

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 22, 2024 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

A. CALL TO ORDER:

- 1) Roll call and possible action on the excusing of any absent member.

B. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

C. APPROVAL OF MINUTES:

- 1) Minutes for April 8, 2024 - Regular Meeting

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) Aldo Marquez, DBA Mula Cantinita, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being 0.070 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1401 South Jackson Road, Suites 7 & 8. **CUP#240305**

E. PLATS:

- 1) Spoor Engineering Consultants, Inc., representing Hector M. Gutierrez, President of Gutierrez Management Services L.C., is requesting preliminary plat approval of the proposed Alan Acre Subdivision. The property is legally described as being a 1.02 acre tract of land out of Lot 14 and 15, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of North Veterans Boulevard. **SUB#230821**
- 2) Garza-Garza Consulting Engineers, representing Armando Guerrero Chapa, President of Black Diamond Services, LLC., is requesting preliminary plat approval of the proposed Black Diamond Subdivision. The property is legally described as being a 3.91 acre tract of land out of Lot 237, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2800 Block of South Cage Boulevard. **SUB#231131**
- 3) Melden and Hunt Inc., representing Marcus Forthuber, President, is requesting preliminary plat approval of the proposed Pharr International Industrial Park Subdivision. The property is legally described as being 139.719 acres out of Lots 10, 11, 16 and 17, Block 6, out of Lots 12 through 15, Block 5, all of Lots 11 through 30, Block 12, all of Lots 26 and 31, Block 11, San Juan Plantation Subdivision, Hidalgo County, Texas. The property is located at the southeast corner of South San Juan Road and West Las Milpas Road, within the City of Pharr, Extraterritorial Jurisdiction (ETJ). **SUB#240204**

F. ANNOUNCEMENTS:

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

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

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

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

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

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

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

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

I. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning & Zoning Commission was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 18th day of April 2024 at 3:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 18th day of April 2024





Hilda Pedraza, TRMC, CMC
City Clerk

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

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

MEMBERS PRESENT: Danny Wylie
Andy Castro
Charlie Ramirez
Ruben Luna

ABSENT: Rafael Munguia
Mercedes Guillen
Jonathan Larraga
Romeo Robles

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Joe Garza, Asst. Director of Development Services
Juan Vasquez, Development Assistance Specialist
Laura Fonseca, Planner II
Joanna Villarreal, Planner I
Nancy Hernandez, Secretary

ITEM A. CALL TO ORDER

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

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

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

Chairman Danny Wylie 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 MARCH 25, 2024 – REGULAR MEETING

Chairman Danny Wylie introduced the item.

Board Member Andy Castro **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) 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. (TABLED) COZ#240208

Laura Fonseca, Planner II, stated the item was tabled and recommended to untable.

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

Laura Fonseca, Planner II, introduced the item and stated applicant was requesting a change of zone from General Business District (C) to Heavy Commercial District (H-C) to construct a warehouse with trailer parking. Ms. Fonseca went over the property's legal description and physical address and stated 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.

Laura Fonseca, Planner II, further stated the property to the west was zoned Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on August 16, 2005. She also stated 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 and city limits to the east. She further reported the property to the south and east were zoned Agricultural and/or Open space District (A-O) upon annexation on October 3, 1989 and 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. She reported there have been no other zoning requests within the general vicinity of the subject property since that time and stated the property was generally designated for commercial use in the Land Use Plan.

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

Laura Fonseca, Planner II, further reported three (3) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on March 08, 2024, and a legal notice was published in the Advance News Journal March 06, 2024. She stated staff received the response of two (2) people voicing their concerns about the letters or legal notice.

Lastly, Laura Fonseca, Planner II, further stated staff recommended denial of the request to re-zone from General Business District (C) to Heavy Commercial District (H-C) as the property was not compatible with nearby commercial uses and may have detrimental impact to the area. She stated East Anaya Road was currently a two-lane roadway which measures 25 feet in width and would not be able to withstand the heavy traffic which the development was proposing. However, if approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if anyone signed up to speak. Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

At this time, Board Member Charlie Ramirez stated they would deviate from the agenda and go to closed session. There was no objection.

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

The time being 6:07 p.m., Chairman Danny Wylie, stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

ITEM G. RECONVENE:

The time being 6:20 p.m. Chairman Danny Wylie, stated the commission would be resuming the open meeting.

ITEM D. PUBLIC HEARING

- 1) **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. (TABLED) COZ#240208**

Laura Fonseca, Planner II, stated the item was tabled and recommended to untable.

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

Chairman Danny Wylie re-introduced the item.

Charlie Ramirez **moved** to deny the Change of Zone from General Business District (C) to Heavy Commercial District (H-C). Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 2) **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. (TABLED) COZ#240209**

Laura Fonseca, Planner II, stated the item was tabled and recommended to untable.

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

Laura Fonseca, Planner II, introduced the item and stated applicant was requesting a change of zone from Single Family Residential District (R-1) to Heavy Commercial District (H-C) to construct a warehouse with trailer parking. Ms. Fonseca went over the

property's legal description and physical address and stated 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.

Laura Fonseca, Planner II, further stated the property to the west was rezoned Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on August 16, 2005. She also stated 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 and city limits to the east. She further reported that the property to the south and east were zoned Agricultural and/or Open space District (A-O) upon annexation on October 3, 1989. She stated 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 and there have been no other zoning requests within the general vicinity of the subject property since that time. She stated the property was generally designated for commercial use in the Land Use Plan.

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

Laura Fonseca, Planner II, further reported two (2) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on March 08, 2024, and a legal notice was published in the Advance News Journal March 06, 2024. She stated staff received the response of two (2) people voicing their concerns about the letters and legal notice.

Lastly, Laura Fonseca, Planner II, further stated staff recommended denial of the request to re-zone from General Business District (C) to Heavy Commercial District (H-C) as the property was not compatible with nearby commercial uses and may have detrimental impact to the area. She stated East Anaya Road was currently a two-lane roadway which measures 25 feet in width and would not be able to withstand the heavy traffic which the development was proposing. However, if approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman Danny Wylie asked if anyone signed up to speak. Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

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

- 3) 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. (TABLED) COZ#240210**

Laura Fonseca, Planner II, stated the item was tabled and recommended to untable.

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

Laura Fonseca, Planner II, introduced the item and stated applicant was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) to construct a warehouse with trailer parking. Ms. Fonseca went over the property's legal description and physical address and stated 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.

Laura Fonseca, Planner II, further stated the property to the west was rezoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989 and 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. She also stated 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 and the property to the east were zoned Agricultural and or Open space District (A-O) to Limited Industrial District (L-I) on October 06, 2015. She further stated there have been no other zoning requests within the general vicinity of the subject property since that time and stated the property was generally designated for commercial use in the Land Use Plan.

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

similar to industrial uses and the noise, traffic, litter, late -night hours, outside storage of materials and equipment, and other possibly blighting influences required adequate buffering.

Laura Fonseca, Planner II, further reported three (3) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on March 08, 2024, and a legal notice was published in the Advance News Journal March 06, 2024. She stated staff received responses from two (2) people voicing their concerns about the letters and legal notice.

Lastly, Laura Fonseca, Planner II, further stated staff recommended denial of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property was not compatible with nearby commercial uses and may have detrimental impact to the area. She stated East Anaya Road was currently a two-lane roadway which measures 25 feet in width and would not be able to withstand the heavy traffic which the development was proposing. However, if approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie asked if anyone signed up to speak. Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

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

- 4) **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. (TABLED) COZ#240211**

Laura Fonseca, Planner II, stated the item was tabled and recommended to untable.

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

Laura Fonseca, Planner II, introduced the item and stated applicant was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) in order to construct a warehouse with trailer parking. Ms. Fonseca went over the property's legal description and physical address and stated 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.

Laura Fonseca, Planner II, further stated 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 and 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. She also stated 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 and the property east was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on October 6, 2015. She stated there have been no other zoning requests within the general vicinity of the subject property since that time and stated the property was generally designated for commercial use in the Land Use Plan.

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

Laura Fonseca, Planner II, further reported five (5) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on March 08, 2024, and a legal notice was published in the Advance News Journal March 06, 2024. She stated staff received responses from two (2) people voicing their concerns about the letters and legal notice.

Lastly, Laura Fonseca, Planner II, further stated staff recommended denial of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property was not compatible with nearby commercial uses and may have detrimental impact to the area. She stated East Anaya Road was currently a two-lane roadway which measures 25 feet in width and would not be able to withstand the heavy traffic which the development was proposing. However, if approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman Danny Wylie asked if anyone signed up to speak. Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

Board Member Andy Castro moved to deny. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 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 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. (TABLED) COZ#240212**

Laura Fonseca, Planner II, stated the item was tabled and recommended to untable.

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

Laura Fonseca, Planner II, introduced the item and stated applicant was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) to construct a warehouse with trailer parking. Ms. Fonseca went over the property's legal description and physical address and stated 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.

Laura Fonseca, Planner II, further stated the property and the property to the south and north was rezoned Agricultural and/or Open Space District (A-O) upon annexation on October 3, 1989 and 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, 2010. She also stated 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 and there have been no other zoning requests within the general vicinity of the subject property since that time. She stated the property was generally designated for commercial use in the Land Use Plan.

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

Laura Fonseca, Planner II, further reported five (5) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on March 08, 2024, and a legal notice was published in the Advance News Journal March 06, 2024. She stated staff received responses from two (2) people voicing their concerns about the letters and legal notice.

Lastly, Laura Fonseca, Planner II, further stated staff recommended denial of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property was not compatible with nearby commercial uses and may have detrimental impact to the area. She stated East Anaya Road was a two-lane roadway which measures 25 feet in width and would not be able to withstand the heavy traffic which the development was proposing. However, if approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman Danny Wylie asked if anyone signed up to speak. Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

Board Member Ruben Luna moved to deny. Board Member Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 6) R.E.T.Y., LLC., REPRESENTING PHARR ECONOMIC DEVELOPMENT CORPORATION, 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 INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 241.56 ACRES, MORE OR LESS, OUT OF PORCION 71, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2101 WEST DOFFING ROAD. COZ#240313**

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) to develop and construct industrial uses. Ms. Villarreal went over the property's legal description and physical address and stated the property had a frontage on West Doffing Road, a 40 ft. right-of-way. She stated additional right-of-way and the necessary improvements would be required during the subdivision process.

Joanna Villarreal, Planner I, further stated the property was zoned Agricultural and/or Open Space District (A-O) upon annexation on September 18, 2023 and city limits lie to the north, east, west, and south. She stated there have been no other zoning requests within the general 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 Heavy Industrial District (H-I) was established to provide adequate space and site diversification. She stated the area requirements in this district were minimal and would allow both large and small lots or as

part of a park. She further stated some screening was required, but because of the potential for hazardous or possibly blighting uses, this this district should not be located close to residential areas of any type. She added areas should not be zoned to this usage unless they were located on or close to arterials capable of carrying commercial and truck traffic.

Joanna Villarreal, Planner I, further reported no letters were mailed out as city limits abuts the property but a legal notice was published in the Advance News Journal March 20, 2024. She stated staff received no response to the legal notice.

Lastly, Joanna Villarreal, Planner I, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property complies with the future land use plan, meets area requirements, and had adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman Danny Wylie asked if anyone signed up to speak. Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

Board Member Andy Castro **moved** to approve. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 7) SALINAS ENGINEERING & ASSOCIATES, REPRESENTING MARIA DEL CARMEN PACHECO AND RUBEN PACHECO, OWNERS, HAVE FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO TOWNHOUSE RESIDENTIAL DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.27 ACRES, MORE OR LESS, OUT OF LOT 8, BLOCK 9, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2506 AND 2508 SOUTH SALAMANCA STREET. COZ#240314**

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a change of zone from General Business District (C) to Townhouse Residential District (R-TH) to develop and construct townhouses on each of the lots.

Ms. Villarreal went over the property's legal description and physical address and stated the property fronts South Salamanca Street, a 50 ft. local street, that runs north and south with a posted speed limit 20 to 30 per hour as identified in the City of Pharr's Thoroughfare Plan. She also stated the property also fronts West Hall Acres Road, and 80 ft. collector street that runs east and west with a posted speed limit of 30 to 40 miles per hour.

Joanna Villarreal, Planner I, further stated the property was zoned General Business District (C) and the property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on July 2, 2002. She

added the property to the north was rezoned from Agricultural and/or Open Space (A-O) to Townhouse Residential District (R-TH) on January 8, 1985 and the property to the east was rezoned from General Business District (C) to Townhouse Residential District (R-TH) on October 17, 2022. Ms. Villarreal stated the property to the west was zoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on February 21, 1995 and the property was generally designated for commercial use in the Land Use Plan.

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

Joanna Villarreal, Planner I, further reported Twenty-nine (29) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on March 22, 2024, and a legal notice was published in the Advance News Journal March 20, 2024. She stated staff received no response to the letters or legal notice.

Lastly, Joanna Villarreal, Planner I, further stated staff recommended approval of the request to re-zone from General Business District (C) to Townhouse Residential District (R-TH) as the property meets area requirements and has adequate ingress and egress. She stated the request was compatible with the residential trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman Danny Wylie asked if anyone signed up to speak. Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

Board Member Andy Castro **moved** to approve. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS:

None

ITEM F. ADJOURNMENT

There being no further business, Board Member Andy Castro **moved** to adjourn. Board Member Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:37 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: April 16, 2024

MEETING DATE: April 22, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Aldo Marquez, DBA Mula Cantinita, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being 0.070 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1401 South Jackson Road, Suites 7 & 8. **CUP#240305**

Classification: Public Hearing

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

Issue: Aldo Marquez, DBA Mula Cantinita, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 4/16/2024
Approved - 4/18/2024
Final Approval - 4/19/2024



MEMORANDUM

DATE: MONDAY, APRIL 22, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#240305 (Aldo Marquez, DBA Mula Cantinita)

GENERAL INFORMATION:

APPLICANT: Aldo Marquez, DBA Mula Cantinita, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.070 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 1401 South Jackson Road, Suites 7 & 8.

ZONING: The property and properties to the north and south are currently zoned General Business District (C). The adjacent zoning is Residential Multi-Family High Density District (R-MFHD) to the east. The city limits lie to the west. The area is generally designated for commercial in the Land Use Plan.

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

CODE COMPLIANCE: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Thirteen (13) surrounding property owners were notified of the request by letter on April 5, 2024, and a legal notice was published in the Advance News Journal on April 3, 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 General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **Monday, May 6, 2024, at 4:00 p.m.**

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

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

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

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

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

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

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

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

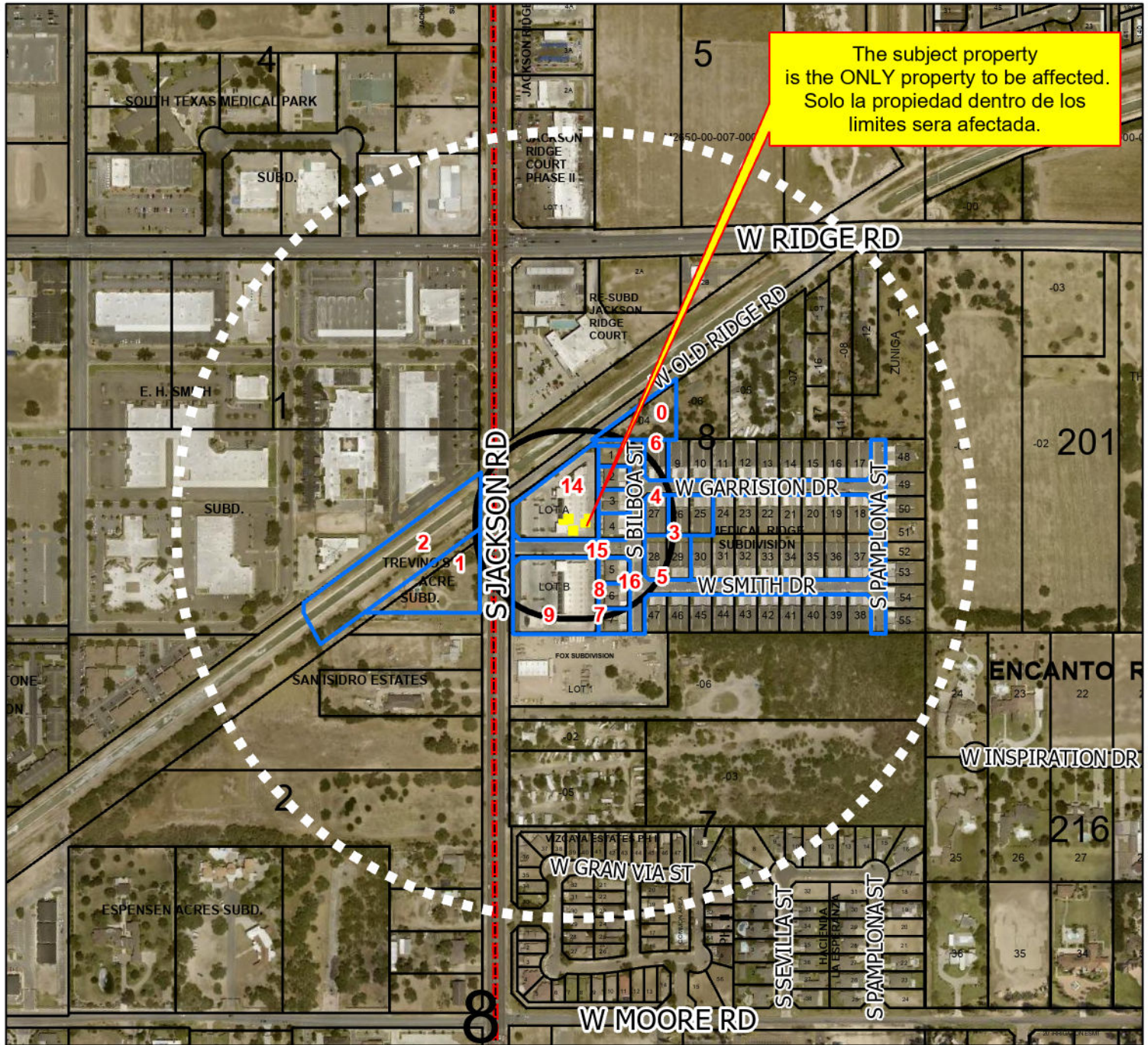
13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr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

Proposed Conditional Use Permit
0.07 ac out of Lot A Medical Ridge Subdivision
Mula Cantinita

AERIAL

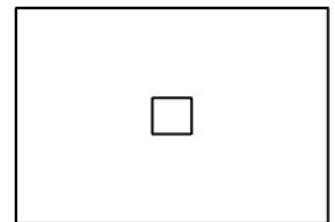


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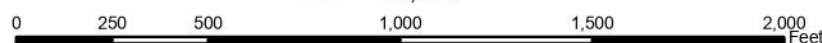
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|---------------------------------------|--------------------|--------------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Notified Properties |
| Single Family | Government Owned | 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.



City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:6,000



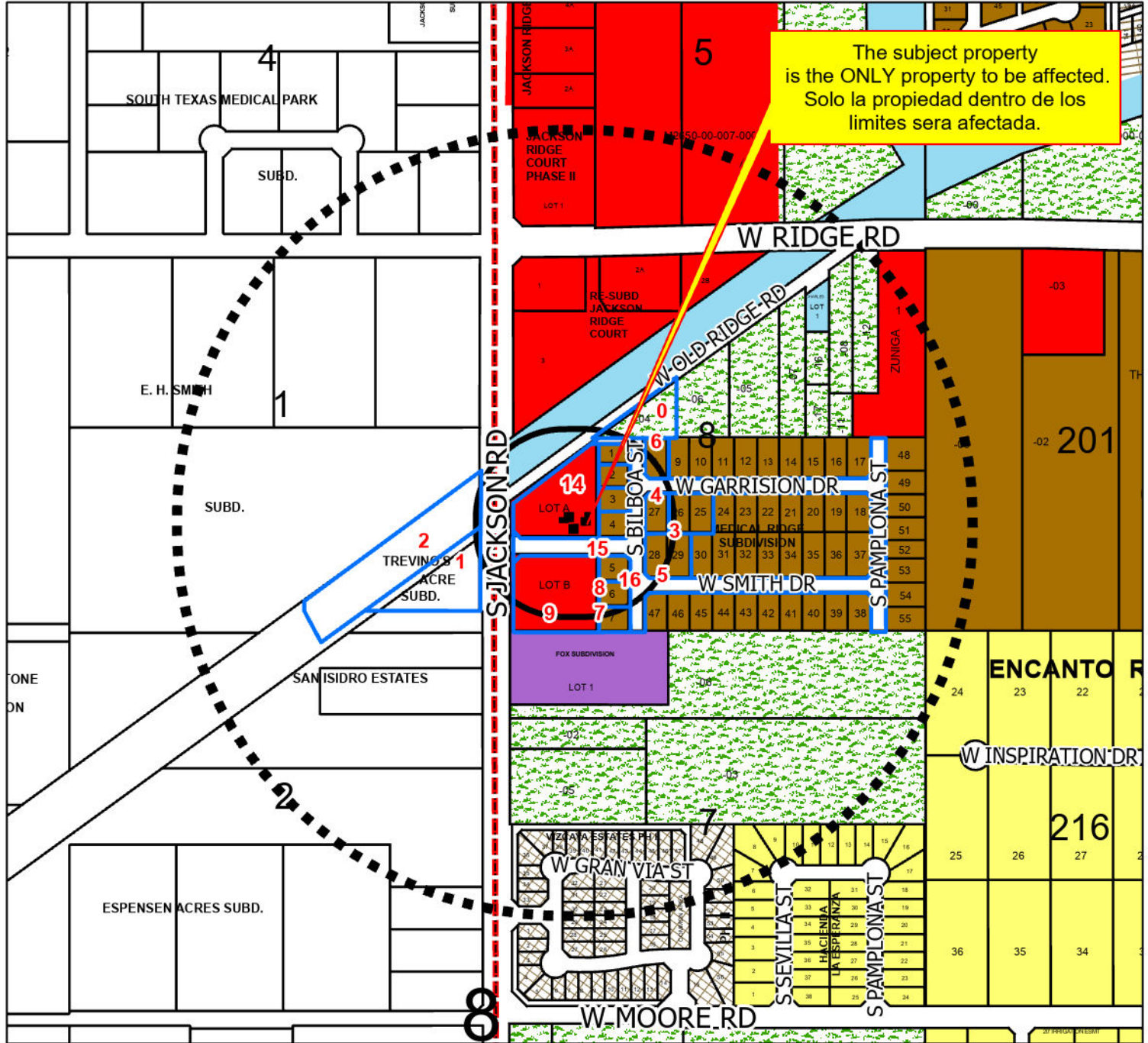
Date: 3/27/2024

Proposed Conditional Use Permit
0.07 ac out of Lot A Medical Ridge Subdivision
Mula Cantinita

ZONING



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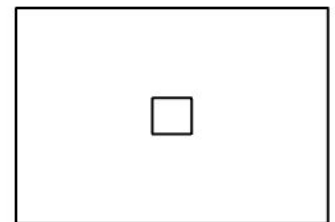
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City of Pharr, Texas
Engineering Department
956.402.4242

Date: 3/27/2024

Scale: 1:6,000

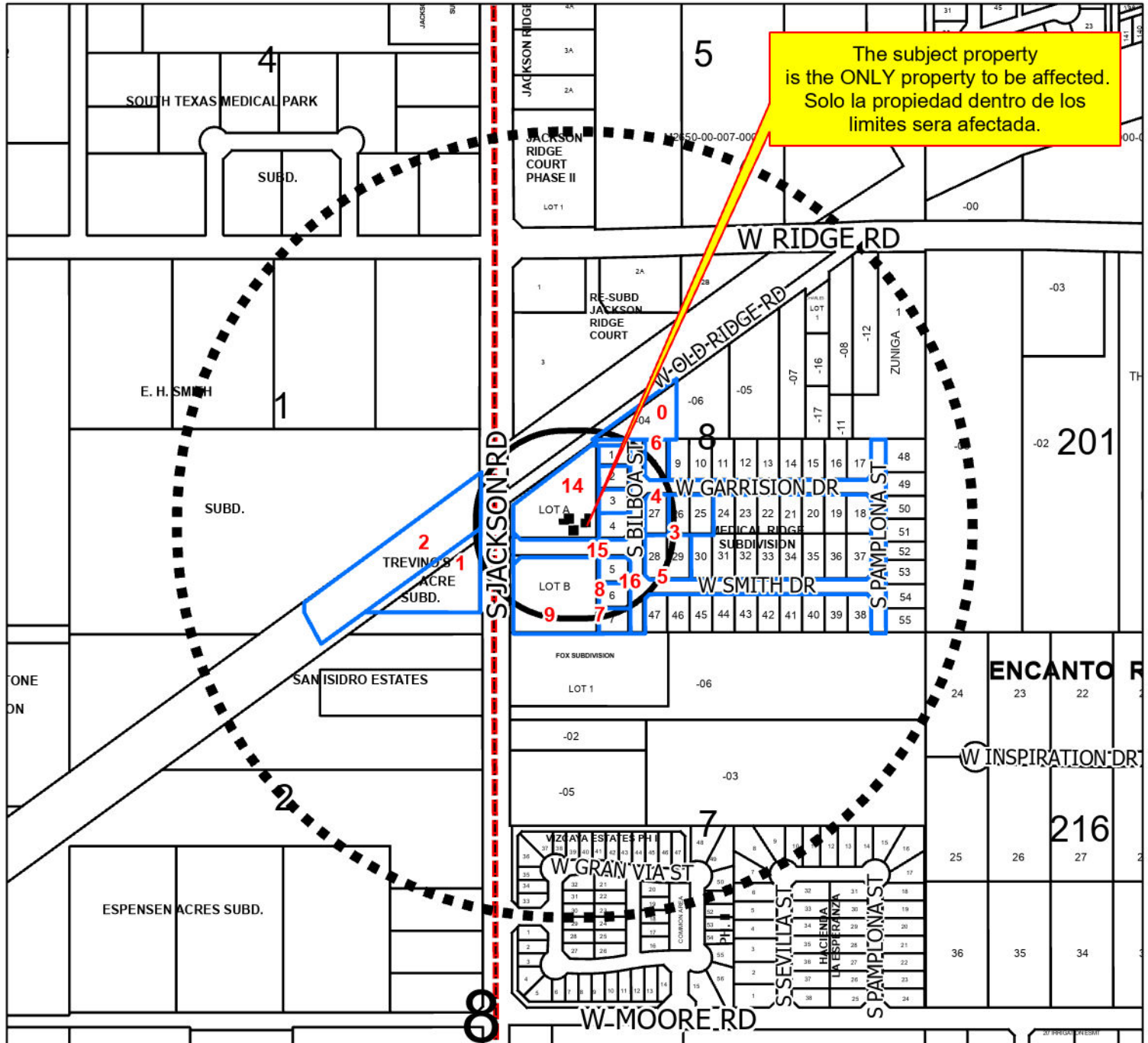


Proposed Conditional Use Permit
0.07 ac out of Lot A Medical Ridge Subdivision
Mula Cantinita

RADIUS



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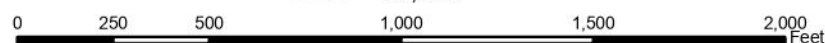


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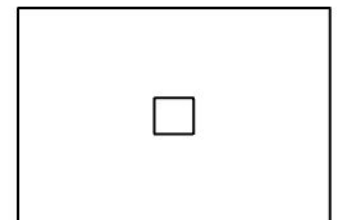
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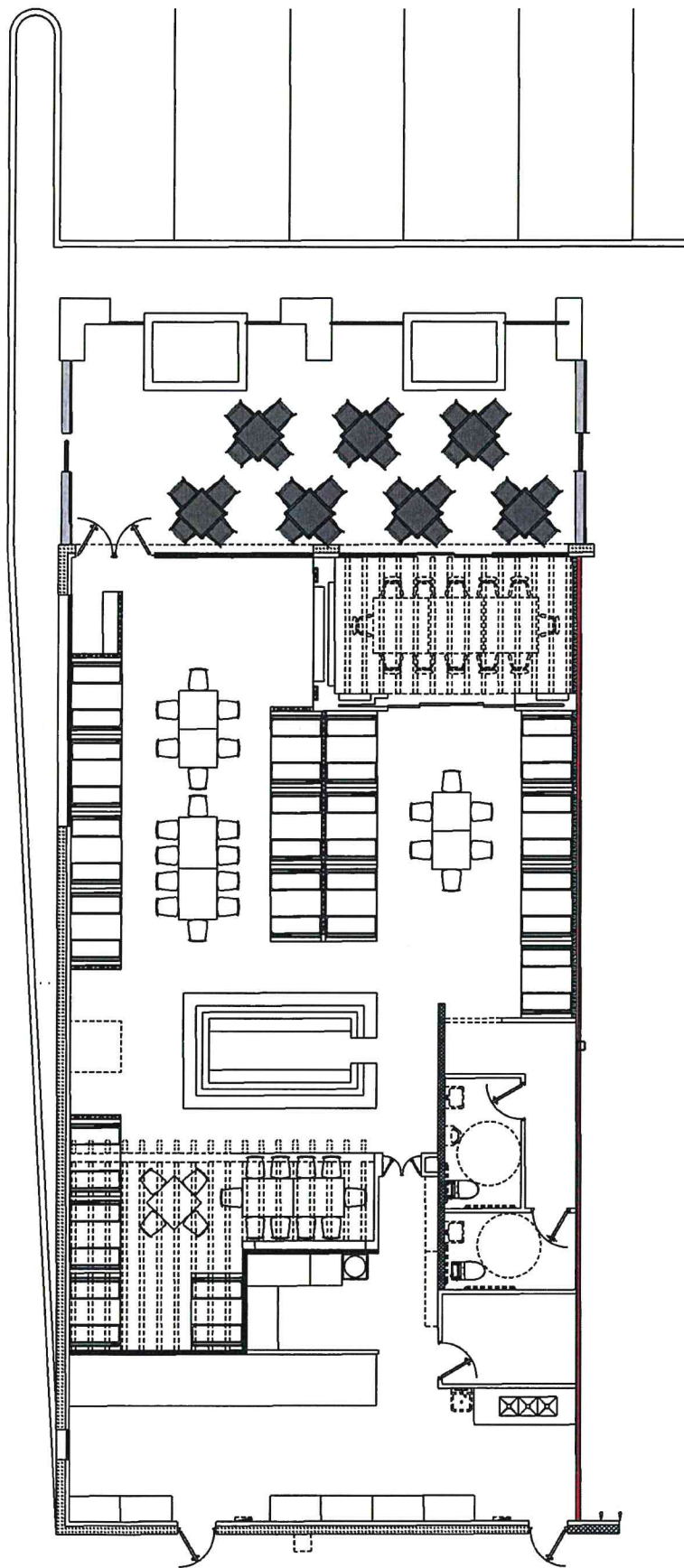
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:6,000



Date: 3/27/2024







Pharr
Development Services



Site Photo

1401 South Jackson Road Suites 7 & 8





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: April 16, 2024

MEETING DATE: April 22, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Spoor Engineering Consultants, Inc., representing Hector M. Gutierrez, President of Gutierrez Management Services L.C., is requesting preliminary plat approval of the proposed Alan Acre Subdivision. The property is legally described as being a 1.02 acre tract of land out of Lot 14 and 15, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of North Veterans Boulevard. **SUB#230821**

Classification: Regular

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

Issue: Spoor Engineering Consultants, Inc., representing Hector M. Gutierrez, President of Gutierrez Management Services L.C., is requesting preliminary plat approval of the proposed Alan Acre Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Alan Acre 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 - 4/16/2024
Approved - 4/17/2024
Final Approval - 4/18/2024



MEMORANDUM

DATE: MONDAY, APRIL 22, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ALAN ACRE SUBDIVISION
FILE NO. **SUB#230821**

GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing Hector M. Gutierrez, President of Gutierrez Management Services L.C., is requesting preliminary plat approval of the proposed Alan Acre Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.02 acre tract of land out of Lot 14 and 15, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1300 Block of North Veterans Blvd.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, Single Family Residential District (R-1) to the south and west and City limits 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 preliminary plat approval of the proposed Alan Acre Subdivision subject to the following conditions:

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

1. Curb cut for driveway shall obtain permit from public works.
2. Provide a 20'x20' corner clip, on S. Veterans Blvd. & E. Alan Ave.

EASEMENTS:

1. Label existing or dedicated easements on plat.
2. Label all easements and alleys.
3. Easements shall read Exclusive easement to City of Pharr.
4. Label and show any electrical easements on plat, if any.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

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.#1.
2. Owners to maintain detention area label as common lot.
3. Use detention directive for plat note # 5.

OTHER:

1. Provide all pertinent City of Pharr details.
2. Update location map show recorded subdivision.
3. Show site location on map.
4. Project engineer to follow the process to abandon Alley, application to be filled by P.E.
5. Provide surveyors signature and seal.
6. Update H.C.I.D #2, signature block, verify with them.
7. Remove plat note number 16.
8. See staff comments attached.

STAFF REVIEW MEETING FOR:

ALAN ACRE SUBDIVISION

COMMENTS: **Initials: J.R./O.D.L.** **March 12, 2024**

WATER:

- Will need to continue alignment of easement to and through the property on veterans for water line (easements will need to be exclusive to the City of Pharr).
- Will need to install gate valves.
- Will need to install PVC casing under driveways.
- Will need to install all meter boxes to ground level before final inspection
- Fire hydrant will need to be replace.(old hydrant to City of Pharr).
- Will need to remove 6" water line on south of Alan Ave.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

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

Print Name:_____

Signature:_____

Date:_____



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

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

Subdivision: STAFF ALAN ACRE SUBDIVISION

Reviewed by: J.GONZALEZ/R.VERA.

3/13/2024

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **PAINTED SILVER** in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of

20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

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

Additional Comments:

- 1. SHALL REPLACE THE EXISTING 6 INCH WATERLINE WITH AN 8 INCH PVC WATERLINE ALONG THE PROPERTY ON ALLEN STREET.**
- 2. SHALL REPLACE THE EXISTING FIRE HYDRANT WITH A NEW FIRE HYDRANT ON THE CORNER OF ALLEN AND VETERANS RD.**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Alan Subdivision

DATE: March 14, 2024

REVIEW: Preliminary (comments plans dated 3-4-2024)

PLAT

1. Signature for P.E. & R.P.L.S. is required.
2. Label all existing and proposed utility easements dedicated by this plat. Show 15'-ft easement exclusive to City of Pharr fronting N. Veterans Blvd.
3. 10'-ft alley must remain as per approved Bagwell Acres Plat. Alley cannot be used as an access for property.

SITE PLAN

1. The existing 6"-in asbestos water line shall be required to be upgraded to 12"-in PVC C-900 DR-18. Minimum depth is 4'-ft from natural ground.
2. Include detail for 6"-in sanitary sewer service and water line bedding & water services.

DRAINAGE

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

CONSTRUCTION SCHEDULE

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

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). ***UPDATE (Please see attachment pertaining to proposed hydrants)**
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.



Staff Review Meeting

DATE: 03/14/2024

Alan Acre Subdivision

1.02 Acres

Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

- **8" bleeder is required for outfall connection.**
- **Show an approved (by City Engineering Department) Drainage plan layout with details.**
- **Include Best Management Practices and submit Sediment Erosion Control Plan with details.**
- **Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.**

SURVEY MONUMENT LEGEND
S - 1/2" IRON ROD SET
F - 1/2" IRON ROD FOUND
XS - "X" MARK SET IN CONCRETE

LOT 1
EAST PARK SUBDIVISION
INST. # 3129914, M/R

15' UTIL. EASEMENT
(Doc. No. 736710, D/R)

15' EXCLUSIVE CITY
OF PHARR UTILITY
EASEMENT INST. NO.
3129914 M/R

10' UTIL. EASEMENT
(Vol. 1420, Pg. 979, D/R)

10' EXCLUSIVE U.E.
City of Pharr Doc. No.
2873209, D/R

10' ALLEY EASEMENT
BAGWELL ACRES V. 13 P. 54 M/R

LOT 7
BLK 3
LOT 8
BLK 3
BAGWELL ACRES
VOL. 13, PG. 54, M/R

POB
SE Corner
Lot 8, Blk. 3
Bagwell Acres

LOT 7
BLK 3
LOT 8
BLK 4
BAGWELL ACRES
VOL. 13, PG. 54, M/R

THE WEST 134.24 FT OF
LOT 1 BLK 5,
BAGWELL ACRES
Owner: Martinez Eva C.
(Doc. No. 3212663, D/R)

THE EAST 150 FT OF
LOT 1 BLK 5,
BAGWELL ACRES
Owner: Ochoa Emma
(Doc. No. 3422192, D/R)

NOTES:

1. MIN. FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
2. MINIMUM BUILDING SETBACK SHALL BE IN ACCORDANCE WITH CITY OF PHARR ORDINANCES.
3. THIS PROPERTY FALLS IN ZONE " B " OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0425 C, REVISED NOV. 16, 1982. "B" IS DESCRIBED AS AREAS BETWEEN THE 100 YEAR AND 500 YEAR FLOOD; OR AREAS SUBJECT TO 100 YEAR FLOODING WITH AVE. DEPTHS LESS THEN ONE FOOT; OR WHERE THE CONTRIBUTING DRAINAGE AREAS IS LESS THAN ONE SQ. MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
4. A 5.0' SIDEWALK WITH ADA COMPLIANT WHEEL CHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG N. VETERANS BLVD. AND E. ALAN AVE. AT BUILDING PERMIT STAGE.
5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.1 ACRES AND A VOLUME OF 0.11 Ac. Ft. (4,830 C.F.) 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 DEVELOPMENT.
6. NO STRUCTURE SHALL BE BUILT ON TOP OF ANY EASEMENT.
7. UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE MONUMENTED BY A 1/2" DIAMETER BY 24" LONG STEEL ROD.
8. CITY OF PHARR BENCHMARK; MONUMENT No. 51, SET BY J.E. SAENZ AND ASSOCIATES, INC., LOCATED AT SOUTHWEST CORNER OF E. FERGUSON AND N. VETERANS BLVD. ELEV. 101.99 - N. 16601588.755, E. 1093933.829.
9. LANDSCAPING IS REQUIRED IN ACCORDANCE WITH CITY OF PHARR ORDINANCES.
10. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
11. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

METES & BOUNDS

A 1.02 ACRE TRACT OF LAND OUT OF LOTS 14 AND 15, L.R. BELL DEVELOPMENT "E," HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 5, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the East line of Lots 14, North 08 Deg. 22 Min. 30 Sec. East, 83.30 feet from the Southeast corner of Lot 14, for the Northeast corner of the following described tract of land; said point being in North Veterans Boulevard;

THENCE, with the East line of Lot 14 and 15, in North Veterans Boulevard, South 08 Deg. 22 Min. 30 Sec. West, 139.35 feet to a point on the projection of the North line of East Alan Avenue, for the Southeast corner hereof;

THENCE, with the North line of E. Alan Ave. and its projection, North 81 Deg. 31 Min. 30 Sec. West, at 50.0 feet pass an "x" mark in concrete, on the West line of North Veterans Boulevard, and at 320.29 feet a 1" steel pipe found on the southeast corner of Lot 8, Block 3, Bagwell Acres, recorded in Volume 13, Page 54, Map Records, for the southwest corner hereof;

THENCE, with the East line of said Lot 8, North 08 Deg. 22 Min. 30 Sec. East, 139.85 feet to a steel pin for the Northwest corner hereof;

THENCE, parallel to the South line of Lot 14, South 81 Deg. 31 Min. 30 Sec. East, at 270.29 feet pass a 1/2" steel pin set on the West line of North Veterans Boulevard, and at 320.39 feet the POINT OF BEGINNING, containing 1.02 acres of land, more or less, of which the east 50.0 feet, comprising 0.16 acres, lies in North Veterans Boulevard.

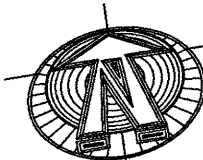
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

13. OWNERS ARE TO MAINTAIN DETENTION / RETENTION AREAS.

14. OWNERS ARE TO MAINTAIN RIGHT OF WAY AT PERIMETER OF SUBDIVISION.

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

16. THE 10' x 226.29' ALLEY EASEMENT TO BE ABANDONED IS SHOWN ON THE PLAT OF BAGWELL ACRES, CITY OF PHARR, RECORDED VOL. 13, PAGE 54, MAP RECORDS, HIDALGO COUNTY, TEXAS.



DECEMBER 06, 2023
1"=50'

ALAN ACRE SUBDIVISION

City of Pharr, Texas

BEING A SUBDIVISION OF A 1.02 ACRE TRACT OF LAND
OUT OF LOT 14 AND 15, L.R. BELL DEVELOPMENT "E"
HIDALGO COUNTY, TEXAS,
ACCORDING TO PLAT RECORDED IN
VOLUME 5, PAGE 57, MAP RECORDS,
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 "ALAN ACRE SUBDIVISION", TO THE CITY PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

JJAB Family Limited Partnership, a Texas Limited Partnership

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HECTOR M. GUTIERREZ, 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 CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

DANNY WYLIE CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

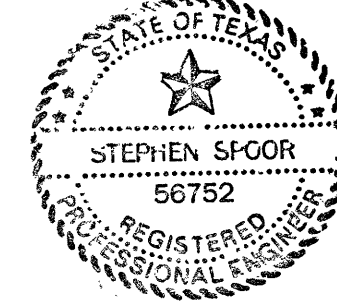
I, THE UNDERSIGNED, REYNALDO ROBLES A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED 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.

REYNALDO ROBLES, R.P.L.S. #4032
ROBLES AND ASSOCIATES, PLLC - TBPELS FIRM 10096700
107 W. HUISACHE ST. WESLACO, TEXAS 78596

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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



STEPHEN SPOOR P. E. REGISTRATION No. 56752

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

AMBROSIO HERNANDEZ MAYOR, CITY OF PHARR

DATE

ATTEST: CITY CLERK

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 49.211(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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

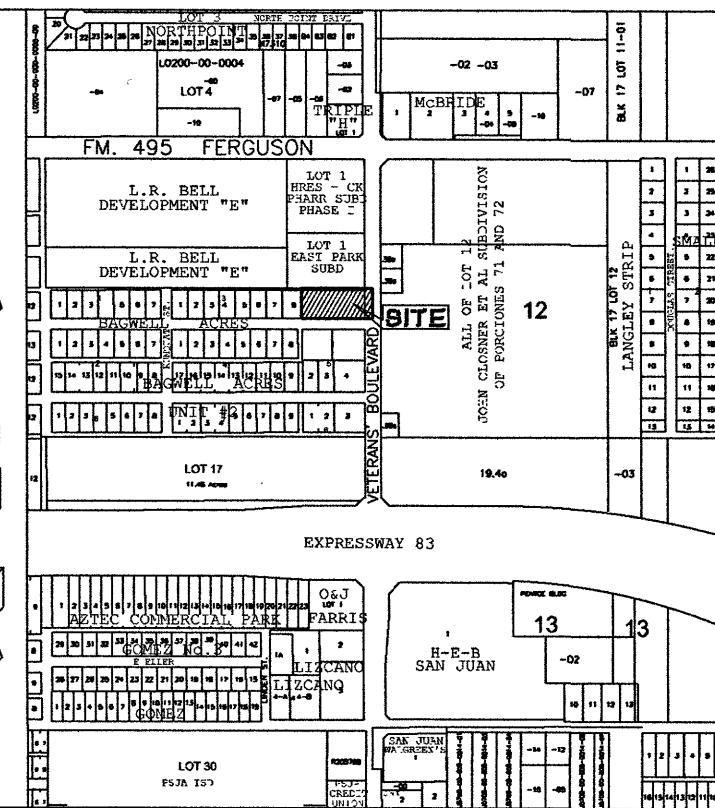
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.2 ON THIS _____ DAY OF _____, A.D., 2023

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

SECRETARY

PRESIDENT

LOCATION
MAP



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





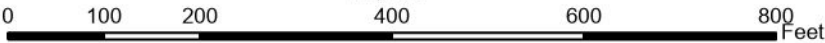
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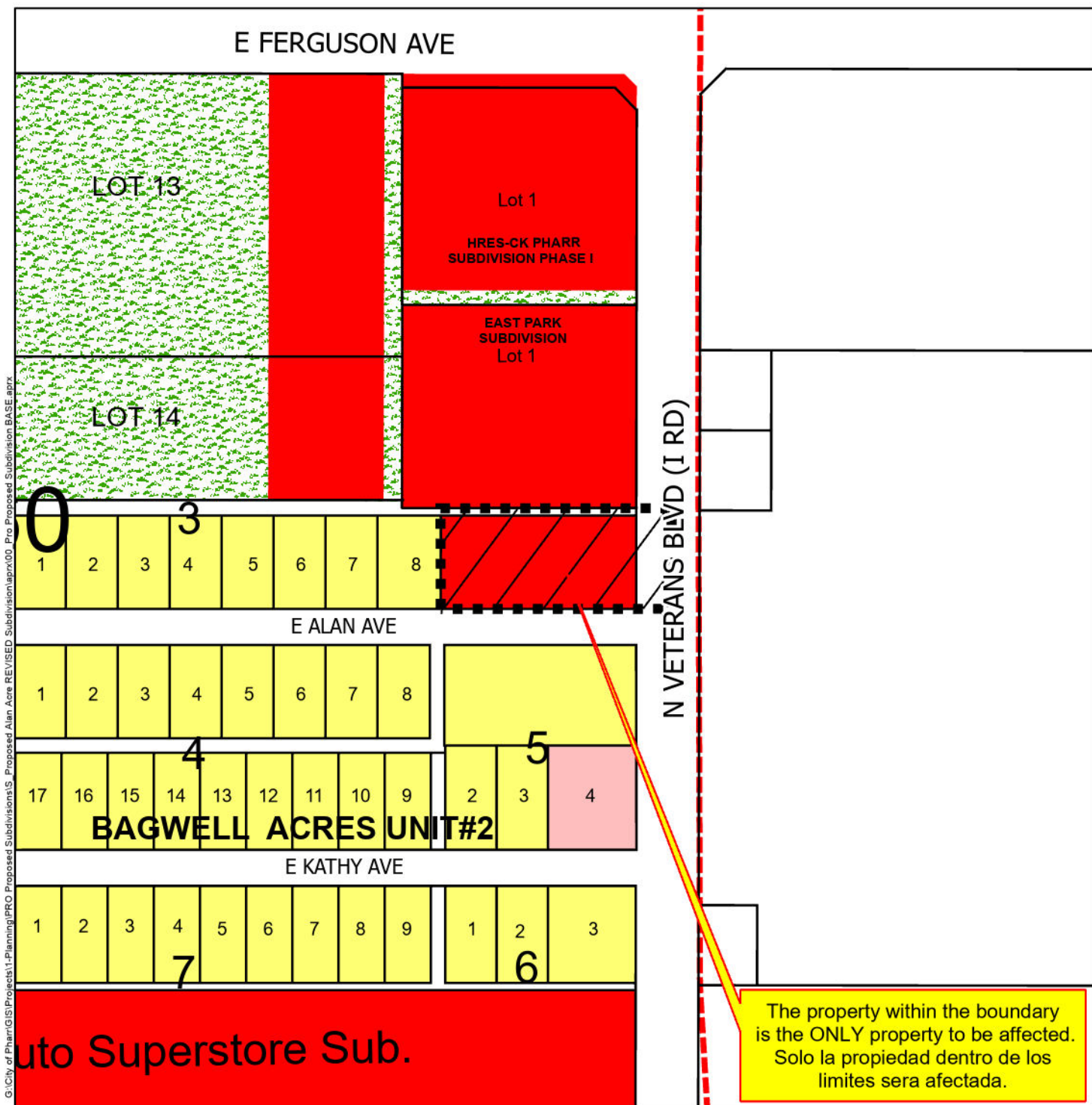
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|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| 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 | |

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:2,400



Date: 3/11/2024



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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: 1:2,400

0 100 200 400 600 800 Feet





Pharr
Development Services



Site Photo

1300 Block of N. Veterans Blvd.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: April 17, 2024

MEETING DATE: April 22, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Garza-Garza Consulting Engineers, representing Armando Guerrero Chapa, President of Black Diamond Services, LLC., is requesting preliminary plat approval of the proposed Black Diamond Subdivision. The property is legally described as being a 3.91 acre tract of land out of Lot 237, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2800 Block of South Cage Boulevard. **SUB#231131**

Classification: Regular

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

Issue:

Garza-Garza Consulting Engineers, representing Armando Guerrero Chapa, President of Black Diamond Services, LLC., is requesting preliminary plat approval of the proposed Black Diamond Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Black Diamond 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 - 4/17/2024
Approved - 4/17/2024
Final Approval - 4/18/2024



MEMORANDUM

DATE: MONDAY, APRIL 22, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: BLACK DIAMOND SUBDIVISION
FILE NO. **SUB#231131**

GENERAL INFORMATION:

APPLICANT: Garza-Garza Consulting Engineers, representing Armando Guerrero Chapa, President of Black Diamond Services, LLC., is requesting preliminary plat approval of the proposed Black Diamond Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.91 acre tract of land out of Lot 237, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2800 Block of South Cage Blvd.

ZONING: The property is currently zoned Planned Unit Development District (PUD). The adjacent zones are Planned Unit Development District (PUD) to the north, south and east, Agricultural and/or Open Space District (A-O), General Business District (C), Residential Townhouse District (R-TH) and Residential Multi-Family District (R-MF) to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.: 1. Curb cut for driveway shall obtain permit from public works and TxDot.

EASEMENTS: 1. Label existing or dedicated easements on plat.
2. Label all easements and alleys.
3. Easements shall read Exclusive easement to City of Pharr.
4. Label and show any electrical easements on plat, if any.

**SIDEWALK:
ADA:** 1. Follow City of Pharr Construction Standards Manual.

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.#1.
2. Drainage note #7, revise as per engineering comment.

OTHER: 1. On general plat notes #1 remove name of subdivision.
2. Plat note # 5: setbacks shall be per City of Pharr ordinance.
3. Plat note # 10, reference City of Pharr benchmark system, use nearest to site, provide northing, easting and elevation and the description of location of B.M.
4. Remove plat note # 19.
5. Shall provide approval letter from Plantation H.O.A.
6. Verify engineers firms address.
7. Provide all pertinent City of Pharr details.
8. Update H.C.I.D #2, signature block, verify with them.
9. See staff comments attached.

STAFF REVIEW MEETING FOR: *BLACK DIAMOND SUBDIVISION*

COMMENTS: **Initials: J.R./J.T.** **APRIL 09, 2024**

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show water valves.
- Will need to show all water crossing details.
- Will need to show water profiles.
- Will need to install PVC casing under driveways 5' beyond edges.
- Will need to install all meter boxes to ground level before final inspection.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show all surrounding utilities in the area.
- Will need to change the proposed connection to the existing connection between lot 42,43 (Plantation subdivision).
- Manhole rim and lid will need to be composite base with City of Pharr logo.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand will 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: BLACK DIAMOND SUBD.

Reviewed by: LEEROY CANTU/MANUEL RENTA

03-28-2024

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **PAINTED SILVER** in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM (SHERWIN-WILLIAMS SILVER BRIGHT 631-1336)** 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.
17. General Plat Notes & Restrictions: **ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.**

Additional Comments:

1. **PLAT NOTE:** ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.
2. ADD ADDITIONAL FIRE HYDRANT ON THE SOUTHSIDE ENTRANCE OF PROPERTY. LOCATION OF ADDITIONAL FIRE HYDRANT MIGHT BE CHANGE DURING THE BUILDING PHASE.
3. PARKING LOTS NEXT TO FIRE HYDRANTS NEED TO BE MARKED AS NO PARKING.
4. PROVIDE THE MEASUREMENTS TO THE ACCESS ROADS (BETWEEN THE PARKING LOTS 26FT.)
5. ALL FIRE HYDRANTS SHALL BE PAINTED IN **(SHERWIN-WILLIAMS SILVER BRIGHT 631-1336)**



Staff Pre-Construction Meeting

DATE: 04/09/2024

Black Diamond Subdivision

3.91 Acres

Pharr TX, 78577

Plat Notes:

- **No comments**

General Notes:

- **Include an approved drainage plan.**
- **Include a Sediment Erosion Control plan.**
- **Must submit (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: Black Diamond Subdivision**DATE:** April 11, 2024**REVIEW:** Preliminary plan comments dated: 3/28/2024**PLAT**

1. Add note---Owners to maintain ROW and perimeter of subdivision.
2. Add note---Owners to maintain detention/retention areas.
3. Note No 7--- Use the correct drainage directive... *"Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development."*
4. Note no. 10--- Include northing and easting for City of Pharr benchmark 28. **Northing:16585897.783 & Easting:1086616.596.**
5. Combined notes 12 & 13 to say... *"A 5'-ft sidewalk with ADA wheelchair ramps and landings shall be required to be constructed at time of building permit phase.*
6. Note no. 16--- Revise note to say... *"Erosion and sediment control during construction shall be in accordance with current Texas Pollution and Discharge Elimination System (TPDES).*

SITE PLAN

1. A grading plan showing all proposed elevations shall be required as part of the subdivision plans.
2. Include all pertinent details which include the following: Water, sanitary sewer, storm sewer, paving, sidewalk, drainage infrastructures, and profile of utility crossings if any.
3. Include water and sewer line tie-in details.
4. Trench safety plan may be required pending depth if utility line installation depth is at 5'-ft or deeper.

5. Casing may be required for waterlines under driveway and services crossing sanitary sewer lines pending Public utilities response.
6. Proposed water line shall have a depth of 4'-ft minimum from natural ground.
7. Additional comments may arise pending review of revised civil plans.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. Detention pond with depths of 3-ft or deeper may require a perimeter fence at a minimum height of 4'-ft.
3. Provide a TX-Dot discharge permit for inlet tie-in along S. Cage Blvd.
4. Show all proposed sizes of storm sewer lines

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).

CONSTRUCTION SCHEDULE

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

ADDITIONAL COMMENTS

- Lab testing may be required for backfilling, paving, and concrete items (If applicable).

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: [Javier Lopez](#)
Subject: BLACK DIAMOND plat review o/o Lot 237 Kelly-Pharr Subd.
Date: Monday, April 8, 2024 10:05:05 AM

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

Hello Eddie,

Upon review, HCID2 comments and updates as needed:

1. We have the general right of way covering all the lot. Vol. 20, Pg. 467 and Vol. 6, Pg. 66 tract 7.
2. Add Kelly-Pharr to the P.O.C. label after Lot 237.
3. Update the signature script
THIS PLAT ... THIS(space) THE ____ DAY OF _____,(add comma) ...
NO IMPROVEMENTS ...FENCES(no comma) ... WAY(no "S") ...
... ATTEST: _____
4. This proposal is excluded from the district.
5. No apparent facilities to claim.

If there are any questions, please advise us. Thank you.

John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589
Phone: (956) 787-1422
Fax: (956) 781-7622
Email: jbs_hcid2@att.net

STATE OF TEXAS – COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE), **ARMANDO GUERRERO CHAPA, AS PRESIDENT OF BLACK DIAMOND SERVICES, LLC**, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AS DESIGNATED HEREIN AS **BLACK DIAMOND SUBDIVISION**, TO THE CITY OF PHARR, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE PUBLIC ALL STREETS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

ARMANDO GUERRERO CHAPA, PRESIDENT
BLACK DIAMOND SERVICES, LLC
2300 TAMPIO CO. ST.
HIDALGO, TX 78557

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **ARMANDO GUERRERO CHAPA, PRESIDENT OF BLACK DIAMOND SERVICES, LLC**, PROVED TO ME THROUGH HIS/HERS/THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATE OF TEXAS – CITY OF PHARR
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO 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.

CITY MAYOR: **AMBROSIO HERNANDEZ** DATE _____ ATTEST: CITY SECRETARY DATE _____

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

PLANNING AND ZONING COMMISSION CHAIRMAN: **DANNY WYLIE** DATE _____

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS _____ 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 RIGHT 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 NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

JOSE MARIO GONZALEZ DATE _____
REG. PROFESSIONAL LAND SURVEYOR NO. 5571

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

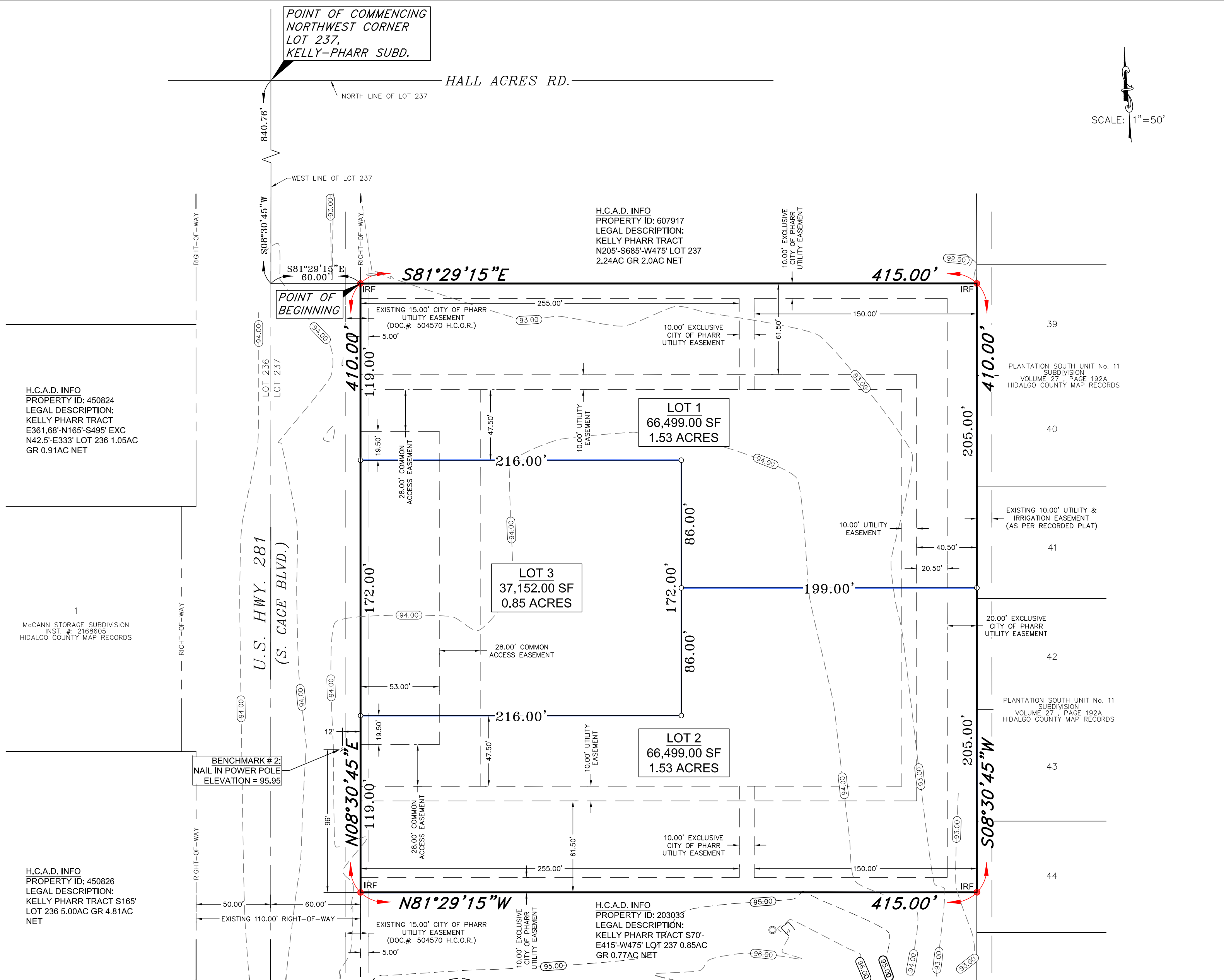
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

INEZ B. GARZA JR., P.E. DATE **04.15.24**
REG. PROFESSIONAL ENGINEER NO. 60824

LEGEND	
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
○	FOUND 60-D NAIL
○	SET 60-D NAIL
●	FOUND GPS
▲	POWER POLE
○	GUY WIRE
○	TELEPHONE PEDESTAL
○	GAS MARKER
○	ELECTRICAL BOX
○	WATER VALVE
○	WATER METER
○	FIRE HYDRANT
○	SANITARY SEWER MANHOLE
○	STORM DRAIN MANHOLE
○	STORM DRAIN INLET
○	STORM DRAIN GRATED INLET
○	IRRIGATION STAND PIPE
○	IRRIGATION GATE VALVE
○	SIGN
○	FENCE
○	DRAINAGE NATURAL FLOW
ELEVATIONS	
○	NATURAL GROUND
○	EDGE OF PAVEMENT (TOP)
○	TOP OF ASPHALT

ABBREVIATIONS	
H.C.	HANDICAPPED
R.O.W.	RIGHT-OF-WAY
R	RADIUS
L.F.	LINEAR FEET
S.F.	SQUARE FEET
C.F.	CUBIC FEET
FF	FINISH FLOOR
FL	FLOW LINE
U.E.	UTILITY EASEMENT
UGC	UNDERGROUND CABLE
TOC	TOP OF CURB
TOW	TOP OF WALK
TOA	TOP OF ASPHALT
GU	GUTTER
RSD	ROAD SIDE DITCH
IRF	IRON ROD FOUND



METES AND BOUNDS DESCRIPTION

A 3.91 ACRE TRACT OF LAND OUT OF LOT 237, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 3.91 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 237, THENCE, SOUTH 08°30'45" WEST, WITH THE WEST LINE OF SAID LOT 237, A DISTANCE OF 840.76 FEET, THENCE SOUTH 81°29'15" EAST, A DISTANCE OF 60.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND POINT OF BEGINNING;

THENCE, SOUTH 81°29'15" EAST, A DISTANCE OF 415.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

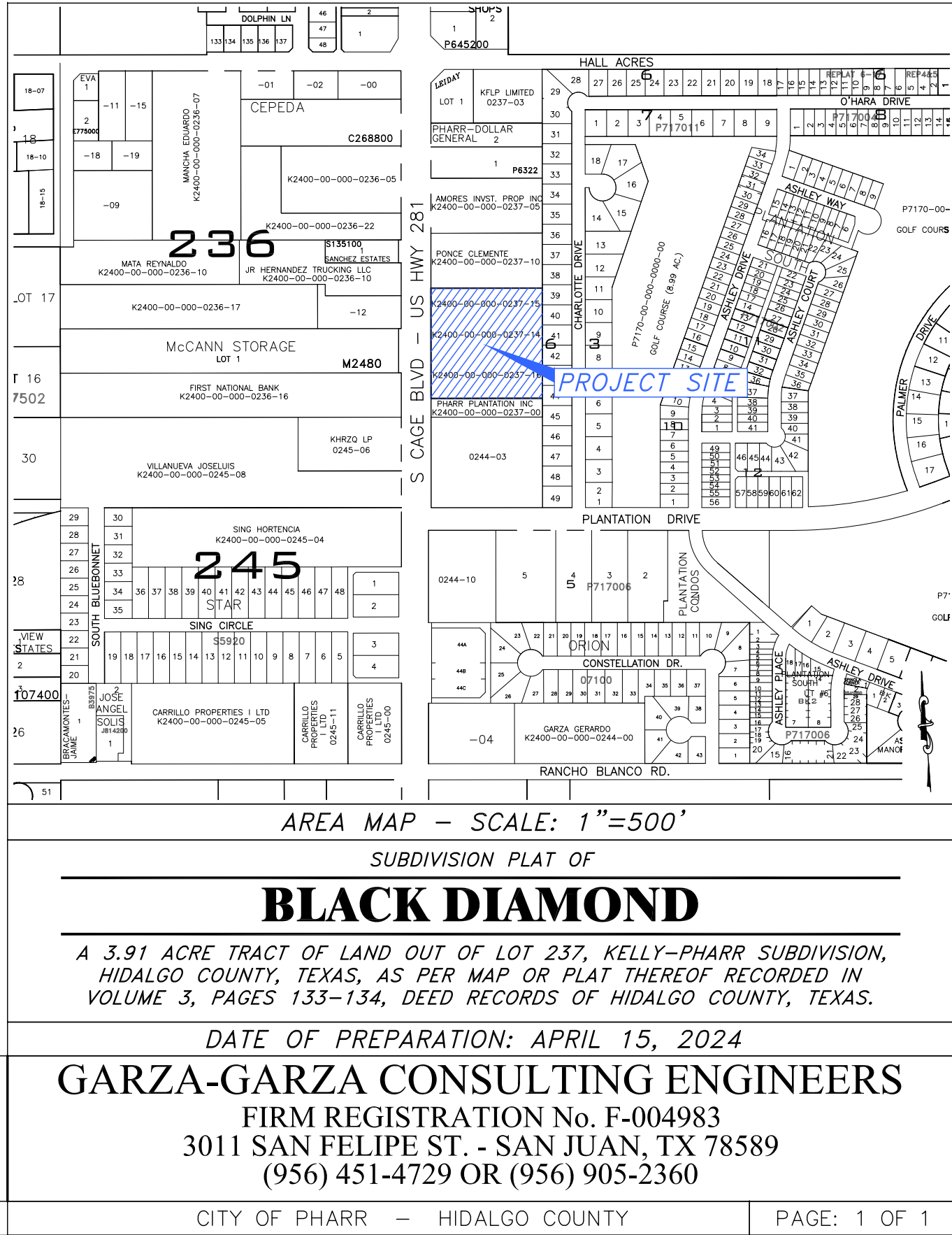
THENCE, SOUTH 08°30'45" WEST, A DISTANCE OF 410.00 FEET, PARALLEL TO THE WEST LOT LINE OF LOT 237, TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81°29'15" WEST, A DISTANCE OF 415.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08°30'45" EAST, A DISTANCE OF 410.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.91 ACRES OF LAND MORE OR LESS.

PRINCIPAL CONTACTS:				
NAME	ADDRESS	PHONE(S)	FAX(ES)	
OWNER: ARMANDO GUERRERO CHAPA	2300 TAMPIO ST. – HIDALGO, TX 78557	(956) 408-1381		
ENGINEER: INEZ B. GARZA JR. P.E.	3011 SAN FELIPE ST. – SAN JUAN, TX 78589	(956) 451-4729 (956) 905-2360	(956) 380-5156	
SURVEYOR: JOSE MARIO GONZALEZ R.P.L.S.	24593 FM 88 – MONTE ALTO, TX 78538	(956) 380-5154	(956) 380-5156	

RIO DELTA SURVEYING
24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.L.S. FIRM # 10013900



AREA MAP – SCALE: 1"=500'

SUBDIVISION PLAT OF

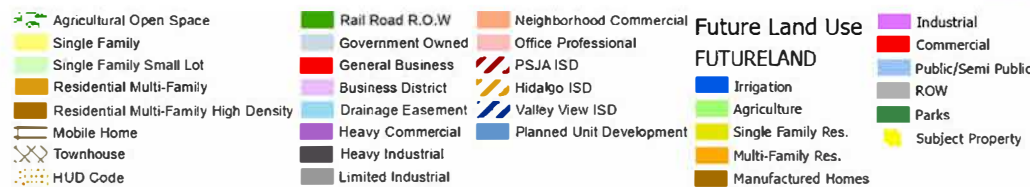
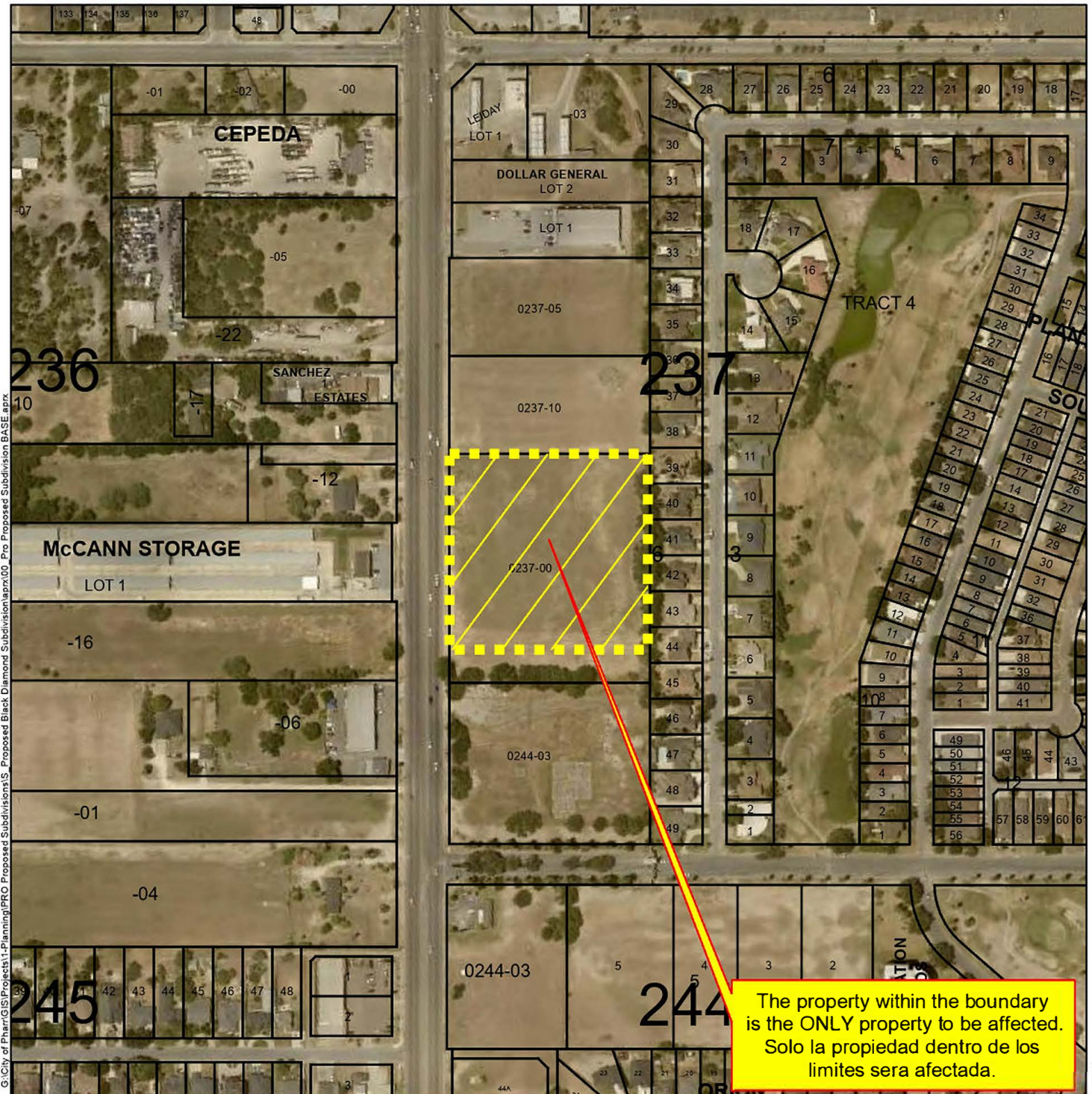
BLACK DIAMOND

A 3.91 ACRE TRACT OF LAND OUT OF LOT 237, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

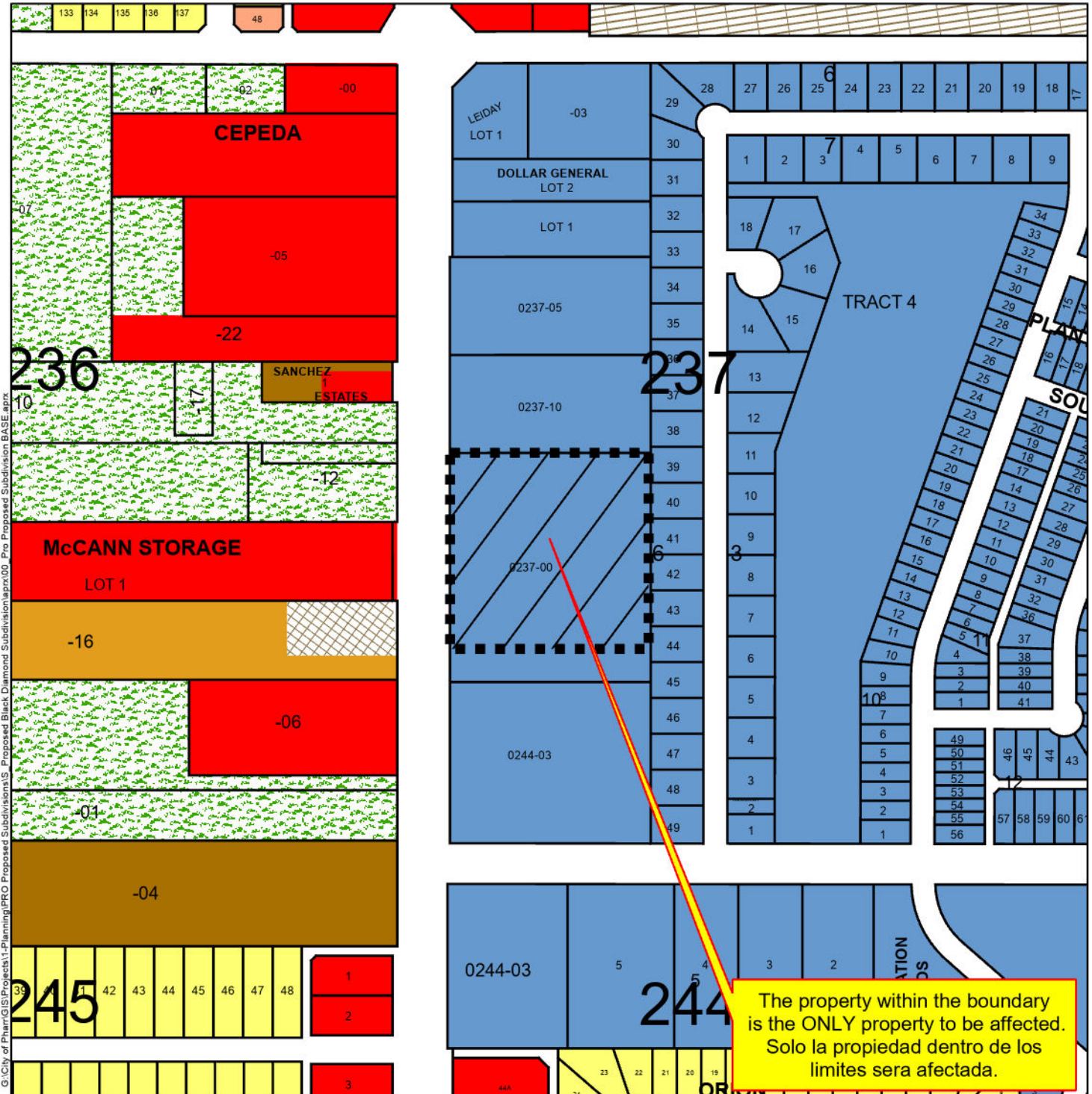
DATE OF PREPARATION: APRIL 15, 2024

GARZA-GARZA CONSULTING ENGINEERS
FIRM REGISTRATION No. F-004983
3011 SAN FELIPE ST. - SAN JUAN, TX 78589
(956) 451-4729 OR (956) 905-2360

CITY OF PHARR – HIDALGO COUNTY PAGE: 1 OF 1



ZONING



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





Pharr
Development Services



Site Photo

2800 Block of South Cage Blvd.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: April 18, 2024

MEETING DATE: April 22, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden and Hunt Inc., representing Marcus Forthuber, President, is requesting preliminary plat approval of the proposed Pharr International Industrial Park Subdivision. The property is legally described as being 139.719 acres out of Lots 10, 11, 16 and 17, Block 6, out of Lots 12 through 15, Block 5, all of Lots 11 through 30, Block 12, all of Lots 26 and 31, Block 11, San Juan Plantation Subdivision, Hidalgo County, Texas. The property is located at the southeast corner of South San Juan Road and West Las Milpas Road, within the City of Pharr, Extraterritorial Jurisdiction (ETJ). **SUB#240204**

Classification: Regular

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

Issue: Melden and Hunt Inc., representing Marcus Forthuber, President, is requesting preliminary plat approval of the proposed Pharr International Industrial Park Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Pharr International Industrial Park Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 4/18/2024
Approved - 4/18/2024
Final Approval - 4/19/2024



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 22, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION
FILE NO. **SUB#240204**

GENERAL INFORMATION:

APPLICANT: Melden and Hunt Inc., representing Marcus Forthuber, President, is requesting preliminary plat approval of the proposed Pharr International Industrial Park Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 139.719 acres out of Lots 10, 11, 16 and 17, Block 6, out of Lots 12 thru 15, Block 5, all of Lots 11 thru 30, Block 12, all of Lots 26 and 31, Block 11, San Juan Plantation Subdivision, Hidalgo County, Texas.

LOCATION: The property is located at the southeast corner of San Juan Road and West Las Milpas Road, within the City of Pharr, Extraterritorial Jurisdiction (ETJ).

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

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Pharr International Industrial Park Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Street lights shall be 250' max spacing, along public street.
2. Shall obtain street cut permits if any, from TxDot department for any street cuts, driveway and sidewalk.
3. Verify with HCRMA, for any streets connecting to their R.O.W.

EASEMENTS:

1. No overlapping easements, if any.
2. Provide dimensions for all dedicated easements.
3. Show all existing easements within property.

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Water

SEWER:

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

DRAINAGE:

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

OTHER:

1. Subdivision shall be reviewed by county planning department.
2. Provide bearings and distances on plat layout as describe on metes & bounds.
3. Provide dimensions for all lots.
4. Project engineer to provide a CLOMR for the AH flood zones and revise the flood zone plat note
5. Plat shall have county notes.
6. Fire protection shall be reviewed by county fire marshal and City of Pharr, fire department.
7. Show all the dedicated easements on the plat (label existing or dedicated by plat).
8. H.C.I.D. #2 verify with district for any issues. (comments

attached)

9. Provide formation documents for company. (Ownership)

10. Remove the word proposed and use dedicated by plat, if any.

11. Staff comments attached.

STAFF REVIEW MEETING FOR: *PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION*

COMMENTS: **Initials: J.R. / O.D.L.** **FEBRUARY 13, 2024**

WATER:

- Domestic water belongs to M.H.W.S.C.
- Easements will need to be 15' exclusive to the City of Pharr (if applicable).
- Water line for fire protection will need to be 12" PVC C-900
- City of Pharr Water for fire protection only.
- City standards still apply to subdivision within City of Pharr ETJ. If requesting services, voluntary annexation is required.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr (If applicable).
- City standards still apply to subdivision within City of Pharr ETJ. If requesting services, voluntary annexation is required.
- Will need to show manhole rim and lid details.
- Manholes will need to be composite base with City of Pharr logo.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

Print Name: _____

Signature: _____

Date: _____



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

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

Subdivision: PHARR INTERNATIONAL INDUSTRIAL PARK SUBD. (Plat Review)

Reviewed by: Manuel Renta

2-15-24

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be PAINTED SILVER in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each BLUE MARKER to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE YELLOW OR RED FROM MANUFACTURE AND FINISHED WITH A COAT OF ALUMINUM AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted RED: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of

20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

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

Additional Comments:

Plat Notes – N/A

General Comments –

1. All designed waterlines shall be a minimum of twelve (12) inches or better for industrial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main.

SUBDIVISION: Pharr International Park
Subdivision

DATE: February 15, 2024

REVIEW: Preliminary plan comments dated: 2/5/2024

PLAT

1. Signature and seal from P.E. & R.P.L.S. required.
2. County to address street ROW widths and names.
3. For areas under A or AH zones a LOMR (Letter of Map Revision) shall be required.
4. Verify the owner of existing 80'-ft ROW canal.
5. MPO requires additional ROW dedication for San Juan Rd., Anaya Rd. and Las Milpas Rd.
6. Show existing ROW along San Juan Rd. and confirm with HCRMA.

SITE PLAN

1. Include cross-section detail of utility crossing if any.
2. Include all pertinence details (water and sewer service, sidewalk, etc).
3. City standards still apply to subdivisions within City ETJ. If requesting City of Pharr services, voluntary annexation is required.

DRAINAGE

1. Drainage report to 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).

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

ADDITIONAL COMMENTS

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: [Javier Lopez](#)
Subject: Proposed Pharr International Park Subd.; Proposed Stripes Pharr Subd.
Date: Thursday, February 15, 2024 10:07:58 AM

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

Hello Eddie,

HCID2 claims for the proposals:

1. Pharr International Park Subd.:

We have the general right of way covering the north half. Vol. 21, Pg. 345 and Vol. 19, Pg. 49.

We have the general right of way covering the south half. Vol. 26, Pg. 354 and Vol. 19, Pg. 33.

Add the subdivision name to the P.O.B. label.

Update to the signature script template:

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

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

_____	ATTEST: _____
PRESIDENT	SECRETARY

In the metes and bounds, the call numbers 6, 7, 8 and 9 are not being represented in the plat.

The district's facilities are not part of the development.

- a. The 80' canal in between lots 3 – 6.
- b. The original drain ditch within the 200' dedication.
- c. The 100' canal r.o.w. within lots 13 – 15.
- d. The drain ditch along the east side of lots 6 & 7.

Within the n.w. corner of Lot 3 development, we have an 18"mj pipe waters lots 3 & 4 S.J.P to the north we need to protect.

There is a 24" FJ-RCP pipe along the south edge of Lot 12 development we need to protect.

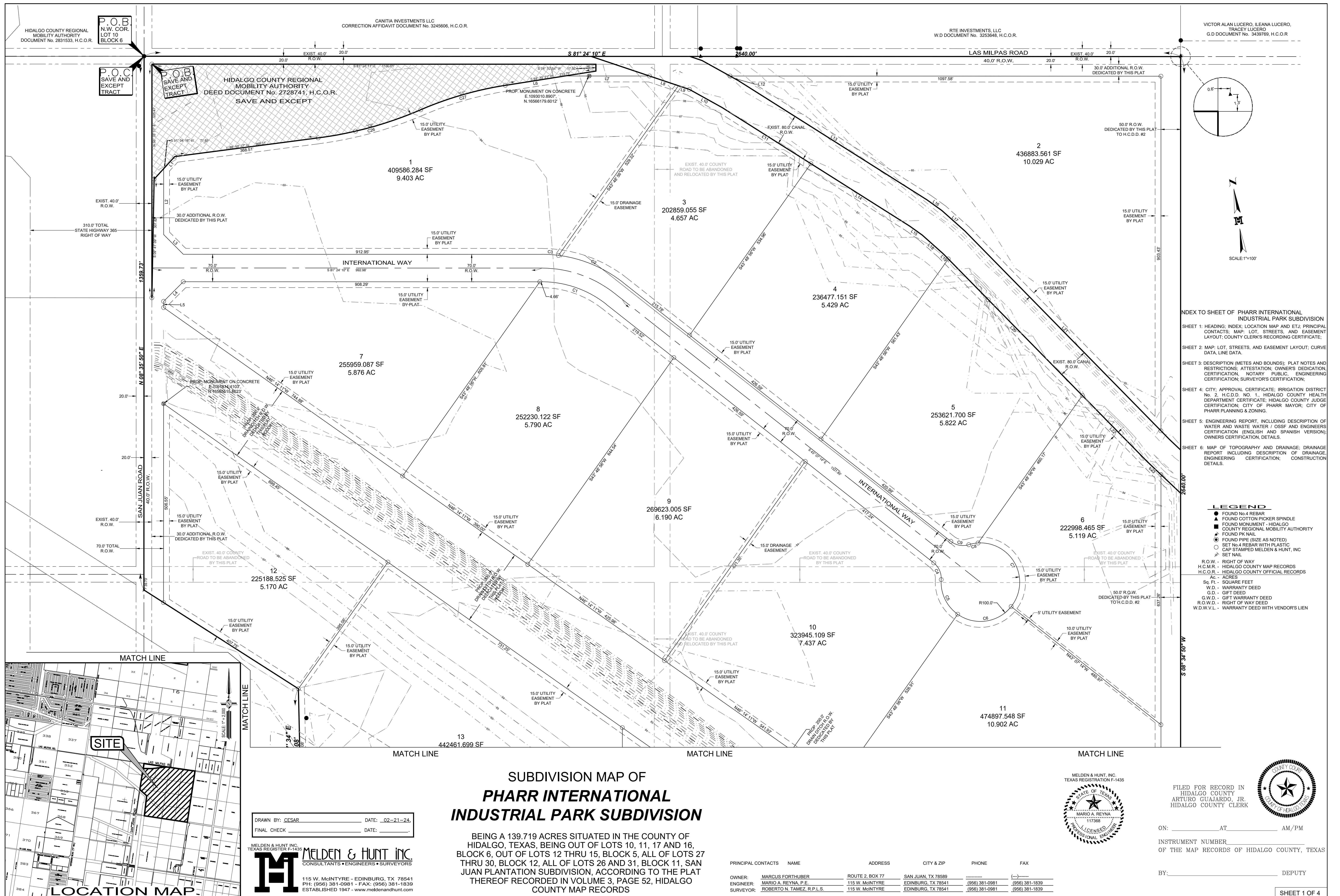
2. Stripes Pharr Subd.:

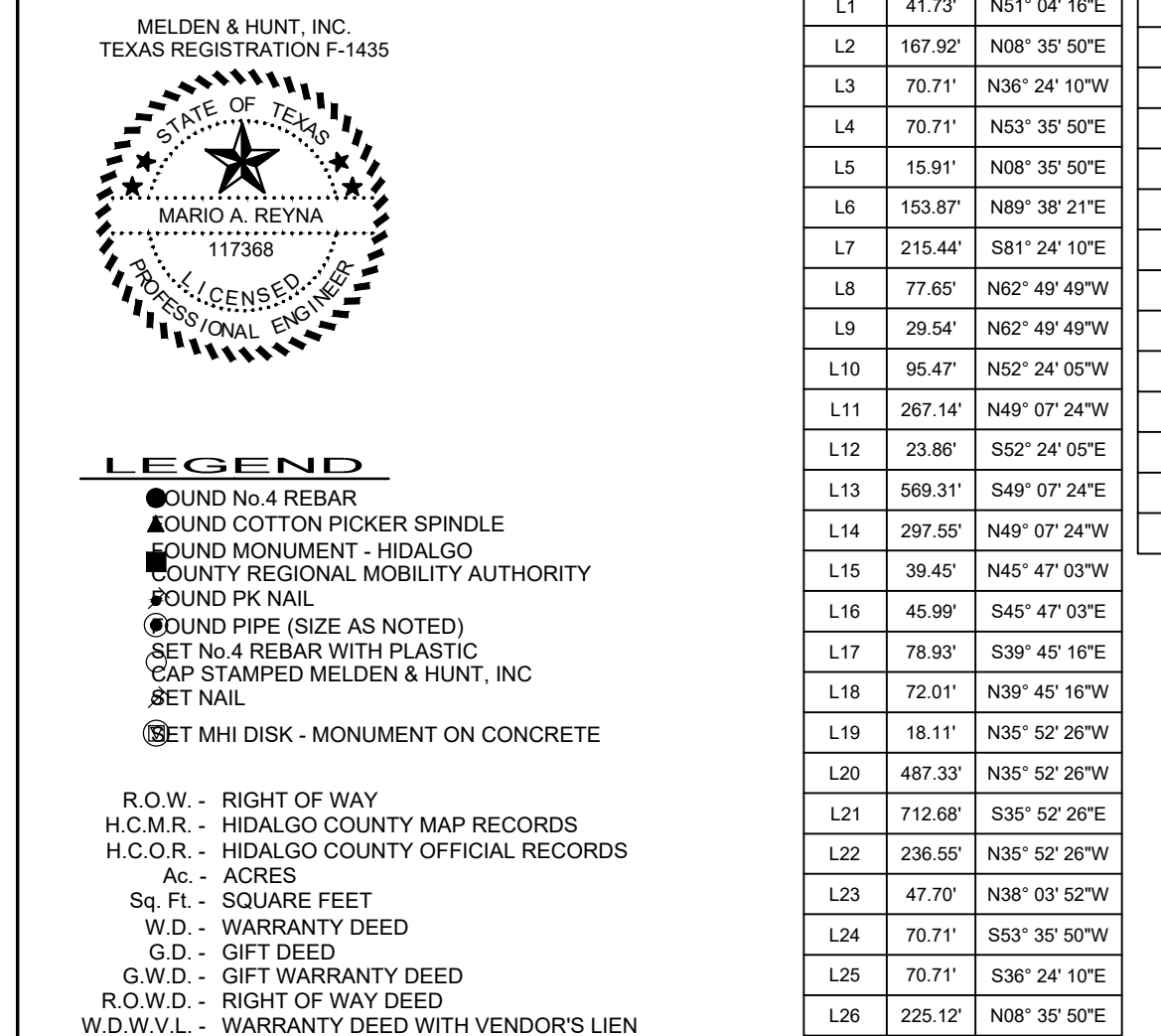
Need to add Kelly-Pharr Subdivision to the reference point.

Edit from utility easement to 20' HCID2 EXCLUSIVE EASEMENT.

Within the second statement of the signature block, edit from INCLUDED to INCLUDING.

John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589
Phone: (956) 787-1422
Fax: (956) 781-7622
Email: jbs_hcid2@att.net





Line Table			Curve Table						
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
L.1	41.73'	N01° 04' 16"E	C*1	224.69'	897.96'	014° 20' 11"	S82° 28' 15"W	224.10'	112.93'
L.2	167.92'	N08° 35' 50"E	C*2	271.66'	981.96'	015° 51' 04"	S83° 13' 14"W	270.80'	136.71'
L.3	70.71'	N36° 24' 10"W	C1	177.06'	265.00'	038° 16' 56"	N02° 15' 42"W	173.78'	91.98'
L.4	70.71'	N53° 35' 50"E	C2	180.90'	335.00'	030° 56' 30"	N58° 35' 24"W	178.71'	92.71'
L.5	15.91'	N08° 35' 50"E	C3	42.94'	335.00'	007° 20' 36"	N77° 43' 52"W	42.91'	21.50'
L.6	153.87'	N89° 38' 21"E	C4	48.42'	50.00'	055° 28' 55"	N15° 22' 47"W	48.55'	26.30'
L.7	215.44'	S81° 24' 10"E	C5	102.18'	100.00'	085° 32' 44"	S16° 54' 42"E	97.79'	56.06'
L.8	77.65'	N62° 49' 49"W	C6	161.73'	100.00'	068° 56' 11"	S89° 39' 09"E	137.59'	94.79'
L.9	26.54'	N62° 49' 49"W	C7	229.00'	100.00'	031° 43' 17"	N18° 58' 53"W	182.51'	223.14'
L.10	95.47'	N52° 24' 05"W	C8	24.02'	100.00'	133° 15' 38"	S88° 16' 40"W	23.96'	12.07'
L.11	267.14'	N49° 07' 24"E	C9	48.42'	50.00'	055° 28' 55"	S70° 51' 42"E	46.55'	26.30'
L.12	23.86'	S52° 24' 05"W	C10	278.40'	100.00'	159° 30' 46"	N1° 38' 47"W	196.61'	553.38'
L.13	569.31'	S49° 07' 24"E	C11	157.08'	100.00'	090° 00' 00"	S53° 39' 50"W	141.42'	100.00'
L.14	297.55'	N49° 07' 24"W	C12	121.32'	100.00'	069° 30' 46"	S26° 09' 33"E	114.02'	69.39'
L.15	39.45'	N45° 47' 03"W							
L.16	45.99'	S45° 47' 03"E							
L.17	78.93'	S39° 45' 16"E							
L.18	72.01'	N39° 45' 16"W							
L.19	18.11'	N35° 52' 26"W							
L.20	487.33'	N35° 52' 26"E							
L.21	712.68'	S35° 52' 26"E							
L.22	236.55'	N35° 52' 26"W							
L.23	47.70'	N38° 03' 52"W							
L.24	70.71'	S53° 35' 50"W							
L.25	70.71'	S36° 24' 10"E							
L.26	225.12'	N08° 35' 50"E							

1. SETBACKS: AS PER CITY OF PHARR ORDINANCE
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
3. THIS SUBDIVISION IS IN FLOOD ZONE "C" & FLOOD ZONE "A". FLOOD ZONE "C" ARE AREAS OF MINIMAL FLOODING. FLOOD ZONE "A" ARE AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.

COMMUNITY-PANEL NUMBER: 480334 0500 B
MAP REVISED: JANUARY 2, 1981

BENCH-MARK: CITY OF PHARR BM # 14 LOCATED ON THE SOUTHWEST CORNER OF THE
INTERSECTION W. DICKER ROAD & S.W. PECAN PLANTATION CIRCLE.
ACTUAL N: 16571056.067 E: 1078182.056
ELEV: 87.32 (GEO ID) 1999. AS PER THE CITY OF PHARR.

5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1,723,135 C.F. AND A VOLUME OF APPROXIMATELY 39,558 AC.-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 PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS INDUSTRIAL DEVELOPMENT.

6. 5.0-FOOT SIDEWALK WITH A.D.A. WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF SUBDIVISION CONSTRUCTION.

7. NO STRUCTURES ALLOWED OVER ANY EASEMENT.

8. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

9. OWNER'S TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

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

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

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

13. DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING / FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS. IT.

14. OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS.

15. ALL ENTRANCES THAT CROSS OVER WATERLINES SHALL REQUIRE CASING AT TIME OF BUILDING PERMIT PHASE. THE LENGTH OF THE CASING SHALL BE THE DITCH OF THE DRIVE PLUS 10'-ft. STEEL CASING WILL BE REQUIRED FOR ALL COMMERCIAL AND INDUSTRIAL DRIVES.

16. ALL SUBDIVISION WATERLINES SHALL BE LOOPED AS PER CITY STANDARDS.

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, FORTCO PROPERTIES MANAGEMENT COMPANY
AS OWNER OF THE 139.719 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED
PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS
DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK,
AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §
232.032 AND THAT

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

MARCUS FORTHUBER, PRESIDENT
ROUTE 2 BOX 77
SAN JUAN, TEXAS 78589

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARCUS FORTHUBER 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, UTAH COUNTY, UTAH
MY COMMISSION EXPIRES:

SUBDIVISION MAP OF
***PHARR INTERNATIONAL
INDUSTRIAL PARK SUBDIVISION***

BEING A 139.719 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOTS 10, 11, 17 AND 16, BLOCK 6, OUT OF LOTS 12 THRU 15, BLOCK 5, ALL OF LOTS 27 THRU 30, BLOCK 12, ALL OF LOTS 26 AND 31, BLOCK 11, SAN JUAN PLANTATION SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 52, HIDALGO COUNTY MAP RECORDS

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: 1-24-2024
ENGINEERING JOB No. 23199.00

01-24-2024

DATE:

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 INTERNATIONAL INDUSTRIAL PARK SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/06/2023, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMER, R.P.L.S. # 6238

DATE: _____

METES & BOUNDS

A TRACT OF LAND CONTAINING 139.719 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOTS 10, 11, 17 AND 16, BLOCK 6, OUT OF LOTS 12 THRU 15, BLOCK 5, ALL OF LOTS 27 THRU 30, BLOCK 12, ALL OF LOTS 26 AND 31, BLOCK 11, SAN JUAN PLANTATION SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 52, HIDALGO COUNTY MAP RECORDS, SAID 139.719 ACRES BEING A PART OF PORTION OF A CERTAIN TRACT CONVEYED TO FORTCO PROPERTIES LTD, A TEXAS LIMITED PARTNERSHIP COMPANY, BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2895970, HIDALGO COUNTY OFFICIAL RECORDS, SAID 139.719 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 10, WITHIN THE RIGHT OF WAY OF SAN JUAN ROAD AND LAS MILPAS ROAD, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 24' 10" E along the North line of said Lots 10 through 13, at a distance of 660.00 feet, pass the Northeast corner of said Lot 10, and the Northwest corner of said Lot 11, at a distance of 1,320.00 feet, pass the Northeast corner of said Lot 11, and the Northwest corner of said Lot 12, at a distance of 1,980.00 feet, pass the Northeast corner of said Lot 12, and the Northwest corner of said Lot 13, continuing a total distance of 2,640.00 feet to a Nail set at the Northeast corner of said Lot 13, for the Northeast corner of this tract;
2. THENCE, S 08° 34' 50" W ALONG THE EAST LINE OF SAID LOTS 13, 14, 28 AND 29, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING RIGHT-OF-WAY LINE OF LAS MILPAS ROAD, AT A DISTANCE OF 660.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 13, AND THE NORTHEAST CORNER OF SAID LOT 14, AT A DISTANCE OF 1,320.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 14, AND THE NORTHEAST CORNER OF SAID LOT 28, AT A DISTANCE OF 1,980.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 28, AND THE NORTHEAST CORNER OF SAID LOT 29, CONTINUING A TOTAL DISTANCE OF 2,640.00 FEET TO NAIL SET AT THE SOUTHEAST CORNER OF SAID LOT 29, FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, N 81° 24' 10" W, ALONG THE SOUTH LINE OF SAID LOTS 29, 30, AND SAID LOT 31, AT A DISTANCE OF 660.77 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 29, AND THE SOUTHEAST CORNER OF SAID LOT 30, AT A DISTANCE OF 1320.77 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 30, AND THE SOUTHEAST CORNER OF SAID LOT 31, CONTINUING A TOTAL DISTANCE OF 2213.77 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 31, FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 07° 17' 34" E, ALONG THE WEST LINE OF SAID LOT 31, AND EAST RIGHT-OF-WAY LINE OF HIDALGO COUNTY DISTRICT NO. 2 CANAL, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF ANAYA ROAD, CONTINUING A TOTAL DISTANCE OF 726.14 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 82°42' 21" W, ALONG A NORTH LINE OF SAID CANAL, A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, N 07°17'34" E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CANAL, A DISTANCE OF 182.76 FEET TO A NO.4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, S 48°49' 10" E, ALONG THE NORTH LINE OF SAID LOT 31, AND SOUTH RIGHT-OF-WAY LINE OF SAID CANAL, AT A DISTANCE OF 1,072.48 FEET PASS A NO. 4 REBAR SET ON THE RIGHT-OF-WAY LINE OF A COUNTY ROAD (NOT OPEN), CONTINUING A TOTAL DISTANCE OF 1,096.22 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, N 08°35' 50" E, ALONG THE EAST LINE OF SAID CANAL, WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD (NOT OPEN), A DISTANCE OF 118.53 FEET TO A NO.4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, N 48°49' 10" W, A DISTANCE OF 23.74 FEET PASS A NO. 4 REBAR SET AT THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD (NOT OPEN), A TOTAL DISTANCE OF 1,566.56 FEET ALONG THE SOUTH LINE OF SAID LOT 26, AND THE NORTH RIGHT-OF-WAY LINE OF SAID CANAL, TO A NAIL SET WITHIN THE RIGHT-OF-WAY OF SAN JUAN ROAD, FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, N 08° 35' 50" E, ALONG THE WEST LINE OF SAID LOTS 10 AND 17, WITHIN THE EXISTING RIGHT-OF-WAY OF SAN JUAN ROAD, AT A DISTANCE OF 660.00 FEET PASS THE NORTHWEST CORNER OF SAID LOT 17 AND SOUTHWEST CORNER OF SAID LOT 10, CONTINUING TOTAL DISTANCE OF 1,359.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 146.632 ACRES SAVE AND EXCEPT 3.690 ACRES CONVEYED TO HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY, BY VIRTUE OF A DEED RECORDED UNDER DOCUMENT NUMBER 2728741, HIDALGO COUNTY OFFICIAL RECORDS, FURTHER SAVE & EXCEPT 3.223 ACRES WITHIN A 80-FOOT CANAL CLAIMED IN FEE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, LEAVING 139.719 ACRES GROSS, OF WHICH 1,098 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF LAS MILPAS ROAD, 0.618 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SAN JUAN ROAD, 1.017 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF ANAYA ROAD, 4.665 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF COUNTY ROADS-NOT OPEN, LEAVING A NET OF 132.321 ACRES OF LAND MORE OR LESS.

SAVE AND EXCEPT:

A TRACT OF LAND CONTAINING 3.690 ACRES SITUATED IN THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS, BEING 3.690 ACRES OUT OF SAID LOTS 10 AND 11, BLOCK 6, SAN JUAN PLANTATION SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 52, HIDALGO COUNTY MAP RECORDS SAID 3.690 ACRES CONVEYED TO HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY, BY VIRTUE OF A DEED RECORDED UNDER DOCUMENT NUMBER 2728741 HIDALGO COUNTY OFFICIAL RECORDS, SAID 3.690 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 10, WITHIN THE RIGHT OF WAY OF SAN JUAN ROAD AND LAS MILPAS ROAD;

THENCE, S 81° 24' 10" E, ALONG THE NORTH LINE OF SAID LOT 10, WITHIN THE RIGHT-OF-WAY OF LAS MILPAS ROAD, A DISTANCE OF 20.00 FEET;

THENCE, S 08° 35' 51" W, WITHIN THE RIGHT-OF-WAY OF LAS MILPAS ROAD, A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY OF LAS MILPAS ROAD, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

1. THENCE, S 81° 24' 11" E, ALONG THE EXISTING SOUTH RIGHT OF WAY LINE OF LAS MILPAS ROAD, AT A DISTANCE OF 640.00 FEET, PASS THE EAST LINE OF SAID LOT 10, AND WEST LINE OF SAID LOT 11, A TOTAL DISTANCE OF 1,130.91 FEET, TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 35' 54" W, A DISTANCE OF 17.56 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, S 89° 38' 21" W, A DISTANCE OF 233.79 FEET TO A NO. 4 REBAR SET, FOR A CORNER OF THIS TRACT;
4. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 014° 20' 11", WITH A RADIUS OF 897.96 FEET, AN ARC LENGTH OF 224.69 FEET, A TANGENT OF 112.93 FEET, AND A CHORD THAT BEARS S 82° 28' 15" W A DISTANCE OF 224.10 FEET, FOR A CORNER OF THIS TRACT;
5. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 015° 51' 04", A RADIUS OF 981.96 FEET, AN ARC LENGTH OF 271.66 FEET, A TANGENT OF 136.71 FEET, AND A CHORD THAT BEARS S 83° 13' 41" W A DISTANCE OF 270.80 FEET, TO A NO. 4 REBAR SET, FOR A CORNER OF THIS TRACT;
6. THENCE, N 88° 50' 47" W, A DISTANCE OF 368.51 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, S 51° 04' 16" W, A DISTANCE OF 77.65 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 09° 41' 09" W, A DISTANCE OF 302.54 FEET TO A NO.4 REBAR SET ON THE EAST EXISTING RIGHT-OF-WAY LINE OF SAN JUAN ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;
9. THENCE, N 08° 35' 51" E, ALONG THE EXISTING EAST RIGHT OF WAY LINE OF SAN JUAN ROAD, A DISTANCE OF 595.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.690 ACRES OF LAND MORE OR LESS;

FURTHER SAVE & EXCEPT:

A TRACT OF LAND CONTAINING 3.223 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING 3.223 OUT OF LOT 11, BLOCK 6, AND LOTS 12, 13 AND 14, BLOCK 5, SAN JUAN PLANTATION SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 52, HIDALGO COUNTY MAP RECORDS, SAID 3.223 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 10, WITHIN THE RIGHT OF WAY OF SAN JUAN ROAD AND LAS MILPAS ROAD;

THENCE, S 81° 24' 10" E, ALONG THE NORTH LINE OF SAID LOT 10, WITHIN THE RIGHT-OF-WAY OF LAS MILPAS ROAD, A DISTANCE OF 1,138.60 FEET TO A NAIL SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

1. THENCE, S 81° 24' 10" E, ALONG THE NORTH LINE OF SAID LOT 10, WITHIN THE RIGHT-OF-WAY OF LAS MILPAS ROAD, A DISTANCE OF 251.17 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 62° 49' 49" E A DISTANCE OF 33.38 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
3. THENCE, S 52° 24' 05" E A DISTANCE OF 105.06 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
4. THENCE, S 49° 07' 24" E A DISTANCE OF 569.31 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
5. THECE, S 45° 47' 03" E A DISTANCE OF 45.99 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
6. THENCE, S 39° 45' 16" E A DISTANCE OF 78.93 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, S 35° 52' 26" E A DISTANCE OF 743.17 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
8. THENCE, S 38° 03' 52" E A DISTANCE OF 39.40 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, S 08° 34' 50" W A DISTANCE OF 110.02 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, N 38° 03' 52" W A DISTANCE OF 116.46 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
11. THENCE, N 35° 52' 26" W A DISTANCE OF 741.99 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
12. THENCE, N 39° 45' 16" W A DISTANCE OF 72.01 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
13. THENCE, N 45° 47' 03" W A DISTANCE OF 39.45 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
14. THENCE, N 49° 07' 24" W A DISTANCE OF 564.69 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
15. THENCE, N 52° 24' 05" W A DISTANCE OF 95.47 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
16. THENCE, N 62° 49' 49" W A DISTANCE OF 264.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.223 ACRES OF LAND, MORE OR LESS.

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 #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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON DAY OF 20

ENVIRONMENTAL HEALTH DIVISION MANAGER

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY

COMMISSIONERS COURT ON DAY OF 20

HIDALGO COUNTY JUDGE DATE:
ATTEST: HIDALGO COUNTY CLERK DATE:

CITY OF PHARR
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF PHARR

ON DAY OF 20

MAYOR OF THE CITY PHARR

ATTEST: SECRETARY OF THE CITY OF PHARR

CITY OF PHARR
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115 (B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF PHARR ON DAY OF 20

DANNY WYLIE, P&Z CHAIRMAN OF THE CITY OF PHARR



SUBDIVISION MAP OF
**PHARR INTERNATIONAL
INDUSTRIAL PARK SUBDIVISION**

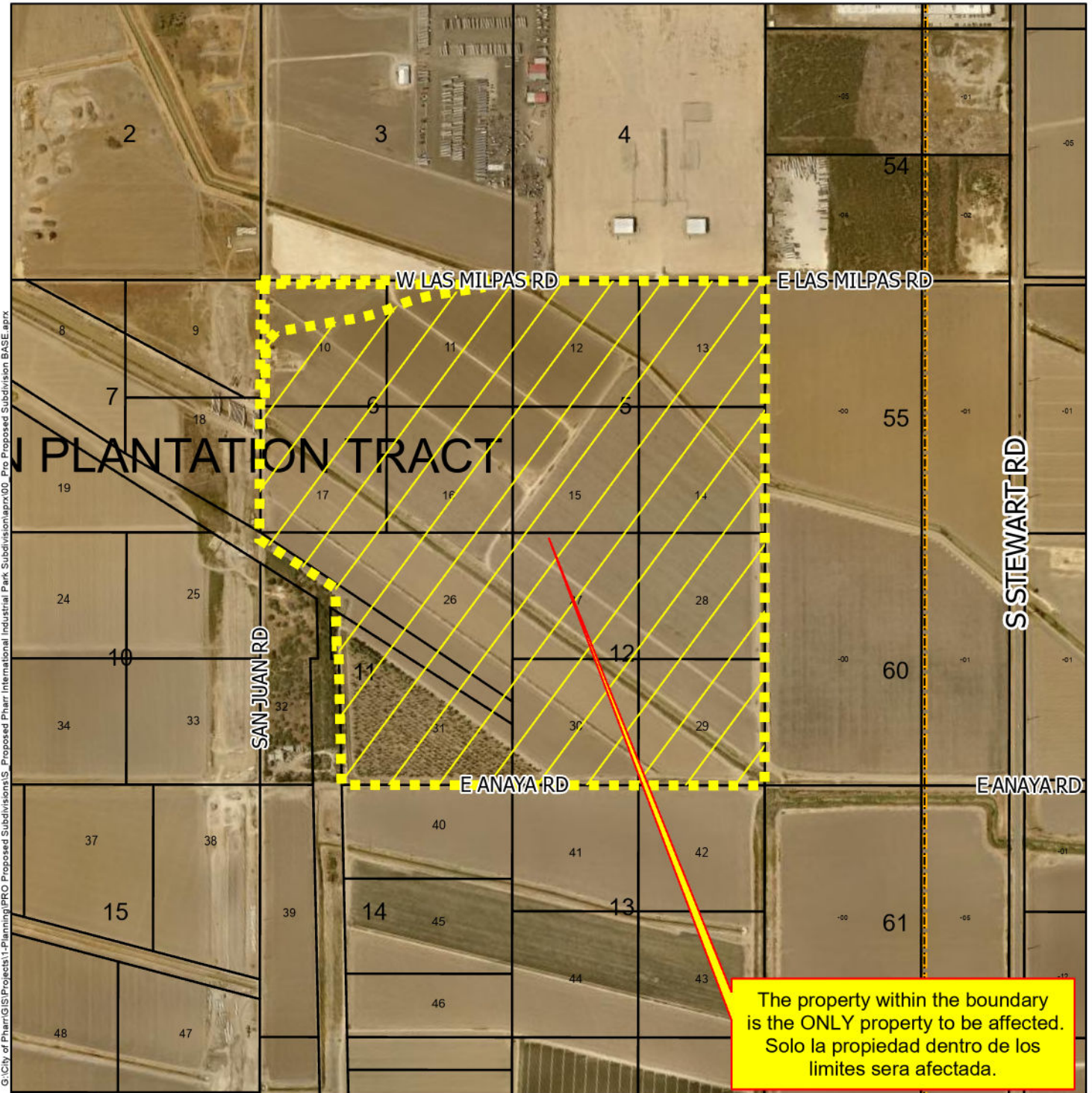
BEING A 139.719 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOTS 10, 11, 17 AND 16, BLOCK 6, OUT OF LOTS 12 THRU 15, BLOCK 5, ALL OF LOTS 27 THRU 30, BLOCK 12, ALL OF LOTS 26 AND 31, BLOCK 11, SAN JUAN PLANTATION SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 52, HIDALGO COUNTY MAP RECORDS.



MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

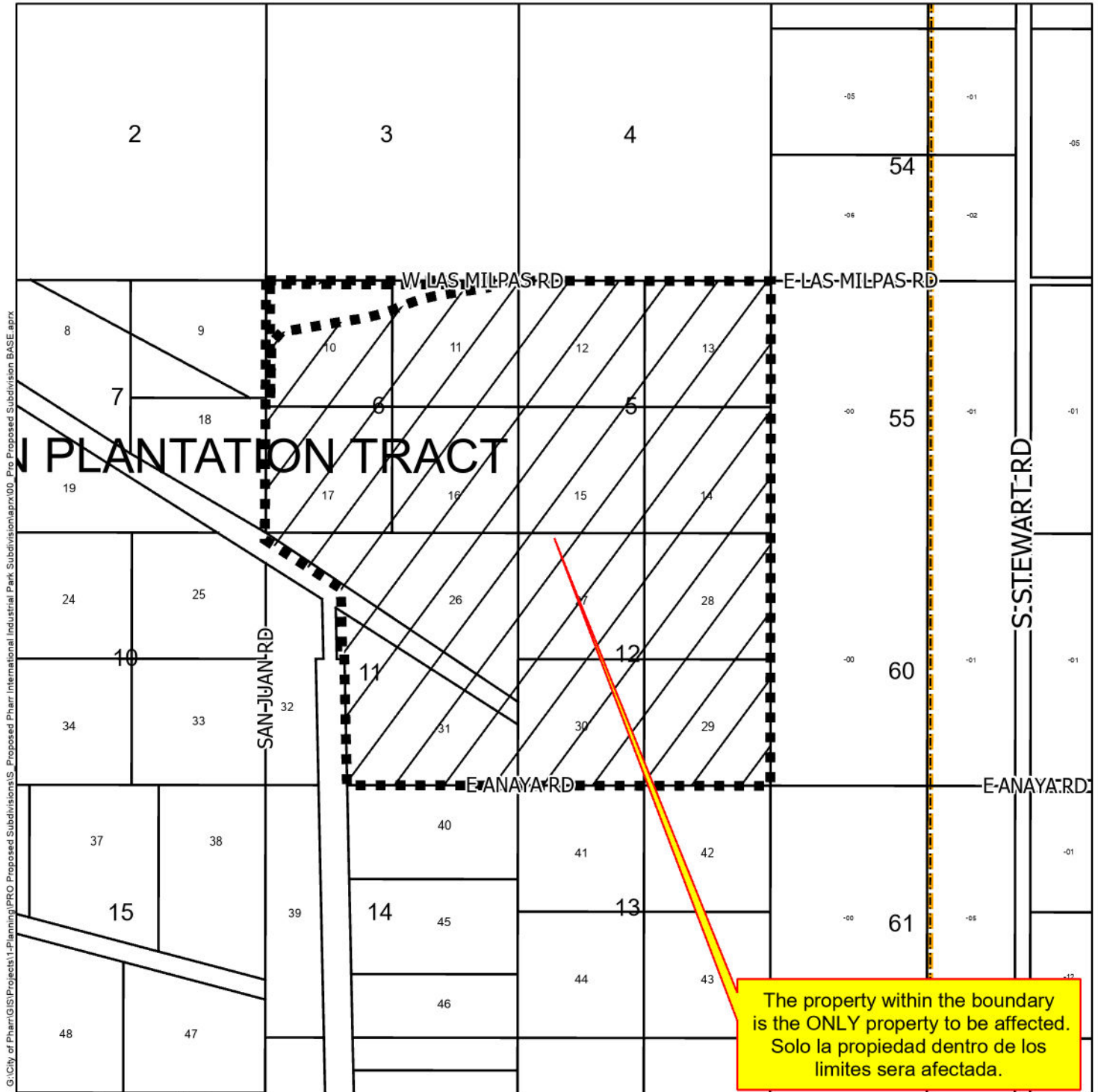
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

AERIAL



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

Southeast corner of S. San Juan Rd. and W. Las Milpas Rd.

