AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. **January 22, 2024 – 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*

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C. APPROVAL OF MINUTES:

1) Minutes for January 8, 2024

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). 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 1100 East Moore Road. **COZ#231103**

E. PLATS:

1) M2 Engineering, PLLC., representing Abel Hernandez, Managing Member for HDZ Holdings LLC., is requesting preliminary plat approval of the proposed Veterans Oaks Apartments Subdivision. The property is legally described as being a 5.576 acres tract of land, out of Lot 129, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3100 Block of North Veterans Boulevard. **SUB#240101**

2) J & J ENGINEERING, LLC., representing Aida Cuellar, Managing Member for Carrillo Properties I, LTD., is requesting preliminary plat approval of the proposed Javelina Estates Subdivision. The property is legally described as being a 8.00 acre tract of land out of Lot 245, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3200 Block of South Cage Boulevard. **SUB#230923**

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 18h day of January 2024 at 2:30 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 18TH day of January 2024

HILDA PEDRAZA, TRMC, CMC
CITY CLERK

CITY OF PHARR
PHARR, TEXAS

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 8, 2024 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 8, 2024 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie, Ruben Luna, Charlie Ramirez, Andy Castro, Jonathan Larraga, Rafael Munguia

ABSENT: Romeo Robles, Mercedes Guillen

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Joe Garza, Asst. Director of Development Services
Laura Fonseca, Planner II
Joanna Villarreal, Planner I
Julia Rios, Administrative Assistant
Jose Navarro, Assistant Fire Marshal
Jose Gonzalez, Fire Engineer
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 6:00 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

Chairman, Danny Wylie, opened the public testimony and asked if anyone signed up to speak.

Julia Rios, Administrative Assistant, stated Adolfo Campero up to speak on agenda item D.6.

Adolfo Campero, property owner at 1000 W Anaya Road, voiced his concern with the change of zone request. He stated he was opposed due to main roadway being a

two-lane road with heavy traffic due to school and industrial traffic. He further requested for the roadway to be improved.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR DECEMBER 11, 2023

Chairman, Danny Wylie, introduced the item. Rafael Munguia **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) 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, 7-11 CAGE ADDITION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6024 NORTH CAGE BOULEVARD. CUP#231106

Joanna Villarreal, Planner I, introduced the item and stated 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, requested a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Ms. Villarreal went over the property's legal description and physical address and stated the property was currently zoned General Business District (C) with adjacent zoning being Limited Industrial District (L-I) to the west, south, and half of east and remaining half of the property to the east being zoned Single-Family Residential District (R-1). She further stated the area was generally designated for commercial in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated Police, Fire, Health, Code Compliance and Development Services Departments recommended approval of the Conditional Use Permit. She reported nine (9) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on December 28, 2023, and a legal notice was published in the Advance News Journal on December 27, 2023. She stated staff received no response to the letter or legal notice.

Joanna Villarreal, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit 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.

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

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 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**

Joanna Villarreal, Planner I, introduced the item and stated 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, requested a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). Ms. Villarreal went over the property's legal description and physical address and stated the property was currently zoned General Business District (C) with adjacent zoning being General Business District (C) to the north, south, and east. She also stated city limits lie to the west. She further stated the area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated Police, Fire, Health, Code Compliance and Development Services Departments recommended approval of the Conditional Use Permit. She reported eight (8) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on December 28, 2023, and a legal notice was published in the Advance News Journal on December 27, 2023. She stated staff received no response to the letter or legal notice.

Joanna Villarreal, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit 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.

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

3) **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 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**

Joanna Villarreal, Planner I, introduced the item and stated Georgina Garza De Lujan, DBA Mariscos y Micheladas El Primo, requested a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Ms. Villarreal went over the property's legal description and physical address and stated the property was currently zoned General Business District (C) with adjacent zoning being General Business District (C) to the west and north and to the south is Heavy Commercial District (H-C) and Single-Family Residential District (R-1) to the east. She further stated the area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated the Fire, Health, and Code Compliance Departments were pending inspection due to the facility not being ready and stated Police and Development Services Departments recommended approval of the Conditional Use Permit. She reported ten (10) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on December 28, 2023, and a legal notice was published in the Advance News Journal on December 27, 2023. She stated staff received no response to the letter or legal notice.

Joanna Villarreal, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit 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.

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

4) **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 to table item D.2 for the next Planning and Zoning Meeting due to being out town.

Chairman, Danny Wylie, reported the board would un-table the item and then table the item.

Andy Castro **moved** to un-table the item. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

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

5) **RUDS ENGINEERING & CONSTRUCTION SERVICES, LLC., REPRESENTING MARIA R. MEDRANO, 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 HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.67 ACRES, MORE OR LESS, OUT OF LOT 233, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1106 EAST MOORE ROAD. COZ#231205**

Laura Fonseca, Planner II, introduced the item and stated RUDS Engineering & Construction Services, LLC., representing Maria R. Medrano, owner, was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) to develop and construct a steel building repair shop. Ms. Fonseca went over the property's legal description and physical address and stated the property was

located on the south side of East Moore Road, approximately 0.30 miles west of South Veterans Boulevard Road, an 80 ft. major collector street that runs west and east with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner II, stated the property and the property to the west, east and south were zoned Agricultural and/or Open Space District (A-O) upon annexation to the city on June 29, 1984. She further stated the property to the north was zoned Residential Mobile Home District (R-MH) upon annexation to the city on June 29, 1984. She reported there have been no other zoning requests within the vicinity of the subject property since that time and the property was generally designated for single family residential use in the Land Use Plan.

Laura Fonseca, Planner II, explained Heavy Commercial District (H-C) was established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. She stated included in this district were commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. She further stated this district was commercial in nature but had some aspects that would be similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences would require adequate buffering.

Laura Fonseca, Planner II, further reported twelve (12) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on December 21, 2023, and a legal notice was published in the Advance News Journal on December 20, 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 re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) 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. Ricardo Pedraza, with RUDS Engineering & Construction Services, LLC., representing owner, Maria R. Medrano, approached the podium and stated the owners were currently in use of the property as a maintenance shop for trucks. Ricardo Pedraza stated the owners would like to update and become in compliance with the City of Pharr.

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.

Chairman, Danny Wylie, opened the item for board discussion. Charlie Ramirez asked staff about the property being grandfathered into the city. Laura Fonseca, Planner II, stated the property existed at the time of annexation into the city.

At this time, Board member Charlie Ramirez requested the item to be discussed in 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 6:15 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 6:36 p.m. Chairman, Danny Wylie stated the commission would be resuming the open meeting.

ITEM D. PUBLIC HEARING:

5) RUDS ENGINEERING & CONSTRUCTION SERVICES, LLC., REPRESENTING MARIA R. MEDRANO, 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 HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.67 ACRES, MORE OR LESS, OUT OF LOT 233, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1106 EAST MOORE ROAD. COZ#231205

Chairman, Danny Wylie, re-introduced the item.

Charlie Ramirez **moved** to deny the change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) to develop and construct a steel building repair shop. Jonathan Larraga seconded the motion and when put to vote, it carried unanimously.

6) **MMTP FAMILY IRREVOCABLE TRUST, REPRESENTING COTTON KIDS PROPERTIES LIMITED PARTNERSHIP, LLP., 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 TOWNHOUSE RESIDENTIAL DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS 9.00 ACRES, MORE OR LESS, OUT OF LOT 360, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1200 WEST ANAYA ROAD. COZ#231204**

Laura Fonseca, Planner II, introduced the item and stated, MMTP Family Irrevocable Trust, representing Cotton Kids Properties Limited Partnership, LLP., owner, was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH) to develop and construct townhomes on each of the lots. She went over the property's legal description and physical address and stated the property was located on the north side of west Anaya Road, approximately 0.46 miles east of South Jackson Road. She stated West Anaya Road was an 80 ft. major collector street that runs west and east with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner II, stated the property and the property to the west were zoned Agricultural and/or Open Space District (A-O) upon annexation to the city on June 3, 2003. She stated the property to the south was rezoned Limited Industrial District (L-I) on November 4, 2003. She stated the property to the east was rezoned Limited Industrial District (L-I) on October 16, 2017 and the property to the north was zoned to Single-Family Residential District (R-1) upon annexation to the city on June 3, 2003. She further stated there have been no other zoning requests within the vicinity of the subject property since that time with surrounding land use including vacant land, warehouses, Valley View North Elementary School, and residential uses. She stated the property was generally designated for industrial use in the Land Use Plan.

Laura Fonseca, Planner II, explained the 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. Lastly, she stated townhouse developments must be properly buffered from nonresidential uses and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

Laura Fonseca, Planner II, further reported eighteen (18) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on December 21, 2023, and a legal notice was published in the Advance News Journal on December 20, 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 re-zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH) as the property was not in conformance with the future land use plan and is not compatible with the adjacent zones or land uses in the surrounding areas.

Chairman, Danny Wylie, asked if applicant had any comments. Lizbeth Riquelme, applicant, briefly stated they wanted to build a street of townhouses, approximately 45-50 and she did not see an issue with traffic since there were two main avenues, Jackson Road and Cage Boulevard. She further stated if it stayed as Industrial it would be the same traffic but with semi-trucks instead of regular vehicles. Lastly, she asked the board to take this into consideration since they were wanting to construct a beautiful community that would be built with a similar design as the surrounding properties.

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.

Chairman, Danny Wylie, opened the item for board discussion.

There being no discussion, Charlie Ramirez **moved** to deny the request to rezone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH). Ruben Luna seconded the motion and when put to vote, it carried unanimously.

ITEM 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 BEIG 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**

Joe Garza, Assistant Director, introduced the item and went over the property's legal description. He stated the property was located at the 600 and 700 Block of West Anaya Road and was currently zoned Limited Industrial District (L-I) and the adjacent properties were zoned Limited Industrial District (L-I) and Agricultural and/or 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. He further stated the property was designated for industrial use in the Land Use Plan and the proposed use was cold storage.

Joe Garza, Assistant Director, stated staff recommended final plat approval of the proposed Lark Industrial Park Subdivision subject to the conditions noted in the packet.

There being no discussion, Jonathan Larraga **moved** to approve the request for final plat approval of the proposed Lark Industrial Park Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

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**

Joe Garza, Assistant Director, introduced the item and went over the property's legal description. He stated the property was located within the 2600 Block of South Jackson Road and was currently zoned General Business District (C). He also stated the adjacent properties were zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the east and city limits to the west. He further stated the property was designated for commercial use in the Land Use Plan and the proposed use was for retail.

Joe Garza, Assistant Director, stated staff recommended preliminary plat approval of the proposed Mea Shearim Subdivision, subject to the conditions noted in the packet.

There being no discussion, Rafael Munguia **moved** to approve the request for preliminary plat approval of the proposed Mea Shearim Subdivision. Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

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**

Joe Garza, Assistant Director, introduced the item and went over the property's legal description. He stated the property was located within the 1400 Block of West Polk Avenue and was currently zoned Limited Industrial District (L-I) and General Business District (C). He also stated the adjacent properties were zoned 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. He further stated the property was designated industrial use in the Land Use Plan and the proposed use was for existing warehouse/office and expansion of parking and building.

Joe Garza, Assistant Director, stated staff recommended preliminary plat approval of the proposed Rochester II Subdivision, subject to the conditions noted in the packet.

There being no discussion, Jonathan Larraga moved to approve the request for preliminary plat approval of the proposed Rochester II Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

ITEM I. ADJOURNMENT

There being no further business, Charlie Ramirez moved to **adjourn**. Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:48 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: January 16, 2024
MEETING DATE: January 22, 2024

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). 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 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 December 11, 2023 and January 8, 2024.

Alternatives: N/A

Exclude Material from Public Packet? No
Reason: N/A

ROUTING:

Kimberly Mendoza	Created/Initiated - 1/16/2024
Ricardo Rodriguez	Approved - 1/16/2024
Kimberly Mendoza	Final Approval - 1/17/2024

Pharr
Development Services

MEMORANDUM

DATE: **MONDAY, JANUARY 22, 2024**

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**

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 **February 5, 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.**

Pharr
Development Services

REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Rogelio Ibanez, Jr., representing Teysha Group, LLC., owner	**Agricultural and/or Open Space District (A-O)**
APPLICANT	CURRENT ZONE
1100 East Moore Road	**Residential Multi-Family District (R-MF)**
ADDRESS	PROPOSED ZONE

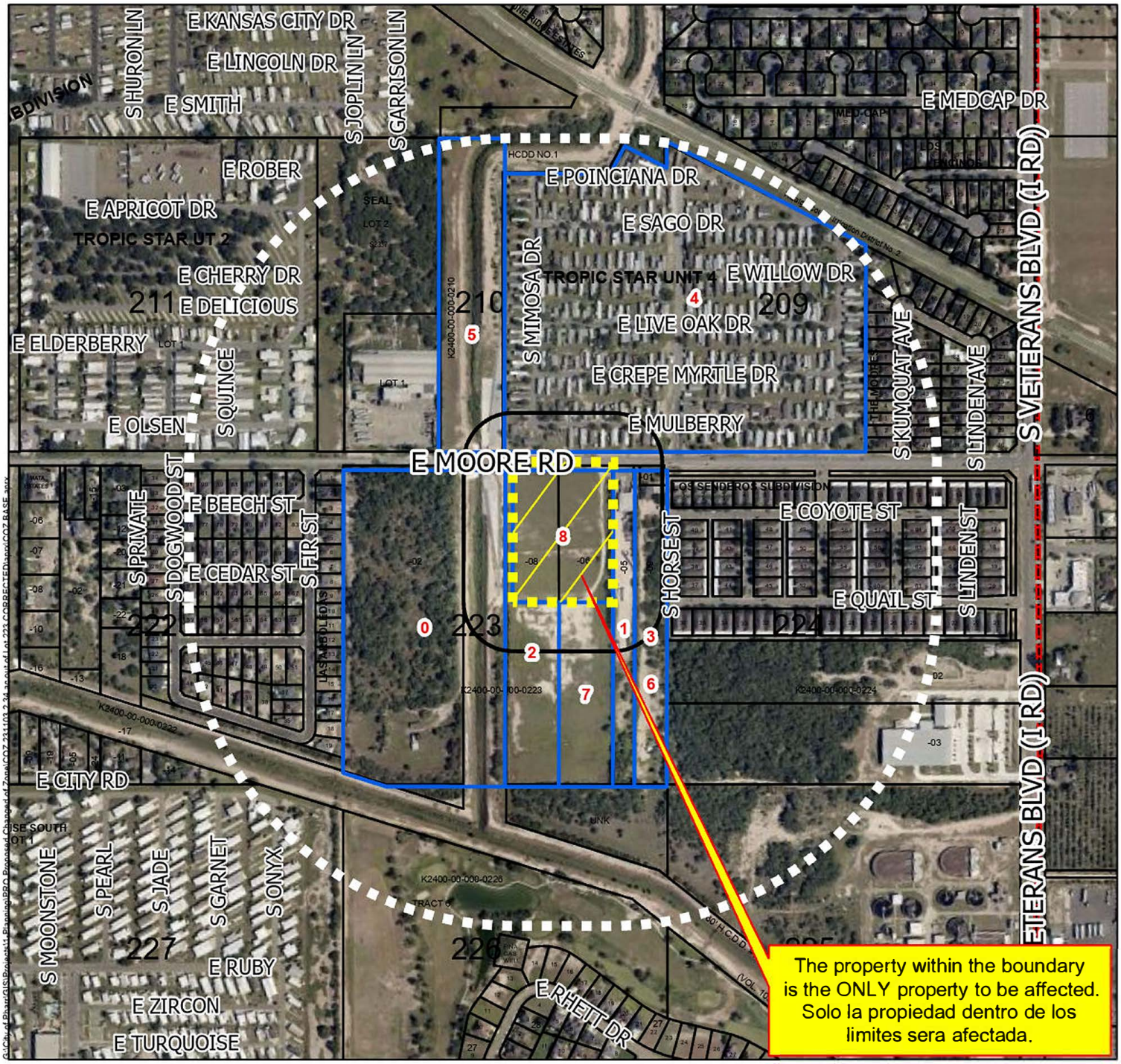
		YES	NO
1	Does the property meet the minimum area requirements for the proposed zone?	X	
2	Does the property have adequate ingress and egress?	X	
3	Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)		X
4	Is the property located along a major thoroughfare?	X	
5	Will 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	**December 6, 2023**
PREPARED BY	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
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Future Land Use

FUTURELAND

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

Scale: 1:7,000

0 290 580 1,160 1,740 2,320 Feet

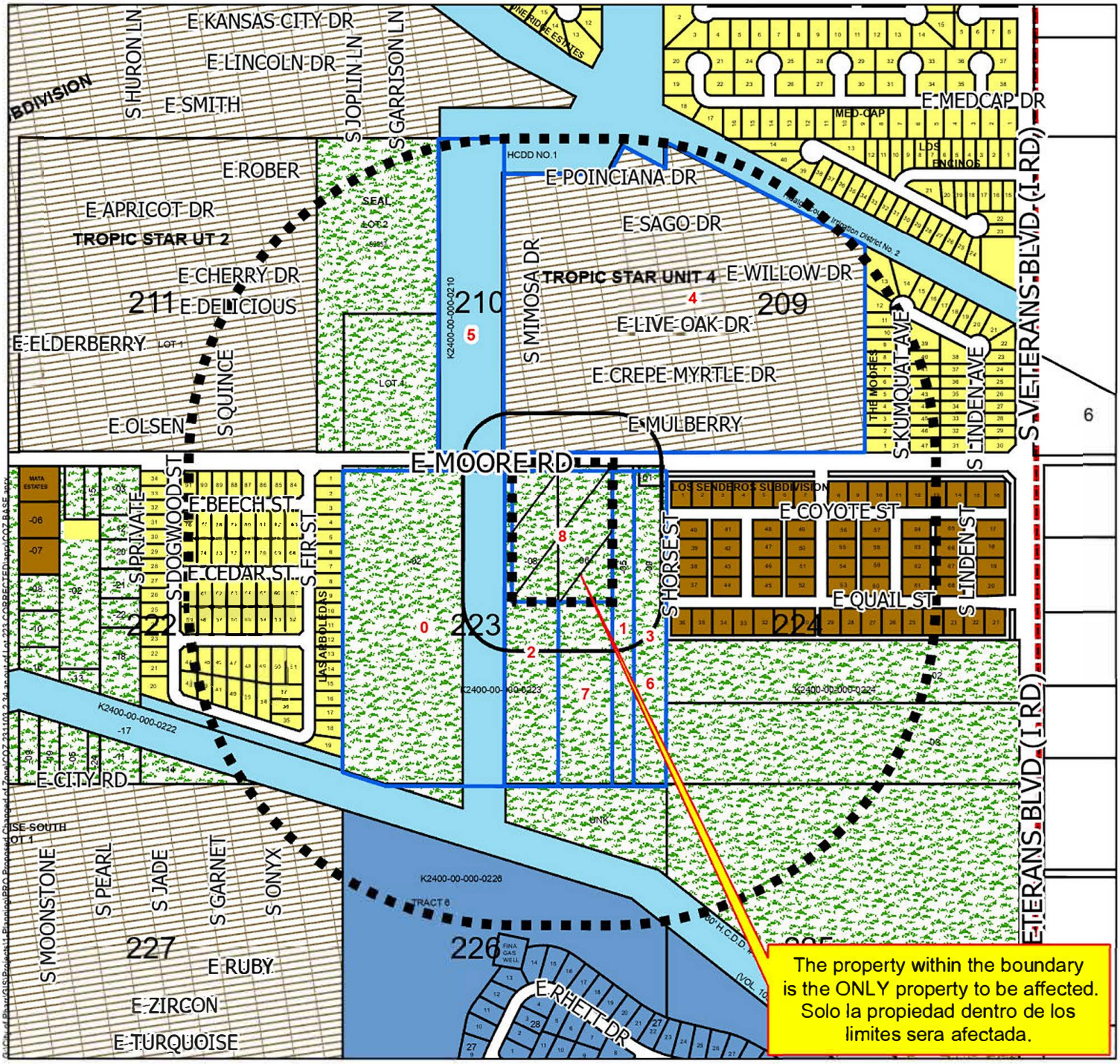
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/20/2023

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

Zoning



Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
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City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:7,000

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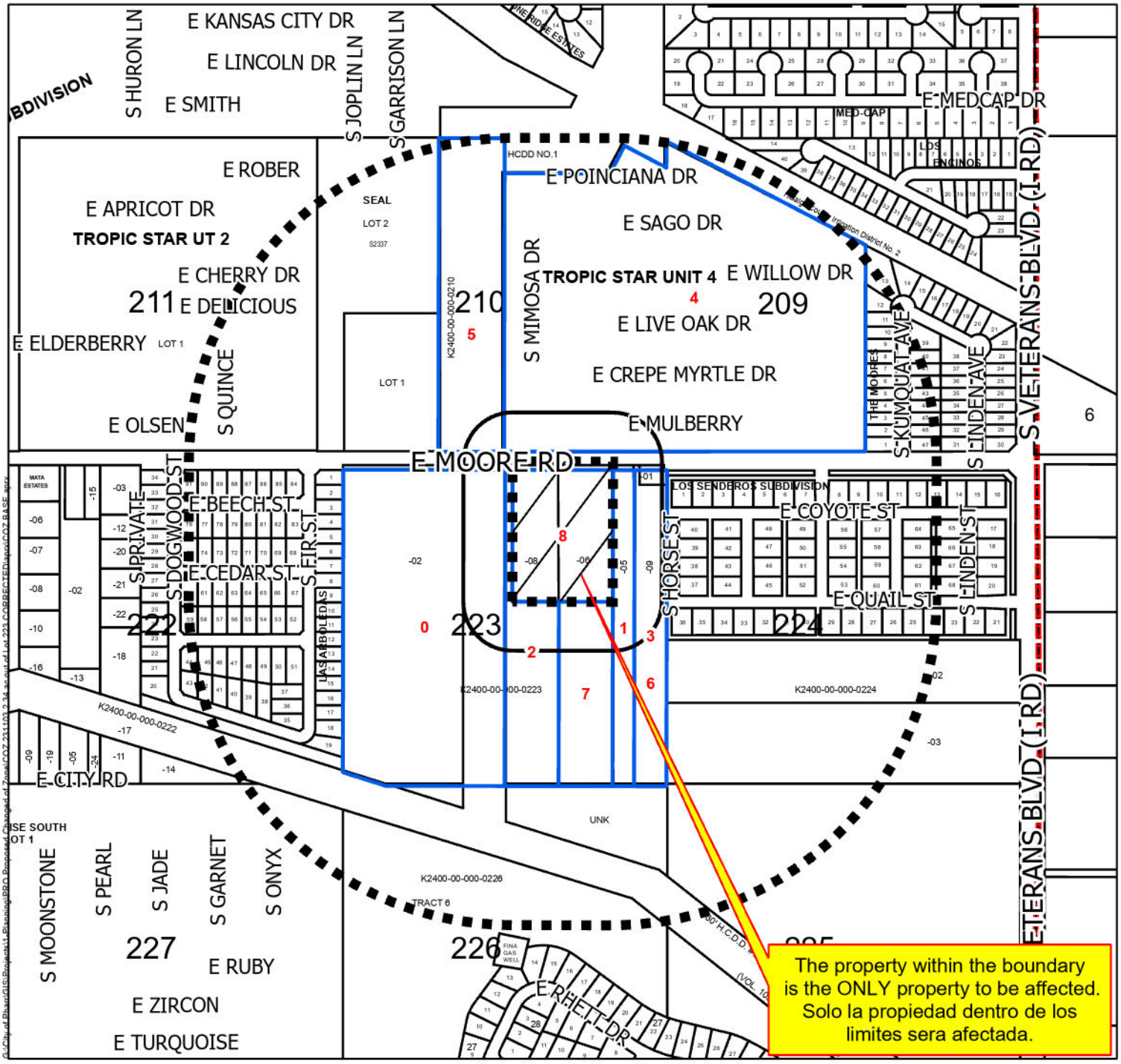
Date: 11/20/2023

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

Radius



Zoning

ZONE

- Agricultural Open Space
- Single Family
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- Residential Multi-Family
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- Mobile Home
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- HUD Code
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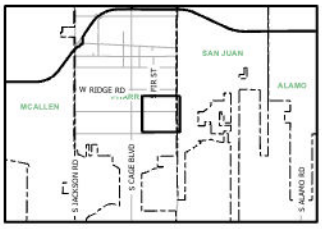
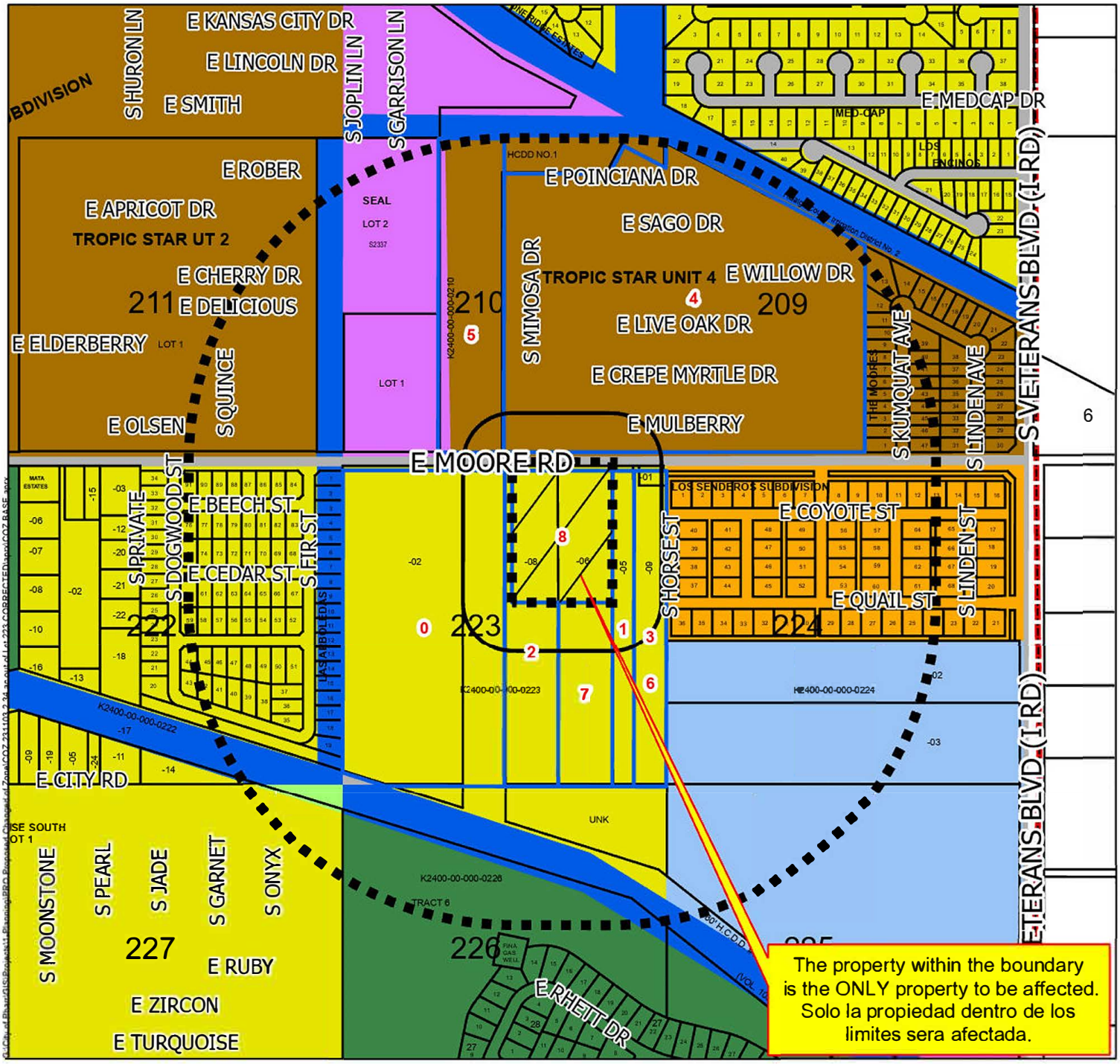


City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/20/2023

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

Future Land Use



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

Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
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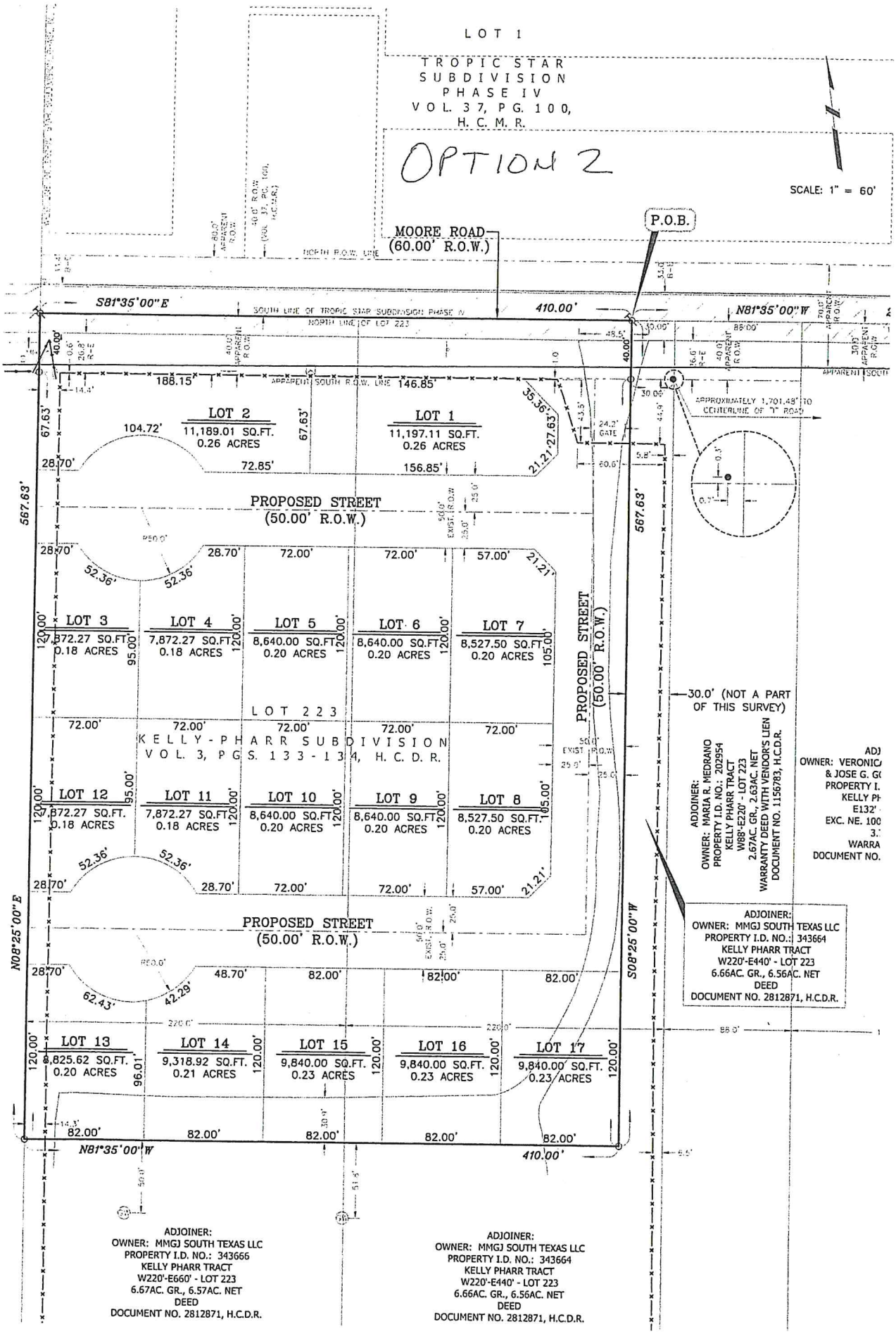
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/20/2023


LOT 1
TROPIC STAR SUBDIVISION PHASE IV VOL. 37, PG. 100, H. C. M. R.
OPTION 2
SCALE: 1" = 60'
P.O.B.
MOORE ROAD (60.00' R.O.W.)
NORTH R.O.W. LINE
S81°35'00"E
SOUTH LINE OF TROPIC STAR SUBDIVISION PHASE IV
NORTH LINE OF LOT 223
410.00'
N81°35'00"W
188.15'
APPARENT SOUTH R.O.W. LINE
146.85'
APPROXIMATELY 1,701.48' TO CENTERLINE OF "I" ROAD
LOT 2
11,189.01 SQ.FT.
0.26 ACRES
LOT 1
11,197.11 SQ.FT.
0.26 ACRES
104.72'
72.85'
156.85'
PROPOSED STREET (50.00' R.O.W.)
567.63'
LOT 3
7,872.27 SQ.FT.
0.18 ACRES
LOT 4
7,872.27 SQ.FT.
0.18 ACRES
LOT 5
8,640.00 SQ.FT.
0.20 ACRES
LOT 6
8,640.00 SQ.FT.
0.20 ACRES
LOT 7
8,527.50 SQ.FT.
0.20 ACRES
LOT 223
KELLY-PHARR SUBDIVISION
VOL. 3, PGS. 133-134, H. C. D. R.
LOT 12
7,872.27 SQ.FT.
0.18 ACRES
LOT 11
7,872.27 SQ.FT.
0.18 ACRES
LOT 10
8,640.00 SQ.FT.
0.20 ACRES
LOT 9
8,640.00 SQ.FT.
0.20 ACRES
LOT 8
8,527.50 SQ.FT.
0.20 ACRES
PROPOSED STREET (50.00' R.O.W.)
N08°25'00"E
S08°25'00"W
LOT 13
8,825.62 SQ.FT.
0.20 ACRES
LOT 14
9,318.92 SQ.FT.
0.21 ACRES
LOT 15
9,840.00 SQ.FT.
0.23 ACRES
LOT 16
9,840.00 SQ.FT.
0.23 ACRES
LOT 17
9,840.00 SQ.FT.
0.23 ACRES
N81°35'00"W
410.00'
30.0' (NOT A PART OF THIS SURVEY)
ADJOINER:
OWNER: MARIA R. MEDRANO
PROPERTY I.D. NO.: 202954
KELLY PHARR TRACT
W88'-E220' - LOT 223
2.67AC. GR., 2.63AC. NET
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NO. 1156783, H.C.D.R.
ADJOINER:
OWNER: MMGJ SOUTH TEXAS LLC
PROPERTY I.D. NO.: 343664
KELLY PHARR TRACT
W220'-E440' - LOT 223
6.66AC. GR., 6.56AC. NET
DEED
DOCUMENT NO. 2812871, H.C.D.R.
ADJOINER:
OWNER: MMGJ SOUTH TEXAS LLC
PROPERTY I.D. NO.: 343666
KELLY PHARR TRACT
W220'-E660' - LOT 223
6.67AC. GR., 6.57AC. NET
DEED
DOCUMENT NO. 2812871, H.C.D.R.
ADJOINER:
OWNER: MMGJ SOUTH TEXAS LLC
PROPERTY I.D. NO.: 343664
KELLY PHARR TRACT
W220'-E440' - LOT 223
6.66AC. GR., 6.56AC. NET
DEED
DOCUMENT NO. 2812871, H.C.D.R.

Pharr
Development Services

Site Photo

1100 East Moore Road

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.
DATE SUBMITTED: January 16, 2024
MEETING DATE: January 22, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: M2 Engineering, PLLC., representing Abel Hernandez, Managing Member for HDZ Holdings LLC., is requesting preliminary plat approval of the proposed Veterans Oaks Apartments Subdivision. The property is legally described as being a 5.576 acres tract of land, out of Lot 129, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3100 Block of North Veterans Boulevard. **SUB#240101**

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

Issue: M2 Engineering, PLLC., representing Abel Hernandez, Managing Member for HDZ Holdings LLC., is requesting preliminary plat approval of the proposed Veterans Oaks Apartments Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Veterans Oaks Apartments Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No
Reason: N/A

ROUTING:

Kimberly Mendoza	Created/Initiated - 1/16/2024
Ricardo Rodriguez	Approved - 1/16/2024
Kimberly Mendoza	Final Approval - 1/17/2024

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, JANUARY 22, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: VETERANS OAKS APARTMENTS SUBDIVISION
FILE NO. **SUB#240101**

GENERAL INFORMATION:

APPLICANT: M2 Engineering, PLLC., representing Abel Hernandez, Managing Member for HDZ Holdings LLC., is requesting preliminary plat approval of the proposed Veterans Oaks Apartments Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 5.576 acres tract of land, out of Lot 129, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3100 Block of North Veterans Blvd.

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

PROPERTY PROPOSED USE: Multi-Family.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Veterans Oaks Apartments 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. Provide a street name.
3. Show street lights.

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.
3. Verify with HCID 2, if any easements are within property. Comments attached.
4. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).
5. Provide offsite easements for water/sewer.

SIDEWALK:
ADA:

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Provide detention directive on plat note.
2. Provide H.O.A., plat note for detention maintenance.
3. See attached comments.

OTHER:

1. Location map: Center site are on location map and provide scale 1"=500'
2. Provide metes & bounds, project engineer to review them.
3. Update year on signature blocks.
4. Provide full subdivision name on owners dedication block.
5. Planning & Zoning signature block revise.
6. Remove the overlapping label of Lot 129 K-P.
7. Remove owners from plat layout.
8. Show front setback dash line at cul-de-sac lots.
9. Plat note #3, Building setback as per City Ordinance, remove the rest.
10. Plat note #4, provide City of Pharr B.M.S, use nearest to site.

11. Plat note #5, provide numbers.
12. Add plat note: Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
13. See comments from H.C.I.D. #2, attached.
14. Staff comments attached.

801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300

Pharr Public Utilities

Ruben Rosales
Public Utilities Director

STAFF REVIEW MEETING FOR:

VETERANS OAKS APARTMENTS SUBDIVISION

****

COMMENTS: **Initials: J.R.** **JANUARY 09, 2024**

****

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show all surrounding utilities in the area.
- The water line on Veterans Rd. will need to be 12" PVC C-900 to and trough the property with flush valve on the northeast corner.
- Will need to show water valves.
- The water line will need to run south before the detention pond.
- 9' of separation required for water and sewer.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- 9' of separation required for water and sewer.
- Will need to show flow line elevation.
- Will need to show manhole rim and lid details.
- 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:_____

Pharr
Fire Department

118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577
Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: VETERANS OAKS APT. SUBDIVISION (**STAFF REVIEW**)

Reviewed by: M. RENTA January 16, 2024

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.

Plat Note:

1. **ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET ADDITIONAL FIRE PROTECTION REQUIREMENTS.**

Additional Comments:

1. **SHALL INDENTIFY EXISTING FIRE HYDRANTA ALONG VETERANS' ROAD WITHIN 150' NORTH & SOUTH OF PROPERTY BOUNDRY.**
2. **SIDEWALK DETAIL: MINIMUM 5' WIDE SIDEWALK ABUTTED TO CURB.**
3. **FIRE HYDRANT DETAIL: FIRE HYDRANT TO BE PLACED 6' BACK OF CURB.**
4. **FIRE HYDRANT DETAIL: FIRE LANE TO BE LABELED ON CURB 15' ON EACH SIDE.**
5. **FIRE HYDRANT DETAIL: VALVE & VALVEBOX DETAIL TO INDENTIFY VALVE COLLAR TO 30"X30"X6".**

Staff Review Meeting **DATE: 01/10/2024**

Veterans Oaks Subdivision **4.53 Acres**

Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

- **8" bleeder is required for outfall connection.**
- **Detention pond shall require a surrounding fence with a height of 3 feet minimum.**
- **Show utility profiles, lines, crossing, elevations, and separation details.**
- **Include Best Management Practices and submit an approved Sediment Erosion Control Plan with details.**
- **All stormwater manhole covers shall have the New City Logo.**
- **If boring or curb cut is required, a permit must be requested from the Public Works Department.**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Veterans Oaks Subdivision **DATE:** January 11, 2024

REVIEW: Preliminary (comments plans dated 12-28-2023)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Provide 15'-ft utility easements exclusive to City of Pharr for water and sewer lines.
1. Note No. 5--- 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.*"
4. Add note---Owners to maintain detention / retention area.
5. Add note---Owners to maintain ROW and perimeter and subdivision.
6. Add note---Enforcement of plat notes and dedications shall be the responsibility of agency or entity to whom the dedication is granted.
7. Erosion control during construction shall be in accordance to the current Texas Pollution Discharge Elimination System(TPDES).
8. Reference the nearest City of Pharr benchmark and include full description with Northing, easting and elevation.
9. Include metes and bounds.
10. Include name for proposed access road.

SITE PLAN

1. Show full detail of driveway apron for access road. Field verify existing sidewalks are ADA compliant. ADA ramps may be required to be installed at time of subdivision construction.
2. All gate valves shall require a 30"x30"x6" concrete collar.
3. Provide cross-section detail of utility lines in the event proposed lines may cause conflict with existing lines.

4. Water line depth shall be 4'-ft from natural ground.
5. Show all TOP and FL elevations.
6. Include composite manhole lid detail with updated logo.

DRAINAGE

1. Drainage report shall be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Pending review, existing drainage system may be required to be improved as per Drainage Masterplan.
4. Adjust detention pond so that it is not encroaching on 10'-ft utility easement.
5. Minimum height of detention pond perimeter fence shall be 6'-ft.

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: Javelina Estates Subd: Veterans Oaks Subd.
Date: Tuesday, January 9, 2024 2:43:28 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,

HCID2 claims and comments for the proposals:

1. Javelina Estates S/d:
   a. We have the general right of way covering all the lot. Vol. 26, Pg. 234.
   b. Update the signature script:
      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 LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

      _____
      ATTEST:_____
      PRESIDENT SECRETARY
   c. If the subdivision is to be excluded from the district, the petition form must be submitted.

2. Veterans Oaks S/d:
   a. We have the general right of way(blanket) covering all the lot. Vol. 20, Pg. 467.
   b. Need the owner information and the recorded warranty deed to update our records.
   c. Draw/show the approximate location of the irrigation line on the north side.
   d. Signature scrip template:
      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 LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

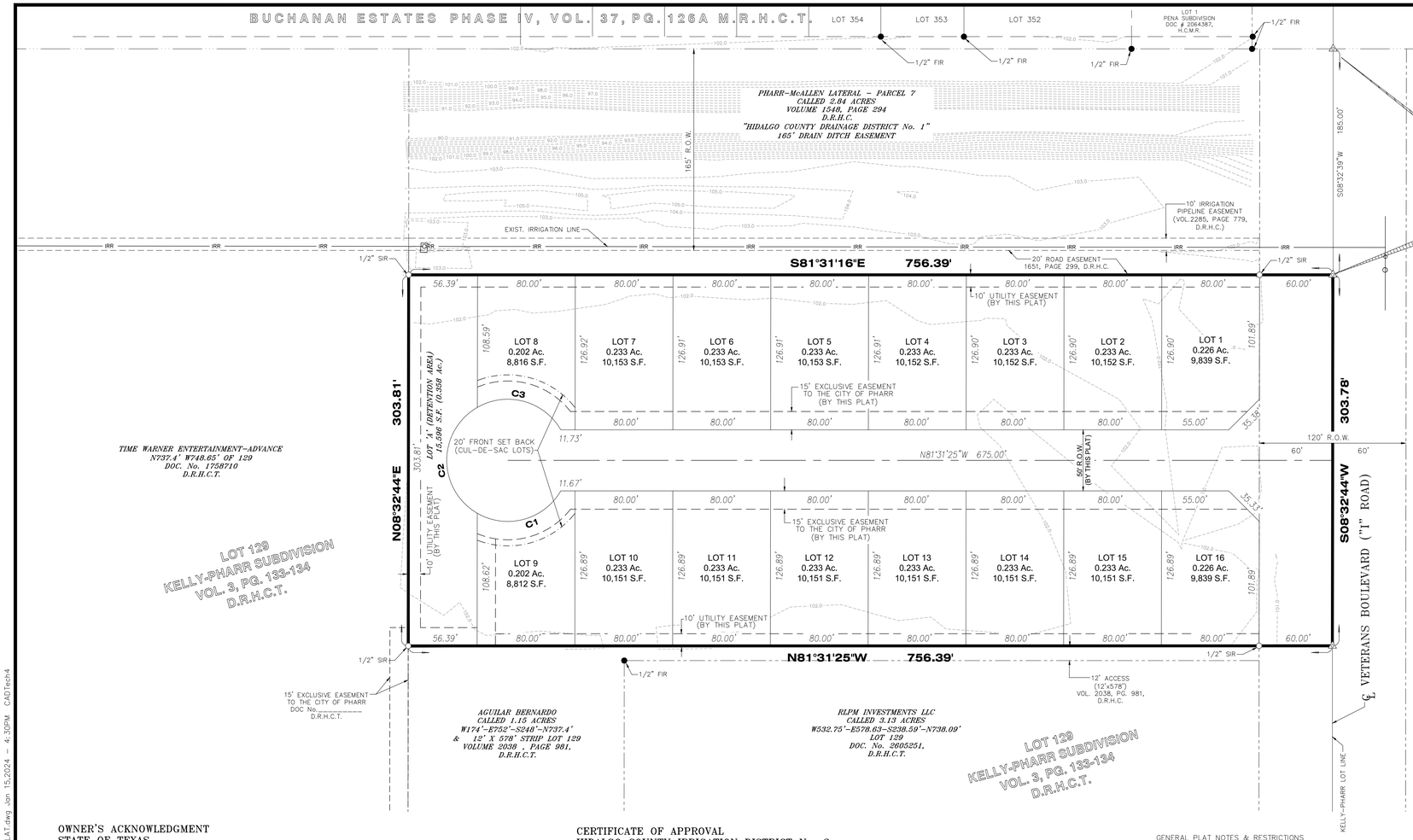
      _____
      ATTEST:_____
      PRESIDENT SECRETARY
   e. The metes and bounds is not given.
   f. If the subdivision is to be excluded from the district, the petition form must be

submitted.

g. Need the certificate of filing.
h. Correct the adjoining property information to the east Lot(space) 9, Block 5.

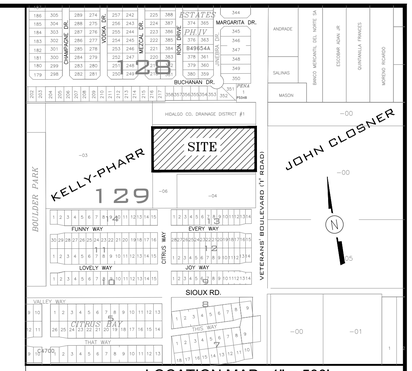
If there are any questions, please advise or call our office. Thank You.

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



SCALE 1" = 50'

BEARING BASIS - TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205 (NAD 83, NAVD 88, GEOID 12B)



LOCATION MAP 1" = 500'

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

METES AND BOUNDS
5.275 ACRES

BEING 5.275 ACRES OF LAND OUT OF LOT 129 KELLY-PHARR SUBDIVISION RECORDED IN VOLUME 3, PAGE 133, MAP RECORDS HIDALGO COUNTY, TEXAS, SAID 5.275 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT, THE NORTHEAST CORNER OF THE SAID LOT 129;

THENCE, S08°32'44"W, ALONG THE EAST LINE OF THE SAID LOT 129, A DISTANCE OF 185.00 FEET TO A CALCULATED POINT ON THE EAST LINE OF THE SAID LOT 129, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT BEGINNING;

THENCE, S08°32'44"W, ALONG THE EAST LINE OF THE SAID LOT 129, A DISTANCE OF 303.78 FEET TO A CALCULATED POINT ON THE EAST LINE OF THE SAID LOT 129, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°31'25"W, ACROSS THE SAID LOT 129, PASSING AT A DISTANCE OF 66.30 FEET A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388"SET, A POINT ON THE WEST RIGHT-OF-WAY LINE OF VETERANS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 756.39 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388"SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°32'44"W, ACROSS THE SAID LOT 129, A DISTANCE OF 303.81 FEET A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388"SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°31'16"E, ACROSS THE SAID LOT129, PASSING AT A DISTANCE OF 690.09 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388"SET, A POINT ON THE WEST RIGHT-OF-WAY LINE OF VETERANS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 756.39 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.275 ACRES OF LAND, MORE OR LESS.

LEGEND

1/2" FIR ●	1/2" IRON ROD FOUND
1/2" SIR ○	1/2" IRON ROD SET WITH A PINK PLASTIC CAP STAMPED C.L.S. RPLS #6388
△	CALCULATED POINT "CP"
(S0°00'00"W 0.0')	RECORD BEARING & DISTANCE
— — — — —	EASEMENT LINE
—·—·—·—	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
D.R.H.C.	DEED RECORDS HIDALGO COUNTY TEXAS
M.R.H.C.	MAP RECORDS HIDALGO COUNTY TEXAS
O.R.H.C.T.	OFFICIAL RECORDS HIDALGO COUNTY TEXAS
VOL.	VOLUME
PG.	PAGE
SWD:	SPECIAL WARRANTY DEED
TBM	TEMPORARY BENCH MARK

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, HDZ HOLDING LLC, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VETERANS OAKS APARTMENTS SUBDIVISION ADDITION OF THE CITY OF PHARR, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____

OWNER:
HDZ HOLDING LLC
ABEL HERNANDEZ
2600 COUNTY CLUB DR.
MISSION, TEXAS 78572

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 IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED..

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ , 2024.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

MAYOR CERTIFICATION

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

_____ _____
AMBROSIO HERNANDEZ DATE
MAYOR, CITY OF PHARR

_____ _____
ATTEST: CITY SECRETARY DATE

PLANNING & ZONING COMMISSION CERTIFICATION

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

THE _____ DAY OF _____, 2024 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

_____
DANNY WYLIE,
PLANNING CHAIRMAN AND ZONING COMMISSION

PREPARATION DATE: SEPTEMBER, 2023
SUBMITTAL DATE: SEPTEMBER, 2023

CERTIFICATE OF 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 LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

_____ ATTEST: _____
PRESIDENT SECRETARY

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

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

DATED THIS THE _____ DAY OF _____ 2024.

** FOR PRELIMINARY VIEW ONLY **

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

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

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

DATED THIS THE_____DAY OF_____, 2024.

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

GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "B"(SHADED). ZONE "B" IS DEFINED AS 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.

   COMMUNITY-PANEL NUMBER: 480334 0425 C,
   EFFECTIVE DATE: NOVEMBER 16, 1982.

2. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CURB, OR 24" MEASURED AT THE CENTER OF THE LOT. WHICHEVER IS GREATER

3. BUILDING SETBACKS NOTE:
   MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:

FRONT:	AS PER CITY OF PHARR ORDINACE;
SIDE:	AS PER CITY OF PHARR ORDINACE;
REAR:	AS PER CITY OF PHARR ORDINACE;
CORNER:	AS PER CITY OF PHARR ORDINACE;
CUL-DE-SAC:	20 FEET OR EASEMENT LINE. WHICHEVER IS GREATER;

4. BENCH MARK NOTE:
   HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
   TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET

   TBM #1 - DESCRIPTION COTTON PICKER SPINDLE FOUND IN ASPHALT 16.55; LOCATED WEST OF THE SOUTHWEST CORNER OF SUBDIVISION.
   NORTHING: XX
   EASTING: XX
   ELEVATION=0.0

5. DRAINAGE NOTE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF PHARR DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 34,281 C.F (0.79AC.-FT.) OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED WITHIN THE DETENTION POND LOCATED ALONG THE WEST PROPERTY LINE OF THE PROPOSED SUBDIVISION. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT..

6. EASEMENTS NOTE:
   NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

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

8. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

9. ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.

10. ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A PINK PLASTIC CAP STAMPED "C.L.S. RPLS 6388"

11. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNERS(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.

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

13. ADDITIONAL FIRE PROTECTION MY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET ADDITIONAL FIRE PROTECTION REQUIREMENTS.

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	78.60'	50.00'	90° 04' 11"	N83° 30' 41"E	70.75'
C2	104.72'	50.00'	119° 59' 55"	S8° 32' 44"W	86.60'
C3	78.48'	50.00'	89° 55' 53"	N66° 29' 22"W	70.67'

VETERANS OAKS APARTMENTS SUBDIVISION

BEING A 5.275 ACRES TRACT OF LAND, OUT OF LOT 129, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOL 3, PG. 133-134, DEED RECORDS HIDALGO COUNTY, TEXAS

M2 Engineering, PLLC

TBPELS FIRM REGISTRATION F-19545

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

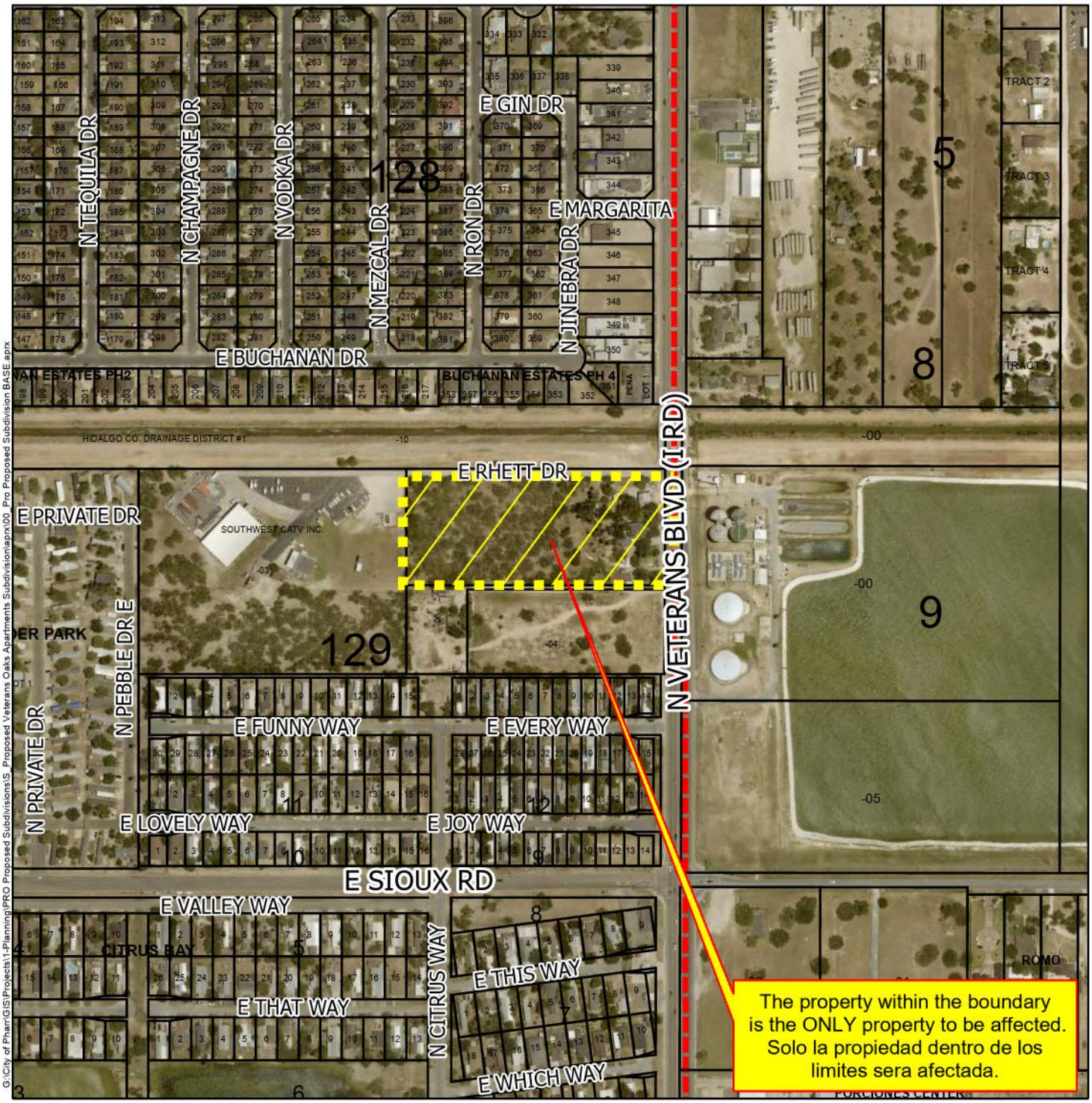
PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	HDZ HOLDING LLC, ABEL HERNANDEZ	2600 COUNTY CLUB DR.	MISSION, TEXAS 78572	(956) -
ENGINEER:	EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR:	MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512) 470-1489

\\server\m2_engineering\M2 Engineering (Server)\S Projects\Hidalgo\Phar\P-168 HDZ Apartments\04-DWG_Design Files\C-166-VETERANS OAK-PLAT.dwg Jan 15,2024 - 4:30PM CADTech4

Proposed Subdivision
Veterans Oaks Apartments Subdivision
M2 Engineering, PLLC

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

Future Land Use
FUTURELAND
Irrigation
Agriculture
Single Family Res.
Multi-Family Res.
Manufactured Homes
Industrial
Commercial
Public/Semi Public
ROW
Parks
Subject Property

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:4,800

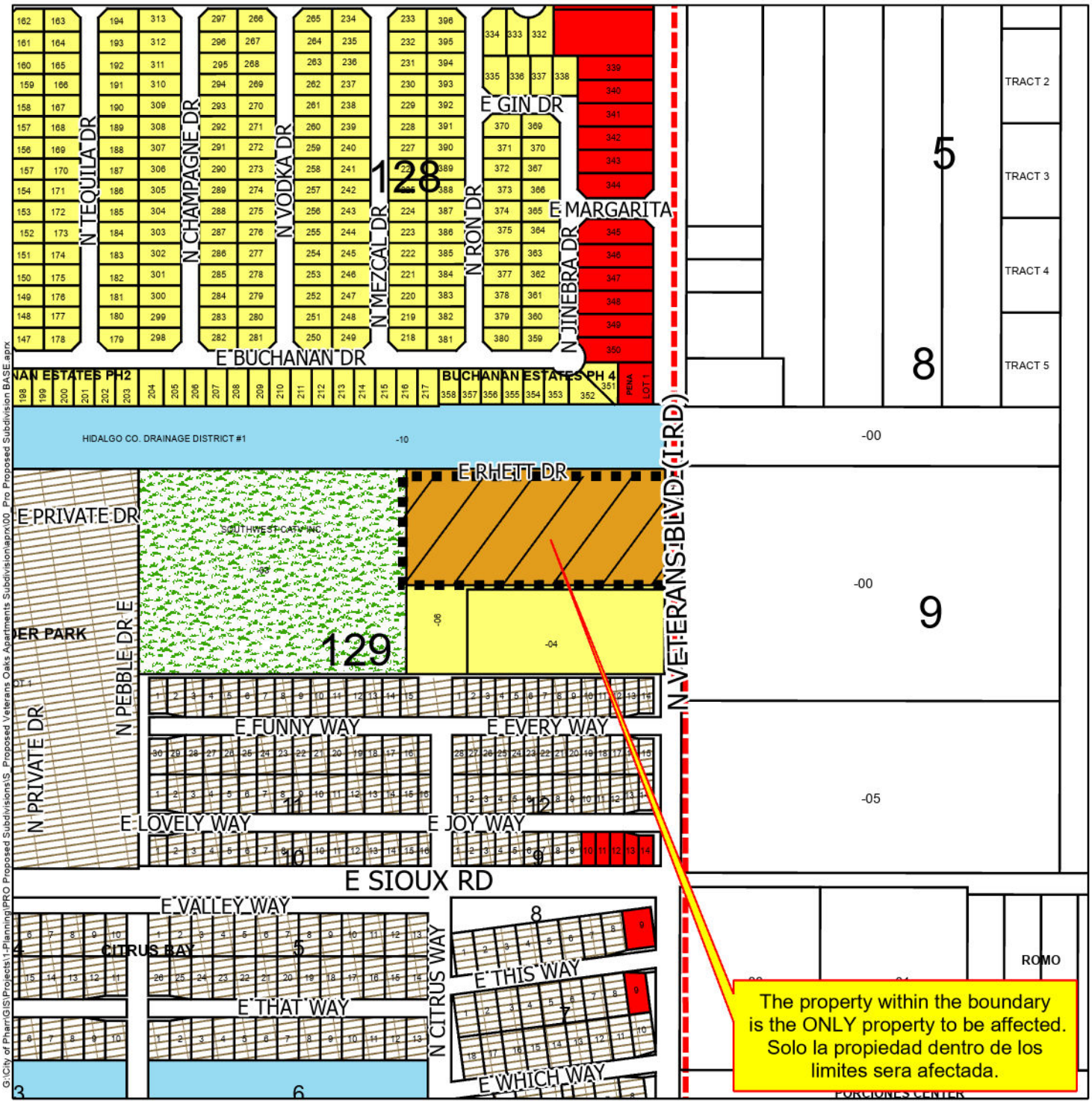
0 200 400 800 1,200 1,600 Feet

N W E S

Date: 1/8/2024

Proposed Subdivision
Veterans Oaks Apartments Subdivision
M2 Engineering, PLLC

ZONING



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

Future Land Use
FUTURELAND
Irrigation
Agriculture
Single Family Res.
Multi-Family Res.
Manufactured Homes
Industrial
Commercial
Public/Semi Public
ROW
Parks
Subject Property

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:4,800
0 200 400 800 1,200 1,600 Feet

N W E S

Date: 1/8/2024

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.
DATE SUBMITTED: January 16, 2024
MEETING DATE: January 22, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: J & J ENGINEERING, LLC., representing Aida Cuellar, Managing Member for Carrillo Properties I, LTD., is requesting preliminary plat approval of the proposed Javelina Estates Subdivision. The property is legally described as being a 8.00 acre tract of land out of Lot 245, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3200 Block of South Cage Boulevard.
SUB#230923

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

Issue: J & J ENGINEERING, LLC., representing Aida Cuellar, Managing Member for Carrillo Properties I, LTD., is requesting preliminary plat approval of the proposed Javelina Estates Subdivision.

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No
Reason: N/A

ROUTING:

Kimberly Mendoza	Created/Initiated - 1/16/2024
Ricardo Rodriguez	Approved - 1/16/2024
Kimberly Mendoza	Final Approval - 1/17/2024

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, JANUARY 22, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: JAVELINA ESTATES SUBDIVISION
FILE NO. **SUB#230923**

GENERAL INFORMATION:

APPLICANT: J & J ENGINEERING, LLC., representing Aida Cuellar, Managing Member for Carrillo Properties I, LTD., is requesting preliminary plat approval of the proposed Javelina Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 8.00 acre tract of land out of Lot 245, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3200 Block of South Cage Boulevard.

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

PROPERTY PROPOSED USE: Single family lots and retail for commercial lot.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Javelina Estates 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. Provide street lights, spacing at 250' max. along W. Javelina Dr.

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.
3. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).

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 H.O.A., plat note for detention maintenance.
2. See attached comments.

OTHER:

1. Update year on signature blocks.
2. Add plat note, Building setback as per City Ordinance.
3. Plat note #4, provide City of Pharr B.M.S, use nearest to site.
4. See comments from H.C.I.D. #2, attached.
5. Staff comments attached.

801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300

Pharr Public Utilities

Ruben Rosales
Public Utilities Director

STAFF REVIEW MEETING FOR:

JAVALINA ESTATES SUBDIVISION

****

COMMENTS: **Initials: J.R.** **JANUARY 9, 2024**

****

WATER:

- Easement will need to be 15' exclusive to the City of Pharr.
- 6" water line will need to upgrade to 12" PVC C-900 on S. Cage Blvd.
- Warter line on W. Javalina Rd. will need to be relocated to new location pending street improvements.
- Will need to show water valves.
- All water services will need to be 1" x ¾."
- 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:

- The easement will need to be 15' exclusive to the City of Pharr.
- Will need to extended proposed sewer line to and through the property (lot #7)
- 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:_____

Pharr
Fire Department

118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577
Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: JAVELINA EST. SUBD. (STAFF REVIEW)

Reviewed by: M. Renta 01/09/24

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. **Provide Fire Hydrant Valve & Valve Box Detail.**
2. **Fire Hydrant Valve & Valve Box Detail must identify valve collar as concrete 30”x30”x6”**

Staff Review Meeting **DATE: 01/10/2024**

Javelina Estates Subdivision **8.00 Acres**

Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

- **8" bleeder is required for outfall connection.**
- **Include detention pond details on Drainage plan.**
- **Show utility profiles, lines, crossing, elevations, and separation details.**
- **Silt fence is required on the North side of the property along with the residential homes.**
- **Only steel posts shall be used on the silt fence.**
- **The rock entrance shall have 4-8 inch rocks.**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Javelina Estates Subdivision **DATE:** January 11, 2024

REVIEW: Preliminary (comments plans dated 12-28-2023)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Note No. 8---Verify the correct benchmark.
4. Note No. 9---Revise note to say… "5'ft sidewalk shall be required to be constructed at time of building permit phase.
5. 15'-ft utility easement shall be exclusive to City of Pharr.

SITE PLAN

1. Provide cross-section detail of utility lines in the event proposed lines may cause conflict with existing lines.
2. Water line depth shall be 4'-ft from natural ground.

DRAINAGE

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

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

- 1/3 pave ROW on W. Javelina Dr. shall include:
  - 3” HMAC
  - 10” Base
  - 10” Stabilized Subgrade
  - 24” Reinforced Curb & Gutter
  - 5’ Sidewalk
- **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: Javelina Estates Subd: Veterans Oaks Subd.
Date: Tuesday, January 9, 2024 2:43:28 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,

HCID2 claims and comments for the proposals:

1. Javelina Estates S/d:
   a. We have the general right of way covering all the lot. Vol. 26, Pg. 234.
   b. Update the signature script:
      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 LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

      _____
      ATTEST:_____
      PRESIDENT SECRETARY
   c. If the subdivision is to be excluded from the district, the petition form must be submitted.

2. Veterans Oaks S/d:
   a. We have the general right of way(blanket) covering all the lot. Vol. 20, Pg. 467.
   b. Need the owner information and the recorded warranty deed to update our records.
   c. Draw/show the approximate location of the irrigation line on the north side.
   d. Signature scrip template:
      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 LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

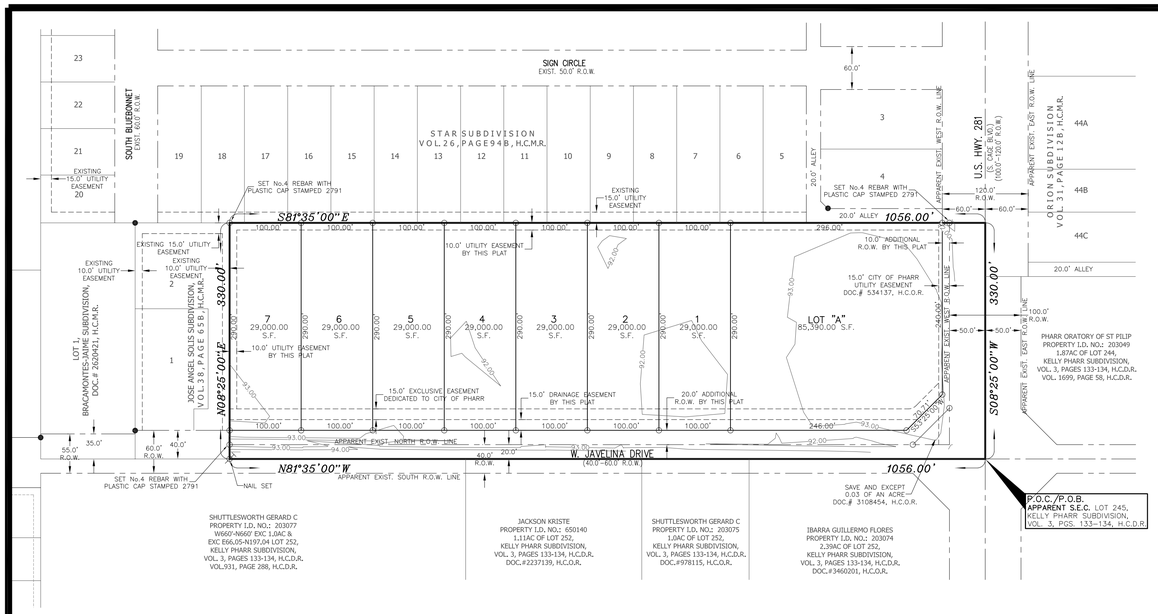
      _____
      ATTEST:_____
      PRESIDENT SECRETARY
   e. The metes and bounds is not given.
   f. If the subdivision is to be excluded from the district, the petition form must be

submitted.

g. Need the certificate of filing.
h. Correct the adjoining property information to the east Lot(space) 9, Block 5.

If there are any questions, please advise or 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



SCALE: 1" = 100'

LEGEND

●	FOUND No.4 REBAR
⊗	SET NAIL
○	SET No.4 REBAR WITH ORANGE PLASTIC CAP STAMPED "2791"
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.E.C.	SOUTHEAST CORNER

JAVELINA ESTATES SUBDIVISION

A 8.000-ACRE TRACT OF LAND OUT OF LOT 245, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 & 134, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

GENERAL PLAT NOTES:

1. MINIMUM BUILDING SETBACKS: AS PER CITY OF PHARR ORDINANCES.

2. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (SHADED)
AREA BETWEEN LIMITS OF THE 100-YEAR FOOD 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
COMMUNITY PANEL NO. 480347 0005 C, EFFECTIVE OCTOBER 19, 1982

3. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.26 OF AN ACRE AND A VOLUME OF APPROXIMATELY 0.299 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.

4. LOTS 1-7 ARE ZONED FOR SINGLE FAMILY RESIDENTIAL USE (ZONE R-1) AND LOT "A" IS ZONED FOR GENERAL BUSINESS USE (ZONE C).

5. NO STRUCTURAL IMPROVEMENTS WILL BE ALLOWED ON EASEMENTS OF ANY KIND.

6. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE NATURAL GROUND.

7. UNLESS OTHERWISE NOTED, AL PROPERTY CORNERS ARE MONUMENTED BY A No.4 REBAR BY 18" WITH PLASTIC CAP STAMPED 2791.

8. BENCHMARK NOTE:
PHARR SURVEY CONTROL POINT NO. 25, N.A.V.D 88 - LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 281 AND JAVELINA DRIVE, APPROXIMATELY 77.3 FEET EAST FROM THE EAST BACK OF CURB OF U.S. HIGHWAY 281 AND 8.4 FEET SOUTH OF THE SOUTH EDGE OF PAVEMENT OF JAVELINA DRIVE.
N-16583272.155, E-1086059.012, ELEV.=92.29

9. 5' CONCRETE SIDEWALK SHALL BE REQUIRED TO BE CONSTRUCTED AT TIME OF BUILDING PERMIT PHASE.

10. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

11. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS (LOT A).

12. DEVELOPER TO CONSTRUCT 6.0' OPAQUE FENCE BETWEEN SINGLE FAMILY AND GENERAL BUSINESS.

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

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

15. LOT OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

16. LOT OWNERS TO MAINTAIN DETENTION/RETENTION AREA.

17. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW PHASE TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	*AIDA CUELLAR*	*230 WEST PARK*	*PHARR, TEXAS 78577*	*(956)*
ENGINEER:	*ROBERTO J. SALINAS*	*1209 S. 10th ST. STE. A539*	*McALLEN, TEXAS 78501*	*(956) 432-5851*
SURVEYOR:	*HOMERO LUIS GUTIERREZ*	*P.O. BOX 548*	*McALLEN, TEXAS 78505*	*(956) 369-0988*

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE_____ DAY OF_____ 2024.

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

_____ _____
PRESIDENT ATTEST: SECRETARY

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. DATE:
GENERAL MANAGER

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

THE COUNTY OF HIDALGO TEXAS

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 **JAVELINA ESTATES 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: CARRILLO PROPERTIES I, LTD
AIDA CUELLAR, MANAGING MEMBER
230 WEST PARK,
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **AIDA CUELLAR,** 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 _____, 2024.

_____
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 DATE
MAYOR, CITY OF PHARR, TEXAS.

_____ _____
ATTEST: CITY CLERK, CITY OF PHARR, TEXAS. DATE

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT OF **JAVELINA ESTATES 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 _____ 2024.

_____
DANNY WYLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO J. SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 98352, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

THIS DOCUMENT IS FOR
INTERIM REVIEW AND
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.

_____ _____
ROBERTO J. SALINAS, P.E. DATE
REG. PROFESSIONAL ENGINEER #98352

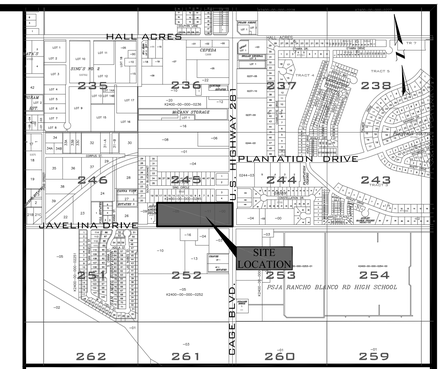
STATE OF TEXAS
ROBERTO J. SALINAS
98352
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY OF THE PROPERTY MADE AUGUST 02, 2023, ON THE GROUND UNDER MY SUPERVISION.

_____ _____
HOMERO LUIS GUTIERREZ, R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #2791

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
No. 2791
PROFESSIONAL LAND SURVEYOR



LOCATION MAP SCALE : 1" = 1000'

PREPARED BY:
J&R ENGINEERING, LLC
ROBERTO J. SALINAS. P.E.
1209 S. 10th STREET STE. A539
McALLEN, TEXAS 78501
DATE PREPARED: JANUARY 15, 2024
DATE SURVEYED: AUGUST 02, 2023

METES AND BOUNDS DESCRIPTION

A 8.000-ACRE TRACT OF LAND OUT OF LOT 245, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 & 134, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED FROM CARRILLO PROPERTIES I, LTD TO CITY OF PHARR, RECORDED IN DOCUMENT NO. 3108454, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, DATED APRIL 29, 2020. REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 281 (S. CAGE BLVD.) AND W. JAVELINA DRIVE IN THE CITY OF PHARR, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT IN THE INTERSECTION OF U.S. HIGHWAY 281 AND W. JAVELINA DRIVE CENTER LINES FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 245 AND OF SAID 8.000-ACRE TRACT AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 8.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°35'00" W, WITH THE APPARENT W. JAVELINA DRIVE CENTER LINE AND SOUTH LOT LINE OF SAID LOT 245 AND OF SAID 8.000-ACRE TRACT, A DISTANCE OF 1,056.00 FEET TO A NAIL SET ON THE APPARENT SOUTHEAST CORNER OF JOSE ANGEL SOLIS SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 65B FOR THE APPARENT SOUTHWEST CORNER OF SAID 8.000-ACRE TRACT HEREIN DESCRIBED;

THENCE, N 08°25'00" E, WITH THE APPARENT EAST LOT LINE OF SAID JOSE ANGEL SOLIS SUBDIVISION AND PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 245 AND WITH THE APPARENT WEST LOT LINE OF SAID 8.000-ACRE TRACT, A DISTANCE OF 20.00 FEET TO A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID W. JAVELINA DRIVE, CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A SET NO.4 REBAR WITH PLASTIC CAP STAMPED 2791 ON THE INTERSECTION WITH THE APPARENT SOUTH LOT LINE OF STAR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 94B FOR THE APPARENT NORTHWEST CORNER OF SAID 8.000-ACRE TRACT HEREIN DESCRIBED;

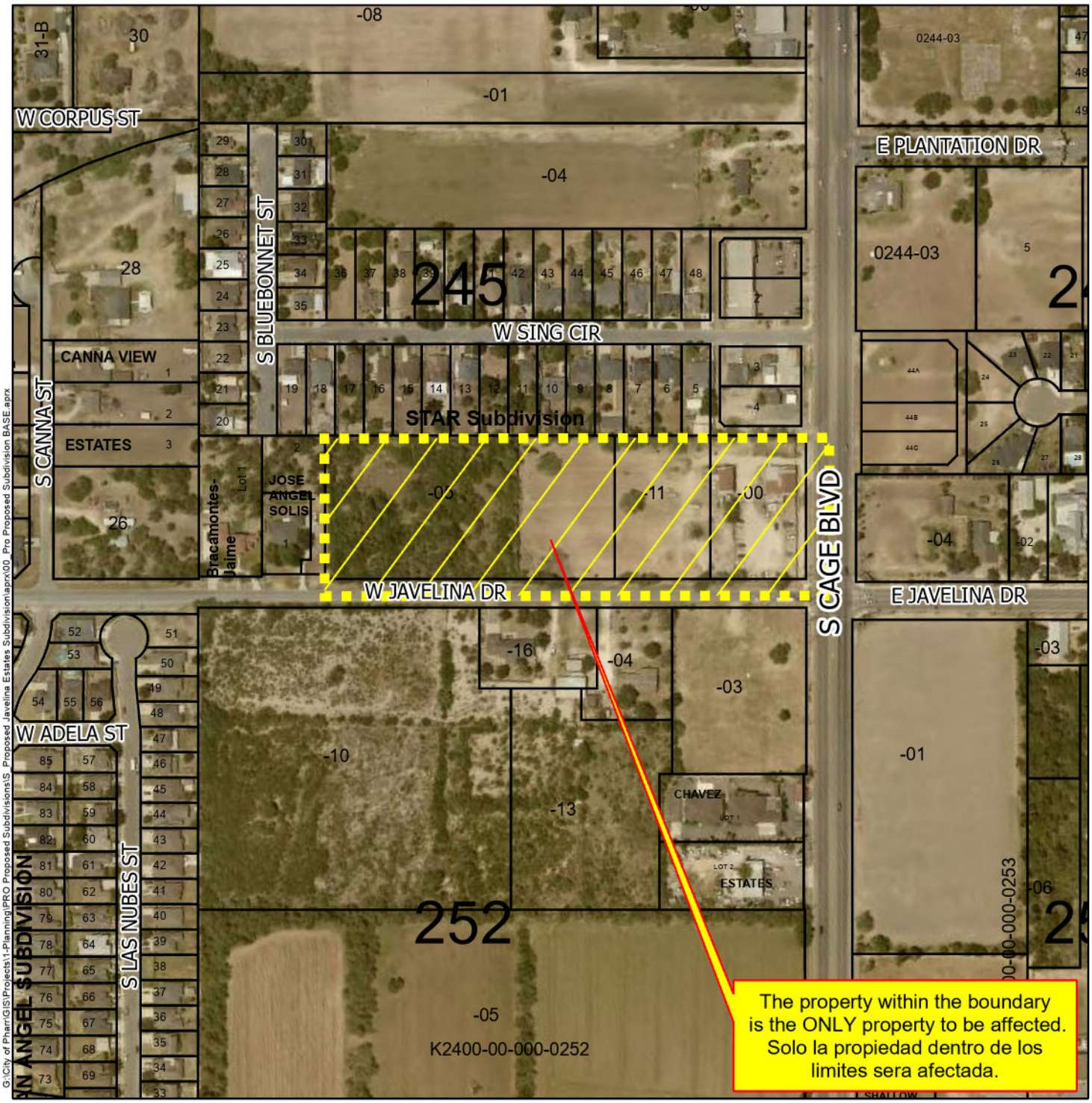
THENCE, S 81°35'00" E, WITH THE SOUTH LOT LINE OF SAID STAR SUBDIVISION AND PARALLEL TO THE APPARENT SOUTH LOT LINE OF SAID LOT 245 AND WITH THE APPARENT NORTH LOT LINE OF SAID 8.000-ACRE TRACT, A DISTANCE OF 1,006.00 FEET TO A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 281, CONTINUING FOR A TOTAL DISTANCE OF 1,056.00 FEET TO A POINT ON THE INTERSECTION WITH THE APPARENT EAST LOT LINE OF SAID LOT 245, FOR THE APPARENT NORTHEAST CORNER OF SAID 8.000-ACRE TRACT HEREIN DESCRIBED;

THENCE, S 08°25'00" W, WITH THE SAID EAST LOT LINE OF LOT 245 AND OF SAID 8.000-ACRE TRACT, A DISTANCE OF 330.00 FEET TO A POINT FOR THE APPARENT SOUTHEAST CORNER OF SAID 8.000-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 8.000 ACRES OF LAND, SAVE AND EXCEPT 0.03 OF AN ACRE CONVEYED TO THE CITY OF PHARR AND 0.841 OF AN ACRE ARE IN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 7.129 ACRES, MORE OR LESS.

J&R ENGINEERING, LLC
1209 S. 10th STREET STE. A539
McALLEN, TEXAS 78501
(956) 432-5851
FIRM # 12509

Proposed Subdivision
Javelina Estates Subdivision
J&R Engineering, LLC

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

Future Land Use
FUTURELAND
Irrigation
Agriculture
Single Family Res.
Multi-Family Res.
Manufactured Homes
Industrial
Commercial
Public/Semi Public
ROW
Parks
Subject Property

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:3,600

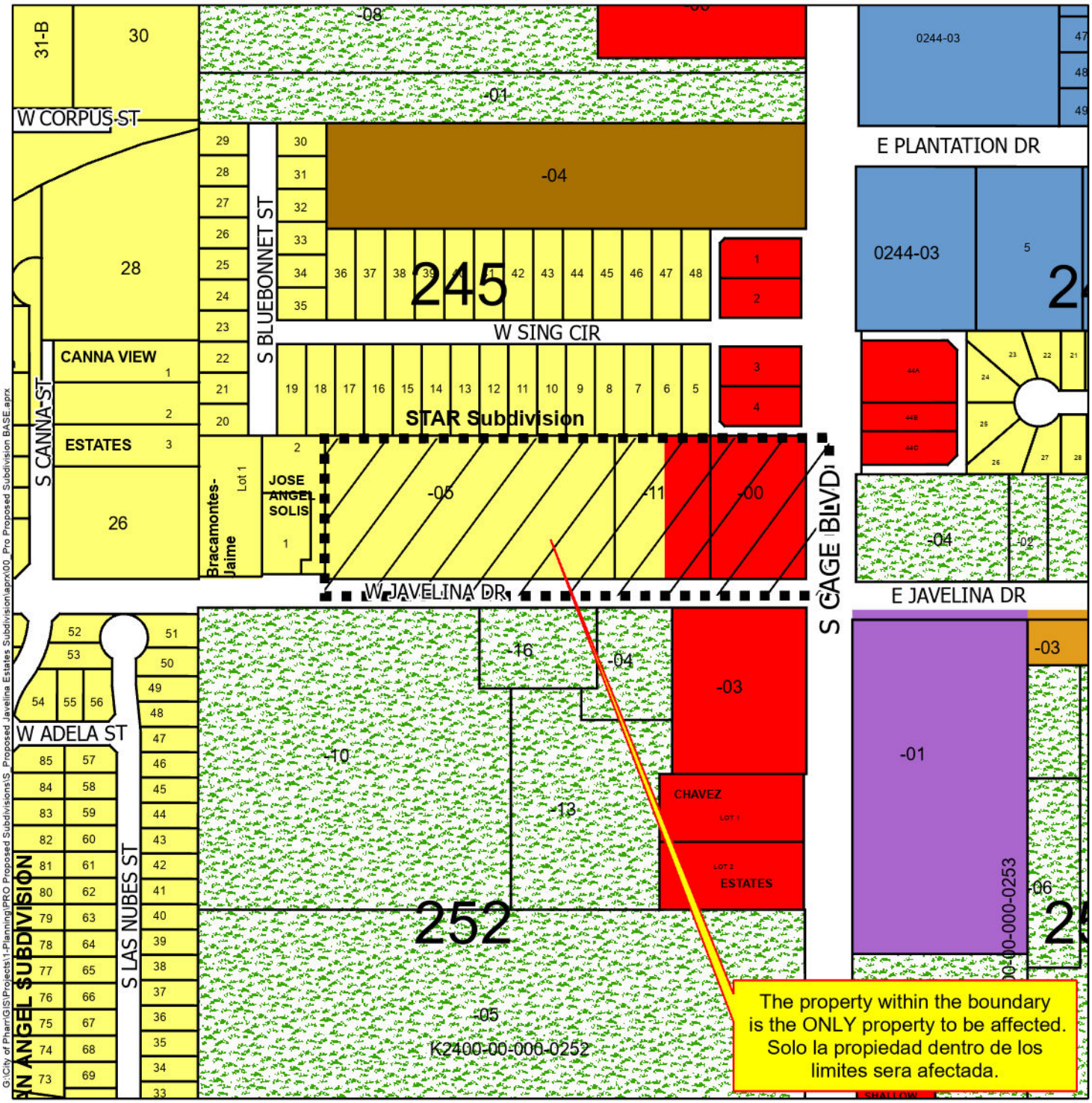
0 150 300 600 900 1,200 Feet

N W E S

Date: 1/8/2024

Proposed Subdivision
Javelina Estates Subdivision
J&R Engineering, LLC

ZONING



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