

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 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 November 27, 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) Ted Morales, representing Lamar Strong, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outdoor storage of materials and/or equipment in a Heavy Industrial District (HI). The property is legally described as being 10.317 acres, more or less, out of Lot 40, L. R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 101 North Veterans Boulevard. **CUP#231104**

- 2) Rogelio Ibanez, Jr., representing Teysha Group, LLC., 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 Residential Multi-Family District (R-MF) in order to develop and construct apartments. The property is legally described as being 5.33 acres, more or less, out of Lot 223, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is located at 1100 East Moore Road. **COZ#231103**

- 3) Pinpoint Construction & Investments, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential Estate District (R1-E) to Townhouse Residential District (R-TH). The property is legally described as being 18.52 acres more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1500 West Owassa Road. **COZ#231102**

E. PLATS:

- 1) HALFF, representing Jaime Garza, BEBO Distributing Company, Inc., A Texas Corporation, is requesting preliminary plat approval of the proposed Lot 1 DSV Subdivision. The property is legally described as being 36.458 acres out of Lot 403, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1100 Block of West Produce Drive. **SUB#231130**

2) Westwood Professional Services, Inc., representing K.V. Chowdary, Manager of KVS Development, L.L.C., is requesting preliminary plat approval of the proposed Majestic International Trade Port Phase 2 Subdivision. The property is legally described as being a 79.022 acre tract out of Lots 47 and 48 Block 15, Lots 49 and 50, Block 16, Lots 51 and 52, Block 17, Lots 53 through 55, Block 18 and a portion of a 40 foot road, shown on the Re-subdivision of Lot 1 and 5 to 32, inclusive of the San Juan Plantation Subdivision and out of Lots 3 and 4, as shown on the Re-subdivision of Closner Subdivision. **SUB#231025**

F. ANNOUNCEMENTS:

G. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Planning and Zoning Commission hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Commission may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of **real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Commission may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

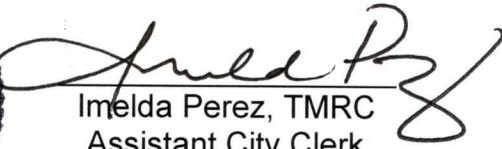
H. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

I. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning & Zoning Commission was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 7th day of December 2023 at 5:10 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 7th day of December 2023




Imelda Perez, TMRC
Assistant City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 27, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, November 27, 2023 and following is the record of attendance.

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

ABSENT: Jonathan Larraga Romeo Robles

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
 Hilda Pedraza, Assistant City Manager
 Kimberly Mendoza, Director of Development Service
 Joe Garza, Asst. Director of Development Services
 Eddie Martinez, Planner III
 Laura Fonseca, Planner II
 Joanna Villarreal, Planner I
 Nancy Hernandez, Secretary
 Julia Rios, Administrative Assistant

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 absent members. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM B. PUBLIC TESTIMONY

Julia Rios, Administrative Assistant, stated there was no one who signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR NOVEMBER 13, 2023

Chairman, Danny Wylie, introduced the item. Andy Castro **moved** to approve the minutes as submitted. Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

- 1) THE NEW BEGINNING CHURCH- UN NUEVO PRINCIPIO, OWNER HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 1, 2, AND 3, Block 20, HIDALGO PARK ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 7505 SOUTH STEVE LANE. CUP#231001**

Laura Fonseca, Planner II, introduced the item and stated The New Beginning Church- Un Nuevo Principio was requesting a conditional use permit to allow a church 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) to the north, east, west, and south. She further stated the area was generally designated for single family residential use in the Land Use Plan.

Laura Fonseca, Planner II, briefly stated Code Compliance and Development Services Departments recommended approval of the Conditional Use Permit but were pending inspection from Fire Department. She reported fifty-six (56) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on November 9, 2023, and a legal notice was published in the Advance News Journal on November 8, 2023. She stated staff received one call for information only.

Laura Fonseca, Planner II, further stated staff recommended approval of the request for a Life-of-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1) and applicant shall comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if there were any comments. Veronica Alonzo, applicant, voiced some concerns about sewer odor and low water pressure. She stated she hired a plumber who advised the problem was coming from when the city internet was installed. She asked how her concerns would be taken care of.

Kimberly Mendoza, Director of Development Services, stated staff would look into all her concerns and will follow up in the morning.

There being no further discussion, Charlie Ramirez **moved** to approve the Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). Ruben Luna seconded the motion and when put to vote, it carried unanimously.

ITEM E. PLATS:

- 1) MELDEN & HUNT, INC., REPRESENTING JAIME LOPEZ, MANAGER FOR THE TRAILS ON JACKSON LLC. A TEXAS LIMITED LIABILITY COMPANY, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED VACATE OF BROTHERS COMMERCE CENTER SUBDIVISION AND PPLAT OF THE TRAILS ON JACKSON SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 8.176 ACRES, BEING OUT OF LOTS 1 THRU 28 AND ALL OF BROTHERS MORA DRIVE, RIGHT-OF-WAY WITHIN, BROTHERS COMMERCE CENTER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4900 BLOCK OF NORTH JACKSON ROAD. SUB#230305**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located was currently zoned Residential Multi-Family High Density District (R-MFHD) and the adjacent properties were zoned General Business District (C) and Agricultural Open Space District (A-O) to the east and city limits to the west. He further stated the property was designated for commercial, multi-family and public/semi-public use in the Land Use Plan and the proposed use was apartments.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Vacate of Brothers Commerce Center Subdivision and Plat of the Trails on Jackson Subdivision, subject to the conditions noted in the packet.

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

- 2) PABLO SOTO JR., REPRESENTING PABLO QUINTANILLA SALINAS AND CLARIBEL PEREZ, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED P & C SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.45 ACRE TRACT OF LAND OUT OF LOT 144, KELLY- PHARR SUBDIVISION, ALSO KNOWN AS RESERVED LYING SOUTH OF AND ADJACENT TO LOTS 19, 20, 21, 22, AND 23, BLOCK 21, CITRUS BAY UNIT NO. 2 PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2500 BLOCK OF NORTH VETERANS BOULEVARD. SUB#230719**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located was currently zoned Residential Mobile Home District (R-MH) and the adjacent properties were zoned Residential Mobile Home District (R-MH) to the north and west, General Business District (C) to the south and city limits to the east. He further stated the property was designated

Right of Way use in the Land Use Plan and the proposed use was for Residential Mobile Home use.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed P & C 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 P & C Subdivision. Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

ITEM G. CLOSED SESSION

None

ITEM H. RECONVENE:

None

ITEM I. ADJOURNMENT

There being no further business, Charlie Ramirez moved to **adjourn**. Andy Castro seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:11 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: December 6, 2023

MEETING DATE: December 11, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Ted Morales, representing Lamar Strong, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outdoor storage of materials and/or equipment in a Heavy Industrial District (HI). The property is legally described as being 10.317 acres, more or less, out of Lot 40, L. R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 101 North Veterans Boulevard. **CUP#231104**

Classification: Regular

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

Issue: Ted Morales, representing Lamar Strong, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outdoor storage of materials and/or equipment in a Heavy Industrial District (HI).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Industrial District (HI) 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 - 12/6/2023
Approved - 12/6/2023
Final Approval - 12/7/2023



MEMORANDUM

DATE: MONDAY, DECEMBER 11, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE FILE NO. CUP#231104
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GENERAL INFORMATION:

APPLICANT: Ted Morales, representing Lamar Strong, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outdoor storage of materials and/or equipment in a Heavy Industrial District (HI).

LEGAL DESCRIPTION: The property is legally described as being 10.317 acres, more or less, out of Lot 40, L. R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 101 North Veterans Boulevard.

ZONING: The property and the property to the west are currently zoned Heavy Industrial District (HI). The surrounding area is zoned General Business District (C) to the south. A portion of the property to the north is zoned Single-Family Residential Small Lot District (R1-A) and the remaining portion is zoned Heavy Industrial District (HI). The city limits lie to the east. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:

FIRE DEPARTMENT:	Pending inspection of the Conditional Use Permit.
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CODE COMPLIANCE:

Recommends approval of the Conditional Use Permit.

**DEVELOPMENT SERVICES
DEPARTMENT:**

Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Fifty-six (56) surrounding property owners were notified of the request by letter on November 22, 2023, and a legal notice was published in the Advance News Journal on November 22, 2023. Staff received no response to the legal notice or Advance News Journal.

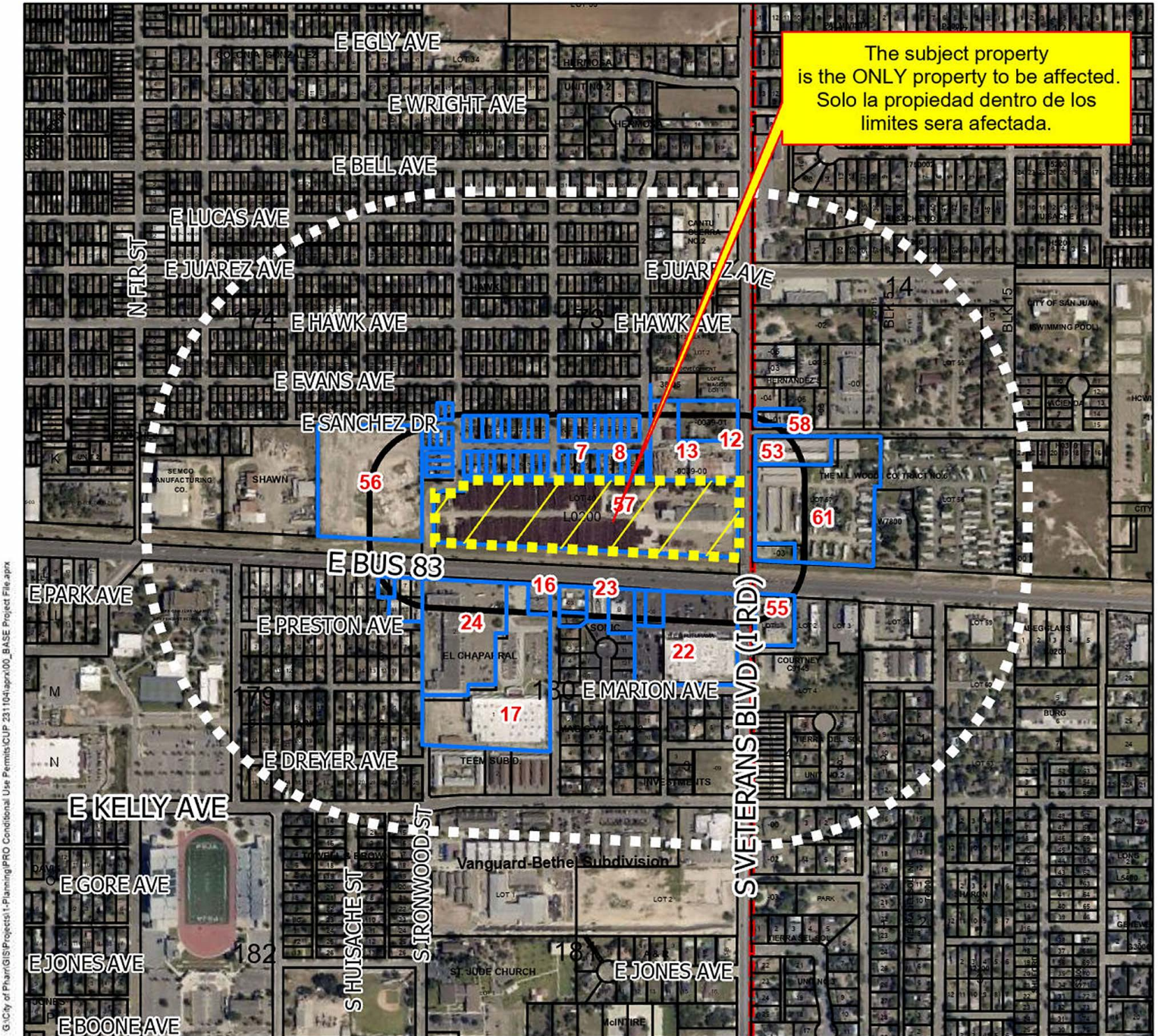
**PLANNING STAFF
RECOMMENDATIONS:**

Development Services is recommending approval of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Industrial District (HI) subject to the following conditions:

1. Applicant shall comply with all City of Pharr Ordinance requirements; any violation of City Ordinance will terminate this Conditional Use Permit;
2. All materials stored outside shall be kept within the fenced area;
3. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
4. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date;
6. All areas used for outside storage and parking areas for customers shall have an all-weather surface and comply with Wrecker Service Ordinance; and
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days

after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.

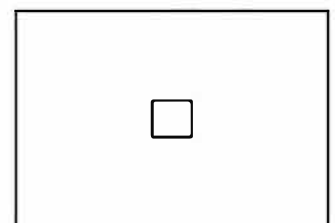
- Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

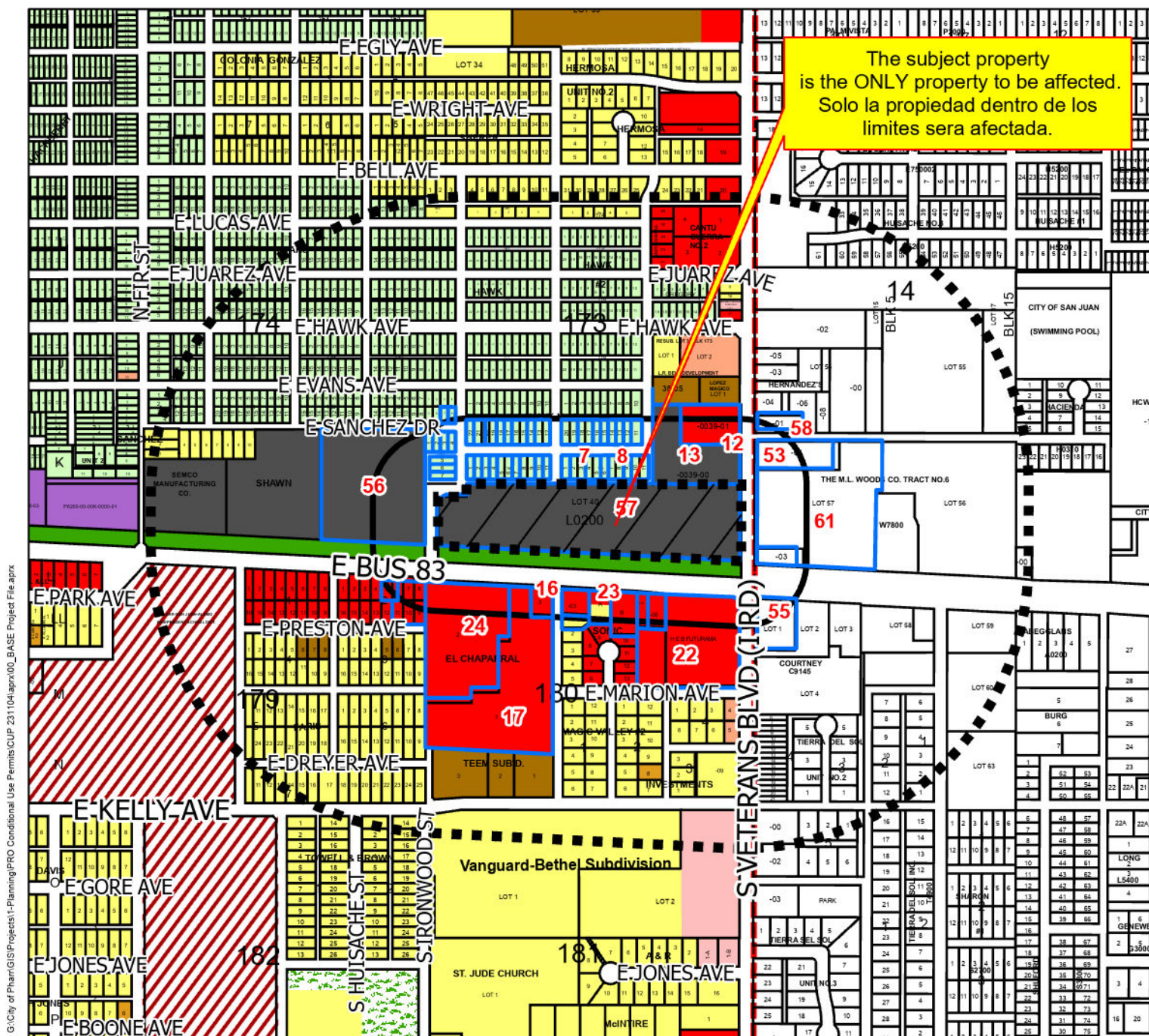


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|---------------------------------------|--------------------|--------------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Notified Properties |
| Single Family | Government Owned | Office Professional | 300 ft. Notification Buffer |
| Single Family Small Lot | General Business | PSJA ISD | Subject Property |
| Residential Multi-Family | Business District | Hidalgo ISD | Quarter Mile Radius |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD | |
| Mobile Home | Heavy Commercial | Planned Unit Development | |
| Townhouse | Heavy Industrial | | |
| HUD Code | Limited Industrial | | |

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.



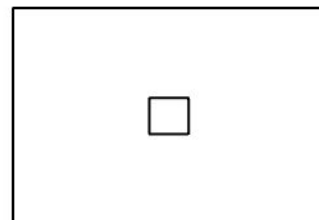


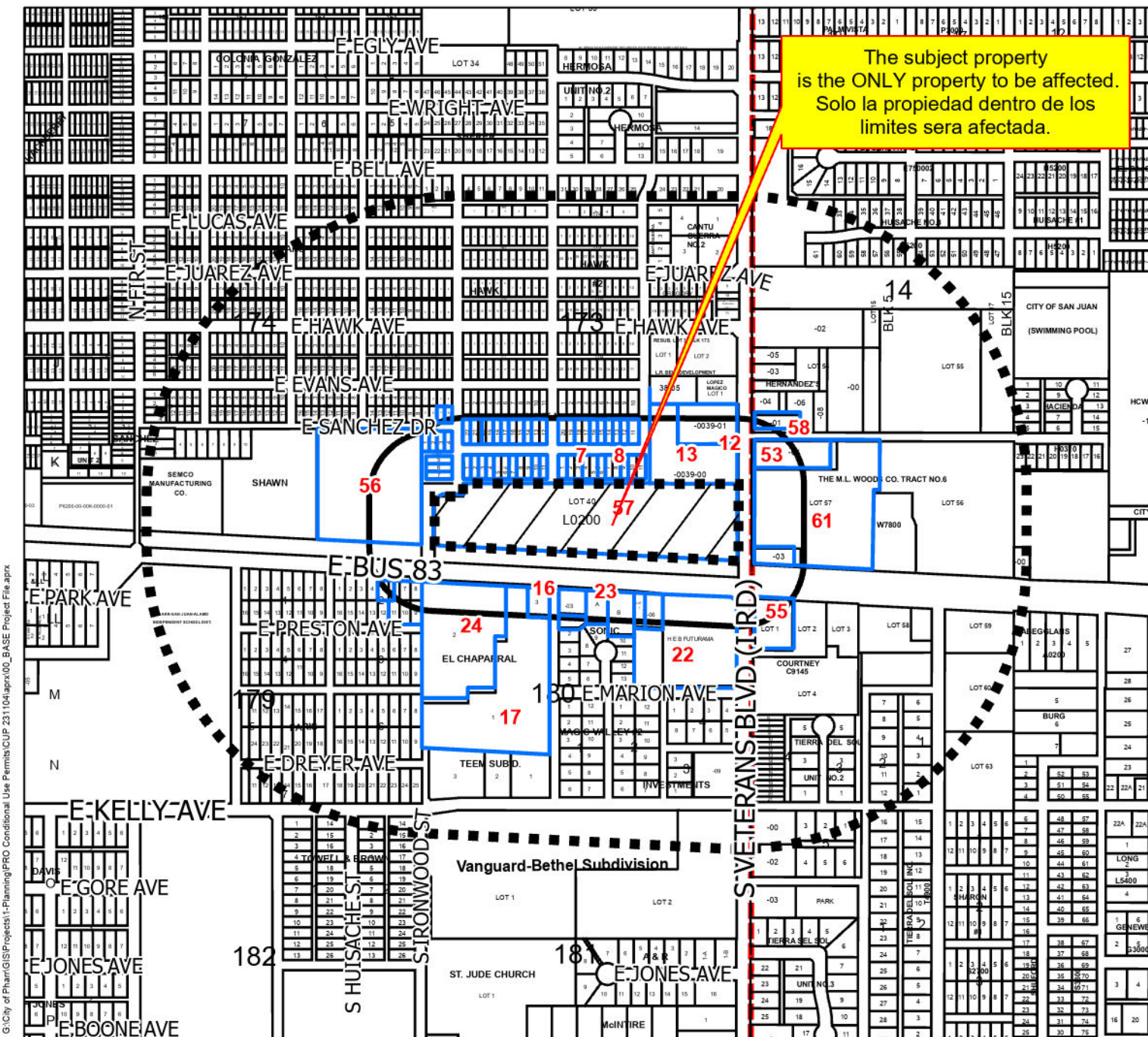
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- Notified Properties
- 300 ft. Notification Buffer
- Subject Property
- Quarter Mile Radius

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| Mobile Home | Heavy Commercial | Planned Unit Development |
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- Notified Properties
- 300 ft. Notification Buffer
- Subject Property
- Quarter Mile Radius

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Pharr
Development Services



Site Photo

101 N VETERANS BOULEVARD





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: December 6, 2023

MEETING DATE: December 11, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Rogelio Ibanez, Jr., representing Teysha Group, LLC., 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 Residential Multi-Family District (R-MF) in order to develop and construct apartments. The property is legally described as being 5.33 acres, more or less, out of Lot 223, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is located at 1100 East Moore Road. **COZ#231103**

Classification: Regular

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

Issue: Rogelio Ibanez, Jr., representing Teysha Group, LLC., 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 Residential Multi-Family District (R-MF) in order to develop and construct apartments.

Fiscal Consideration:

Staff Recommendation: Development Services recommends disapproval of the rezoning request from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the property is not in line with the future land use plan.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 12/6/2023
Approved - 12/6/2023
Final Approval - 12/7/2023



MEMORANDUM

DATE: MONDAY, DECEMBER 11, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). The property is legally described as being 5.33 acres, more or less, out of Lot 223, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is located at 1100 East Moore Road. COZ#231103
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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:

Rogelio Ibanez, Jr., representing Teysha Group, LLC., 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 Residential Multi-Family District (R-MF) in order to develop and construct apartments.

The subject site is located on the south side of East Moore Road, approximately 0.33 miles west of South Veterans Boulevard, with a physical address of 1100 East Moore Road. The property is legally described as being 5.33 acres, more or less, out of Lot 223, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

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

The property and the properties to the west, south and east were zoned Agricultural and/or Open Space District (A-O) upon annexation on June 29, 1984. The property to the north was zoned Residential Mobile Home District (R-MH) upon annexation on June 29, 1984. There have been no other rezoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family residential use in the Land Use Plan.

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

Seven (7) letters were mailed out to the surrounding property owners on November 22, 2023, and a legal notice was published in the Advance News Journal on November 22, 2023. Staff received one response for information only, to letter or public notice.

Development Services is recommending **disapproval** of the request to re-zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the property is not in line with the future land use plan.

NOTE: This item will go to before the City Commission Meeting of **December 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

Rogelio Ibanez, Jr., representing Teysha Group, LLC., owner

APPLICANT

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

CURRENT ZONE

1100 East Moore Road

ADDRESS

Residential Multi-Family District (R-MF)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Denial

Development Services recommends disapproval of the rezoning request from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the property is not in line with the future land use plan.

Laura Fonseca, Planner II

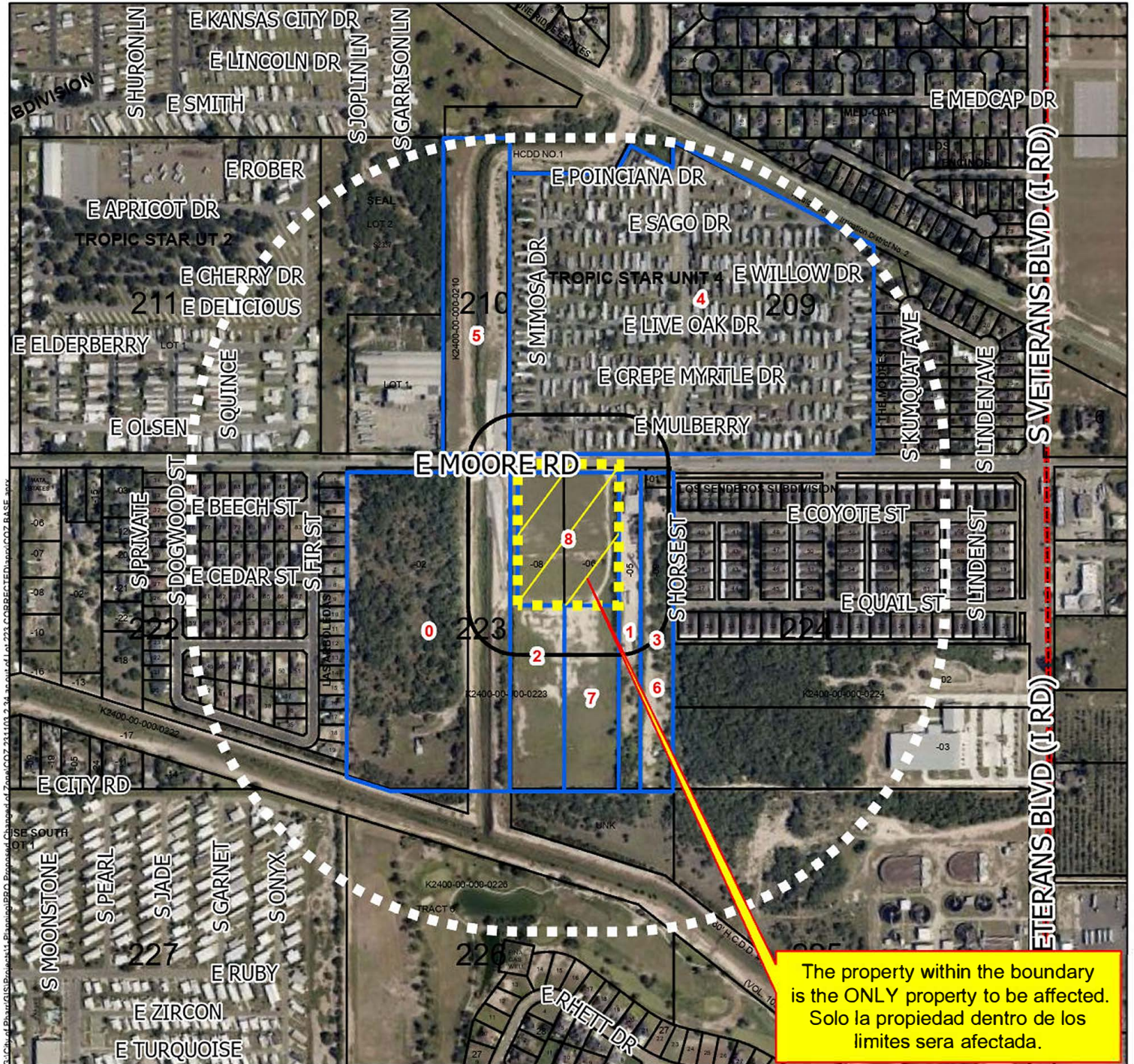
PREPARED BY

December 6, 2023

DATE

Proposed Change of Zone
5.33 ac out of Lot 223, Kelly-
Pharr Subdivision
Rogelio Ibanez Jr.

Aerial



Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- 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
- Quarter Mile Radius
- Subject Property
- 200 ft Radius
- Notified Properties

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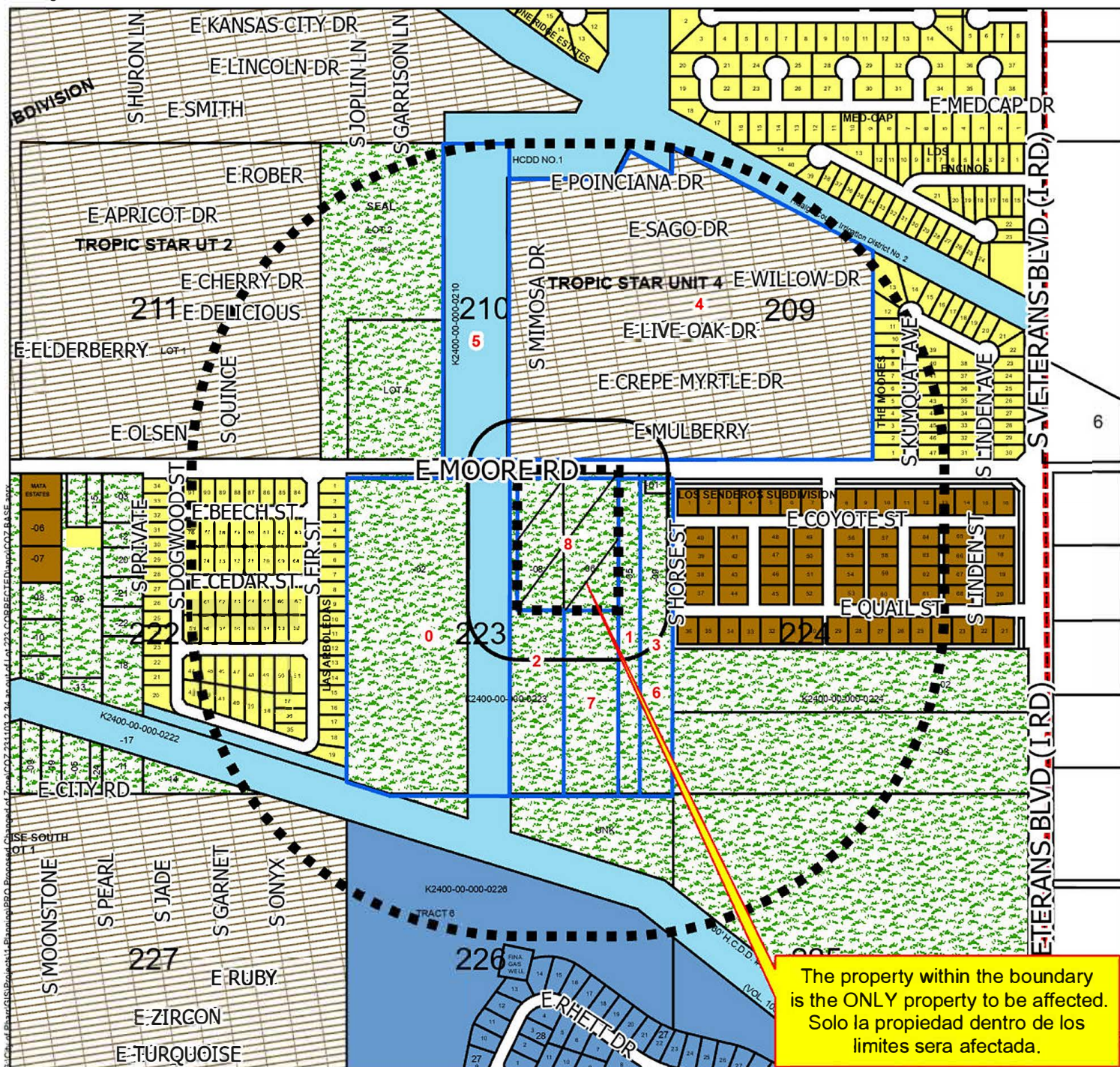
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/20/2023

Scale: 1:7,000



Zoning



Zoning

ZONE

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

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

Future Land Use

FUTURELAND

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

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

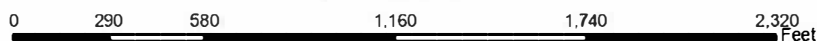
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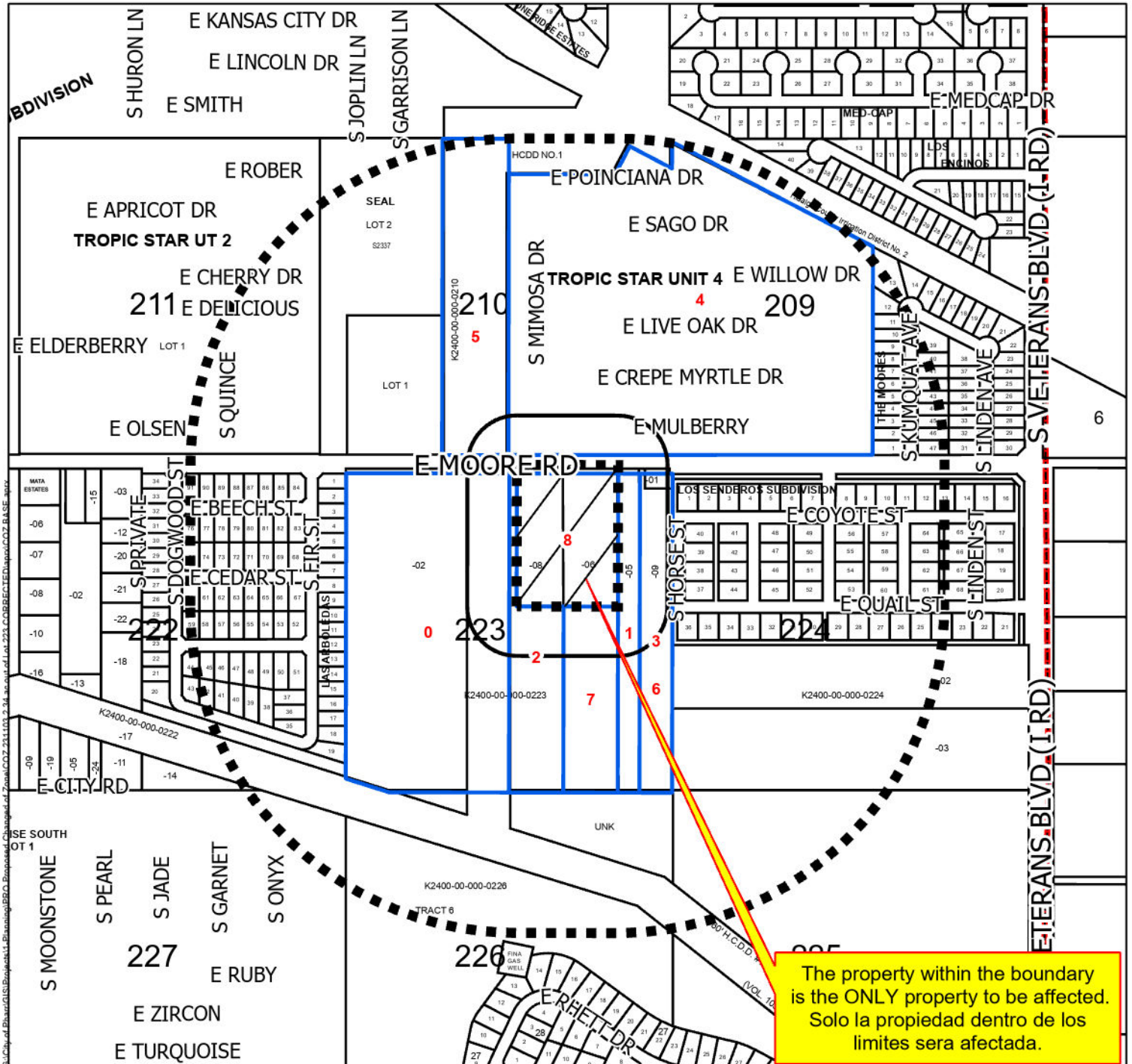
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/20/2023

Scale: 1:7,000



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
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- Office Professional
- PSJA ISD

Hidalgo ISD

- Valley View ISD
- Planned Unit Development

Future Land Use

FUTURELAND

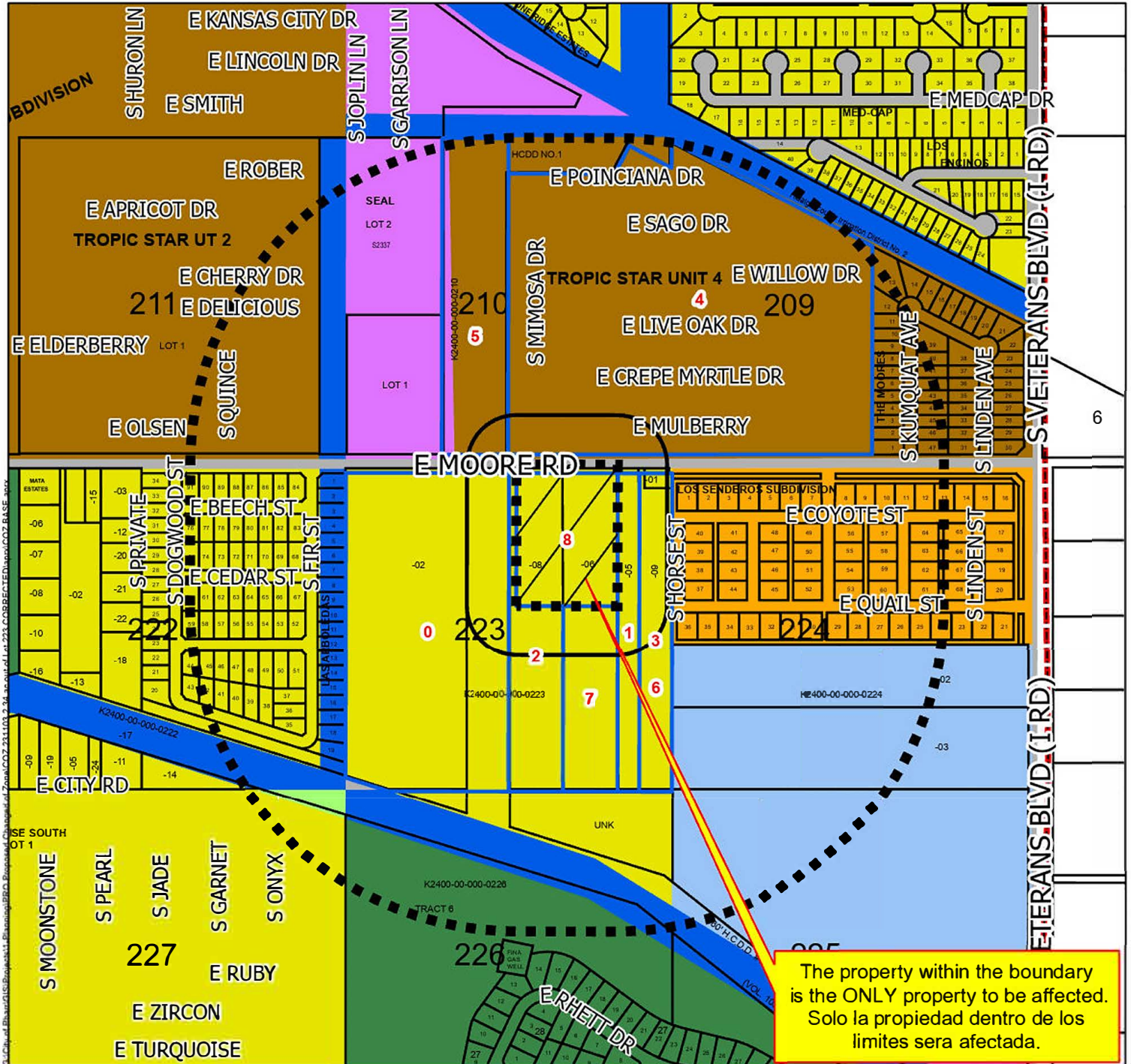
- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.

- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
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- 200 ft Radius
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Proposed Change of Zone
5.33 ac out of Lot 223, Kelly-Pharr
Subdivision
Rogelio Ibanez Jr.



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
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- PSJA ISD

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

- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
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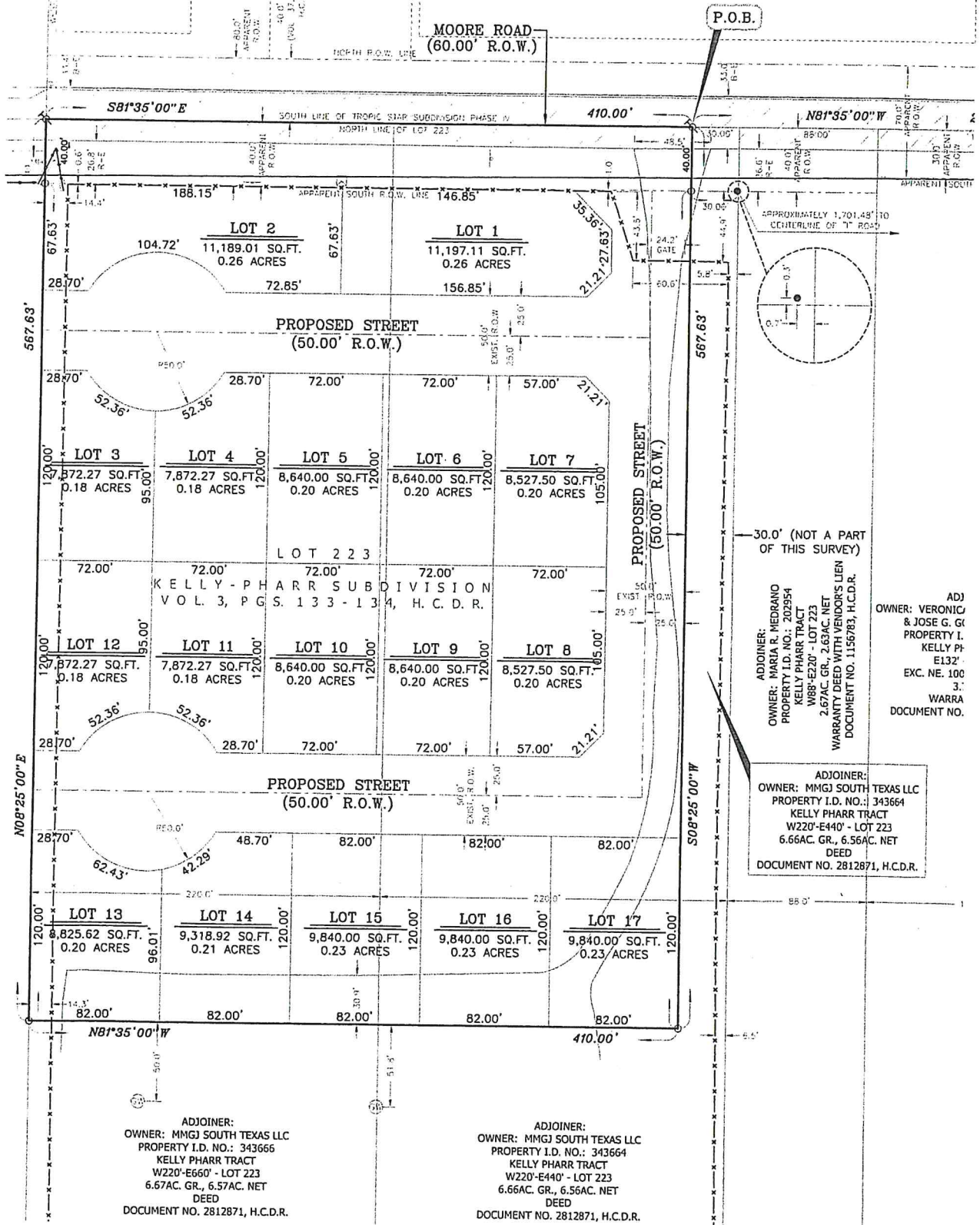


LOT 1

TROPIC STAR
SUBDIVISION
PHASE IV
VOL. 37, PG. 100,
H. C. M. R.

OPTION 2

SCALE: 1" = 60'





Pharr
Development Services



Site Photo
1100 East Moore Road





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: December 7, 2023

MEETING DATE: December 11, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pinpoint Construction & Investments, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential Estate District (R1-E) to Townhouse Residential District (R-TH). The property is legally described as being 18.52 acres more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1500 West Owassa Road. **COZ#231102**

Classification: Public Hearing

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

Issue: Pinpoint Construction & Investments, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential Estate District (R1-E) to Townhouse Residential District (R-TH) in order to develop and construct townhomes on each of the lots.

Fiscal Consideration:

Staff Recommendation: Development Services recommends disapproval of the rezoning request from Single-Family Residential Estate District (R1-E) to Townhouse Residential District (R-TH) as the property is not in conformance with the future land use plan and is not compatible with the adjacent zones or land uses in the surrounding area.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 12/7/2023
Approved - 12/8/2023
Final Approval - 12/8/2023

MEMORANDUM

DATE: MONDAY, DECEMBER 11, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential Estate District (R1-E) to Townhouse Residential District (R-TH) being 18.52 acres, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1500 West Owassa Road. COZ#231102

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:

Pinpoint Construction & Investments, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential Estate District (R1-E) to Townhouse Residential District (R-TH) in order to develop and construct townhomes on each of the lots.

The subject site is located on the south side of West Owassa Road, approximately 580 ft. west of North Sugar Road and has a physical address of 1500 West Owassa Road.

The property is legally described as 18.52 acres more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The subject property is located south of West Owassa Road, a 100 ft. minor arterial street that runs west and east with a posted speed limit of 30-45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single Family Residential Estate District (R1-E). The property and the property to the west were zoned Single-Family Residential District (R-1) on September 8, 2020. On November 21, 2022, the subject property was rezoned to Single Family Residential Estate District (R1-E). A portion of the property to the east was rezoned to High Density Multi-Family Residential District (R-4) on March 21, 2016. The remaining section to the east and area to the south are currently zoned Agricultural and or Open Space District (A-O). The city limits lie to the north side of the property. There have been no other zoning requests within the vicinity of the subject property since that time. The surrounding land uses include vacant land and residential uses. The property is generally designated for single 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.

Fifteen (15) letters were mailed out to the surrounding property owners on November 22, 2023, and a legal notice was published in the Advance News Journal on November 22, 2023. Staff received no response to the letters or the legal notice.

Development Services is recommending **disapproval** of the request to re-zone from Single-Family Residential Estate District (R1-E) to Townhouse Residential District (R-TH) as the property is not in conformance with the future land use plan and is not compatible with the adjacent zones or land uses in the surrounding area.

NOTE: This item will go before the City Commission Meeting of **December 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

Pinpoint Construction & Investments, LLC., owner

APPLICANT

**Single-Family Residential Estate District
(R1-E)**

CURRENT ZONE

1500 West Owassa Road

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:

Denial

Development Services is recommending disapproval of the request to re-zone from Single-Family Residential Estate District (R1-E) to Townhouse Residential District (R-TH) as the property is not in conformance with the future land use plan and is not in compliance with the adjacent zones or land uses in the area.

Laura Fonseca, Planner II

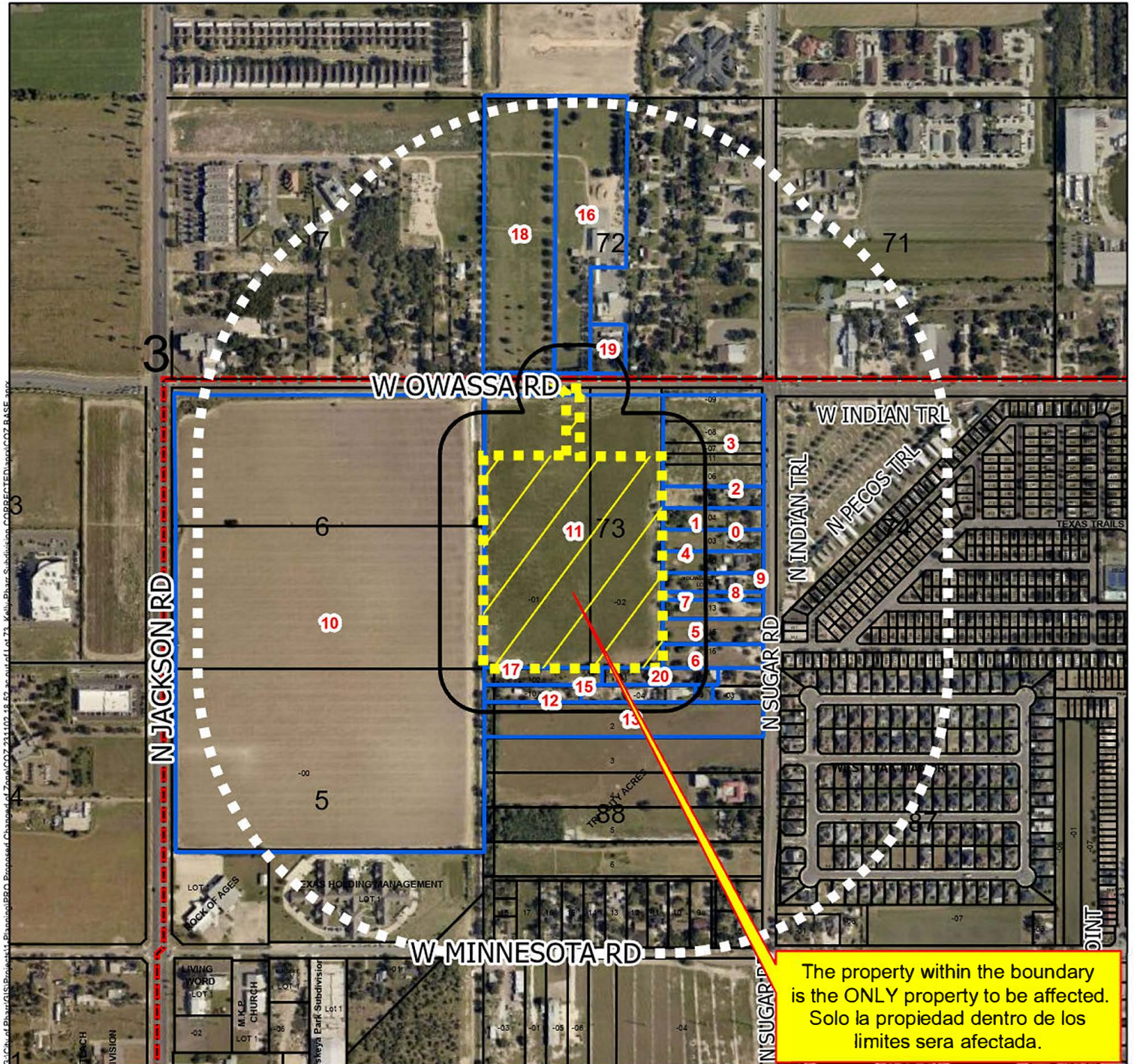
PREPARED BY

November 20, 2023

DATE

Proposed Change of Zone
18.52 ac out of Lot 73, Kelly-Pharr
Subdivision Hector Garcia

Aerial



Zoning

ZONE

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

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

- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Future Land Use

FUTURELAND

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

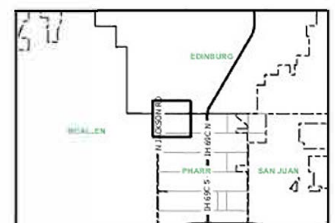
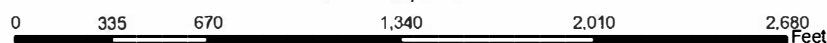
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
- 200 ft Radius
- Notified Properties
- Subject Property

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City of Pharr, Texas
Engineering Department
956.402.4242

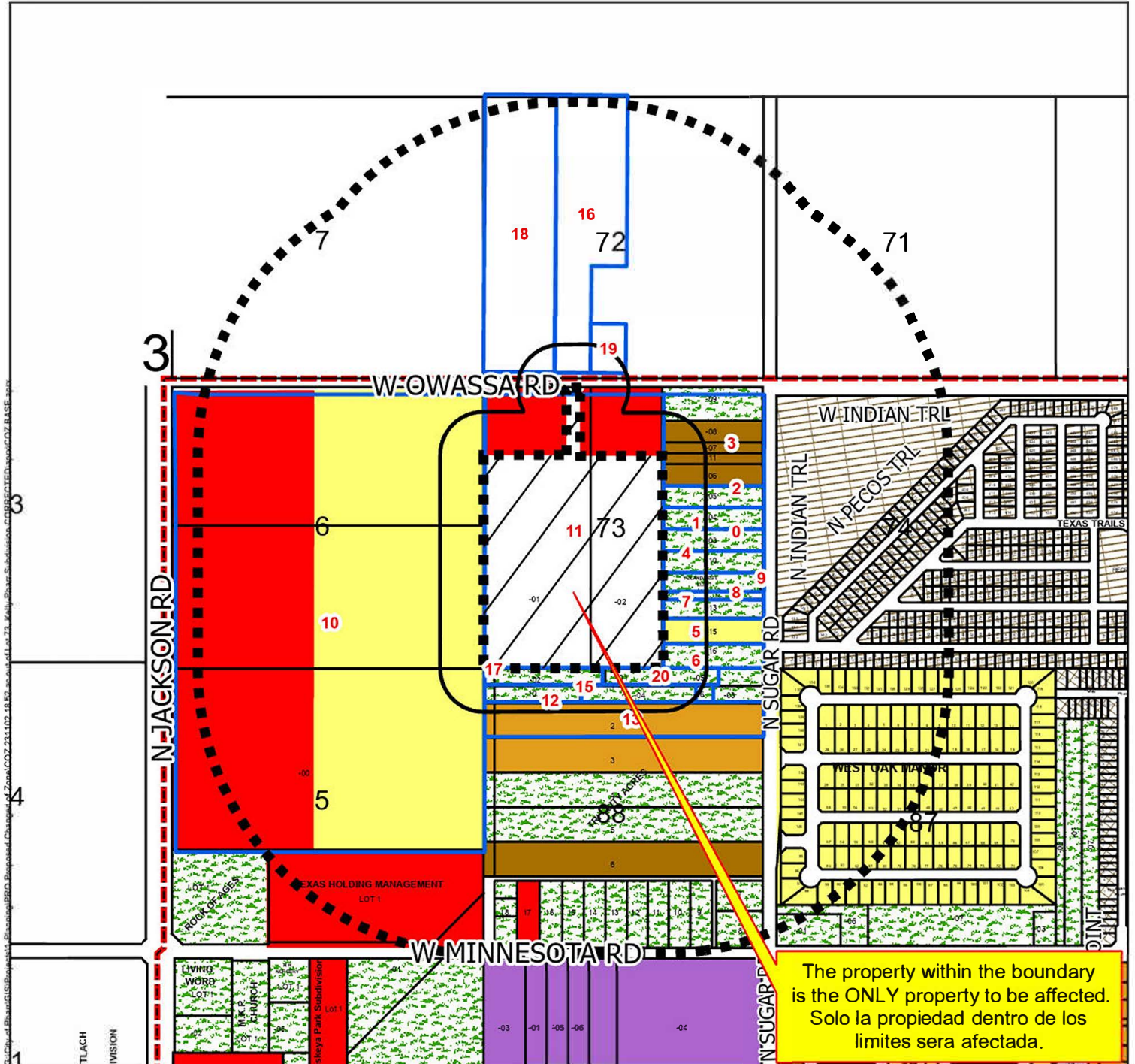
Date: 11/20/2023

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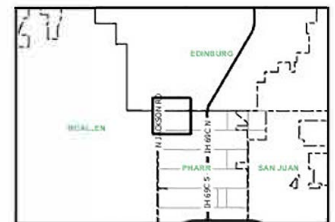
Proposed Change of Zone .
 18.52 ac out of Lot 73, Kelly-Pharr Subdivision
 Hector Garcia

Zoning



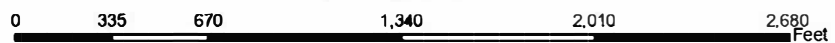
- | | | | |
|--|---|---|---|
| Zoning
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<ul style="list-style-type: none"> Agricultural Open Space Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse HUD Code | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> Hidalgo ISD Valley View ISD Planned Unit Development Future Land Use
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|--|---|---|---|

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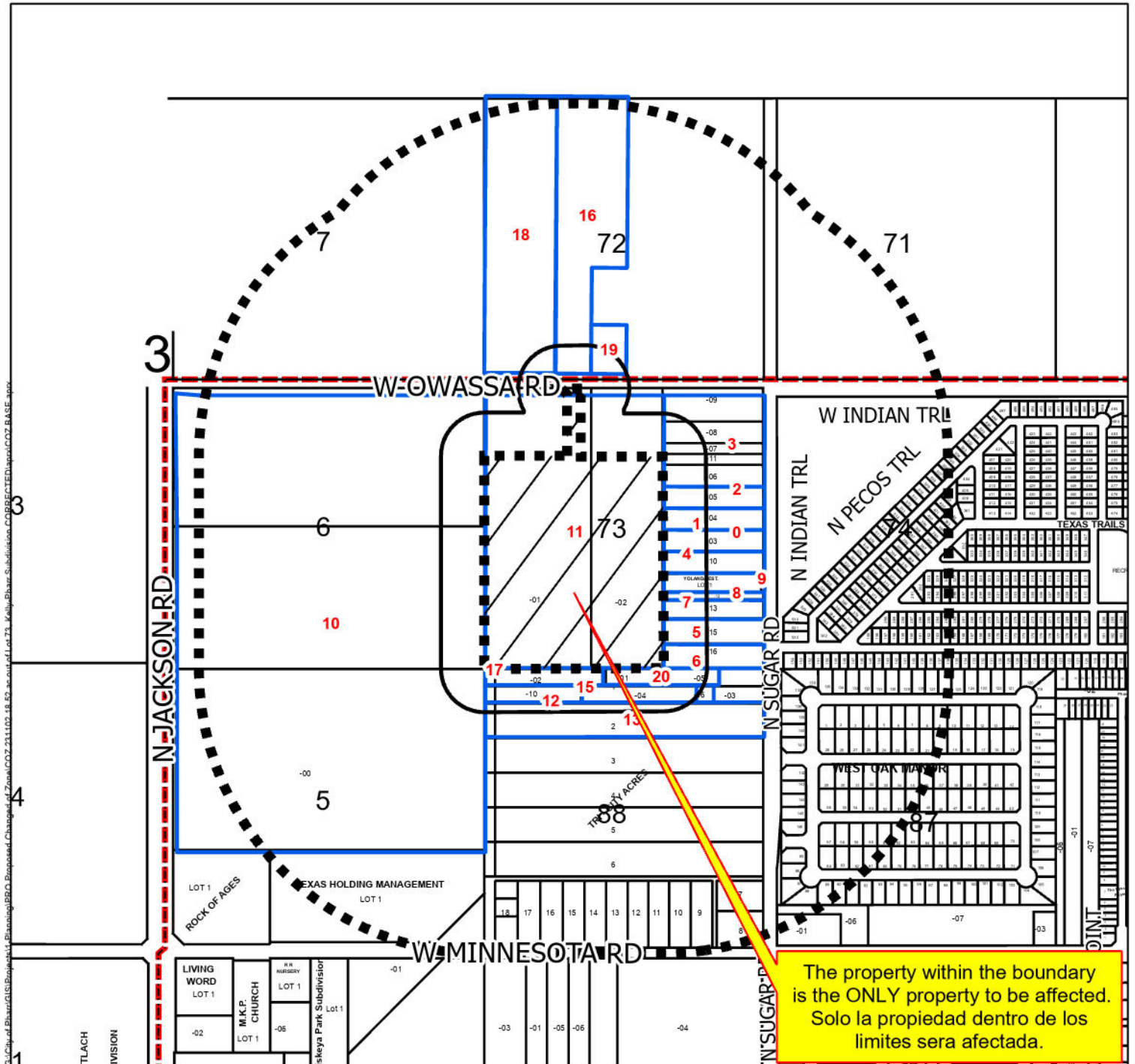
City of Pharr, Texas
 Engineering Department
 956.402.4242
 Date: 11/20/2023

Scale: 1:8,000



Proposed Change of Zone
18.52 ac out of Lot 73, Kelly-Pharr Subdivision
Hector Garcia

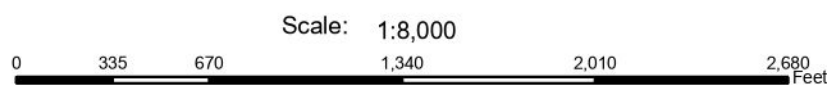
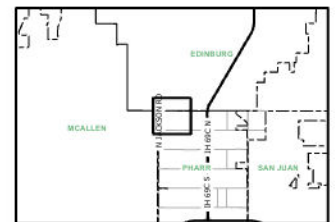
Radius



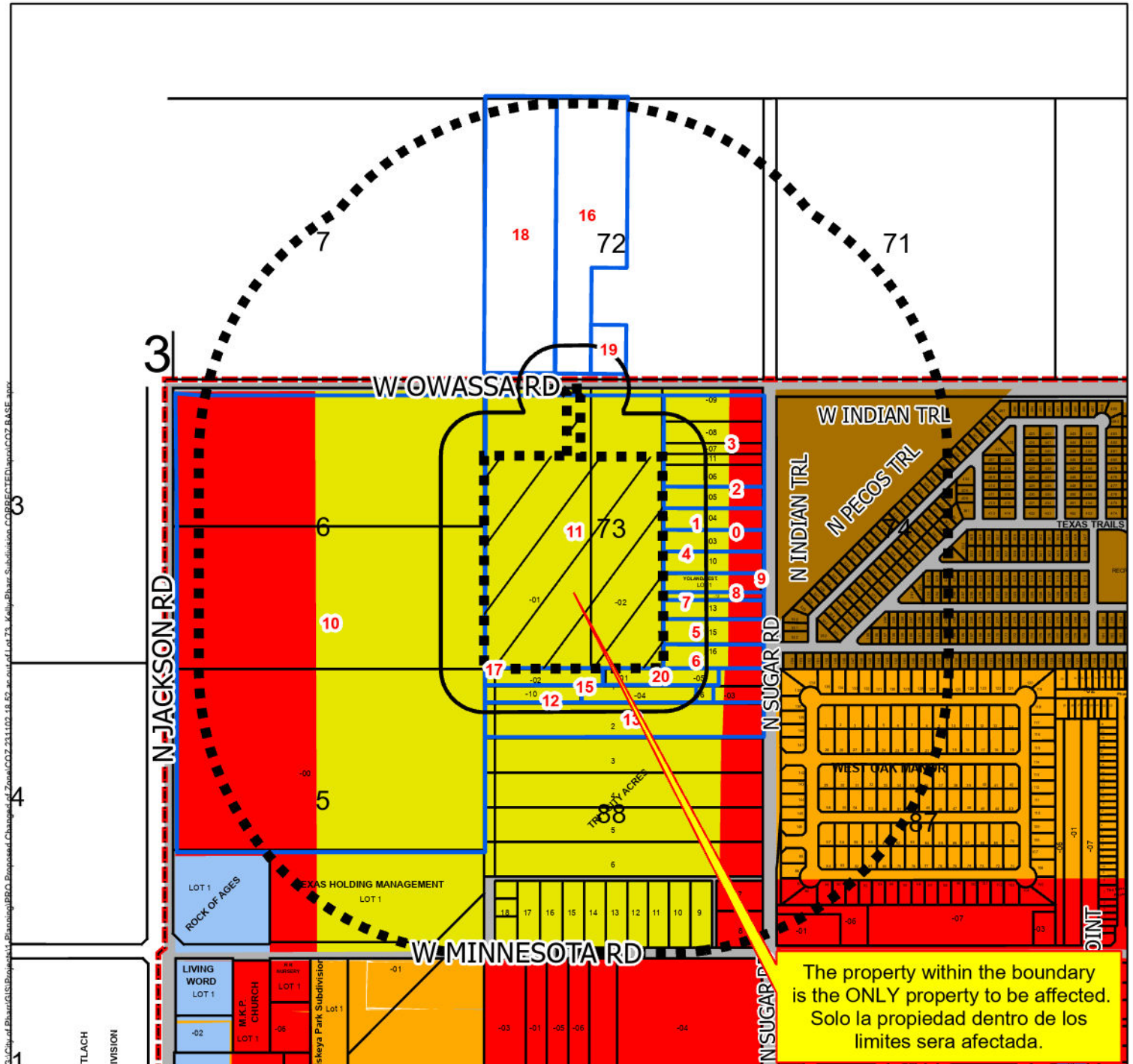
The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

- | | | | |
|--|---|---|---|
| Zoning
ZONE
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|--|---|---|---|

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Future Land Use



Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
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- Drainage Easement
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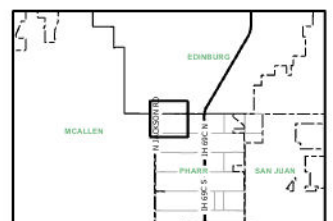
Future Land Use

FUTURELAND

- Irrigation
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- Notified Properties
- Subject Property

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OWASSA CROSSING SUBDIVISION
PRELIMINARY LAYOUT

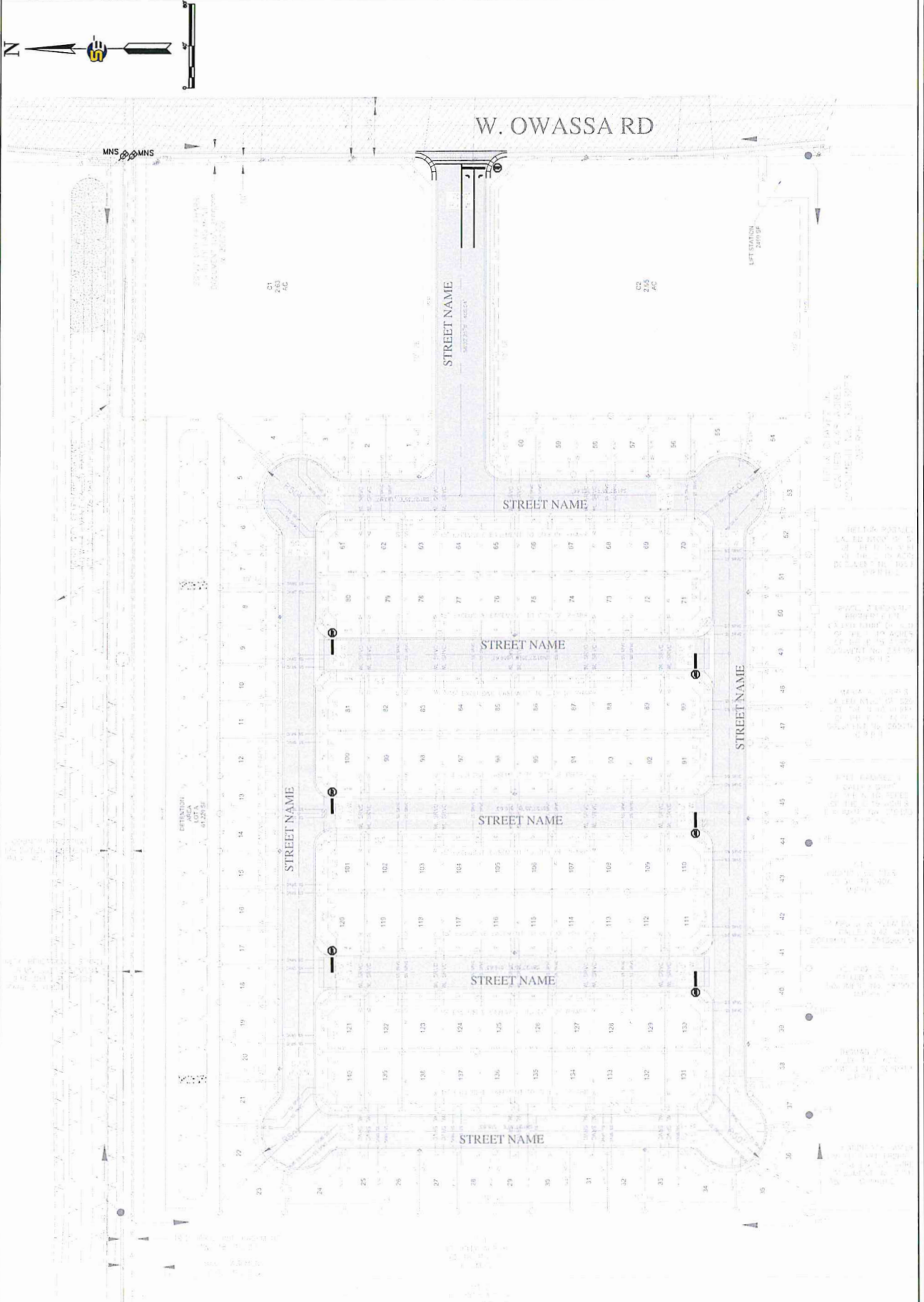
PINPOINT CONSTRUCTION & INVESTMENT, LLC
12205 TAYLOR RD.
MISSION, TX 78572

PREPARED FOR:

[illegible]

THIS DOCUMENT IS PRELIMINARY AND
IS RELEASED FOR THE PURPOSE OF
INTERIM REVIEW AND MARK-UP ONLY
UNDER THE AUTHORITY OF
OMAR CANO, P.E. No. 12008R
ON 11/9/2023

Supreme Engineering
100 Pinedale Rd. P.O. Box 100
Houston, TX 77252
Tel: (281) 403-1314
Fax: (281) 403-1314
Supreme Engineering, Inc.
Toll-Free Fax No. 1-811-3135





Pharr
Development Services



Site Photo
1500 West Owassa Road





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: December 6, 2023

MEETING DATE: December 11, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: HALFF, representing Jaime Garza, BEBO Distributing Company, Inc., A Texas Corporation, is requesting preliminary plat approval of the proposed Lot 1 DSV Subdivision. The property is legally described as being 36.458 acres out of Lot 403, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1100 Block of West Produce Drive. **SUB#231130**

Classification: Regular

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

Issue: HALFF, representing Jaime Garza, BEBO Distributing Company, Inc., A Texas Corporation, is requesting preliminary plat approval of the proposed Lot 1 DSV Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Lot 1 DSV 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 - 12/6/2023
Approved - 12/6/2023
Final Approval - 12/7/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 11, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LOT 1 DSV SUBDIVISION
FILE NO. **SUB#231130**

GENERAL INFORMATION:

APPLICANT: HALFF, representing Jaime Garza, BEBO Distributing Company, Inc., A Texas Corporation, is requesting preliminary plat approval of the proposed Lot 1 DSV Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 36.458 acres out of Lot 403, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1100 Block of West Produce Drive.

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

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Lot 1 DSV Subdivision subject to the following conditions:

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

1. Add "W" for West Produce Dr.
2. Streetlights shall be 250' max spacing, along W. Produce Dr.
3. Darken line along the dedicated W. Produce Dr.
4. Shall obtain street cut permits from public works and public utilities department if any street cuts

EASEMENTS:

1. No overlapping easements, if any.
2. Easements shall be 15' Exclusive to City of Pharr, for water or sewer lines within property, if any.

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

1. See attached comments.

DRAINAGE:

1. Provide detention directive on plat note.
2. See attached comments.

OTHER:

1. Update location map to show recorded subdivisions.
2. Identify dash line on the west side of property.
3. Verify notary signature block.
4. H.C.I.D. #2 verify with district for any issues. (comments attached)
5. Provide formation documents for company. (Ownership)
6. Organize Planning and Zoning Commission signature block to be within the others.
7. Plat note #4, remove the proposed setbacks and leave as per City of Pharr Ordinance.
8. Remove plat note # 16 and show street light along W. Produce Dr.
9. Developer shall pay re-imbursement to existing subdivision.
10. Identify the east lot line or gap and west.
11. Remove the word proposed and use dedicated by plat.
12. Remove extra information within lot.
13. Staff comments attached.

STAFF REVIEW MEETING FOR:

LOT 1 DSV SUBDIVISION

COMMENTS: **Initials: J.R.** **NOVEMBER 28, 2023**

WATER:

- Will need to install in line gate valves.
- Public Utilities recommend a secondary water loop for fire protection (there are two options).
- Will need to install 12" MJ tees with 2-12" GV on the southeast and southwest corners of the property (for future connections).
- Will need to install a 12" MJ cross with 4-12" GV on the northeast corner of the property (for future connections)
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed.
- Will need to update manhole lid detail.
- Manhole rim and lid will need to be composite base with the 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. 3rd Floor
Pharr, Texas 78577

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

Subdivision: DSV STAFF SUBDIVISION LOT #1

Reviewed by: J. GONZALEZ

November 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 HAVE LOOPED WATER LINES FROM TWO DIFFERENT DIRECTIONS AND HAVE A CIRCULATING FEED.**
- 2. SHALL PROVIDE DETAILS ON FIRE HYDRANT PLACEMENT ON THE DETENTION POND.**



Staff Review Meeting

DATE: 11/29/2023

DSV Subdivision

36.458 Acres

Pharr Tx, 78577

Plat Notes:

- No comments

General Notes:

- 8" bleeder is required for outfall connection.
- Shall obtain a Large Construction Notice from TCEQ.
- If detention pond is deeper than 3 feet or more, it will require a surrounding fence with a height of 3 feet minimum or higher.
- As per City Standards all inlets will be type A.
- If boring is required, a permit must be requested from the Public Works Department.
- All stormwater manhole covers shall have the New City Logo.
- Show utility profiles, lines, crossing, elevations, and separation details.
- Include Best Management Practices and submit an approved Sediment Erosion Control Plan with details.
- Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Lot 1 DSV Subdivision

DATE: November 30, 2023

REVIEW: Preliminary (comments plans dated 11-22-2023)

PLAT

1. Signature and seal from P.E. & RPLS is required.
2. Note No. 15--- Revise note to say: "Owners to maintain detention/retention area".
3. Verify ROW on S. Sugar Rd.

SITE PLAN

1. Provide all pertinent details for water, sewer, storm, and paving.
2. Provide profile detail for all utility crossings.
3. Trench safety shall be required for all proposed utility lines.
4. Show detail of all water and sewer line tie-ins. Water line shall be required to be a true loop as per standard requirements.
5. Inline valves for waterline may be required as per Public Utilities request.

DRAINAGE

1. Drainage report to be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit phase.

CONSTRUCTION SCHEDULE

- The contractor shall provide a construction schedule for the above-mentioned subdivision.

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

- **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.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: [Javier Lopez](#)
Subject: Proposed Lot 1 DSV Subd; Proposed Majestic International Trade Port Phase 2 Subd.
Date: Tuesday, November 28, 2023 11:30:20 AM
Attachments: [20231128112809.pdf](#)

***** 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,

HCID2 claims for the following proposals:

1. Lot 1 DSV Subdivision:
 - a. We have an 80' fee simple claim within the west side. Vol. 26, Pg. 203 tract 52 as shown Vol. 0, Pg. 63-5.
 - b. We have a 21" FJ-RCP pipeline on the east side not being shown.
 - c. Need a reference point from the corner Lot Kelly-Pharr.
 - d. Update to the signature script as shown in the attachment.
2. Majestic International Trade Port Phase 2 Subdivision:
 - a. The subdivision boundary should not include the 100' canal right of way this is still HCID2 property. Until then, that area would need to be carved out. After the purchase/release, the boundary line shown is correct.
 - b. The bold label on the north shown as CANAL RIGHT OF WAY is incorrect, it should be DRAIN DITCH. Vol. 21, Pg. 345 as shown Vol. 16, Pg. 5.
 - c. We need a reference point from the common corner Lot out of Closner Subdivision.
 - d. The easement label shown on the south side would need to be released by document not abandoned by plat. The pipeline is being replaced and relocated outside of road right of way.
 - e. The signature script update: THIS PLAT ... BY THE HIDALGO ... ; Remove the comma after THIS and after FENCES.

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

neating the boundary of
ve been marked with a
SOC.", unless otherwise
ce the boundary.

constructed along

irements at the time of

record for the subdivision
an on-site volume of
imate only and detailed
ssued for this platted
by the City of Pharr for

ccordance with
(6).

sponsibility of the agency

Permit Phase in order to

Ambrosio Hernandez
Mayor, City of Pharr

Date

Hilda Pedraza
City Clerk

Date

STATE OF TEXAS
COUNTY OF HIDALGO:

Hidalgo County Drainage District No. 1 hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Texas Water Code 49.211(c). The district has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision based on generally accepted engineering criteria. It is the responsibility of the developer and his engineer to make these determinations.

Raul E. Sesin, P.E. C.F.M.
By, Hidalgo County Drainage District No. 1
General Manager

Date

STATE OF TEXAS
COUNTY OF HIDALGO:

This plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this

the 1 day of November, 2024.

No improvements of any kind (including without limitation, trees, fences, and buildings) shall be placed upon Hidalgo County Irrigation District No. 2 rights-of-way or easements.

President

Attest:

Secretary align

move up - Align next to President

PRELIMINARY

NOV 22 2023

Time: _____

IN
TY
D, JR.
CLERK

AT _____ AM/PM

GO COUNTY, TEXAS

DEPUTY

(956) 664-0286
(956) 664-0286

LOT 1 DSV SUBDIVISION

A SUBDIVISION OF
36.458 ACRES OUT OF LOT 403
KELLY-PHARR SUBDIVISION

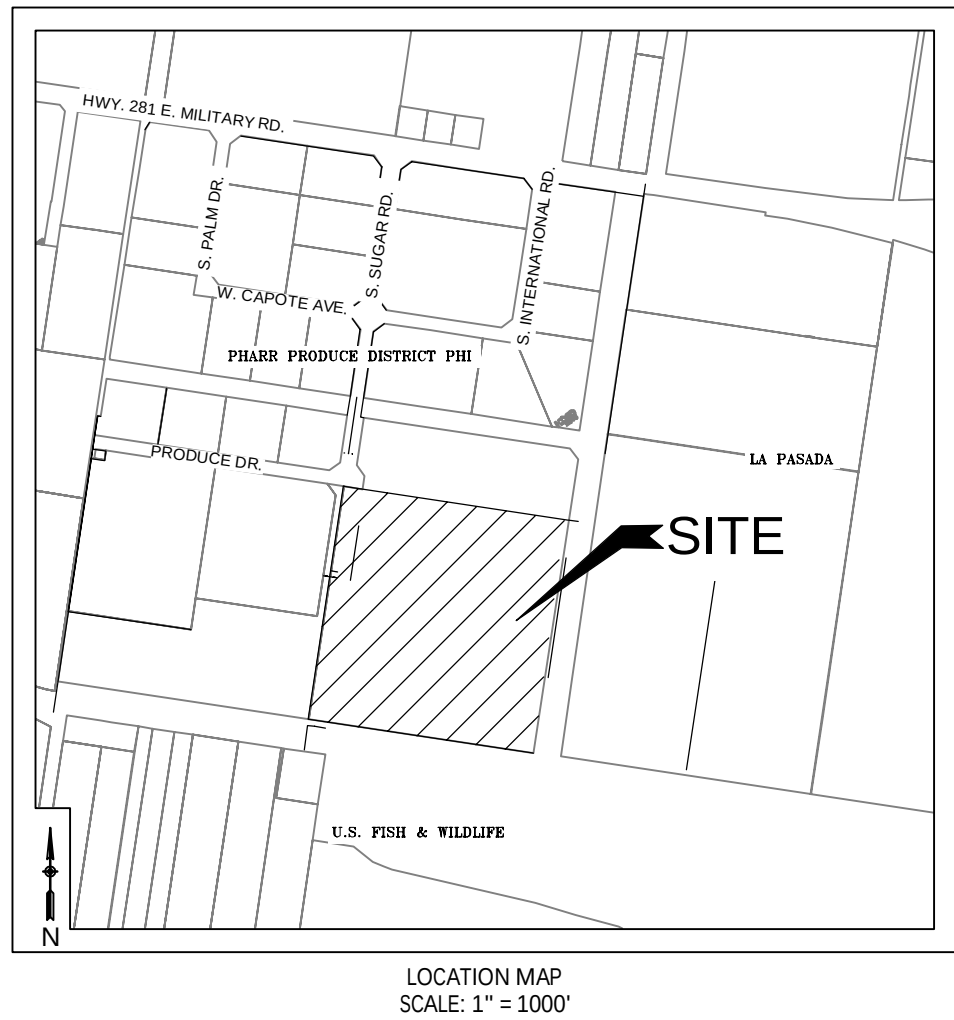
SITUATED IN THE
CITY OF PHARR
HIDALGO COUNTY, TEXAS

OWNER:
BEBO, INC.
BY

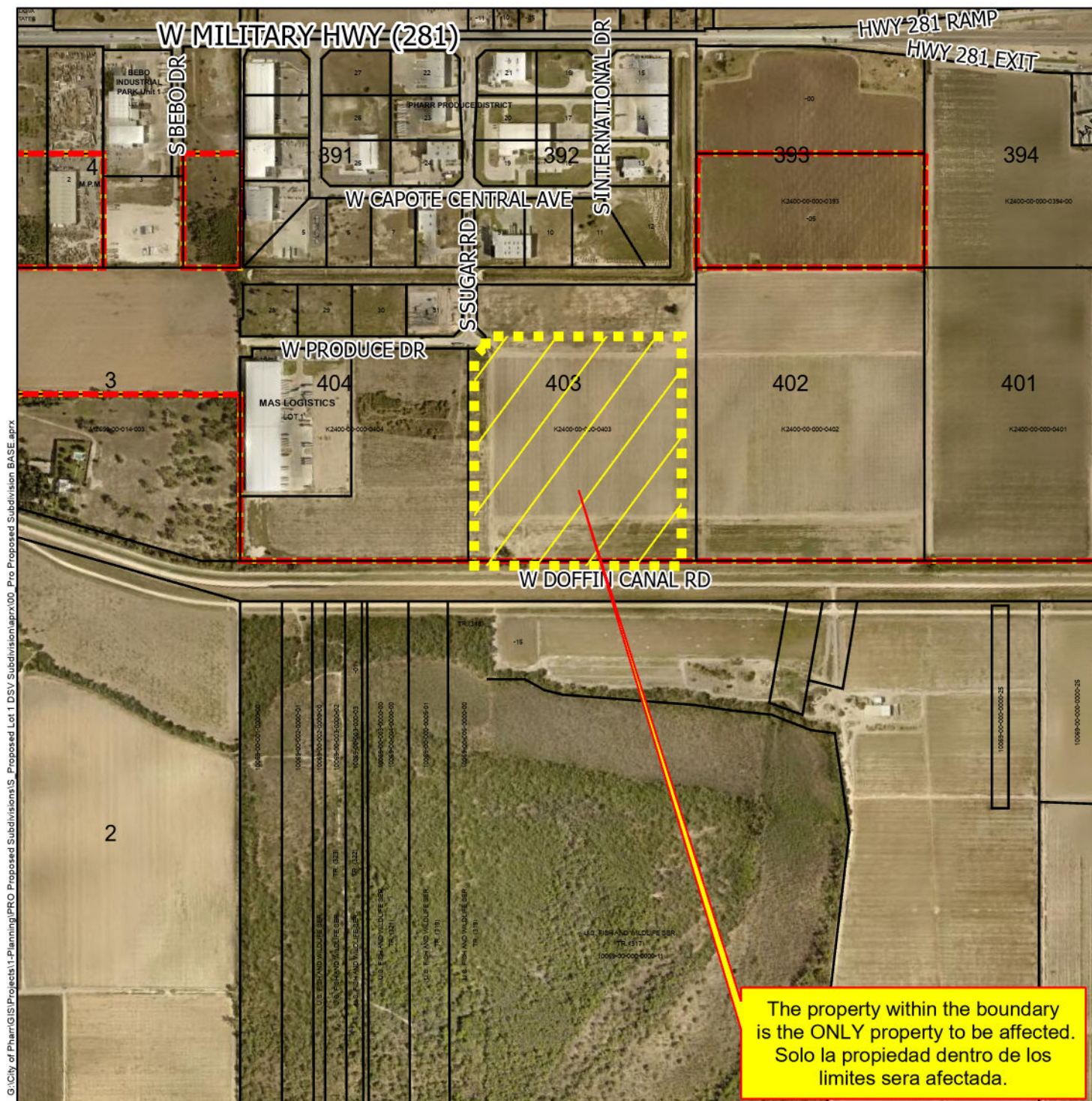


5000 WEST MILITARY, SUITE 100
MCALLEN, TX 78503-7446
TEL (956) 664-0286
TBPCLS SURVEYING FIRM #10194444

DATE OF PREPARATION: NOVEMBER 2023



James W. Russell
Registered Professional Land Surveyor
State of Texas No. 4230



- | | | | | |
|--|---|---|---|---|
|  Agricultural Open Space |  Rail Road R.O.W |  Neighborhood Commercial | <h2>Future Land Use</h2> <h3>FUTURELAND</h3> |  Industrial |
|  Single Family |  Government Owned |  Office Professional | |  Commercial |
|  Single Family Small Lot |  General Business |  PSJA ISD | |  Public/Semi Public |
|  Residential Multi-Family |  Business District |  Hidalgo ISD | |  ROW |
|  Residential Multi-Family High Density |  Drainage Easement |  Valley View ISD | |  Parks |
|  Mobile Home |  Heavy Commercial |  Planned Unit Development |  Single Family Res. |  Subject Property |
|  Townhouse |  Heavy Industrial | |  Multi-Family Res. | |
|  HUD Code |  Limited Industrial | |  Manufactured Homes | |

Scale: 1:10,000

0 415 830 1,660 2,490 3,320 Feet



Date: 11/27/2023







AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: December 6, 2023

MEETING DATE: December 11, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Westwood Professional Services, Inc., representing K.V. Chowdary, Manager of KVS Development, L.L.C., is requesting preliminary plat approval of the proposed Majestic International Trade Port Phase 2 Subdivision. The property is legally described as being a 79.022 acre tract out of Lots 47 and 48 Block 15, Lots 49 and 50, Block 16, Lots 51 and 52, Block 17, Lots 53 through 55, Block 18 and a portion of a 40 foot road, shown on the Re-subdivision of Lot 1 and 5 to 32, inclusive of the San Juan Plantation Subdivision and out of Lots 3 and 4, as shown on the Re-subdivision of Closner Subdivision. **SUB#231025**

Classification: Regular

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

Issue: Westwood Professional Services, Inc., representing K.V. Chowdary, Manager of KVS Development, L.L.C., is requesting preliminary plat approval of the proposed Majestic International Trade Port Phase 2 Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Majestic International Trade Port Phase 2 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 - 12/6/2023
Approved - 12/6/2023
Final Approval - 12/7/2023



MEMORANDUM

DATE: MONDAY, DECEMBER 11, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MAJESTIC INTERNATIONAL TRADE PORT PHASE 2 SUBDIVISION
FILE NO. **SUB#231025**

GENERAL INFORMATION:

APPLICANT: Westwood Professional Services, Inc., representing K.V. Chowdary, Manager of KVS Development, L.L.C., is requesting preliminary plat approval of the proposed Majestic International Trade Port Phase 2 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 79.022 acre tract out of Lots 47 and 48, Block 15, Lots 49 and 50, Block 16, Lots 51 and 52, Block 17, Lots 53 through 55, Block 18 and a portion of a 40 foot road, shown on the Re-subdivision of Lot 1 and 5 to 32, inclusive of the San Juan Plantation Subdivision and out of Lots 3 and 4, as shown on the Re-subdivision of Closner Subdivision.

LOCATION: The property is located within the 9000 Block of South Veterans Blvd.

ZONING: The property is located within the City of Pharr Extraterritorial Jurisdiction (ETJ). The adjacent zones are within City of Pharr Extraterritorial Jurisdiction (ETJ) to the north, south, east and west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: None requested.

RECOMMENDATIONS: City Staff recommends preliminary plat approval of the proposed Majestic International Trade Port Phase 2 Subdivision subject to the following conditions set before you. Attached are the required conditions that shall be complied with.

CONDITIONS:

1. Submit Petition for Voluntary Annexation.
2. Dual subdivision process if the property is not annexed.

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

1. Street lights shall be 250' max spacing, along public streets.
2. Shall obtain street cut permits if any, from TxDot department for any street cuts.

EASEMENTS:

1. Provide dimensions for all dedicated easements.
2. Easements shall be 15' exclusive to City of Pharr, for any City public lines.
3. Show all easements to be dedicated by plat.
4. Show all existing easements within property.
5. No overlapping easements.

**SIDEWALK:
ADA:**

1. See attached comments.

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. Provide drainage statement.
2. See attached comments.

OTHER:

1. Label all monuments on plat layout.
2. Text or front to be consistent.
3. Provide formation documents for company. (Ownership)
4. Remove legend and scale from first plat page.
5. Plat note # 2, reference City of Pharr benchmark system, use nearest to site.
6. H.C.I.D. #2 verify with district for any issues. (comments attached)
7. Plat note #5, remove the proposed setbacks and leave as per City of Pharr Ordinance.
8. Remove set back lines on plat layout.
9. Separate instrument letter for MHWSC, time frame for recording easement.
10. Time frame for the HCID 2, purchase of the 100 foot wide R.O.W. Canal.
11. Label plat sheets.
12. Update location map to show recorded subdivisions and street names.
13. Fire protection shall be reviewed by county fire marshal and City of Pharr, fire department.
14. Applicant shall apply for voluntary annexation.
15. Staff comments attached.

STAFF REVIEW MEETING FOR:

MAJESTIC INTERNATIONAL TRADE PORT

PHASE 2 SUBDIVISION

COMMENTS: **Initials: J.R. / O.D.L.** **NOVEMBER 30, 2023**

WATER:

- Domestic water belongs to M.H.W.S.C.
- City of Pharr Water for fire protection only.
- Will need to get an agreement from M.H.W.S.C. for fire protection water line installation
- Recommendation for main trunk line on south side of property to be 16" for future 600 acres development. (only east and west)
- Will need to connect secondary source on northwest corner of property with meter and back-flow preventer.
- 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:

- Liftstation design may change pending revisions and recommendations.
- 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. 3rd Floor
Pharr, Texas 78577

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

Subdivision: STAFF MAJESTIC INTERNATIONAL TRADE POST PHASE II

Reviewed by: J. GONZALEZ

December 5, 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. **ADDITIONAL PLAT NOTE SHALL READ AS FOLLOWED: "THE OWNER SHALL MAINTAIN ALL FIRE PROTECTION IMPROVEMENTS APPROVED AT TIME OF BUILDING PERMIT THAT ARE NOT LOCATED WITHIN AN EASEMENT OR RIGHT OF WAY DEDICATED TO THE CITY OF PHARR".**
2. **A LIST OF VENDORS WILL BE EMAILED REGARDING F.A.R.S CASCADE SCBA FILL STATION.**
3. **SHALL HAVE A LOOPED WATER LINE BY CONNECTING THE 12-INCH WATER LINE FROM THE INSIDE THE PROPERTY TO THE EXISTING 12-INCH WATER LINE ON VETERANS RD WITH A ONE-WAY VALVE.**



Staff Review Meeting

DATE: 11/29/2023

Majestic International Trade Port Phase 2 Subdivision

79.022 Acres

Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

- **8" bleeder is required for outfall connection.**
- **Shall obtain a Large Construction Notice from TCEQ.**
- **If detention pond is deeper than 3 feet or more, it will require a surrounding fence with a height of 3 feet minimum or higher.**
- **Show utility profiles, lines, crossing, elevations, and separation details.**
- **If boring is required, a permit must be requested from the Public Works Department.**
- **Include Best Management Practices and submit an approved Sediment Erosion Control Plan with details.**
- **Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Majestic International Trade
Port PH 2 Subdivision

DATE: November 30, 2023

REVIEW: Preliminary (comments plans dated 11-22-2023)

PLAT

1. Note No. 2---Show Northing and easting for benchmark No. 4.
Northing: 16560518.618, Easting: 1087052.203.
2. Note No. 14--- Revise note to say: "Owners to maintain detention/retention area".
3. Note No. 15--- Revise note to say: "Owners to maintain ROW and perimeter of subdivision".
4. Include on site Utility easement exclusive to City of Pharr and looped waterline shall be required as per City of Pharr standard requirements.

SITE PLAN

1. Trench safety shall be required for all proposed utilities.
2. Provide an agreement letter to the City of Pharr for temporary lift station.
3. Verify 6" service line with Fire Department and Public Utilities.
4. All fire hydrants shall be positioned 6'-ft from back of future curb line.
5. Sanitary sewer manhole lid shall be the composite lid with updated logo.
6. Proposed waterline shall be 4.0'-ft in depth from natural ground.
7. Water – sewer crossing shall have a 9'-ft separation or a casing as per TCEQ requirements.
8. Propose Ingress/egress for freight off of W. Hi Line Rd.
9. Escrow 1/3 paving for W. Hi Line Rd.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit phase.
2. Drainage report to be reviewed and approved by HCDD No. 1.
3. Provide a discharge permit from HCID No. 2.
4. Verify 17"-in storm discharge pipe.

5. Show all drainage calculations and ensure they are legible.

CONSTRUCTION SCHEDULE

- The contractor shall provide a construction schedule for the above-mentioned subdivision.

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
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- 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.
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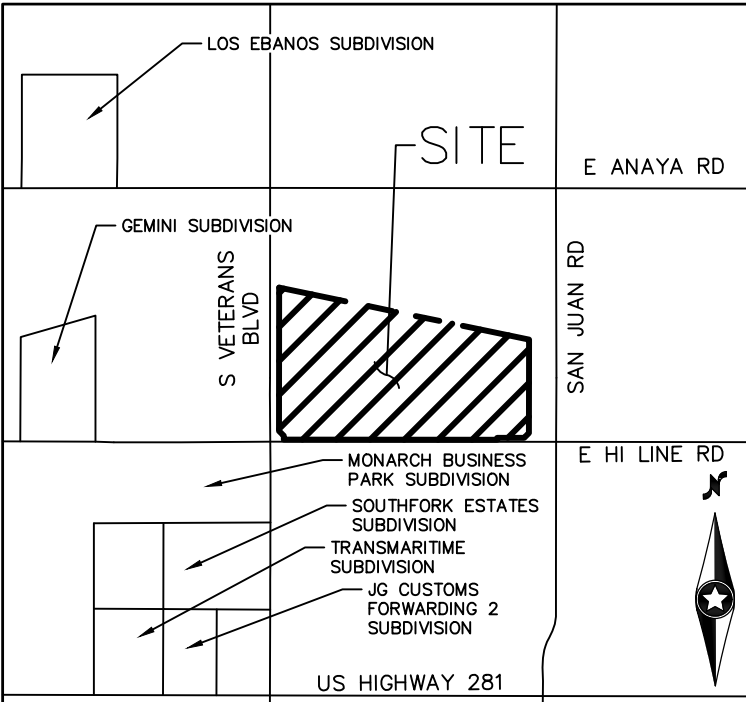
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 - c. We need a reference point from the common corner Lot out of Closner Subdivision.
 - d. The easement label shown on the south side would need to be released by document not abandoned by plat. The pipeline is being replaced and relocated outside of road right of way.
 - e. The signature script update: THIS PLAT ... BY THE HIDALGO ... ; Remove the comma after THIS and after FENCES.

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

PLAT OF
MAJESTIC INTERNATIONAL
TRADE PORT: PHASE 2
SUBDIVISION

A 73.839 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS, OUT OF LOTS 47 AND 48, BLOCK 15, LOTS 49 AND 50, BLOCK 16, LOTS 51 AND 52, BLOCK 17, LOTS 53 THROUGH 55, BLOCK 18, AND A PORTION OF A 40-FOOT ROAD (NOT IN USE), AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOL. 3, PG. 52, HIDALGO COUNTY PLAT RECORDS, AND OUT OF LOTS 3 AND 4, AS SHOWN ON THE RE-SUBDIVISION OF CLOSNER SUBDIVISION, RECORDED IN VOL. 1, PG. 56A, HIDALGO COUNTY PLAT RECORDS, BEING THE REMAINDER OF A CALLED 81.087 ACRE TRACT B — PARCEL 1, RECORDED IN DOCUMENT NO. 2021-3201939, HIDALGO COUNTY OFFICIAL PUBLIC RECORDS



LOCATION MAP
1" = 2000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE
EXTRATERRITORIAL JURISDICTION OF MUNICIPALITIES

MAJESTIC INTERNATIONAL TRADE PORT: PHASE 2
SUBDIVISION IS LOCATED WITHIN 1 MILE OF THE
EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF
PHARR, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES
OF THE SECRETARY OF THE CITY OF PHARR AND HIDALGO
COUNTY PLANNING DEPARTMENT

METES AND BOUNDS DESCRIPTION:

A 73.839 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 47 THROUGH 55, AND A PORTION OF A 40-FOOT ROAD (NOT IN USE), AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOLUME 3, PAGE 52, HIDALGO COUNTY MAP RECORDS, AND OUT OF LOTS 3 AND 4, AS SHOWN ON THE RE-SUBDIVISION OF CLOSNER SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56A, SAID MAP RECORDS, SAID 79.022 ACRE TRACT ALSO BEING THE REMAINDER OF A CALLED 81.087 ACRE TRACT "B" — PARCEL 2, RECORDED IN DOCUMENT NO. 2021-3201939, HIDALGO COUNTY OFFICIAL PUBLIC RECORDS; IN ALL, SAID 79.022 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET AT THE INTERSECTION OF THE SOUTH LINE OF A HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT-OF-WAY (80-FOOT WIDE) AND THE WEST LINE OF STATE HIGHWAY 365, ALSO KNOWN AS SAN JUAN ROAD, A VARIABLE-WIDTH RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF SAID TRACT "B" — PARCEL 2 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, COINCIDENT WITH THE NORTHWEST CORNER OF A CALLED 3001.81 SQUARE FOOT PARCEL CONVEYED UNTO HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY, RECORDED IN DOCUMENT NO. 2015-2660461, SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG WEST AND NORTH LINES OF SAID STATE HIGHWAY 365 RIGHT-OF-WAY, THE FOLLOWING COURSES:

S 08° 35' 22" W, 974.24 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET,

S 53° 35' 22" W, 70.71 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET,

N 81° 24' 38" W, 280.00 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET, AND

S 08° 35' 22" W, 20.00 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET ON THE NORTH RIGHT-OF-WAY LINE OF HI-LINE ROAD (40-FOOT WIDE) FOR A POINT OF INTERSECTION OF SAID HI-LINE ROAD RIGHT-OF-WAY AND STATE HIGHWAY 365, RIGHT-OF-WAY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 258,976.46 SQUARE FOOT PARCEL CONVEYED UNTO HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY, RECORDED IN DOCUMENT NO. 2015-2660462, SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG THE NORTH LINE OF SAID HI-LINE ROAD, N 81° 24' 37" W, 1447.81 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET FOR THE SOUTH WEST CORNER OF A 100-FOOT CANAL RIGHT-OF-WAY TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RECORDED IN VOLUME 21, PAGE 342 HIDALGO COUNTY DEED RECORDS, AND SHOWN ON VOLUME 0, PAGE 63-5, PLAT RECORDS HIDALGO COUNTY;

THENCE, ALONG THE EAST LINE OF SAID 100-FOOT CANAL RIGHT-OF-WAY THE FOLLOWING COURSES:

N 08°34'36" E, 1319.39 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET,

N 81°24'00" W, 100.00 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET, AND

S 08°34'36" W, 1319.95 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET ON THE NORTH LINE OF SAID HI-LINE ROAD FOR THE SOUTH EAST CORNER OF SAID 100-FOOT CANAL RIGHT-OF-WAY;

THENCE, ALONG SAID NORTH LINE OF SAID HI-LINE ROAD, N 81° 24' 37" W, 695.35 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET AT THE INTERSECTION OF SAID NORTH LINE OF HI-LINE ROAD AND THE EAST LINE OF SOUTH VETERANS BOULEVARD, ALSO KNOWN AS SOUTH "I" ROAD, FOR THE SOUTHEAST CORNER OF A CALLED 1,184 ACRE TRACT CONVEYED UNTO HIDALGO COUNTY, RECORDED IN DOCUMENT NO. 2002-1138786, SAID OFFICIAL PUBLIC RECORDS, COINCIDENT WITH THE SOUTHERNMOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH VETERANS BOULEVARD, COINCIDENT WITH THE EAST LINE OF SAID 1.184 ACRE TRACT, THE FOLLOWING COURSES:

N 08° 30' 37" E, 20.00 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET,

N 36° 27' 27" W, 70.67 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET, AND

N 08° 34' 37" E, 1517.82 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET ON THE AFOREMENTIONED SOUTH LINE OF A HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT-OF-WAY (80-FOOT WIDE) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE COMMON NORTH LINE OF SAID TRACT "B" — PARCEL 2 AND SOUTH LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT-OF-WAY (80-FOOT WIDE); S 69° 42' 23" E, 2679.24 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 3,216,413 SQUARE FEET OF LAND OR 73.839 ACRES, MORE OR LESS.

GENERAL NOTES:

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH ZONE (4205), NAD83 (2011 ADJUSTMENT). DISTANCES SHOWN HEREON ARE SURFACE.

2. BENCHMARK INFORMATION:

CITY OF PHARR BENCHMARK #4, ELEVATION = 88.43' (NAVD88)
N:16,560,518.618', E: 1,067,052.203'

TEMPORARY SITE BENCHMARK: MAG NAIL AND WASHER IN CONCRETE CURB ISLAND AT INTERSECTION OF SH 365 AND US HIGHWAY 281.
N=16,558,465.51', E=1,090,499.88', ELEVATION=91.45' (NAVD88)

3. ALL CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE OR TANGENCY DELINEATING THE BOUNDARY OF THE LAND SHOWN HEREIN AND ALL LOT CORNERS AS BEING PLATTED HAVE BEEN MARKED WITH A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD", UNLESS OTHERWISE STATED, OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.

4. THE SUBJECT PROPERTY LIES WITHIN ZONE "C" AND ZONE "A" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HIDALGO COUNTY, TEXAS (UNINCORPORATED AREAS); COMMUNITY PANEL NO. 480334 0500B WITH AN EFFECTIVE DATE OF JANUARY 2, 1981. ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING. ZONE "A" IS DEFINED AS AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.

5. MINIMUM BUILDING SETBACK LINES SHALL BE, AS PER CITY OF PHARR ORDINANCE.

6. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.

7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

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

9. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

10. DEVELOPER REQUIRED TO INSTALL WHEELCHAIR RAMPS AND LANDINGS AT TIME OF SUBDIVISION CONSTRUCTION.

11. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER, OR 18" ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

12. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 12.315 ACRES AND A VOLUME OF APPROXIMATELY 33,544 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.

13. OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.

14. OWNERS TO MAINTAIN ROW AND PERIMETER OF SUBDIVISION.

15. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).

16. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.

17. A 5' SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG S. VETERANS BOULEVARD AND EAST HI-LINE ROAD AT THE TIME OF THE BUILDING PERMIT PHASE.

18. THE OWNER SHALL MAINTAIN ALL FIRE PROTECTION IMPROVEMENTS APPROVED AT TIME OF BUILDING PERMIT THAT ARE NOT LOCATED WITHIN AN EASEMENT OR RIGHT OF WAY DEDICATED TO THE CITY OF PHARR

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN IN THIS PLAT, AND DESIGNATED HEREIN AS MAJESTIC INTERNATIONAL TRADE PORT: PHASE 2 SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES OF CONSIDERATION THEREIN EXPRESSED.

KVS DEVELOPMENT, LLC
BY: K.V. CHOWDARY, MANAGER
2001 S. CYNTHIA STREET, SUITE C
MCALLEN, TEXAS 78503

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC
HIDALGO COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

APPROVED THIS THE ____ DAY OF _____, 2023.

DANNY WYLLIE
CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTESTED: SECRETARY, CITY OF PHARR

HIDALGO COUNTY DRAINAGE DISTRICT
NO. 1

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

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

PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 12/04/2023
THIS DOCUMENT SHALL NOT BE RELIED
ON FOR RECORDING OR ANY OTHER
INTENDED USE

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

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

PRESIDENT SECRETARY

STATE OF TEXAS §
COUNTY OF DALLAS §

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

ETHAN C. OELKE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6926

A. GREGORY GERBIG
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 118740

PRINCIPAL CONTACTS

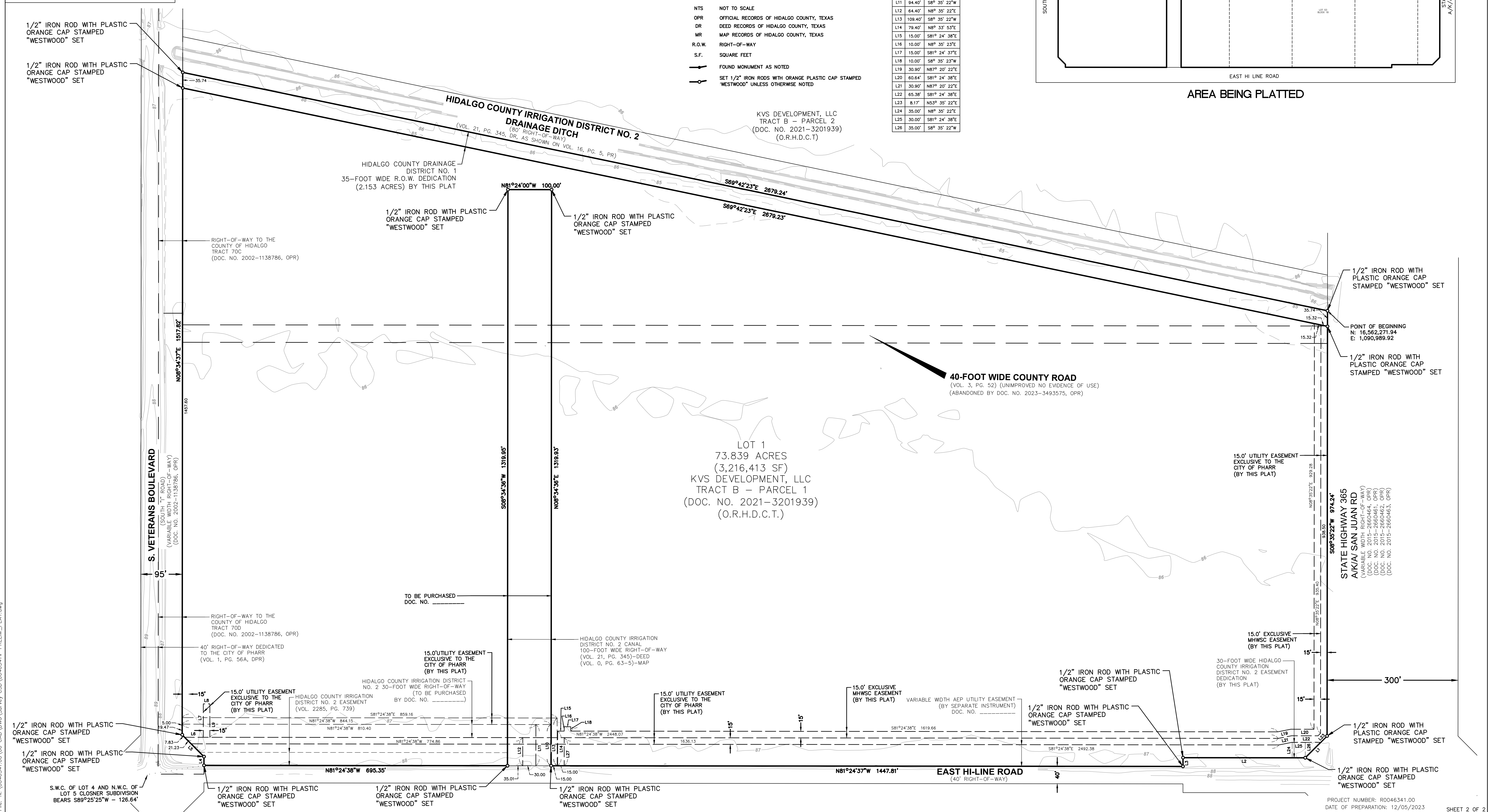
OWNER:
KVS DEVELOPMENT, LLC
2001 S. CYNTHIA STREET, SUITE C
MCALLEN, TEXAS 78503

SURVEYOR AND ENGINEER
WESTWOOD PROFESIONAL SERVICES
211 N LOOP 1604 E, SUITE 205
SAN ANTONIO, TEXAS 78232
(210)-265-8300

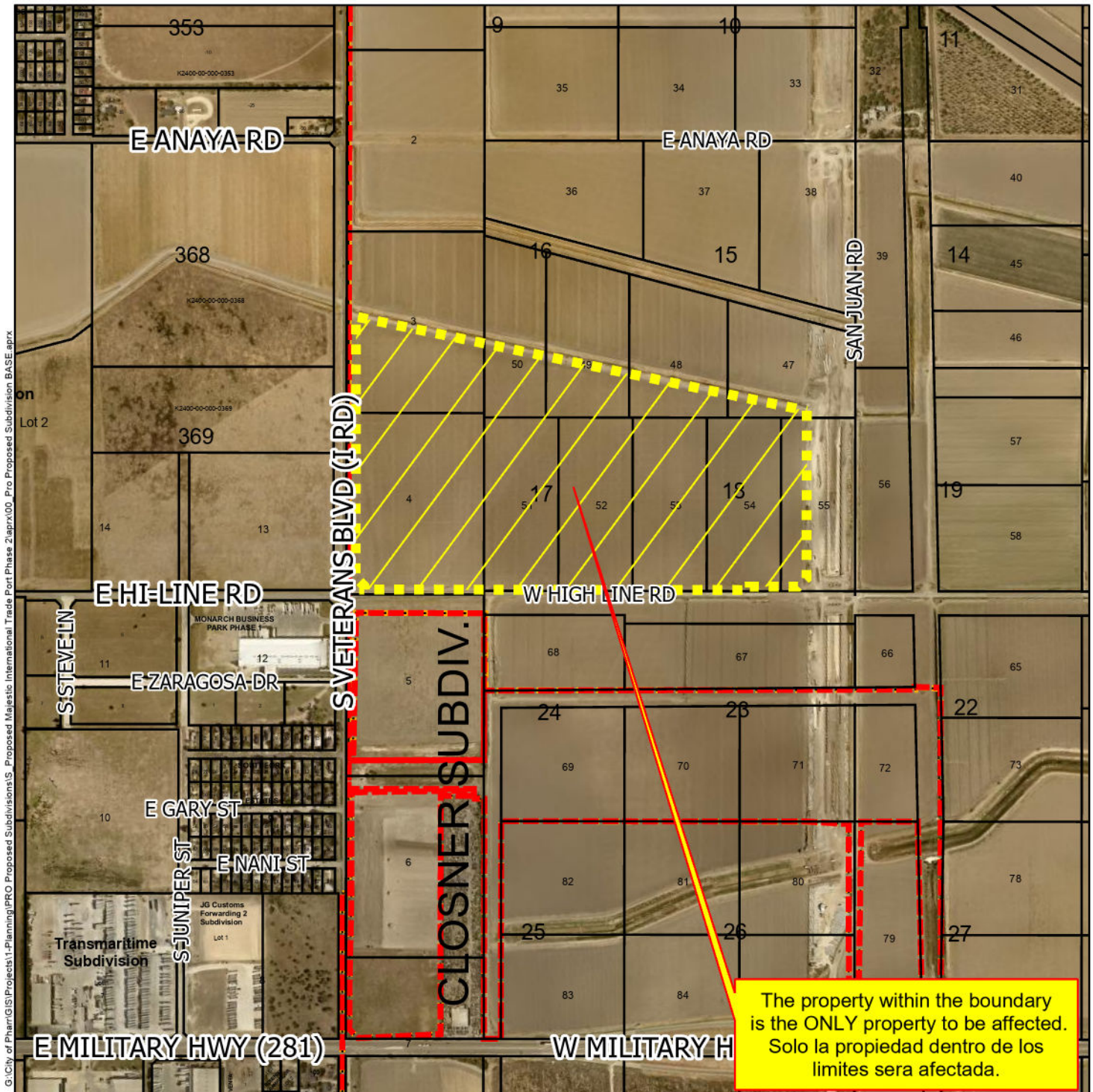
Westwood

Phone (210) 265-8300 211 N Loop 1604 E, Suite 205
Toll Free (888) 937-5150 San Antonio, TX 78232
westwoodps.com

Westwood Professional Services, Inc.
TBPELS FIRM NO. 10074301 - TBPELS FIRM NO. F-11756
PROJECT NUMBER: R0046341.00
DATE OF PREPARATION: 12/05/2023



NTS	NOT TO SCALE
OPR	OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
DR	DEED RECORDS OF HIDALGO COUNTY, TEXAS
MR	MAP RECORDS OF HIDALGO COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
	FOUND MONUMENT AS NOTED
	SET 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED



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



