

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 25, 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.*

C. APPROVAL OF MINUTES:

- 1) Minutes for February 26, 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) Diana L. Bojorquez De Robles, DBA The Forum By Regency, 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 Heavy Commercial District (H-C). The property is legally described as being 0.08 acres, more or less, out of Lots 12 and 13, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 213 East Ferguson Avenue, Suite D. **CUP#240203**

- 2) Mario A. Cantu, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as Lots 29 and 30, Block 25, Chapa Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 407 East State Street. **COZ#240207**

- 3) Jerry Benavides Engineering, representing Aro Coffee, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being 0.413 acres, more or less, out of Lot 1, Block 5, Bagwell Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1220 East Alan Avenue. **COZ#240205**

- 4) Jerry Benavides Engineering, representing RCDS Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being Lot 8, Monarch Business Park Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1250 East Zaragosa Drive. **COZ#240206**

- 5) Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 0.52 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8901 South Cage Boulevard. **COZ#240208**

6) Jorge Pena Architects, LLC., representing Luis Biasi, owner has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C). The property is legally described as being 0.17 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8901 South Cage Boulevard. **COZ#240209**

7) Jorge Pena Architects, LLC., representing Luis Biasi, 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 1.13 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8911 South Cage Boulevard. **COZ#240210**

8) Jorge Pena Architects, LLC., representing Luis Biasi, 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 1.82 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8907 South Cage Boulevard. **COZ#240211**

9) Jorge Pena Architects, LLC., representing Luis Biasi, 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 1.82 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8915 South Cage Boulevard. **COZ#240212**

E. PLATS:

1) B.I.G. Engineering, representing Armando Alonso, President of EMX Design, LLC, is requesting final plat approval of the proposed Monarch Estates Subdivision. The property is legally described as being a 3.69 acre tract out of Lot 192, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of East Sam Houston Avenue. **SUB#140922**

2) Brownstone Consultants, representing Rhea Nanette Mora, owner, is requesting final plat approval of the proposed San Diego Crossing Subdivision. The property is legally described as being a 10.854 acre tract of land out of the South ½ of the South ½ of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2200 Block of North Jackson Road. **SUB#220724**

3) Fulcrum Consulting Services, representing Zeppelin Texas LLC and Delta Properties LLP., is requesting final plat approval of the proposed Dekal Subdivision. The property is legally described as being a 77.405 acre tract of land out of Lots 382 and 385, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of E. Military Highway. **SUB#210827**

4) Melden & Hunt Inc., representing Michael Bird, Managing Member for Southwind Gardens, LLC, is requesting final plat approval of the proposed Southwind Gardens Subdivision. The property is legally described as being a 13.125 acres being out of Lot 5, Block 7, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1800 Block of West Ridge Road. **SUB#230515**

5) Melden & Hunt Inc., representing William R. Steele, President for Children's Haven International Inc., is requesting final plat approval of the proposed Pharr Bess Subdivision. The property is legally described as being a 5.376 acre tract of land out of Children's Haven Subdivision, Pharr, Hidalgo County, Texas. The property is located at 400 East Minnesota Road. **SUB#230415**

6) Melden & Hunt, Inc., representing Kevin Mattson, Manager for RS Pharr, L.L.C. A Texas Limited Liability, is requesting final plat approval of the proposed Sioux Rep Subdivision. The property is legally described as being 2.826 acres being 1.853 acres out of Lot 140, Kelly-Pharr Subdivision and 0.973 of one acre out of Lot 1, Silver Spur Subdivision Pharr, Hidalgo County, Texas. The property is located within the 2700 Block of North IH 69C. **SUB#211037**

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. ADJOURNMENT:

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

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 21st day of March 2024 at 10:00 a.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, THIS 21ST DAY OF MARCH 2024




IMELDA PEREZ, TRMC
ASSISTANT CITY CLERK

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 26, 2024 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 26, 2024 and following is the record of attendance.

MEMBERS PRESENT: Rafael Munguia
Charlie Ramirez
Ruben Luna
Mercedes Guillen

ABSENT: Danny Wylie
Jonathan Larraga
Andy Castro
Romeo Robles

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Kimberly Mendoza, Director of Development Service
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Laura Fonseca, Planner II
Joanna Villarreal, Planner I
Juan Vasquez, Development Assistance Specialist
Nancy Hernandez, Secretary
Jose Navarro, Assistant Fire Marshal

ITEM A. CALL TO ORDER

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

Vice Chairman Rafael Munguia called the meeting to order at 6:00 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

Vice Chairman Rafael Munguia asked if anyone signed up to speak.

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

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR FEBRUARY 12, 2024

Vice Chairman Rafael Munguia introduced the item.

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

ITEM D. PUBLIC HEARING

1) RIO DELTA ENGINEERING, REPRESENTING LA FRONTERA RE DEVELOPMENT, LLC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO LIMITED INDUSTRIAL DISTRICT (L-I).THE PROPERTY IS LEGALLY DESCRIBED AS BEING 6.61 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 7, BLOCK 6, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1401 WWEST WARREN SREET. COZ#240104

Joanna Villarreal, Planner I, introduced the item and stated the applicant was requesting a change of zone from General Business District (C) to Limited Industrial District (L-I) to develop and construct office space and warehouses. Ms. Villareal went over the property's legal description and physical address and stated the property was located on the south side of West Warren Street, approximately 500 feet east of North Jackson Road. Ms. Villarreal further stated the property fronts West Warren Street, an 80 ft. major collector which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

Joanna Villarreal, Planner I, further stated the property and properties to the west and east were zoned General Business District (C) on April 1982 during comprehensive zoning and the property to the north was rezoned from General Business District (C) to Heavy Commercial District (H-C) on January 15, 2018. She stated there have been no other zoning requests within the vicinity of the subject property since that time and the property was generally designated for Industrial use in the Land Use Plan.

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

Joanna Villarreal, Planner I, further reported twelve (12) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on February 06, 2024, and a legal notice was published in the Advance News Journal February 07, 2024. She stated staff received no response to the letters or legal notice.

Lastly, Joanna Villarreal, Planner I, stated staff recommended approval of the request to rezone from General Business District (C) to Limited Industrial District (L-I) as the property complies with the future land use plan and met our requirements.

There being no discussion, Board Member Charlie Ramirez **moved** to approve. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLATS:

- 1) HALFF, REPRESENTING JAIME GARZA, BEBO DISTRIBUTING COMPANY, INC., A TEXAS CORPORATION, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED LOT 1 DSV SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 36.458 ACRES OUT OF LOT 403, KELLY-PHARR SUBDIVISION. THE PROPERTY IS LOCATED WITHIN THE 1100 BLOCK OF WEST PRODUCE DRIVE. SUB#231130**

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

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Lot 1 DSV Subdivision subject to the conditions noted in the packet.

There being no discussion, Board Member Ruben Luna **moved** to approve the request for final plat approval of the proposed Lot 1 DSV Subdivision. Board Member Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

- 2) BOWMAN, REPRESENTING SHARON A. HAYDON, CAGED RETAIL PARTNERS, LTD., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED STRIPES PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 6.137 ACRES OUT OF LOT 253, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 3300 BLOCK OF SOUTH CAGE BOULEVARD. SUB#231132**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 3300 Block of South Cage Boulevard and was currently zoned Heavy Commercial District (H-C). He stated the adjacent properties were zoned Residential Multi-Family District (R-MF) and Agricultural and/or Open Space District to north and south and General Business District (C) and Agricultural and/or Open Space District (A-O) to the west. Mr. Martinez further stated the property was designated for Commercial and Public/Semi Public use in the Land Use Plan.

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

There being no discussion, Board Member Charlie Ramirez moved to approve the request for preliminary plat approval of the proposed Stripes Pharr Subdivision. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

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

None.

ITEM H. RECONVENE:

None

ITEM I. ADJOURNMENT

There being no further business, Board Member Charlie Ramirez moved to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:09 p.m.

PLANNING & ZONING COMMISSION

Rafael Munguia, Vice Chairman

ATTEST:

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: March 19, 2024

MEETING DATE: March 25, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Diana L. Bojorquez De Robles, DBA The Forum By Regency, 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 Heavy Commercial District (H-C). The property is legally described as being 0.08 acres, more or less, out of Lots 12 and 13, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 213 East Ferguson Avenue, Suite D. **CUP#240203**

Classification: Public Hearing

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

Issue: Diana L. Bojorquez De Robles, DBA The Forum By Regency, 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 Heavy Commercial District (H-C).

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/19/2024
Approved - 3/19/2024
Final Approval - 3/21/2024



MEMORANDUM

DATE: MONDAY, MARCH 25, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#240203 (Diana L. Bojorquez-Robles, DBA The Forum By Regency)
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GENERAL INFORMATION:

APPLICANT: Diana L. Bojorquez De Robles, DBA The Forum By Regency, 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 Heavy Commercial District (H-C).

LEGAL DESCRIPTION: The property is legally described as being 0.08 acres, more or less, out of Lots 12 and 13, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 213 East Ferguson Avenue, Suite D.

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

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
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FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
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CODE COMPLIANCE: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Thirty-one (31) surrounding property owners were notified of the request by letter on March 8, 2024, and a legal notice was published in the Advance News Journal on March 6, 2024. Staff received no response to the letters or the legal notice.

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

NOTE: This item is scheduled to go before the City Commission Meeting of **Monday, April 1, 2024, at 4:00 p.m.**

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

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

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

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

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

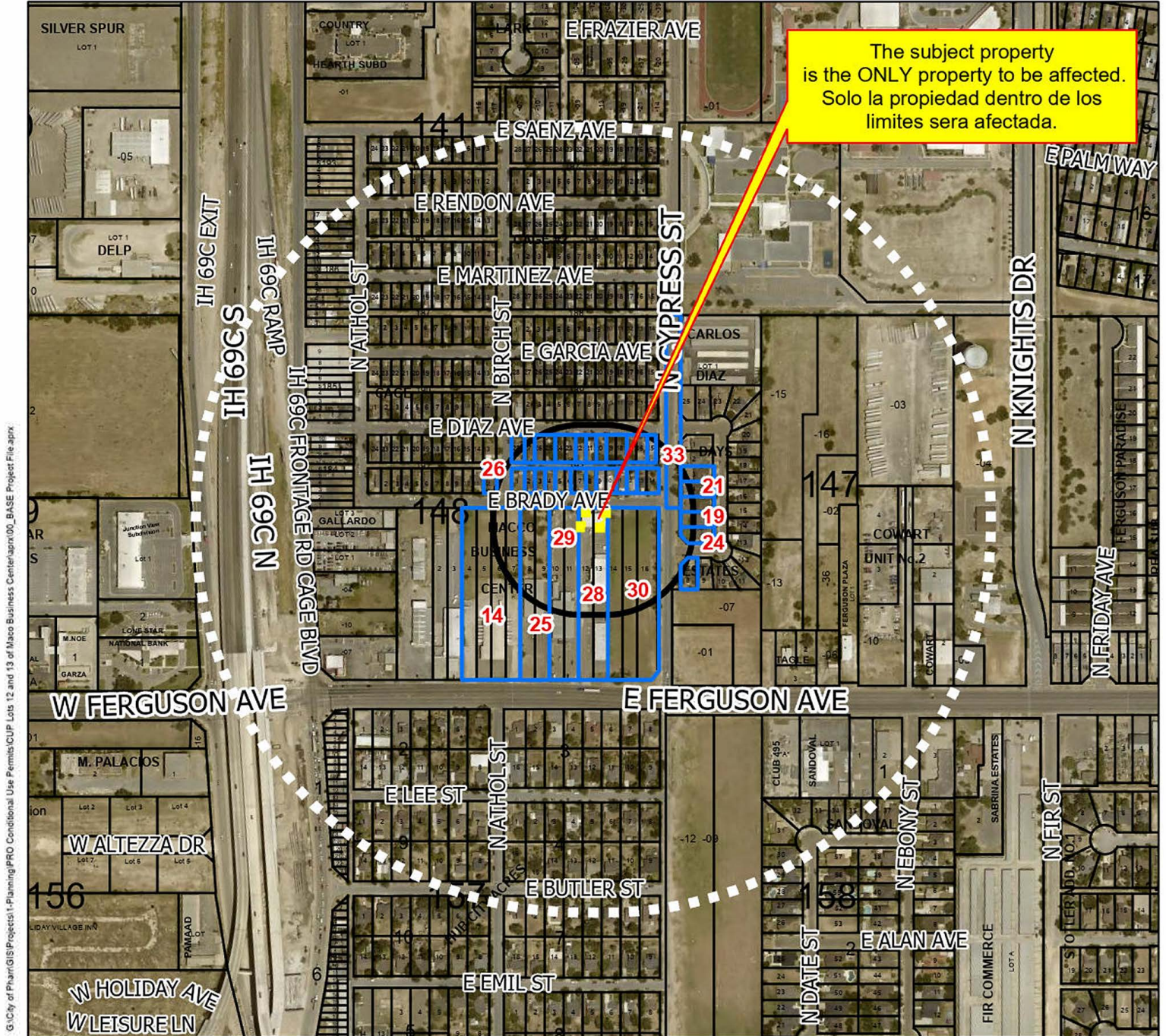
10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility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

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

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

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

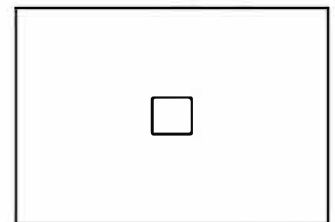
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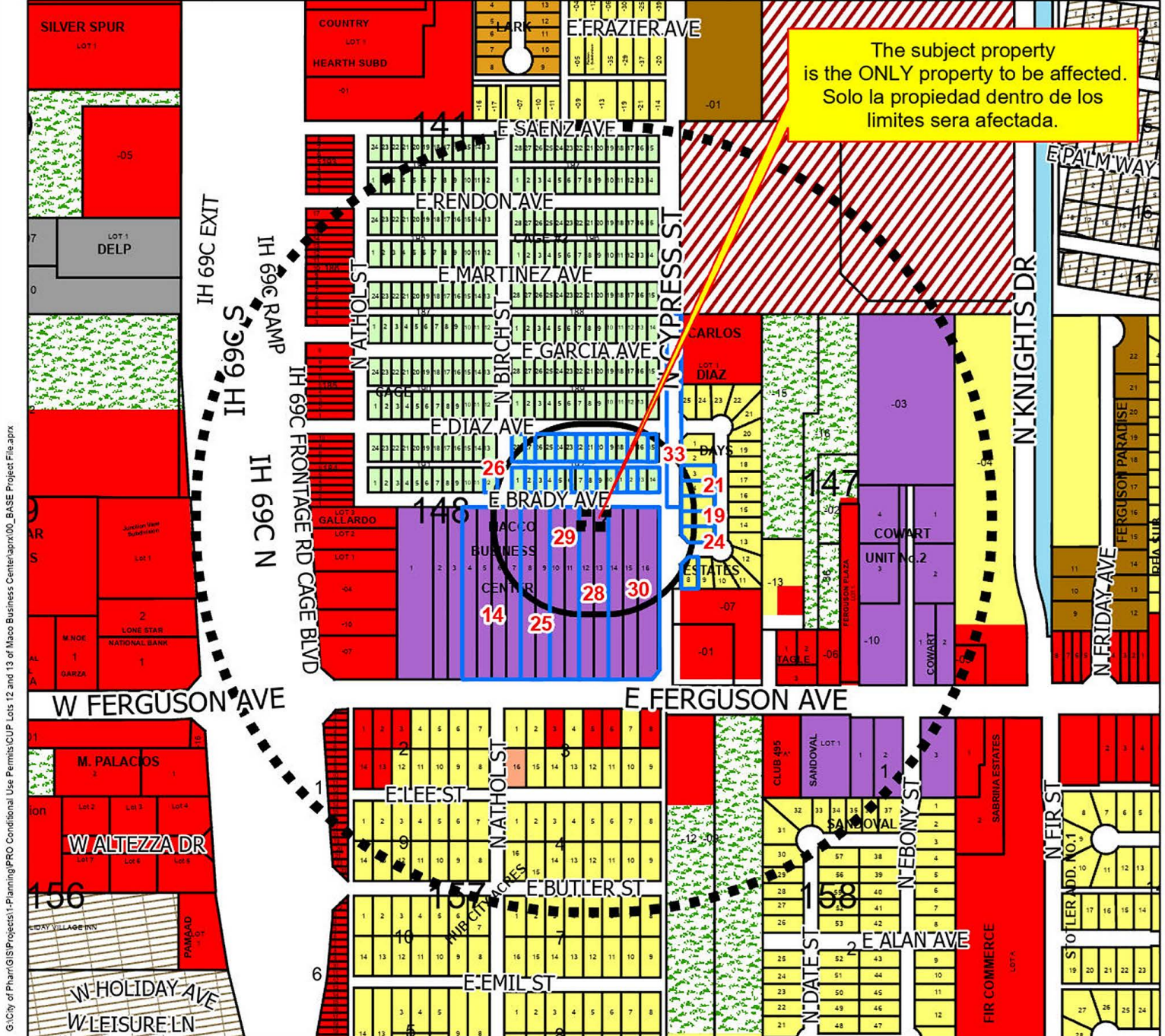
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|---------------------------------------|--------------------|--------------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Notified Properties |
| Single Family | Government Owned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

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



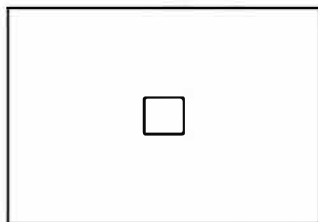
ZONING



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

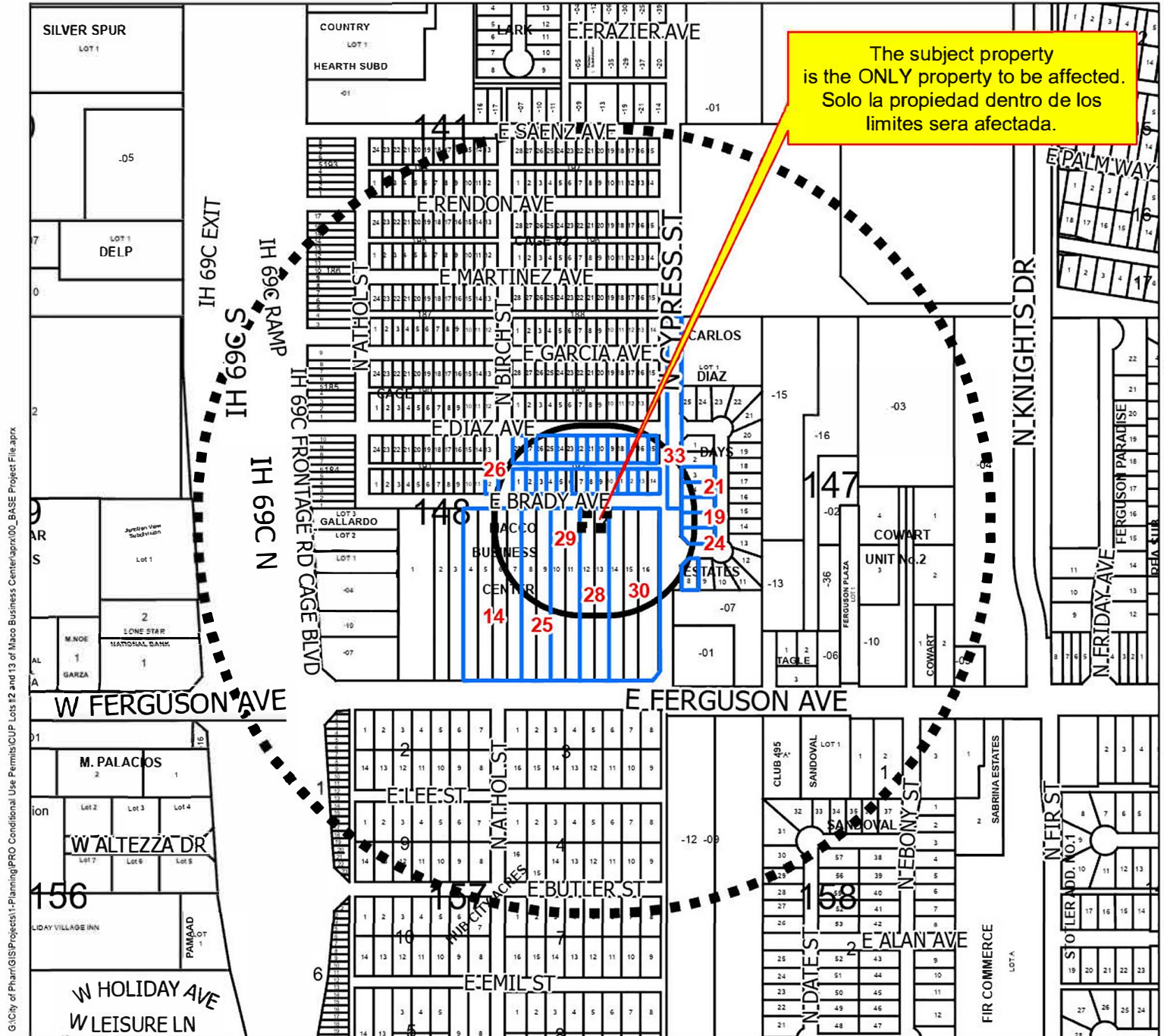
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Conditional Use Permit
0.08 acres, more or less, out of Lots
12 & 13, Maco Business Center
The Forum by Regency



RADIUS

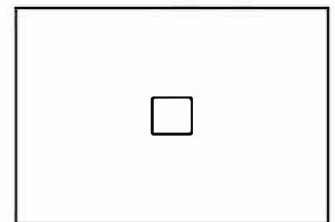
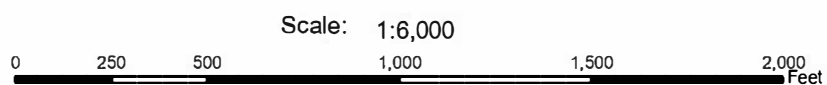


G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP Lots 12 and 13 of Maco Business Center\aprx\00_BASE Project File.aprx

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

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

City of Pharr, Texas
Engineering Department
956.402.4242
Date: 2/21/2024



2725 EXPRESSO A3 65 SEJES = B
BIBLIOTECAS Y V. 7722
CUBIC 2040 6257569



Pharr
Development Services



Site Photo

213 East Ferguson Avenue Suite D





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: March 20, 2024

MEETING DATE: March 25, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Mario A. Cantu, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as Lots 29 and 30, Block 25, Chapa Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 407 East State Street. **COZ#240207**

Classification: Public Hearing

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

Issue: Mario A. Cantu, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct an office.

Fiscal Consideration:

Staff Recommendation: Development Services recommends disapproval due to the fact that the property does not meet the minimum lot area requirements for General Business District (C). Alternatively, staff is recommending Office and Professional District (OP). The property has adequate ingress and egress. The proposed use will be compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/20/2024
Approved - 3/21/2024
Final Approval - 3/21/2024



MEMORANDUM

DATE: MONDAY, MARCH 25, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to General Business District (C). The property is legally described as Lots 29 and 30, Block 25, Chapa Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 407 East State Street. COZ#240207

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:

Mario A. Cantu, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct an office.

The subject site is located on the north side of East State Street, approximately 80 ft. east of North Cypress Street and has a physical address of 407 East State Street. The property is legally described as being Lots 29 and 30, Block 25, Chapa Subdivision, Pharr, Hidalgo County, Texas.

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

The property and the properties to the north and east were zoned to Single-Family Residential District (R-1) and the property to the south and west were zoned to Heavy Commercial District (H-C) on March 30, 1982, when the city adopted the current zoning ordinance. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for residential use in the Land Use Plan. However, the area is transitioning to commercial uses. Surrounding land uses include commercial uses, with some remaining residencies along East State Avenue.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most of the existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors.

Seventeen (17) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 12, 2024, and a legal notice was published in the Advance News Journal on March 13, 2024. Staff received no response to the letters or the legal notice.

Development Services is recommending **disapproval** due to the fact that the property does not meet the minimum lot area requirements for General Business District (C). Alternatively, staff is recommending Office and Professional District (OP). The property has adequate ingress and egress. The proposed use will be compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **April 01, 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

Mario A Cantu, owner

APPLICANT

Single-Family Residential District (R-1)

CURRENT ZONE

407 East State Street

ADDRESS

General Business District (C)

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:

Disapproval

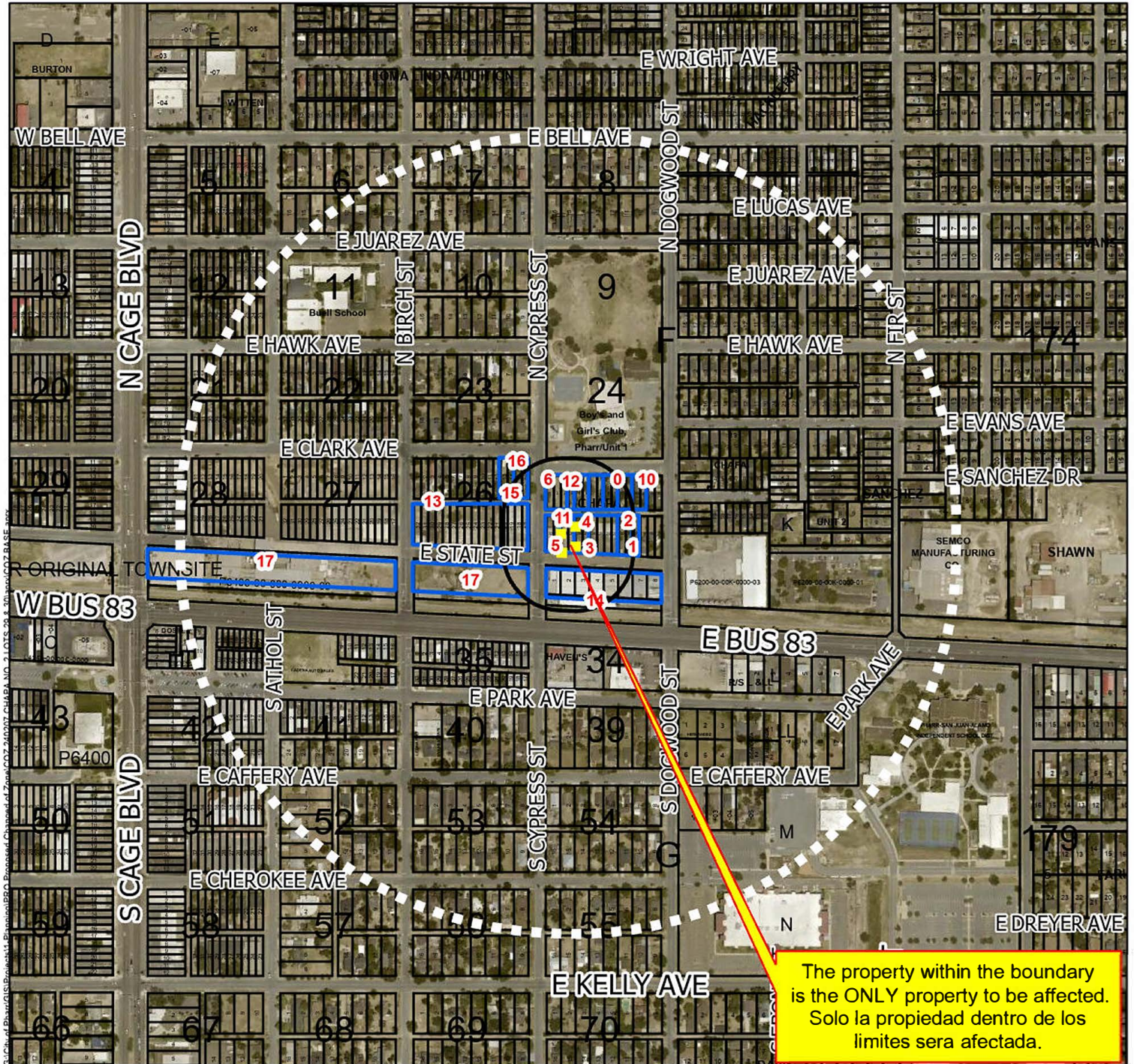
Development Services is recommending disapproval due to the fact that the property does not meet the minimum lot area requirements for General Business District (C). Alternatively, staff is recommending Office and Professional District (OP). The property has adequate ingress and egress. The proposed use will be compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II

PREPARED BY

02.27.2024

DATE



Zoning

ZONE

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

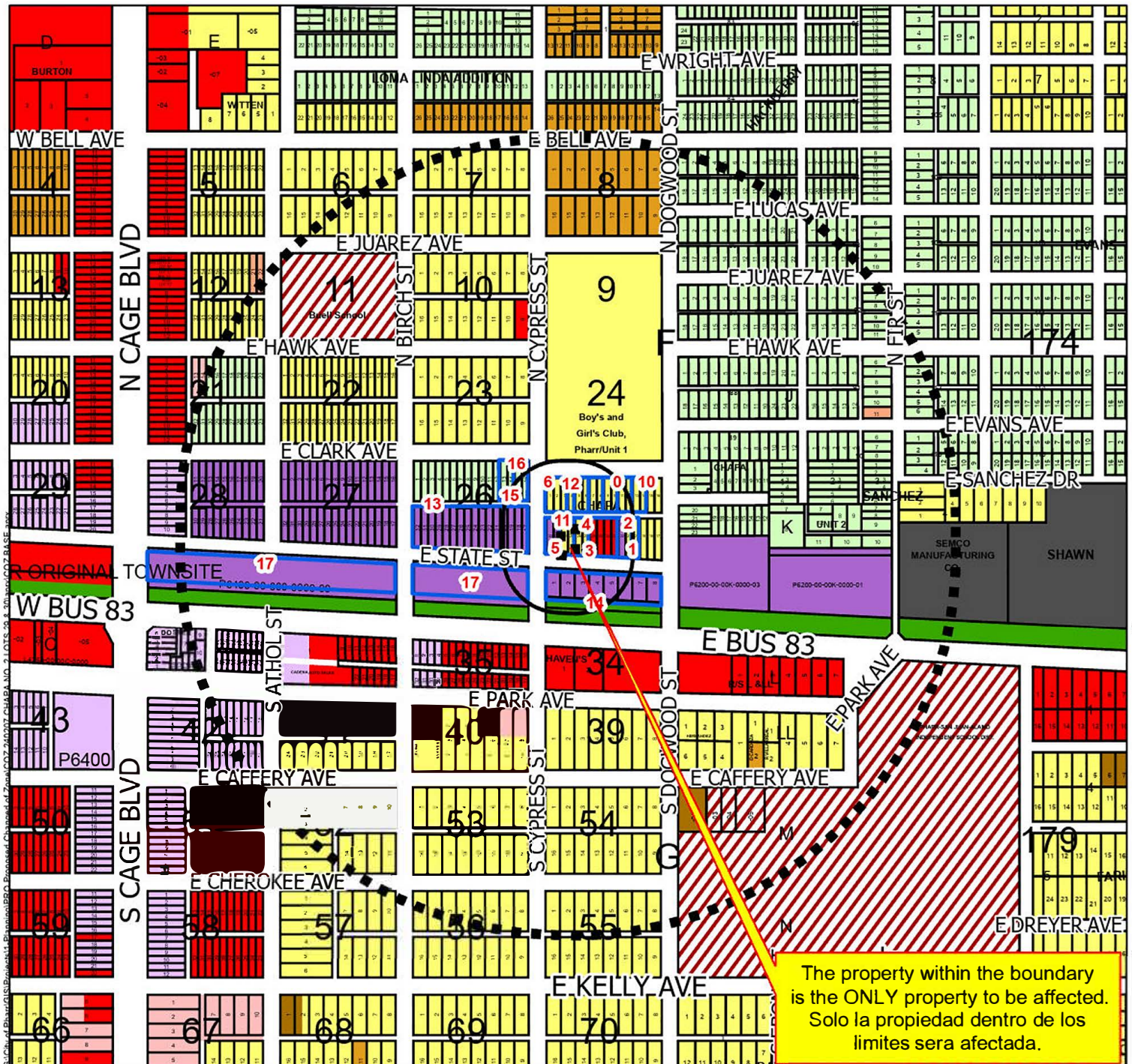
Future Land Use

FUTURELAND

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



ZONING



Zoning

ZONE

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

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

 Hidalgo ISD

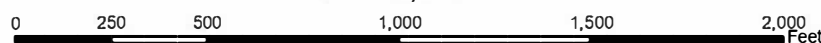
- Valley View ISD
Planned Unit Development

Future Land Use

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

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

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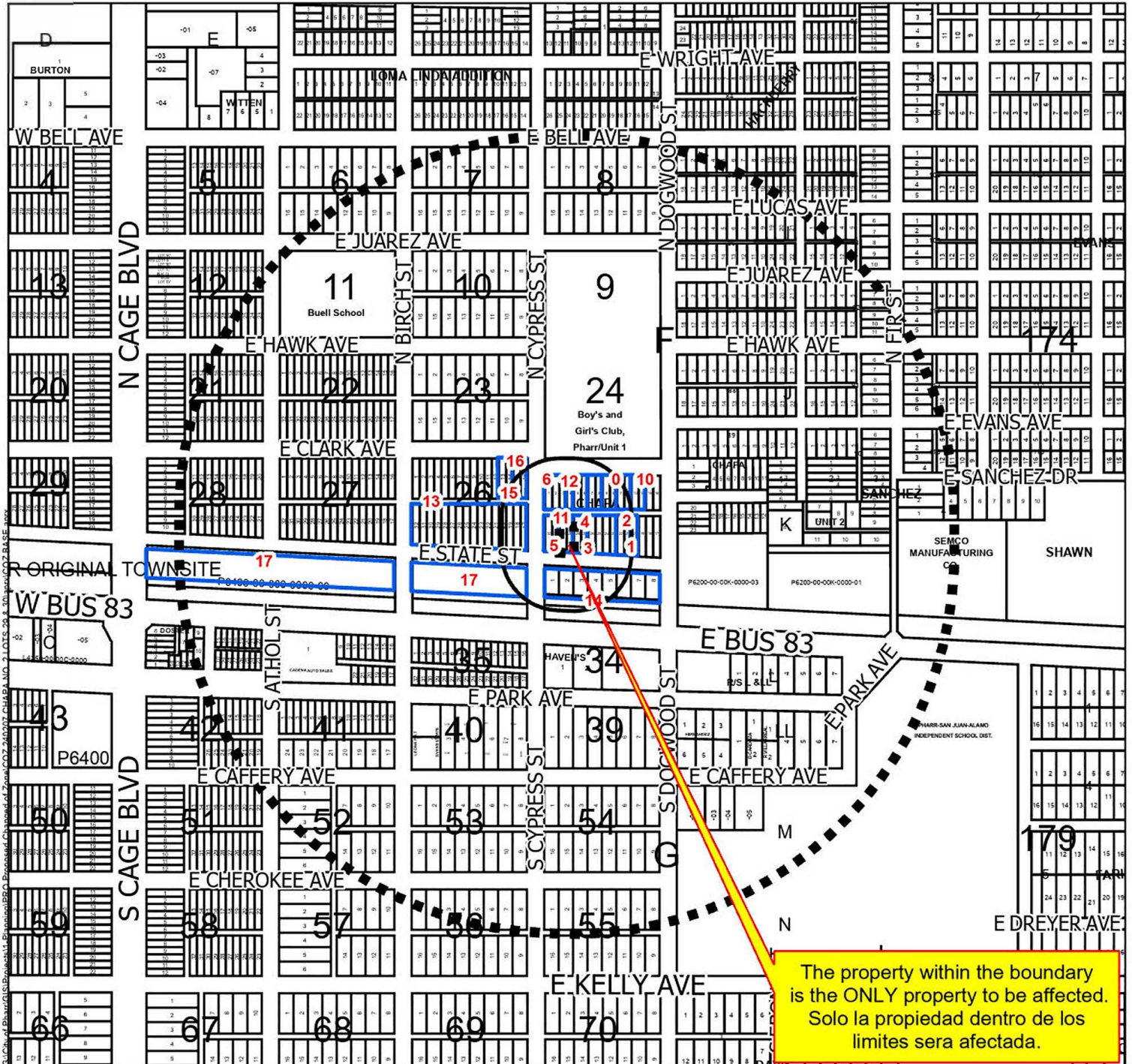


Proposed Change of Zone
Lots 29 and 30, Block 25,
Chapa Subdivision

Mario Cantu



RADIUS



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

Zoning

ZONE

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

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

- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Future Land Use

FUTURELAND

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

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

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City of Pharr, Texas
Engineering Department
956.402.4242

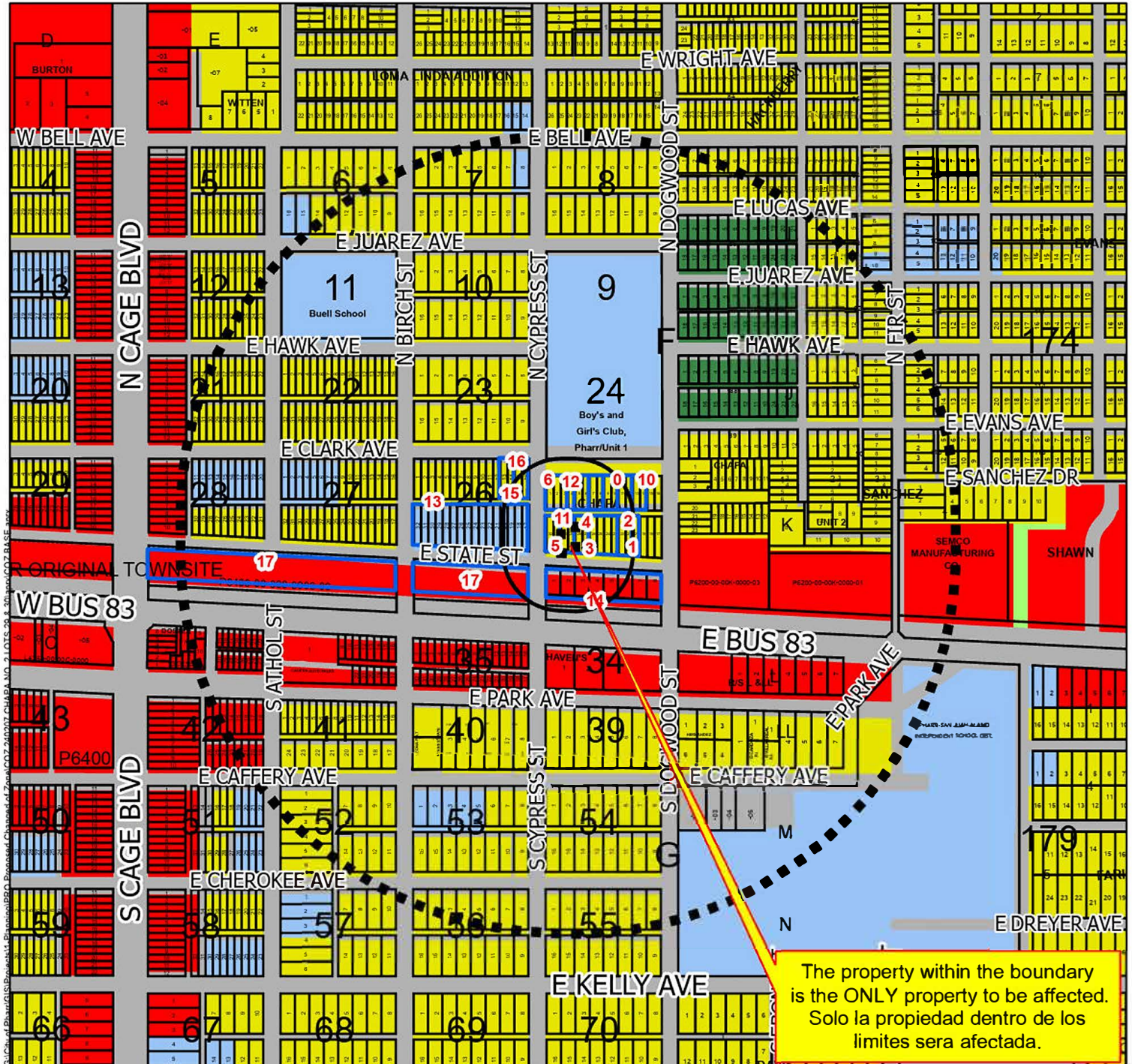
Date: 2/14/2024

Scale: 1:6,000

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



FUTURE LAND USE



Zoning

ZONE

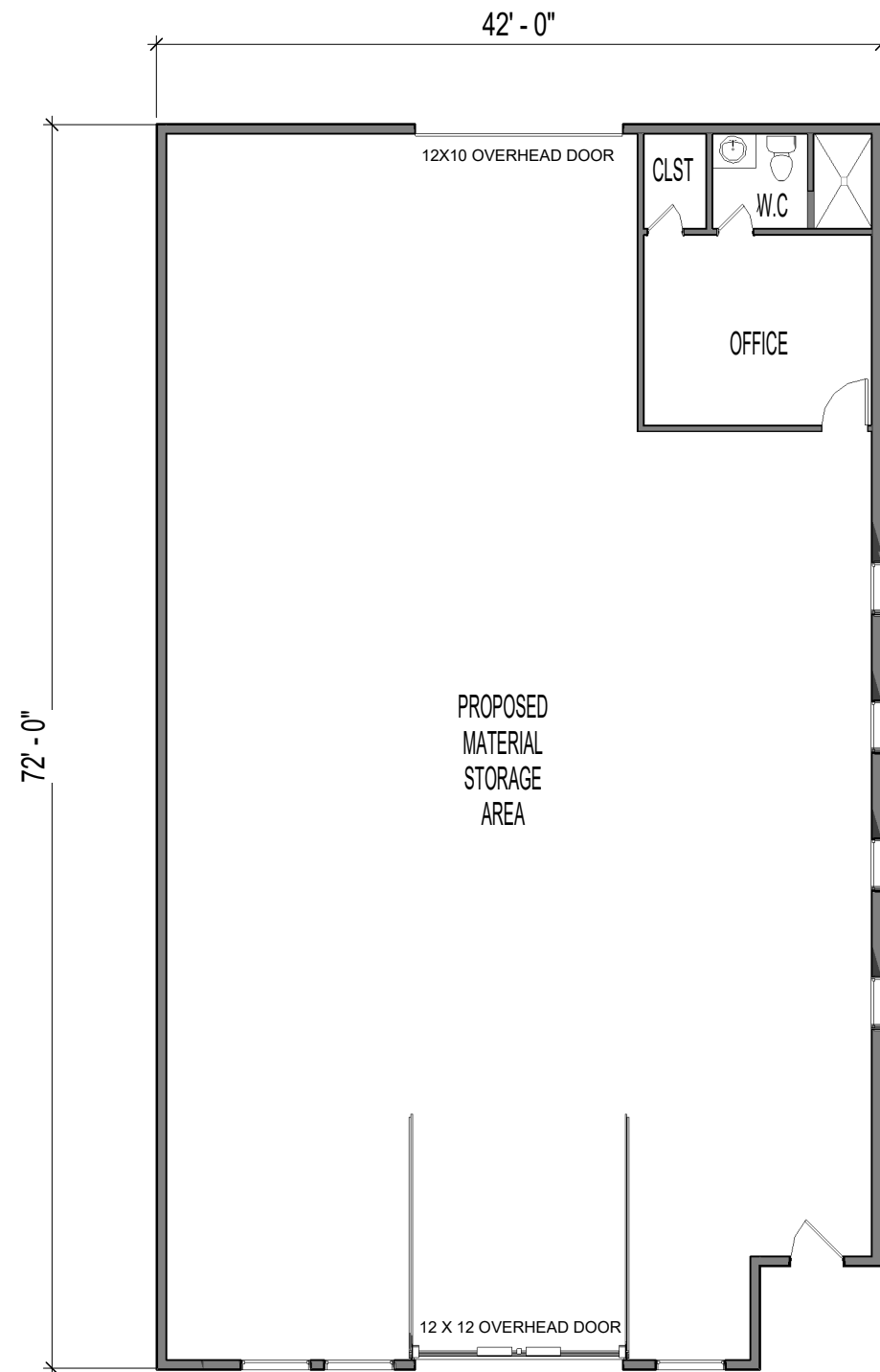
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial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

Future Land Use

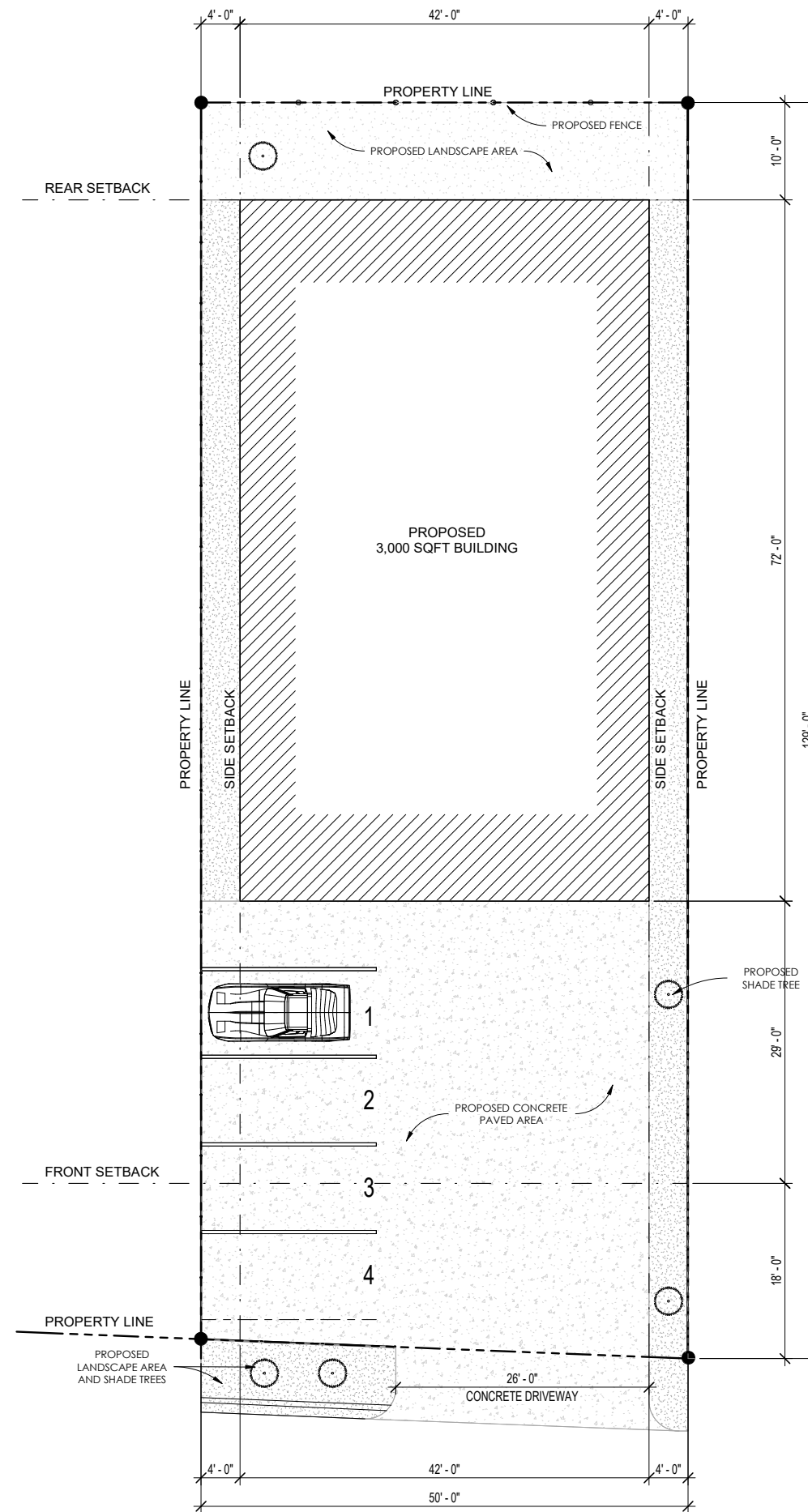
FUTURELAND

- 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





2 FLOOR PLAN
3/16" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

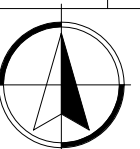


956-445-8020
McALLEN,

PROJECT DESIGNED FOR:
MARIO CANTU
407 E. STATE STREET. PHARR TX

SITE PLAN

2/20/2024 5:01:33 PM



A100



Pharr
Development Services



Site Photo

407 East State Street





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: March 19, 2024

MEETING DATE: March 25, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Jerry Benavides Engineering, representing Aro Coffee, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being 0.413 acres, more or less, out of Lot 1, Block 5, Bagwell Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1220 East Alan Avenue. **COZ#240205**

Classification: Public Hearing

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

Issue: Jerry Benavides Engineering, representing Aro Coffee, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct a commercial development.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Single-Family Residential District (R-1) to General Business District (C) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/19/2024
Approved - 3/19/2024
Final Approval - 3/21/2024



MEMORANDUM

DATE: MONDAY, MARCH 25, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being 0.413 acres, more or less, out of Lot 1, Block 5, Bagwell Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1220 East Alan Avenue. COZ#240205

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:

Jerry Benavides Engineering, representing Aro Coffee, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct a commercial development.

The subject site is located at the southwest corner of East Alan Avenue and North Veterans Boulevard, approximately 0.15 miles south of East Ferguson Avenue and has a physical address of 1220 East Alan Avenue. The property is legally described as being 0.413 acres, more or less, out of Lot 1, Block 5, Bagwell Acres Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Alan Avenue, a 50 ft - 60 ft. local street which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan. The property also fronts North Veterans Boulevard, a 100 ft. minor arterial which runs north and south with a posted speed limit of 30 - 45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the west were zoned Single-Family Residential District (R-1) upon comprehensive zoning on October 19, 1982. The property to the north was rezoned from Single-Family Residential District (R-1) to General Business District (C) on August 21, 2023. The property to the south was rezoned from Single-Family Residential District (R-1) to Office and Professional District (O-P) on September 3, 2002. The city limits lie to the east. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors.

Eleven (11) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 12, 2024, and a legal notice was published in the Advance News Journal on March 13, 2024. Staff received one call for information only.

Development Services is recommending **approval** of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **April 01, 2024, at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. **Approve the rezoning request;**
2. **Table the item for:**
 - a) **consideration by the full board;**
 - b) **additional information;**
 - c) **additional time for applicant and adjacent property owners to meet;**
3. **Disapprove the request.**



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Jerry Benavides Engineering, representing Aro Coffee, LLC.

APPLICANT

Single-Family Residential District (R-1)

CURRENT ZONE

1220 East Alan Avenue

ADDRESS

General Business District (C)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS: Approval

Development Services is recommending approval of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II

PREPARED BY

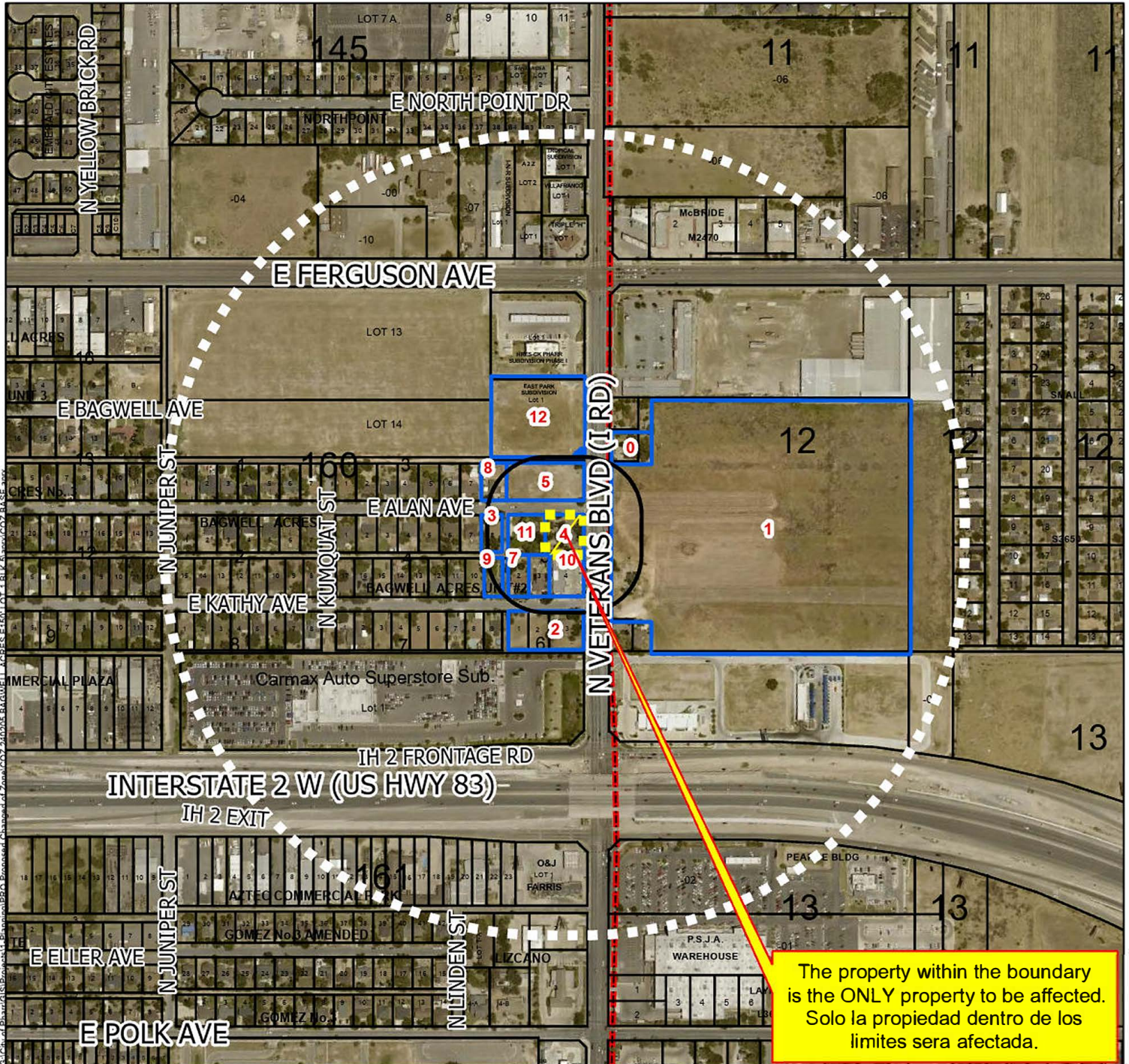
02.26.2024

DATE

Proposed Change of Zone

being 0.413 acres, more or less,
out of Lot 1, Block 5, Bagwell
Acres Subdivision

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

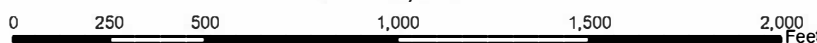
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City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/14/2024

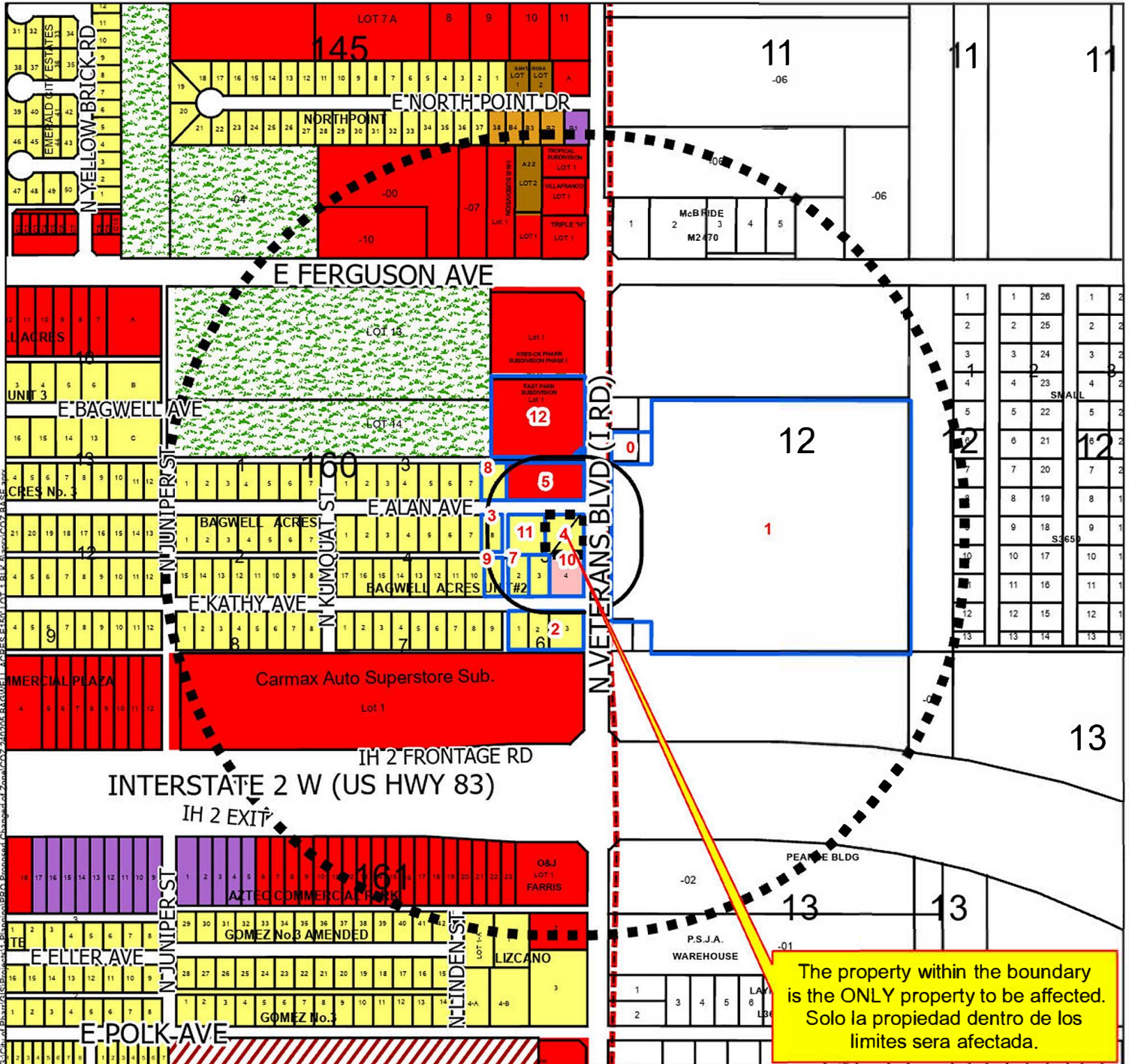
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Proposed Change of Zone

being 0.413 acres, more or less,
out of Lot 1, Block 5, Bagwell
Acres Subdivision

ZONING



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

Zoning

ZONE

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

Future Land Use

- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
- Subject Property
- 200 ft Radius
- Notified Properties

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:6,000



Date: 2/14/2024

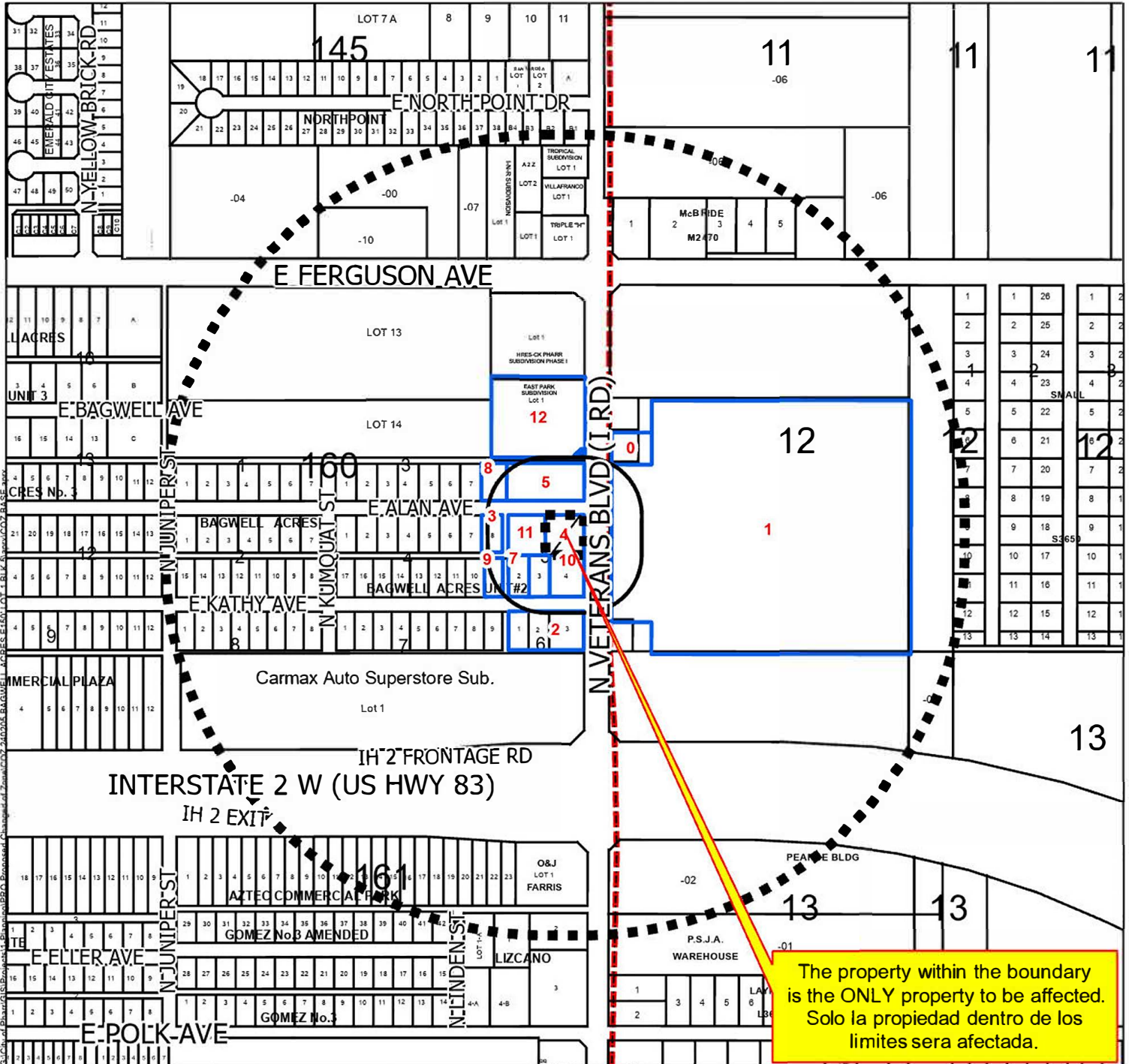
All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Change of Zone

being 0.413 acres, more or less,
out of Lot 1, Block 5, Bagwell
Acres Subdivision

RADIUS



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

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

- Hidalgo ISD
 - Valley View ISD
 - Planned Unit Development
- Future Land Use**
- FUTURELAND**
- Irrigation
 - Agriculture
 - Single Family Res.
 - Multi-Family Res.

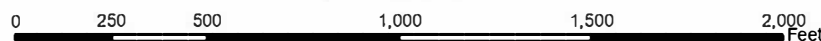
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
- Subject Property
- 200 ft Radius
- Notified Properties

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City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:6,000



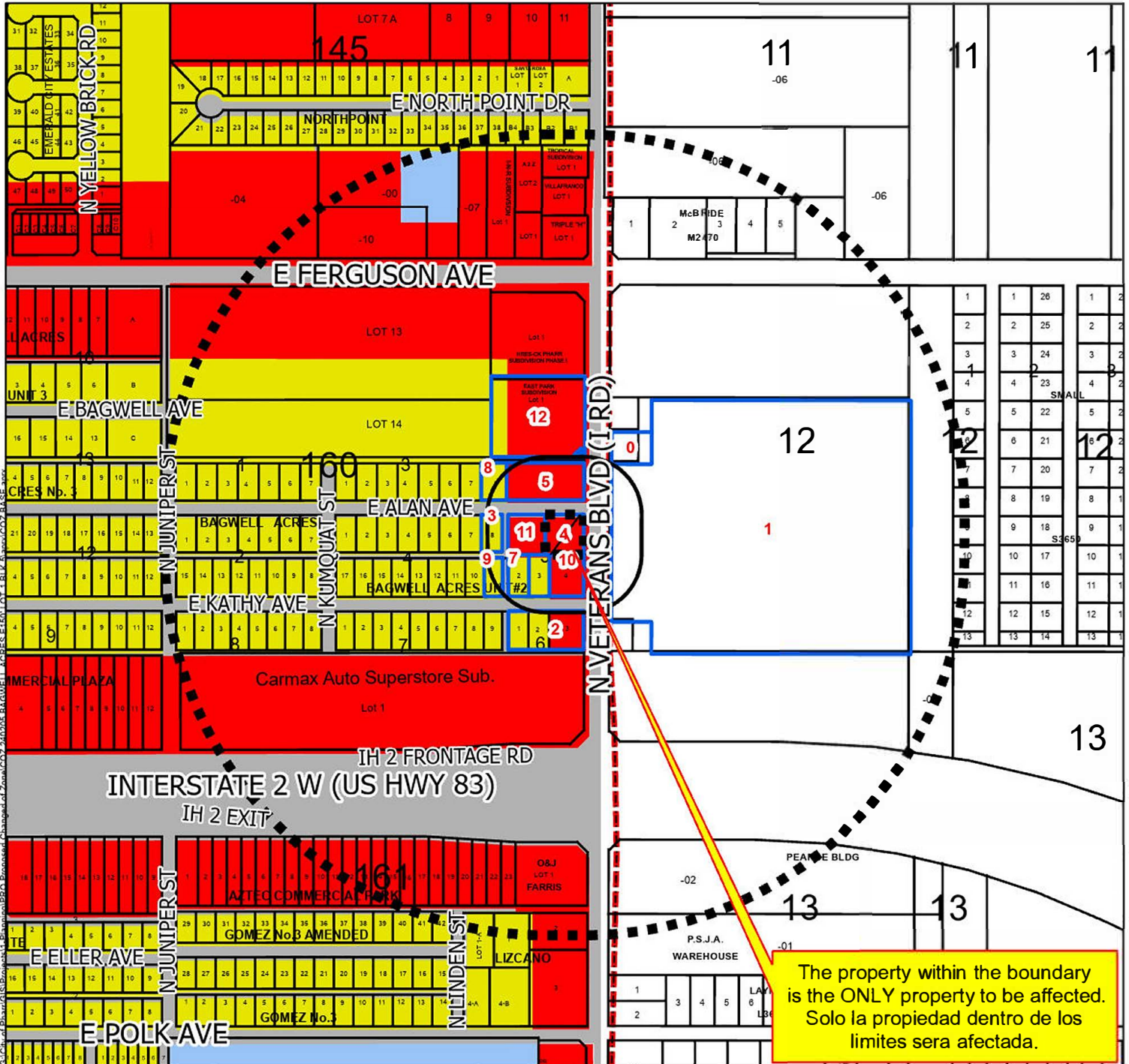
Date: 2/14/2024

Proposed Change of Zone

being 0.413 acres, more or less,
out of Lot 1, Block 5, Bagwell
Acres Subdivision



FUTURE LAND USE



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

- Rail Road R.O.W
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- 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

City of Pharr, Texas
Engineering Department
956.402.4242

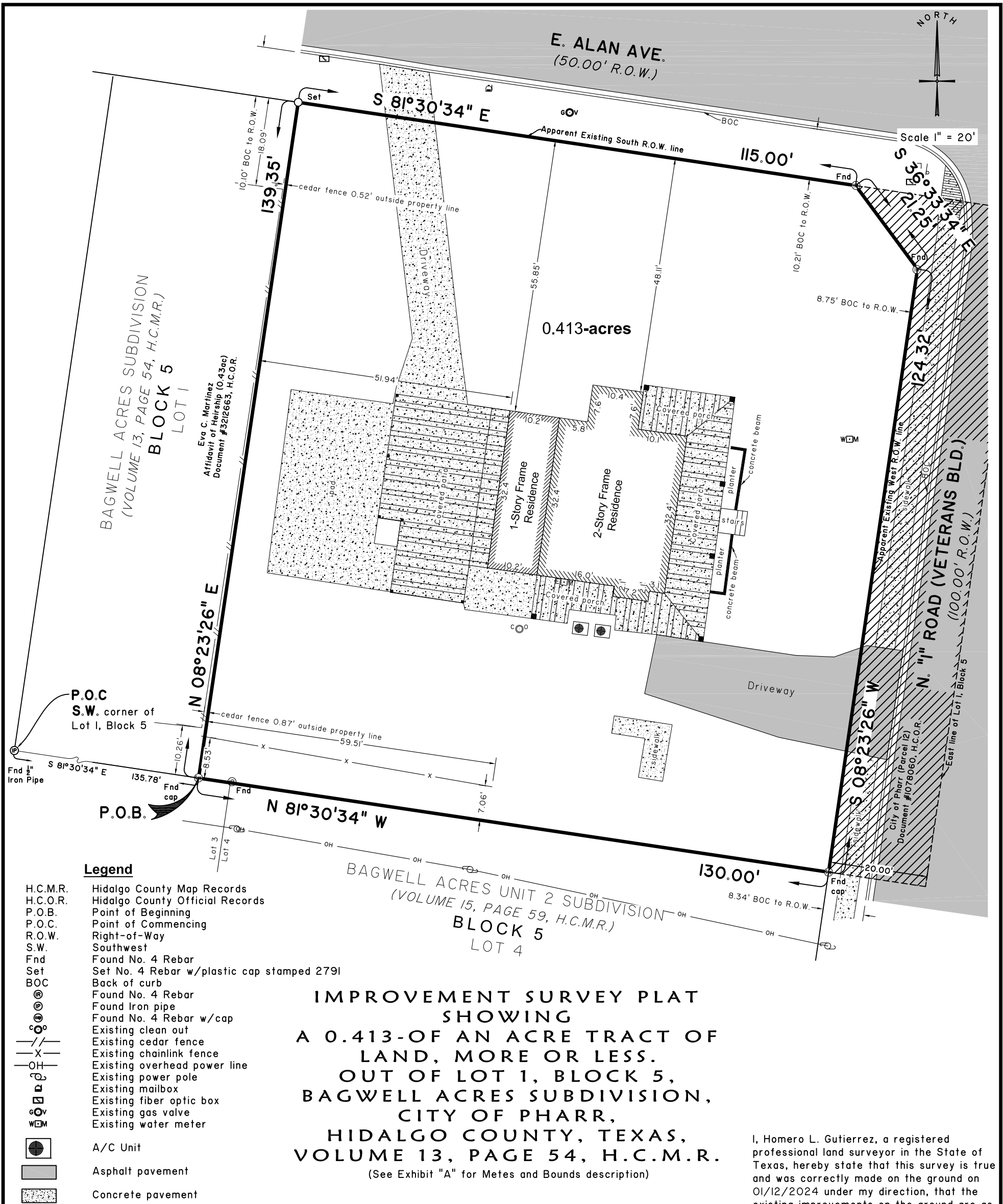
Date: 2/14/2024

Scale: 1:6,000



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.





I, Homero L. Gutierrez, a registered professional land surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on 01/12/2024 under my direction, that the existing improvements on the ground are as shown, and that there are no visible encroachments, protrusions, apparent conflicts and visible easements, except as shown hereon.



Homero Luis Gutierrez
Homero Luis Gutierrez, RPLS No. 2791
Date: 01/14/2024

HOMERO L. GUTIERREZ
P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

DATE: 01/14/2024 JOB No.: HLG24-009



Pharr
Development Services



Site Photo

1220 East Alan Avenue





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: March 19, 2024

MEETING DATE: March 25, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Jerry Benavides Engineering, representing RCDS Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being Lot 8, Monarch Business Park Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1250 East Zaragosa Drive. **COZ#240206**

Classification: Public Hearing

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

Issue: Jerry Benavides Engineering, representing RCDS Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) in order to develop and construct an office, warehouse and parking facility.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Limited Industrial District (L-I) to Heavy Industrial District (H-I) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/19/2024
Approved - 3/19/2024
Final Approval - 3/21/2024



MEMORANDUM

DATE: MONDAY, MARCH 25, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being Lot 8, Monarch Business Park Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1250 East Zaragosa Drive. COZ#240206

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:

Jerry Benavides Engineering, representing RCDS Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) in order to develop and construct an office, warehouse and parking facility.

The subject site is located at the southwest corner of East Zaragoza Drive and South Juniper Street and has a physical address of 1250 East Zaragoza Drive. The property is legally described as being Lot 8, Monarch Business Park Phase I Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Zaragoza Drive, a 50 ft - 60 ft. local street which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan. The property fronts South Juniper Street, a 50 ft - 60 ft. local street which runs north and south 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, east, north, and south were zoned from Heavy Commercial District (H-C) to Limited Industrial District (L-I) on December 16, 2014. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

The Heavy Industrial District (H-I) is established to provide adequate space and site diversification. The area requirements in this district are minimal and will allow both large and small industrial uses either on separate small lots or as part of a park. Some screening is required, but because of the potential for hazardous or possibly blighting uses, this district should not be located close to residential areas of any type. Areas should not be zoned to this usage unless they are located on or close to arterials capable of carrying commercial and truck traffic.

Seven (7) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 12, 2024, and a legal notice was published in the Advance News Journal on March 13, 2024. Staff received one response for information only.

Development Services is recommending **approval** of the request to re-zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **April 01, 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

Jerry Benavides Engineering, representing RCDS Investments, LLC.

APPLICANT

Limited Industrial District (L-I)

CURRENT ZONE

1250 E Zaragosa Drive

ADDRESS

Heavy Industrial District (H-I)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone from Limited Industrial District (L-I)
to Heavy Industrial District (H-I) as the property complies with the future land use plan, meets area requirements,
and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved,
the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II

PREPARED BY

02.26.2024

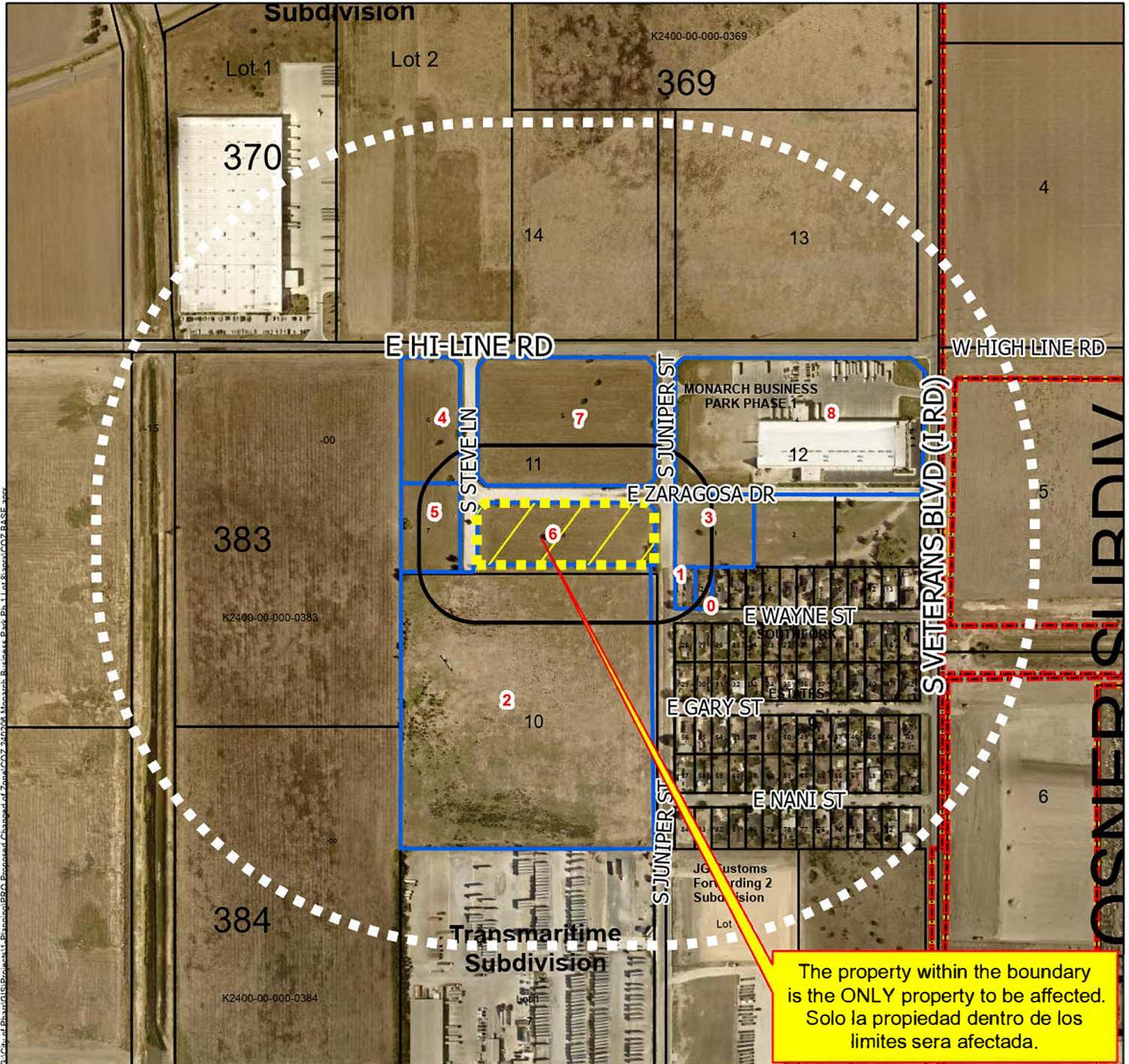
DATE

Proposed Change of Zone

Lot 8, Monarch Business Park
Phase I Subdivision



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

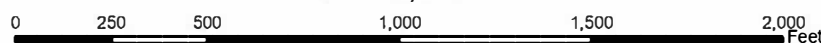
FUTURELAND

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

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/14/2024

Scale: 1:6,000



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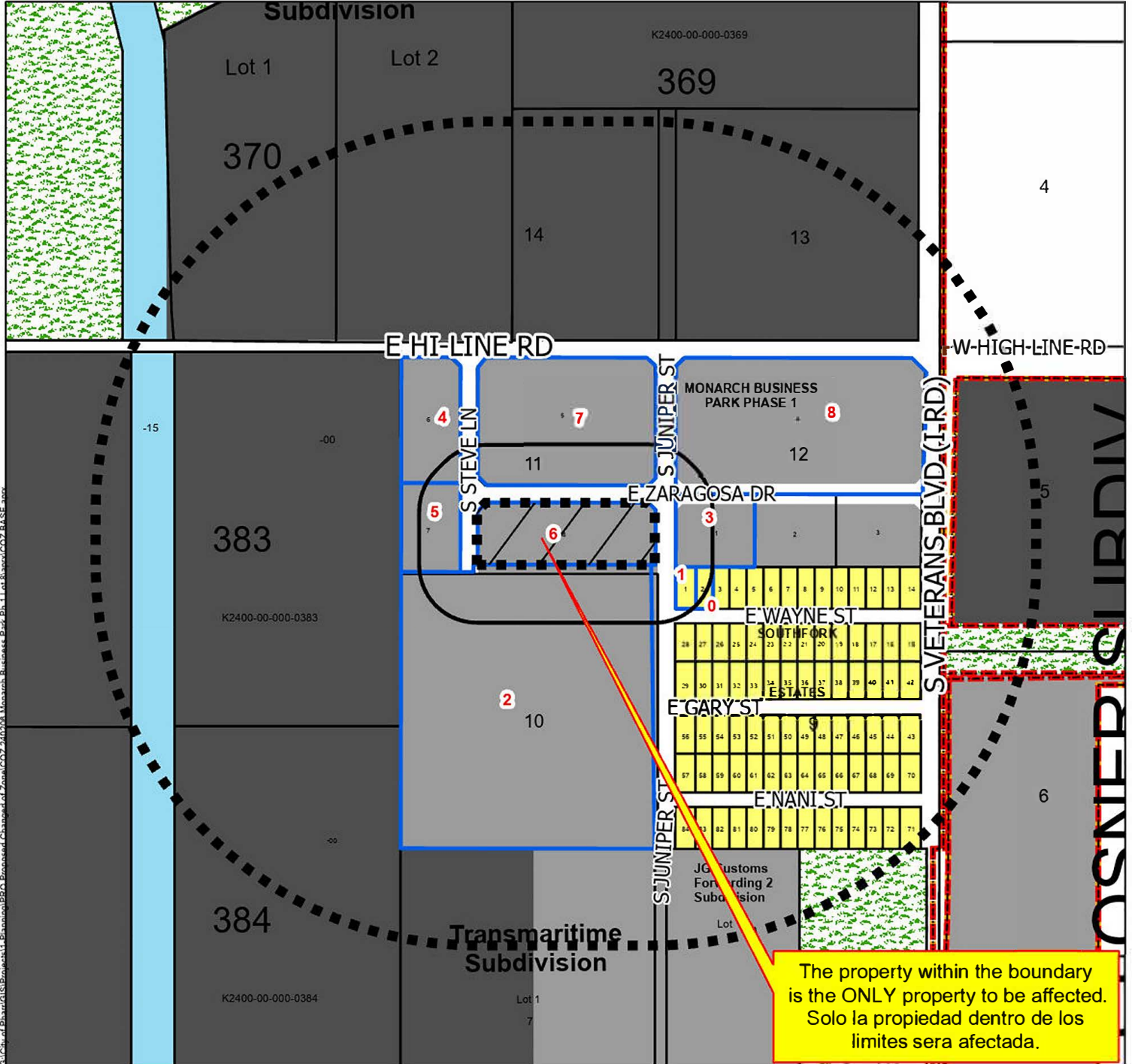


Proposed Change of Zone

Lot 8, Monarch Business Park
Phase I Subdivision



ZONING



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

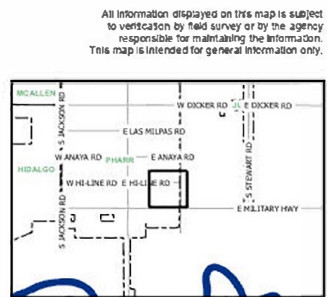
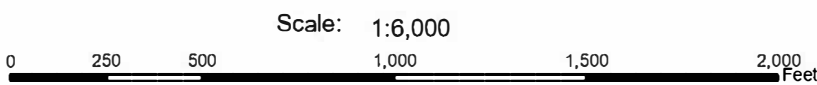
- Zoning**
- ZONE**
- Agricultural Open Space
 - Single Family
 - Single Family Small Lot
 - Residential Multi-Family
 - Residential Multi-Family High Density
 - Mobile Home
 - Townhouse
 - HUD Code

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

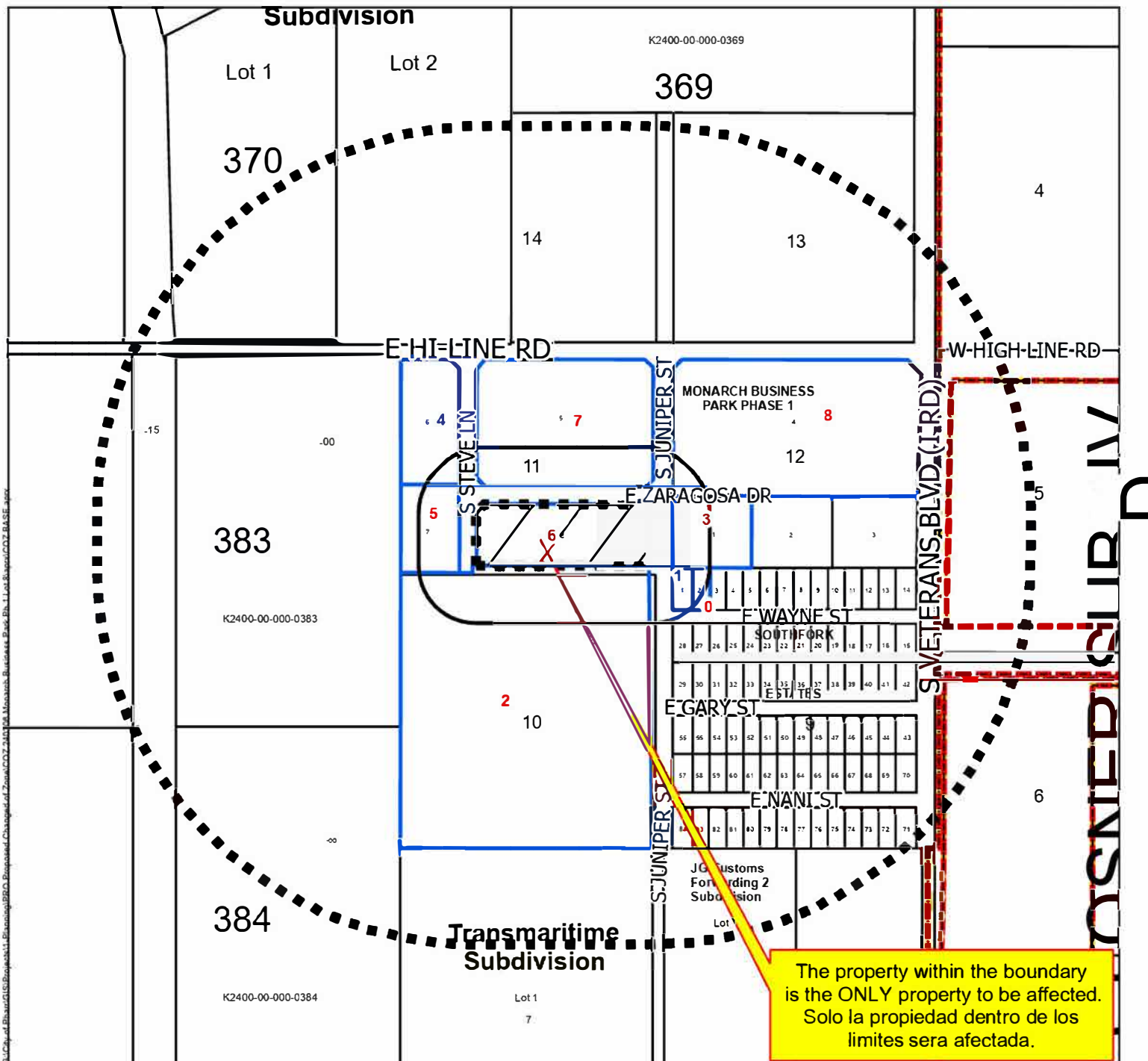
- Future Land Use**
- FUTURELAND**
- Irrigation
 - Agriculture
 - Single Family Res.
 - Multi-Family Res.

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

City of Pharr, Texas
Engineering Department
956.402.4242
Date: 2/14/2024



RADIUS



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

Zoning

ZONE

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

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

- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Future Land Use

FUTURELAND

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

- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Subject Property
- Quarter Mile Radius
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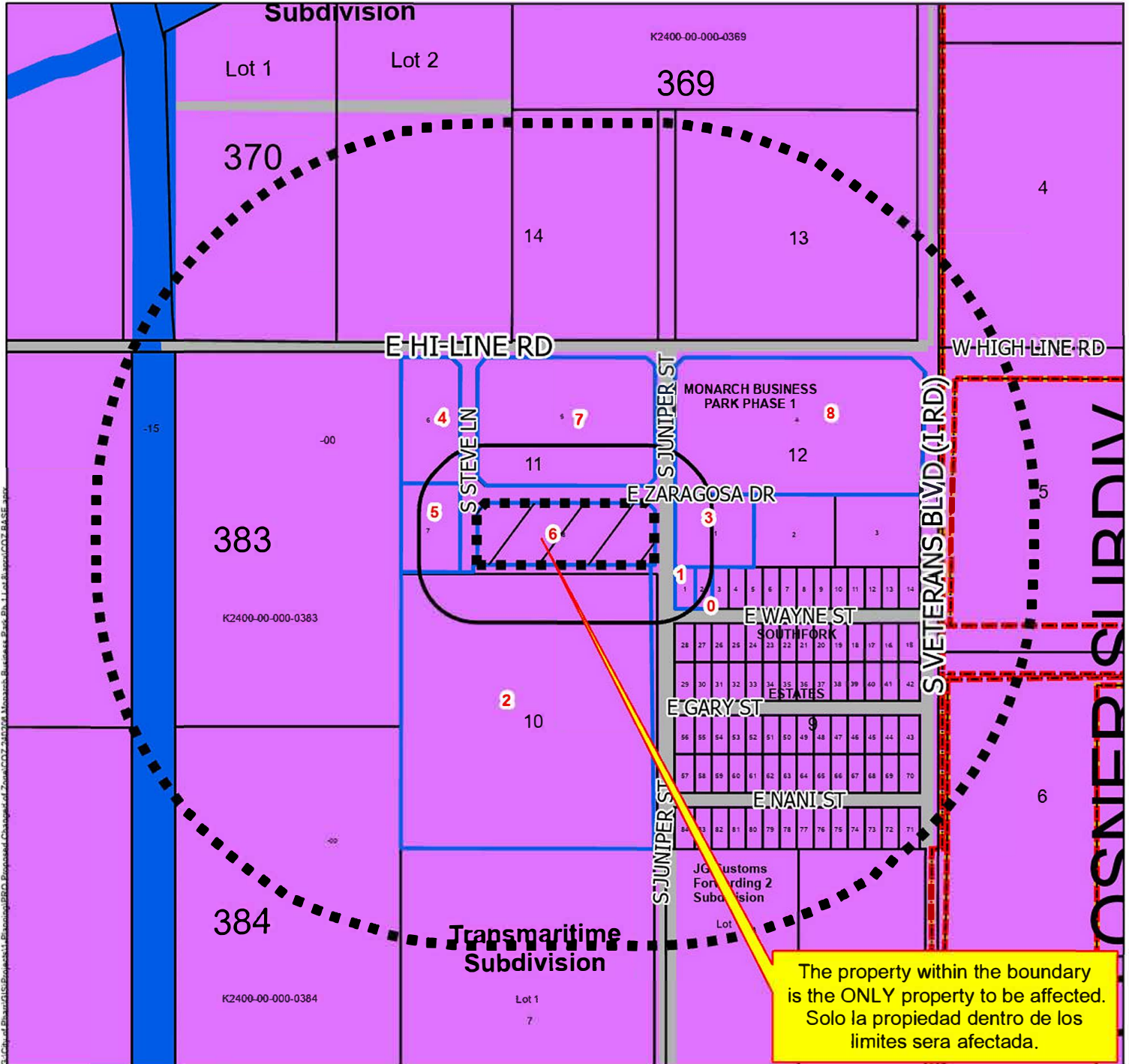


Proposed Change of Zone

Lot 8, Monarch Business Park
Phase I Subdivision



FUTURE LAND USE



Zoning

ZONE

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

- Rail Road R.O.W
- Government Owned
- 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
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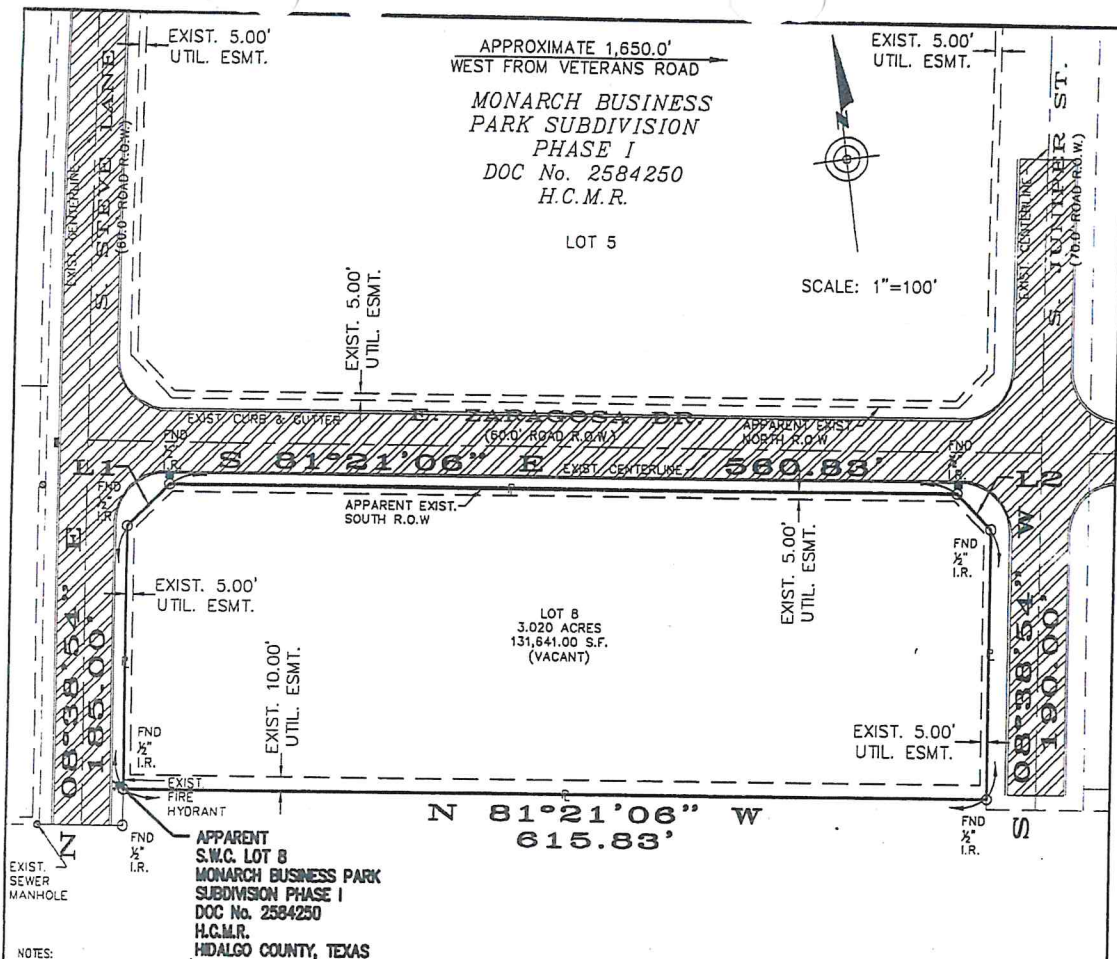
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City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/14/2024

Scale: 1:6,000





NOTES:

1. FLOOD ZONE STATEMENT: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR 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 (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, AS PER COMMUNITY-PANEL NUMBER: 480343 0500 B REVISED JANUARY 2, 1981.

2. THIS SURVEY WAS DONE USING OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE JUNE 28, 2021, OF NO. 21010738.

3. THE EXISTENCE, IF ANY UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.

4. BASIS OF BEARING AS PER THE SOUTH LOT LINE OF LOT 8, MONARCH BUSINESS PARK SUBDIVISION PHASE I, AS PER INSTRUMENT NO. 2584250, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY TEXAS.

5. SURVEYOR'S STATEMENT: THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED OUT BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND OTHERS WITHIN THE IMMEDIATE VICINITY, TAKING INTO ACCOUNT THE INTENT OF THE SURVEYOR'S ORIGINAL FOOT STEPS. A SURVEY OF THE ORIGINAL MOTHER TRACS TO CORRECTLY ESTABLISH MINOR DISCREPANCIES THAT WERE FOUND IN THE PROPERTY CORNERS WOULD NOT BE A FEASIBLE OPTION FOR THE PARTIES CONCERNED. THE CLIENT HAS BEEN MADE AWARE OF ANY DISCREPANCIES FOUND AND THE RESPECTIVE ACTION TAKEN TO STAKE OUT HIS PROPERTY AS PER THE FOUND AND SET MONUMENTS SHOWN HEREON.

6. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL ELECTRONIC SEAL AND SIGNATURE OF SURVEYOR.

THE FOLLOWING MATTERS UNDER SCHEDULE B
COMMITMENT FOR TITLE INSURANCE OF NO. 21010738

10A. STATUTORY RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.

10B. RIGHTS OR CLAIMS BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 TO ANY PORTION OF PROPERTY LYING WITHIN CANAL AND/OR DRAIN DITCH EASEMENTS AND/OR RIGHTS OF WAY LOCATED ON THE PROPERTY.

10C. N/A

10D. EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NO. 2584250, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

10E. TERMS, CONDITIONS, STIPULATIONS AND EASEMENTS AS SET FORTH IN DEED DATED MARCH 1, 1911, RECORDED IN VOLUME 19, PAGE 57, DEED RECORDS, HIDALGO COUNTY, TEXAS.

10F. RIGHT OF FIRST REFUSAL AS SET FORTH IN DECLARATION OF PROTECTIVE COVENANTS OF MONARCH INDUSTRIAL PARK DATED OCTOBER 5, 2016, FILED OCTOBER 7, 2016 UNDER DOCUMENT NO. 2753433, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

I, HOMERO L. GUTIERREZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JULY 11, 2021 AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

HOMERO L. GUTIERREZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2791

DATE: 7/13/21

SURVEY PLAT SHOWING ALL OF LOT 8, MONARCH BUSINESS PARK SUBDIVISION PHASE I DOC No. 2584250 H.C.M.R. HIDALGO COUNTY, TEXAS

LINE DATA

LINE	BEARING	DISTANCE
L1	N 53°38'54" E	42.43'
L2	S 36°21'06" E	35.35'

LEGEND

- SET 1/2" IRON ROD
W/CAP STAMPED 2791
- FOUND 1/2" IRON ROD
- FOUND 1/2" PIPE
- FOUND C.P.S. (COTTON PIKE SPINDLE)
- FND NAIL
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- WATER METER
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- E-E EDGE OF ASPHALT TO
- P-E PROPERTY LINE TO
- EXIST. EXISTING
- N.E.C. NORTHEAST CORNER
- N.W.C. NORTHWEST CORNER
- S.E.C. SOUTHEAST CORNER
- S.W.C. SOUTHWEST CORNER
- M.S.B.L. MINIMUM SETBACK LINES
- POWER POLE
- AT&T PEDESTAL



HOMERO LUIS GUTIERREZ, P.E., R.P.L.S.

P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

JOB#21-035

DATE: 7/13/21

DRAWN BY: I.F.



Pharr
Development Services



Site Photo

1250 E Zaragosa Drive





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.5.

DATE SUBMITTED: March 20, 2024

MEETING DATE: March 25, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 0.52 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8901 South Cage Boulevard. **COZ#240208**

Classification: Public Hearing

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

Issue: Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C) in order to develop and construct a warehouse with trailer parking.

Fiscal Consideration:

Staff Recommendation: Development Services recommends disapproval of the rezoning request from General Business District (C) to Heavy Commercial District (H-C) as the property is not compatible with nearby commercial uses and may have detrimental impact to the area. East Anaya Road is currently a two-lane roadway which measures 25 feet in width and would not be able withstand the heavy traffic which the development is proposing. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/20/2024
Approved - 3/21/2024
Final Approval - 3/22/2024



MEMORANDUM

DATE: MONDAY, MARCH 25, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 0.52 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8901 South Cage Boulevard. COZ#240208

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:

Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C) in order to develop and construct a warehouse with trailer parking.

The subject site is located on the east side of South Cage Boulevard, approximately 260 ft. north of East Anaya Road and has a physical address of 8901 South Cage Boulevard. The property is legally described as being 0.52 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120 ft - 150 ft. principal arterial street which runs north and south with a posted speed limit of 40 – 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on August 16, 2005. The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on December 19, 2006. The property to the south and east were zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 10, 2012. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Heavy Commercial District (H-C) is 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. Included in this district are 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. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Three (3) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 8, 2024, and a legal notice was published in the Advance News Journal on March 6, 2024. Staff received no response to the letters or the legal notice.

Development Services is recommending **disapproval** of the request to re-zone from General Business District (C) to Heavy Commercial District (H-C) as the property is not compatible with nearby commercial uses and may have detrimental impact to the area. East Anaya Road is currently a two-lane roadway which measures 25 feet in width and would not be able withstand the heavy traffic which the development is proposing. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE:

This item will go before the City Commission Meeting of **April 1, 2024**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Jorge Pena Architects, LLC.

APPLICANT

General Business District (C)

CURRENT ZONE

8901 South Cage Boulevard

ADDRESS

Heavy Commercial District (H-C)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Denial

Development Services is recommending disapproval of the request to re-zone from General Business District (C) to Heavy Commercial District (H-C) as the property is not compatible with nearby uses and may have detrimental impact to the area. East Anaya Road is currently a two-lane roadway which measures 25 feet in width and would not be able withstand the heavy traffic which the development is proposing. If approved, the owner must comply with all City Ordinances and City Department requirements.

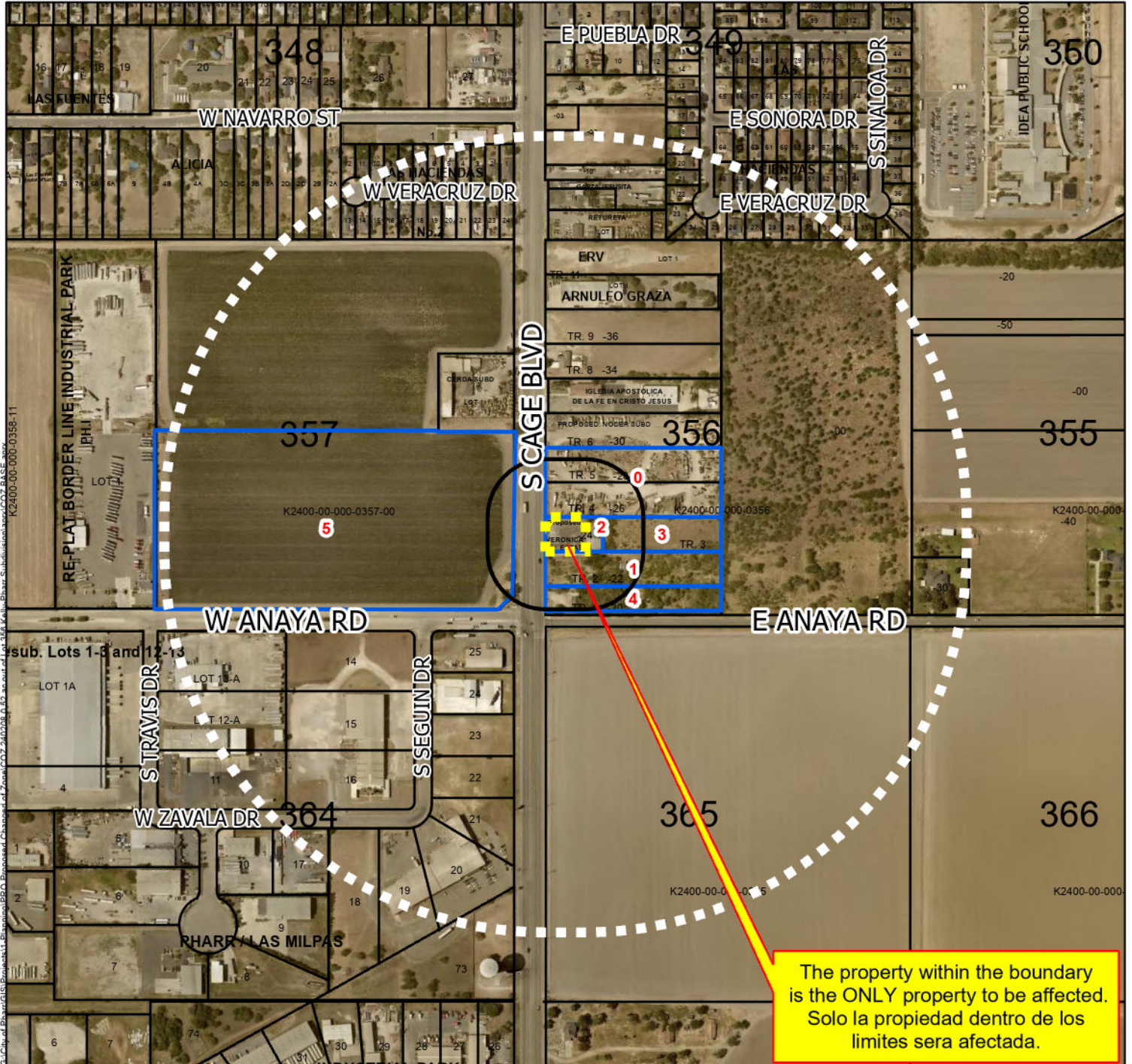
Laura Fonseca, Planner II

PREPARED BY

3.8.2024

DATE

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

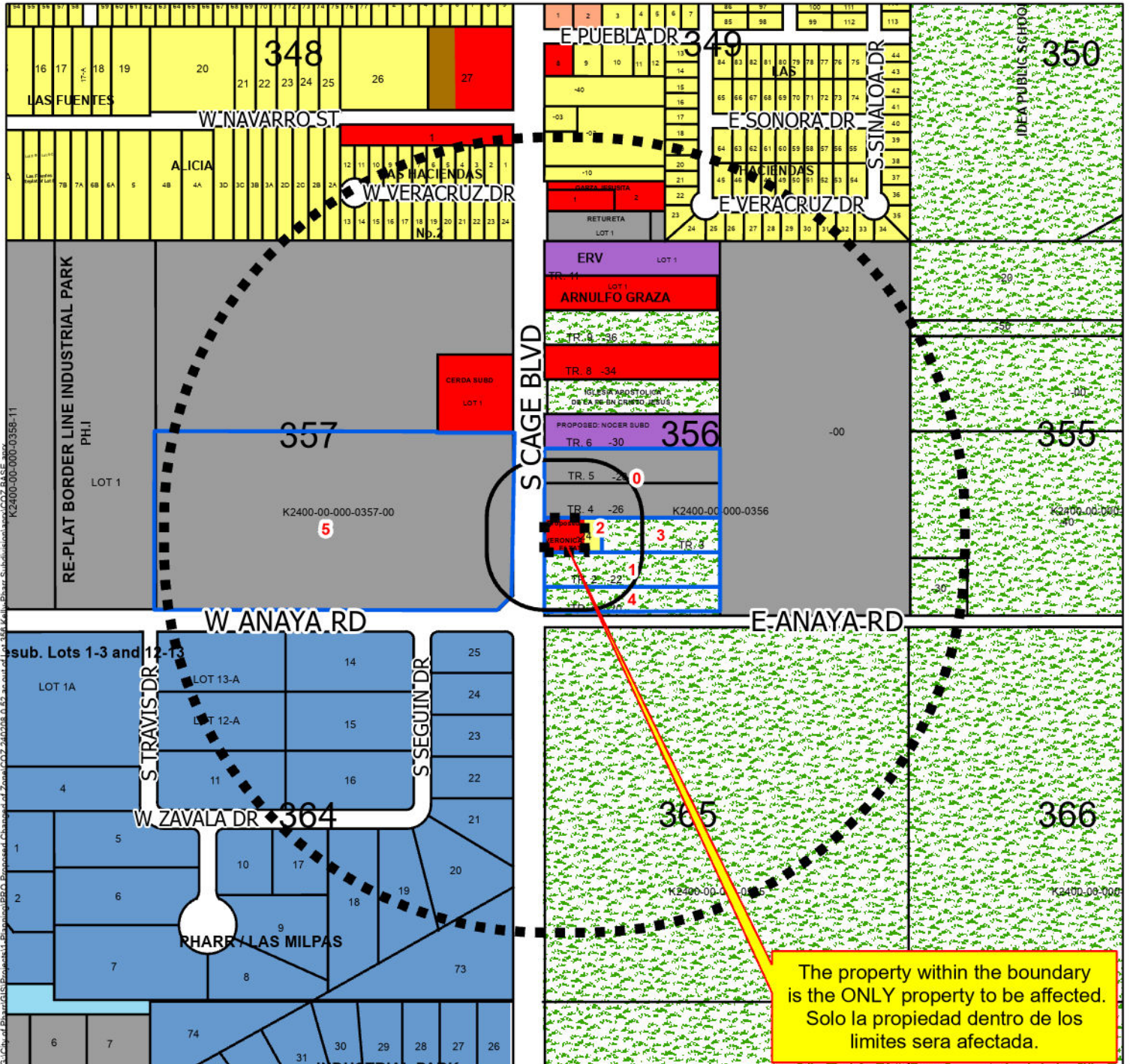
- Hidalgo ISD
 - Valley View ISD
 - Planned Unit Development
- Future Land Use**
- FUTURELAND**
- Irrigation
 - Agriculture
 - Single Family Res.
 - Multi-Family Res.

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

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ZONING

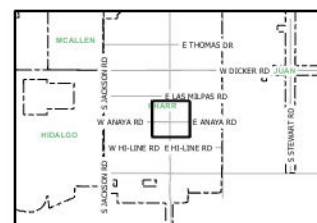


Zoning	Rail Road R.O.W	Hidalgo ISD	Manufactured Homes
ZONE	Government Owned	Valley View ISD	Industrial
Agricultural Open Space	General Business	Planned Unit Development	Commercial
Single Family	Business District	Future Land Use	Public/Semi Public
Single Family Small Lot	Heavy Commercial	Irrigation	Parks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

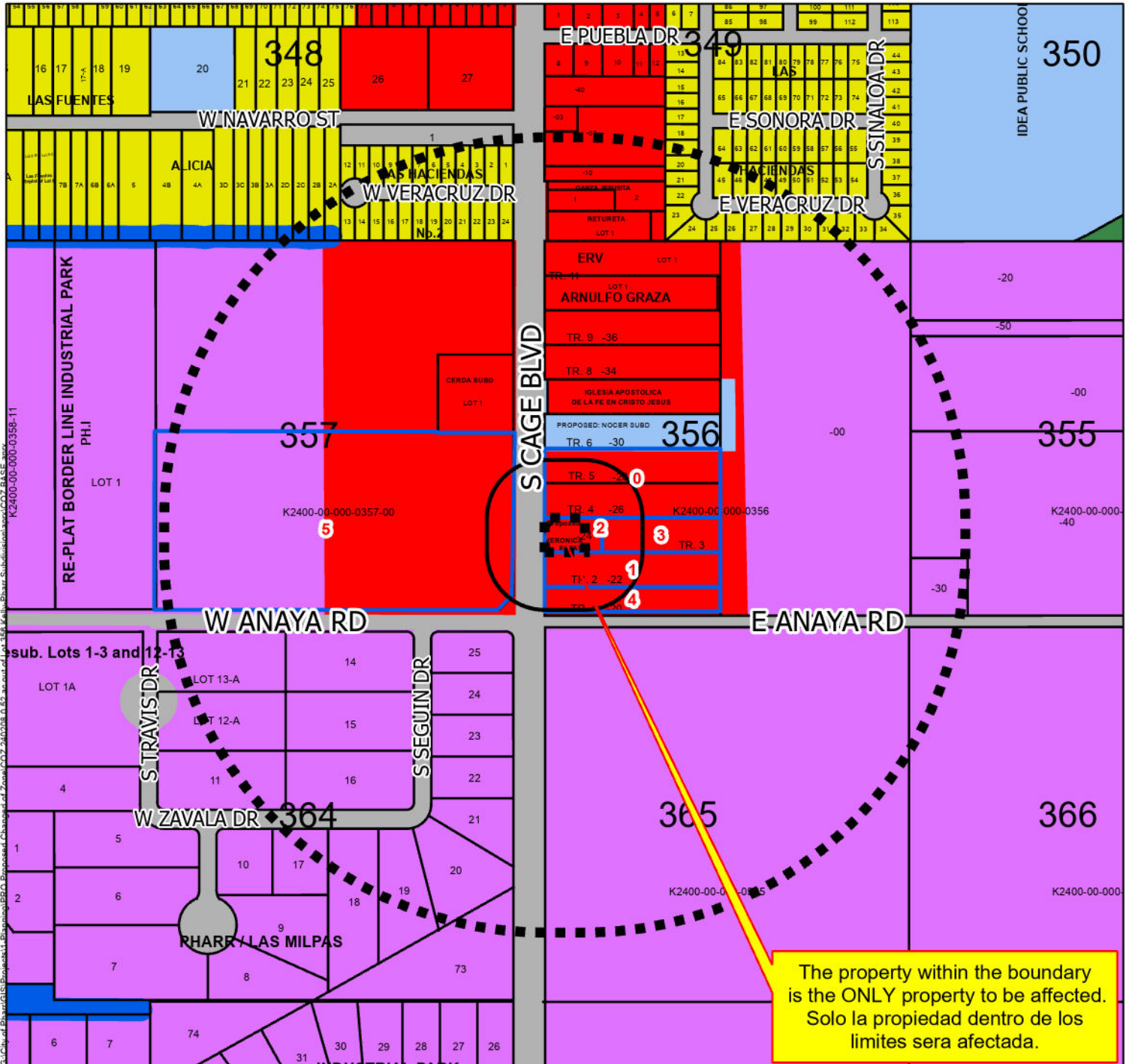




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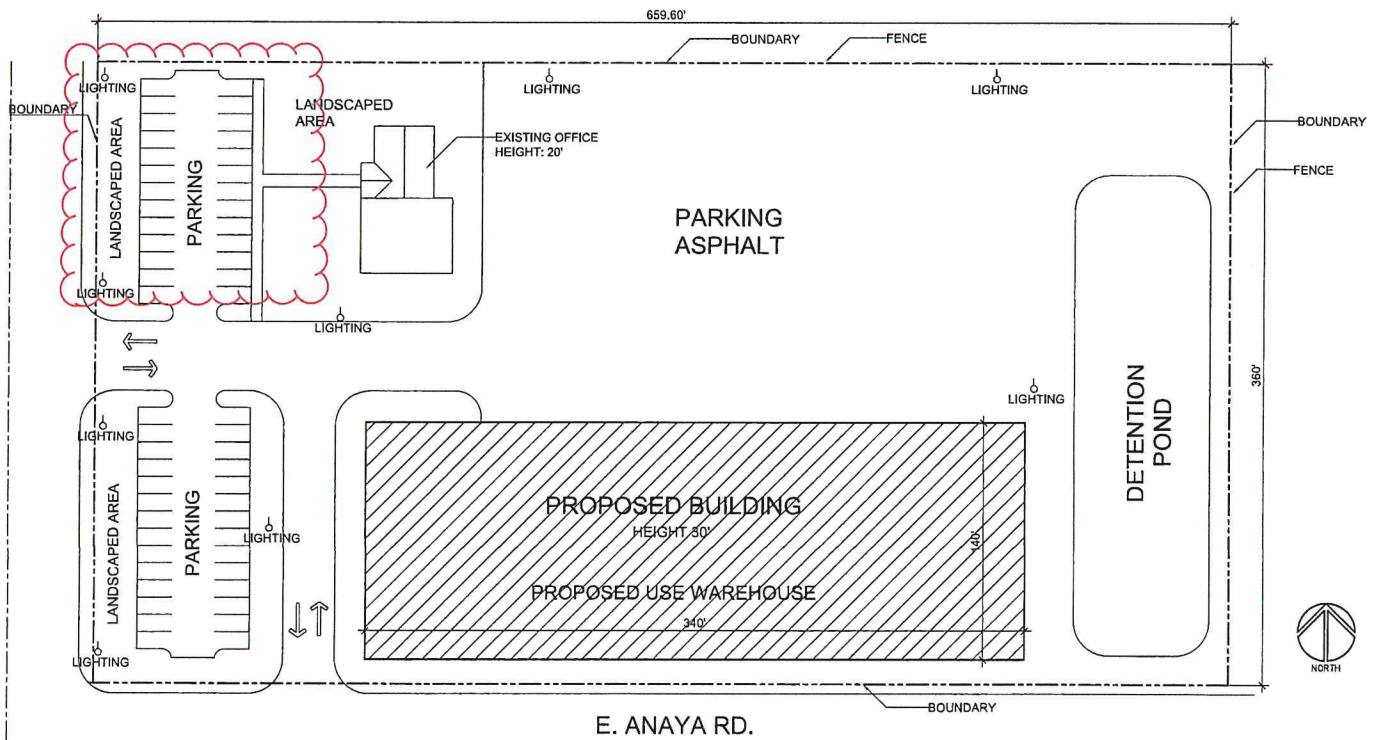
FUTURE LAND USE



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



S. CAGE BLVD.



E. ANAYA RD.



Pharr
Development Services



Site Photo

8901 South Cage Boulevard





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.6.

DATE SUBMITTED: March 22, 2024

MEETING DATE: March 25, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Jorge Pena Architects, LLC., representing Luis Biasi, owner has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C). The property is legally described as being 0.17 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8901 South Cage Boulevard. **COZ#240209**

Classification: Public Hearing

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

Issue: Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C) in order to develop and construct a warehouse with trailer parking.

Fiscal Consideration:

Staff Recommendation: Development Services recommends disapproval of the rezoning request from Single-Family Residential District (R-1) to Heavy Commercial District (H-C) as the property is not compatible with nearby commercial uses and may have detrimental impact to the area. East Anaya Road is currently a two-lane roadway which measures 25 feet in width and would not be able withstand the heavy traffic which the development is proposing. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/22/2024
Approved - 3/22/2024
Final Approval - 3/22/2024



MEMORANDUM

DATE: MONDAY, MARCH 25, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Heavy Commercial District (H-C). The property is legally described as being 0.17 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8901 South Cage Boulevard. COZ#240209

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:

Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C) in order to develop and construct a warehouse with trailer parking.

The subject site is located at the east side of South Cage Boulevard, approximately 260 ft. north of East Anaya Road and has a physical address of 8901 South Cage Boulevard. The property is legally described as being 0.17 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120 ft - 150 ft. principal arterial street which runs north and south with a posted speed limit of 40 – 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on August 16, 2005. The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on December 19, 2006. The property to the south and east are zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 10, 2012. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Heavy Commercial District (H-C) is 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. Included in this district are 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. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Two (2) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 8, 2024, and a legal notice was published in the Advance News Journal on March 6, 2024. Staff received no response to the letters or the legal notice.

Development Services is recommending **disapproval** of the request to re-zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C) as the property is not compatible with nearby commercial uses and may have detrimental impact to the area. East Anaya Road is currently a two-lane roadway which measures 25 feet in width and would not be able withstand the heavy traffic which the development is proposing. If approved, the owner must comply with all City Ordinances and City Department requirements.

This item will go before the City Commission Meeting of **April 1, 2024**, at **4:00**
NOTE: p.m.

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Jorge Pena Architects, LLC.

APPLICANT

Single-Family Residential District (R-1)

CURRENT ZONE

8901 South Cage Boulevard

ADDRESS

Heavy Commercial District (H-C)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Denial

Development Services is recommending disapproval of the request to re-zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C) as the property is not compatible with nearby commercial uses and may have detrimental impact to the area. East Anaya Road is currently a two-lane roadway which measures 25 feet in width and would not be able withstand the heavy traffic which the development is proposing. If approved, the owner must comply with all City Ordinances and City Department requirements.

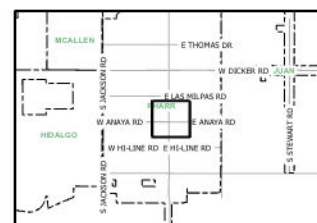
Laura Fonseca, Planner II

PREPARED BY

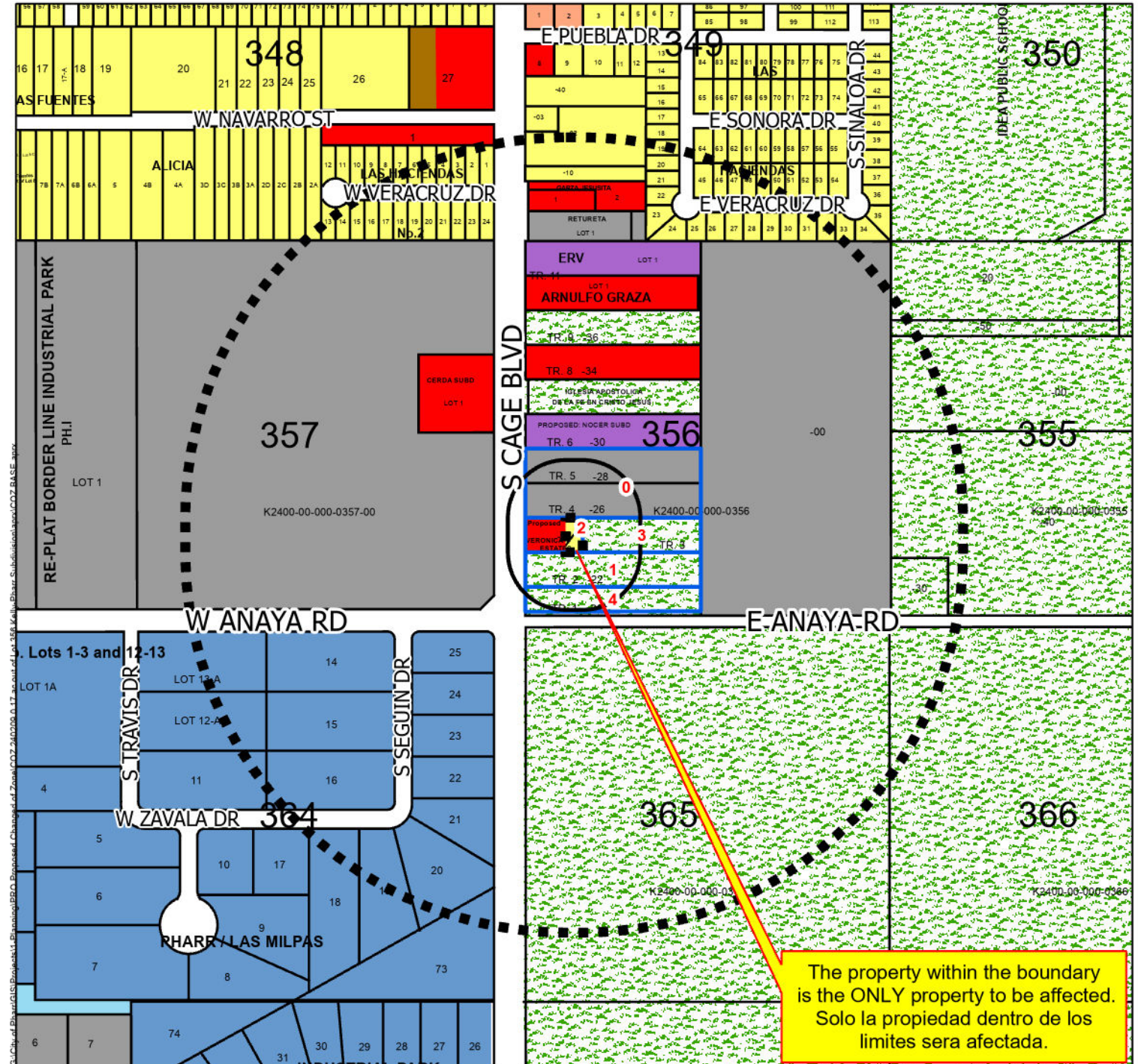
3.8.2024

DATE

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ZONING



Zoning

ZONE

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

Rail Road R.O.W

Government Owned

General Business

Business District

Drainage Easement

Heavy Commercial

Heavy Industrial

Limited Industrial

Neighborhood Commercial

Office Professional

PSJA ISD

Hidalgo ISD

Valley View ISD

Planned Unit Development

Future Land Use

FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.

Multi-Family Res.

Manufactured Homes

Industrial

Commercial

Public/Semi Public

ROW

Parks

Quarter Mile Radius

200 ft Radius

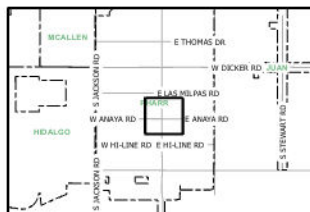
Notified Properties

City of Pharr, Texas
Engineering Department
956.402.4242
Date: 2/29/2024

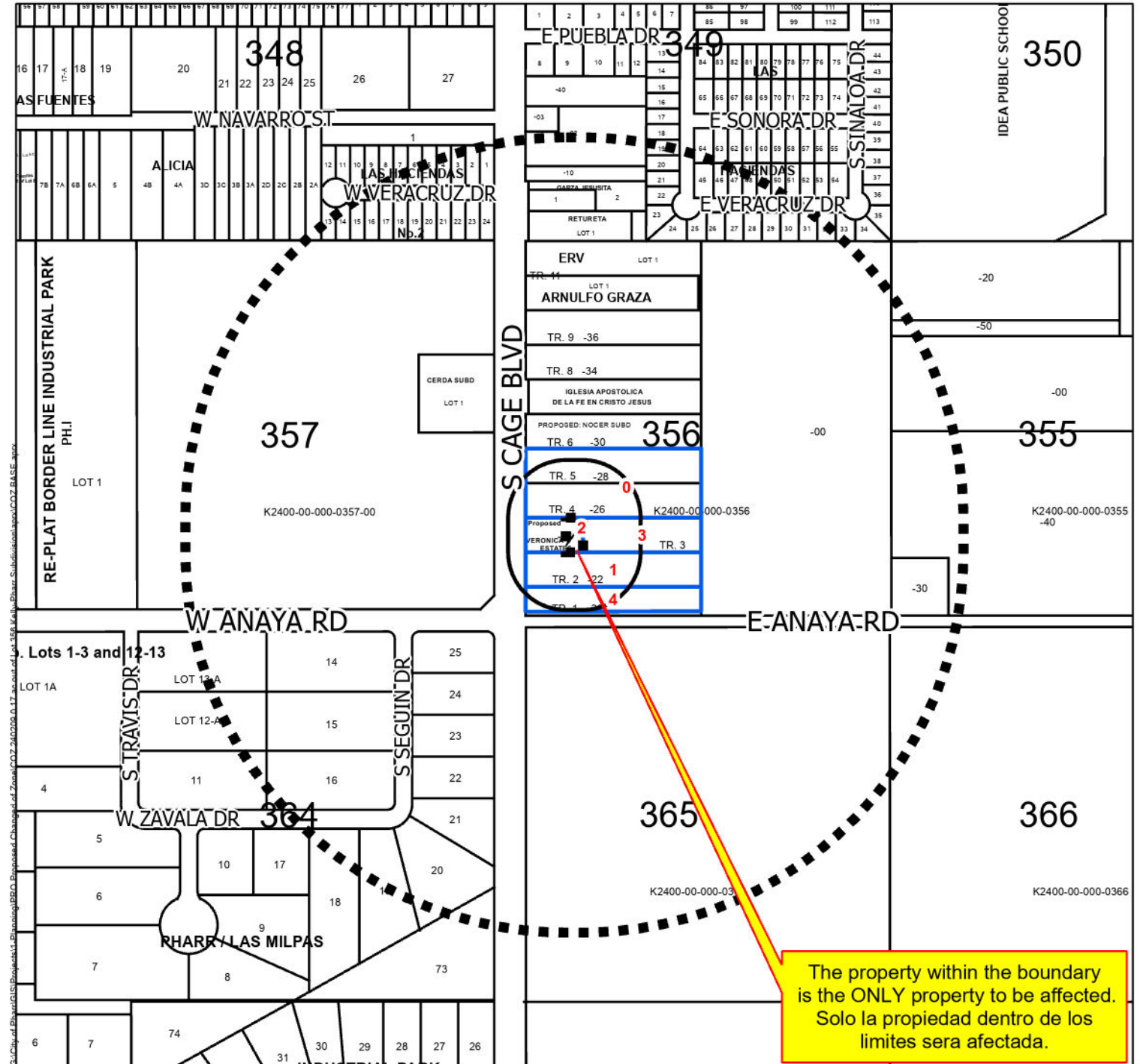
Scale: 1:6,000

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RADIUS



Zoning

ZONE

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

Rail Road R.O.W

Government Owned

General Business

Business District

Drainage Easement

Heavy Commercial

Heavy Industrial

Limited Industrial

Neighborhood Commercial

Office Professional

PSJA ISD

Hidalgo ISD

Valley View ISD

Planned Unit Development

Future Land Use

FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.

Multi-Family Res.

Manufactured Homes

Industrial

Commercial

Public/Semi Public

ROW

Parks

Quarter Mile Radius

200 ft Radius

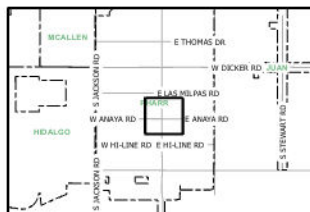
Notified Properties

City of Pharr, Texas
Engineering Department
956.402.4242
Date: 2/29/2024

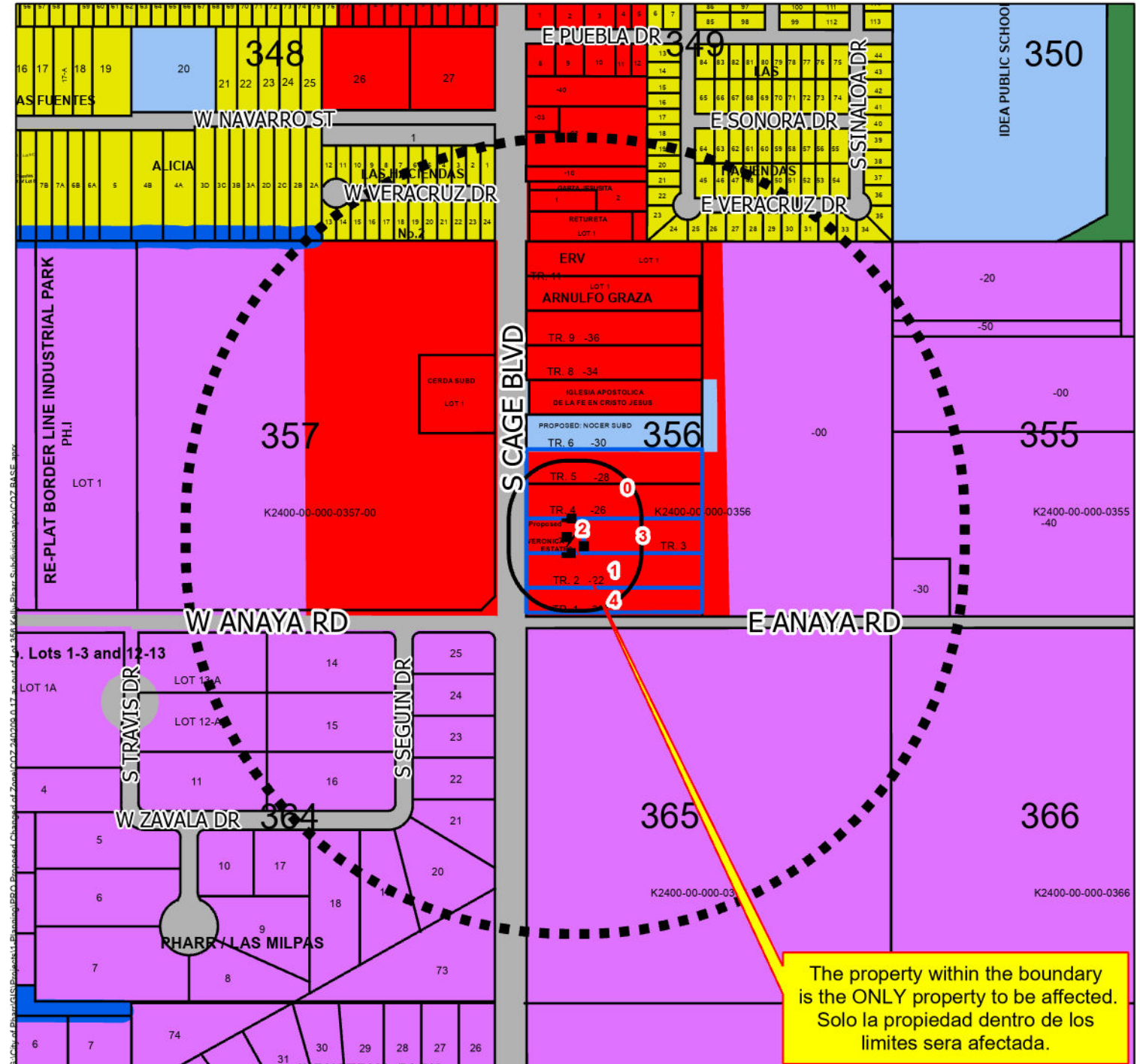
Scale: 1:6,000

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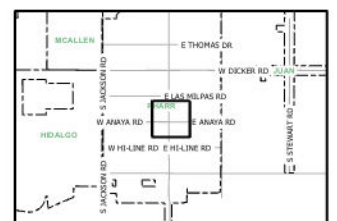
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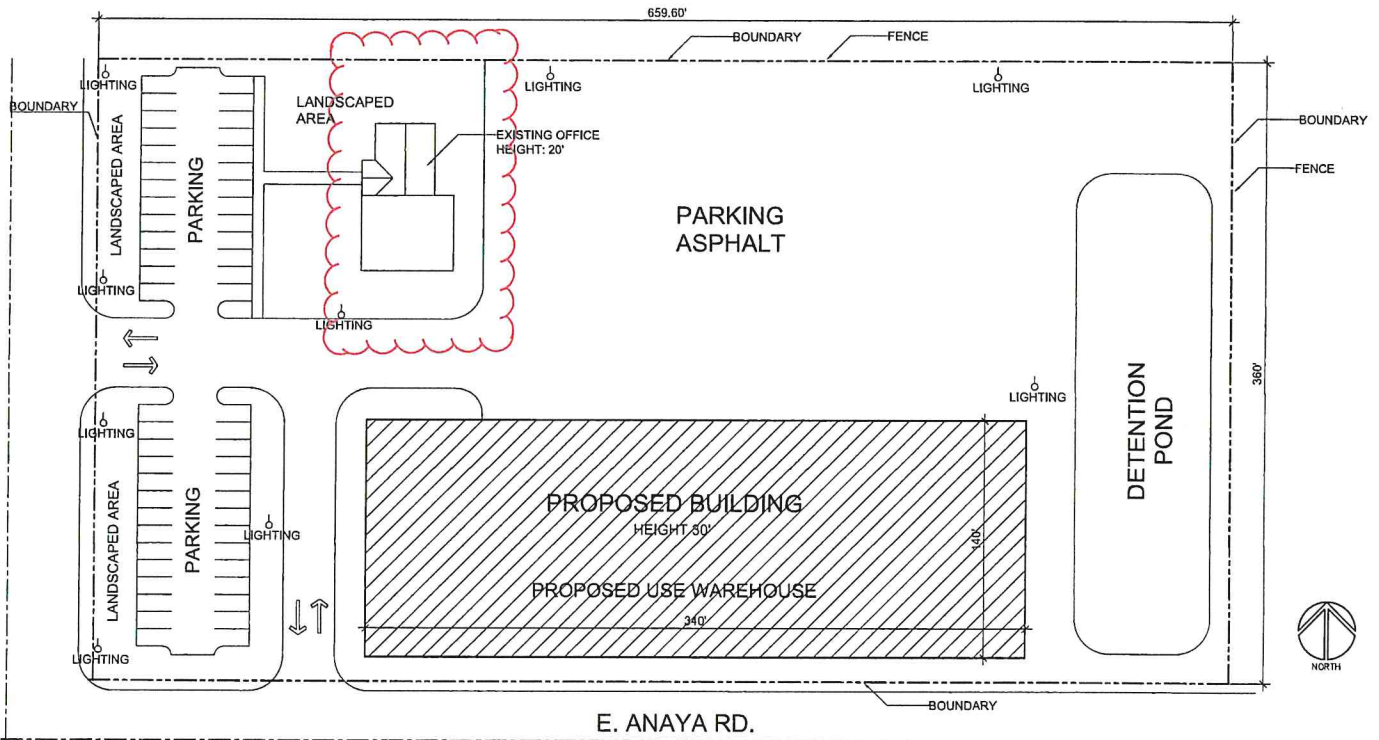
FUTURE LAND USE



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S. CAGE BLVD.



E. ANAYA RD.



Pharr
Development Services



Site Photo

8901 South Cage Boulevard





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.7.

DATE SUBMITTED: March 22, 2024

MEETING DATE: March 25, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Jorge Pena Architects, LLC., representing Luis Biasi, 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 1.13 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8911 South Cage Boulevard. **COZ#240210**

Classification: Public Hearing

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

Issue: Jorge Pena Architects, LLC., representing Luis Biasi, 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) in order to develop and construct a warehouse with trailer parking.

Fiscal Consideration:

Staff Recommendation: Development Services recommends disapproval of the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property is not compatible with nearby commercial uses and may have detrimental impact to the area. East Anaya Road is currently a two-lane roadway which measures 25 feet in width and would not be able withstand the heavy traffic which the development is proposing. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/22/2024
Approved - 3/22/2024
Final Approval - 3/22/2024



MEMORANDUM

DATE: MONDAY, MARCH 25, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.13 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8911 South Cage Boulevard. COZ#240210

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:

Jorge Pena Architects, LLC., representing Luis Biasi, 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) in order to develop and construct a warehouse with trailer parking.

The subject site is located at the east side of South Cage Boulevard, approximately 260 ft. north of East Anaya Road and has a physical address of 8911 South Cage Boulevard. The property is legally described as being 1.13 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property is located to the rear of 8901 South Cage Boulevard, a 120 ft - 150 ft. principal arterial street which runs north and south with a posted speed limit of 40 – 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the south were zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on August 16, 2005. The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on December 19, 2006. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on October 6, 2015. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Heavy Commercial District (H-C) is 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. Included in this district are 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. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Three (3) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 8, 2024, and a legal notice was published in the Advance News Journal on March 6, 2024. Staff received no response to the letters or the legal notice.

Development Services is recommending **disapproval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property is not compatible with nearby commercial uses and may have detrimental impact to the area. East Anaya Road is currently a two-lane roadway which measures 25 feet in width and would not be able withstand the heavy traffic which the development is proposing. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **April 1, 2024**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Jorge Pena Architects, LLC.

APPLICANT

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

CURRENT ZONE

8911 South Cage Boulevard

ADDRESS

Heavy Commercial District (H-C)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Denial

Development Services is recommending disapproval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property is not compatible with nearby commercial uses and may have detrimental impact to the area. East Anaya Road is currently a two-lane roadway which measures 25 feet in width and would not be able to withstand the heavy traffic which the development is proposing. If approved, the owner must comply with all City Ordinances and City Department requirements.

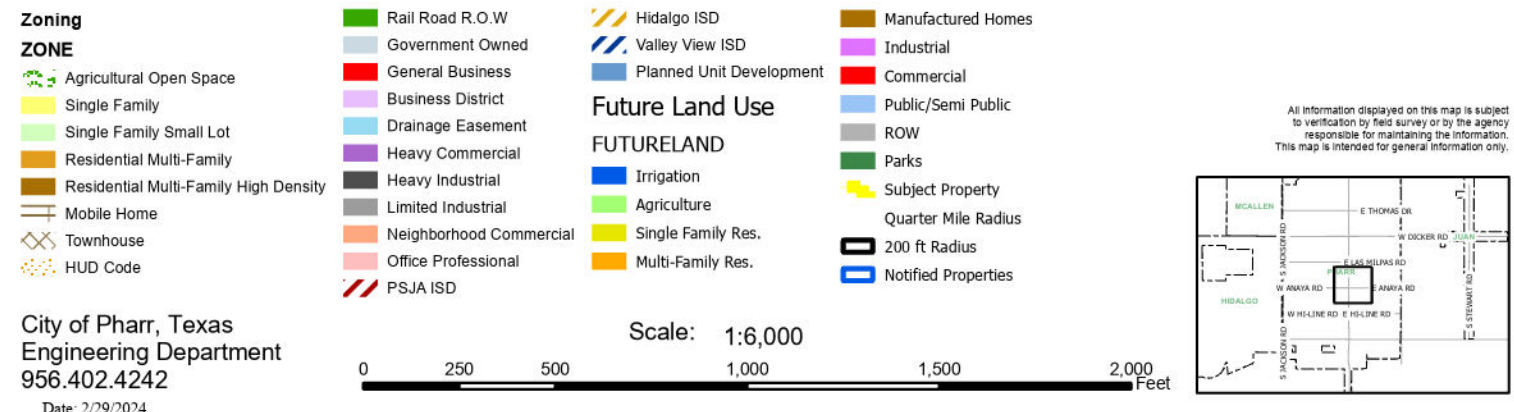
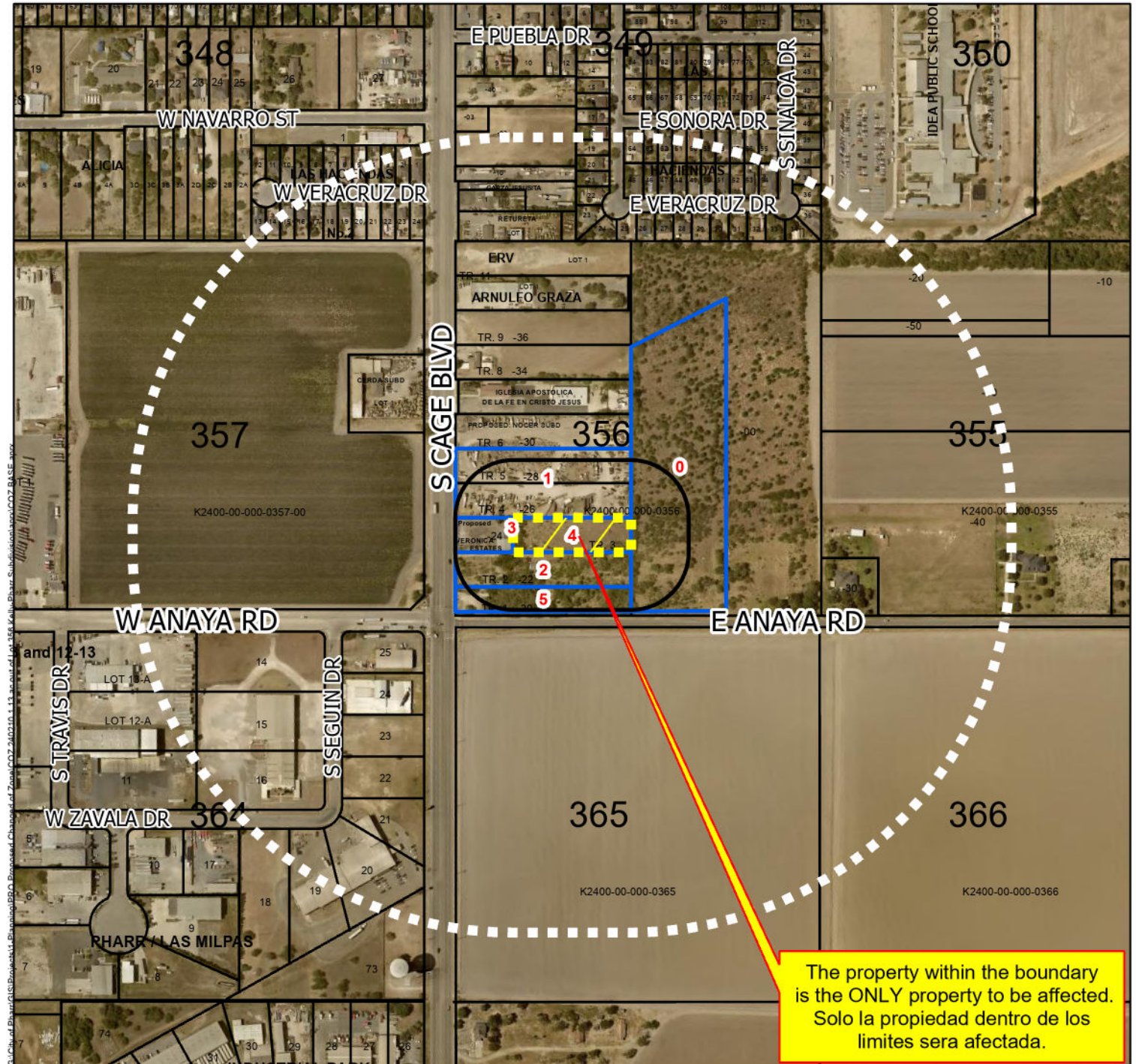
Laura Fonseca, Planner II

PREPARED BY

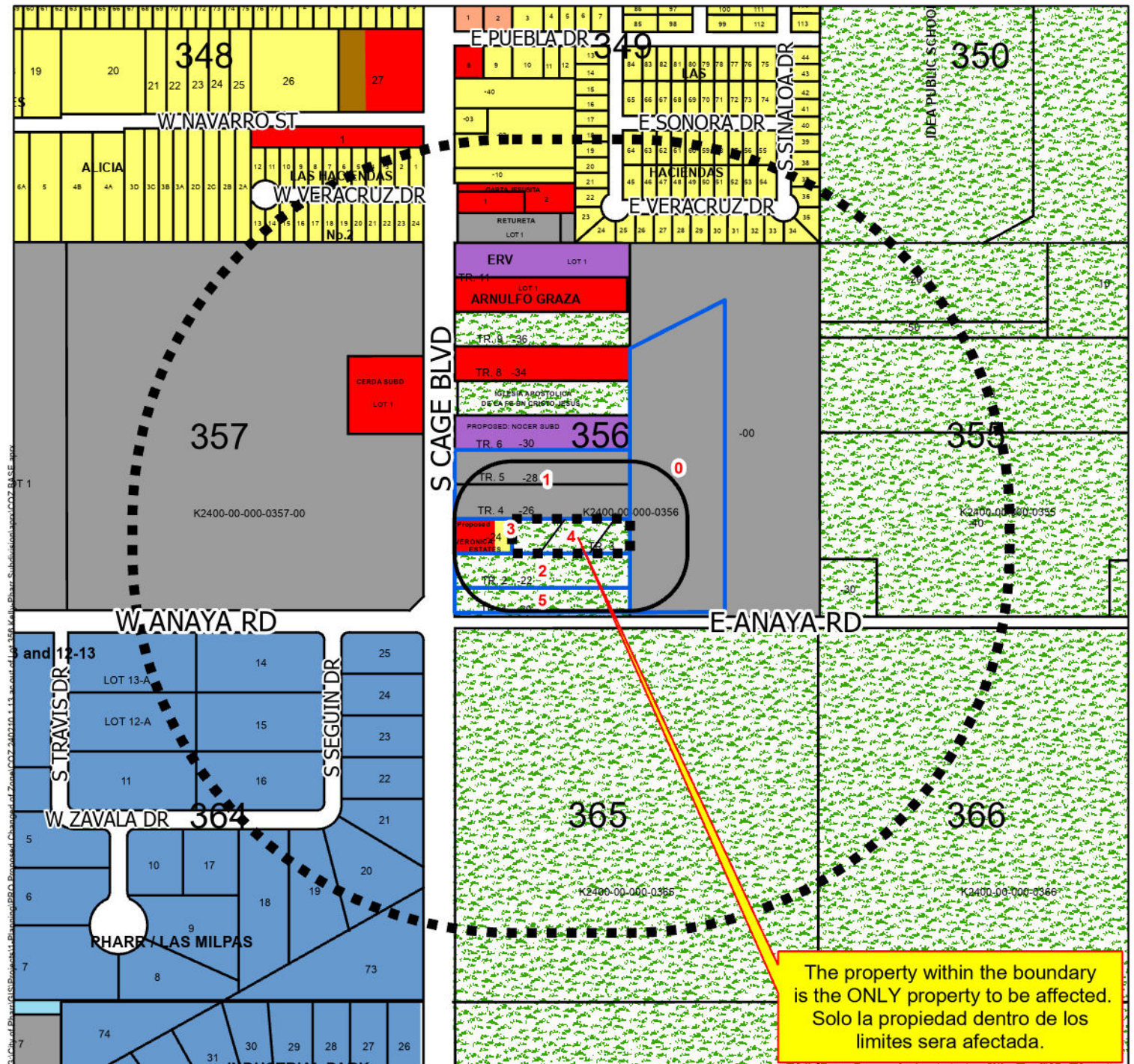
3.8.2024

DATE

AERIAL



ZONING



Zoning

ZONE

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

Rail Road R.O.W

Government Owned

General Business

Business District

Drainage Easement

Heavy Commercial

Heavy Industrial

Limited Industrial

Neighborhood Commercial

Office Professional

PSJA ISD

Hidalgo ISD

Valley View ISD

Planned Unit Development

Future Land Use

FUTURELAND

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

Manufactured Homes

Industrial

Commercial

Public/Semi Public

ROW

Parks

Subject Property

Quarter Mile Radius

200 ft Radius

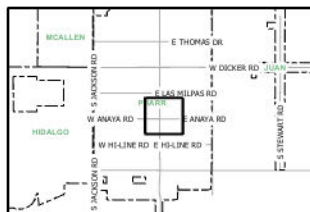
Notified Properties

City of Pharr, Texas
Engineering Department
956.402.4242
Date: 2/29/2024

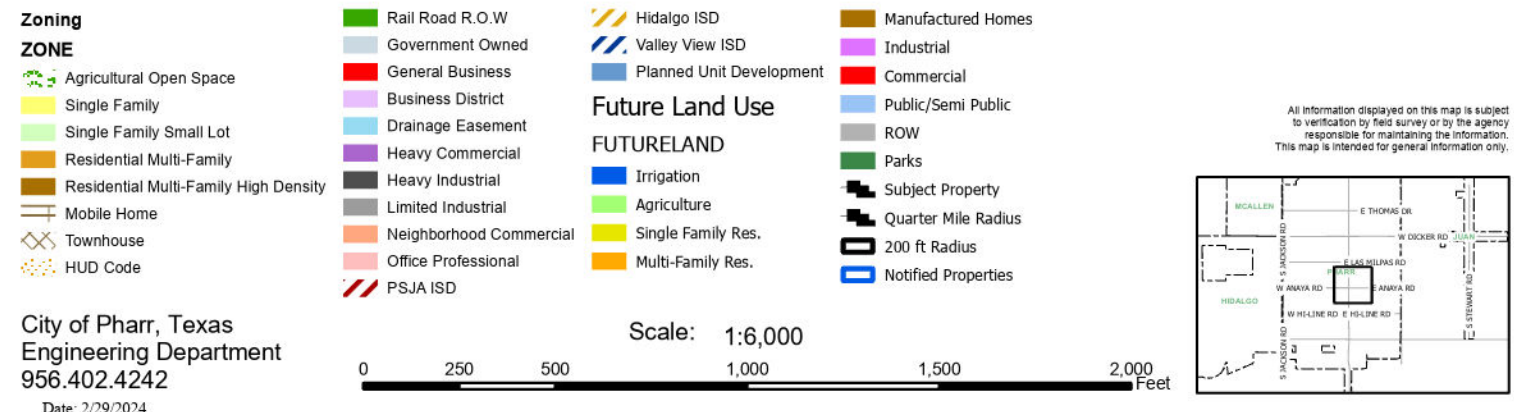
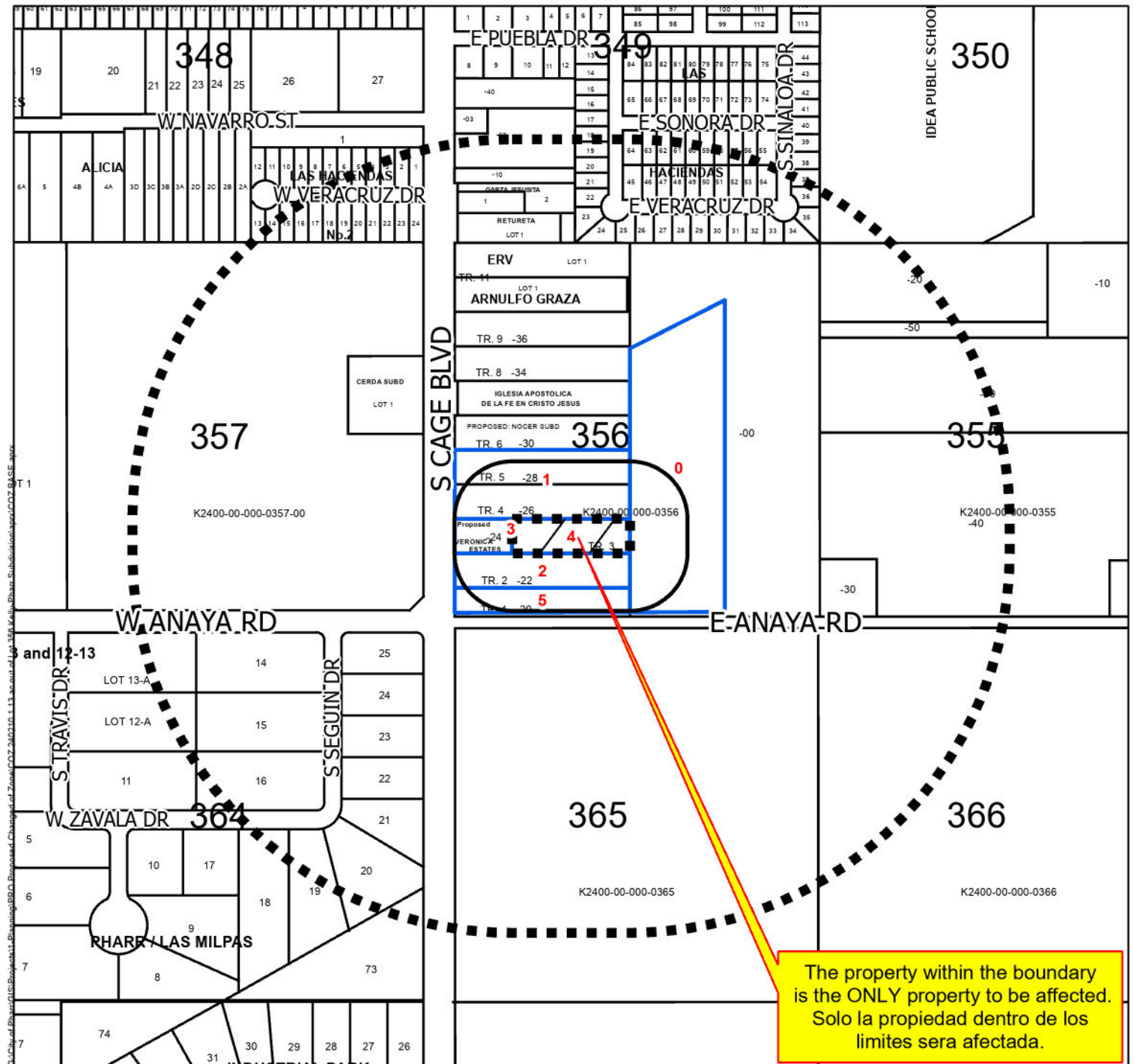
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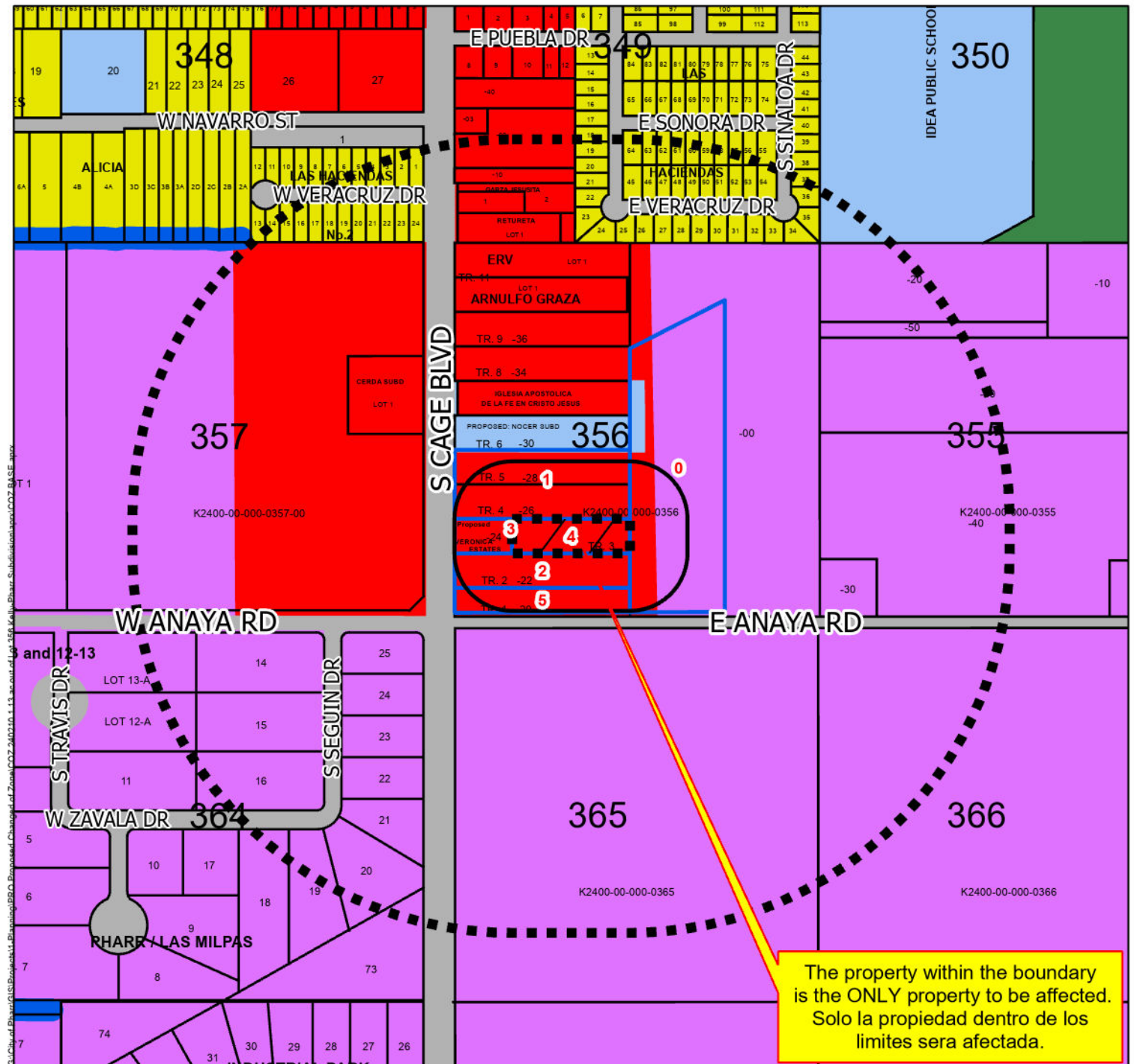
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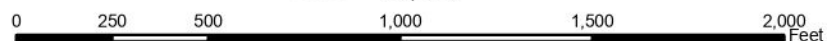
RADIUS



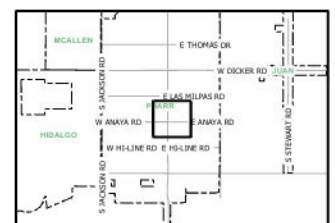
FUTURE LAND USE



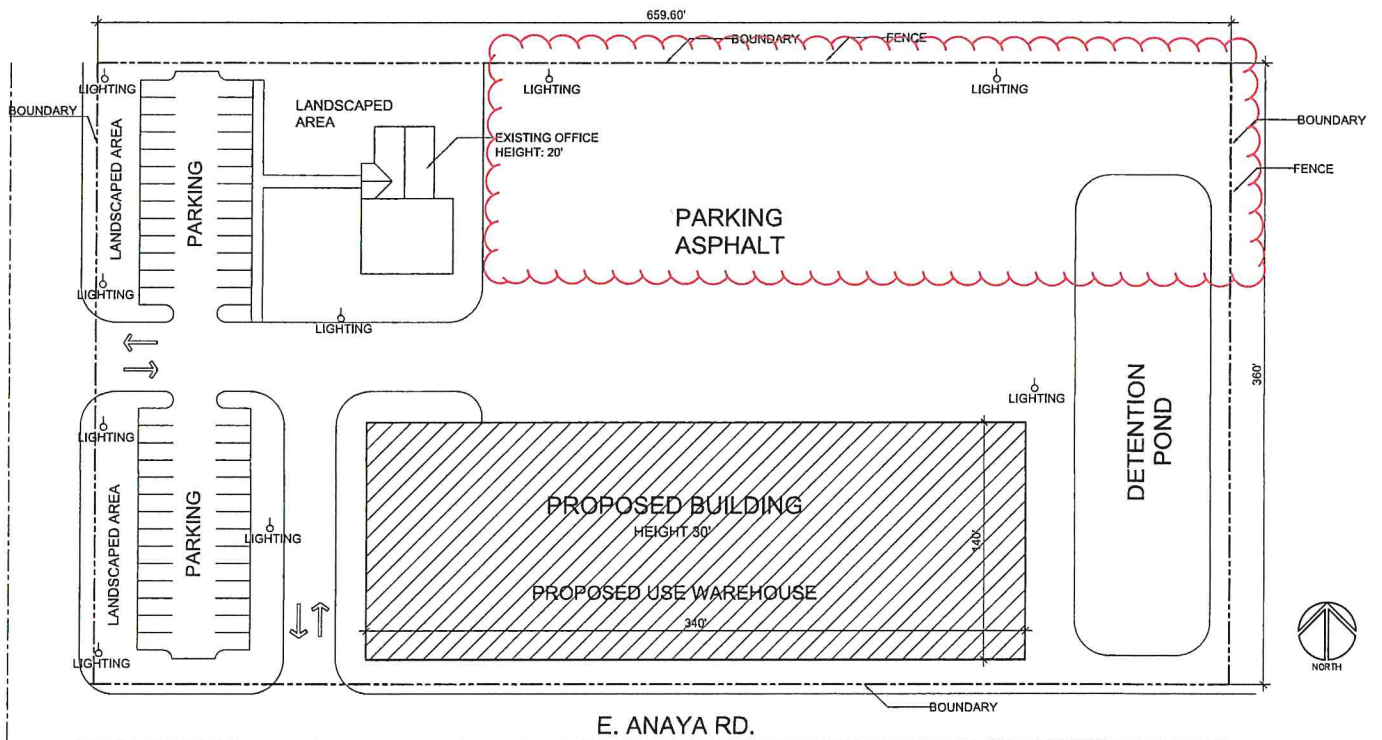
Zoning	 Rail Road R.O.W	 Hidalgo ISD	 Manufactured Homes
ZONE	 Government Owned	 Valley View ISD	 Industrial
 Agricultural Open Space	 General Business	 Planned Unit Development	 Commercial
 Single Family	 Business District	Future Land Use	 Public/Semi Public
 Single Family Small Lot	 Drainage Easement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



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S. CAGE BLVD.



E. ANAYA RD.



Pharr
Development Services



Site Photo

8911 South Cage Boulevard





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.8.

DATE SUBMITTED: March 22, 2024

MEETING DATE: March 25, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Jorge Pena Architects, LLC., representing Luis Biasi, 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 1.82 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8907 South Cage Boulevard. **COZ#240211**

Classification: Public Hearing

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

Issue: Jorge Pena Architects, LLC., representing Luis Biasi, 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) in order to develop and construct a warehouse with trailer parking.

Fiscal Consideration:

Staff Recommendation: Development Services recommends disapproval of the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property is not compatible with nearby commercial uses and may have detrimental impact to the area. East Anaya Road is currently a two-lane roadway which measures 25 feet in width and would not be able withstand the heavy traffic which the development is proposing. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/22/2024
Approved - 3/22/2024
Final Approval - 3/22/2024



MEMORANDUM

DATE: MONDAY, MARCH 25, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.82 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8907 South Cage Boulevard. COZ#240211

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:

Jorge Pena Architects, LLC., representing Luis Biasi, 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) in order to develop and construct a warehouse with trailer parking.

The subject site is located at the east side of South Cage Boulevard, approximately 135 ft. north of East Anaya Road and has a physical address of 8907 South Cage Boulevard. The property is legally described as being 1.82 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120 ft - 150 ft. principal arterial street which runs north and south with a posted speed limit of 40 – 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property, a portion of the northeast, and the property to the south were zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989. The remaining portion of the property to the northwest was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on August 16, 2005. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 10, 2012. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on October 6, 2015. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Heavy Commercial District (H-C) is 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. Included in this district are 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. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Five (5) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 8, 2024, and a legal notice was published in the Advance News Journal on March 6, 2024. Staff received no response to the letters or the legal notice.

Development Services is recommending **disapproval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property is not compatible with nearby commercial uses and may have detrimental impact to the area. East Anaya Road is currently a two-lane roadway which measures 25 feet in width and would not be able withstand the heavy traffic which the development is proposing. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **April 1, 2024**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Jorge Pena Architects, LLC.

APPLICANT

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

CURRENT ZONE

8907 South Cage Boulevard

ADDRESS

Heavy Commercial District (H-C)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Denial

Development Services is recommending disapproval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property is not compatible with nearby commercial uses and may have detrimental impact to the area. East Anaya Road is currently a two-lane roadway which measures 25 feet in width and would not be able to withstand the heavy traffic which the development is proposing. If approved, the owner must comply with all City Ordinances and City Department requirements.

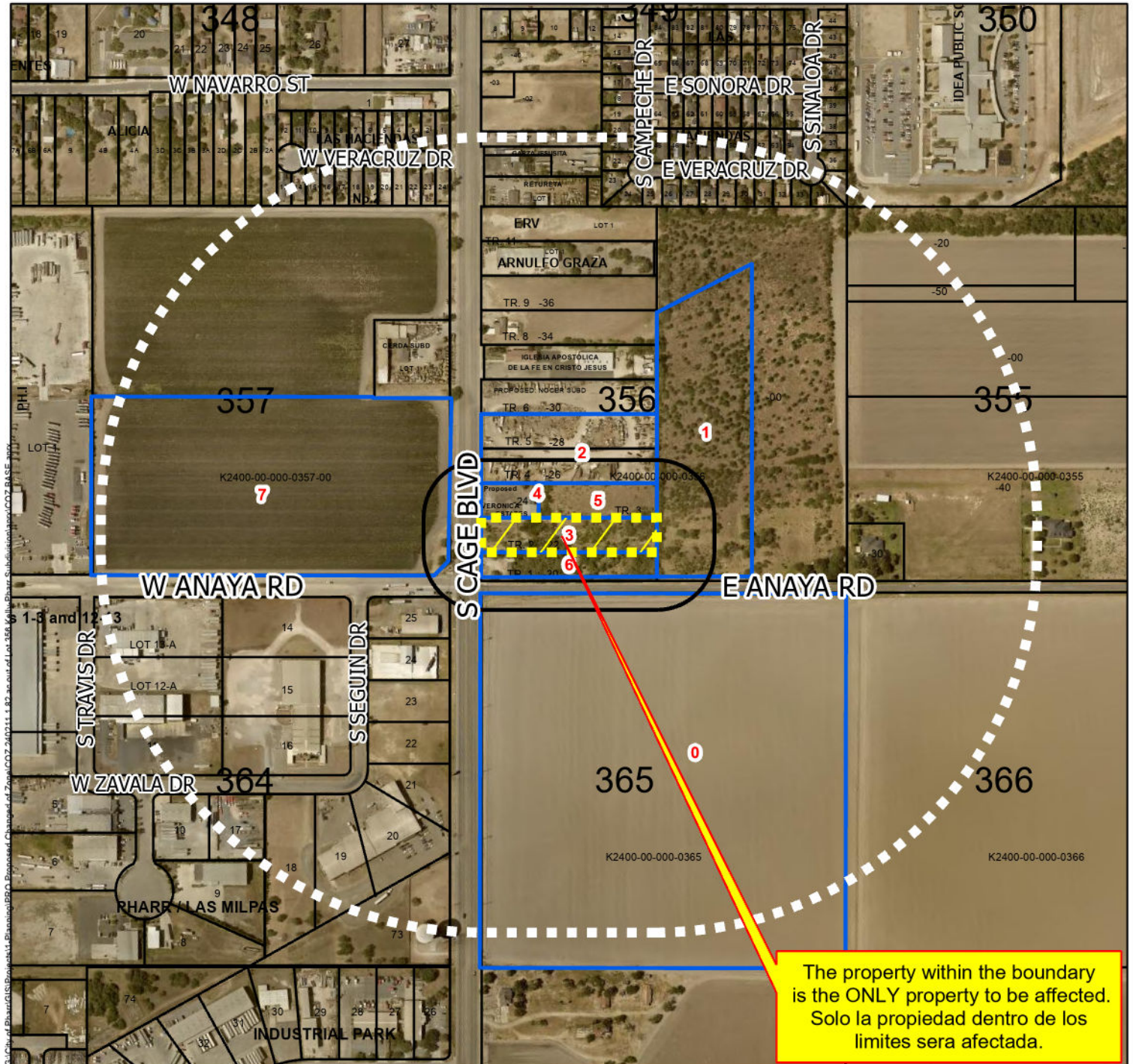
Laura Fonseca, Planner II

PREPARED BY

3.8.2024

DATE

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

Subject Property

Quarter Mile Radius

200 ft Radius

Notified Properties

City of Pharr, Texas
Engineering Department
956.402.4242
Date: 2/29/2024

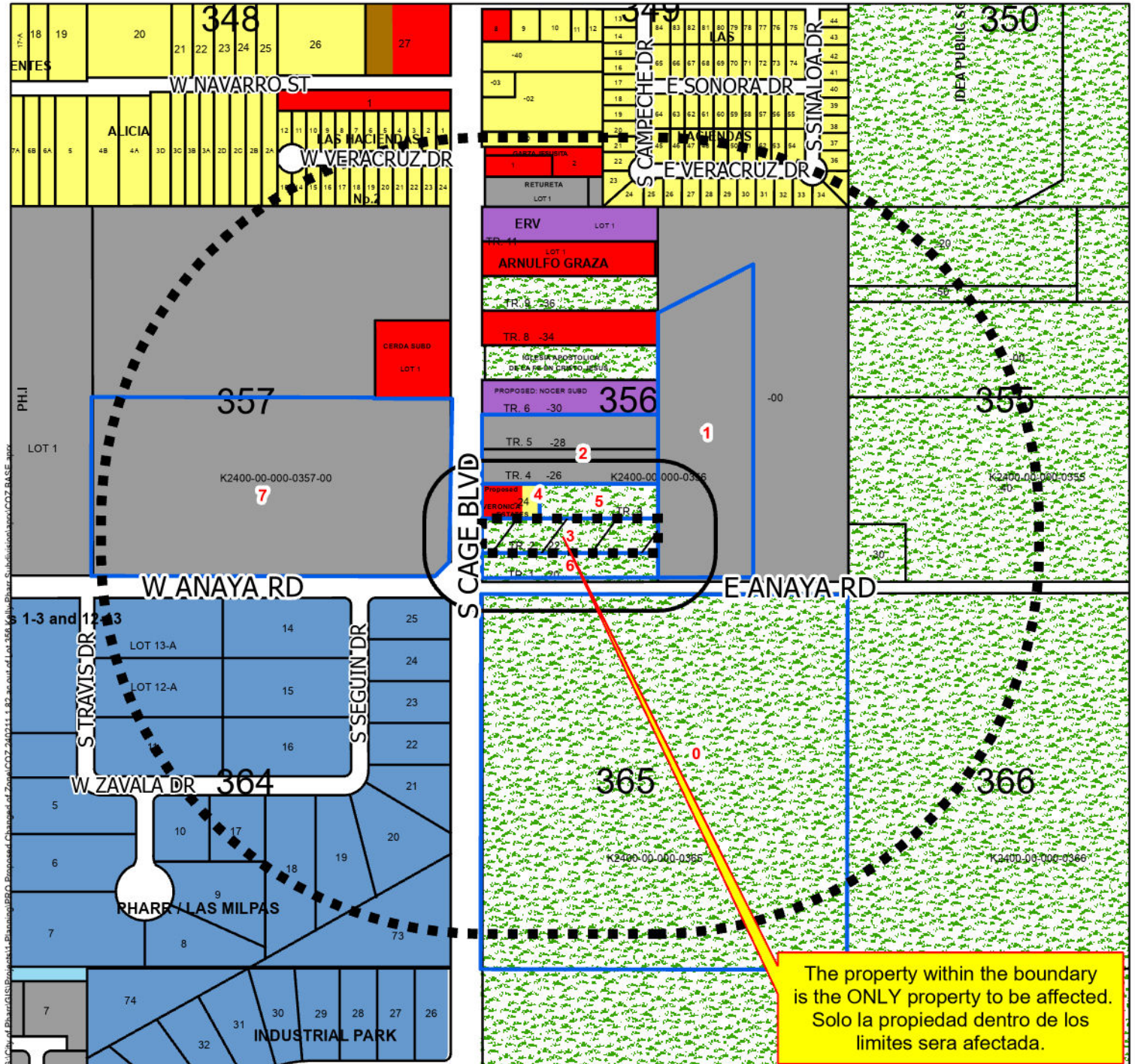
Scale: 1:6,000

0 250 500 1,000 1,500 2,000 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.



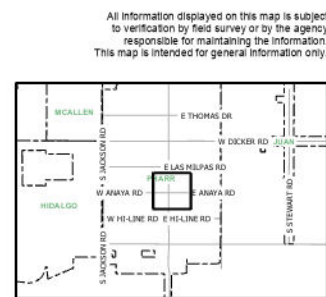
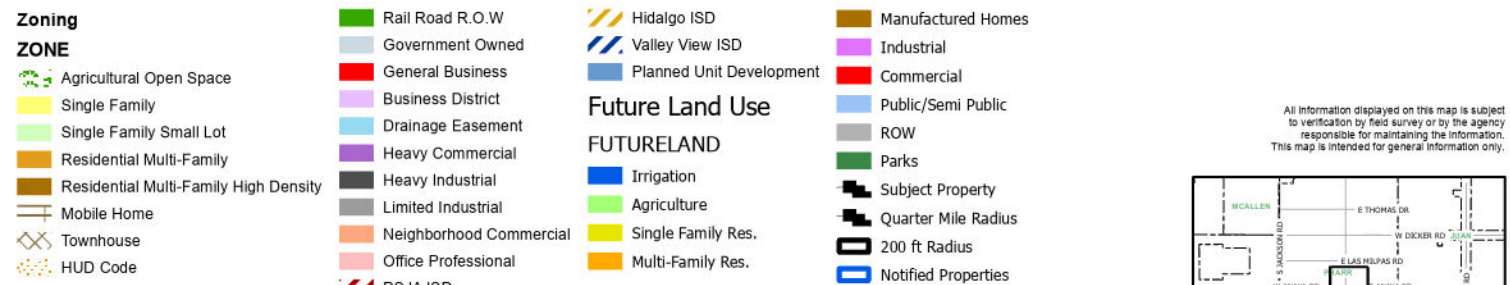
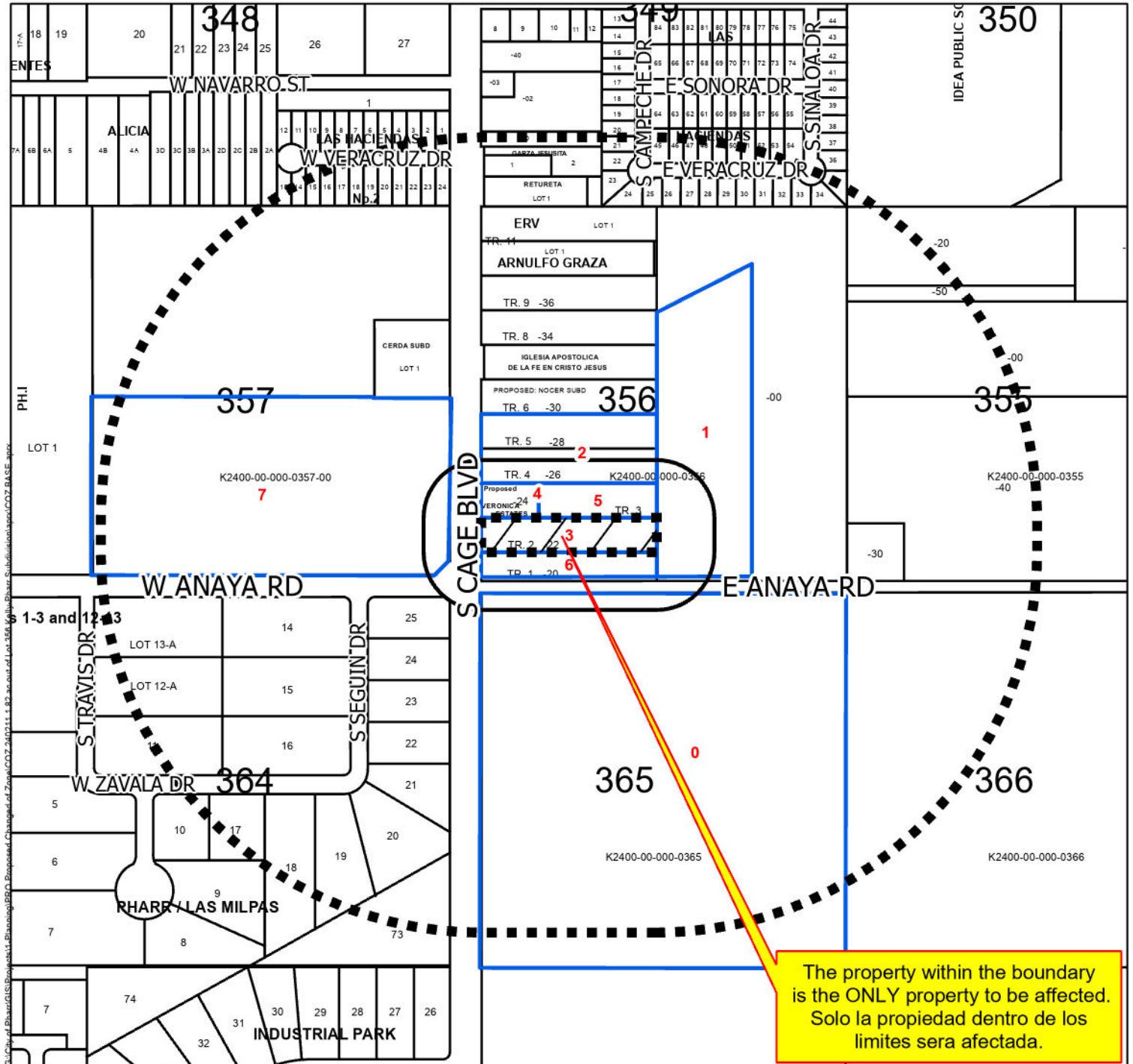
ZONING



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

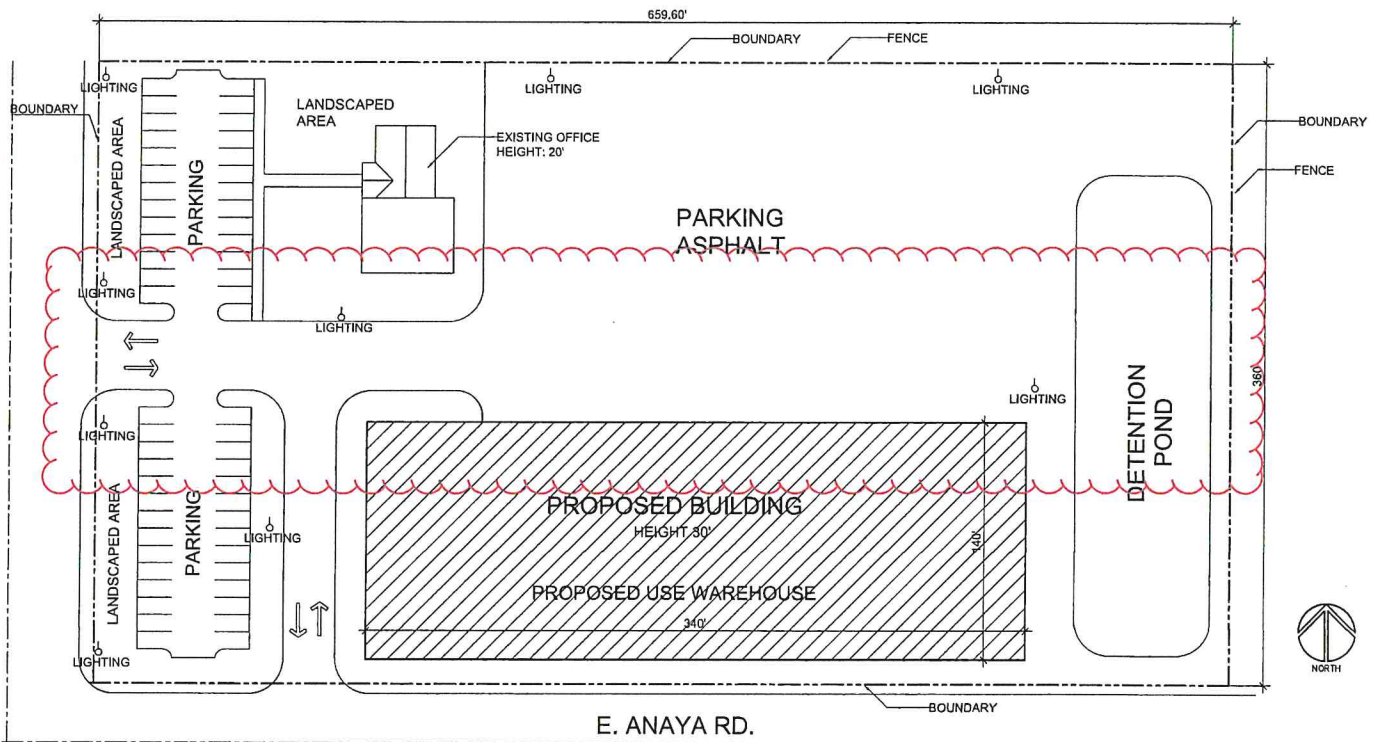


RADIUS





S. CAGE BLVD.



E. ANAYA RD.



Pharr
Development Services



Site Photo

8911 South Cage Boulevard





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.9.

DATE SUBMITTED: March 22, 2024

MEETING DATE: March 25, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Jorge Pena Architects, LLC., representing Luis Biasi, 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 1.82 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8915 South Cage Boulevard. **COZ#240212**

Classification: Public Hearing

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

Issue: Jorge Pena Architects, LLC., representing Luis Biasi, 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) in order to develop and construct a warehouse with trailer parking.

Fiscal Consideration:

Staff Recommendation: Development Services recommends disapproval of the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property is not compatible with nearby commercial uses and may have detrimental impact to the area. East Anaya Road is currently a two-lane roadway which measures 25 feet in width and would not be able withstand the heavy traffic which the development is proposing. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/22/2024
Approved - 3/22/2024
Final Approval - 3/22/2024



MEMORANDUM

DATE: MONDAY, MARCH 25, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.82 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8915 South Cage Boulevard. COZ#240212

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:

Jorge Pena Architects, LLC., representing Luis Biasi, 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) in order to develop and construct a warehouse with trailer parking.

The subject site is located at the southeast corner of South Cage Boulevard, and has a physical address of 8915 South Cage Boulevard. The property is legally described as being 1.82 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120 ft - 150 ft. principal arterial street which runs north and south with a posted speed limit of 40 – 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the south and north were zoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 10, 2012. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on October 6, 2015. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Heavy Commercial District (H-C) is 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. Included in this district are 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. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Five (5) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 8, 2024, and a legal notice was published in the Advance News Journal on March 6, 2024. Staff received no response to the letters or the legal notice.

Development Services is recommending **disapproval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property is not compatible with nearby commercial uses and may have detrimental impact to the area. East Anaya Road is currently a two-lane roadway which measures 25 feet in width and would not be able withstand the heavy traffic which the development is proposing. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **April 1, 2024**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Jorge Pena Architects, LLC.

APPLICANT

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

CURRENT ZONE

8915 South Cage Boulevard

ADDRESS

Heavy Commercial District (H-C)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Denial

Development Services is recommending disapproval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property is not compatible with nearby commercial uses and may have detrimental impact to the area. East Anaya Road is currently a two-lane roadway which measures 25 feet in width and would not be able to withstand the heavy traffic which the development is proposing. If approved, the owner must comply with all City Ordinances and City Department requirements.

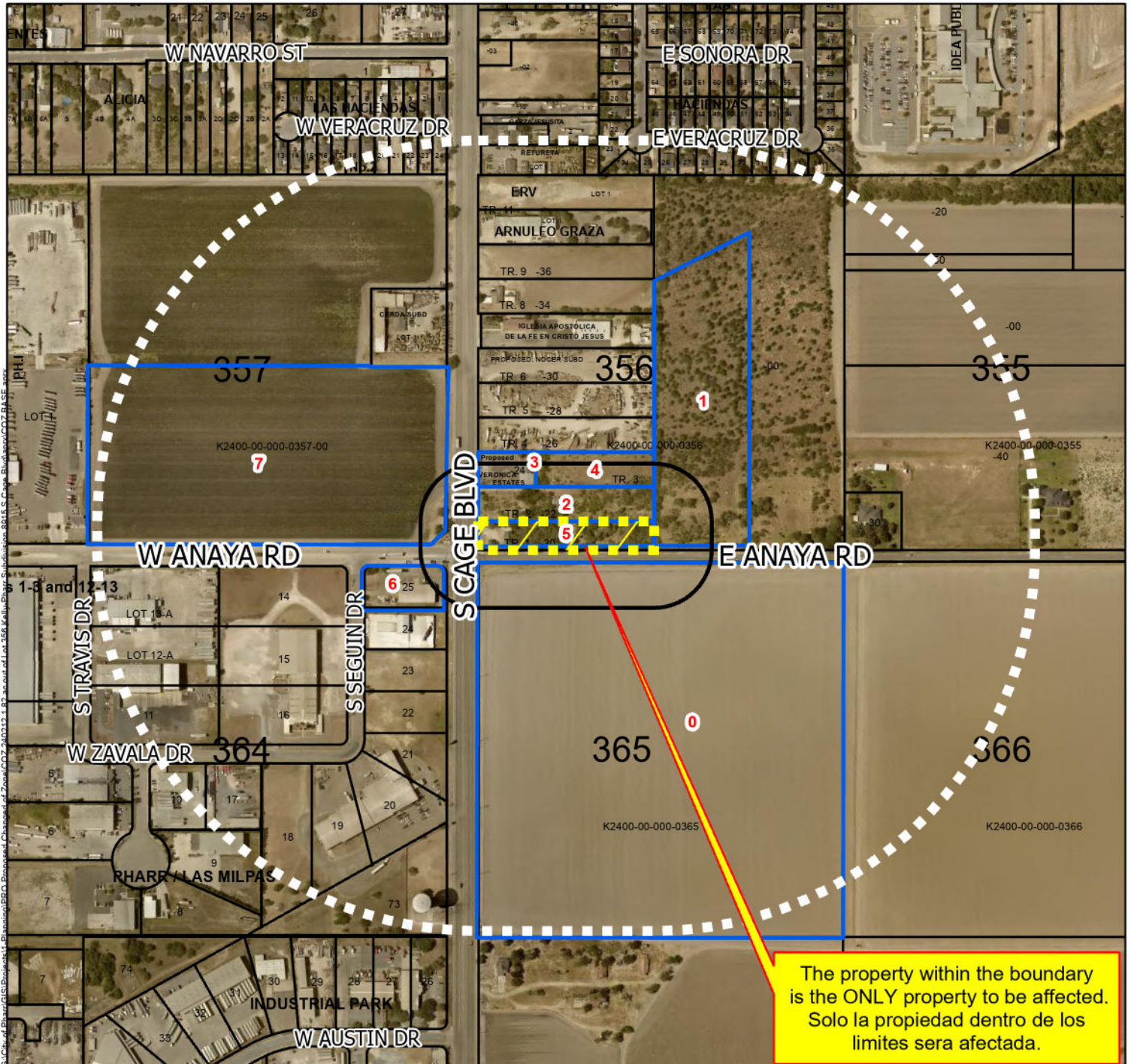
Laura Fonseca, Planner II

PREPARED BY

3.8.2024

DATE

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

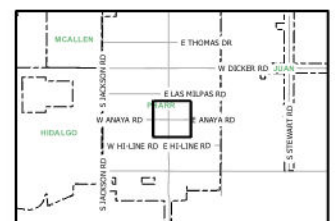
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Future Land Use

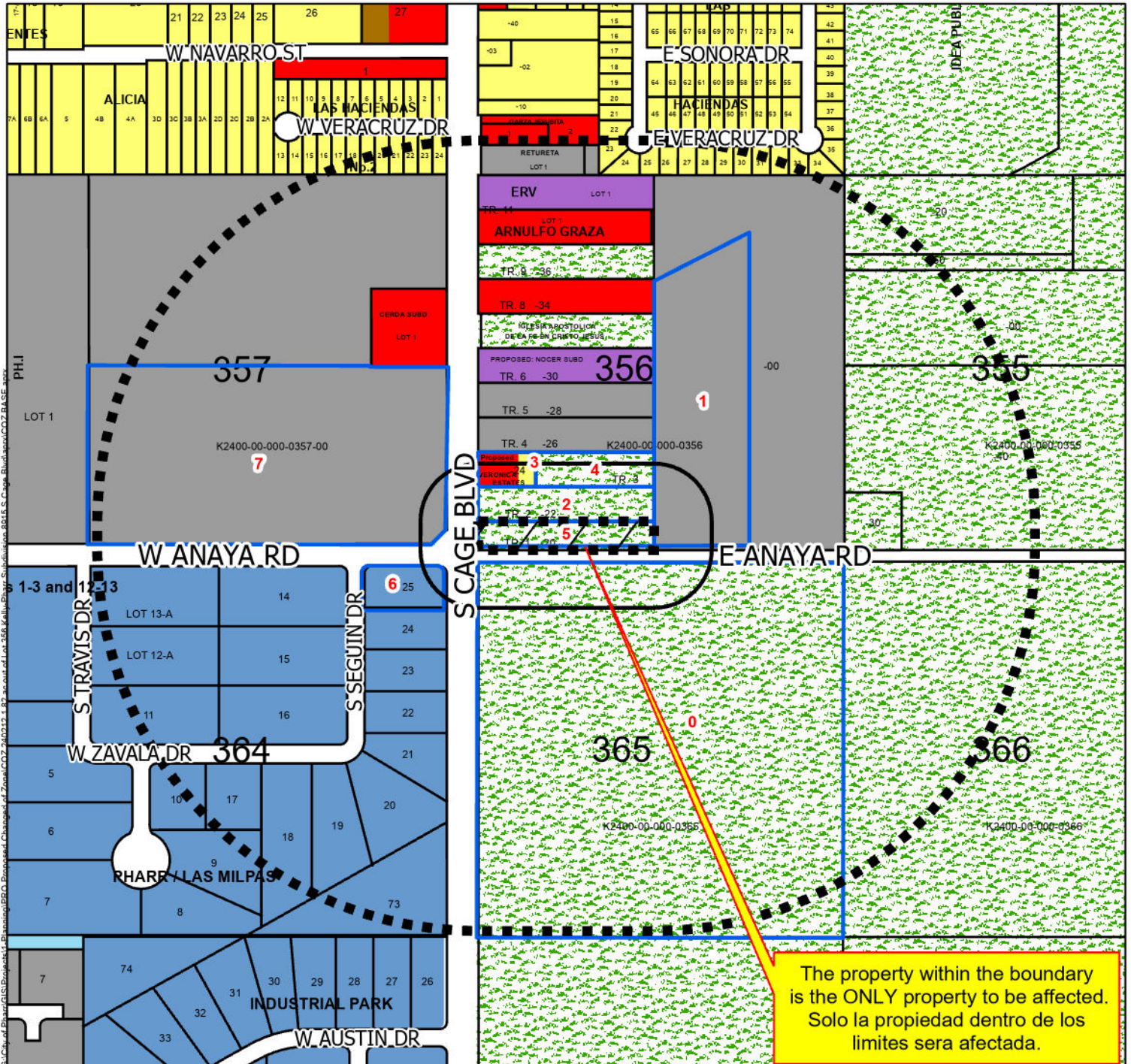
FUTURELAND

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

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



ZONING



Zoning

ZONE

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

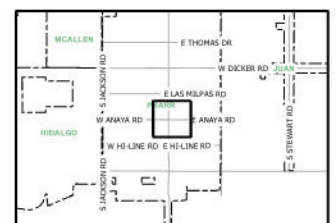
Future Land Use

- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

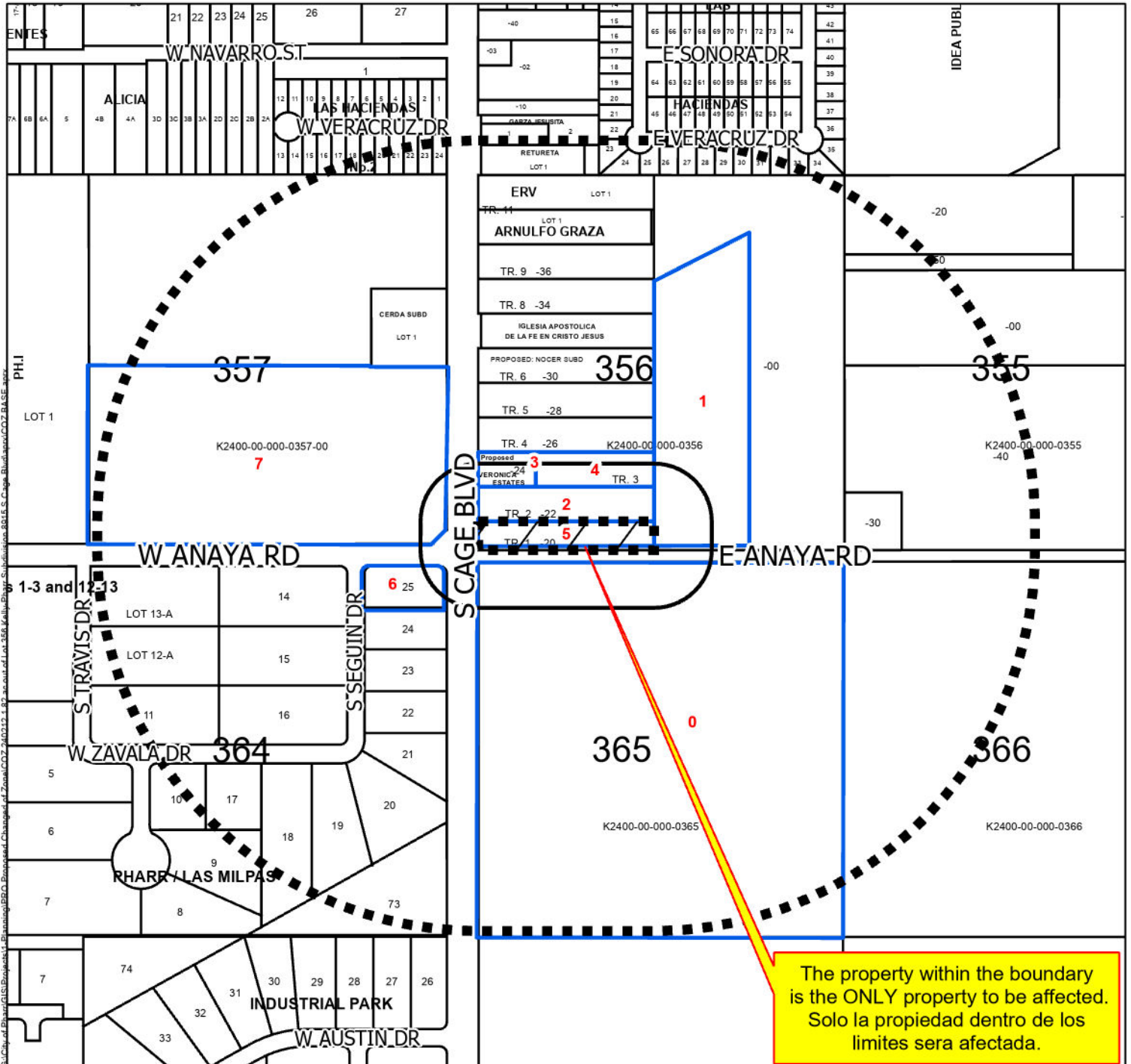
FUTURELAND

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

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



RADIUS



Zoning

ZONE

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

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

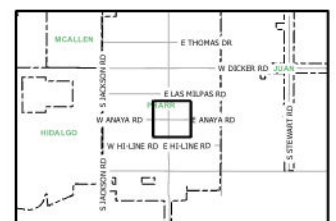
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Future Land Use

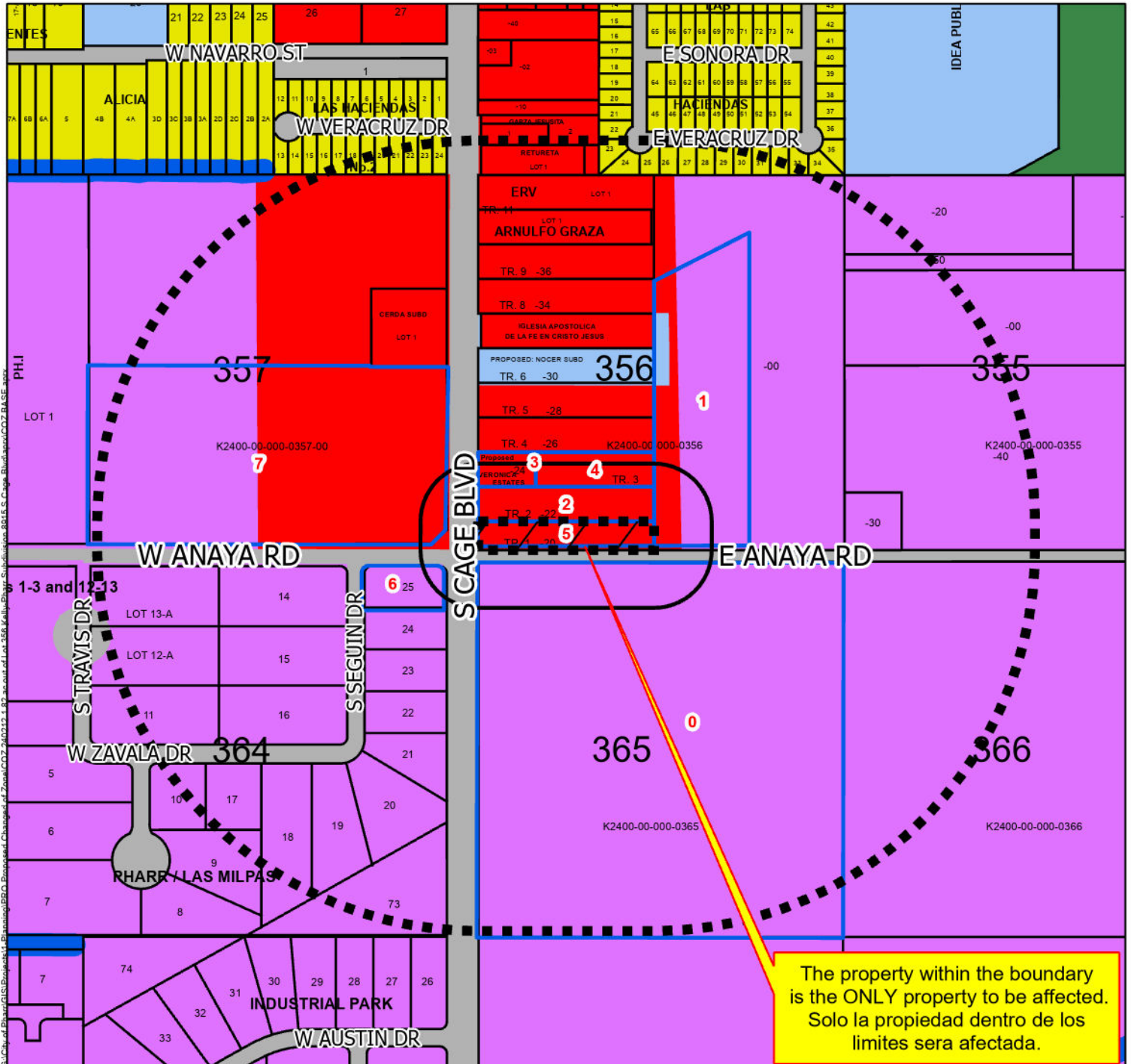
FUTURELAND

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

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



FUTURE LAND USE



Zoning

ZONE

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

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

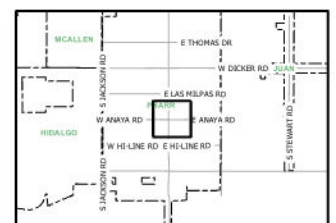
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Future Land Use

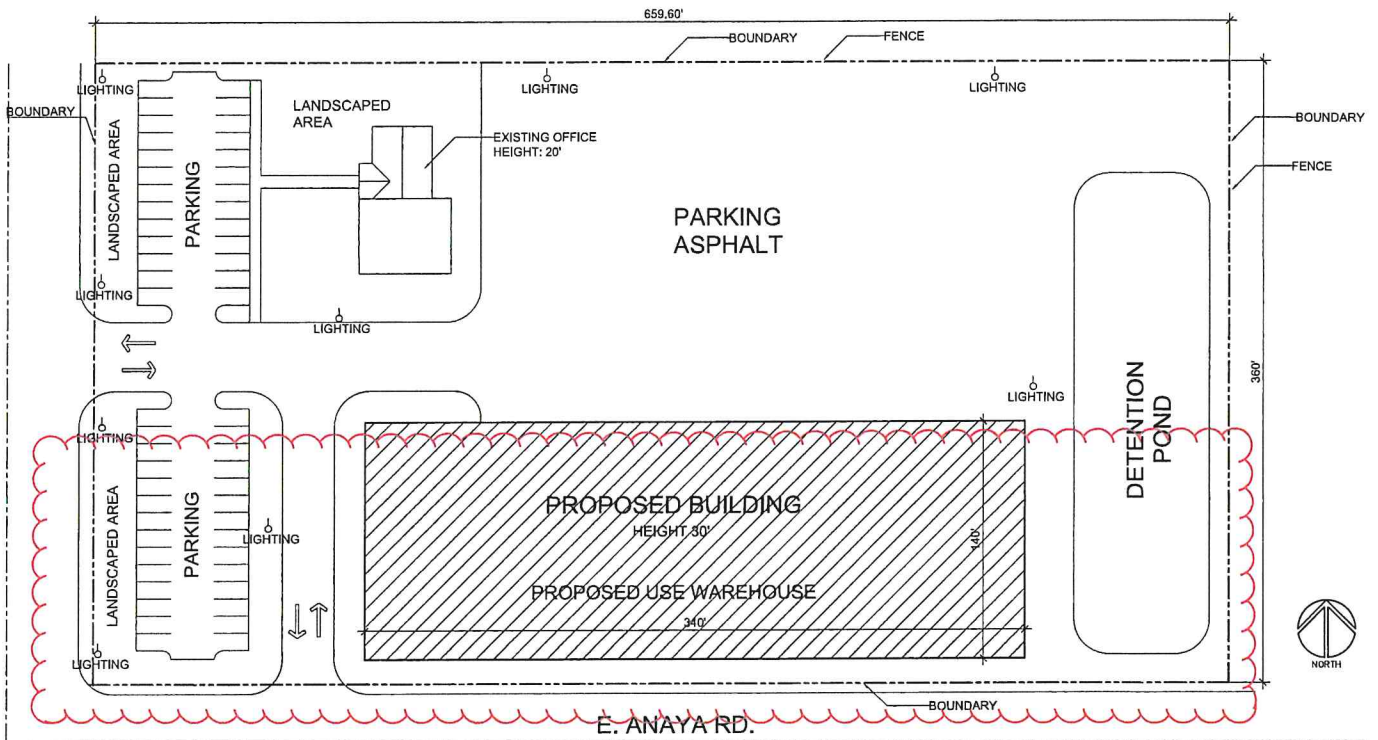
FUTURELAND

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

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



S. CAGE BLVD.



JPA
JORGE PEÑA ARCHITECTS, INC.
4217 WORTHINGTON AVE.
McALLEN, TX 78503
TEL. (210) 714-9877
WWW.JPA-ARCHITECTS.COM



Pharr
Development Services



Site Photo

8915 South Cage Boulevard





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: March 19, 2024

MEETING DATE: March 25, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: B.I.G. Engineering, representing Armando Alonso, President of EMX Design, LLC, is requesting final plat approval of the proposed Monarch Estates Subdivision. The property is legally described as being a 3.69 acre tract out of Lot 192, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of East Sam Houston Avenue. **SUB#140922**

Classification: Regular

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

Issue: B.I.G. Engineering, representing Armando Alonso, President of EMX Design, LLC, is requesting final plat approval of the proposed Monarch Estates Subdivision.

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/19/2024
Approved - 3/19/2024
Final Approval - 3/21/2024



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 25, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: MONARCH ESTATES SUBDIVISION
FILE NO. **SUB#140922**

GENERAL INFORMATION:

APPLICANT: B.I.G. Engineering, representing Armando Alonso, President of EMX Design, LLC, is requesting final plat approval of the proposed Monarch Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.69 acre tract out of Lot 192, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 900 Block of East Sam Houston Avenue.

ZONING: The property is currently zoned Residential Townhouse District (R-TH). The adjacent zones are Single-Family Residential District (R-1) to the north, south and east and Agricultural and/or Open Space District (A-O) to the west. The property is designated for single family residential use in the land use plan.

**PROPERTY
PROPOSED USE:** Residential townhouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Monarch Estates Subdivision subject to the following conditions:

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

EASEMENTS: 1. In compliance.

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

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission meeting of April 01, 2024 at 4:00 p.m.

SUBDIVISION PLAT OF
MONARCH ESTATES

A 3.69 ACRE TRACT OUT OF LOT 192, KELLY-PHARR SUBDIVISION,
HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 0, PAGES 27, MAP RECORDS OF
HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED
HEREIN AS MONARCH ESTATES DO HEREBY DECIMATE TO THE CITY OF PHARR, AND THOSE WHO
MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE EASEMENTS SHOWN AND
THE USE OF PRIVATE STREETS AND EASEMENTS SHOWN. THE STREETS AND EASEMENTS ARE
RESTRICTED TO THE EMPLOYEES OR AGENTS OF SAID CITY, EMPLOYEES OF THE UTILITIES
OPERATING UNDER FRANCHISE OF THE CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR
GUESTS.

ARMANDO ALONSO, PRESIDENT DATE
EMX DESIGN LLC
3712 E. SANTA LUCIA
MISSION, TX 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
ARMANDO ALONSO, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE
PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC

APPROVAL BY THE CITY OF PHARR PLANNING COMMISSION:

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, CITY OF PHARR PLANNING & ZONING COMMISSION

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

LEOPOLDO "POLO" PALACIOS JR.
MAYOR, CITY OF PHARR DATE

ATTEST:
CITY CLERK DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, RENE BARRERA, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF
TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS
PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON
DESCRIBED.

RENE BARRERA, PE # 86862



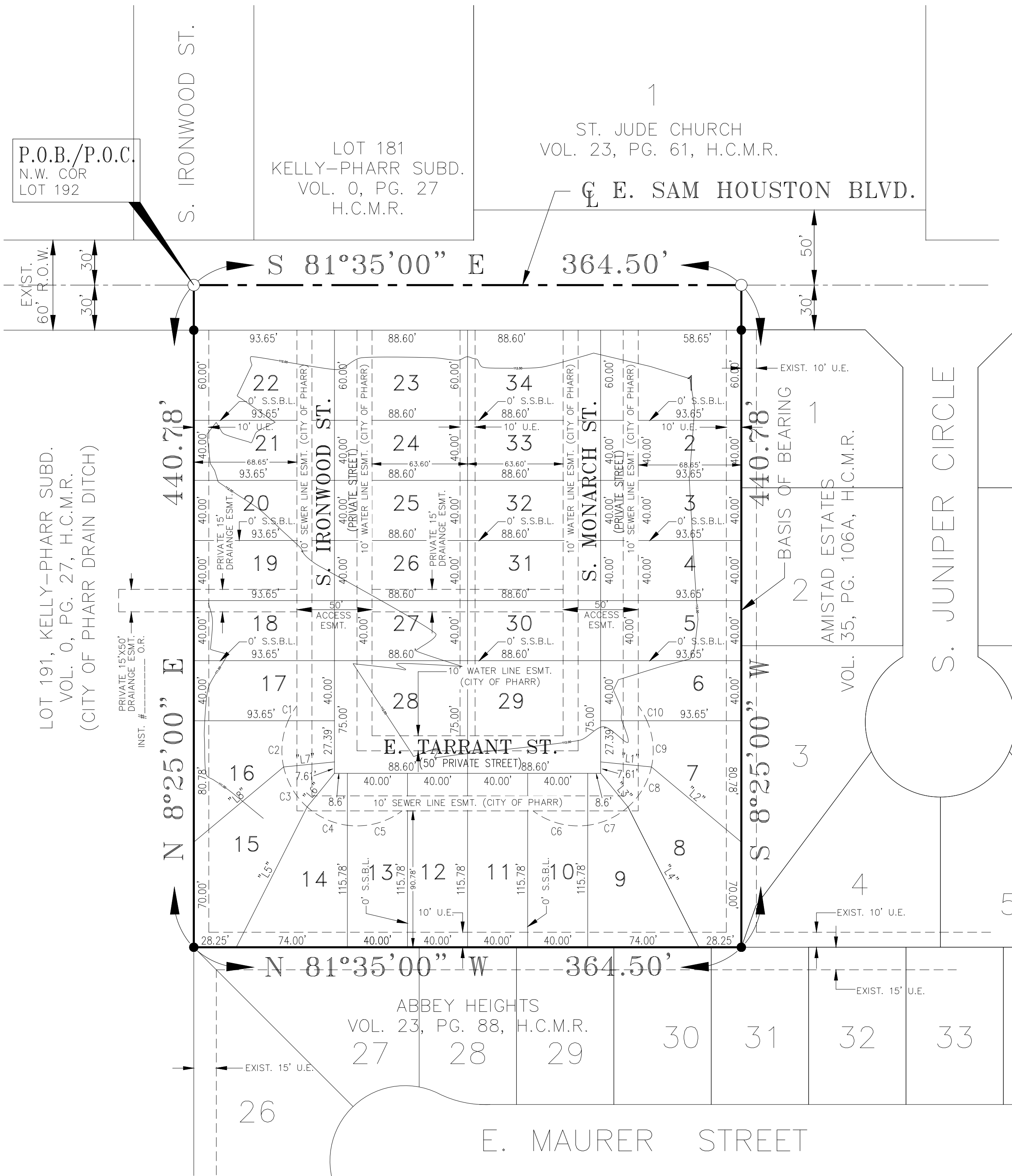
STATE OF TEXAS
COUNTY OF HIDALGO

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

LEO LOZANO RODRIGUEZ JR., R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #2448
P.O. BOX 1830
EDINBURG, TEXAS 78540
FIRM NO. 101702-00

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: EMX DESIGN LLC	3712 E. SANTA LUCIA	MISSION, TX 78572		
ENGINEER: RENE BARRERA	6316 N. 10TH ST., BLDG A	McALLEN, TX 78504	956-687-3355	956-992-8801
SURVEYOR: LEO RODRIGUEZ	P.O. BOX 1830	EDINBURG, TX. 78540	956-491-1013	



SCALE: 1"=100'

BASIS OF BEARING
RECORD PLAT OF
AMISTAD ESTATES
V. 35, P. 106A, H.C.M.R.

LEGEND

- - DENOTES FOUND 1/2" ROD
- - DENOTES FOUND "X" MARK
- - DENOTES NO MONUMENT
- - DENOTES SET 1/2" ROD
- S.S.B.L. - SIDE SET BACK LINE
- U.E. - UTILITY EASEMENT
- ESMT. - EASEMENT

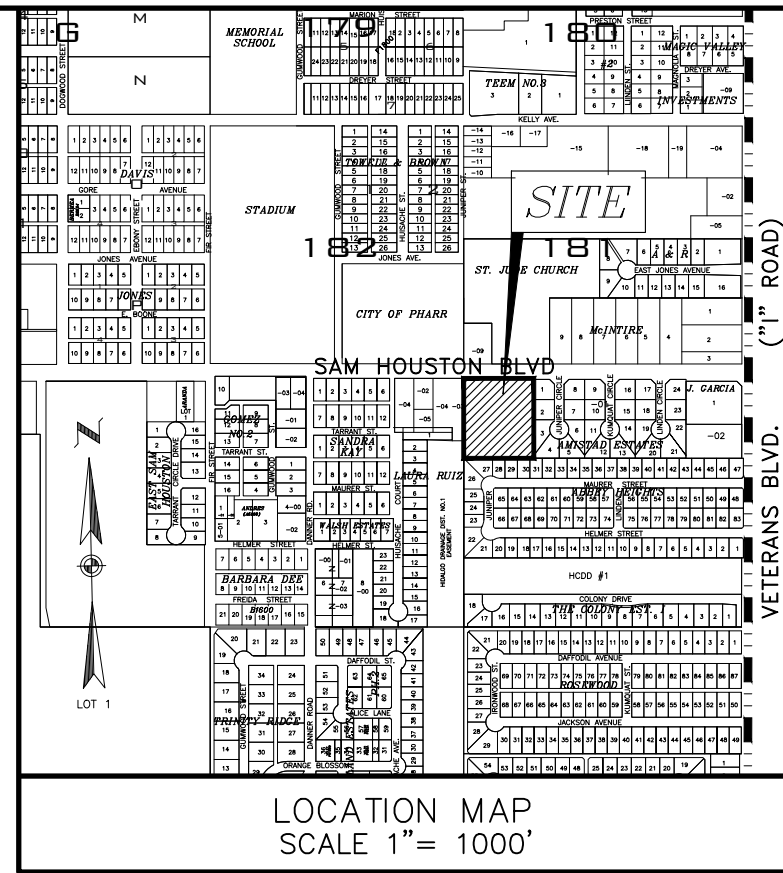
GENERAL NOTES :

- THIS SUBDIVISION IS IN ZONE "B", 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.
F.I.R.M. COMMUNITY PANEL NO.: 480547 0005 C
EFFECTIVE DATE: OCTOBER 19, 1982
- MINIMUM FINISHED FLOOR ELEVATION IS 18 INCHES ABOVE TOP OF CURB
MEASURED AT FRONT CENTER OF EACH LOT.
- SETBACKS AS PER CITY OF PHARR ORDINANCE
FRONT: 10 FT.
FRONT GARAGE: 18 FT.
SIDE: 6 FT. OR 0.0 FT. WITH FIREWALLS AS DELINEATED
BY CHART BELOW
SIDE CORNER: 10 FT. OR EASEMENT WIDTH

0.0 FT. SIDE SETBACK TABLE

COMMON LOT LINE BETWEEN LOTS 1&2	-	0.0'
COMMON LOT LINE BETWEEN LOTS 3&4	-	0.0'
COMMON LOT LINE BETWEEN LOTS 5&6	-	0.0'
COMMON LOT LINE BETWEEN LOTS 10&11	-	0.0'
COMMON LOT LINE BETWEEN LOTS 12&13	-	0.0'
COMMON LOT LINE BETWEEN LOTS 17&18	-	0.0'
COMMON LOT LINE BETWEEN LOTS 19&20	-	0.0'
COMMON LOT LINE BETWEEN LOTS 21&22	-	0.0'
COMMON LOT LINE BETWEEN LOTS 23&24	-	0.0'
COMMON LOT LINE BETWEEN LOTS 25&26	-	0.0'
COMMON LOT LINE BETWEEN LOTS 27&28	-	0.0'
COMMON LOT LINE BETWEEN LOTS 29&30	-	0.0'
COMMON LOT LINE BETWEEN LOTS 31&32	-	0.0'
COMMON LOT LINE BETWEEN LOTS 33&34	-	0.0'

- 5 FT. A.D.A. RAMPS AT E. SAM HOUSTON BLVD. SHALL BE INSTALLED AT
SUBDIVISION STAGE. A.D.A. RAMPS AND LANDINGS WITH A 5 FT. SIDEWALK
TO BE INSTALLED ALONG ALL PROPOSED INTERNAL STREETS AT BUILDING
PERMIT STAGE.
- NO CURB CUTS SHALL BE ALLOWED ONTO E. SAM HOUSTON BLVD.
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- CITY OF PHARR BENCHMARK #39, LOCATED AT THE NORTHWEST CORNER OF
INTERSECTION OF VETERANS BLVD. ("I" ROAD) AND E. SAM HOUSTON
BLVD., ELEVATION=111.62 (DATUM NGVD 1988)
- LANDSCAPING AS PER CITY ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE
RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS
GRANTED.
- EROSION / SEDIMENTATION CONTROL SHALL BE IN ACCORDANCE WITH THE
CURRENT TPDES GUIDELINES
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW
PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION
REQUIREMENT.
- ALL STRUCTURES WITH 1 CAR GARAGE WILL REQUIRE 3 OFF-STREET
PARKING SPACES.
- OWNERS AND/OR HOMEOWNERS ASSOCIATION TO MAINTAIN RIGHT OF WAY
ALONG EAST SAM HOUSTON AND ALONG CANAL ON WEST SIDE OF
SUBDIVISION.



MONARCH ESTATES IS LOCATED IN THE CITY OF
PHARR, HIDALGO COUNTY, IT IS APPROX 1/4 MILE WEST
OF VETERANS BLVD. (I RD.) ON THE SOUTH SIDE OF
SAM HOUSTON BLVD.

PREPARED BY: BARRERA INFRASTRUCTURE GROUP, INC.

DATE PREPARED: SEPT. 15, 2014

DATE SURVEYED: SEPT. 7, 2014

METES AND BOUNDS DESCRIPTION

A 3.69 ACRE TRACT OF LAND BEING A PORTION OF LOT 192,
KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP
OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 27, MAP
RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF E. SAM HOUSTON
STREET BLVD. THE NORTHWEST CORNER OF SAID LOT 192 FOR THE
NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST 364.50
FEET ALONG SAID CENTERLINE OF E. SAM HOUSTON BLVD. ALSO
BEING THE NORTH LINE OF SAID LOT 192, TO A POINT FOR THE
NORTHWEST CORNER OF THE AMISTAD ESTATES SUBDIVISION (VOL.
35, PG. 106A, H.C.M.R.), ALSO BEING THE NORTHEAST CORNER OF
THE HEREIN DESCRIBED TRACT.

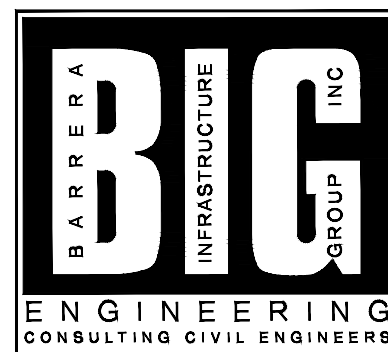
THENCE SOUTH 08 DEGREES 25 MINUTES 00 SECONDS WEST
PARALLEL TO THE WEST LINE OF SAID LOT 192, ALSO ALONG THE
WEST LINE OF SAID AMISTAD ESTATES SUBDIVISION, PASS AT 30.00
FEET A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTH
RIGHT-OF-WAY LINE OF SAID E. SAM HOUSTON BLVD. AND
CONTINUING FOR A TOTAL DISTANCE 440.78 FEET TO A FOUND
ONE-HALF INCH IRON ROD FOR THE SOUTHEAST CORNER OF HEREIN
DESCRIBED TRACT.

THENCE NORTH 81 DEGREES 35 MINUTES 00 SECONDS WEST 364.50
FEET PARALLEL TO THE NORTH LINE OF SAID LOT 192, ALSO BEING
THE NORTH LINE OF ABBEY HEIGHTS SUBDIVISION (VOL. 23, PG. 88,
H.C.M.R.), TO A FOUND ONE INCH IRON ROD ON THE WEST LINE OF
SAID LOT 192 FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED
TRACT.

THENCE NORTH 08 DEGREES 25 MINUTES 00 SECONDS EAST ALONG
SAID WEST LINE OF SAID LOT 192, PASS AT 410.78 FEET A FOUND
THREE-QUARTER INCH PIPE BEING THE SOUTH RIGHT-OF-WAY LINE
OF SAID E. SAM HOUSTON BLVD. AND CONTINUING FOR A TOTAL
DISTANCE 440.78 FEET TO THE POINT OF BEGINNING AND
CONTAINING 3.69 ACRES OF LAND, MORE OR LESS.

AS-BUILT

DATE: 9/1/22



FIRM # 6435
6316 N. 10th ST., BLDG. "A"
SUITE 102
McAllen, Texas 78504
956-687-3355
956-992-8801 (FAX)

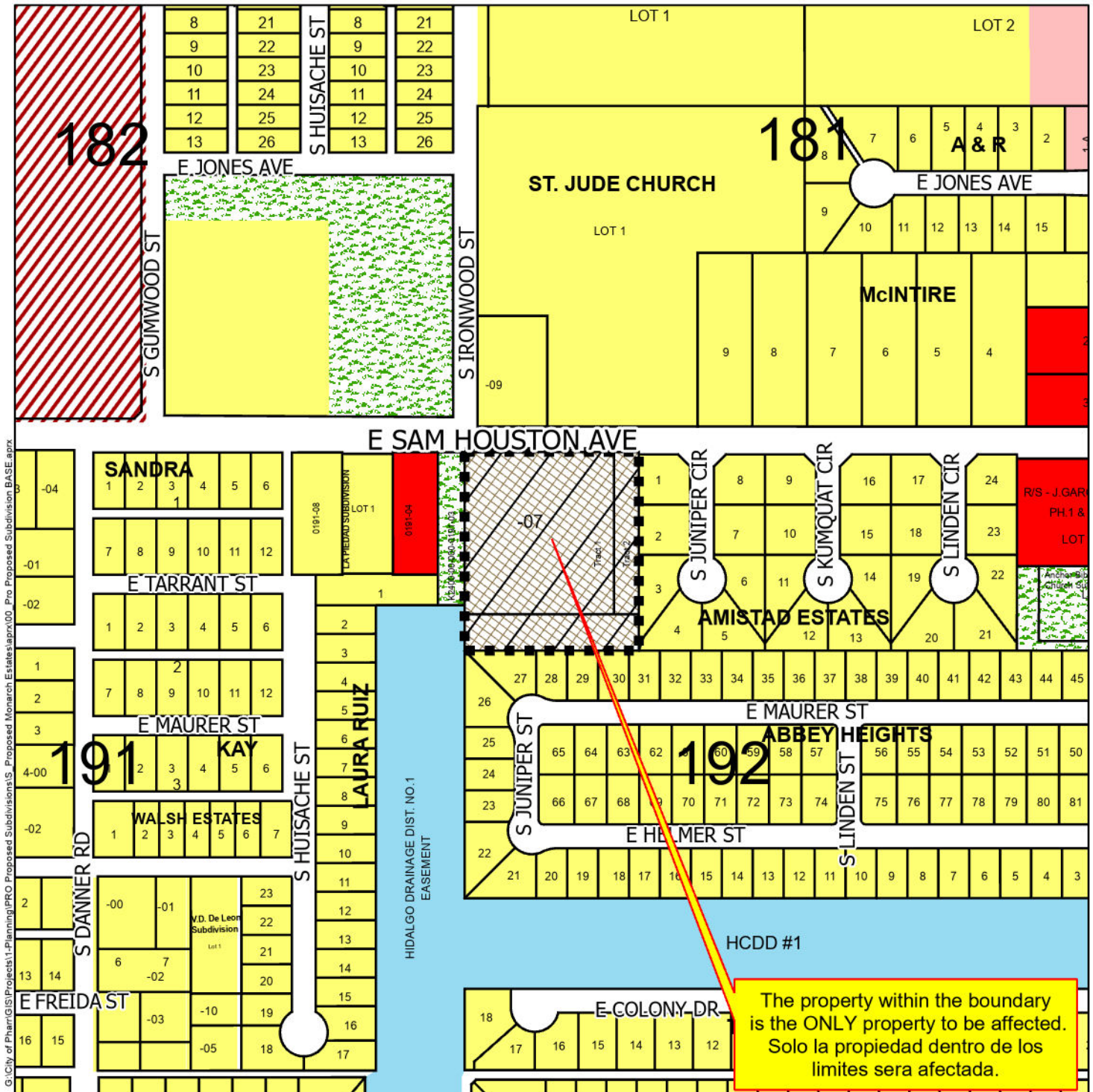


The property within the boundary is the **ONLY** property to be affected.
Solo la propiedad dentro de los límites sera afectada.

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



ZONING



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





Pharr
Development Services



Site Photo

900 Block of E. Sam Houston Ave.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: March 19, 2024

MEETING DATE: March 25, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Brownstone Consultants, representing Rhea Nanette Mora, owner, is requesting final plat approval of the proposed San Diego Crossing Subdivision. The property is legally described as being a 10.854 acre tract of land out of the South ½ of the South ½ of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2200 Block of North Jackson Road.

SUB#220724

Classification: Regular

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

Issue: Brownstone Consultants, representing Rhea Nanette Mora, owner, is requesting final plat approval of the proposed San Diego Crossing Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed San Diego Crossing Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza

Ricardo Rodriguez

Kimberly Mendoza

Created/Initiated - 3/19/2024

Approved - 3/19/2024

Final Approval - 3/21/2024



MEMORANDUM

DATE: MONDAY, MARCH 25, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SAN DIEGO CROSSING SUBDIVISION
FILE NO. **SUB#220724**

GENERAL INFORMATION:

APPLICANT: Brownstone Consultants, representing Rhea Nanette Mora, Owner, is requesting final plat approval of the proposed San Diego Crossing Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 10.854 acre tract of land out of the South ½ of the South ½ of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2200 Block of North Jackson Rd.

ZONING: The property is currently zoned Residential Multi-Family District (R-MF). The adjacent zones are General Business District (C), Limited Industrial District (L-I) and Residential Multi-Family High Density District (R-MFHD) to the north, Residential Mobile Home District (R-MH) to the east, Agricultural and/or Open Space District (A-O) to the south and City limits to the west. The property is designated for single family residential, multi-family residential and commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed San Diego Crossing Subdivision subject to the following conditions set before you.

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

EASEMENTS: 1. In compliance.

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

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

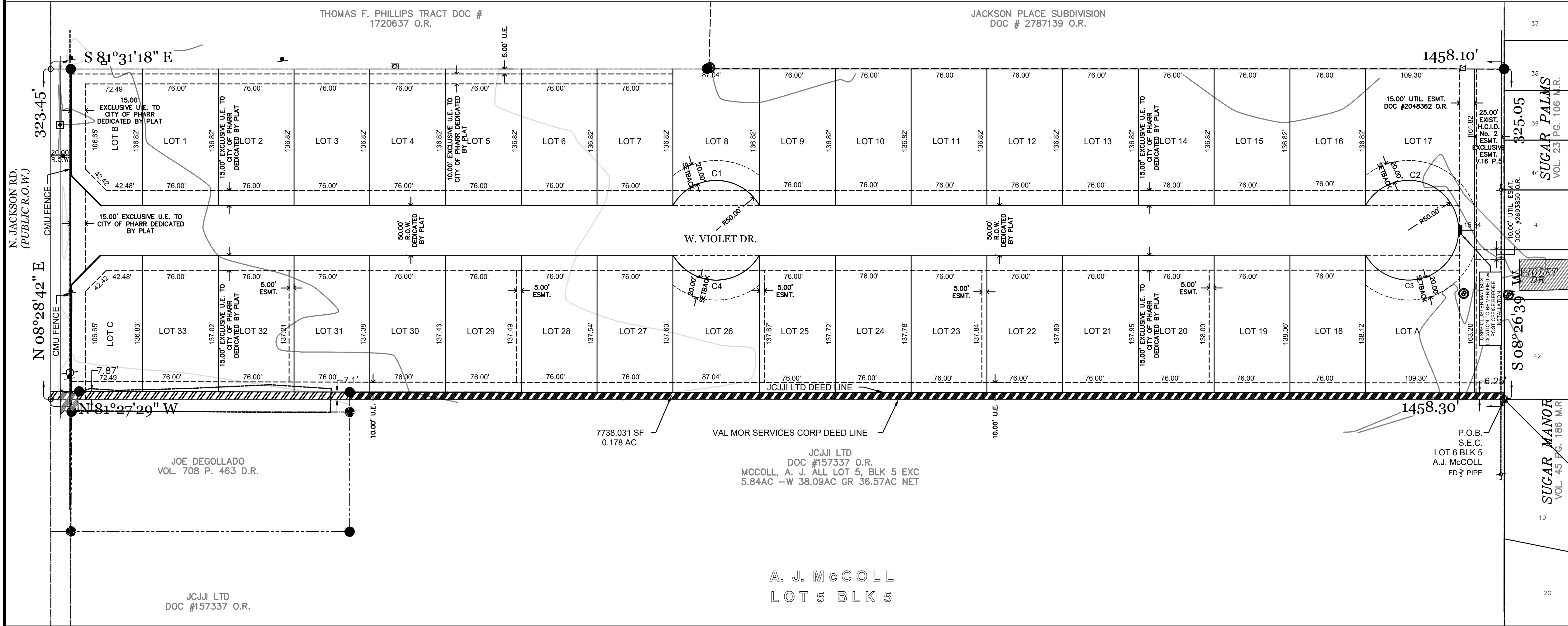
DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

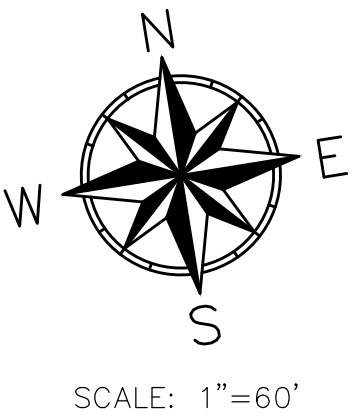
This item will go before the City Commission meeting of April 01, 2024 at 4:00 p.m.

SAN DIEGO CROSSING SUBDIVISION

A 10.854 ACRE TRACT OF LAND OUT OF THE SOUTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2) OF LOT 6, BLOCK 5, A. J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY TEXAS



A. J. McCOLL
LOT 5 BLK 5



LEGEND	
(R)	SET IRON ROD
(F)	FOUND IRON ROD W/ CAP
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

SURVEY NOTES:

- ALL BEARING AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANS, SOUTH FIPS 4205 FEET.
- ALL HORIZONTAL CONTROL ON THIS PROJECT HAS ESTABLISHED UTILIZING RTK GPS METHODS.
- ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)

LOT AREAS	
LOT #	AREAS
1-7	10,398.32 SF 0.23 AC
8	10,444.93 SF 0.23 AC
9-16	10,398.32 SF 0.23 AC
17	13,836.27 SF 0.31 AC
18-25	10,398.32 SF 0.23 AC
26	10,444.93 SF 0.23 AC
27-33	10,398.32 SF 0.23 AC

GENERAL NOTES:

- FLOOD INSURANCE RATING ZONE: "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH 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.
FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0425C
REVISED: NOVEMBER 16, 1982
- CITY OF PHARR BENCHMARK NO. 54 20' E. OF SOUTHWEST CORNER OF SIOUX RD. AND POINSETTIA LN.
VERTICAL DATUM NGVD 1988
NORTHING: 16605744.213 EASTING: 1084164.334 ELEVATION: 107.35
- SETBACKS AS PER CITY OF PHARR ORDINANCE.
- MINIMUM FINISH FLOOR ELEVATION: 18 INCHES ABOVE TOP OF CURB AT CENTER OF LOT.
- NO STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY, THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.62 ACRES AND A VOLUME OF 1.40 ACRE-FT 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 PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS DEVELOPMENT.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- ALL BUILDING CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL CITY OF PHARR ORDINANCE, REQUIREMENTS, CITY CODES AND STATE AND FEDERAL REGULATIONS.
- ALL DESIGNED WATERLINES SHALL BE 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. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT.
- HOME OWNERS ASSOCIATION TO MAINTAIN DETENTION PONDS, R.O.W. AND PERIMETER OF THE SUBDIVISION.
- A 5' SIDEWALK WITH ADA RAMPS AND LANDINGS ALONG THE FRONT OF RESIDENTIAL LOTS WILL BE REQUIRED AT THE ISSUANCE OF A BUILDING PERMIT
- A 5' SIDEWALK WITH ADA RAMPS AND LANDINGS ALONG THE EAST SIDE OF JACKSON RD. WILL CONSTRUCTED BY DEVELOPER AT SUBDIVISION CONSTRUCTION STAGE.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THIS SUBDIVISION, RECORDED AS DOCUMENT NO. 157337, HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPERS/HOMEOWNER'S ASSOCIATION OWNERS, THEIR SUCCESSORS, AND/OR THEIR ASSIGNEES, AND NOT THE CITY OF PHARR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND OTHER REQUIREMENTS FOR COMMON AREAS, PRIVATE STREET, ALLEYS, AND DETENTION AREAS.

LOT AREAS (DETENTION)	
LOT #	AREAS
LOT A	13,836.27 SF 0.31 AC
LOT B	9,414.74 SF 0.21 AC
LOT C	9,414.74 SF 0.21 AC

STATE OF TEXAS COUNTY OF HIDALGO

I, (WE), _____, THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **SAN DIEGO CROSSING SUBDIVISION**, AN ADDITION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC AND PRIVATE (AS DESIGNATED BY PLAT) ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF PHARR, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF PHARR.

RHEA MORA
3317 KENT LN.
McAlLEN, TX

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



CURVE TABLE			
CURVE #	RADIUS	LENGTH	CH LENGTH
C1	50.0'	103.81'	87.04'
C2	50.0'	131.41'	96.41'
C3	50.0'	131.41'	96.41'
C4	50.0'	103.81'	87.04'

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS THE _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

DANNY WYLIE
CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED 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
MAYOR, CITY OF PHARR

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE § 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

RAUL SESIN, P.E., R.P.L.S.
GENERAL MANAGER, HCD NO. 1

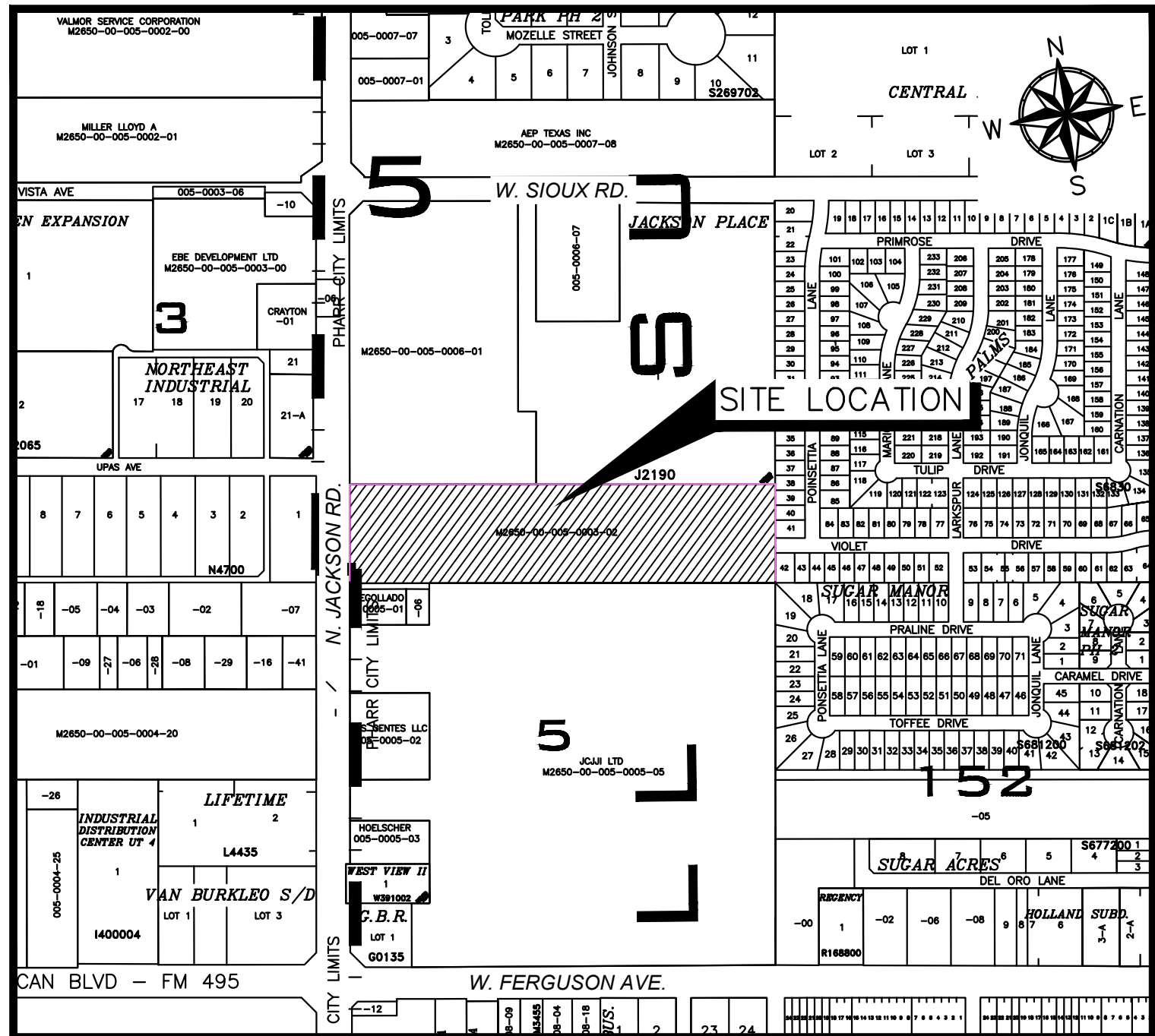
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 DATED THIS THE _____ DAY OF _____, 20____.

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.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

PRESIDENT, HCD NO. 2

ATTEST: SECRETARY, HCD NO. 2



LOCATION MAP
SCALE: 1"=500'

METES AND BOUNDS

A 10.854 ACRE TRACT OF LAND OUT OF THE SOUTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2) OF LOT 6, BLOCK 5, A. J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS SAID 10.854 ACRE TRACT OF LAND BEING OUT OF THE SAME LAND DESCRIBED IN DOCUMENT NO. 841921 OFFICIAL RECORDS AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 5, A. J. MCCOLL SUBDIVISION, THENCE N 08°26'39" E, WITH THE EAST LINE OF SAID LOT 6, BLOCK 5, A DISTANCE OF 6.25' TO THE SOUTHEAST CORNER OF THIS TRACT OF LAND, SAME BEING CLAIMED AS THE NORTHEAST CORNER OF THE JCJJI LTD TRACT IN DOC NO. 1573137 OFFICIAL RECORDS AND THE POINT OF BEGINNING;

THENCE N 81°27'29" W, ACROSS SAID LOT 6, WITH THE NORTH LINE OF SAID JCJJI TRACT, AT 1438.30' PASS THE EAST RIGHT OF WAY LINE OF JACKSON ROAD AT 1458.30' IN ALL TO THE WEST LINE OF SAID LOT 6, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°28'42" E, WITH THE WEST LINE OF SAID LOT 6, BEING WITHIN SAID JACKSON ROAD RIGHT OF WAY, A DISTANCE OF 323.45' TO THE SOUTHWEST CORNER OF THE PHILLIPS TRACT (DOC # 1720637 O.R.) FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°31'18" E, ACROSS SAID LOT 6, WITH THE SOUTH LINE OF SAID PHILLIPS TRACT, AT 20.00' PASS A 1/2" ROD FOUND AT THE EAST RIGHT OF WAY LINE OF SAID JACKSON ROAD, AT 658.30' PASS A 1/2" ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, JACKSON PLACE SUBDIVISION (DOC # 2787139 O.R.), AT 1458.30' IN ALL TO A 1/2" ROD FOUND AT THE EAST LINE OF SAID LOT 6, FOR THE SOUTHEAST CORNER OF SAID LOT 1, JACKSON PLACE SUBDIVISION AND THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 08°26'39" W, WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 325.05' TO THE POINT OF BEGINNING, CONTAINING 10.854 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS:

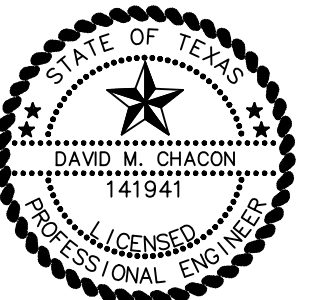
THAT I, **JOSE MARIO GONZALEZ, RPLS** DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATING RULES AND REGULATIONS OF THE CITY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

JOSE MARIO GONZALEZ, RPLS
NO. 5571
DATE

STATE OF TEXAS COUNTY OF HIDALGO

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

DAVID M. CHACON, P.E.
NO. 141941
DATE



DATE OF PREPARATION: 10/11/2022

B BROWNSTONE
CONSULTANTS

FIRM No. F-23250

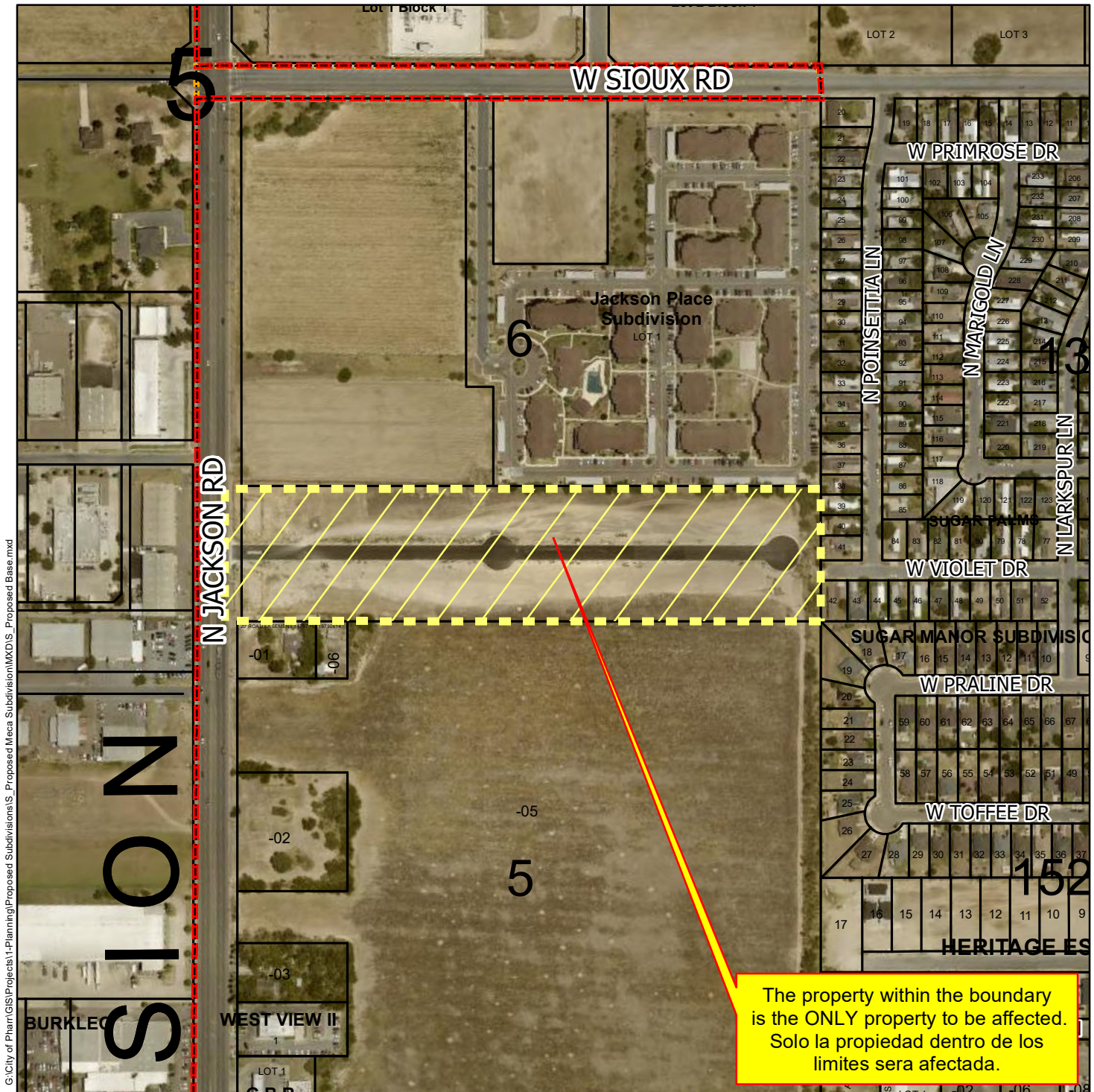
2205 N. JACKSON RD.
McAllen, Texas 78501

(956) 429-9033
david@bstone.biz

PRINCIPAL CONTACTS:

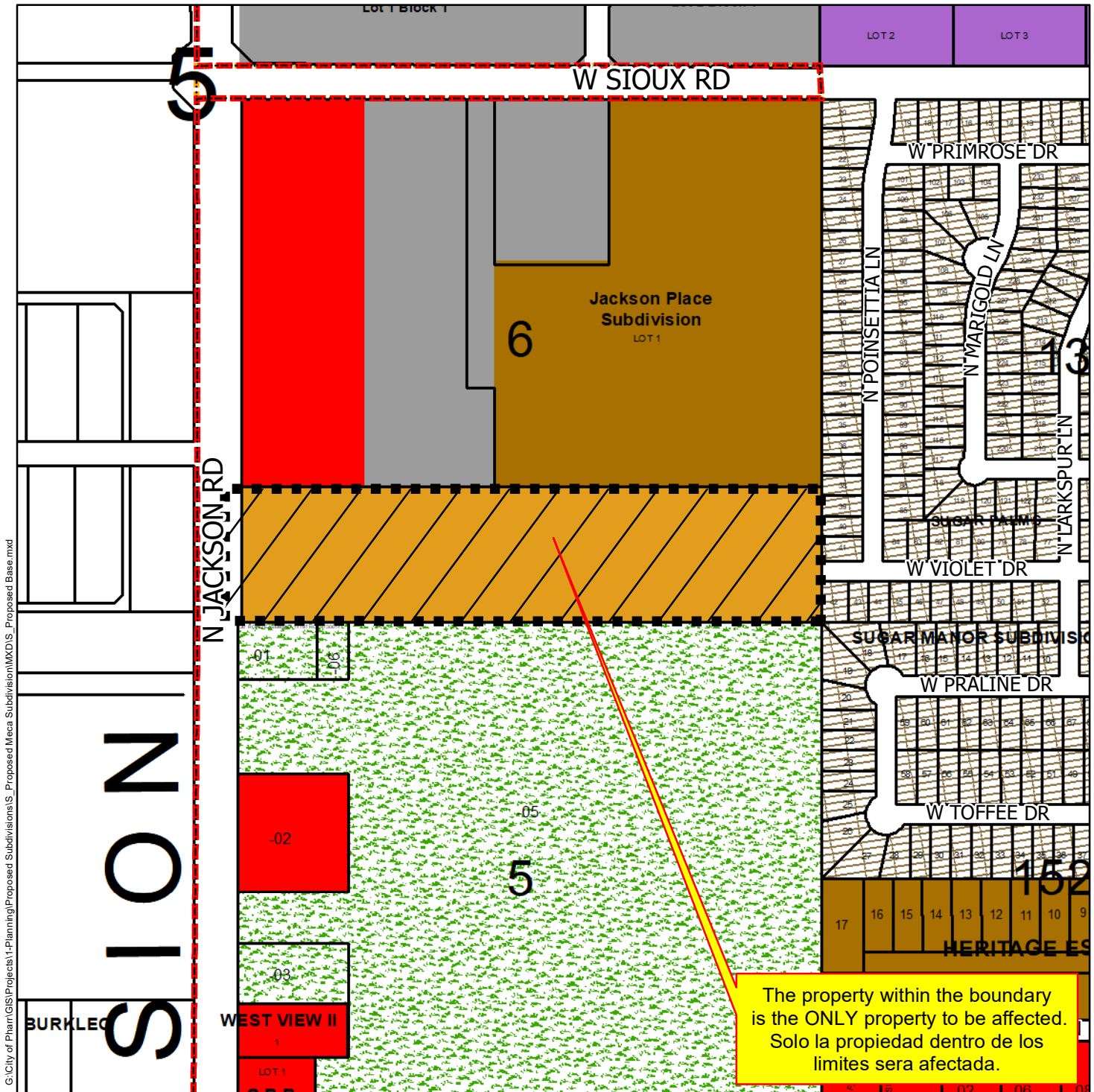
	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	RHEA MORA	3317 KENT LN.	McAlLEN, TEXAS 78503	(956) 307-3057
ENGINEER:	DAVID M. CHACON	2205 N. JACKSON RD.	McAlLEN, TEXAS 78501	(956) 429-9033
SURVEYOR:	JOSE MARIO GONZALEZ	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 262-0222

NO.	SHEET	REVISION	DATE	APPROVED



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





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



Pharr
Development Services



Site Photo

2200 Block of N. Jackson Rd.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: March 20, 2024

MEETING DATE: March 25, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Fulcrum Consulting Services, representing Zeppelin Texas LLC and Delta Properties LLP., is requesting final plat approval of the proposed Dekal Subdivision. The property is legally described as being a 77.405 acre tract of land out of Lots 382 and 385, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of E. Military Highway. **SUB#210827**

Classification: Regular

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

Issue: Fulcrum Consulting Services, representing Zeppelin Texas LLC and Delta Properties LLP., is requesting final plat approval of the proposed Dekal Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Dekal Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/20/2024
Approved - 3/20/2024
Final Approval - 3/21/2024



MEMORANDUM

DATE: MONDAY, MARCH 25, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: DEKAL SUBDIVISION
FILE NO. **SUB#210827**

GENERAL INFORMATION:

APPLICANT: Fulcrum Consulting Services, representing Zeppelin Texas LLC and Delta Properties LLP., is requesting final plat approval of the proposed Dekal Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 77.405 acre tract of land out of Lots 382 and 385, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 400 Block of E. Military Highway.

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

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Dekal Subdivision subject to the following conditions set before you.

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

1. In compliance.

EASEMENTS:

1. In compliance.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

DRAINAGE:

1. In compliance.

OTHER:

1. In compliance.

This item will go before the City Commission meeting of April 01, 2024 at 4:00 p.m.

PLAT FOR
DEKAL SUBDIVISION
CITY OF PHARR, HIDALGO COUNTY, TEXAS

GENERAL NOTES:

- THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE WATER MAP – COMMUNITY PANEL NO.480334 0500 B: REVISED JANUARY 02, 1981. 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 FOOT OR WHERE THE CONTRIBUTING DRAINAGE ARE LESS THAN 1 SQUARE MILE OR AREAS PROTECTED BY LEVELS FOR THE BASE FLOOD
- FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB, OR 24" AS MEASURED AT THE CENTER OF THE LOT WHICHEVER IS GREATER.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 77.40-ACRES AND A VOLUME OF APPROXIMATELY 14.70-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.
- OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.
- NO STRUCTURE SHALL BE CONSTRUCTED ON ANY EASEMENTS.
- BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE
- BENCHMARK: CITY OF PHARR BENCHMARK#4 N:16560518.618 E:1087052.203 ELEV. 88.43' (AS PER CITY OF PHARR PUBLISHED DATA). LOCATED AT THE INTERSECTION OF S. JUNIPER STREET AND E. GARY STREET, ON THE WEST SIDE OF S. JUNIPER STREET. HORIZONTAL DATUM IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988; GEOID MODEL 1999.
- $\frac{1}{2}$ " DIAMETER IRON RODS SET AT ALL LOT CORNERS
- LANDSCAPING--AS PER CITY OF PHARR ORDINANCE.
- A STORM-WATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH CITY OF PHARR.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- ALL FIRE-LINES AND SPRINKLERS TO BE INSTALLED BY A LICENSED FIRE SPRINKLER COMPANY.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- 5.0'FT SIDEWALK WITH A.D.A. WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S).

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

I GEORGE E. LAZARO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.



GEORGE E. LAZARO, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 93696
FIRM REGISTRATION NO. 12362

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

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

MANUEL CARRIZALES
TEXAS RPLS NO. 6388
TEXAS REG. SURVEYING FIRM No. 101194417

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNED HEREIN AS DEKAL SUBDIVISION, OF THE CITY OF PHARR, TEXAS. AND WHOSE OWNER'S NAME(S) IS SUBSCRIBED HERETO, AND DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND 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 THERE IN EXPRESSED.

OUTWESTERN LLC FKA ZEPPELIN TEXAS, LLC
EDUARDO DE LA VEGA CANELOS CEO

DELTA PROPERTIES LLP
DINO PANOUSOPOULOS CEO

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDUARDO DE LA VEGA AND DINO PANOUSOPOULOS, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF _____.

MY COMMISSION EXPIRES:_____

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY REVIEWED AND APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS _____ DAY OF _____, 2024. A.D. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAYS OR EASEMENTS.

PRESIDENT _____ DATE _____

ATTEST: _____
SECRETARY

METES & BOUNDS 1 : THE PROPOSED DEVELOPMENT CONSIST OF 76.972 GROSS ACRES

A 76.972 ACRE TRACT BEING A PART OR PORTION OF LOTS 382 AND 385, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING COMPRISED OF THE FOLLOWING TWO TRACTS:

TRACT 1- A CALLED 38.632 ACRE TRACT AS DESCRIBED AND CONVEYED TO DELTA PROPERTIES, L.L.P. BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3261509, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

TRACT 2- A CALLED 38.773 ACRE TRACT AS DESCRIBED AND CONVEYED TO ZEPPELIN TEXAS, LLC BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3127637, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 76.972 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING AT A PK NAIL SET [N:16562225.9800, E:1084116.6569], ON HI LANE ROAD FOR THE NORTHWEST CORNER OF SAID LOT 382 AND OF SAID 38.632 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 28 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 382, AND OF SAID 38.632 ACRE TRACT AND OF SAID 38.773 ACRE TRACT, A DISTANCE OF 1,320.00 FEET TO A PK NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 382 AND OF SAID 38.773 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 8 DEGREES 31 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 382, AND OF SAID 38.773 ACRE TRACT, AT 20.00 FEET PASS A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET ON THE SOUTH RIGHT OF WAY LINE OF SAID HI LAND ROAD, CONTINUING AT A DISTANCE 1,320.00 FEET PASS A CALCULATED POINT FOR THE COMMON EAST CORNER OF SAID LOTS 382 AND 385, CONTINUING ALONG THE EAST LINE OF SAID LOT 385 A TOTAL DISTANCE OF 2,544.74 FEET TO HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET ON THE NORTH RIGHT OF WAY LINE OF MILITARY HIGHWAY (HIGHWAY 281), FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 28 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID MILITARY HIGHWAY (HIGHWAY 281), A DISTANCE OF 982.59 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET FOR A CURVATURE TO THE RIGHT AND AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, ALONG SAID CURVE TO THE RIGHT HAVING A DELTA OF 4 DEGREES 07 MINUTES 29 SECONDS, AN ARC LENGTH OF 339.91 FEET, A RADIUS OF 4,721.81 FEET, A CHORD BEARING OF NORTH 74 DEGREES 36 MINUTES 07 SECONDS WEST AND A CORD LENGTH OF 339.84 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S.RPLS #6388" SET ON THE WEST LINE OF SAID LOT 385, AND OF SAID 38.632 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 8 DEGREES 31 MINUTES 58 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 385, AND OF SAID 38.632 ACRE TRACT, AT 1,184.12 FEET PASS A CALCULATED POINT FOR THE COMMON WEST CORNER OF SAID LOTS 382 AND 385, CONTINUING ALONG THE WEST LINE OF SAID LOT 382 AT A DISTANCE OF 2,484.12 FEET PASS A HALF (1/2)-INCH IRON ROD FOUND ON THE SOUTH RIGHT OF WAY OF SAID HI LAND ROAD, CONTINUING A TOTAL DISTANCE OF 2,504.12 FEET TO THE POINT OF BEGINNING, CONTAINING 76.972 ACRES OF LAND MORE OR LESS.

MAYOR'S CERTIFICATION

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.

AMBRIOSO HERNANDEZ _____ DATE _____
MAYOR,
CITY OF PHARR, TEXAS.

ATTEST: _____
CITY CLERK

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 DEKAL SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY.

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

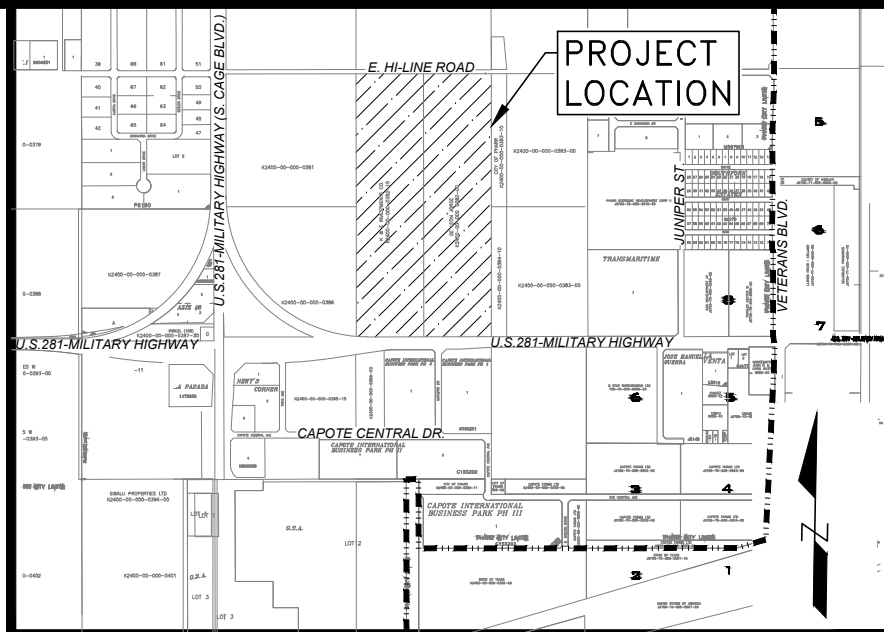
DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



LOCATION MAP
SCALE: 1"=1000'

PLAT FOR
DEKAL SUBDIVISION
A 76.972 ACRE TRACT OF LAND OUT OF LOTS
382 AND 385 KELLY-PHARR SUBDIVISION,
HIDALGO COUNTY, TEXAS. ACCORDING TO THE
MAP RECORDED IN VOLUME 3 PAGES 133.134 OF
THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY:
FULCRUM CONSULTING SERVICES
P.O. BOX 530540, HARLINGEN, TX 78553
&
CARRIZALES LAND SURVEYING, LLC
4807 GONDOLA AVENUE, EDINBURG, TX 78542

DATE PREPARED: MARCH 1, 2024
DATE SURVEYED: FEBRUARY 28, 2024

SHEET 01 OF 02



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

ON: _____ AT: _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORD OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



Carrizales
Land
Surveying, LLC

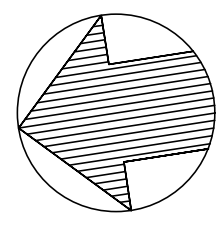
Texas Registered Surveying Firm
TSPS FIRM No. 01594417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-967-2167
www.cls.land



FULCRUM

CONSULTING SERVICES

PLANNERS * ENGINEERS * ARCHITECTS
TBPE FIRM No. F12369 -- TBPA FIRM No. BR 44
P.O. BOX 530540 HARLINGEN, TX 78553
PH: 956-797-3411 FAX: 956-797-3400

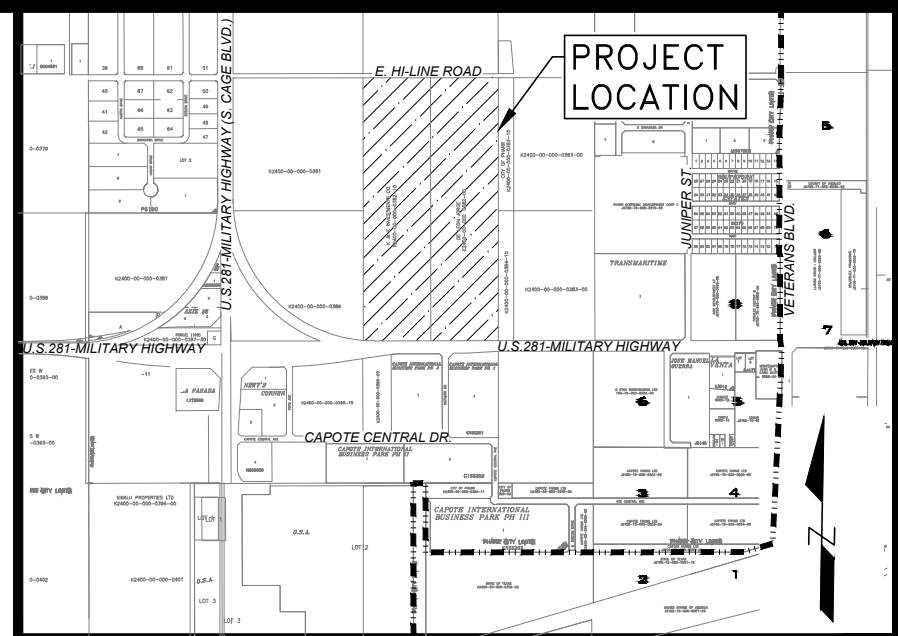


SCALE 1"=100'

BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205
VERTICAL DATUM:
NORTH AMERICAN
VERTICAL DATUM 1988

PLAT FOR DEKAL SUBDIVISION CITY OF PHARR, HIDALGO COUNTY, TEXAS

BLU-MAN INVESTMENTS LLC
KELLY PHARR TRACT LOT 383 EXC. W100°-W150° & W150°-S1220°
& LOT 384 EXC. W150°-N1270° 47.38AC FR 46.13AC NET
DOC. 2617245 H.C.D.R.



LOCATION MAP
SCALE: 1"=1000'

**PLAT FOR
DEKAL SUBDIVISION**
A 77.405 ACRE TRACT OF LAND OUT OF LOTS
382 AND 385 KELLY-PHARR SUBDIVISION,
HIDALGO COUNTY, TEXAS. ACCORDING TO THE
MAP RECORDED IN VOLUME 3 PAGES 133,134 OF
THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY:
FULCRUM CONSULTING SERVICES
P.O. BOX 530540, HARLINGEN, TX 78553
CARRIZALES LAND SURVEYING, LLC
4807 GONDOLA AVENUE, EDINBURG, TX 78542

DATE PREPARED: MARCH 1, 2024
DATE SURVEYED: FEBRUARY 28, 2024

SHEET 02 OF 02

LEGEND

- LOT BOUNDARY
- EXISTING LOT BOUNDARY
- UTILITY EASEMENT
- RIGHT OF WAY
- CENTERLINE
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- IRON ROD FOUND OR AS NOTED
- SET 1/2" IRON ROD OR AS NOTED
- P.O.B. POINT OF BEGINNING

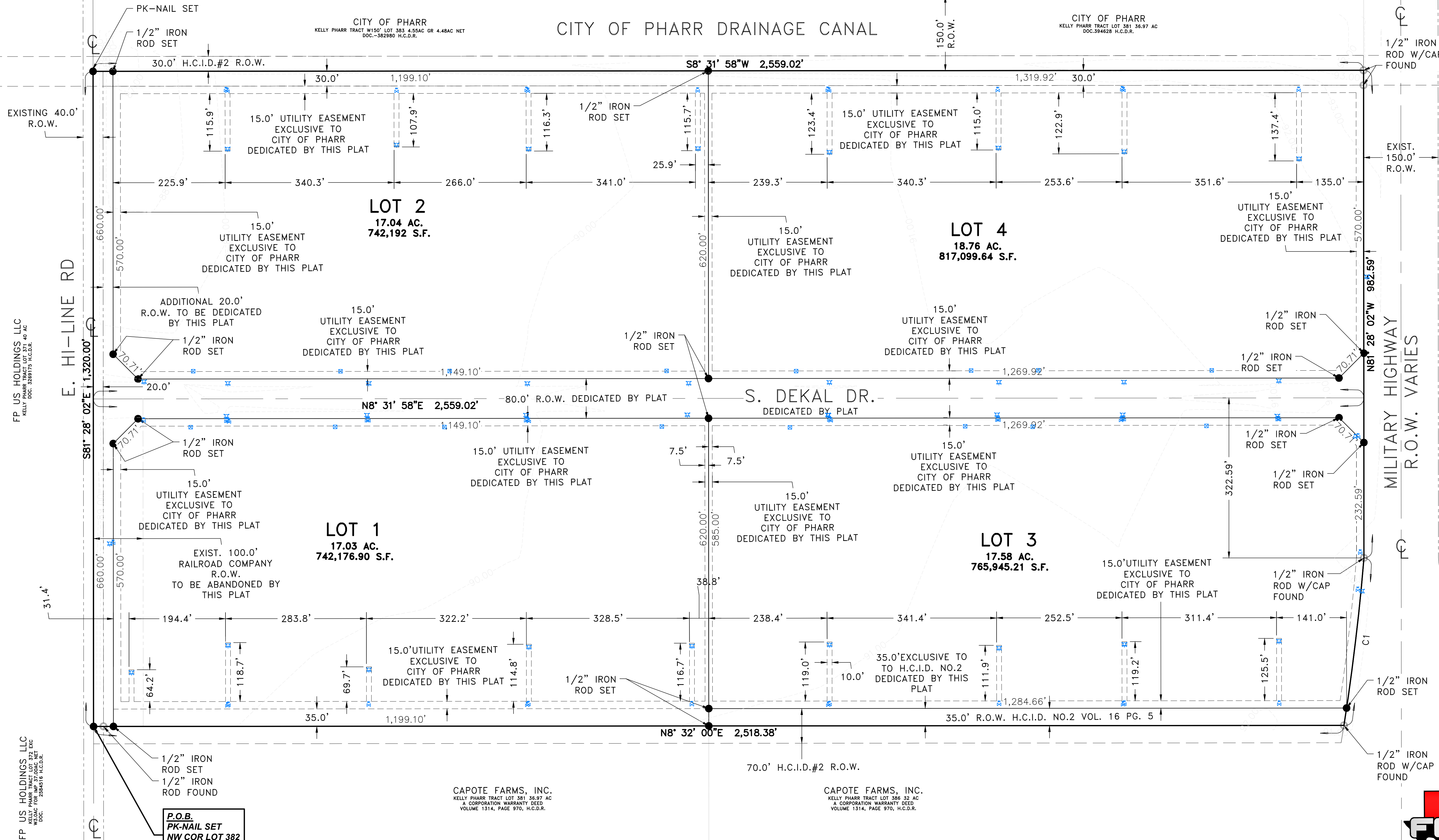
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	339.92'	4,738.98	004°06'35"	339.85'

BISSELL SOUTHWEST DC
LEASING LLC
KELLY PHARR TRACT LOT 381 36.97 AC
DOC. 3008916 H.C.D.R.

FP US HOLDINGS LLC
KELLY PHARR TRACT LOT 381 36.97 AC
DOC. 3008916 H.C.D.R.

FP US HOLDINGS LLC
KELLY PHARR TRACT LOT 381 36.97 AC
DOC. 3008916 H.C.D.R.



P.O.B.
PK-NAIL SET
NW COR LOT 382
N: 16562225.9602
E: 1084116.6539

CAPOTE FARMS, INC.
KELLY PHARR TRACT LOT 381 36.97 AC
A CORPORATION WARRANTY DEED
VOLUME 1314, PAGE 970, H.C.D.R.

CAPOTE FARMS, INC.
KELLY PHARR TRACT LOT 386 32 AC
A CORPORATION WARRANTY DEED
VOLUME 1314, PAGE 970, H.C.D.R.



FULCRUM
CONSULTING SERVICES
PLANNERS * ENGINEERS * ARCHITECTS
TBPE FIRM No. F12369 -- TBPA FIRM No. BR 44
P.O. BOX 530540 HARLINGEN, TX 78553
PH: 956-797-3411 FAX: 956-797-3400

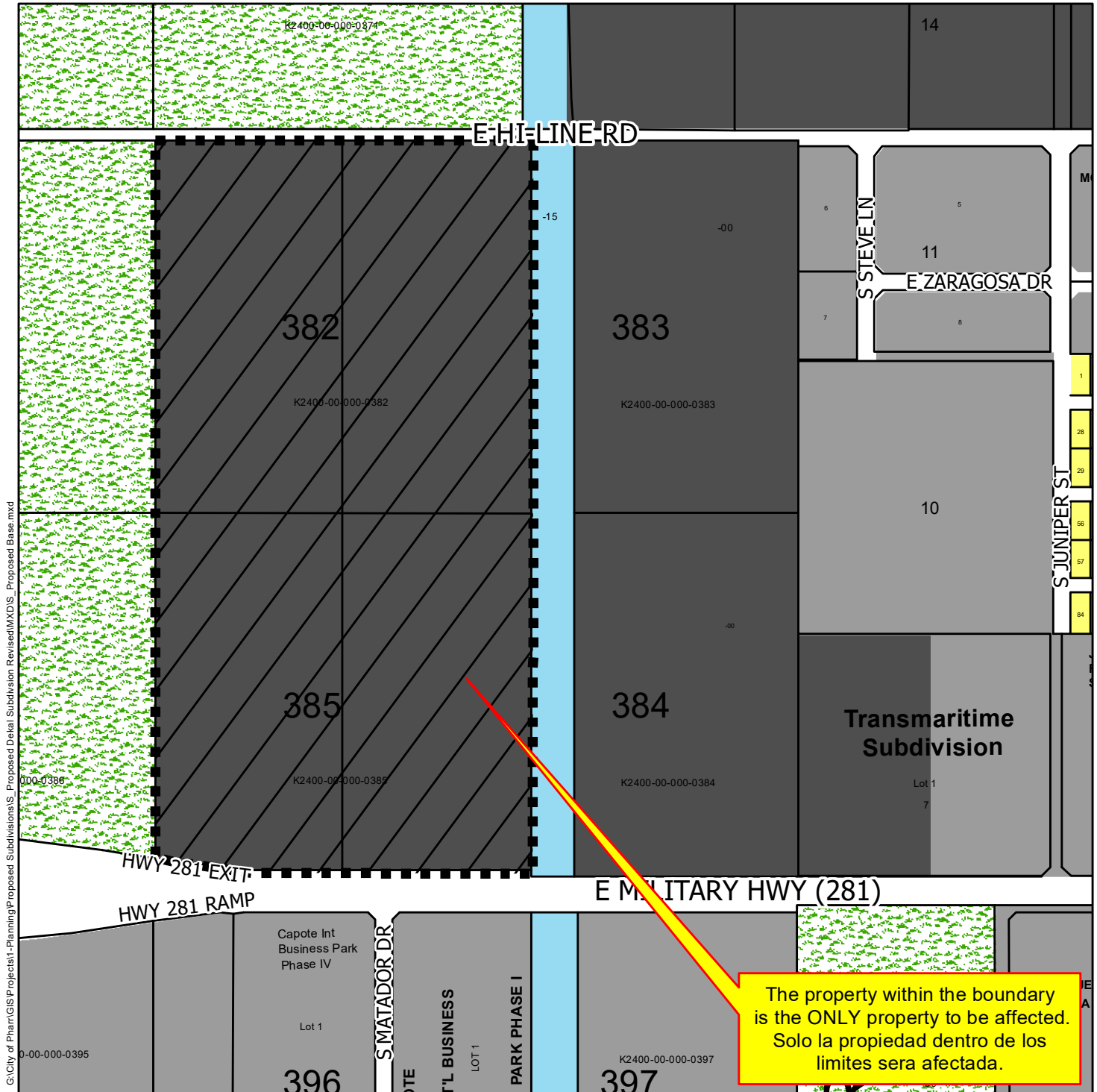


The property within the boundary
 is the ONLY property to be affected.
 Solo la propiedad dentro de los
 limites sera afectada.

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

Scale: 1 inch = 500 feet





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

Scale: 1 inch = 500 feet

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





Pharr
Development Services



Site Photo

400 Block of E. Military Hwy.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.4.

DATE SUBMITTED: March 19, 2024

MEETING DATE: March 25, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing Michael Bird, Managing Member for Southwind Gardens, LLC, is requesting final plat approval of the proposed Southwind Gardens Subdivision. The property is legally described as being a 13.125 acres being out of Lot 5, Block 7, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1800 Block of West Ridge Road. **SUB#230515**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing Michael Bird, Managing Member for Southwind Gardens, LLC, is requesting final plat approval of the proposed Southwind Gardens Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Southwind Gardens Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza

Ricardo Rodriguez

Kimberly Mendoza

Created/Initiated - 3/19/2024

Approved - 3/19/2024

Final Approval - 3/21/2024



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 25, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: SOUTHWIND GARDENS SUBDIVISION
FILE NO. **SUB#230515**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Michael Bird, Managing member for Southwind Gardens, LLC, is requesting final plat approval of the proposed Southwind Gardens Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 13.125 acres being out of Lot 5, Block 7, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1800 block of W. Ridge Rd.

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

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Southwind Gardens Subdivision subject to the following conditions:

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

EASEMENTS: 1. In compliance.

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

FIRE PROTECTION: 1. In compliance.

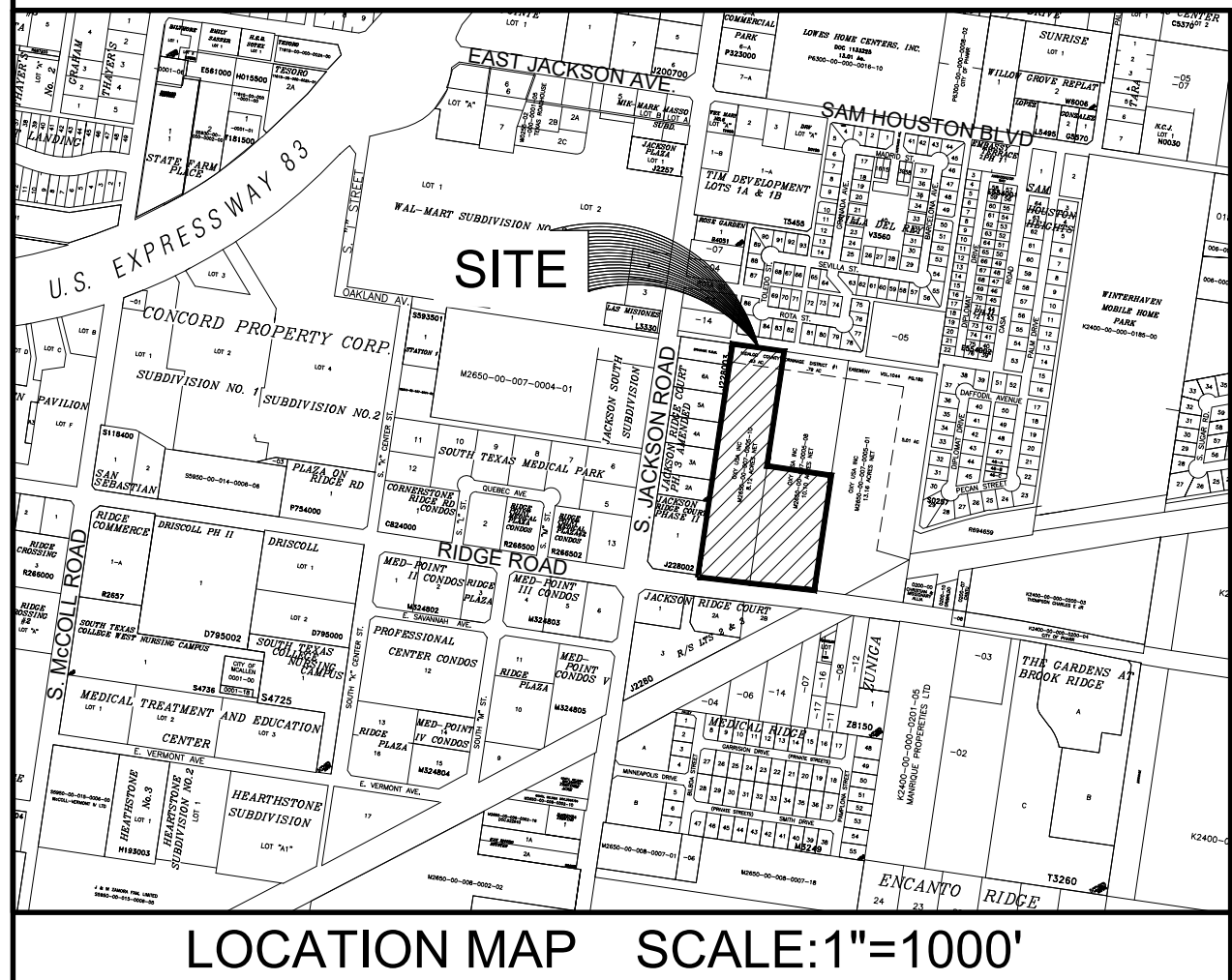
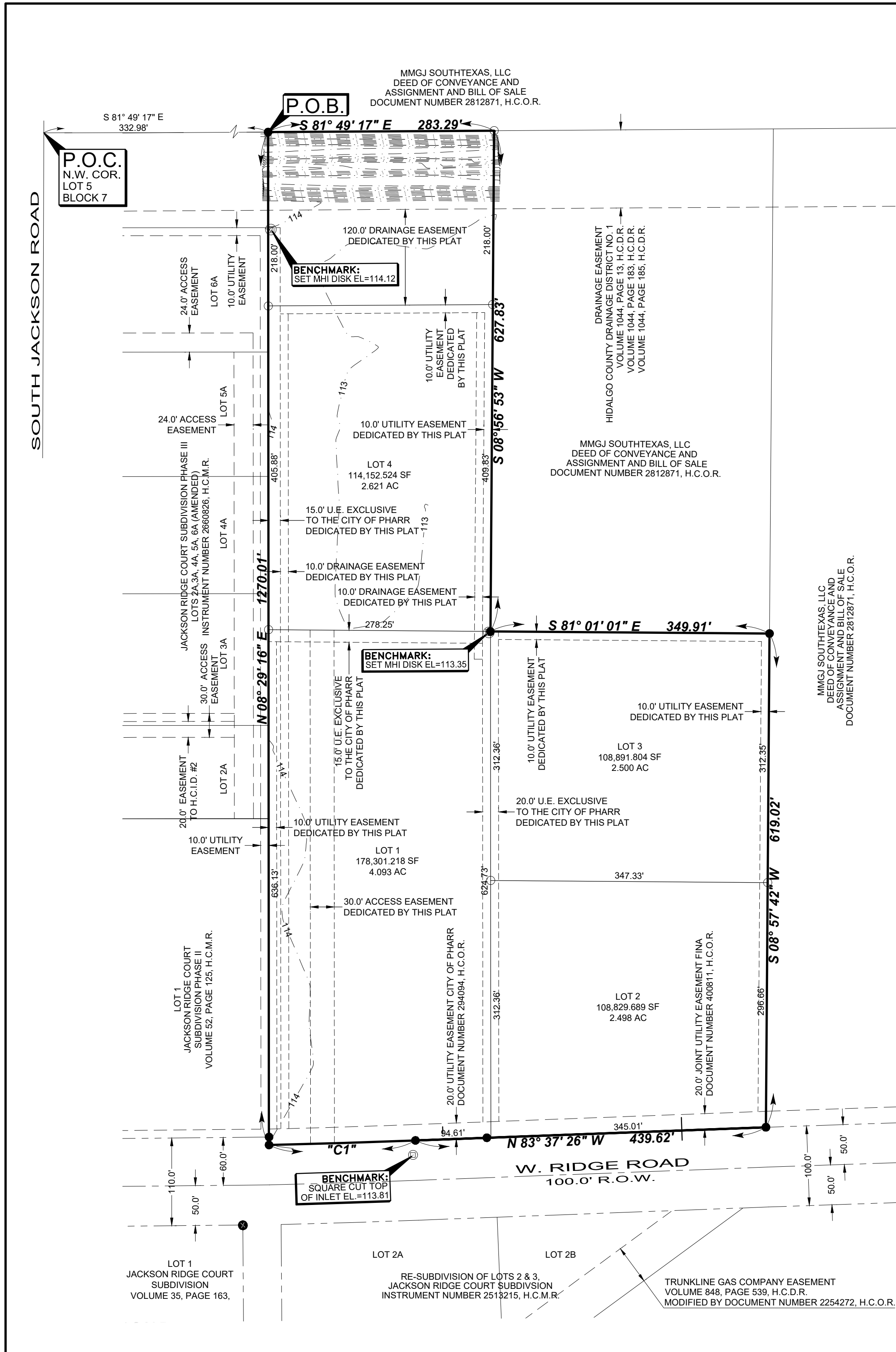
WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission meeting of April 01, 2024 at 4:00 p.m.



LEGEND

- FOUND NO. 4 REBAR
- FOUND ALUMINUM MONUMENT
- ⊙ SET MHI DISK MONUMENT
- ⊕ SET SQUARE CUT
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- Sq. Ft. - SQUARE FEET
- Ac. - OF ONE ACRE

Curve Table

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	000° 55' 22"	11410.00'	183.79'	91.89'	183.79'	N 83° 13' 46" W

MELDEN & HUNT, INC. TEXAS REGISTER F-1435

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

SUBDIVISION MAP OF

SOUTHWIND GARDENS SUBDIVISION

BEING A 13.125 ACRES BEING OUT OF LOT 5, BLOCK 7, A.J. MCCOLL SUBDIVISION CITY OF PHARR HIDALGO COUNTY, TEXAS

NOTES:

- SETBACKS: AS PER CITY OF PHARR ORDINANCE
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 16" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
- THIS SUBDIVISION IS IN FLOOD ZONE "C" AND ZONE "B". ZONE "C" IS DESIGNATED AS AREAS OF MINIMAL FLOODING. ZONE "B" ARE 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: 480347 0005 C MAP REVISED: OCTOBER 19, 1982
- BENCH MARK: DOCUMENTATION FOR CITY OF PHARR BENCHMARK SYSTEM INDICATES INFORMATION FOR THE NEAREST MONUMENT AS POINT #34, NORTHING: 16592043.578, EASTING: 1081709.507 ELEV.=114.09
- BENCH MARK #1: SQUARE CUT TOP OF INLET LOCATED IN THE NORTH R.O.W. OF W. RIDGE ROAD A GPS ELEVATION PER NAVD 88 (GEIOD 2003) OF NORTHING: 16592105.8290, EASTING: 1080964.6590, EL.=113.81.
- BENCH MARK #2: SET MHI DISK ON THE NORTH WEST CORNER OF SAID LOT 1 WITH A GPS ELEVATION PER NAVD 88 (GEIOD 2003) OF NORTHING: 16592739.6340, EASTING: 1081155.9790, EL.=113.35.
- BENCH MARK #3: SET MHI DISK ON THE NORTH WEST CORNER OF LOT 6A JACKSON RIDGE COURT SUBDIVISION PHASE III WITH A GPS ELEVATION PER NAVD 88 (GEIOD 2003) OF NORTHING: 16593279.7110, EASTING: 1080960.6930, EL.=114.12.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 175.197 ACRES AND A VOLUME OF APPROXIMATELY 4.022 ACRES 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."
- 5.0-FOOT SIDEWALK WITH A.D.A. RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED WITHIN SUBDIVISION CONSTRUCTION PHASE.
- NO STRUCTURES ALLOWED OVER ANY EASEMENT.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- OWNER'S TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING / FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS IT.
- OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS.
- PROVIDE STEEL CASING FOR PORTIONS OF WATERLINE UNDER DRIVEWAYS.

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.

PRESIDENT _____ ATTEST: _____ SECRETARY _____

APPROVED BY DRAINAGE DISTRICT:

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DRAWN BY: EM _____ DATE: 03-23-23
SURVEY CHECKED BY: _____ DATE: _____
FINAL CHECK _____ DATE: _____

METES & BOUNDS

A TRACT OF LAND CONTAINING 13.125 ACRES SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 5, BLOCK 7, A.J. MCCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS, SAID 13.125 ACRES OUT OF A CERTAIN TRACT CONVEYED TO MMGJ SOUTHTEXAS, LLC, BY VIRTUE OF A DEED OF CONVEYANCE AND ASSIGNMENT AND BILL OF SALE RECORDED UNDER DOCUMENT NUMBER 2812871, HIDALGO COUNTY OFFICIAL RECORDS, SAID 13.125 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 7 AND WITHIN THE EXISTING RIGHT-OF-WAY OF SOUTH JACKSON ROAD;

THENCE, S 81° 49' 17" E, ALONG THE NORTH LINE OF SAID LOT 5, BLOCK 7, A DISTANCE OF 332.98 FEET TO A NO. 4 REBAR FOUND, FOR THE POINT OF BEGINNING, AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 81° 49' 17" E ALONG THE EXISTING NORTH LINE OF SAID LOT 5, BLOCK 7, A DISTANCE OF 283.29 FEET TO A NO. 4 REBAR SET FROM WHICH A CONCRETE MONUMENT WITH ALUMINUM CAP FOUND BEARS S 51° 15' 03" E, A DISTANCE OF 0.43 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 58' 53" W A DISTANCE OF 627.83 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 01' 01" E A DISTANCE OF 349.91 FEET TO A NO. 4 REBAR FOUND, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 57' 42" W A DISTANCE OF 619.02 FEET TO A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF WEST RIDGE ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 83° 37' 26" W ALONG THE EXISTING NORTH RIGHT-OF-WAY OF WEST RIDGE ROAD, AT A DISTANCE OF 350.08 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 439.62 FEET, TO A NO. 4 REBAR FOUND, FOR A CORNER OF THIS TRACT;
- THENCE, IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 00° 55' 22", A RADIUS OF 11,410.00 FEET, AN ARC LENGTH OF 183.79 FEET, A TANGENT OF 91.89, AND A CHORD THAT BEARS N 83° 13' 46" W, A DISTANCE OF 183.78 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 29' 16" E ALONG THE EAST LINES OF JACKSON RIDGE COURT SUBDIVISION PHASE II ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52, PAGE 125, HIDALGO COUNTY MAP RECORDS, AND JACKSON RIDGE COURT SUBDIVISION PHASE III, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2660826, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 10.00 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF LOT 1, SAID JACKSON RIDGE COURT SUBDIVISION PHASE II, AT A DISTANCE OF 410.74 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID JACKSON RIDGE COURT SUBDIVISION PHASE II AND THE SOUTHEAST CORNER OF SAID JACKSON RIDGE COURT SUBDIVISION PHASE III, CONTINUING A TOTAL DISTANCE OF 1,270.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.125 ACRES, OF WHICH 0.636 OF ONE ACRE LIES WITHIN THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE EASEMENT, LEAVING A NET OF 12.489 ACRES OF LAND, MORE OR LESS.

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

APPROVED THIS THE _____ DAY OF _____, 20____.

DANNY WYLIE CHAIRMAN, PLANNING AND ZONING COMMISSION _____

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, MAYOR, CITY OF PHARR _____ DATE _____

ATTEST: _____ CITY CLERK _____

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "SOUTHWIND GARDENS SUBDIVISION" TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

SOUTHWIND GARDENS, LLC A TEXAS LIMITED LIABILITY COMPANY

MICHAEL BIRD, MANAGING MEMBER
2007 E SILVERBELL STREET
MISSION, TX 78573

DIANA S. BIRD, MANAGING MEMBER
2007 E SILVERBELL STREET
MISSION, TX 78573

ROSS M. TROUTMAN, MANAGING MEMBER
2007 E SILVERBELL STREET
MISSION, TX 78573

EMILY R. TROUTMAN, MANAGING MEMBER
2007 E SILVERBELL STREET
MISSION, TX 78573

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL BIRD 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DIANA S. BIRD 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROSS M. TROUTMAN 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EMILY R. TROUTMAN 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA P.E. # 117368
DATE PREPARED: 10-30-2020
ENGINEERING JOB No. 20170.01

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, ROBERTO N. TAMEZ, A 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, OR 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.

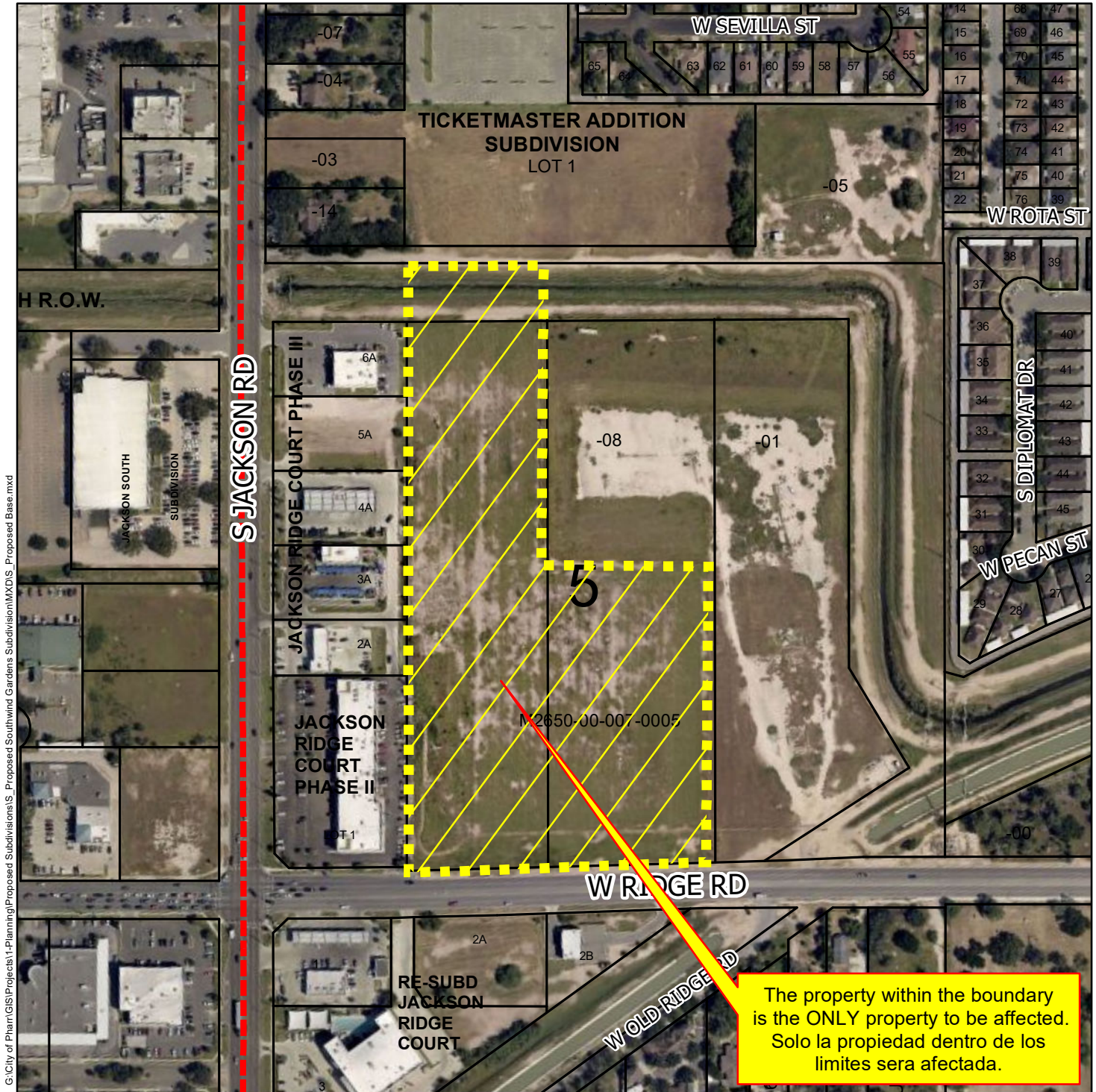
DATED THIS THE _____ DAY OF _____, 20____.

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED: 8-19-2020
1-1010, PAGE 38
SURVEYING JOB No. 20170.01

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

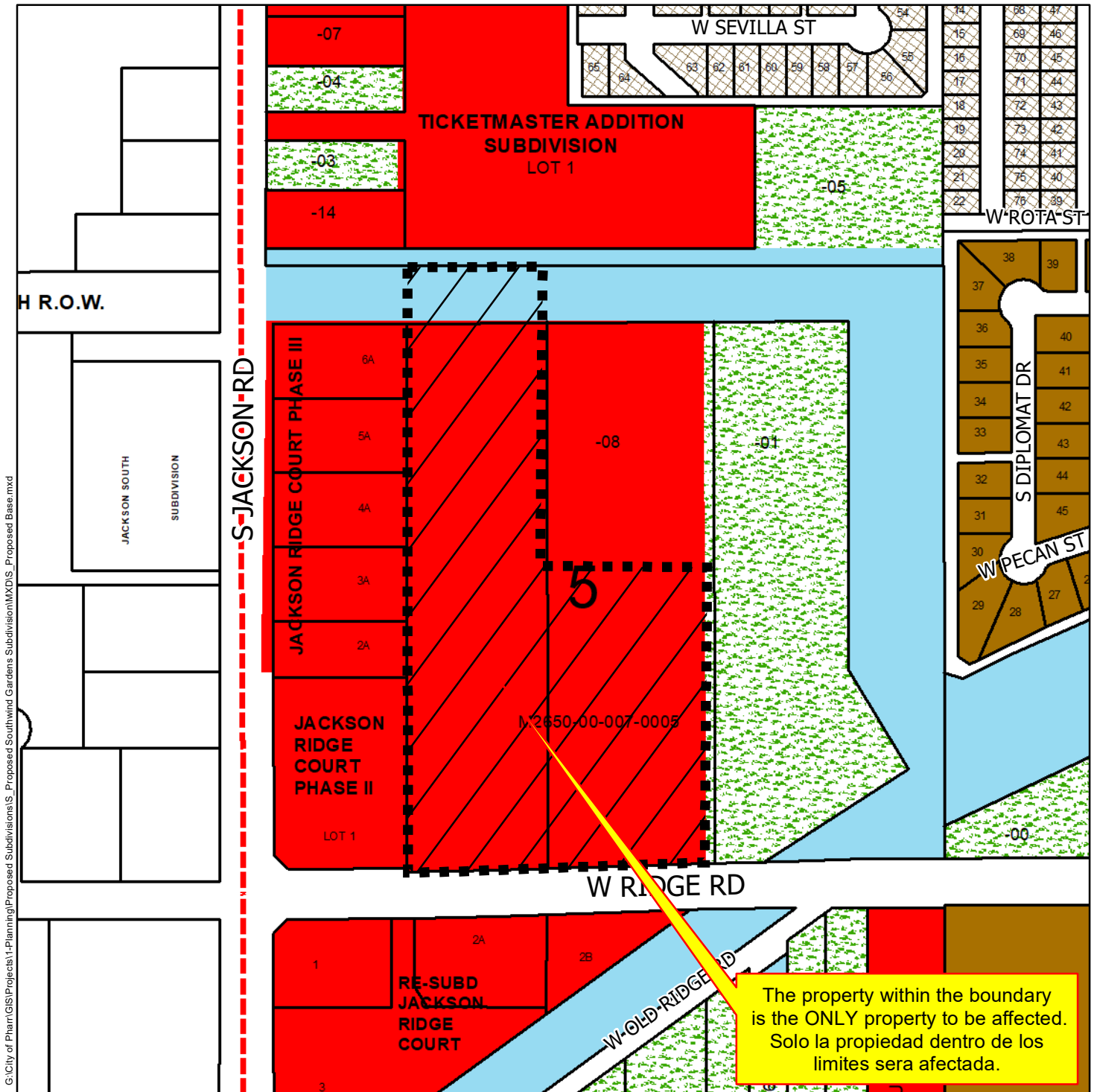
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Southwind Gardens Subdivision\MXD\S_Proposed Base.mxd

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



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

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

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet





Pharr
Development Services



Site Photo

1800 Block of W. Ridge Rd.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.5.

DATE SUBMITTED: March 20, 2024

MEETING DATE: March 25, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing William R. Steele, President for Children's Haven International Inc., is requesting final plat approval of the proposed Pharr Bess Subdivision. The property is legally described as being a 5.376 acre tract of land out of Children's Haven Subdivision, Pharr, Hidalgo County, Texas. The property is located at 400 East Minnesota Road. **SUB#230415**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing William R. Steele, President for Children's Haven International Inc., is requesting final plat approval of the proposed Pharr Bess Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Pharr Bess Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/20/2024
Approved - 3/21/2024
Final Approval - 3/21/2024



MEMORANDUM

DATE: MONDAY, MARCH 25, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: PHARR BESS SUBDIVISION
FILE NO. **SUB#230415**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing William R. Steele, President for Children's Haven International Inc., is requesting final plat approval of the proposed Pharr Bess Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 5.376 acre tract of land out of Children's Haven Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at 400 East Minnesota Road.

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

PROPERTY PROPOSED USE: Battery Energy Storage System on proposed Lot 1 (BESS) and Children's Haven International on proposed Lot 2.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Pharr Bess Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. In compliance.
2. E. Minnesota Road – 80 ft. ROW existing; escrow for improvements per Engineering Department.

EASEMENTS:

1. Shall provide a 15' exclusive easement to City of Pharr, for sanitary sewer line, if any.
2. Show all existing easements adjacent to property.

**SIDEWALK:
ADA:**

1. 5 ft. wide sidewalk required along E. Minnesota Road. Must be built prior to plat recording or escrow monies.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual

SEWER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual

DRAINAGE:

1. Drainage report to be reviewed and approved by H.C.D.D. No.1

OTHER:

1. Update legal description and acreage below proposed subdivision name of Pharr Bess.
2. Identify existing easements per recorded plat.
3. Existing easements to be identified with document # and proposed easements to be dedicated by this plat.
4. Label width of property as part of Lot 1, located on the west side of Lot 2. Width shall be sufficient for two-way traffic.
5. Need to show existing easements per recorded plat as well as the power line easements.
6. Escrow public improvements Total: \$ 188,439.75

This item will go before the City Commission meeting of April 01, 2024 at 4:00 p.m.

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Pharr Bess Subdivision

DATE: May 11, 2023

REVIEW: Preliminary (comments plans dated 4-28-2023)

PLAT

1. Provide access easement for subdivision.

SITE PLAN

1. Ensure site plan follows wastewater system master plan.
2. Subdivision shall be required to be looped as per City of Pharr standards.

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

- Lab for site work will be required for the following items: Backfill, concrete and paving items.
- Sanitary sewer service wye's shall require a concrete cradle.
- Stabilize detention area using sod or hydromulch.



118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

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

Subdivision: STAFF REVIEW PHARR BESS SUBDIVISION

Reviewed by: J. GONZALEZ

May 10, 2023

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

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

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

Additional Comments:

- 1. SHALL PROVIDE PLANS FOR A LOOPED WATER LINE. PLEASE SEE NOTE#2**
- 2. ADDITIONAL FIRE HYDRANT MAY BE REQUIRED FOR ADDITIONAL FIRE PROTECTION ON LOT #1.**
- 3. SHALL PROVIDE ACCESS ROAD LAYOUT AND TURN AROUND FOR FIRE TRUCK. PLEASE SEE THE EMAIL ATTACHMENT APPENDIX D.**
- 4. SHALL PROVIDE VALVE & VALVE BOX DETAIL.**
- 5. PLEASE SEE NOTE #3 AND #8.**



Pharr Public Work



SUBDIVISION: Staff Review Meeting
PHARR BESS SUBDIVISION
E. Minnesota Rd.
Pharr Tx, 78577

DATE: 05/09/2023
3.366 Acres

Plat Notes:

- No comments

General Notes

. Show All Utility Profile Line Crossings, Elevations, and Separation Details

- Owner to Maintain, Monitor, and/or Treat Detention/Retention Pond to avoid Mosquito Breeding site.
- A maximum 8-inch bleeder line connection (preferably at 90-degree angle) as per City Standards.
- Propose manhole back of service inlet for maintenance
- Show Drainage Ultimate Outfall connection
- **Must Obtain Discharge Permit from Public Works Department if connecting to City Storm Sewer Drainage System**
- Obtain Open Street Cut / Bore Permit from Public Works Department
- Show Street Light Plan Layout and ADA Sidewalk Details
- **Show and Attach Erosion & Sediment Control Plan Layout to S.W.P.P.P. (Must Be Legible) with B.M.P. Details, including Concrete washout details and Discharge point protection details.**
- **Erosion & Sediment Plan Layout Must Be In Place Prior to Any Earth Disturbance**
- **Erosion & Sediment Control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (T.P.D.E.S.), Texas Commission of Environmental Quality (T.C.E.Q.) and City of Pharr (B.M.P.) requirements**
- **Show and Attach an Approved (by City Engineering Department) Drainage Plan Layout with Details, to S.W.P.P.P. (Must Be Legible)**
- **Must submit one (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Pharr Bess Subdivision

DATE: May 11, 2023

REVIEW: Preliminary (comments plans dated 4-28-2023)

PLAT

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SITE PLAN

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2. Subdivision shall be required to be looped as per City of Pharr standards.

DRAINAGE

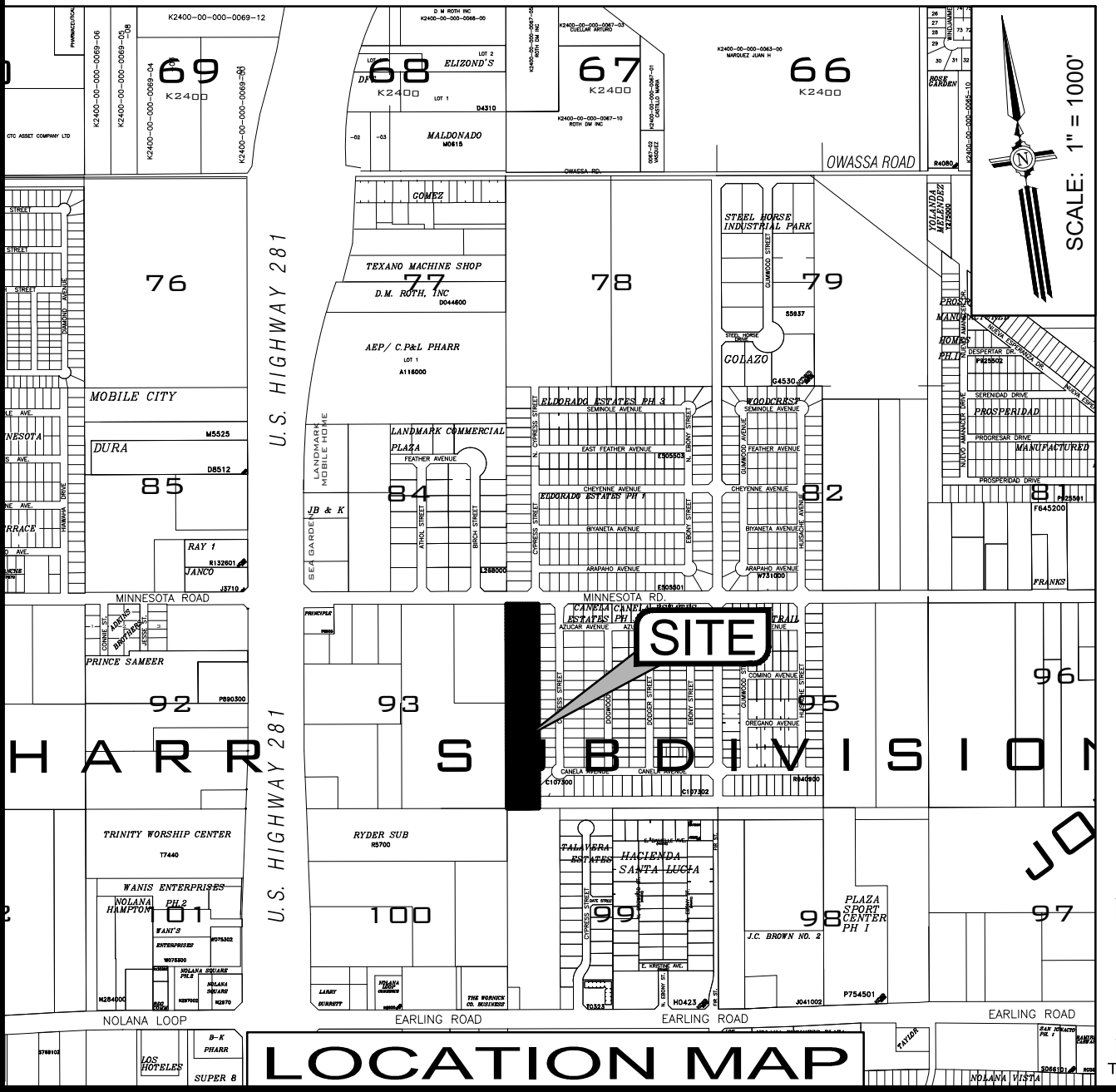
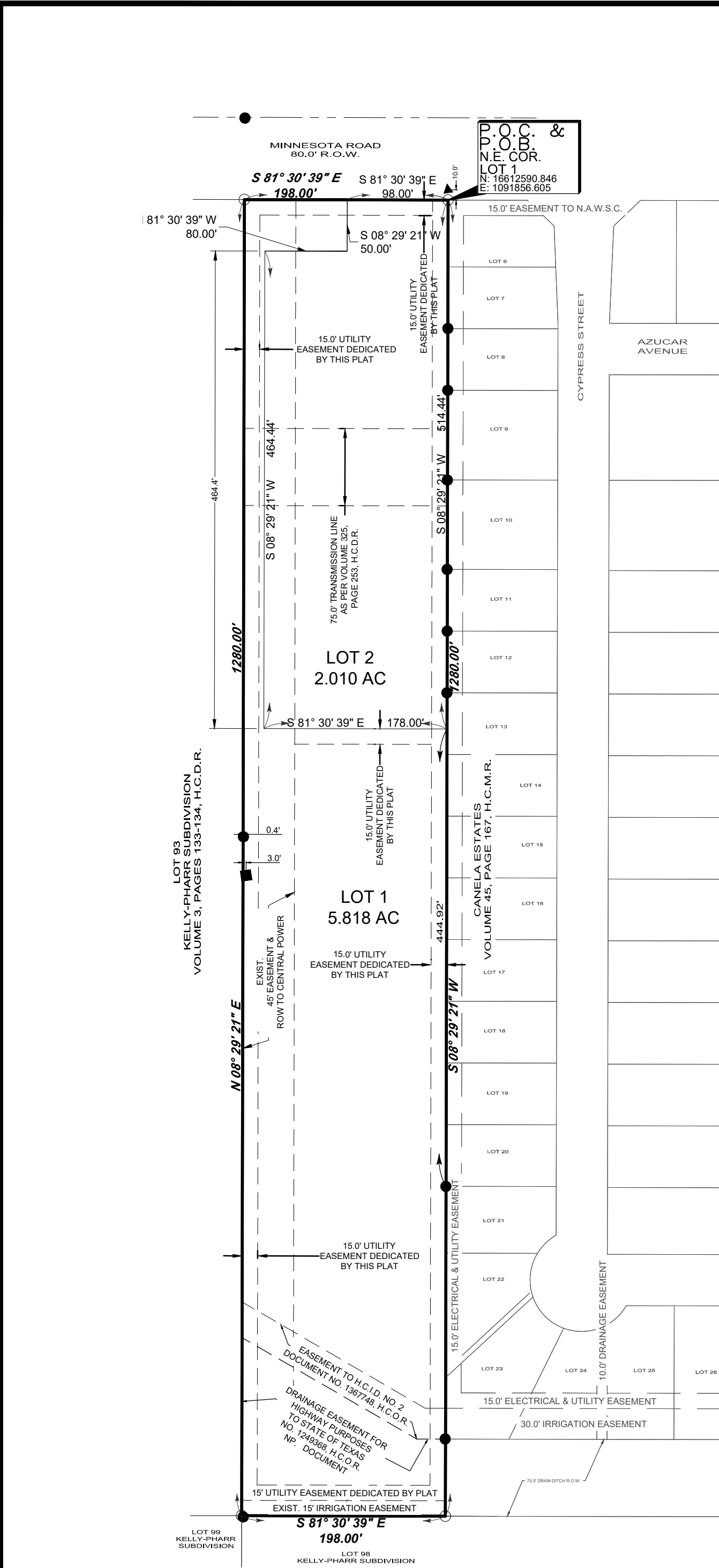
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2. Drainage plan to be reviewed and approved at building permit stage.

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

- Lab for site work will be required for the following items: Backfill, concrete and paving items.
- Sanitary sewer service wye's shall require a concrete cradle.
- Stabilize detention area using sod or hydromulch.



M **MELDEN & HUNT INC.**
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (361) 381-0981 - FAX: (361) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

NOTES:

- SETBACKS: AS PER CITY OF PHARR ORDINANCE
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
- THIS SUBDIVISION IS IN FLOOD ZONE "B". FLOOD ZONE "B" ARE 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
MAP REVISED: NOVEMBER 16, 1982
- BENCH-MARK: CITY OF PHARR BM # 60 LOCATED APPROXIMATELY 180 FT. SOUTH OF THE INTERSECTION OF MINNESOTA ROAD AND U.S. HIGHWAY 281
ACTUAL N. 18612598.878 E. 1090088.42
ELEV. 104.31 (GEO ID) 1999, AS PER THE CITY OF PHARR.
- THE ENGINEER OF RECORD FOR THE SITE DEVELOPMENT HAS ESTIMATED THAT AN APPROXIMATE TOTAL FOR LOT 1 WILL REQUIRE 31,761.62 CUBIC FEET, LOT 2 WILL REQUIRE 18,956.38, WITH A TOTAL REQUIRED 50,728 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DETENTION POND(S). 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.
- A 5'-FT SIDEWALK WITH A.D.A. WHEELCHAIR RAMP AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
- NO PERMANENT STRUCTURES ALLOWED OVER ANY EASEMENT.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- OWNER(S) TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- OWNER(S) ARE TO MAINTAIN DETENTION/RETENTION AREAS.
- OWNER(S) TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- ACCESS ROADS BEING CONCRETE AND PAVEMENT FOR FIRE DEPARTMENT SHALL WITHSTAND A MINIMUM 75,000 LBS. ROADS SHALL HAVE A MINIMUM OF 26 FEET IN WIDTH OR WITH APPROVED SITE PLAN.
- LOT 2 SHALL HAVE A ACCESS THROUGH LOT 1.

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

APPROVED THIS THE _____ DAY OF _____, 20 ____.

DANNY WYLLIE CHAIRMAN, PLANNING AND ZONING COMMISSION

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,
MAYOR, CITY OF PHARR

ATTEST:

CITY CLERK

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.

PRESIDENT

ATTEST: _____
SECRETARY

SUBDIVISION MAP OF
PHARR BESS SUBDIVISION
BEING 5.376 ACRES
OUT OF LOT 1 CHILDREN'S HAVEN,
VOLUME 27, PAGE 140A, H.C.M.R.
CITY OF PHARR
HIDALGO COUNTY, TEXAS

A TRACT OF LAND CONTAINING 5.376 ACRES SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 1, CHILDREN'S HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27, PAGE 140A, HIDALGO COUNTY MAP RECORDS, SAID 5.376 ACRES ARE OUT OF CERTAIN TRACT CONVEYED TO CHILDREN'S HAVEN INTERNATIONAL, INC., BY VIRTUE OF WARRANTY DEED RECORDED IN VOLUME 2625, PAGE 363, HIDALGO COUNTY OFFICIAL RECORDS; SAID 5.376 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET (NORTHING: 16612590.846, EASTING: 1091856.605) FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF LOT 6 OF CANELA ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 45, PAGE 167, HIDALGO COUNTY MAP RECORDS, AND BEING ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, FOR THE NORTHEAST CORNER OF THIS TRACT; TO WHICH A COTTON PICKER SPINDLE FOUND BEARS N 08° 29' 21" E AND A DISTANCE OF 10.00 FEET;

- THENCE, S 08° 29' 21" W (S 8° 25' W MAP CALL) ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID CANELA ESTATES, AT A DISTANCE OF 125.00 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 7 AND THE NORTHWEST CORNER OF LOT 8 OF SAID CANELA ESTATES, AT A DISTANCE OF 185.00 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8 AND THE NORTHWEST CORNER OF LOT 9 OF SAID CANELA ESTATES, AT A DISTANCE OF 272.40 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 9 AND THE NORTHWEST CORNER OF LOT 10 OF SAID CANELA ESTATES, AT A DISTANCE OF 359.30 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 10 AND THE NORTHWEST CORNER OF LOT 11 OF SAID CANELA ESTATES, AT A DISTANCE OF 419.20 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 11 AND THE NORTHWEST CORNER OF LOT 12 OF SAID CANELA ESTATES, AT A DISTANCE OF 479.20 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 12 AND THE NORTHWEST CORNER OF LOT 13 OF SAID CANELA ESTATES, AT A DISTANCE OF 559.37 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF LOT 20 OF SAID CANELA ESTATES, CONTINUING A TOTAL DISTANCE OF 1,182.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 30' 39" W A DISTANCE OF 198.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND THE EAST LINE OF LOT 93 OF SAID KELLY-PHARR SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 29' 21" E (N 8° 25' E MAP CALL) ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID LOT 93, A DISTANCE OF 1,182.00 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 1 AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT; TO WHICH A NO. 4 REBAR FOUND BEARS N 03° 22' 51" E AND A DISTANCE OF 13.17 FEET;
- THENCE, S 81° 30' 39" E ALONG THE NORTH LINE OF SAID LOT 1 AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, A DISTANCE OF 188.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.376 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20 ____.

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM R. STEEL, PRESIDENT OF CHILDREN'S HAVEN INTERNATIONAL INC., 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF DENTON:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "PHARR BESS SUBDIVISION" TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

CHILDREN'S HAVEN INTERNATIONAL INC.
WILLIAM R. STEELE, PRESIDENT
400 E MINNESOTA ROAD
PHARR, TEXAS
78577

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO:

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

ROBERTO N. TAMEZ P.E. # 144084
STATE OF TEXAS
DATE PREPARED: 12-22-2022
ENGINEERING JOB NO. 22167.00

DATE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

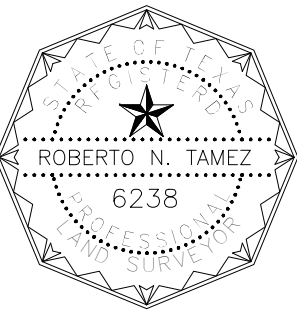


STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF PHARR BESS SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10-25-2022, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
STATE OF TEXAS
DATE SURVEYED: 10-25-2022
SURVEYING JOB NO. 22167.02.08

DATE:



APPROVED BY DRAINAGE DISTRICT:

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE



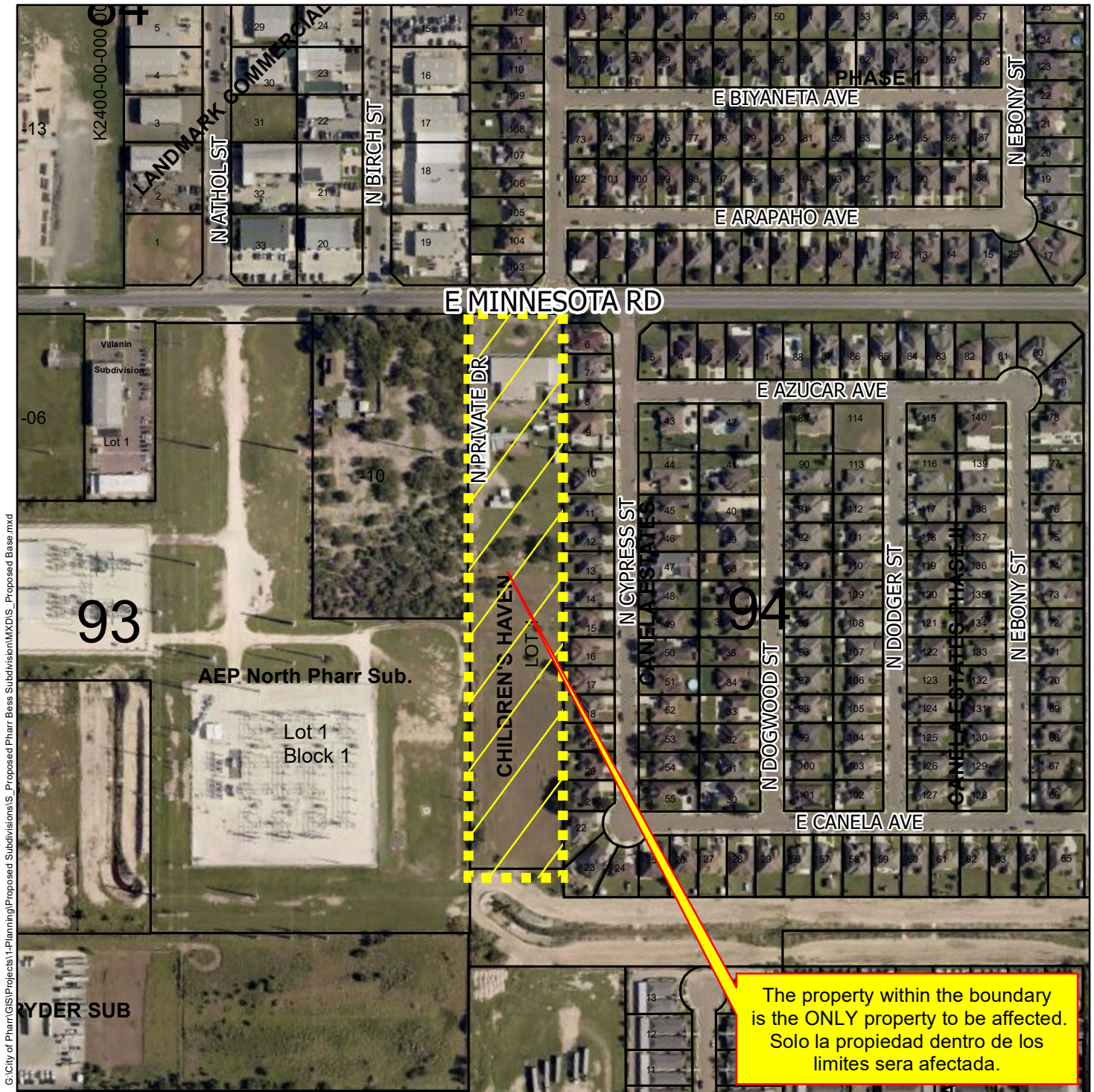
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT: _____ AM/PM

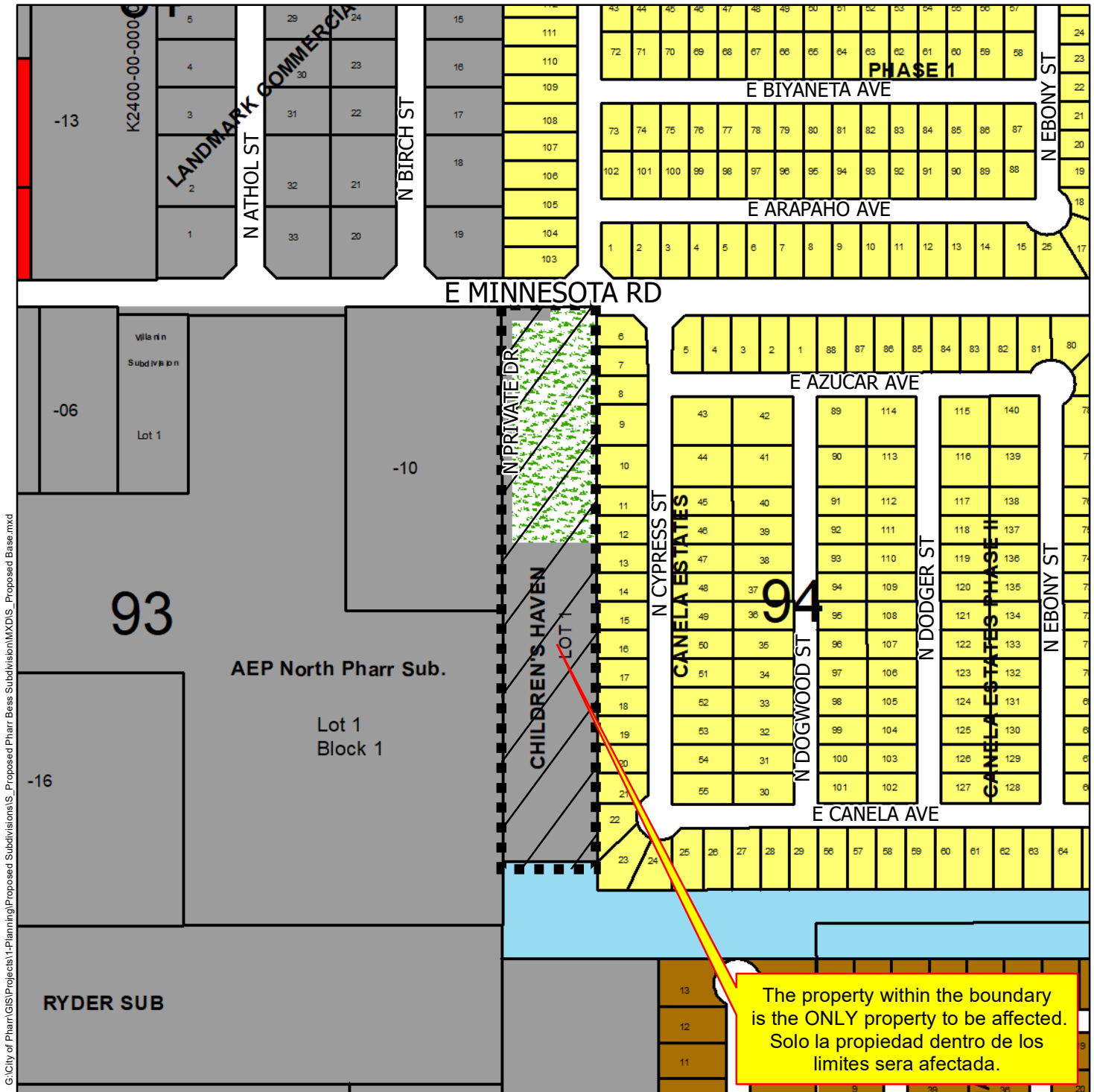
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DRAWN BY: E.V.Z., J.F. DATE 09/05/2023
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____



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



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



Pharr
Development Services



Site Photo

400 Block of E. Minnesota Rd.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.6.

DATE SUBMITTED: March 20, 2024

MEETING DATE: March 25, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt, Inc., representing Kevin Mattson, Manager for RS Pharr, L.L.C. A Texas Limited Liability, is requesting final plat approval of the proposed Sioux Rep Subdivision. The property is legally described as being 2.826 acres being 1.853 acres out of Lot 140, Kelly-Pharr Subdivision and 0.973 of one acre out of Lot 1, Silver Spur Subdivision Pharr, Hidalgo County, Texas. The property is located within the 2700 Block of North IH 69C. **SUB#211037**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Kevin Mattson, Manager for RS Pharr, L.L.C. A Texas Limited Liability, is requesting final plat approval of the proposed Sioux Rep Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Sioux Rep Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 3/20/2024
Approved - 3/21/2024
Final Approval - 3/21/2024



MEMORANDUM

DATE: MONDAY, MARCH 25, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: SIOUX REP SUBDIVISION
FILE NO. **SUB#211037**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Kevin Mattson, Manager for RS Pharr, L.L.C. A Texas Limited Liability, is requesting final plat approval of the proposed Sioux Rep Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 2.826 acres being 1.853 acres out of Lot 140, Kelly-Pharr Subdivision and 0.973 of one acre out of Lot 1, Silver Spur Subdivision Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2700 Block of North IH 69C.

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

PROPERTY PROPOSED USE: Gas station/store.

VARIANCES: None requested.

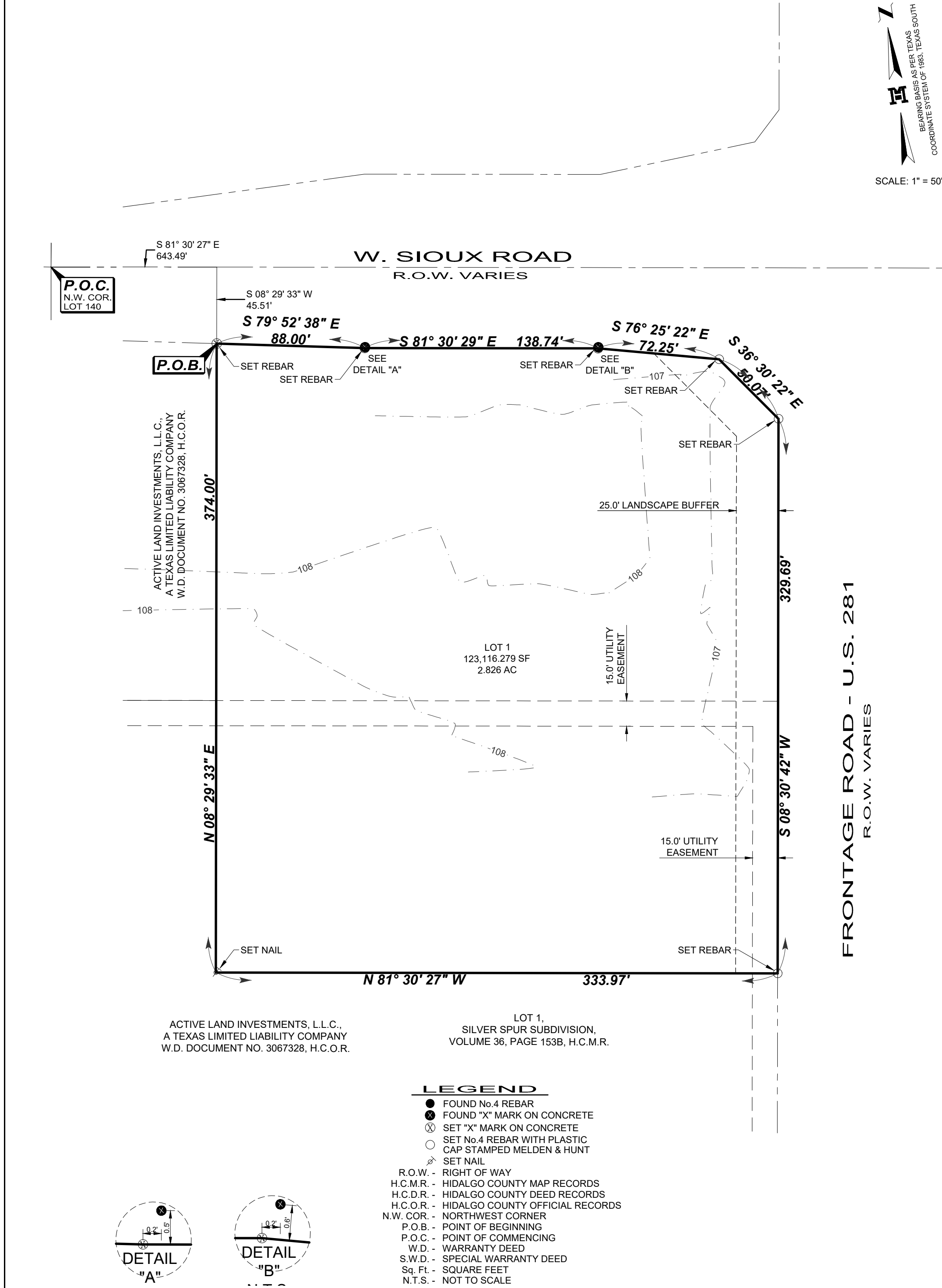
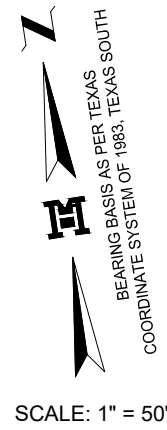
RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Sioux Rep Subdivision subject to the following conditions set before you.

- | | |
|--|---|
| STREETS, PAVING
AND R.O.W.: | <ol style="list-style-type: none">1. Provide streetlight layout maximum distance is 250'.2. Shall provide U.I.R's from TxDot if any connections within R.O.W. |
| EASEMENTS: | <ol style="list-style-type: none">1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.2. Easements shall not overlap other easements. |
| SIDEWALK:
ADA: | <ol style="list-style-type: none">1. Follow City of Pharr Construction Standards Manual. |
| FIRE PROTECTION: | <ol style="list-style-type: none">1. See attached comments. |
| WATER: | <ol style="list-style-type: none">1. See attached comments.2. Follow City of Pharr Construction Standards Manual. |
| SEWER: | <ol style="list-style-type: none">1. See attached comments.2. Provide all crossing conflicts details for sewer, water and irrigation.3. Follow City of Pharr Construction Standards Manual. |
| DRAINAGE: | <ol style="list-style-type: none">1. Shall provide crossing conflicts for all crossings. |
| OTHER: | <ol style="list-style-type: none">1. Verify call outs for all monuments on plat layout set found or X.2. Change U.S. 281 to IH 69C on plat layout.3. Need signatures from engineer and surveyor on plat.4. Plat note #5, make sure to use detention directive.5. Verify call out for # 1, 2 and 3 on metes & bounds.6. Label and show all existing easements.7. Provide all details, street, sewer and water.8. Recording with bond number 023230102.9. Staff notes are attached. |

This item will go before the City Commission meeting of April 01, 2024 at 4:00 p.m.

SUBDIVISION MAP OF
SIoux REP SUBDIVISION

BEING A 2.826 ACRES [123,116.28 Sq. Ft.]
OUT OF LOT 140,
KELLY-PHARR SUBDIVISION,
VOLUME 3, PAGES 133-134, H.C.D.R.
AND OUT OF LOT 1,
SILVER SPUR SUBDIVISION,
VOLUME 36, PAGE 153B, H.C.M.R.
CITY OF PHARR,
HIDALGO COUNTY, TEXAS



NOTES:

- SETBACKS: AS PER CITY OF PHARR ORDINANCE
FRONT: 20' OR GREATER FOR EASEMENT
SIDE: 5' OR GREATER FOR EASEMENT
SIDE CORNER: 10' OR GREATER FOR EASEMENT
REAR: 10' OR GREATER FOR EASEMENT
CUL-DA-SAC: 15 OR GREATER FOR EASEMENT
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
- THIS SUBDIVISION IS IN FLOOD ZONE "B". FLOOD ZONE "B" ARE 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: 480347 0005 C
MAP REVISED: OCTOBER 19, 1982
- BENCH-MARK: CITY OF PHARR BM # 41 ALUMINUM DISK LOCATED ON THE NORTH SIDE OF SAM HOUSTON BLVD. APPROXIMATELY 60 FEET EAST OF THE SOUTHEAST CORNER OF THIS PROPERTY.
ACTUAL N: 16594557.838 E: 1082341.543
ELEV: 112.70 (GEO ID) 1999. AS PER THE CITY OF PHARR.
- THE ENGINEER OF RECORD FOR THE SITE DEVELOPMENT HAS ESTIMATED THAT AN APPROXIMATELY 33,841 C.F. 0.777 ACRES-FEET WILL BE REQUIRED FOR DETENTION. 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 RESIDENTIAL DEVELOPMENT.
- 5.0-FOOT SIDEWALK WITH A.D.A. RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED WITHIN SUBDIVISION CONSTRUCTION PHASE & ALONG NORTH SIDE OF SAM HOUSTON BLVD.
- NO STRUCTURES ALLOWED OVER ANY EASEMENT.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- OWNER'S TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING / FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS. IT.
- OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS.

METES & BOUNDS

A TRACT OF LAND CONTAINING 2.826 ACRES [123,116.28 SQUARE FEET] SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 140, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS, AND A PART OR PORTION OUT OF LOT 1, SILVER SPUR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 36, PAGE 153B, HIDALGO COUNTY MAP RECORDS, SAID 2.826 ACRES [123,116.28 SQUARE FEET] WERE CONVEYED TO ACTIVE LAND INVESTMENTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3067328, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.826 ACRES [123,116.28 SQUARE FEET] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 140, FROM WHICH A NO. 4 REBAR FOUND [NORTHING: 16605267.792, EASTING: 1087260.027] ON THE NORTHEAST CORNER OF LOT 44, LA VISTA PARK SUBDIVISION PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 32, PAGE 98A, HIDALGO COUNTY MAP RECORDS, BEARS N 81° 30' 27" W A DISTANCE OF 627.00 FEET AND S 08° 29' 33" W A DISTANCE OF 40.00 FEET;

THENCE, S 81° 30' 27" E ALONG THE NORTH LINE OF SAID LOT 140, A DISTANCE OF 643.49 FEET;

THENCE, S 08° 29' 33" W A DISTANCE OF 45.51 FEET TO AN "X" MARK SET ON CONCRETE, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 79° 52' 38" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SIOUX ROAD, A DISTANCE OF 88.00 FEET TO AN "X" MARK SET ON CONCRETE, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 81° 30' 29" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SIOUX ROAD, A DISTANCE OF 138.74 FEET TO AN "X" MARK SET ON CONCRETE, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 76° 25' 22" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SIOUX ROAD, A DISTANCE OF 72.25 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 36° 30' 22" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SIOUX ROAD, A DISTANCE OF 50.07 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 30' 42" W ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. 281-FRONTAGE ROAD, A DISTANCE OF 329.69 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 30' 27" W A DISTANCE OF 333.97 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 29' 33" E A DISTANCE OF 374.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.826 ACRES [123,116.28 SQUARE FEET] OF LAND, MORE OR LESS

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

APPROVED THIS THE _____ DAY OF _____, 20 ____.

DANNY WYLIE CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "SIOUX REP SUBDIVISION" TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

RS PHARR, L.L.C. A TEXAS LIMITED LIABILITY COMPANY

KEVIN MATTSON, MANAGER
2560 KING ARTHUR BLVD., SUITE 124-104
LEWISVILLE, TEXAS 75056

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN MATTSON 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA P.E. # 117368
DATE PREPARED: 09-28-2021
ENGINEERING JOB NO. 20163.00

DATE: _____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

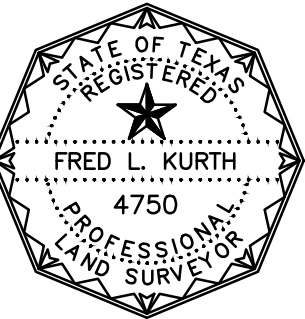


STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF SIOUX REP SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 09/15/2020, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 9-15-2020
SURVEYING JOB NO. 20557.08

DATE: _____



APPROVED BY DRAINAGE DISTRICT:

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE: _____



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

ON: _____ AT: _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT # 2
ON THIS THE _____ DAY OF _____, 20 ____.

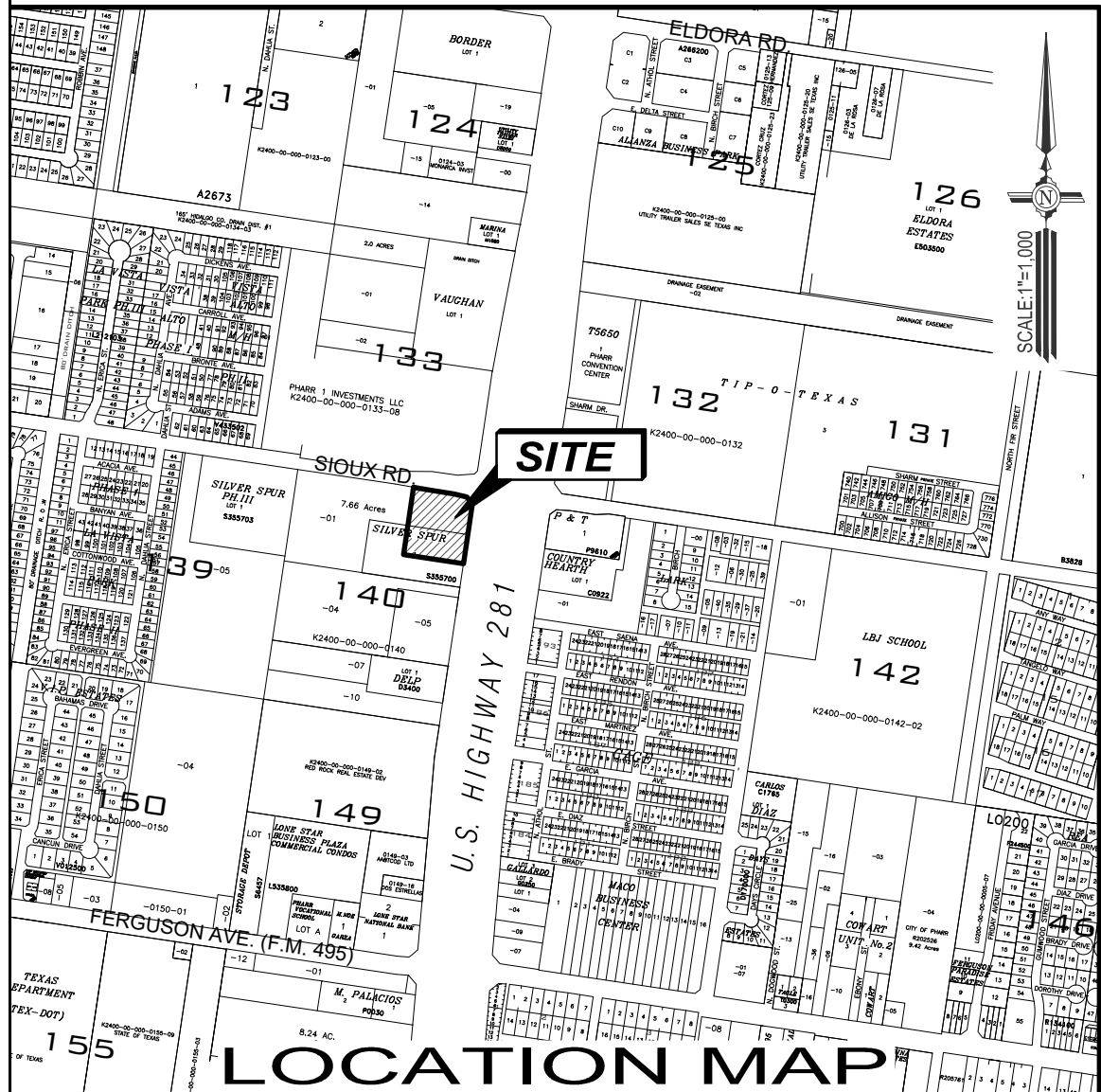
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT _____

ATTEST: _____

SECRETARY _____

DRAWN BY: EM _____ DATE: 09-28-21
FINAL CHECK _____ DATE: _____



MELDEN & HUNT, INC.
TEXAS REGISTER F-1435
M MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

STAFF REVIEW MEETING FOR: *SIoux REP SUBDIVISION*

COMMENTS: **Initials:** J.R. / R.B **OCTOBER 26, 2021**

WATER:

- Easements will need to be 15' exclusive to the City of Pharr
- Water line will need to be upgraded to 12" on the east side of property
- Will need to install and extended 12" water line going west on the north side of property
- Will need to show water valves
- Will need to install 24" steel casing on all entrances
- Will need to show surrounding utilities in the area
- Water services will need to be 2"
- Will need to remove old water services in the area
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

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

Subdivision: SIOUX REP SUBDIVISION

Reviewed by: DAGO SOTO

March 19, 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 **FACTORY YELLOW** from the manufacture 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 2012. 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 MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.**
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 2012; 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 2012; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

- 1. SHALL ADD AND ADDITIONAL FIRE HYDRANT ON NORTH WEST CORNER OF SUBDIVISION.**



Pharr Public Work



SUBDIVISION: Staff Review Meeting
SIOUX REP Subdivision No.2
W. SIOUX Rd
Pharr Tx, 78577

DATE: 10/26/2021
2.35 ACRES

Plat Notes:

- NO COMMENTS

General Notes:

- Show Elevation Details On Crossings
- Obtain UIR if connecting to TxDot drainage system
- Show and Attach Erosion & Sediment Control Plan to SW3P
- Show BMP details
- Show and Attach Approved by Engineer Department Drainage Plan Details
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance and Notice of Proceed (NTP) is issued.

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Sioux Rep Subdivision

DATE: October 28, 2021

REVIEW: Preliminary (comments plans dated 10-15-2021)

PLAT

1. Signature from P.E. (**Show on As Built**)
2. Signature from R.P.L.S. (**Show on As Built**)
3. Include an easement for fiber optic lines.
4. Note No. 6---Revise note to say... "A 5'-ft sidewalk with wheelchair ramps and landings shall be required along all streets at the time of subdivision construction phase.
5. Add note---"Owners to maintain ROW and perimeter of subdivision

SITE PLAN

1. Sheet 1 of 1, hydrant is connected to sanitary sewer line.

DRAINAGE

1. Drainage plan shall be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Verify detention storage volume as the quantity does not match up with what is on drainage report.

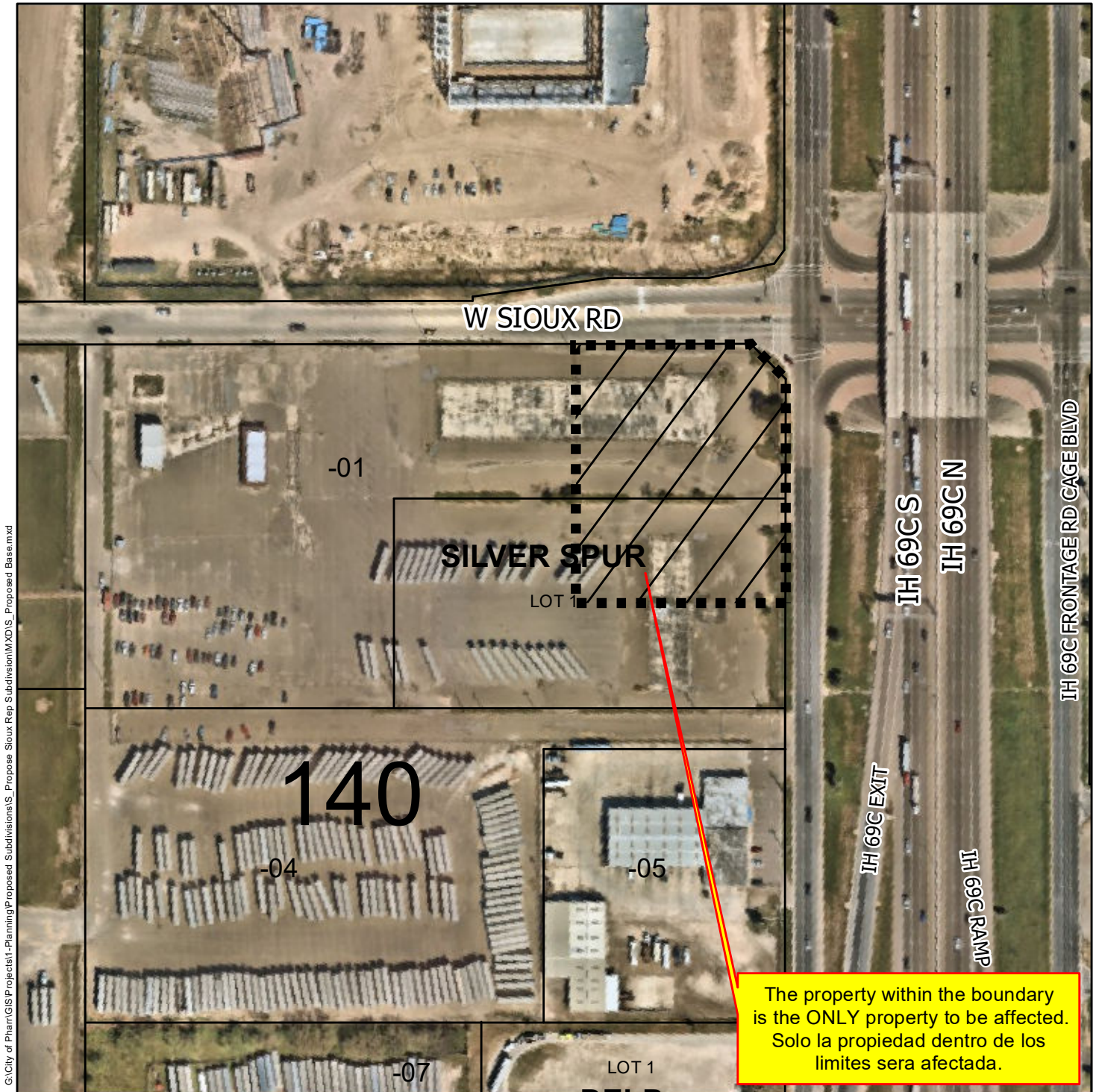
CLOSEOUT DOCUMENTS

- 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

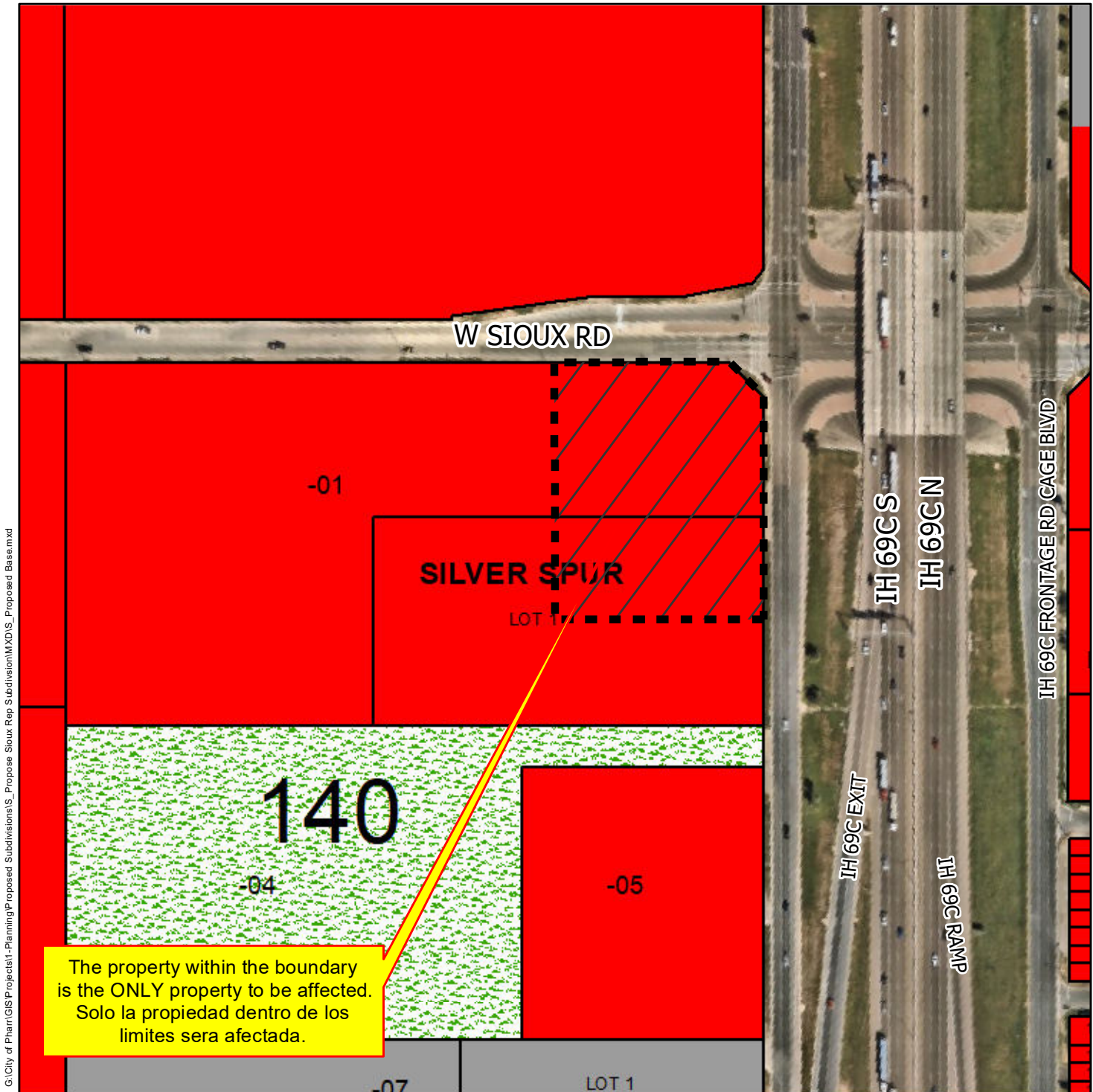
1. Lab testing shall be required for the following items:
 - Concrete
 - Backfill material
2. At time of subdivision construction phase, a TX Dot representative shall inspect sidewalk along I-69.

3. A City of Pharr representative all inspect sidewalk along W. Sioux Rd.
4. Concrete cradle shall be required for sanitary sewer wye's.

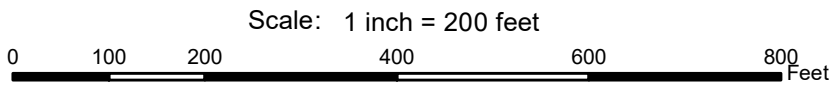


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|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |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





- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
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| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
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| Mobile Home | Business District | Office Professional | |





Pharr
Development Services



Site Photo
2700 Block of N. IH 69C

