

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 26, 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 December 11, 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) 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**

- 2) 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption. The property is legally described as Lot 1, 7-11 Cage Addition, Pharr, Hidalgo County, Texas. The property's physical address is 6024 North Cage Boulevard. **CUP#231106**

- 3) 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The property is legally described as Lot 1, Circle K #9142 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7401 South Jackson Road. **CUP#231107**

- 4) Georgina Garza De Lujan, DBA Mariscos y Micheladas El Primo, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.059 acres, more or less, out of Lot 2, CVS Pharmacy No. 10142 Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1305 South Cage Boulevard, Suites 1 & 2. **CUP#231105**

E. PLATS:

1) Spoor Engineering Consultants, Inc., representing Ricardo Arturo Diaz, is requesting final plat approval of the proposed Lark Industrial Park Subdivision. The property is legally described as being a 3.00 acre tract of land out of Lot 363, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 600 and 700 Block of West Anaya Road. **SUB#220412**

2) Salinas Engineering and Associates, representing Astrid Garza, owner, is requesting preliminary plat approval of the proposed Mea Shearim Subdivision. The property is legally described as being a 1.20 gross acre tract of land out of and forming a part of Lot 8, Block 9, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2600 Block of South Jackson Road. **SUB#230617**

3) Rodriguez Engineering, representing Joseph M. Shea, President for Rochester Armored Car Co. Inc., an Iowa Corporation, is requesting preliminary plat approval of the proposed Rochester II Subdivision. The property is legally described as being a 2.752 acre tract of land comprising of a 1.843 acre tract of land out of Lot 1, Dailey Oil Tools, Inc. Subdivision and a 0.909 acre tract of land out of Lot 7, Block 6, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West Polk Avenue. **SUB#231129**

F. ANNOUNCEMENTS:

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

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

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

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

that such discussion is informative and developed.

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

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

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

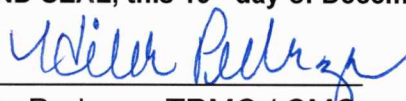
H. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

I. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning & Zoning Commission was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 19th day of December 2023 at 9:00 a.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 19th day of December 2023





Hilda Pedraza, TRMC / CMC
City Clerk

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

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

MEMBERS PRESENT: Danny Wylie Ruben Luna
 Charlie Ramirez Mercedes Guillen

ABSENT: Rafael Munguia Andy Castro
 Jonathan Larraga Romeo Robles

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Dr. David Friedlein, 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
Jose Navarro, Assistant Fire Marshal
Ricardo Dominguez, Fire Prevention Inspector

ITEM A. CALL TO ORDER

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

Chairman, Danny Wylie, called the meeting to order at 6:01 p.m. Roll call established a quorum.

Charlie Ramirez **moved** to excuse the absent members. Ruben Luna seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

Chairman, Danny Wylie, introduced the item and asked if anyone signed up to speak.

Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR NOVEMBER 27, 2023

Chairman, Danny Wylie, introduced the item.

Charlie Ramirez **moved** to approve the minutes as submitted. Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 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**

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a conditional use permit to allow the outdoor storage of materials and/or equipment in a Heavy Industrial District (HI). She went over the property's legal description and physical address and stated the property was currently zoned Heavy Industrial District (HI) and the surrounding area was zoned General Business District (C) to the south. She further stated a portion of the property to the north was zoned Single-Family Residential Small Lot District (R1-A) and the remaining portion was zoned Heavy Industrial District (HI). She reported the city limits lie to the east side of the property and stated the area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated Fire, Code Compliance and Development Services Department recommended approval of the Conditional Use Permit. She reported fifty-six (56) surrounding property owners within a three hundred (300) foot radius 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. She stated staff received no response to the legal notice or Advance News Journal.

Joanna Villarreal, Planner I, further stated staff recommended 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) and applicant shall comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if there were any comments from the applicant. Joanna Villarreal, Planner I, reported there were no comments.

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

At this time, Board member Charlie Ramirez stated the board would go into closed session. There was no objection.

ITEM G. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED SESSION (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:04 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

ITEM H. RECONVENE:

The time being 6:29 p.m. Chairman, Danny Wylie stated the commission would be resuming the open meeting.

ITEM D. PUBLIC HEARING

- 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**

Chairman, Danny Wylie, re-introduced the item.

Charlie Ramirez **moved** to approve the Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Industrial District (HI). Ruben Luna seconded the motion and when put to vote, it carried unanimously.

- 2) ROGELIO IBABNEZ, 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#221103**

Laura Fonseca, Planner II, reported the applicant had requested the item be tabled for the next Planning and Zoning Meeting on December 26, 2023.

Charlie Ramirez **moved** to table the item. Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

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

Laura Fonseca, Planner II, introduced the item and stated applicant was requesting a change of zone from Single-Family Residential Estate District (R1-E) to Townhouse Residential District (R-TH) construct townhomes. Ms. Fonseca went over the property's legal description and physical address and stated the property was located on the south side 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 or less as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner II, stated the property was currently zoned Single Family Residential Estate District (R1-E) and the properties to the west were zoned Single-Family Residential District (R-1) on September 8, 2020 and on November 21, 2022, the subject property to the east was rezoned to Single Family Residential Estate District (R1-E). She further stated a portion of the property to the east was rezoned to High Density Multi-Family Residential District (R-4) on March 21, 2016 and the remaining section to the east and area to the south were currently zoned Agricultural and or Open Space District (A-O). She reported the city limits lie to the north side of the property and there have been no other zoning requests within the vicinity of the subject property since that time. She stated the property was generally designated for single family residential use in the Land Use Plan.

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

Laura Fonseca, Planner II, further reported fifteen (15) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on November 22, 2023, and a legal notice was published in the Advance News Journal on November 22, 2023. She briefly stated staff received no response to the letters or the legal notice.

Lastly, Laura Fonseca, Planner II, stated staff recommended denial of the request to as the property was not in conformance with the future land use plan and was not compatible with the adjacent zones or land uses in the surrounding areas.

Chairman, Danny Wylie, asked if applicant had any comments. Omar Cano, Supreme Engineering, representing Pinpoint Construction, approached the podium and stated his client was proposing smaller townhouses due to no demand for bigger lots and stated he was available for any questions.

There being no further discussion, Charlie Ramirez moved to deny the request to rezone from Single-Family Residential Estate District (R1-E) to Townhouse Residential District (R-TH). Ruben Luna seconded the motion and when put to vote, it carried unanimously.

ITEM E. PLATS:

- 1) HALFF, REPRESENTING JAIME GARZA, BEBO DISTIBUTING 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**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1100 Block of West Produce Drive and was currently zoned Limited Industrial District (L-1) and the adjacent properties were zoned Limited Industrial District (L-1) to the north, east, and west and city limits to the south. He further stated the property was designated for industrial use in the Land Use Plan and the proposed use was warehouses.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Lot 1 DSV 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 Lot 1 DSV Subdivision. Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 2) **WESTWOOD PROGESSIONAL SERVICES, INC., REPRESENTING K.V. CHOWDARY, MANAGER OF KVS DEV ELOPMENT, L.L.C., IS REQUESTING PRELIMIARY 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 CLOSER SUBDIVISION. SUB#221025**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 9000 Block of South Veterans Blvd and was currently within the City of Pharr Extraterritorial Jurisdiction (ETJ). The adjacent zones were within City of Pharr Extraterritorial Jurisdiction (ETJ) to the north, south, east, and west and the property was designated for industrial use in the Land Use Plan. He further stated the proposed use was warehouses.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Majestic International Trade Port Phase 2 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 Majestic International Trade Port Phase 2 Subdivision. Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM I. ADJOURNMENT

There being no further business, Ruben Luna **moved** to adjourn. Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:41 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 13, 2023

MEETING DATE: December 26, 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: Public Hearing

(* 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 Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) as the property is not in line with the future land use plan.

UPDATE: The Planning & Zoning Commission **TABLED** the item at the request of the applicant on Monday, December 11, 2023.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 12/13/2023
Approved - 12/13/2023
Final Approval - 12/15/2023



MEMORANDUM

DATE: TUESDAY, DECEMBER 26, 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 Agricultural and/or Open Space District (A-O) 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 **January 2, 2024 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

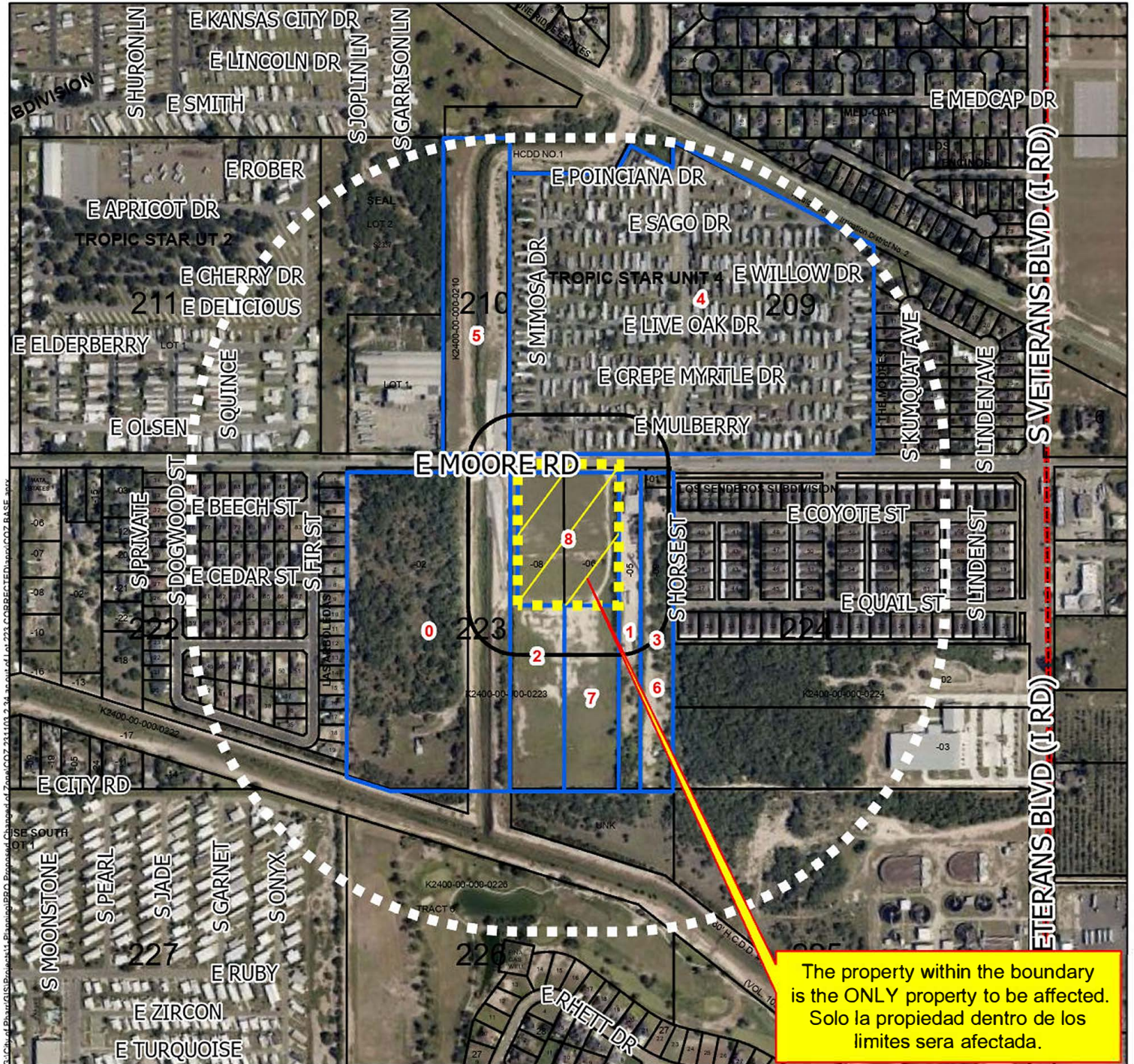
Development Services recommends disapproval of the rezoning request from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) as the property is not in line with the future land use plan.

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

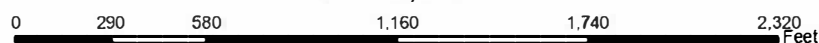
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
- Subject Property
- 200 ft Radius
- Notified Properties

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

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/20/2023

Scale: 1:7,000








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

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



Scale: 1:7.000



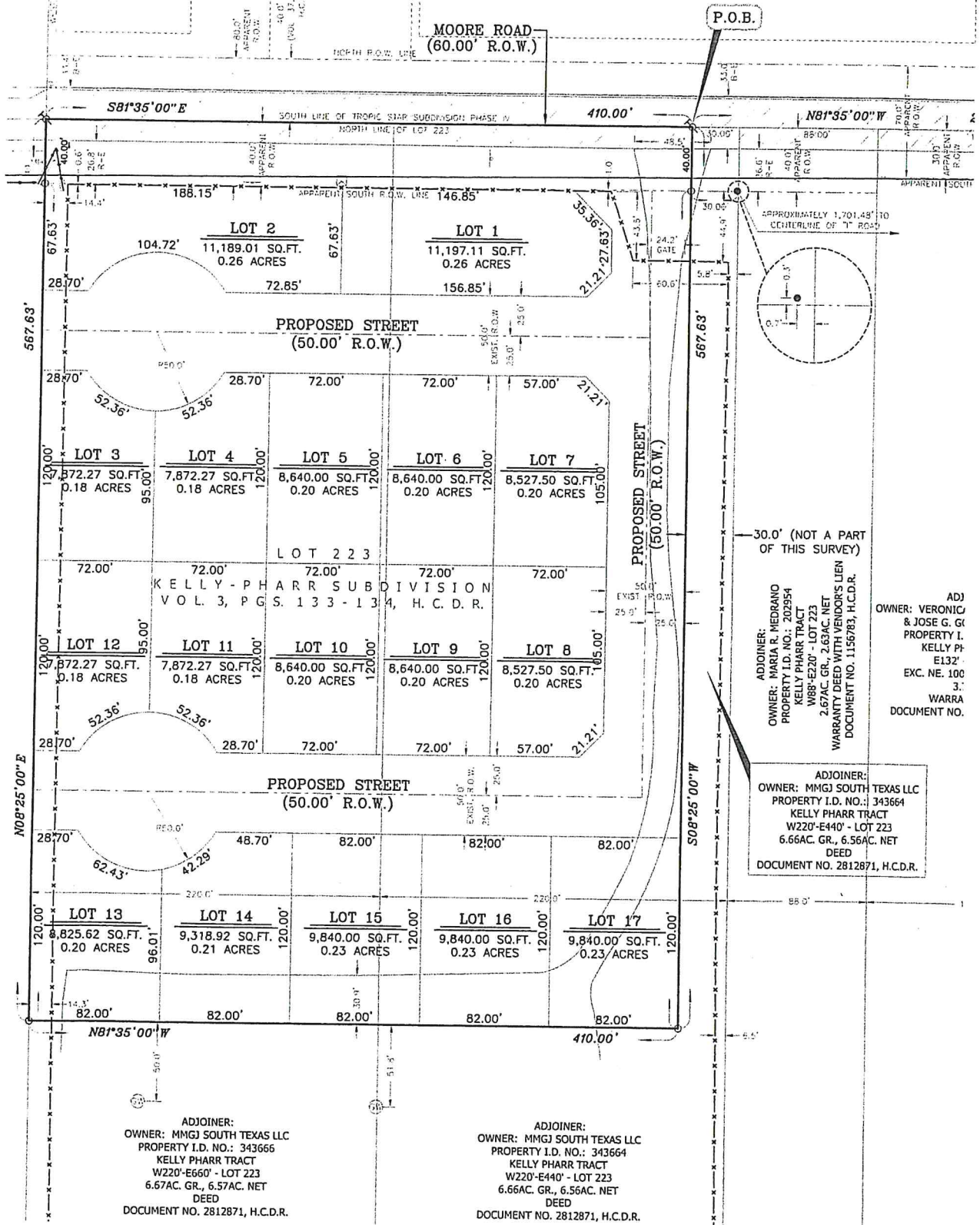
Date: 11/20/2023

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.2.

DATE SUBMITTED: December 14, 2023

MEETING DATE: December 26, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption. The property is legally described as Lot 1, 7-11 Cage Addition, Pharr, Hidalgo County, Texas. The property's physical address is 6024 North Cage Boulevard. **CUP#231106**

Classification: Public Hearing

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

Issue: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 12/14/2023
Approved - 12/15/2023
Final Approval - 12/15/2023



MEMORANDUM

DATE: TUESDAY, DECEMBER 26, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#231106 (7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores)
--

GENERAL INFORMATION:

APPLICANT: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as Lot 1, 7-11 Cage Addition, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6024 North Cage Boulevard.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is Limited Industrial District (L-I) to the west, south, and half of east. The remaining half of the property to the east is zoned Single Family Residential District (R-1). The city limits lie to the north. The area is generally designated for commercial in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Pending inspection.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE: Pending inspection.

HEALTH: Pending inspection.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Nine (9) surrounding property owners were notified of the request by letter on December 8, 2023, and a legal notice was published in the Advance News Journal on December 6, 2023. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **Tuesday January 2, 2024, at 4:00 p.m.**

Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.
4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:

- A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- 5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- 6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.
- 7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
- 8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.
- 9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the

planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.

10.The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.

11.The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.

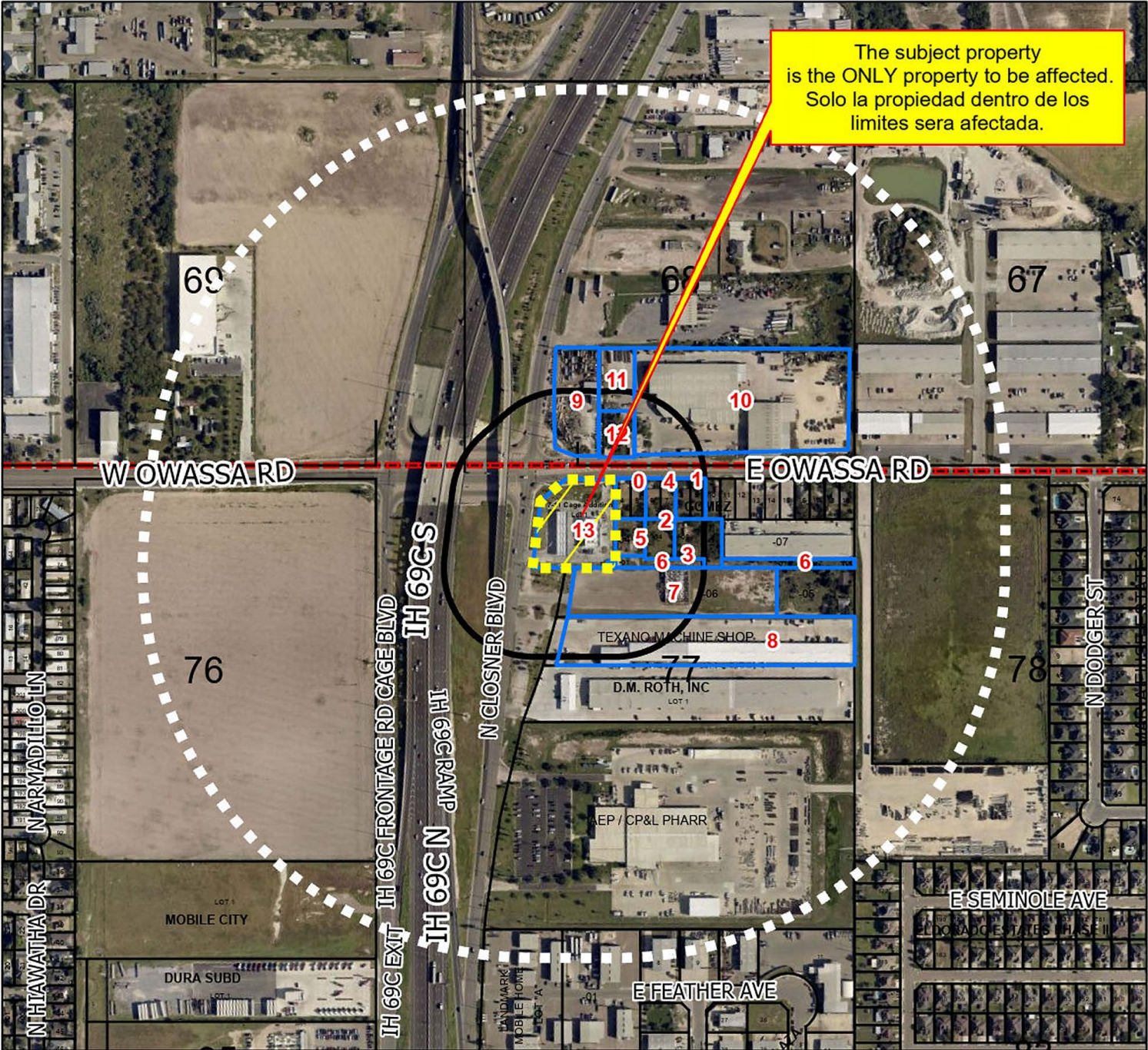
12.Alcoholic beverage establishments shall fall into two categories:(A)Alcohol as a principle use where 51 percent or more of sales come from alcohol; or(B)Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).

13.The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.

Proposed Conditional Use Permit
Stripes Store 41785H
7-Eleven Inc.
6024 N Cage Blvd.



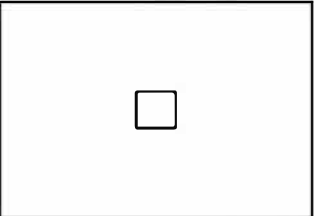
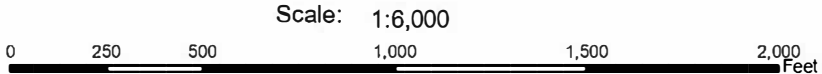
G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 231106 7-Eleven\proj\00_BASE Project File.aprx

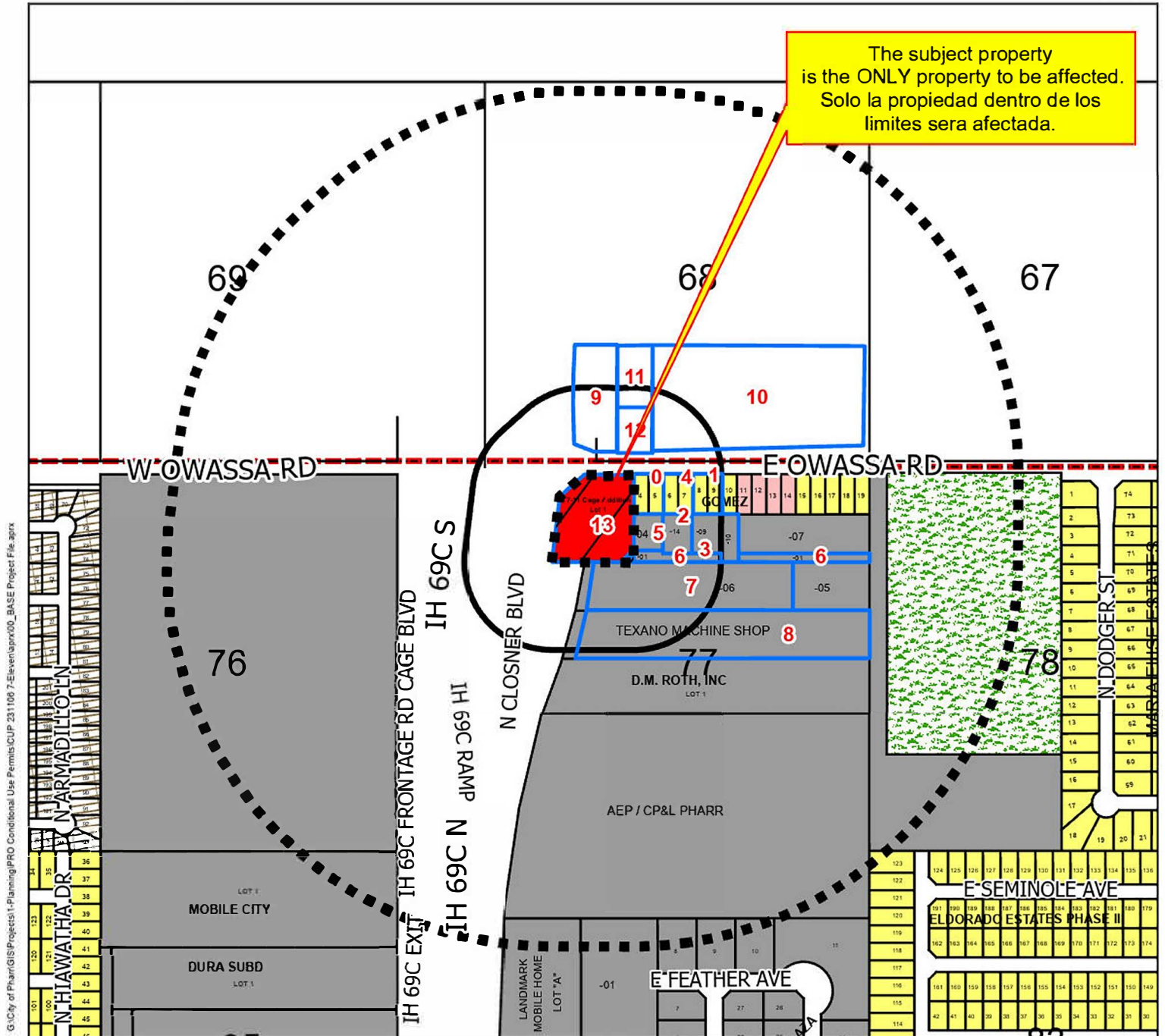


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

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

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.





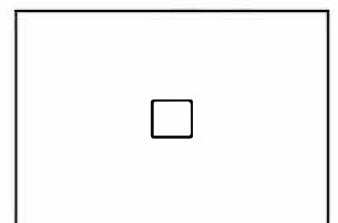
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial

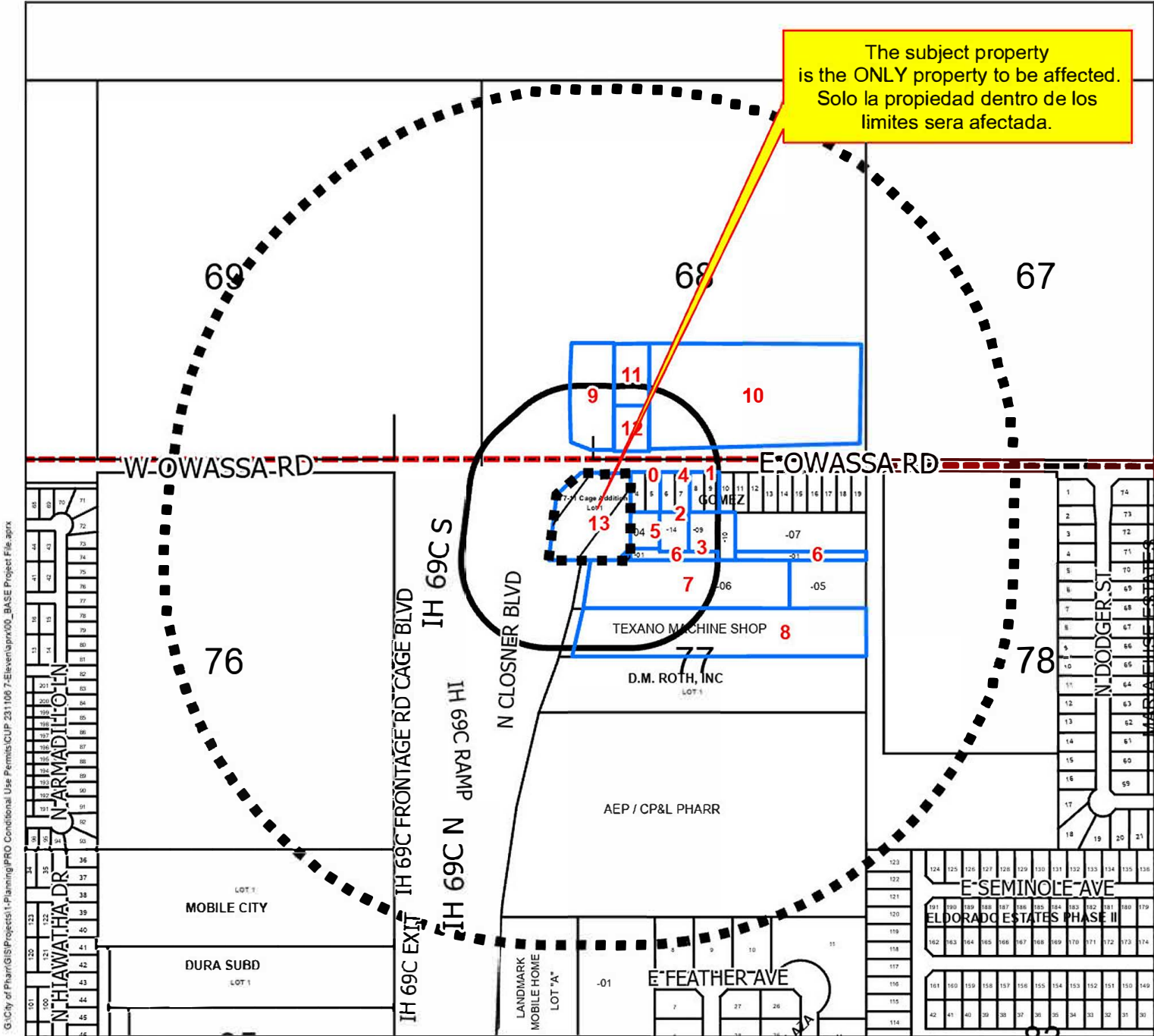
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

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

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Proposed Conditional Use Permit
Stripes Store 41785H
7-Eleven Inc.
6024 N Cage Blvd.



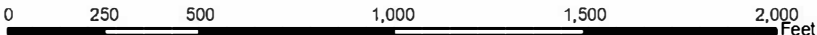
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

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

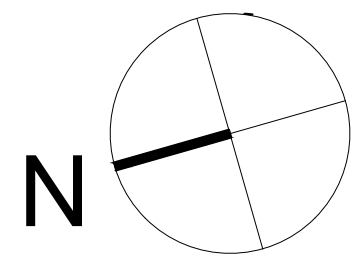
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:6,000



Date: 11/28/2023



1045932 - PHARR, TX - LAYOUT 02

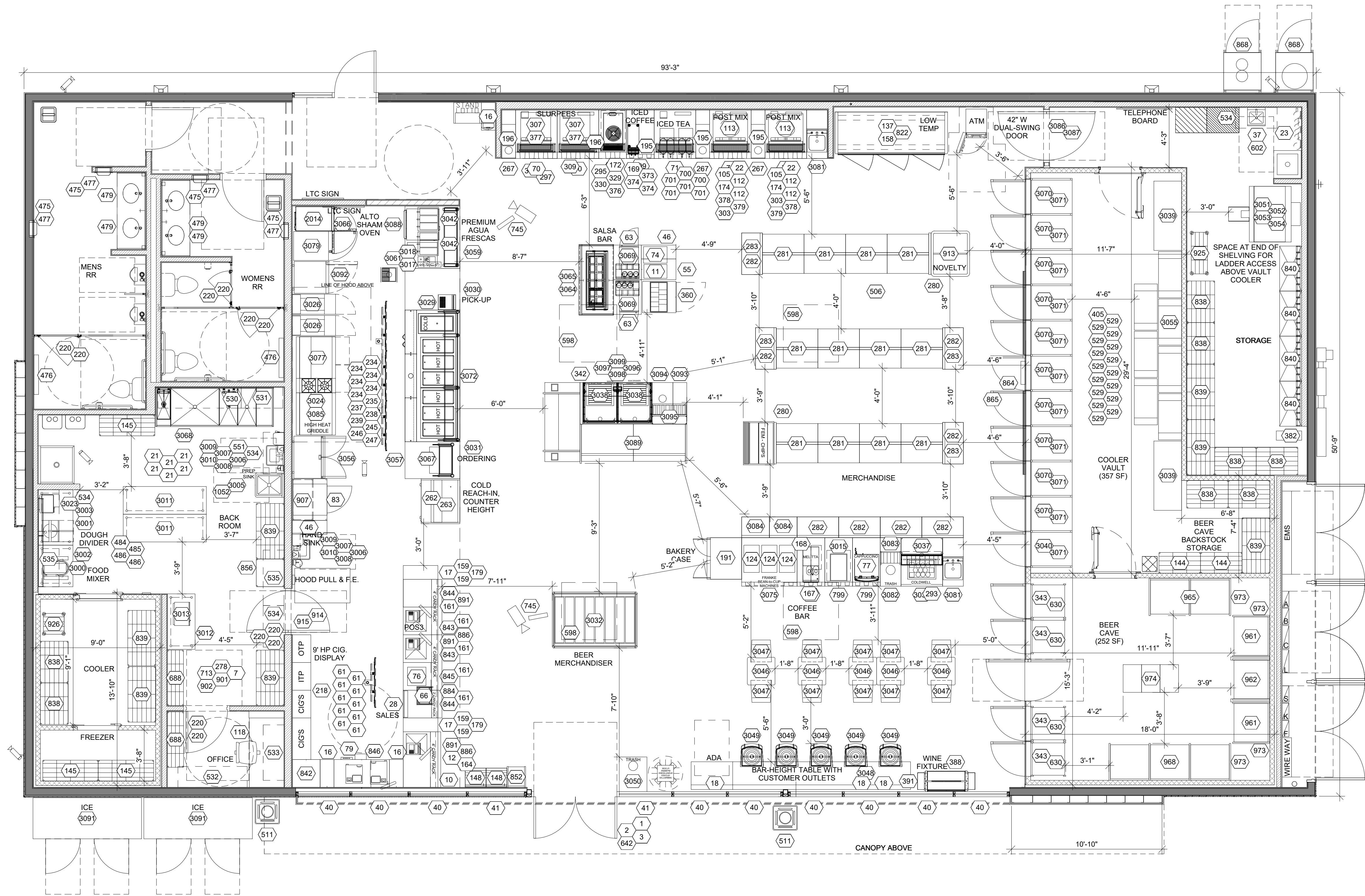
CAGE & OWASSA
PHARR, TX

SCALE: 1/4"=1'-0"

TDG #200-031

APPROVED: YES ☒ NO ☐
02/12/2020

02/12/2020



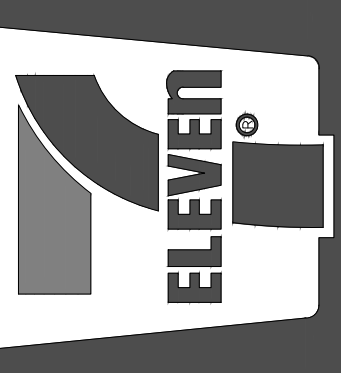
OCCUPANCY CALCULATION

SEATING	242 SF	/	15	=	17 PEOPLE
MERCHANDISE	1923 SF	/	60	=	33 PEOPLE
KITCHEN / SALES	491 SF	/	200	=	3 PEOPLE
STORAGE/ BACK ROOM	1536 SF	/	300	=	6 PERSON
OFFICE	56 SF	/	100	=	1 PERSON
RESTROOM	465 SF	/	N/A	=	0 PEOPLE

TOTAL = 60 PEOPLE

Rev. # Date Description

7-ELEVEN, INC.
3200 Hackberry Rd. Irving, Texas 75063
7-11 #1045932
CAGE & OWASSA
PHARR, TX



THE
DIMENSION
GROUP
ARCHITECTURE
CIVIL ENGINEERING
MEP ENGINEERING
PLANNING
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
O: 214-343-9400 | F: 214-503-6778
dimensiongrp.com

Job#: 200-031
Scale: AS NOTED
Date: 2/12/20
Drawn By:
Checked By:

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SHEET:



Pharr
Development Services



Site Photo
6024 N CAGE BLVD





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: December 14, 2023

MEETING DATE: December 26, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The property is legally described as Lot 1, Circle K #9142 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7401 South Jackson Road. **CUP#231107**

Classification: Public Hearing

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

Issue: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 12/14/2023
Approved - 12/15/2023
Final Approval - 12/15/2023



MEMORANDUM

DATE: TUESDAY, DECEMBER 26, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#231107 (7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores)
--

GENERAL INFORMATION:

APPLICANT: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as Lot 1, Circle K #9142 Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 7401 South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the north, south, and east. The city limits lie to the west. The area is generally designated for commercial in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Pending Inspection.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Eight (8) surrounding property owners were notified of the request by letter on December 8, 2023, and a legal notice was published in the Advance News Journal on December 6, 2023. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **Tuesday January 2, 2024, at 4:00 p.m.**

Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.
4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across

intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:

- A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
- A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.
7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.

9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.

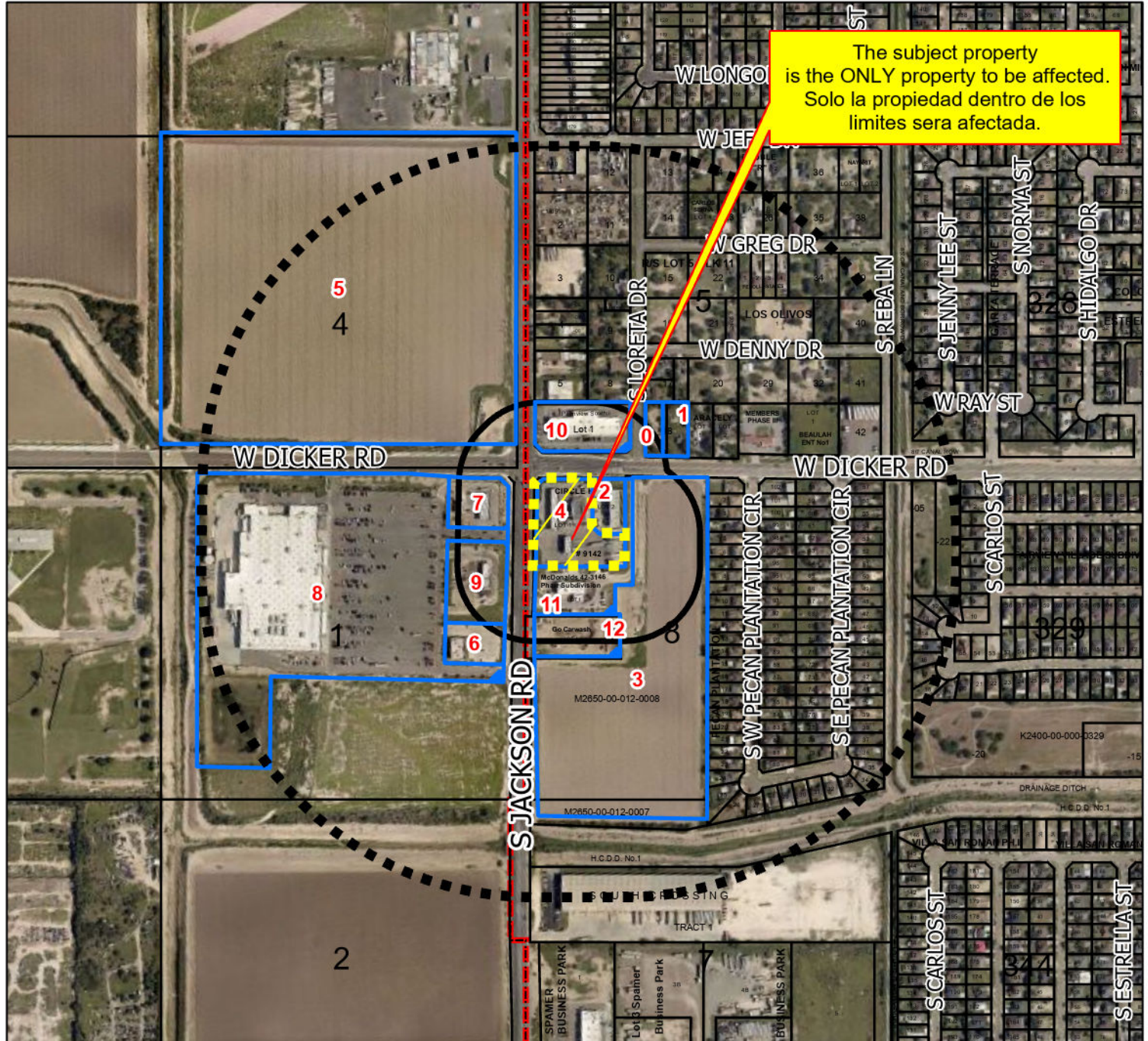
10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.

11. The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.

12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).

13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.

Aerial



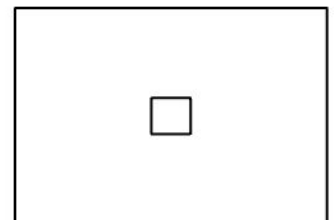
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial

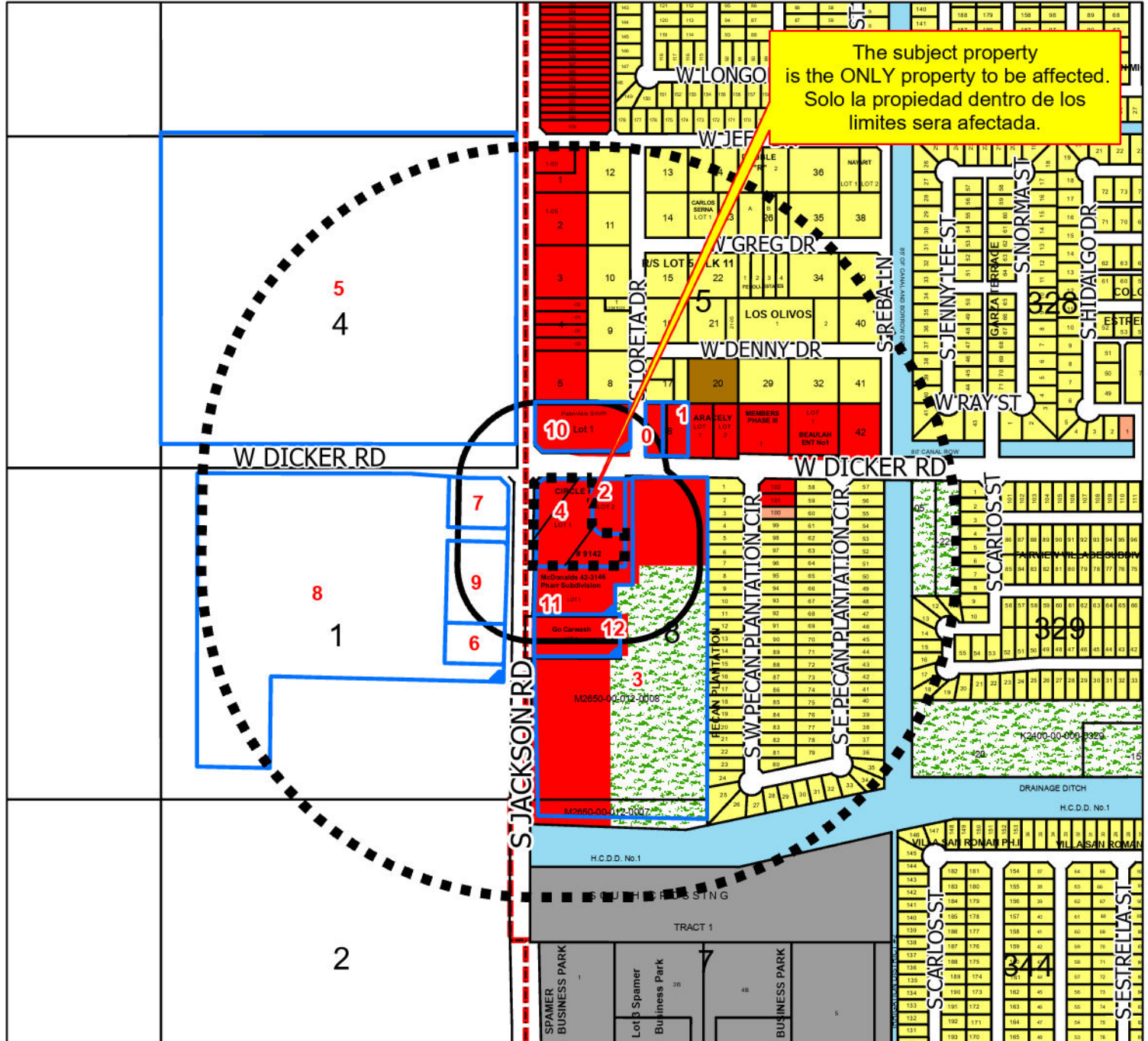
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

- Notified Properties
- 300 ft. Notification Buffer
- Location
- Quarter Mile Radius

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



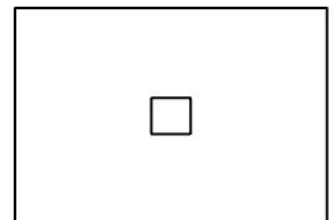
Zoning



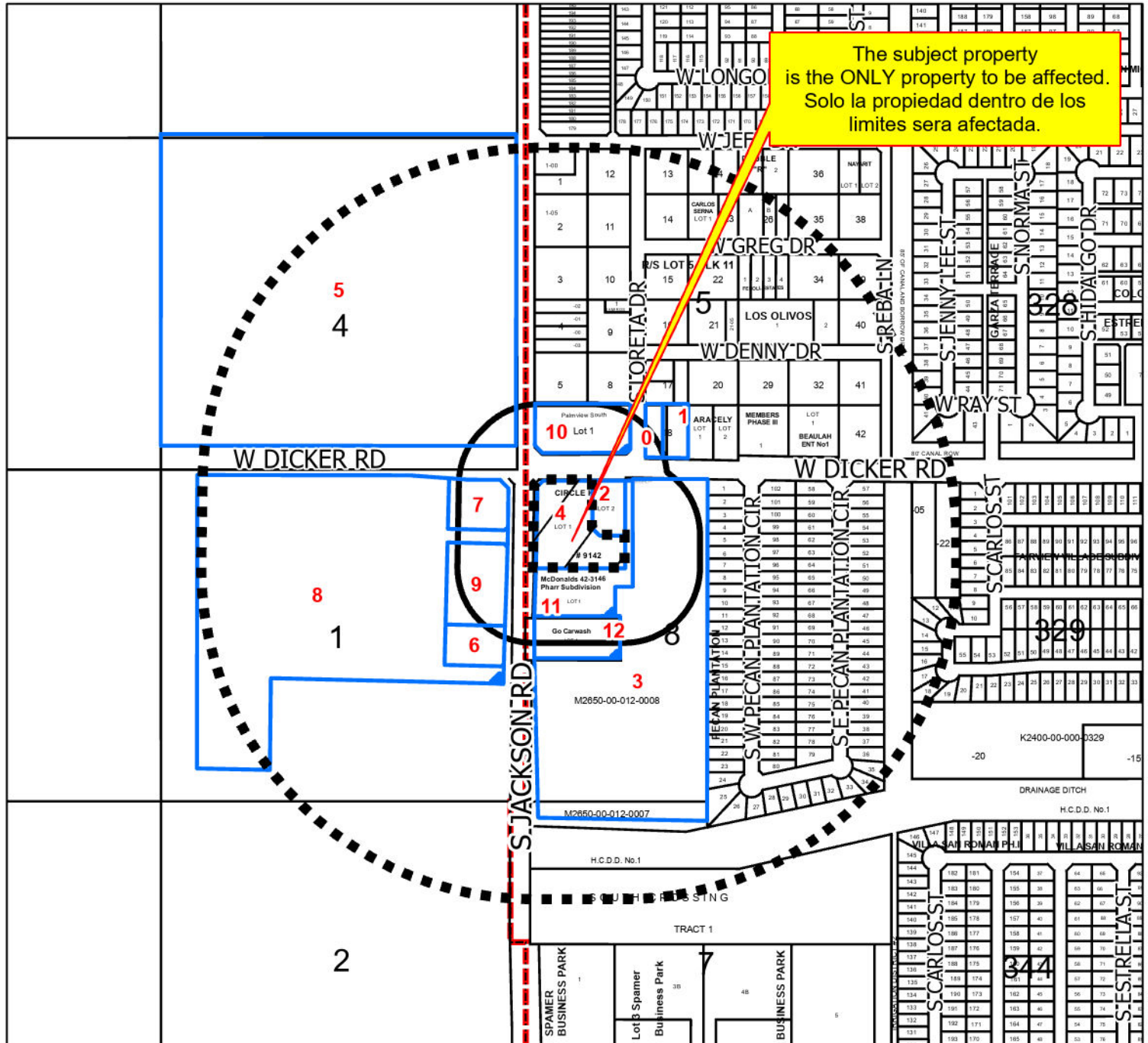
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

- Notified Properties
- 300 ft. Notification Buffer
- Location
- Quarter Mile Radius

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.



Radius



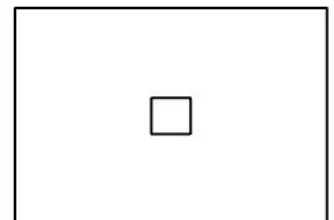
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

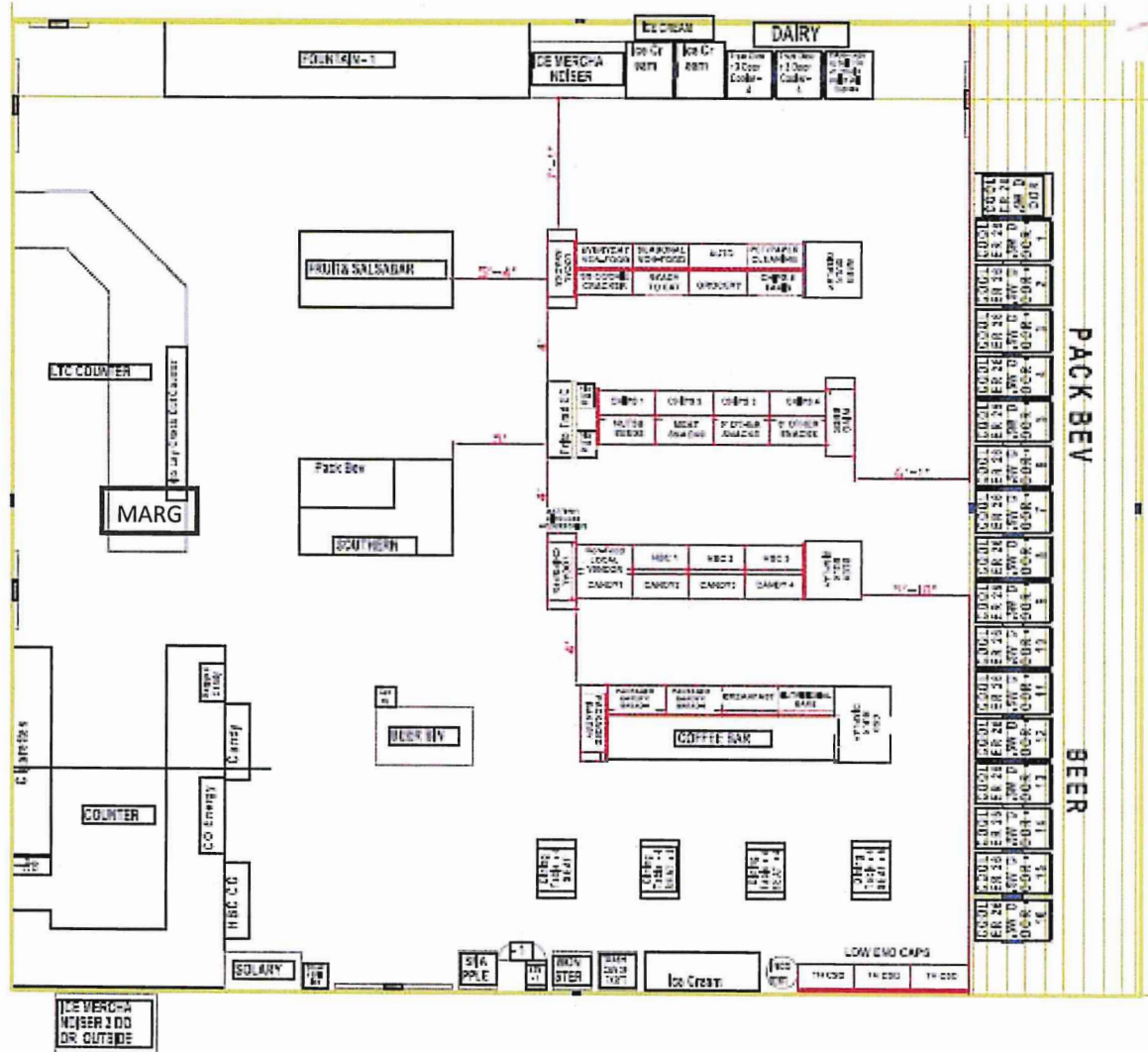
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial

- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

- Notified Properties
- 300 ft. Notification Buffer
- Location
- Quarter Mile Radius

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HORIZON



7-ELEVEN

DISCLAIMER:
THIS IS NOT A LEGAL
DOCUMENT. IT IS FOR
YOUR CURRENT
EQUIPMENT COORDINATOR

40675-9142
7401 S. Jackson Rd
Pharr, TX

NOT TO SCALE
Revised
7-18-19
Approved by
OPS
7-Eleven Inc.
Floor Planning Team

40675-9142

For questions or concerns, please contact: GM-HorizonPlanogramSupport@7-11.com



Pharr
Development Services



Site Photo
7401 S JACKSON ROAD





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: December 14, 2023

MEETING DATE: December 26, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Georgina Garza De Lujan, DBA Mariscos y Micheladas El Primo, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.059 acres, more or less, out of Lot 2, CVS Pharmacy No. 10142 Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1305 South Cage Boulevard, Suites 1 & 2. **CUP#231105**

Classification: Public Hearing

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

Issue: Georgina Garza De Lujan, DBA Mariscos y Micheladas El Primo, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 12/14/2023
Approved - 12/14/2023
Final Approval - 12/15/2023



MEMORANDUM

DATE: TUESDAY, DECEMBER 26, 2023
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#231105 (Georgina Garza De Lujan, DBA Mariscos y Micheladas El Primo)
--

GENERAL INFORMATION:

APPLICANT: Georgina Garza De Lujan, DBA Mariscos y Micheladas El Primo, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.059 acres, more or less, out of Lot 2, CVS Pharmacy No. 10142 Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 1305 South Cage Boulevard, Suites 1 & 2.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the west and north. The property to the south is Heavy Commercial District (H-C) and Single-Family Residential District (R-1) to the east. The area is generally designated for commercial in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Pending inspection.
	FIRE DEPARTMENT:	Pending inspection.

CODE COMPLIANCE: Pending inspection.

HEALTH: Pending inspection.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Ten (10) surrounding property owners were notified of the request by letter on December 8, 2023, and a legal notice was published in the Advance News Journal on December 6, 2023. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **Tuesday, January 2, 2024, at 4:00 p.m.**

Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.
4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:

- A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- 5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- 6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.
- 7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
- 8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.
- 9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall

be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.

10.The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.

11.The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.

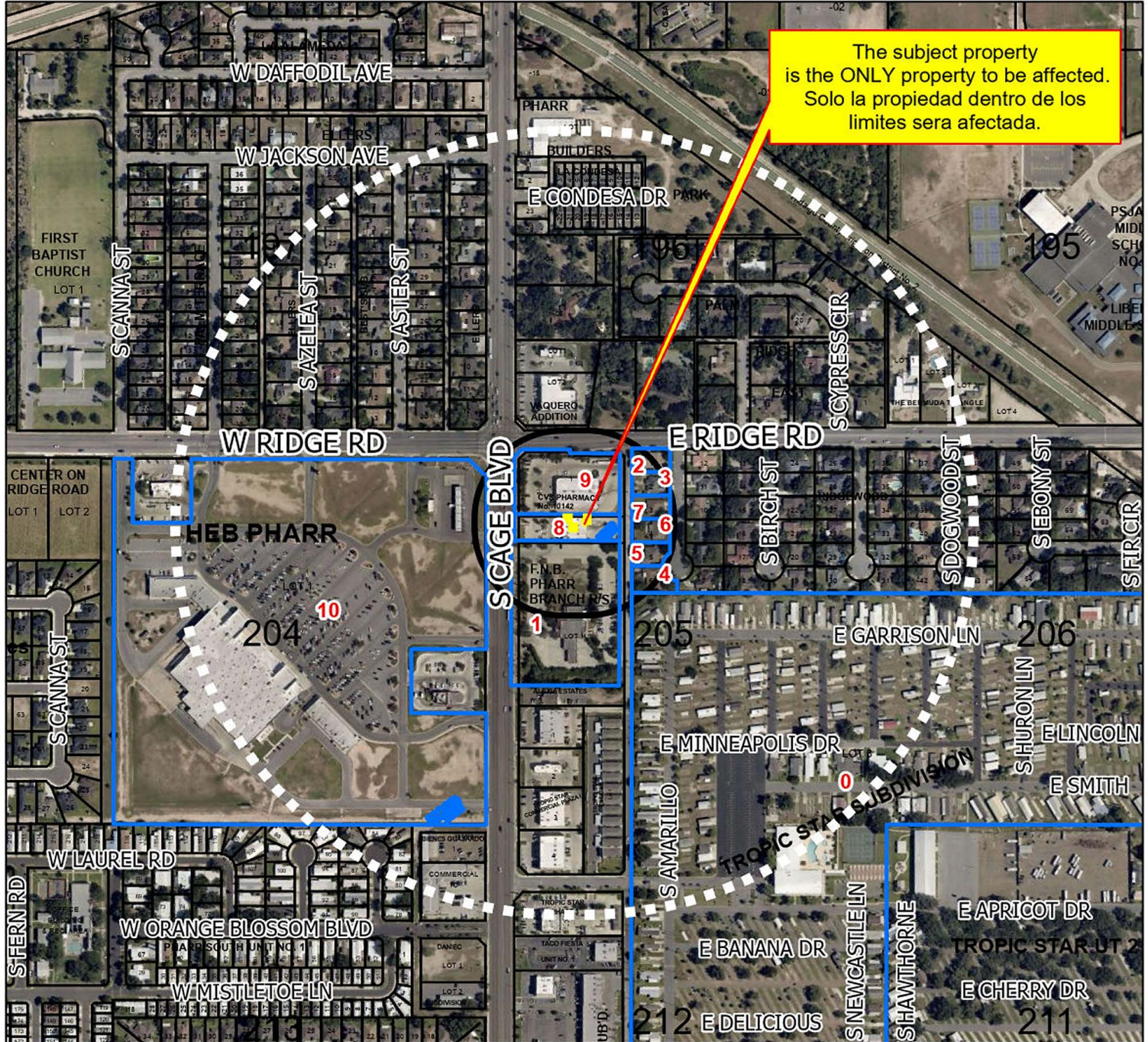
12.Alcoholic beverage establishments shall fall into two categories:(A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or(B)Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).

13.The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.

Conditional Use Permit
0.059 acres, more or less, out of Lot 2,
CVS Pharmacy No. 10142 Subdivision
Georgina Garza De Lujan



AERIAL



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 231105 Lot 2 CVS PHARMACY\aprx\00_BASE Project File.aprx

- | | | | |
|---------------------------------------|--------------------|--------------------------|-----------------------------|
| 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 | Location |
| 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.

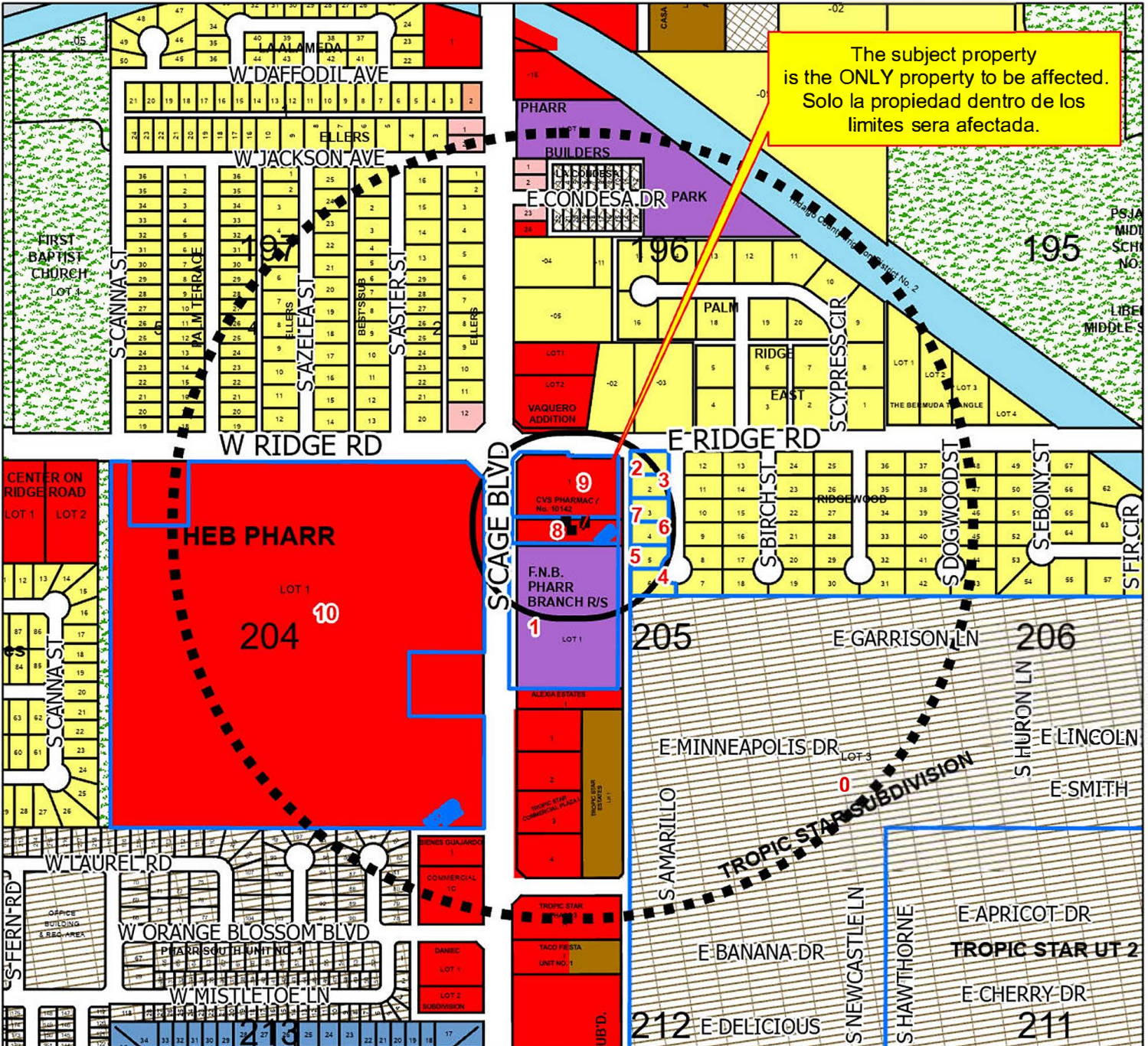
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:6,000

0 250 500 1,000 1,500 2,000 Feet

Date: 12/4/2023

Conditional Use Permit
0.059 acres, more or less, out of Lot 2,
CVS Pharmacy No. 10142 Subdivision
Georgina Garza De Lujan



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

- Notified Properties
- 300 ft. Notification Buffer
- Location
- Quarter Mile Radius

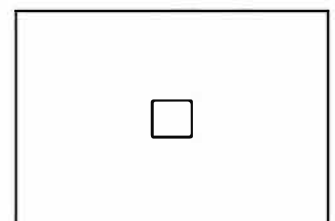
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City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:6,000



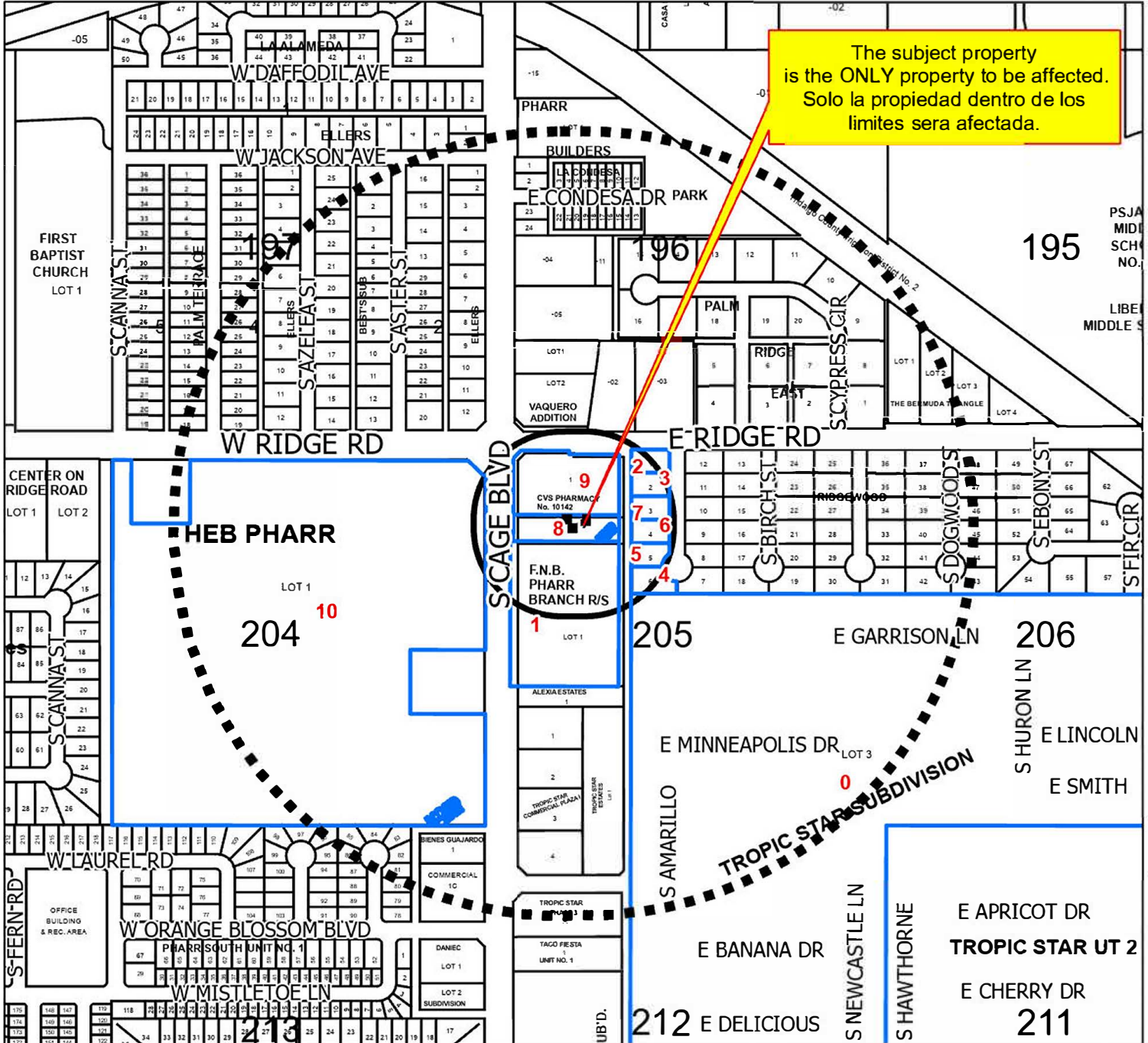
Date: 12/4/2023



Conditional Use Permit
 0.059 acres, more or less, out of Lot 2,
 CVS Pharmacy No. 10142 Subdivision
 Georgina Garza De Lujan



Radius



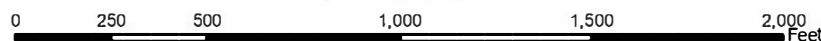
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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot |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

- Notified Properties
- 300 ft. Notification Buffer
- Location
- Quarter Mile Radius

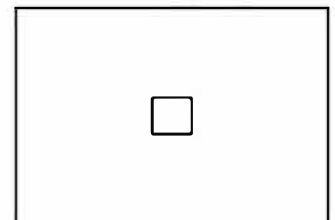
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City of Pharr, Texas
 Engineering Department
 956.402.4242

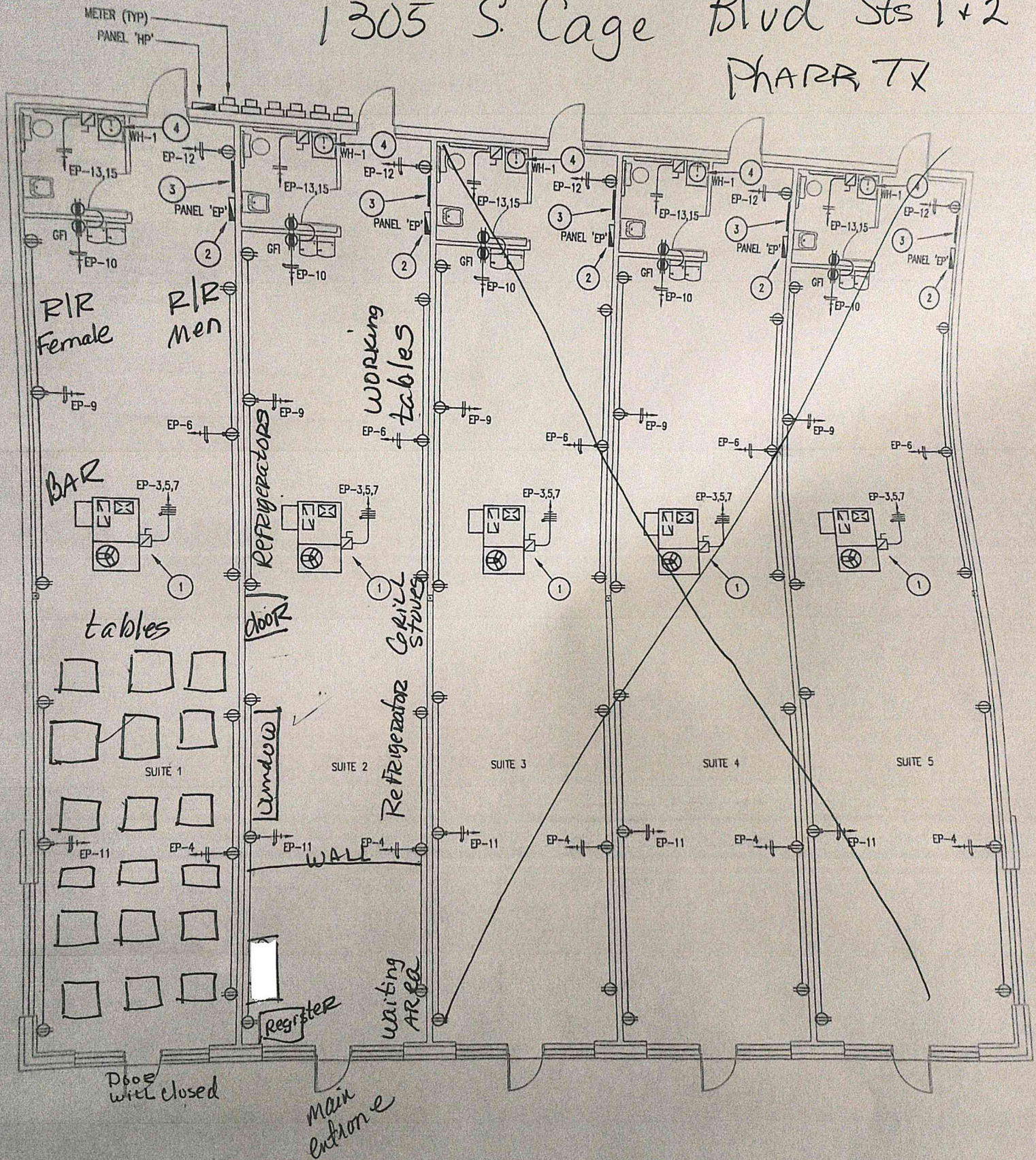
Scale: 1:6,000



Date: 12/4/2023



1305 S. Cage Blvd Sts 1+2
PHARR TX



FLOOR PLAN - POWER

SCALE: 1/8" = 1'-0"

ELECTRICAL KEYED NOTES: POWER

1 60AMP, 208V, 3Ø, 4-WIRE, NEMA-3R, FUSED DISCONNECT

HEETS)

EPHONE SERVICES.
REQUIREMENTS PRIOR TO ANY



Pharr
Development Services



Site Photo

1305 S CAGE BLVD STE 1 & 2





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: December 13, 2023

MEETING DATE: December 26, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Spoor Engineering Consultants, Inc., representing Ricardo Arturo Diaz, is requesting final plat approval of the proposed Lark Industrial Park Subdivision. The property is legally described as being a 3.00 acre tract of land out of Lot 363, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 600 and 700 Block of West Anaya Road. **SUB#220412**

Classification: Regular

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

Issue: Spoor Engineering Consultants, Inc., representing Ricardo Arturo Diaz, is requesting final plat approval of the proposed Lark Industrial Park Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Lark Industrial Park 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 - 12/13/2023
Approved - 12/13/2023
Final Approval - 12/15/2023



MEMORANDUM

DATE: TUESDAY, DECEMBER 26, 2023
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LARK INDUSTRIAL SUBDIVISION FILE NO. SUB#220412

GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing Ricardo Arturo Diaz, is requesting final plat approval of the proposed Lark Industrial Park Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.00 acre tract of land out of Lot 363, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 600 and 700 Block of West Anaya Road.

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

PROPERTY PROPOSED USE: Cold storage.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Lark Industrial Park Subdivision subject to the following conditions:

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

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission Meeting on January 02, 2024 at 4:00 p.m.

Lot 358
Kelly - Pharr Subdivision
Owner: Jaz Development, LLC



May 16-2022
1"=60'

MAP
OF
**LARK INDUSTRIAL
PARK**

**BEING A SUBDIVISION OF A 3.00 AC. TRACT OF LAND
OUT OF LOT 363, KELLY PHARR SUBDIVISION, OF
PORCIONES 69 AND 70,
HIDALGO COUNTY, TEXAS**
**According to Plat Recorded in Volume 3, Page 134,
Deed Records, Hidalgo County, Texas.**



Prepared by:
Spoor Engineering Consultants, Inc.
FIRM - F-6003
Consulting Engineers - Civil Land Planning
202 South 4th Street
McALLEN, TEXAS 78501
TEL. (956) 683-1000 FAX (956) 683-1002
SEC@spooreng.com

DAPA Blue Group Family LP
A Texas Limited Partnership
By: DAPA Blue Group, LLC,
A Texas Limited Liability Company
- its general partner

By: Ricardo Arluro Diaz, Manager
2700 Quail Ave.
McAllen, Texas 78504

STATE OF TEXAS:
COUNTY OF HIDALGO.

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE " LARK INDUSTRIAL PARK ", TO THE CITY PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES CONSIDERATION THERE IN EXPRESSED.

STATE OF TEXAS:
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO ARTURO DIAZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC

APPROVED AND AUTHORIZED FOR RECORDED BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS THE _____ DAY OF _____, 2022 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

DANNY WYLIE CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CARLOS VASQUEZ A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

CARLOS VASQUEZ, RPLS 4608
CVO LAND SURVEYOR
517 BEAUMONT AVE
McALLEN, TEXAS 78501
TBPLS FIRM # 10119600

STATE OF TEXAS:
COUNTY OF HIDALGO

I, THE UNDERSIGNED, STEPHEN SPOOR A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE.

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

ATTEST: CITY CLERK

AMBROSIO HERNANDEZ MAYOR, CITY OF PHARR

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 49.21(c). The district has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision, based on generally accepted engineering criteria. It is the responsibility of the developer of the subdivision and its engineer to make these determinations.

HIDALGO COUNTY DRAINAGE DISTRICT NO.

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

NOTES:

1. MIN. FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF PHARR ORDINANCES.
3. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480304, 0500B, REVISED JAN. 1981. B IS DESCRIBED AS AREAS BETWEEN THE 100 YEAR AND 500 YEAR FLOOD, OR AREAS SUBJECT TO 100 YEAR FLOODING WITH AVE. DEPTHS LESS THEN ONE FOOT, OR WHERE THE CONTRIBUTING DRAINAGE AREAS IS LESS THAN ONE SQ. MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
4. 5.0' SIDEWALK IS REQUIRED ALONG W. ANAYA ROAD, AND ALONG S. ALONDRA ST. AND SHALL BE CONSTRUCTED BY THE OWNER AT OWNER'S EXPENSE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. TEXAS ACCESSIBILITY COMPLIANT WHEELCHAIR RAMPS & LANDINGS SHALL BE REQUIRED AT THE SUBDIVISION PHASE.
5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.20 ACRES AND A VOLUME OF 0.51 AC. FL. WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
6. NO STRUCTURAL IMPROVEMENTS WILL BE ALLOWED ON EASEMENTS OF ANY KIND.
7. UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE MONUMENTED BY A 12" DIAMETER BY 18' LONG STEEL ROD.
8. CITY OF PHARR BENCHMARK, MONUMENT NO. 9, SET BY J.E. SAEENZ AND ASSOCIATES, INC., LOCATED AT CAGE AVE. AND ANAYA ROAD, ELEV. 88.63 - Northing 16564970.018, Easting 108332.670
9. EROSION AND SEDIMENTATION CONTROL SHALL ABIDE BY CURRENT T.P.D.E.S. AND SWPPP REGULATIONS
10. LANDSCAPING IS REQUIRED AS IN ACCORDANCE WITH CITY OF PHARR ORDINANCES.
11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
13. OWNERS ARE TO MAINTAIN DETENTION / RETENTION AREAS.
14. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION

SURVEY MONUMENT LEGEND

●FI - FOUND STEEL PIN

-METES & BOUNDS

A 3.00 ACRE TRACT OF LAND OUT OF LOT 363, KELLY PHARR SUBDIVISION, OF PORCIONES 69 AND 70, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 3, PAGE 134, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a steel pin found on the South line of West Anaya Road, for the Northwest corner of the following described tract of land; said point located South 81 Deg. 35 Min. East, 270.85 feet, and South 08 Deg. 25 Min. West, 40.0 feet from the Northwest corner of Lot 363;

THENCE, with the South line of West Anaya Road, South 81 Deg. 35 Min. East, 421.55 feet to a steel pin found on the West line of South Alondra Street, for the Northeast corner hereof;

THENCE, with the West line of South Alondra Street, South 08 Deg. 25 Min. West, 310.0 feet to a steel pin found for the Southeast corner hereof;

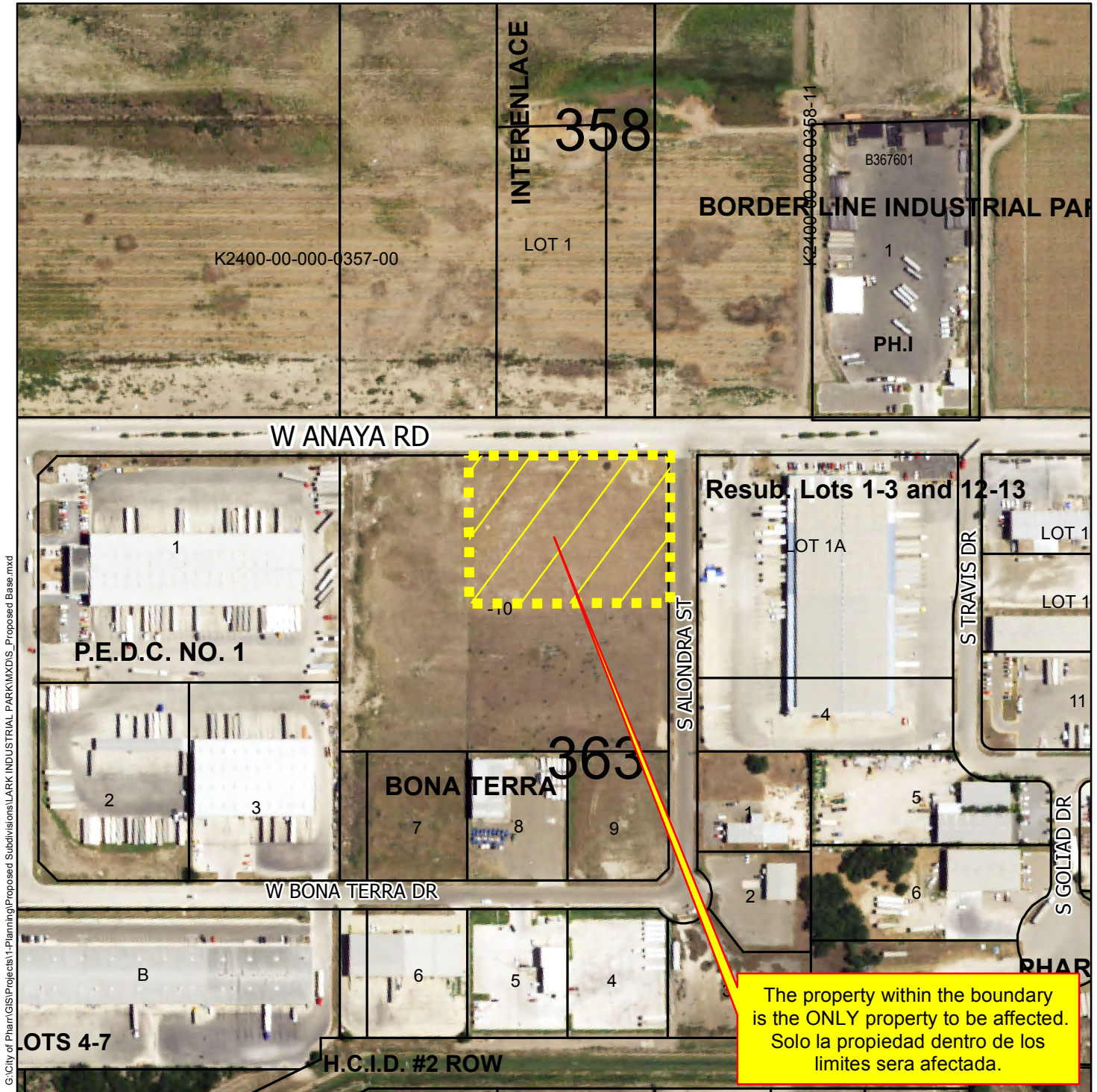
THENCE, parallel to the North line of Lot 363, North 81 Deg. 35 Min. West, 421.55 feet to a steel pin found for the Southwest corner hereof;

THENCE, parallel to the West line of Lot 363, North 08 Deg. 25 Min. East, 310.0 feet to the POINT OF BEGINNING. Containing 3.00 acres of land, more or less.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO.2
ON THIS _____ DAY OF _____, A.D. 2022 _____
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

SECRETARY

PRESIDENT



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



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: December 13, 2023

MEETING DATE: December 26, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Salinas Engineering and Associates, representing Astrid Garza, owner, is requesting preliminary plat approval of the proposed Mea Shearim Subdivision. The property is legally described as being a 1.20 gross acre tract of land out of and forming a part of Lot 8, Block 9, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2600 Block of South Jackson Road. **SUB#230617**

Classification: Regular

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

Issue: Salinas Engineering and Associates, representing Astrid Garza, owner, is requesting preliminary plat approval of the proposed Mea Shearim Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Mea Shearim 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 - 12/13/2023

Approved - 12/13/2023

Final Approval - 12/15/2023



Pharr

Development Services



MEMORANDUM

DATE: TUESDAY, DECEMBER 26, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MEA SHEARIM SUBDIVISION
FILE NO. **SUB#230617**

GENERAL INFORMATION:

APPLICANT: Salinas Engineering and Associates, representing Astrid Garza, Owner, is requesting preliminary plat approval of the proposed Mea Shearim Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.20 gross acre tract of land out of and forming a part of Lot 8, Block 9, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2600 Block of South Jackson Road.

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

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

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

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

1. Shall obtain street cut permits from public works and public utilities department, if any street cuts.
2. Shall provide U.I.R. from TxDot.
3. Verify the R.O.W. alignment.

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. Darken lines on location map.
2. Match the acres on the metes and bounds and subdivision description.
3. Remove plat note number 11.
4. Label subdivision on the south side of proposed subdivision.
5. Label net or gross for acres within property.
6. Provide surveyors and engineer signature.
7. Plat note #3, follow City of Pharr detention Directive.
8. See comments from H.C.I.D. #2, attached.
9. Staff comments attached.

STAFF REVIEW MEETING FOR:

MEA SHEARIM SUBDIVISION

COMMENTS:

Initials: J.R.

DECEMBER 06, 2023

WATER:

- Easement will need to be 15' exclusive to the City of Pharr.
- 8" water line will need to upgrade to 12" PVC C-900 as per City of Pharr Master Plan
- Will need to show water valves.
- Will need to show all water crossing or connections details.
- Will need to get UIR permit from Tex-DOT for water line installation.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- OK, as proposed.
- Sanitary sewer main already exist.
- 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) MEA SHEARIM SUBDIVISION

Reviewed by: J. GONZALEZ

December 6, 2023

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

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

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

Additional Comments:

- 1. SHALL PROVIDE TWO ADDITIONAL FIRE HYDRANTS FOR FIRE PROTECTION.**
- 2. SHALL PROVIDE FIRE HYDRANT DETAIL WITH VALVE AND VALVE BOX DETAILS.**
- 3. SHALL REPLACE 8-INCH WATER LINE ON JACKSOON RD WITH A 12-INCH WATER LINE.**
- 4. PLAT NOTE: SHALL READ AS FOLLOWED: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITION FIRE PROTECTION REQUIREMENTS.**



Staff Review Meeting

DATE: 12/07/2023

Mea Shearim Subdivision

1.00 Acre

Pharr Tx, 78577

Plat Notes:

- No comments

General Notes:

- 8" bleeder is required for outfall connection.
- Shall obtain a Small Construction Notice from TCEQ.
- Provide outfall connections and such.
- 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: Mea Shearim Subdivision

DATE: December 8, 2023

REVIEW: Preliminary (comments plans dated 12-04-2023)

PLAT

1. Signature from P.E. & RPLS is required.
2. Note No. 3---Use the correct drainage directive... *"Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ 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."*
3. Note No. 8---Revise note to say... "A 5'-ft sidewalk with wheelchair ramps and landings shall be required to be constructed at time of subdivision construction.
4. Remove Note No. 10.
5. Provide a plat note for shared driveway. Properties that share a driveway must be owned by the same developer.

SITE PLAN

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 Rochester II; Proposed Mea Shearim
Date: Thursday, December 7, 2023 2:48:22 PM

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

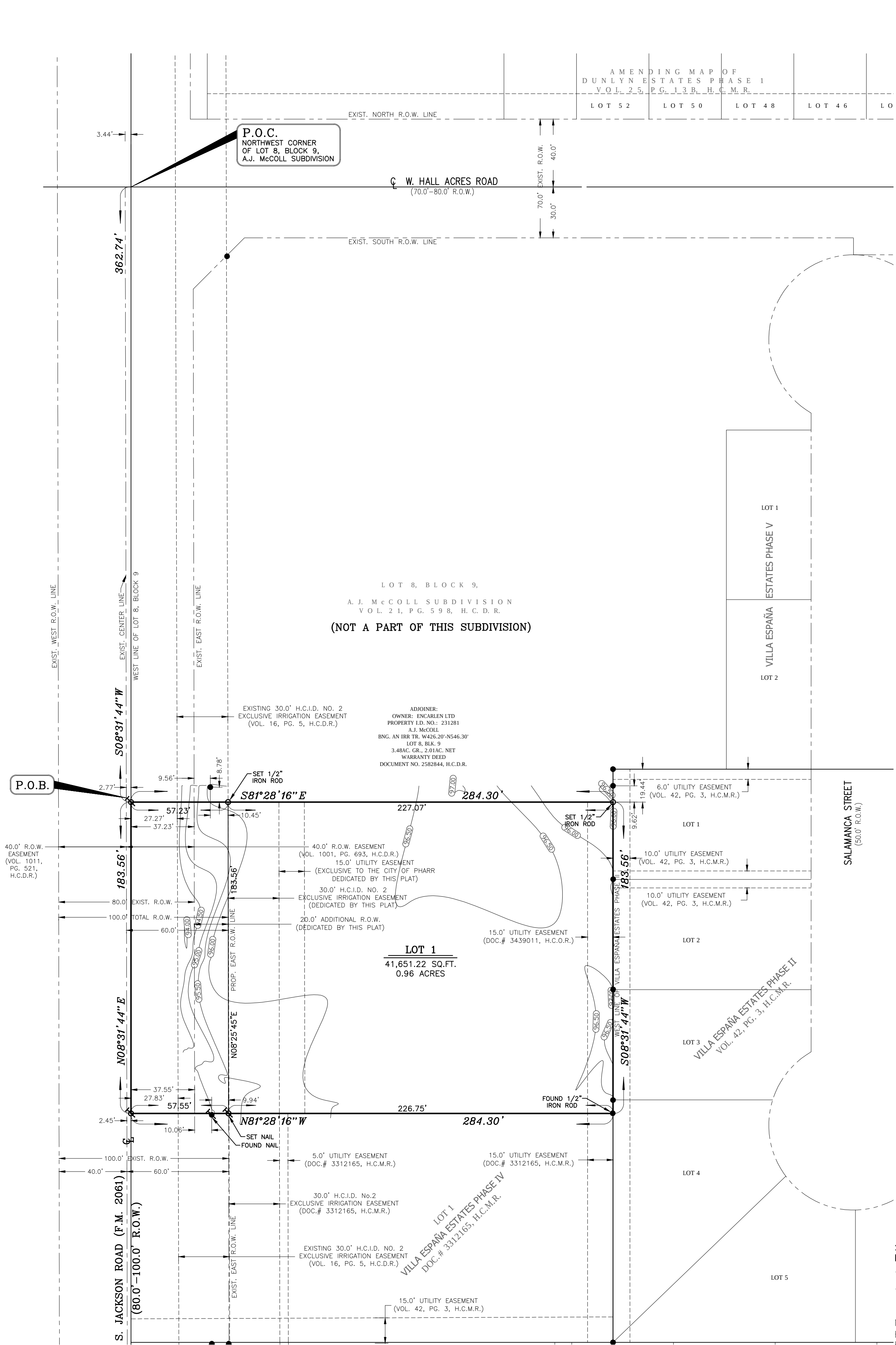
Hello Eddie,

Upon plat review, HCID2 comments and updates as needed:

1. ROCHESTER II
 - a. We have an easement of the N130' – S150' by Vol. 120 Pg. 555 tract 4 not shown.
 - b. Update the signature script – THIS PLAT ... BY THE HIDALGO ...
 - c. We need the recorded warranty deed of ownership.
 - d. The tract is excluded from the district.
2. MEA SHEARIM
 - a. Within the signature script, may need to update the year.
 - b. We have 30 feet exclusive easement centered on the 18" mj pipe as shown Vol. 16, Pg. 5. Pipeline would need to be replaced and relocated outside of road right of way as dedicated by plat. Please advise us what options are available.
 - c. The tract is excluded from the district.

If there are any questions, please advise and call our office. 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



LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED "SEA"
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- VOL. VOLUME
- DOC. DOCUMENT
- S.W.C. SOUTHWEST CORNER

SCALE: 1" = 40'

ME A SHEARIM SUBDIVISION

BEING A 1.20 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 8, BLOCK 9, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS

- GENERAL PLAT NOTES:**
- MINIMUM SETBACKS: PER CITY OF PHARR ORDINANCES.
 - FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (SHADED)
AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING) COMMUNITY PANEL NO. 480334 0425 C
EFFECTIVE: NOVEMBER 16, 1982.
 - STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.06 ACRES AND A VOLUME OF APPROXIMATELY 0.19 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. THIS SUBDIVISION SHALL PROVIDE FOR A MINIMUM DETENTION OF 11,705.07 CU. FT. , OR, 0.27 AC.-FT.
 - NO STRUCTURAL IMPROVEMENTS WILL BE ALLOWED ON EASEMENTS OF ANY KIND.
 - THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE TOP OF THE CURB OF ROAD LOCATED AT THE CENTER OF LOT.
 - UNLESS OTHERWISE NOTED, AL PROPERTY CORNERS ARE MONUMENTED BY A No.4 REBAR BY 18" WITH PLASTIC CAP STAMPED "SEA".
 - BENCHMARK NOTE:
PHARR SURVEY CONTROL POINT No. 15, N.A.V.D 88 - LOCATED APPROXIMATELY 74 FEET SOUTH OF W. DICKER ROAD BACK OF CURB AND APPROXIMATELY 180 FEET OF THE WEST LINE OF A 5.00 ACRE TRACT OF LOT 327, KELLY PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS.
N=16570669.729, E=1080852.431, ELEV.=86.95
 - A 5'-FT CONCRETE SIDEWALK WITH A.D.A. WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED TO BE CONSTRUCTED AT TIME OF BUILDING PERMIT.
 - LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 - ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 - EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
 - OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
 - OWNER TO MAINTAIN DETENTION/RETENTION AREA.
 - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
 - ALL FIRE PROTECTION LINES SHALL BE DONE BY LICENSED FIRE SPRINKLER COMPANY.
 - A SHARED DRIVEWAY SHALL BE PROVIDED FOR ACCESS TO AND FROM S. JACKSON RD. BY PROPERTY OWNER OF LOT 1, AND, LOT 1, VILLA ESPANA PHASE IV. PROPERTIES THAT SHARE A DRIVEWAY MUST BE OWNED BY THE SAME DEVELOPER.

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

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

ATTEST:

PRESIDENT

SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **ME A SHEARIM SUBDIVISION**, TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER: ASTRID GARZA
701 E. JERSEY MEADOWS AVE.
MCALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR, TEXAS.

DATE _____

ATTEST: CITY CLERK, CITY OF PHARR, TEXAS.

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT OF **ME A SHEARIM SUBDIVISION**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2023.

DANNY WYLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

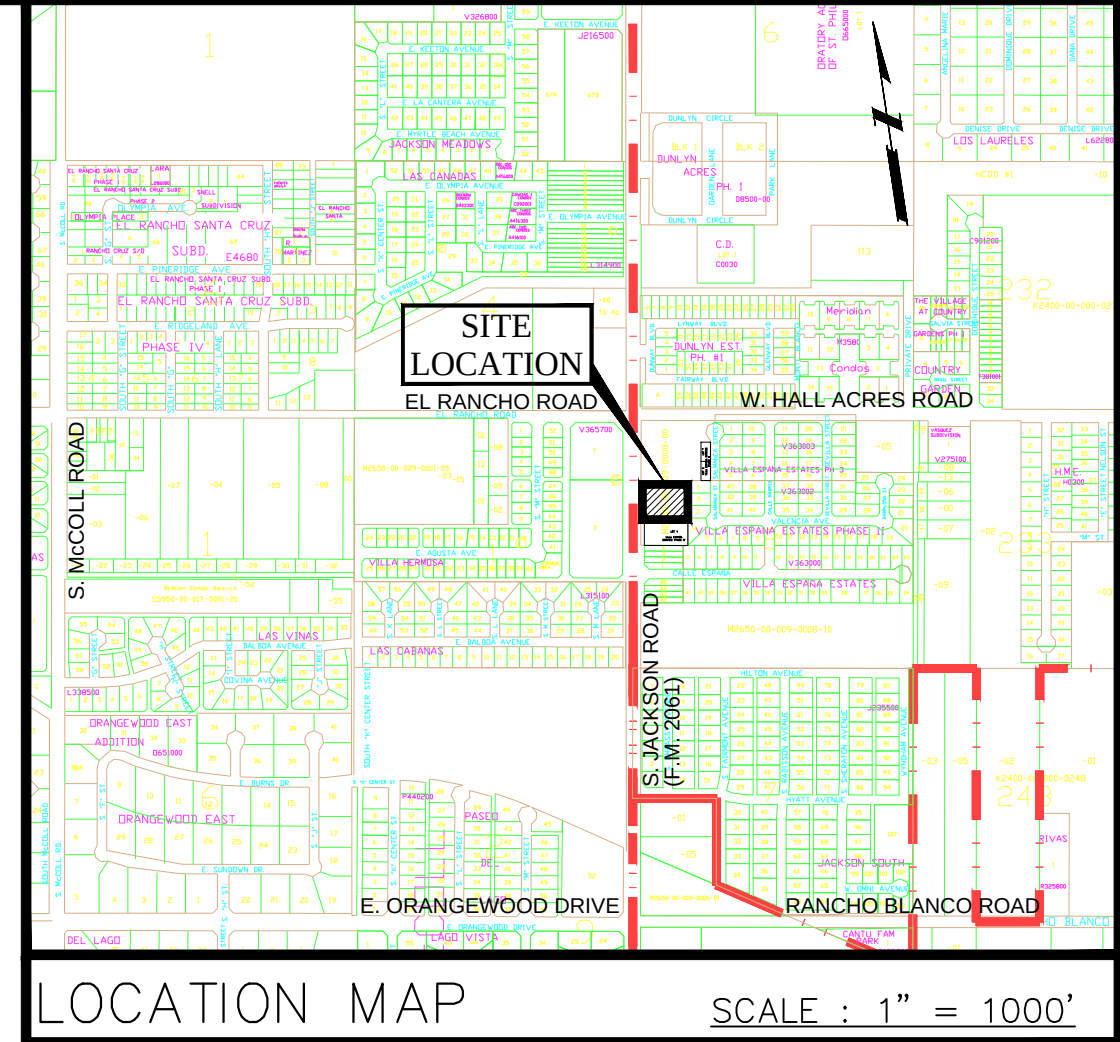
APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE: _____



METES AND BOUNDS DESCRIPTION

BEING A 1.20 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 8, BLOCK 9, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.20 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWEST CORNER OF SAID LOT 8 LOCATED AT THE INTERSECTION OF HALL ACRES ROAD AND S. JACKSON ROAD; THENCE, AS FOLLOWS:

SOUTH 08 DEGREES 31 MINUTES 44 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 8, A DISTANCE OF 362.74 FEET TO A NAIL SET FOR THE FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 28 MINUTES 16 SECONDS EAST, A DISTANCE OF 57.23 FEET PASS A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. JACKSON ROAD, AT A DISTANCE OF 284.30 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE WEST LINE OF VILLA ESPANA ESTATES, PHASE II (VOL. 42, PAGE 03, H.C.M.R.) FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 08 DEGREES 31 MINUTES 44 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID VILLA ESPANA ESTATES, PHASE II, A DISTANCE OF 183.56 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 81 DEGREES 28 MINUTES 16 SECONDS WEST, A DISTANCE OF 226.75 FEET PASS A NAIL SET ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. JACKSON ROAD, AT A DISTANCE OF 284.30 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 8 LOCATED WITHIN THE RIGHT-OF-WAY OF SAID S. JACKSON ROAD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 08 DEGREES 31 MINUTES 44 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 8 LOCATED WITHIN THE RIGHT-OF-WAY OF S. JACKSON ROAD, A DISTANCE OF 183.56 FEET TO THE POINT OF BEGINNING, CONTAINING 1.20 GROSS ACRES OF LAND, MORE OR LESS; OF WHICH 0.18 ACRES OF LAND, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID S. JACKSON ROAD, LEAVING 0.96 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: SAID VILLA ESPANA ESTATES, PHASE II, PHARR, H.C.T.
N:\SUBDIVISION\PLATS\MAESHERIM.SUB\1.20.111523

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

ME A SHEARIM
SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: DECEMBER 11, 2023.
JOB NUMBER: SP-23-25991
OWNER: ASTRID GARZA
701 E. JERSEY MEADOWS AVE.
MCALLEN, TEXAS 78503

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ASTRID GARZA	701 E. JERSEY MEADOWS AVE.	McALLEN, TEXAS 78503	(956) 563-4073	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

SEA

SALINAS ENGINEERING & ASSOC.

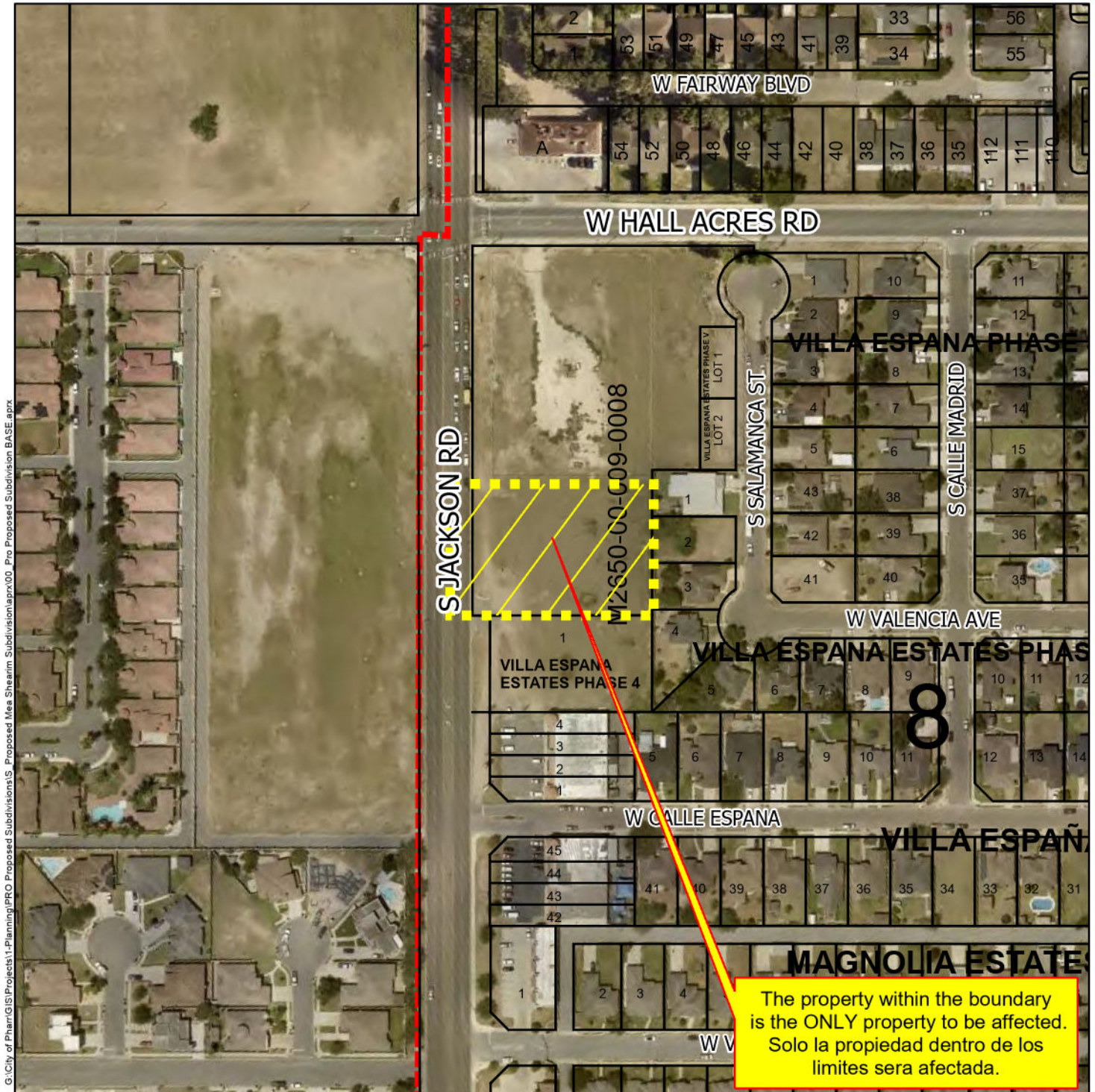
(F-6675) (10065700)

CONSULTING ENGINEERS & SURVEYORS

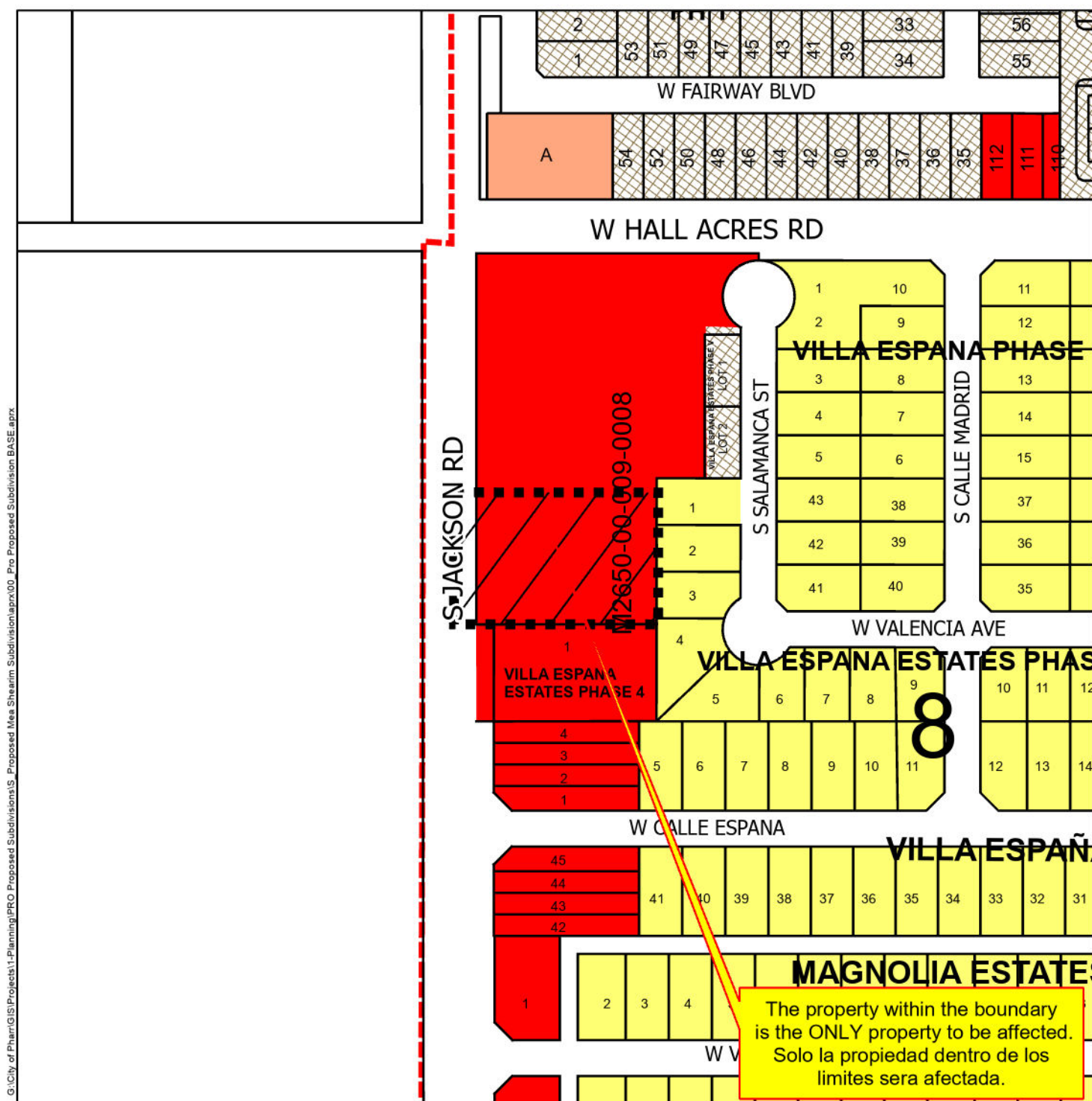
2221 DAFFODIL AVE. MCALLEN, TEXAS 78501

(956) 682-9081 (956) 686-1489 (FAX)

TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

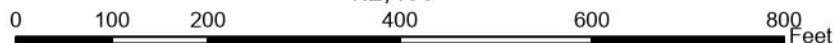


- | | | | | |
|--|---|--|---|--|
| <ul style="list-style-type: none"> Agricultural Open Space Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse HUD Code | <ul style="list-style-type: none"> Rail Road R.O.W Government Owned General 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 |
|--|---|--|---|--|



City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:2,400



Date: 12/5/2023



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: December 13, 2023

MEETING DATE: December 26, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Rodriguez Engineering, representing Joseph M. Shea, President for Rochester Armored Car Co. Inc., an Iowa Corporation, is requesting preliminary plat approval of the proposed Rochester II Subdivision. The property is legally described as being a 2.752 acre tract of land comprising of a 1.843 acre tract of land out of Lot 1, Dailey Oil Tools, Inc. Subdivision and a 0.909 acre tract of land out of Lot 7, Block 6, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West Polk Avenue. **SUB#231129**

Classification: Regular

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

Issue: Rodriguez Engineering, representing Joseph M. Shea, President for Rochester Armored Car Co. Inc., an Iowa Corporation, is requesting preliminary plat approval of the proposed Rochester II Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Rochester II Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 12/13/2023
Approved - 12/13/2023
Final Approval - 12/15/2023



Pharr

Development Services



MEMORANDUM

DATE: TUESDAY, DECEMBER 26, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ROCHESTER II SUBDIVISION
FILE NO. **SUB#231129**

GENERAL INFORMATION:

APPLICANT: Rodriguez Engineering, representing Joseph M. Shea, President for Rochester Armored Car Co. Inc., an Iowa Corporation, is requesting preliminary plat approval of the proposed Rochester II Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.752 acre tract of land comprising of a 1.843 acre tract of land out of Lot 1, Dailey Oil Tools, Inc. Subdivision and a 0.909 acre tract of land out of Lot 7, Block 6, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1400 Block of West Polk Avenue.

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

PROPERTY PROPOSED USE: Existing warehouse/office and expansion of parking and building.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.: 1. 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. Planning & Zoning signature block, add Chairman after Danny Wylie.
2. Label net or gross for acres within property.
3. See comments from H.C.I.D. #2, attached.
4. Staff comments attached.

STAFF REVIEW MEETING FOR: *ROCHESTER II SUBDIVISION*

COMMENTS: **Initials: J.R.** **DECEMBER 06, 2023**

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show all surrounding utilities in the area.
- Will need to upgrade 8" asbestos line to 12" PVC C-900
- Will need to show water valves.
- The water line will need to be loop for fire protection.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- All utilities already exist.
- An additional 6" sewer services will be required on the building's face.
- 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) ROCHESTER SUBDIVISION II

Reviewed by: J. GONZALEZ

December 6, 2023

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

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

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

Additional Comments:

- 1. SHALL PROVIDE PROPOSED FIRE HYDRANT(S) LOCATION AND VALVE BOX DETAILS ON PLANS.**
- 2. SHALL SHOW THE EXISTING WATER LINES AND PROPOSED WATER LINE ON PLANS TO MEET THE CITY OF PHARR STANDARD FOR A LOOPED WATER LINE SYSTEM.**
- 3. SHALL PROVIDE EMERGENCY EXIT GATE WITH KNOX SWITCH ON WEST ALBRAD STREET FOR FIRE DEPARTMENT ACCESS ONLY.**
- 4. PLAT NOTE: SHALL READ AS FOLLOWED: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITION FIRE PROTECTION REQUIREMENTS.**
- 5. SHALL PROVIDE A FIRE LANE LAYOUT ON THE PROPOSED AND EXISTING PARKING LOT. PLEASE SEE CITY OF PHARR STANDARD NOTE #10.**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Rochester II Subdivision

DATE: December 8, 2023

REVIEW: Preliminary (comments plans dated 12-04-2023)

PLAT

1. Signature from P.E. & RPLS is required.
2. Note No. 7---provide northing and easting for referenced bench mark #49. **Nothing:16600687.202** and **Easting:1083244.195.**
3. Note No. 9---Revise note to say... "A 5'-ft sidewalk with wheelchair ramps and landings shall be required to be constructed at time of building permit phase.
4. Add note--- "Owners to maintain detention/retention area".
5. Dedicate an easement exclusive to the City of Pharr for existing waterlines.
6. Show all existing and proposed easements.

SITE PLAN

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.
3. Provide detail of drainage improvements and tie-in to City storm system. Include cross-section details with flowlines existing/proposed.

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.



Staff Review Meeting

DATE: 12/07/2023

Rochester II Subdivision

2.752 Acres

Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

- **8" bleeder is required for outfall connection.**
- **Shall obtain a Small Construction Notice from TCEQ.**
- **Provide detention pond details such as outfall connections and such.**
- **Show utility profiles, lines, crossing, elevations, and separation details.**
- **Curb cut permit shall be obtained 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.**

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: [Javier Lopez](#)
Subject: Proposed Rochester II; Proposed Mea Shearim
Date: Thursday, December 7, 2023 2:48:22 PM

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

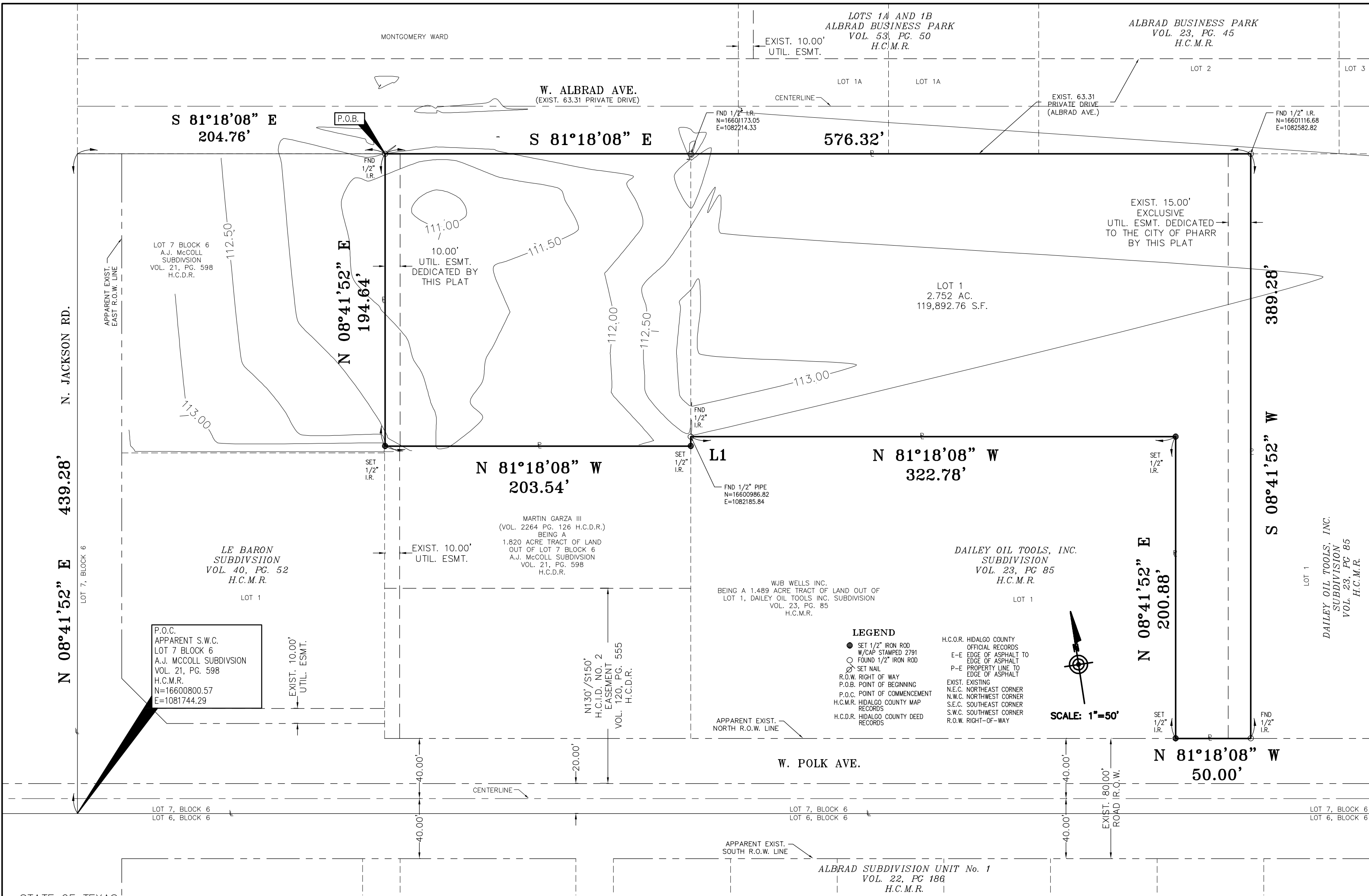
Hello Eddie,

Upon plat review, HCID2 comments and updates as needed:

1. ROCHESTER II
 - a. We have an easement of the N130' – S150' by Vol. 120 Pg. 555 tract 4 not shown.
 - b. Update the signature script – THIS PLAT ... BY THE HIDALGO ...
 - c. We need the recorded warranty deed of ownership.
 - d. The tract is excluded from the district.
2. MEA SHEARIM
 - a. Within the signature script, may need to update the year.
 - b. We have 30 feet exclusive easement centered on the 18" mj pipe as shown Vol. 16, Pg. 5. Pipeline would need to be replaced and relocated outside of road right of way as dedicated by plat. Please advise us what options are available.
 - c. The tract is excluded from the district.

If there are any questions, please advise and call our office. 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



GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. AS PER COMMUNITY PANEL No. 480334 0425 C EFFECTIVE DATE NOVEMBER 16, 1982.
2. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS, UNLESS OTHERWISE NOTED.
3. SETBACKS ARE AS PER CITY ORDINANCE
4. MINIMUM FINISHED FLOOR ELEVATION FOR ALL NEW CONSTRUCTION SHALL BE SET AT A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE CURB LOCATED IN THE CENTER FRONT OF THE LOT.
5. NO BUILDING IMPROVEMENTS SHALL BE PERMITTED ON OR WITHIN ANY EASEMENT IN THIS SUBDIVISION.
6. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 20,203.72 C.F. AND A VOLUME OF APPROXIMATELY 0.464 AC. FT. WILL BE REQUIRED FOR THIS USE. THIS IN AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
7. CITY OF PHARR BENCHMARK #49, LOCATED ON THE EAST SIDE OF NORTH SAN PATRICIA AVE. APPROXIMATELY 30 FEET NORTH OF W. POLK AVE. PHARR DATUM, N=16600687.202 E=1083244.195, TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE, ELEVATION 111.45 (NAVD88)
8. NO CONSTRUCTION OF ANY STRUCTURE IS ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.
9. A FIVE (5.0) FOOT SIDEWALK WITH WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED TO BE CONSTRUCTED AT TIME OF BUILDING PERMIT PHASE.
10. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT (TPDES) TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM.
11. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
12. ALL LOTS HAVE AN EXCLUSIVE 15.00' UTILITY EASEMENT DEDICATED TO THE CITY OF PHARR IN THE FRONT OF THE LOTS.
13. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
14. OWNER'S TO MAINTAIN RIGHT-OF-WAY AND PERIMETER OF SUBDIVISION.
15. ALL FIRE PROTECTION UNDERGROUND LINES TO BE INSTALLED BY LICENSE PROTECTION COMPANY.
16. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
17. OWNERS TO MAINTAIN DETENTION / RETENTION AREA.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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

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

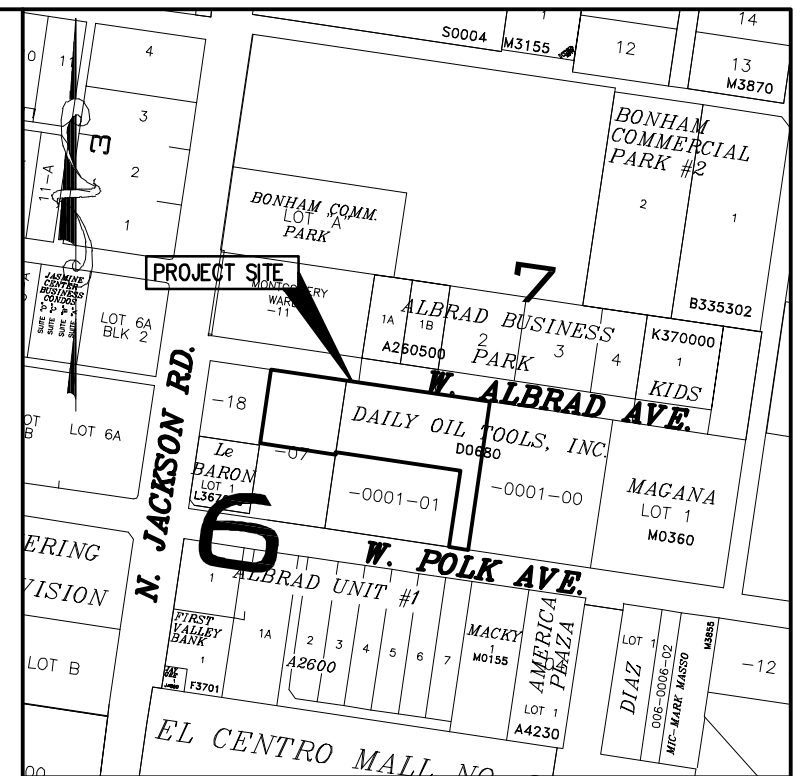
PRESIDENT _____ ATTEST: _____ SECRETARY _____

APPROVED BY 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 49.21(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 DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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



LOCATION MAP

PREPARED BY:
RODRIGUEZ ENGINEERING
CONSULTING ENGINEER
5000 N. E. ST.
McALLEN, TEXAS 78504
DATE PREPARED: 07/05/23
DATE SURVEYED: 07/19/22

PLAT OF ROCHESTER II SUBDIVISION BEING A 2.752 ACRE TRACT OF LAND COMPRISING OF A 1.843 ACRE TRACT OF LAND OUT OF LOT 1 DAILEY OIL TOOLS INC. SUBDIVISION VOL. 23, PG. 85, H.C.M.R. & A 0.909 ACRE TRACT OF LAND OUT OF LOT 7 BLOCK 6 A.J. MCCOLL SUBDIVISION VOL. 21, PG. 598 H.C.D.R. LOCATED IN THE CITY OF PHARR

STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSEPH M. SHEA, PRESIDENT, ROCHESTER ARMORED CAR CO. INC., AN IOWA CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ROCHESTER II SUBDIVISION TO THE CITY OF PHARR, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND SODICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

JOSEPH M. SHEA, PRESIDENT
ROCHESTER ARMORED CAR CO. INC. AN IOWA CORPORATION
3937 LEAVENWORTH STREET
OMAHA, NE 68101

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

HOMERO LUIS GUTIERREZ, R.P.L.S. _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791

NAME	ADDRESS	PHONE NUMBER	FAX NUMBER
OWNER:	JOSEPH M. SHEA, PRESIDENT ROCHESTER ARMORED CAR CO. INC. AN IOWA CORPORATION	(956) 631-8825	N/A
ENGINEER:	RODRIGUEZ ENGINEERING	(956) 491-1013	N/A
SURVEYOR:	HOMERO L. GUTIERREZ, R.P.L.S.	(956) 369-0988	N/A



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE THE CITY OF PHARR HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS ROCHESTER II SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____ 20____

DANNY WYLIE CHAIRMAN PLANNING & ZONING CHAIRMAN

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

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

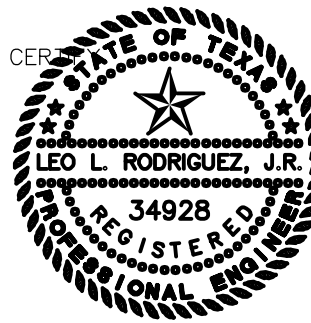
AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR, TEXAS

ATTEST: CITY CLERK _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, LEO L. RODRIGUEZ, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR RODS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

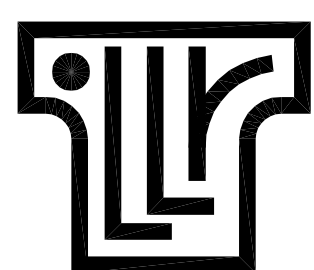
LEO L. RODRIGUEZ, JR., P.E. _____ DATE _____
REGISTERED PROFESSIONAL ENGINEER No. 34928



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.,
HIDALGO COUNTY CLERKS

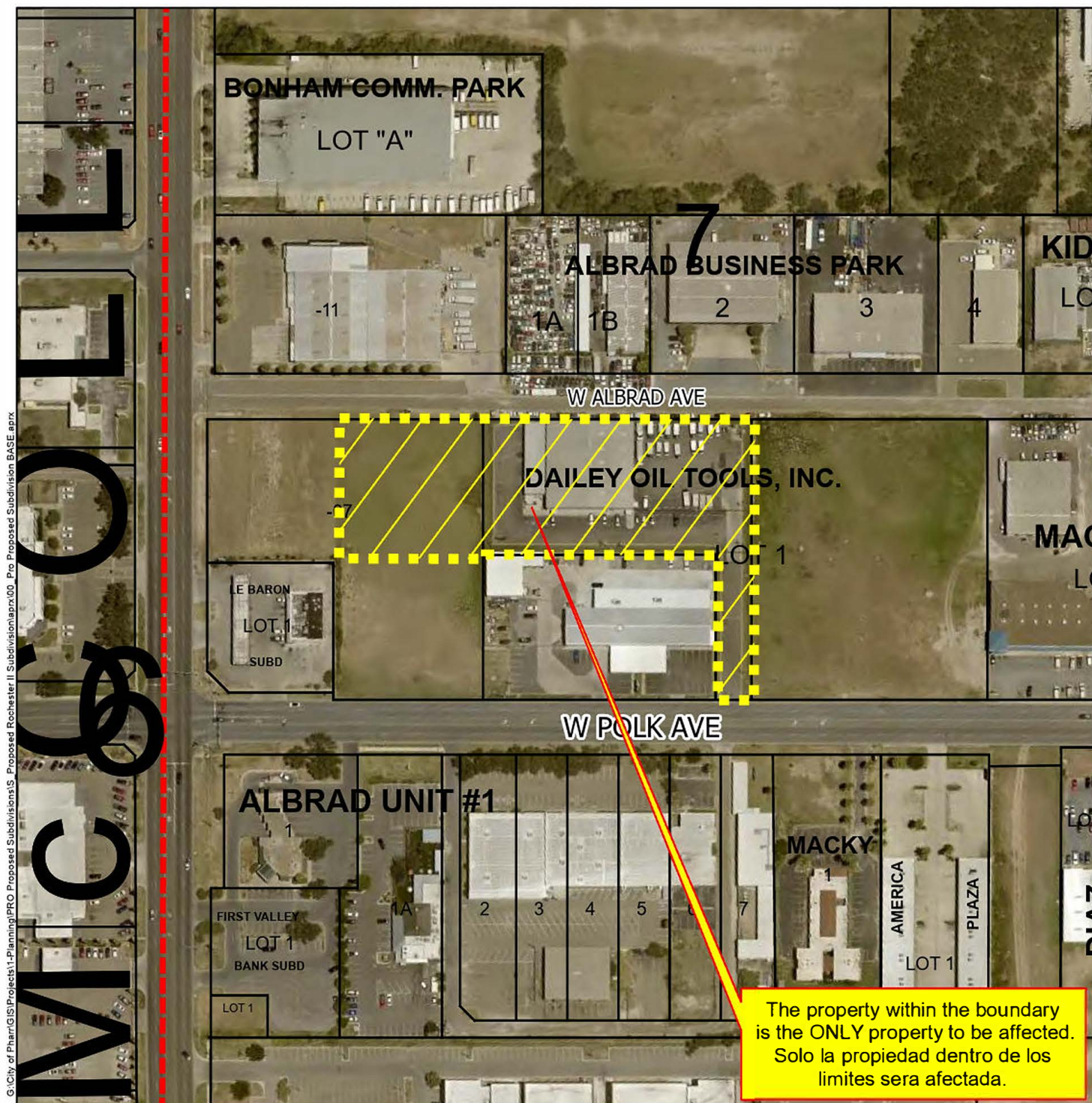
ON: _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOL. _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

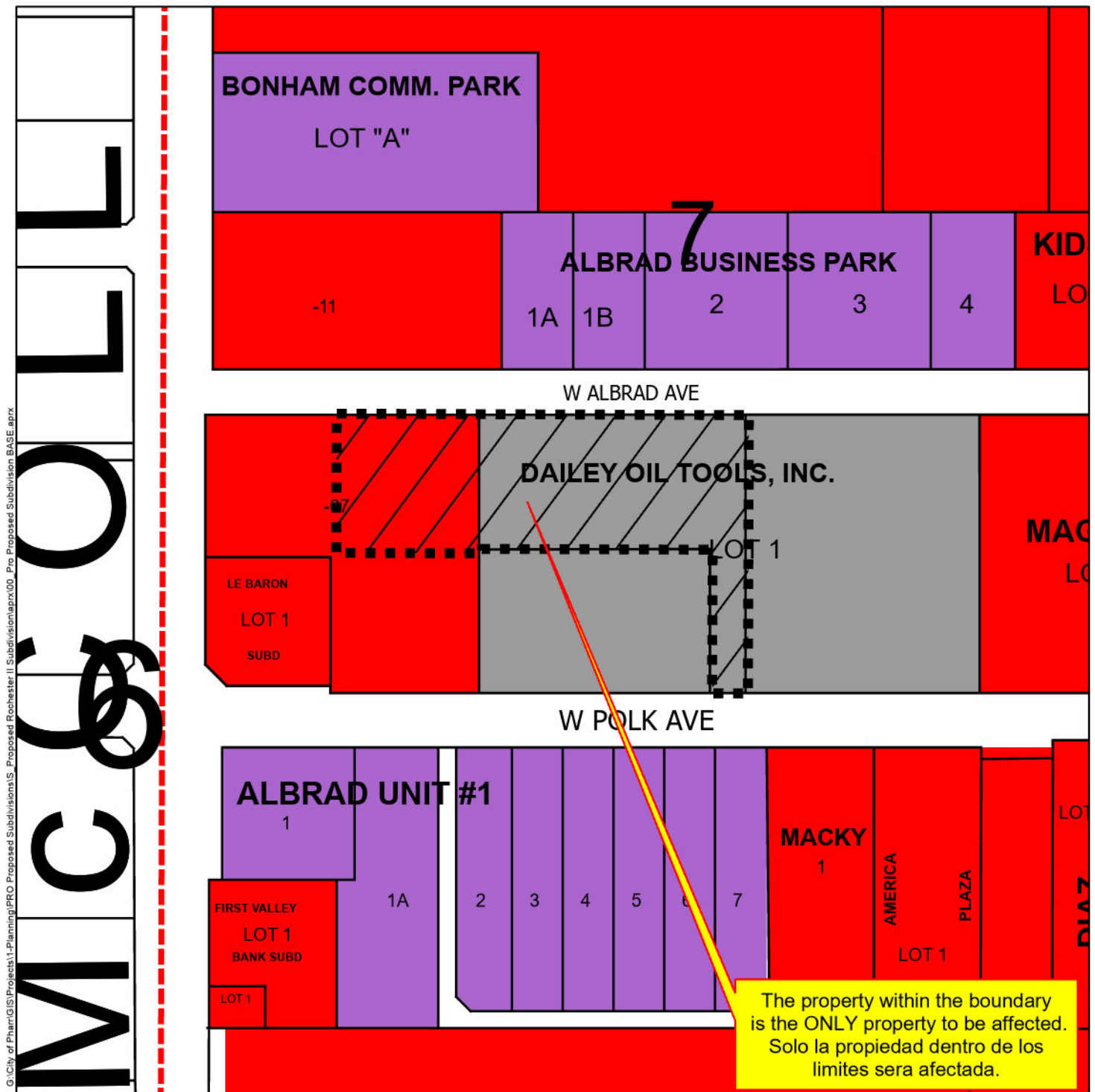


RODRIGUEZ ENGINEERING
CONSULTING ENGINEER • SURVEYOR
5000 N. E. ST. • McALLEN, TEXAS • 78504
PHONE (956) 491-1013 • FIRM No. 2192

LINE DATA		
ITEM	BEARING	DISTANCE
L1	S 08°41'52" W	6.24'

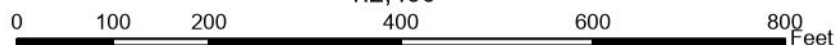


Date: 12/5/2023



City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:2,400



Date: 12/5/2023