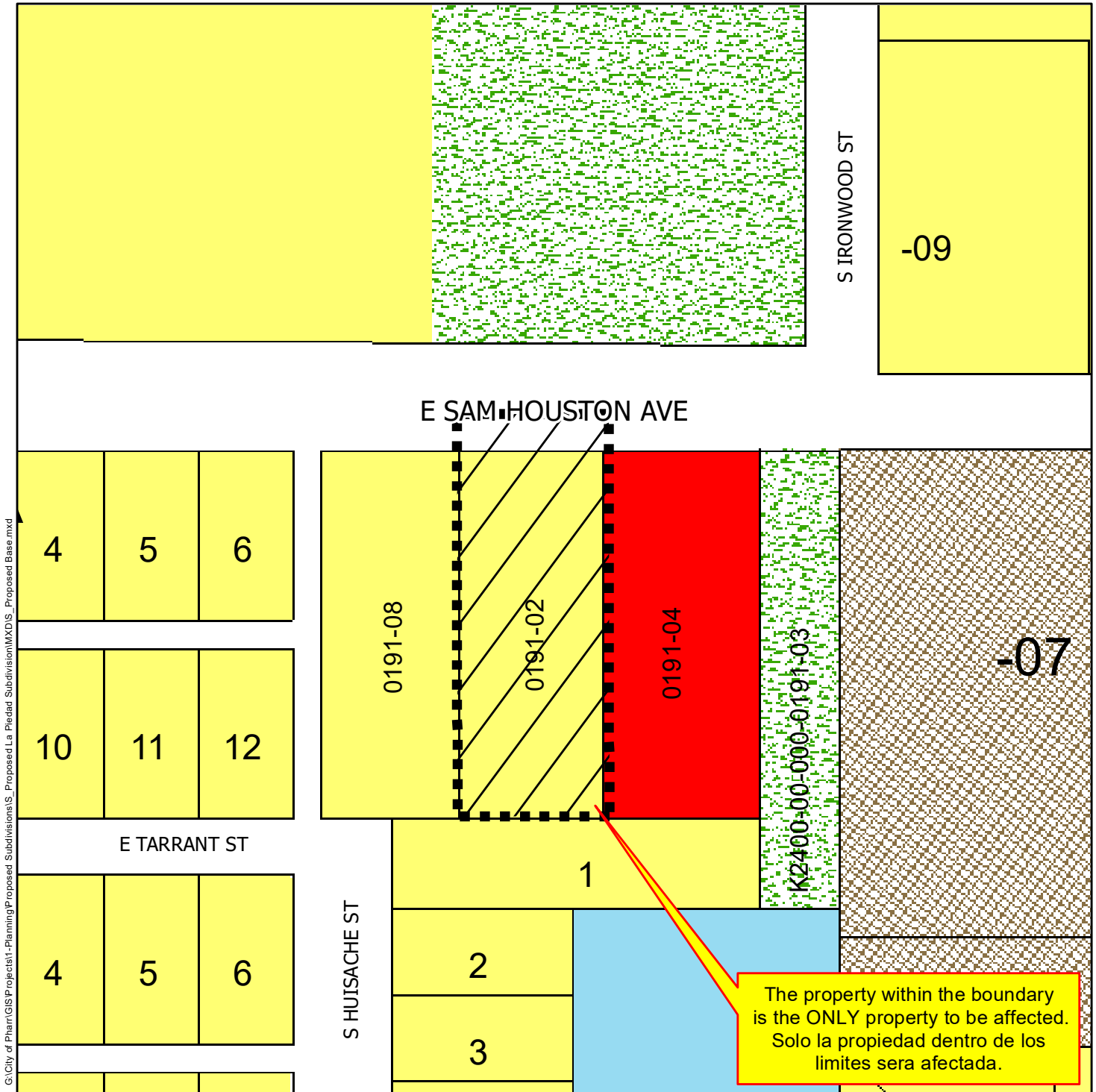
PO BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596

PHONE (956) 968-2422
FAX (956) 969-2011



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