

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 10, 2024 – 4:00 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 May 28, 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) Winners Wings, LLC., representing, I Wings, owner, 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 0.022 acres, more or less, out of Lots C1 & C2, Alianza Park Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 100 East Delta Street, Suite 1. **CUP#240510**

2) Ruben Lerma, representing Centro Familiar Cristiano Iglesia Del Pueblo, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Heavy Commercial District (H-C). The property is legally described as being Lot 1, Clow Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 101 North Palm Drive. **CUP#240520**

3) Love's Travel Stops & Country Stores, representing Pharr Bridge Investment Company, L.P., 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 Limited Industrial District (L-I). The property is legally described as being 20.371 acres, more or less, out of Lots 5 and 6, Block 13, A.J. McColl Subdivision, Hidalgo County, Texas. The property's physical address is 1700 West Military Highway. **COZ#240517**

4) Rich Heritage Construction LLC., representing Maria C. Rivas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 13.53 acres, more or less, of land being a portion of Lot 120, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1400 Block of West Eldora Road. **COZ#240516**

E. PLATS:

1) Bowman, representing Sharon A. Haydon, Caged Retail Partners, LTD., A Texas Limited Partnership, is requesting final plat approval of the proposed Stripes Pharr Subdivision. The property is legally described as being 6.137 acres out of Lot 253, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3300 Block of South Cage Boulevard. **SUB#231132**

2) R. Gutierrez Engineering Corporation, representing Gabriela A. Cavazos De Salazar, Manager for Texas Quality Construction, is requesting final plat approval of the proposed Angel S.C. Subdivision. The property is legally described as being a 0.54 acre tract of land, being a portion of the North half (1/2) of Lot 1, Block 1, and a portion of Lot 2, Block 1, The Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of West Sam Houston Avenue.

SUB#220932

3) RUDS Engineering & Construction Services, LLC., representing Martin Gabriel Gamboa and Gloria Gamboa Santos, owners, is requesting final plat approval of the proposed Santos Business Center Subdivision. The property is legally described as being a 1.136 acre gross tract of land out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of North Sugar Road. **SUB#220829**

4) R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Manor No. 4 Subdivision. The property is legally described as being a 0.28 of an acre tract of land being a portion of Lot 121, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at 1506 West Heritage Drive. **SUB#221138**

5) M2 Engineering, PLLC., representing Luis Antonio Garcia Garza, Manager for Snap Gym Sport Center, LLC., is requesting preliminary plat approval of the proposed Snap Gym Sport Center Subdivision. The property is legally described as being a 2.198 acre tract of land out of Lot 111, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Nolana Loop. **SUB#240514**

6) K Love Engineering, representing Ahmed H. Jafferally, is requesting preliminary plat approval of the proposed Replat and Subdivision plat establishing Veterans Carwash Services, LLC. The property is legally described as being a total of 2.09 acres, being Lot 1 of East Park Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1700 Block of North Veterans Boulevard. **SUB#240203**

F. ANNOUNCEMENTS:

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

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

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

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

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

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

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

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

I. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning & Zoning Commission was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 7th day of June 2024 at 9:00 a.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 7TH DAY OF JUNE 2024




IMELDA PEREZ, TRMC
CITY CLERK

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 28, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Tuesday, May 28, 2024 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Cantu Jr.
Javier Gutierrez
Jonathan Larraga
Mercedes Guillen
Andy Castro
Ruben Luna

MEMBERS ABSENT: Charlie Ramirez, Rafael Munguia

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Juan Vasquez, Development Assistance Specialist
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 4:00 p.m. Roll call established a quorum.

Board Member Jonathan Larraga 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 May 13, 2024- REGULAR MEETING

Chairman Danny Wylie introduced the item.

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

ITEM D. PUBLIC HEARING:

- 1) LUIS MARIO GUERRA, REPRESENTING ESCONDIDO ESTATES, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE - FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS LOT 23, BEAMSLEY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 4402 NORTH JACKSON ROAD. COZ#210306**

Joe Garza, Asst. Director of Development Services, introduced the item and stated the applicant was requesting a change of zone from Single-Family Residential District (R-1) to General Business District (C) to develop and construct a commercial development. Mr. Garza went over the property's legal description and physical address and stated the property fronts North Jackson Road, 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 and also fronts West Kennedy Street, a 50 ft. – 60 ft. local street which runs east and west with a posted speed limit of 20 – 30 miles per hour as identified in the City of Pharr's Thoroughfare plan.

Joe Garza, Asst. Director of Development Services, further stated the property and the property to the south was zoned Single – Family Residential District (R-1) upon comprehensive zoning on October 19, 1982 and the property to the north was rezoned from Single – Family Residential District (R-1) to General Business District (C) on October 20, 1998. He further reported the property to the east was rezoned from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) on June 19, 2019 and city limits lie to the west. He stated there have been no other zoning requests within the vicinity of the subject property since that time and the property was generally designated for commercial use in the Land Use Plan.

Joe Garza, Asst. Director of Development Services, explained the General Business District (C) was established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. He stated larger shopping centers and most existing commercial strips along major arterials would be included in this district and the noise, traffic, litter, late -night hours, other possible blighting influences required adequate buffering from residential areas, except on arterials or major collectors.

Joe Garza, Asst. Director of Development Services, further reported four (4) letters were mailed to the surrounding property owners within a two hundred (200) foot radius

on May 10, 2024, and a legal notice was published in the Advance News Journal May 08, 2024. He stated staff received one call for information only.

Lastly, Joe Garza, Asst. Director of Development Services, stated staff recommended **approval** of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. He further stated the request was compatible with the development trends in the area and if approved, the owner must comply with all City Ordinances and City Department requirements.

Joe Garza, Asst. Director of Development Services, stated Mario Guerra, representing Escondido Estates, LLC., was in the audience. Mr. Garza approached the podium and stated their intention was to change from residential to building a commercial establishment.

There being no discussion, Board Member Jonathan Larraga **moved** to approve the request for the change of zone. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLATS:

- 1) KCI TECHNOLOGIES, REPRESENTING, JOAQUIN DE COSS AND GABRIEL VILLASENOR, OWNERS, ARE REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED QUEENSTOWN PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 25.738 ACRES OUT OF LOT 352, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF EAST LAS MILPAS ROAD. SUB#210306**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 900 Block of East Las Milpas Road and the Property was currently zoned Limited Industrial District (L-I). He stated the adjacent zones were Agricultural and/or Open Space District (A-O) to the north, south and west and City limits to the east and the property was designated for single family residential and commercial use in the Land Use Plan.

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

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

- 2) **SALINAS ENGINEERING & ASSOCIATES, REPRESENTING MARIA DEL CARMEN PACHECO, MANAGER FOR ENCARLEN, LTD., A TEXAS PARTNERSHIP, IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED VILLA ESPANA ESTATES VI SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A REPLAT OF ALL LOTS 1 AND 2, VILLA ESPANA ESTATES V AND A 0.22 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 9, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2500 BLOCK OF SOUTH SALAMANCA STREET. SUB#240515**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 2500 Block of South Salamanca Street and the property was currently zoned Residential Townhouse District (R-TH). He stated the adjacent zones were Single Family Residential District (R-1) to the east and south, and General Business District (C) to the west and Residential Townhouse District (R-TH) to the north and the property was designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary and final plat approval of the proposed Villa Espana Estates Phase VI Subdivision, subject to the conditions noted in the packet.

There being no discussion, Board Member Jonathan Larraga moved to approve the request for preliminary and final plat approval of the proposed Villa Espana Estates Phase VI Subdivision. Board Member Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

- 3) **SUPREME ENGINEERING, PLLC., REPRESENTING HUGO DE LA GARZA, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED YELLOW STORAGE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.667 ACRES OUT OF THE SOUTH 5.0 ACRES OF THE EAST 20.0 ACRES OF LOT 326, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 500 BLOCK OF WEST DICKER ROAD. SUB#231236**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 500 Block of West Dicker Road and the property was currently zoned General Business District (C). He stated the adjacent zones were General Business District (C) and Agricultural and/or Open Space District (A-O) to the east and west, Single Family Residential District (R-1) to the north and south and the property was designated for single family residential and commercial use in the Land Use Plan.

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

Danny Wylie asked Mr. Martinez on the last picture of the slide for this item if the building in the picture was an existing building on the property. Eddie Martinez replied it was a building that belonged to the property next door.

There being no discussion, Board Member Jonathan Larraga **moved** to approve the request for preliminary plat approval of the proposed Yellow Storage Subdivision. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 4) FORESITE GROUP, REPRESENTING ZARAGOZA HINOJOSA JR. GENERAL PARTNER FOR HEAVY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED CROSS CC PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.133 ACRE TRACT OF LAND, LOCATED IN THE A. VELASCO SURVEY, PORCION 70, ABSTRACT 45 AND BEING A PORTION OF A CALLED 19.36 ACRE TRACT OF LAND ALSO BEING A PORTION OF LOTS 13 AND 14 OF THE L.R. BELL DEVELOPMENT SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF EAST FERGUSON AVENUE. SUB#240307**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1400 Block of East Ferguson Avenue and the property was currently zoned General Business District (C) with adjacent zones being General Business District (C) to the north and east, Single-Family Residential District (R-1) to the south and Agricultural and or Open/Space District (A-O) to the west. Mr. Martinez further stated the property was designated for single family residential and commercial use in the Land Use Plan.

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

Chairman Danny Wylie asked staff what entrance they would be using since there was a lot of existing traffic already and what were the hours of operation. Eddie Martinez stated they would be using Ferguson Avenue and the regular business hours would be from 8:00 a.m. – 5:00 p.m. Monday to Friday.

Mr. Wylie asked if the shop would be close to the homes. Eddie Martinez stated it would not be close to the nearby homes, it would be closer to the middle.

There being no further discussion, Board Member Jonathan Larraga **moved** to approve the request for preliminary plat approval of the proposed Cross CC Pharr Subdivision. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 5) **MELDEN & HUNT INC., REPRESENTING JOAQUIN J. GONZALEZ, FRANCISCO G. GONZALEZ AND FRANCISCO G. GONZALEZ JR., MANAGERS OF LORD & GONZALEZ INVESTMENT GROUP, LLC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MINNESOTA OAKS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 25.062 ACRE GROSS TRACT OF LAND OUT OF LOT 96, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF EAST MINNESOTA ROAD. SUB#240516**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1200 Block of East Minnesota Road and the property was currently zoned Single Family Residential District (R-1) with adjacent zones being Agricultural and or Open/Space District (A-O) and city limits to the north, Agricultural and or Open/Space District (A-O), Heavy Commercial District (H-C) and General Business District (C) to the east, Single Family Residential District (R-1) to the south and Residential Multi-family District (R-MF) to the west. Mr. Martinez further stated the property was designated for single family residential use in the Land Use Plan.

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

Chairperson Danny Wylie asked staff if the overhead transmission line had been addressed. Eddie Martinez responded it had been addressed already.

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

ITEM F. ANNOUNCEMENTS:

At this time, Joe Garza, Asst. Director of Development Services, welcomed new board members Romeo Cantu Jr. and Javier Gutierrez.

ITEM G. CLOSED SESSION

None

ITEM H. RECONVENE

None

ITEM I. ADJOURNMENT:

There being no further business, Board Member Ruben Luna **moved** to adjourn. Board Member Jonathan Larraga seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:18 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: June 6, 2024

MEETING DATE: June 10, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Winners Wings, LLC., representing, I Wings, owner, 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 0.022 acres, more or less, out of Lots C1 & C2, Alianza Park Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 100 East Delta Street, Suite 1. **CUP#240510**

Classification: Public Hearing

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

Issue: Winners Wings, LLC., representing, I Wings, owner, 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 - 6/6/2024
Approved - 6/6/2024
Final Approval - 6/6/2024



MEMORANDUM

DATE: MONDAY, JUNE 10, 2024
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#240510 (I WINGS)
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GENERAL INFORMATION:

APPLICANT: Winners Wings, LLC., representing, I Wings, owner, 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 0.022 acres, more or less, out of Lots C1 & C2, Alianza Park Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 100 East Delta Street, Suite 1.

ZONING: The property is currently zoned General Business District (C). The property to the north and properties to the west are Limited Industrial District (L-I) and General Business District (C) to the east. The area is generally designated for commercial in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
	FIRE DEPARTMENT:	Pending re-inspection 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: Three (3) surrounding property owners were notified of the request by letter on May 24, 2024, and a legal notice was published in The Advance News Journal on May 22, 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, June 17, 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.

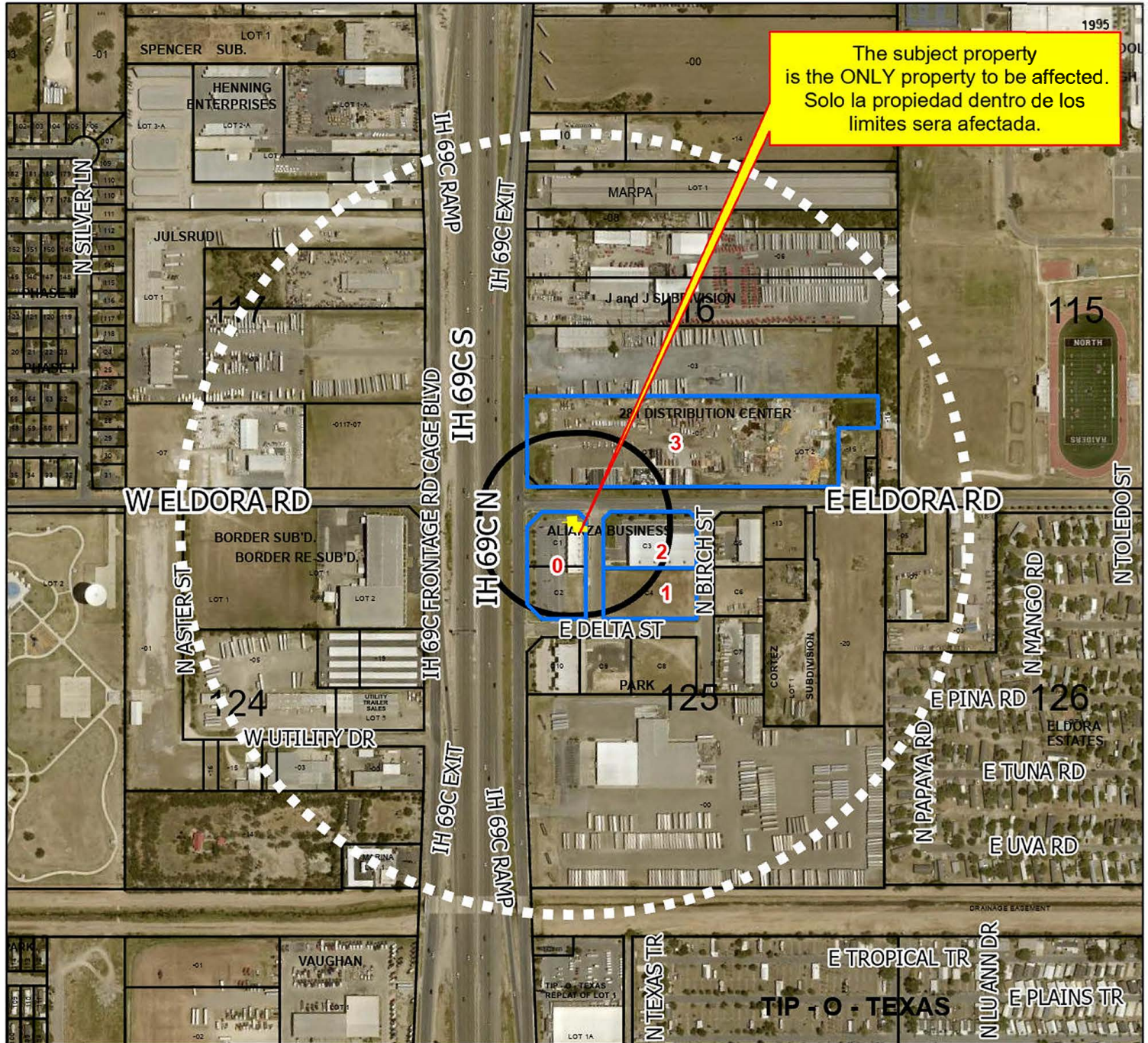
12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).

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 0.022 acres,
more or less, out of Lots C1 & C2, Alianza Park
Subdivision, Pharr, Hidalgo County, Texas
Winners Wings, I Wings



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 240510 LOTS C1 & C2 ALIANZA WINNERS WINGS\aprx\00_BASE Project File.aprx



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

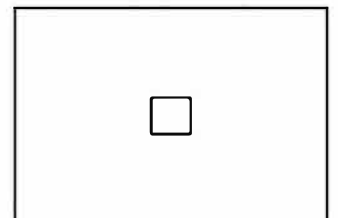
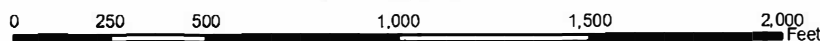
- Notified Properties
- 300 ft. Notification Buffer
- Subject Property
- Quarter Mile Radius

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City of Pharr, Texas
Engineering Department
956.402.4242

Date: 5/20/2024

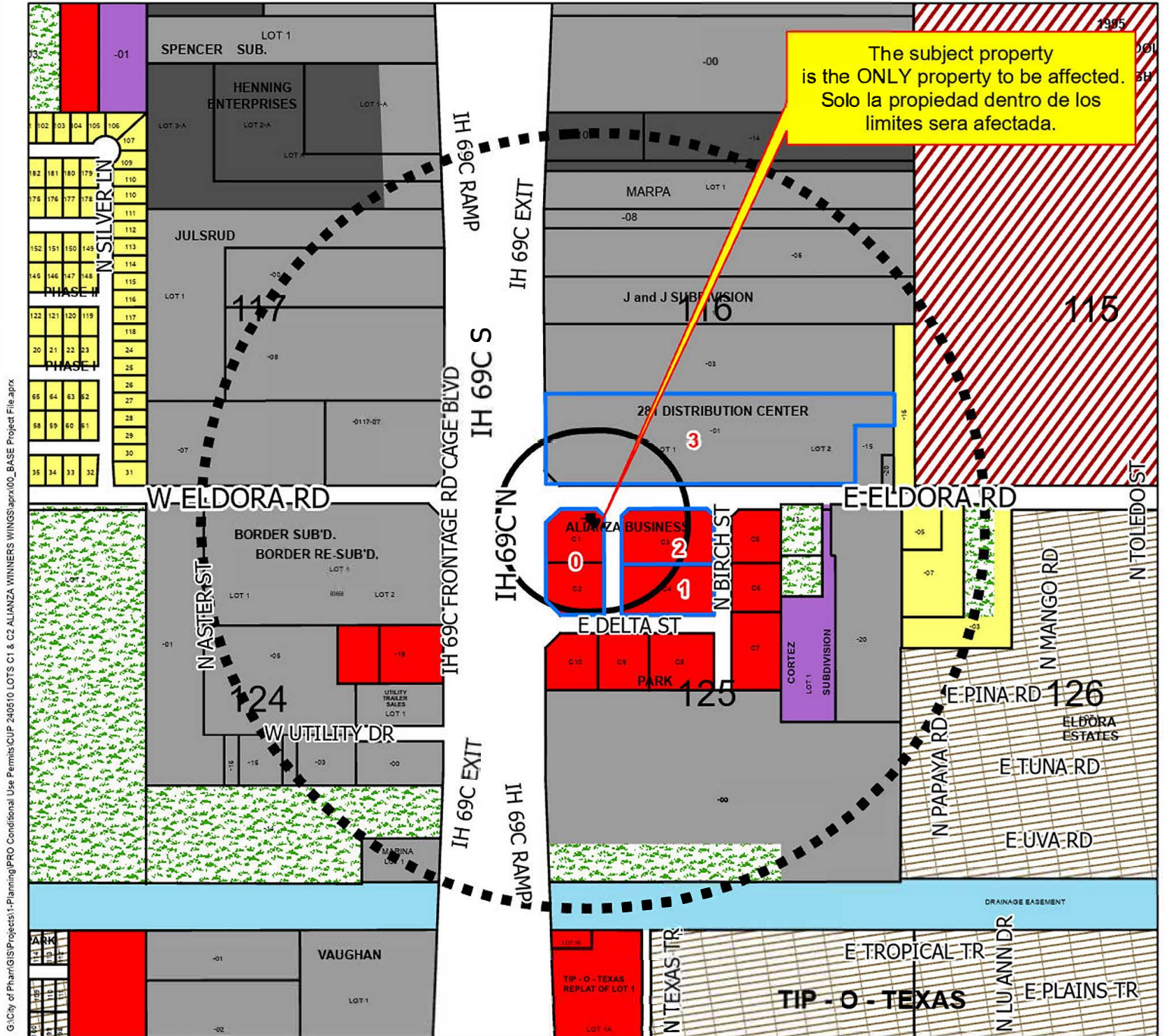
Scale: 1:6,000



Proposed Conditional Use Permit
0.022 acres, more or less, out of Lots
C1 & C2, Alianza Park Subdivision,
Pharr, Hidalgo County, Texas
Winners Wings, I Wings



ZONING



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 240510 LOTS C1 & C2 ALIANZA WINNERS WINGS\aprx\00_BASE Project File.aprx

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- Rail Road R.O.W

- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional

- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Subject Property
- 300 ft. Notification Buffer
- Notified Properties
- Quarter Mile Radius

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

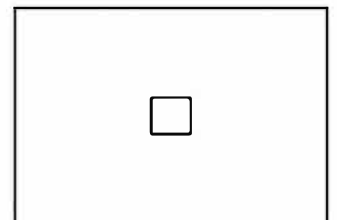
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City of Pharr, Texas
Engineering Department
956.402.4242

Date: 5/20/2024

Scale: 1:6,000

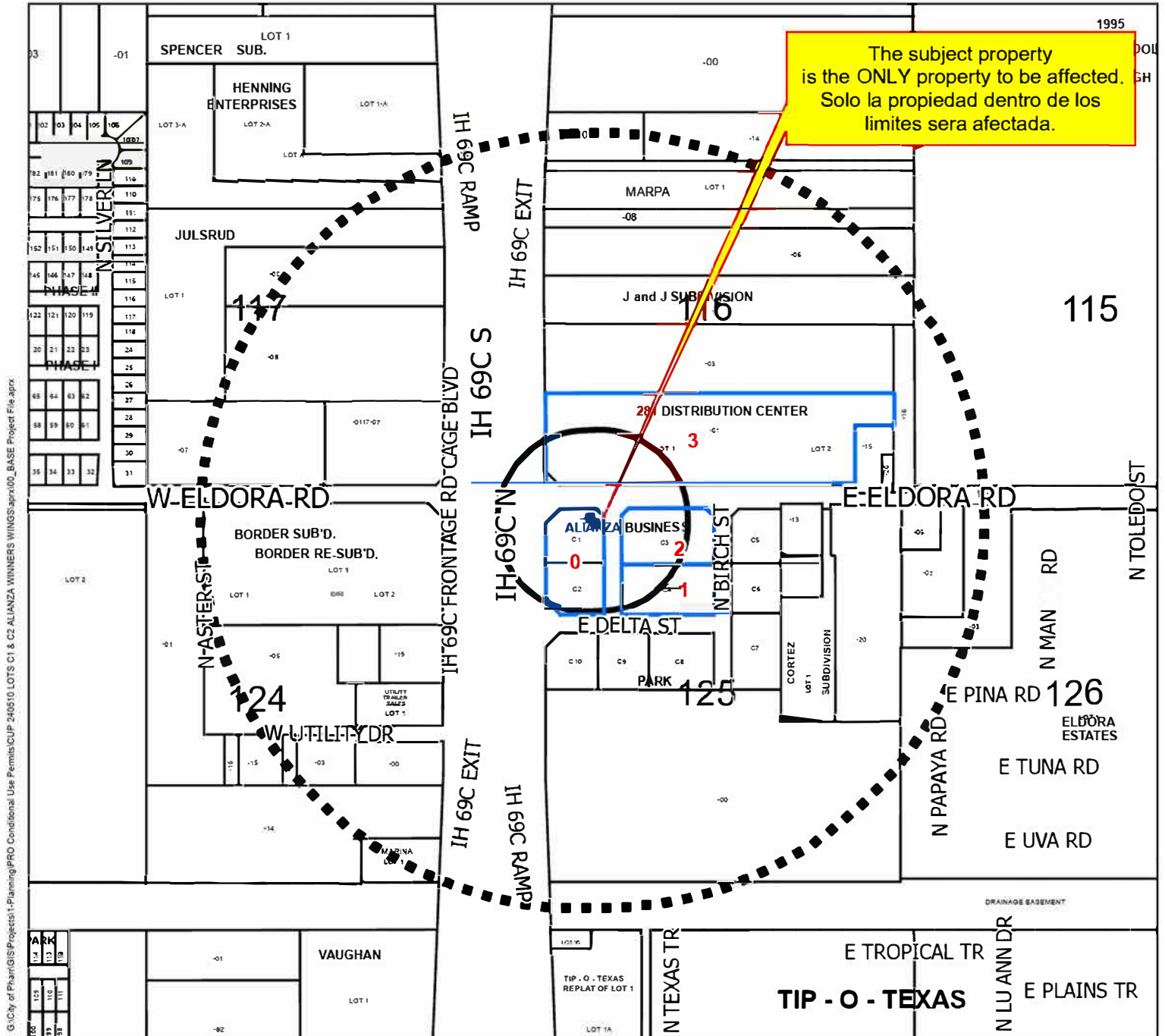
0 250 500 1,000 1,500 2,000 Feet



Proposed Conditional Use Permit
0.022 acres, more or less, out of Lots
C1 & C2 Alianza Park Subdivision,
Pharr, Hidalgo County, Texas
Winners Wings, I Wings



RADIUS



0 30 60 Feet

SCALE 1" = 30'

● 1/2" IRON ROD FOUND "IRF" "CIRF"
 ○ 1/2" IRON ROD SET W/PINK CAP "IRS"
 X "X" CUT SET "XS"
 ⊗ MAG NAIL SET "MNS"
 00°00'W 0.0') - RECORD BEARING & DISTANCE



I, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO FIDELITY NATIONAL TITLE INSURANCE, THAT THIS SURVEY IS A TRUE AND CORRECT SURVEY AND WAS MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OR BOUNDARY LINE CONFLICTS, EXCEPT AS SHOWN OR NOTED HEREON.

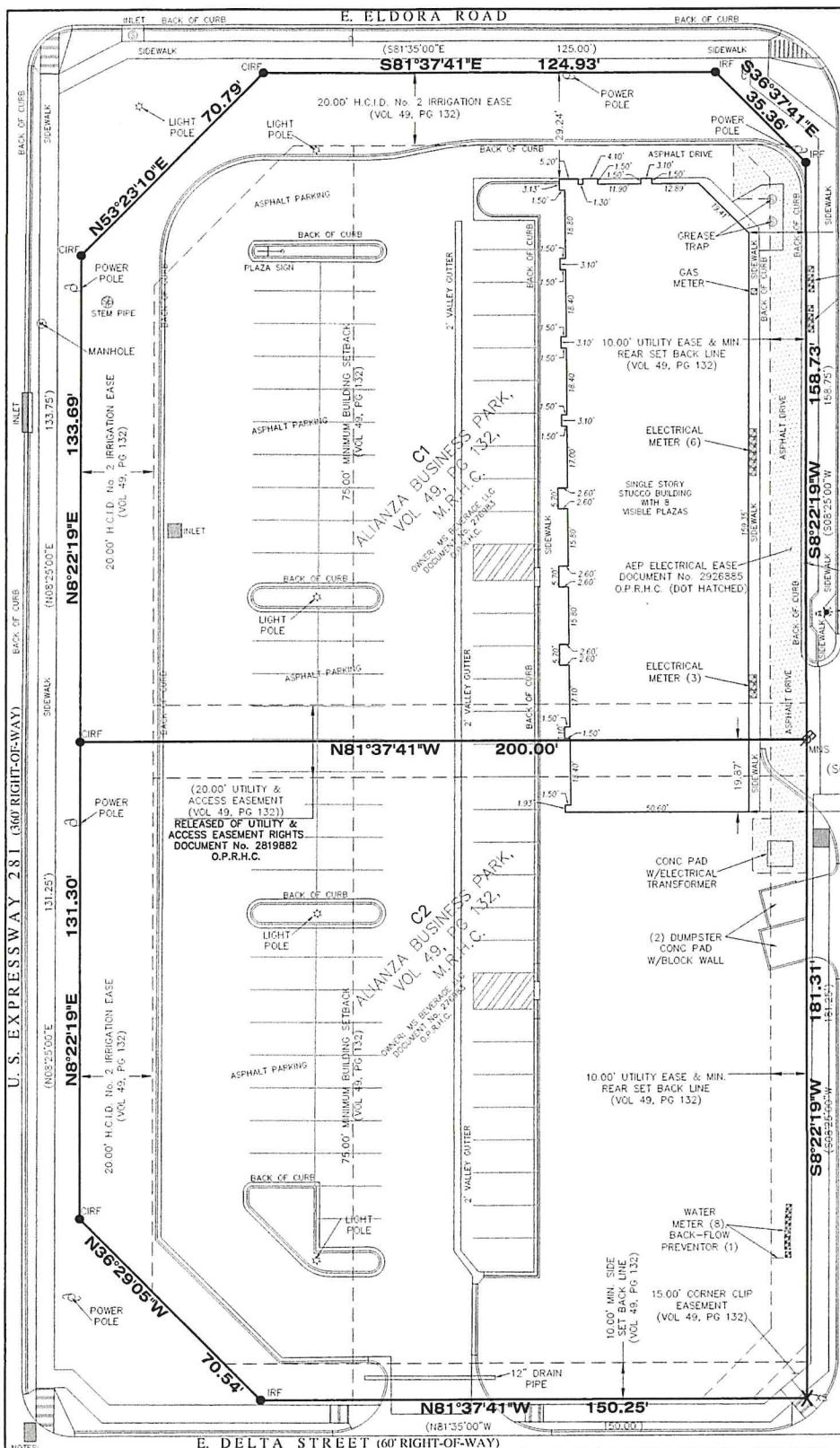
5-25-2023

DATE _____
JOB No. 23-092

REVISÉ 5/24/2023 - UPDATED TITLE COMPANY
NAME, INFORMATION AND SCHEDULE B ITEMS

Carrizales
Land
Surveying, LLC

Texas Registered Surveying Firm
TBPLS FIRM No. 10194417
Office: 512-470-1489
tbfcad@gmail.com



NOTES

- NOTES:
1. THIS SURVEY WAS PREPARED WITH THE BELIEF OF COMPLETION FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE CO. 232440280, EFFECTIVE DATE, JANUARY 27, 2023, FEBRUARY 9, 2023. THE FOLLOWING EXCEPTIONS ARE LISTED ON THE SCHEDULE A OF THE TITLE COMMITMENT.
2. **SUBJECT TO** - STATUTORY RIGHTS, RULES, REGULATIONS, EASEMENTS AND LIENS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE. (SEE 104)
3. **SUBJECT TO** - RIGHTS OR CLAIMS BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 TO ANY PORTION OF PROPERTY LYING WITHIN CANAL AND/OR DRAIN DITCH EASEMENTS AND/OR RIGHTS OF WAY LOCATED ON THE PROPERTY. (SEE 106)
4. **SUBJECT TO** - EASEMENTS BUILDING SETBACKS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR FLAT THEREOF RECORDED IN VOLUME 49, PAGE 132, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (SEE 100)
5. **SUBJECT TO** - RIGHT OF WAY EASEMENT IN FAVOR OF CENTRAL POWER AND LIGHT COMPANY AS SHOWN BY INSTRUMENT RECORDED IN VOLUME 480, PAGE 174, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (SEE 100)
6. **SUBJECT TO** - RIGHT OF WAY EASEMENT IN FAVOR OF THE STATE OF TEXAS AS SHOWN BY INSTRUMENT RECORDED IN VOLUME 739, PAGE 417, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (SEE 100)
7. **SUBJECT TO** - SUBJECT TO COVENANTS, CONDITIONS, STIPULATIONS, EASEMENTS AND ASSESSMENTS AS CONTAINED IN RESTRICTIONS RECORDED UNDER DOCUMENT NO. 1786445, OFFICIAL PUBLIC RECORDS, HIDALGO COUNTY, TEXAS. (SEE 100)
8. **SUBJECT TO** - RELEASE OF UTILITY AND ACCESS EASEMENT RIGHTS DATED JUNE 1, 2017, EXECUTED BY CITY OF FARRAR, TEXAS, RECORDED UNDER DOCUMENT NO. 2819882, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (SEE 100)
9. **SUBJECT TO** - EASEMENT AND RIGHT OF WAY DATED MAY 31, 2018, EXECUTED BY MS BEVERAGE, LLC TO AEP TEXAS, INC., RECORDED UNDER DOCUMENT NO. 2926885, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. (LOTS C1 AND C2) (SEE 104)
10. **SUBJECT TO** - ANY VISIBLE AND AFFAIRS UNRECORDED EASEMENTS ON THE INSURED PROPERTY. (OWNER'S POLICY ONLY) (SEE 104)
11. **SUBJECT TO** - BUILDING, ZONING, PLANNING AND/OR REGULATORY LAWS AND/OR ORDINANCES OF ANY MUNICIPAL AND/OR OTHER GOVERNMENTAL AUTHORITY. (SEE 100)
12. **SUBJECT TO** - RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF SUBJECT PROPERTY LYING WITHIN A PUBLIC ROAD, (TO BE DELIVERED UPON RECEIPT AND REVIEW OF A CURRENT ON THE GROUND SURVEY, ILLUSTRATING PORTION, IF ANY, FROM METES AND BOUNDS DESCRIPTION). (SEE 100)
13. THIS SURVEY IS ONLY VALID WITH ORIGINAL SIGNATURE.
14. FLOOD INSURANCE RATE MAP (FIRM): ZONE "B" - FIRM MAP NO. 480324 005 C, MAP REVISED: OCTOBER 19, 1982



Pharr
Development Services



Site Photo

100 E Delta Street, Suite 1





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: June 6, 2024

MEETING DATE: June 10, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Ruben Lerma, representing Centro Familiar Cristiano Iglesia Del Pueblo, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Heavy Commercial District (H-C). The property is legally described as being Lot 1, Clow Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 101 North Palm Drive. **CUP#240520**

Classification: Public Hearing

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

Issue: Ruben Lerma, representing Centro Familiar Cristiano Iglesia Del Pueblo, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Heavy Commercial District (H-C).

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 6/6/2024
Approved - 6/6/2024
Final Approval - 6/6/2024



MEMORANDUM

DATE: MONDAY, JUNE 10, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH
FILE NO. **CUP#240520** (CENTRO FAMILIAR CRISTIANO IGLESIA DEL
PUEBLO)

GENERAL INFORMATION:

APPLICANT: Ruben Lerma, representing Centro Familiar Cristiano Iglesia Del Pueblo, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Heavy Commercial District (H-C).

LEGAL DESCRIPTION: The property is legally described as being Lot 1, Clow Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 101 North Palm Drive.

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

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

CODE COMPLIANCE: Recommends approval of the Conditional Use Permit.

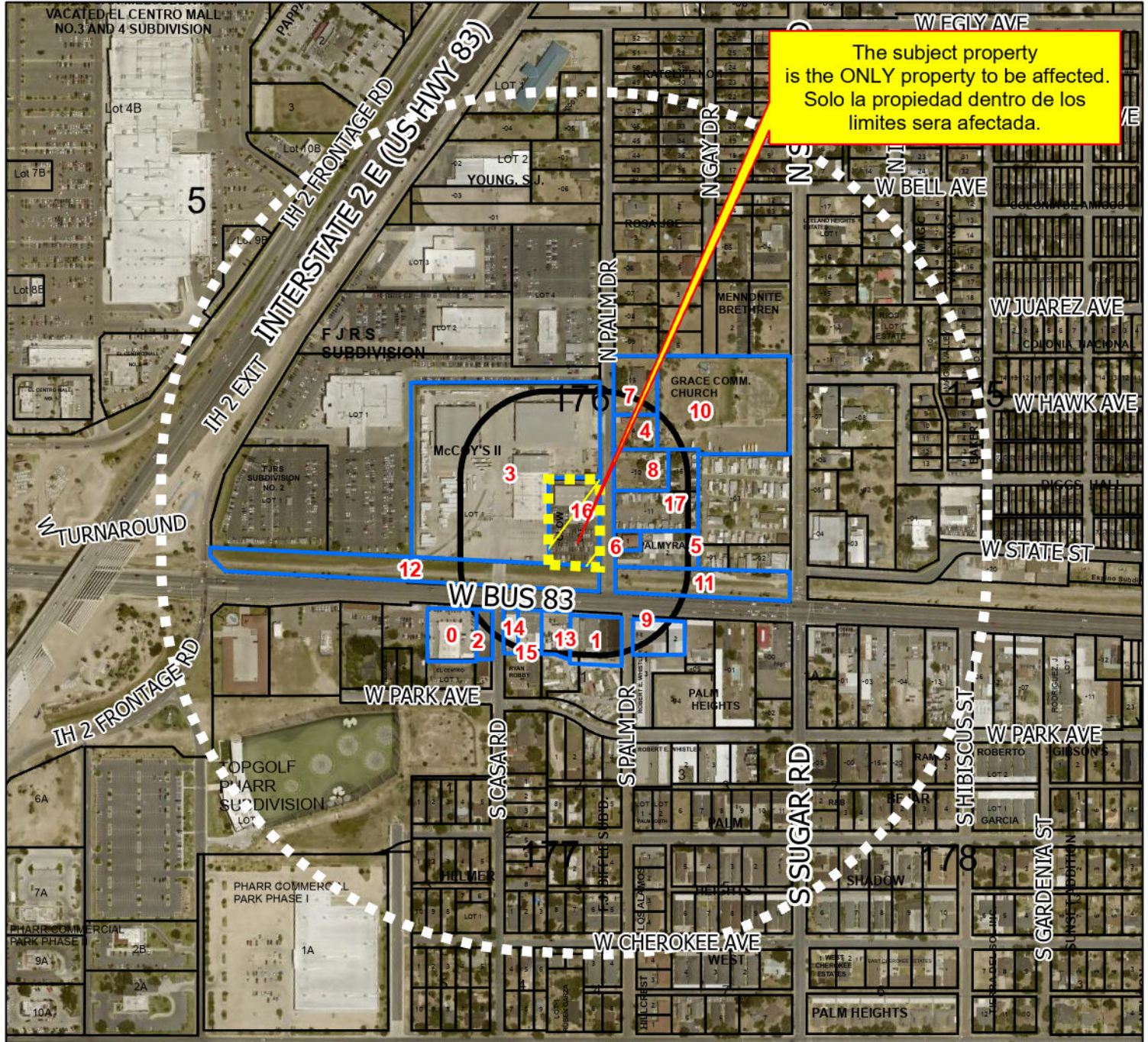
DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Thirteen (13) surrounding property owners were notified of the request by letter on May 30, 2024 and a legal notice was published in The Monitor on May 31, 2024. Staff received one call for information only.

DEVELOPMENT SERVICES RECOMMENDATION: Development Services is recommending **approval** of the request for Life-of-the-Use Conditional Use Permit to allow a church in a Heavy Commercial District (H-C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

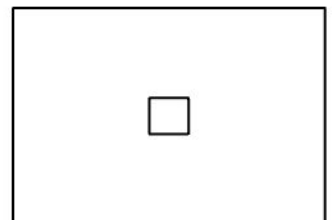
1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. Parking requirements as per Ordinance.
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
5. Applicant must acquire a building permit before start of construction;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission Meeting of **June 17, 2024 at 4:00 p.m.**

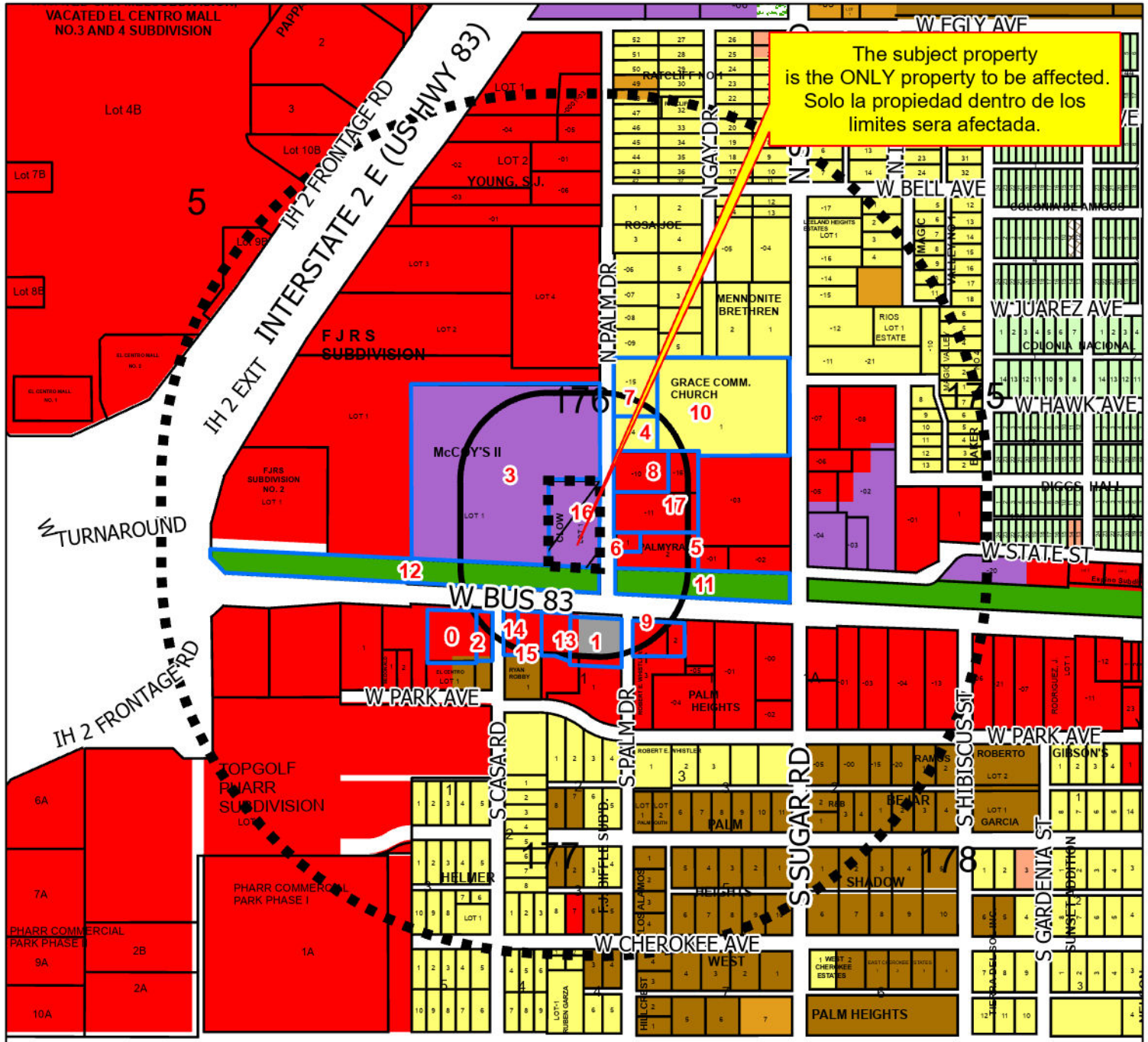


- Notified Properties
- 300 ft. Notification Buffer
- Location
- Quarter Mile Radius

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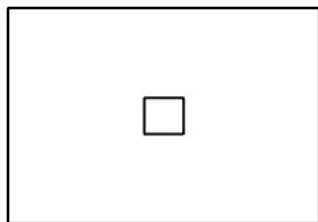
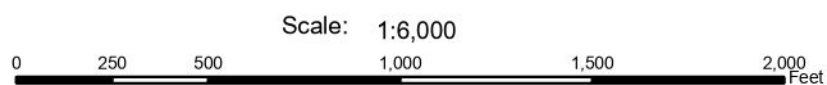
Proposed Conditional Use Permit
 Lot 1, Clow Subdivision, Pharr, Hidalgo County, Texas.
 Ruben Lerma, representing Centro Familiar Cristiano Iglesia Del Pueblo.
ZONING

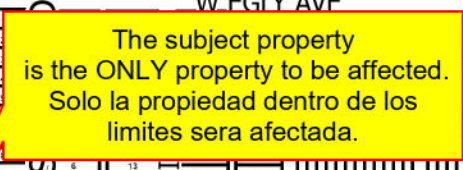


G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 101 N PALM DR\aprx\00_BASE Project File.aprx

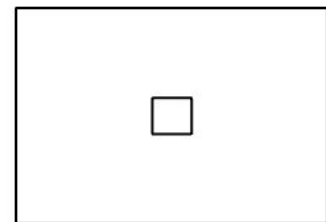
Agricultural Open Space	Rail Road R.O.W	Neighborhood Commercial	Notified Properties
Single Family	Government Owned	Office Professional	300 ft. Notification Buffer
Single Family Small Lot	General Business	PSJA ISD	Location
Residential Multi-Family	Business District	Hidalgo ISD	Quarter Mile Radius
Residential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

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Pharr
Development Services



Site Photo
101 N Palm Drive





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: June 6, 2024

MEETING DATE: June 10, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Love's Travel Stops & Country Stores, representing Pharr Bridge Investment Company, L.P., 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 Limited Industrial District (L-I). The property is legally described as being 20.371 acres, more or less, out of Lots 5 and 6, Block 13, A.J. McColl Subdivision, Hidalgo County, Texas. The property's physical address is 1700 West Military Highway. **COZ#240517**

Classification: Public Hearing

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

Issue: Love's Travel Stops & Country Stores, representing Pharr Bridge Investment Company, L.P., 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 Limited Industrial District (L-I) in order to develop and construct a convenience store.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 6/6/2024
Approved - 6/6/2024
Final Approval - 6/6/2024



MEMORANDUM

DATE: MONDAY, JUNE 10, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The property is legally described as being 20.371 acres, more or less, out of Lots 5 and 6, Block 13, A.J. McColl Subdivision, Hidalgo County, Texas. The property's physical address is 1700 West Military Highway. COZ#240517
--

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Love's Travel Stops & Country Stores, representing Pharr Bridge Investment Company, L.P., 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 Limited Industrial District (L-I) in order to develop and construct a convenience store.

The subject site is located on the north side of West Military Highway, approximately 350 ft. east of South Jackson Road and has a physical address of 1700 West Military Highway. The property is legally described as being 20.371 acres, more or less, out of Lots 5 and 6, Block 13, A.J. McColl Subdivision, Hidalgo County, Texas.

The property fronts West Military Highway, a 120 ft. – 150 ft. principal arterial street which runs east and west with a posted speed limit of 40 -55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property was zoned Agricultural and/or Open Space District (A-O) upon annexation on May 15, 1980. The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on February 21, 2006. The property to the east was zoned Agricultural and/or Open Space District (A-O) upon annexation on March 20, 1979. A portion of the property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 20, 1993. The southwest portion of the south was rezoned from General Business District (C) to Limited Industrial District (L-I) on July 15, 2008. The property to the south was zoned General Business District (C) upon annexation on May 20, 1980. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on April 18, 1995. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for heavy commercial use in the Land Use Plan.

The Limited Industrial District is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.

Fourteen (14) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 24, 2024, and a legal notice was published in the Advance News Journal on May 22, 2024. Staff received no response to the letters or the legal notice.

Development Services recommends **approval** of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

PLANNING COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

**Love's Travel Stops & Country Stores, representing Pharr Bridge
Investment Company, L.P., owner**
APPLICANT

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

1700 West Military Highway
ADDRESS

Limited Industrial District (L-I)
PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

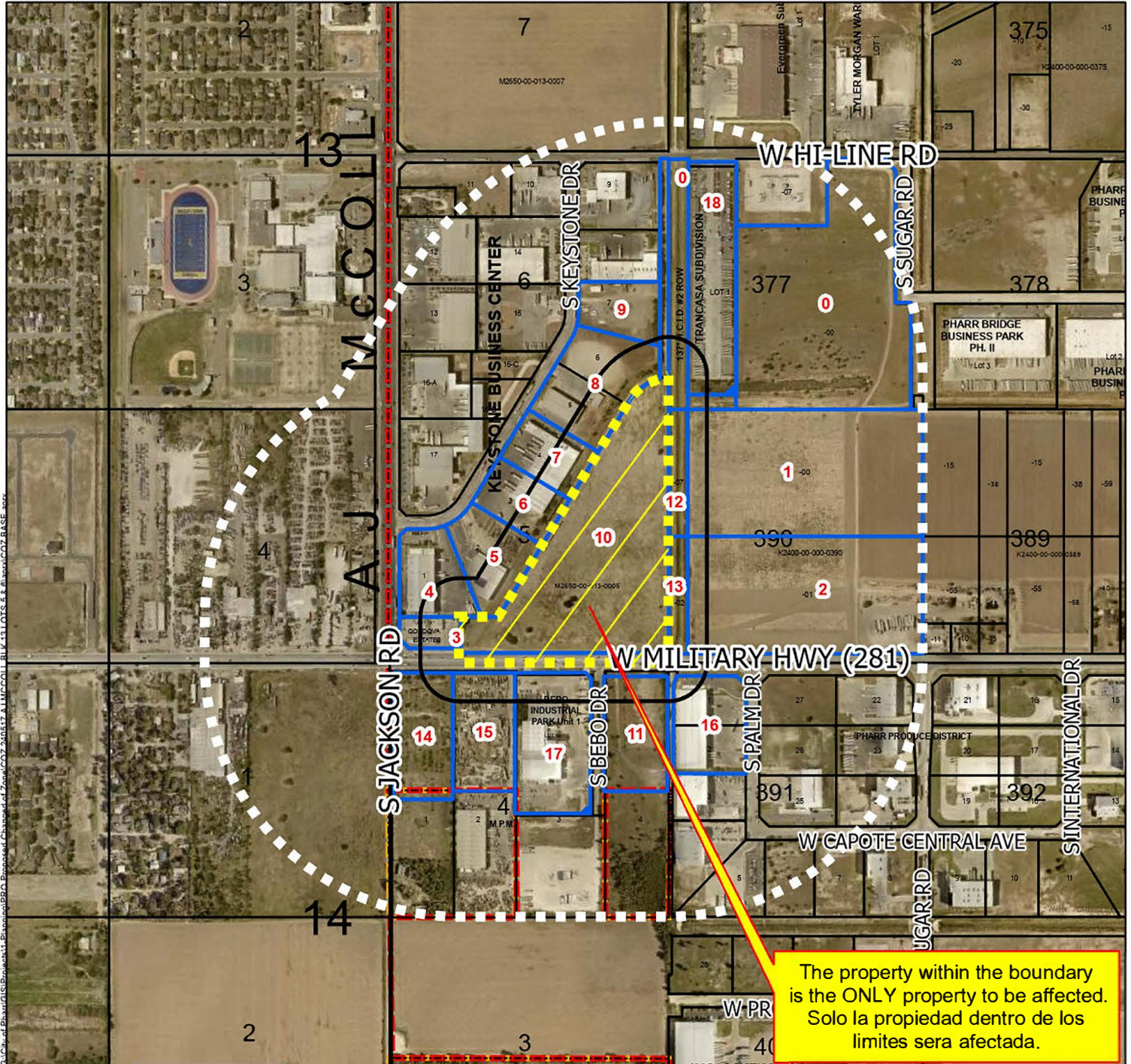
Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II
PREPARED BY

May 24, 2024
DATE

Proposed Change of Zone
as being 20.371 acre, more or less, out of Lots
5 and 6, Block 13, A.J. McColl Subdivision,
Hidalgo County, Texas
LOVE'S TRAVEL STOPS & COUNTRY STORES

AERIAL



- Subject Property
- 200 ft Radius
- Notified Properties
- Quarter Mile Radius

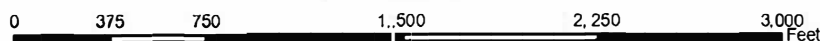
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City of Pharr, Texas
Engineering Department
956.402.4242

Date: 5/20/2024

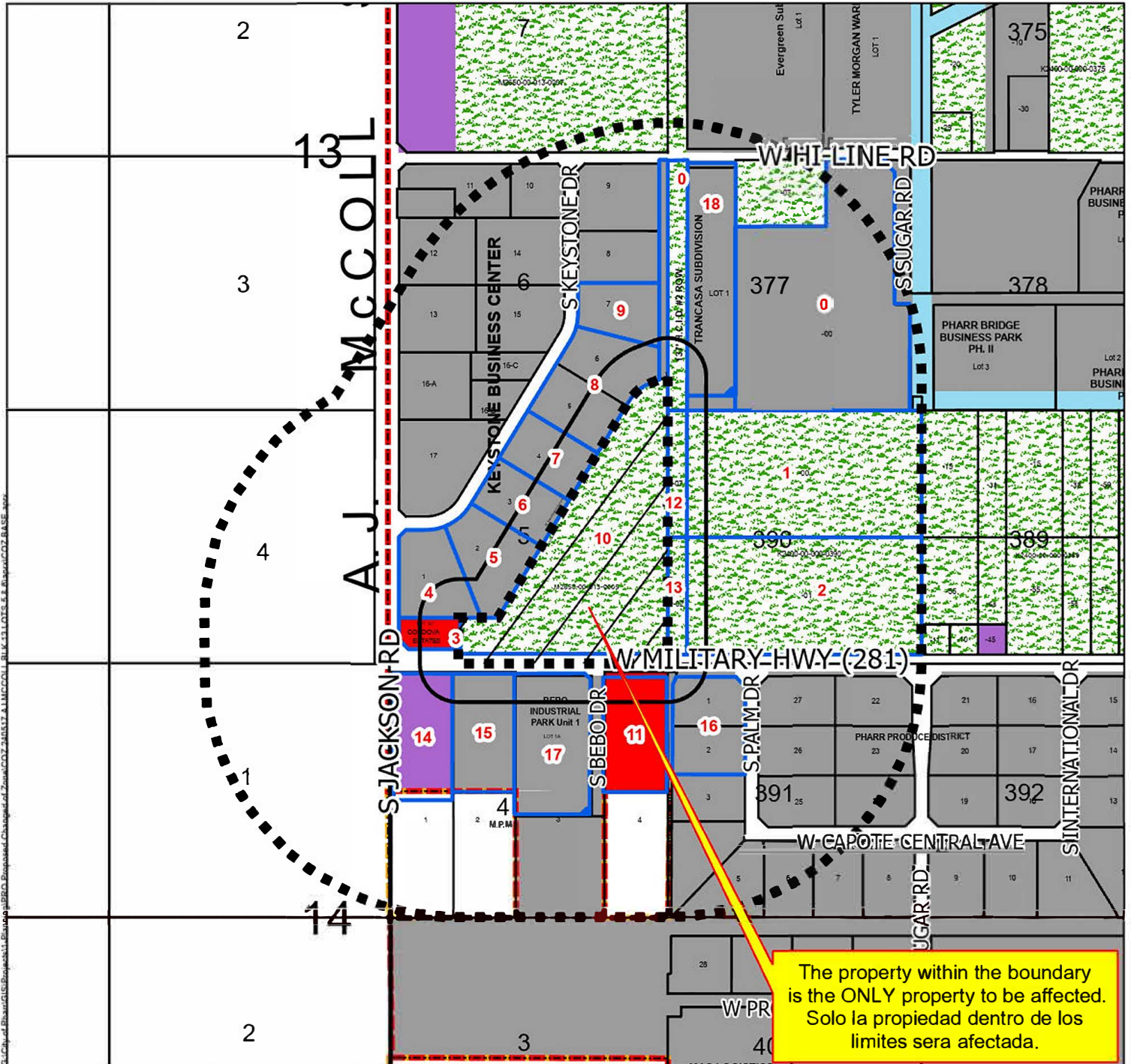
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Proposed Change of Zone
as being 20.371 acre, more or less, out of Lots
5 and 6, Block 13, A.J. McColl Subdivision,
Hidalgo County, Texas
LOVE'S TRAVEL STOPS & COUNTRY STORES



ZONING



Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density

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

- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Subject Property
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- Notified Properties
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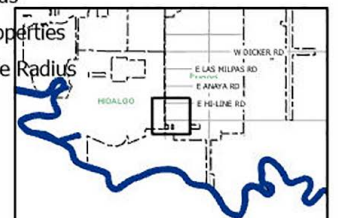
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City of Pharr, Texas
Engineering Department
956.402.4242

Date: 5/20/2024

Scale: 1:9,000

0 375 750 1,500 2,250 3,000 Feet



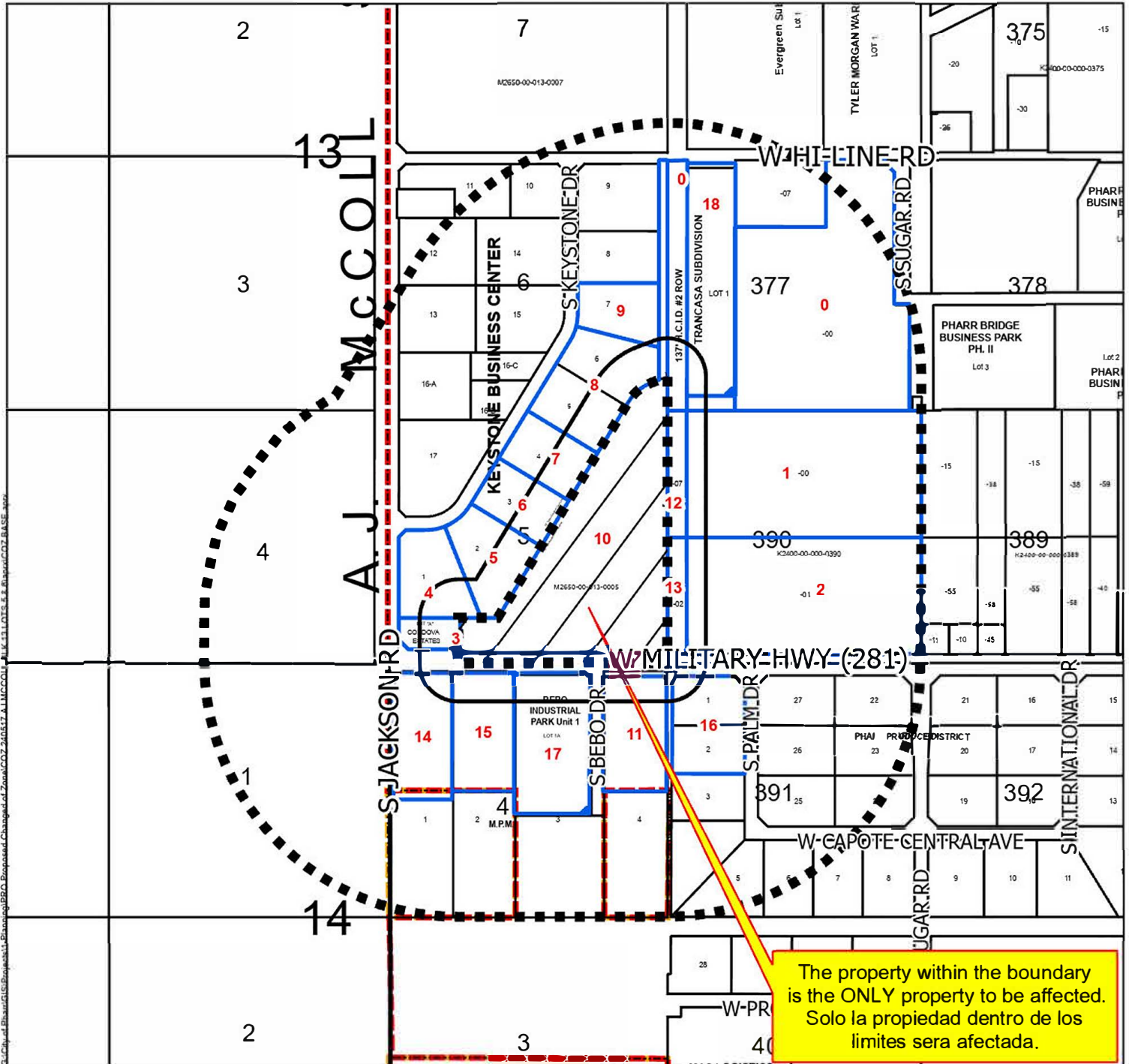
Proposed Change of Zone
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Hidalgo County, Texas
LOVE'S TRAVEL STOPS & COUNTRY STORES



Pharr
Engineering



RADIUS



- Subject Property
- 200 ft Radius
- Notified Properties
- Quarter Mile Radius

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City of Pharr, Texas
Engineering Department
956.402.4242

Date: 5/20/2024

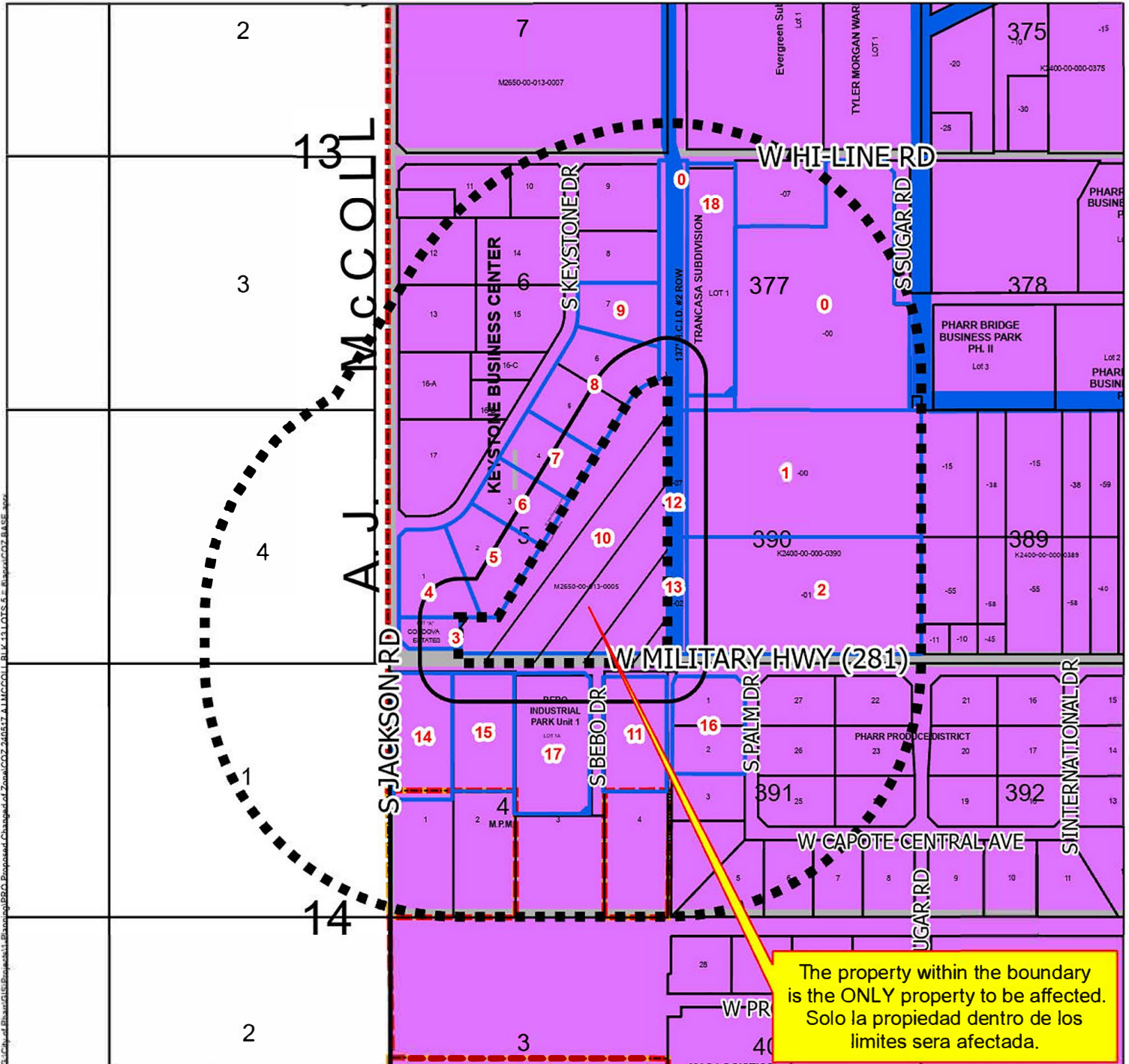
Scale: 1:9,000

0 375 750 1,500 2,250 3,000 Feet

Proposed Change of Zone
as being 20.371 acre, more or less, out of Lots
5 and 6, Block 13, A.J. McColl Subdivision,
Hidalgo County, Texas
LOVE'S TRAVEL STOPS & COUNTRY STORES



FUTURE LAND USE



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

Future Land Use

FUTURELAND

- Irrigation
- Agriculture

- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks

- Subject Property
- 200 ft Radius
- Notified Properties
- Quarter Mile Radius

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





Pharr
Development Services



Site Photo
1700 West Military Highway





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: June 6, 2024

MEETING DATE: June 10, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Rich Heritage Construction LLC., representing Maria C. Rivas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 13.53 acres, more or less, of land being a portion of Lot 120, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1400 Block of West Eldora Road. **COZ#240516**

Classification: Public Hearing

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

Issue: Rich Heritage Construction LLC., representing Maria C. Rivas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct apartments.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The request is compatible with the residential trends and land use patterns in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 6/6/2024
Approved - 6/6/2024
Final Approval - 6/7/2024



MEMORANDUM

DATE: MONDAY, JUNE 10, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 13.53 acres, more or less, of land being a portion of Lot 120, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1400 Block of West Eldora Road. COZ#240516

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Rich Heritage Construction LLC., representing Maria C. Rivas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct apartments.

The subject site is located at the northwest corner of West Eldora Road and North Sugar Road and has a physical address of 1400 Block of West Eldora Road. The property is legally described as being 13.53 acres, more or less, of land being a portion of Lot 120, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Sugar Road, a 70 ft. minor collector street which runs north and south with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan. The property also fronts West Eldora Road, an 80 ft. major collector street which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property, the property to the north, and a portion of the property to the east were zoned Agricultural and/or Open Space District (A-O) on October 3, 1989. The remaining property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on April 5, 2021. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on October 5, 1993. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on March 15, 2005. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for single family use in the Land Use Plan. However, the request is compatible with the land use patterns in the area.

The Residential Multi-Family High Density District (R-MFHD) is established to provide adequate space and site diversification for medium to high density areas. This may be a zone for transitional areas developed for single-family usage, but because of the need for rehabilitation, or changes in the character of the neighborhood, are now deemed suitable for some multifamily development. This zone allows medium to high density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met. R-MFHD uses should not run traffic over long distances of single-family residential-sized streets or neighborhoods and should be located close to arterials or collectors capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses and should be properly buffered from nonresidential land uses and traffic, or from pollution and environmental hazards.

Thirty-six (36) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 24, 2024, and a legal notice was published in the Advance News Journal on May 22, 2024. Staff received two calls for information only.

Development Services recommends **approval** of the rezoning request from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The request is compatible with the residential trends and land use patterns in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

PLANNING COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

**Rich Heritage Construction LLC.,
representing Maria C. Rivas, owner**

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

APPLICANT

CURRENT ZONE

1400 Block of West Eldora Road

**Residential Multi-Family High Density
District (R-MFHD)**

ADDRESS

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The request is compatible with the residential trends and land use patterns in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II

May 22, 2024

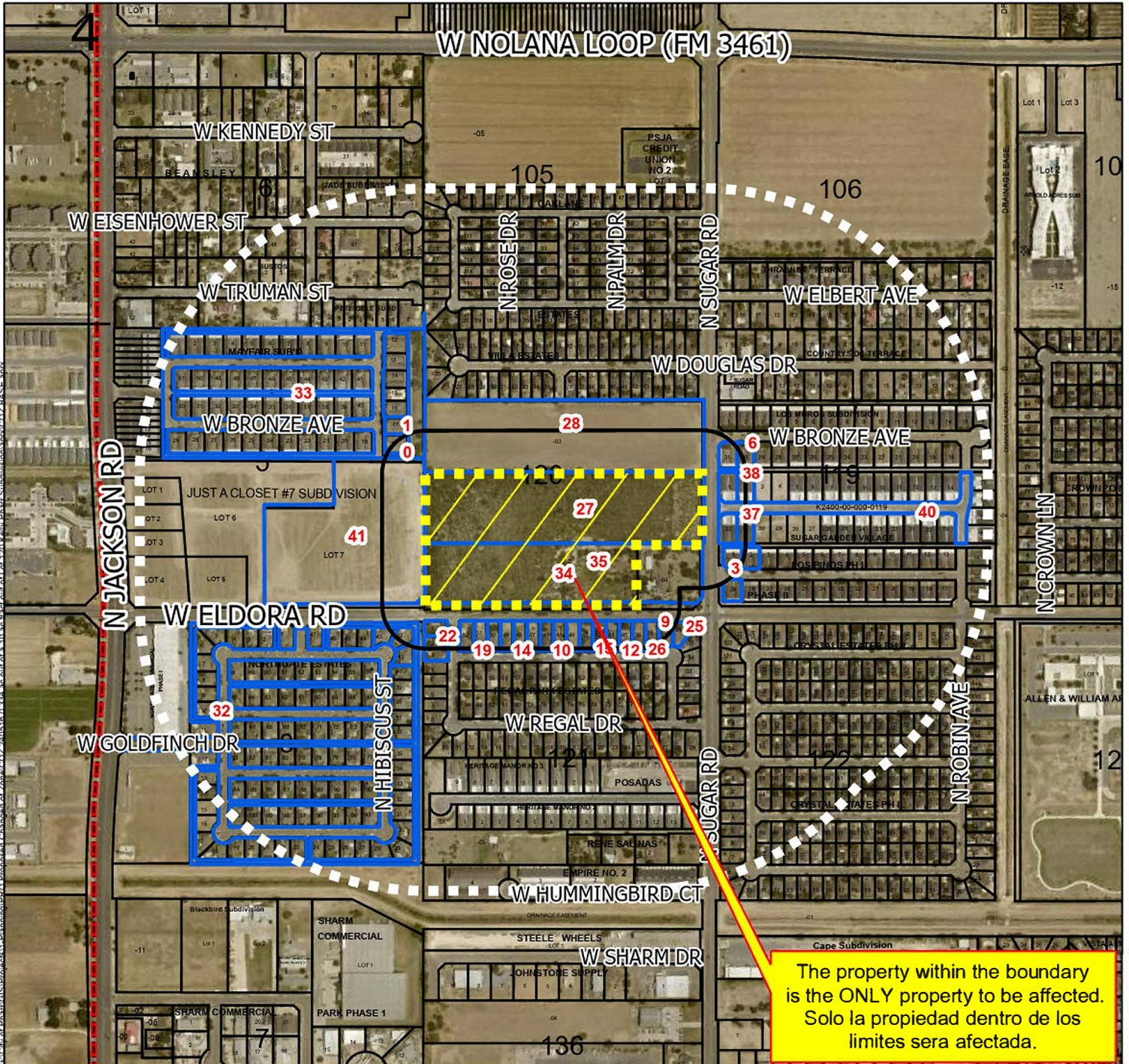
PREPARED BY

DATE

Proposed Change of Zone
as being 13.53 acres, more or less, of land being a
portion of Lot 120, Kelly-Pharr Subdivision
Rich Heritage Construction / Maria C Rivas



AERIAL

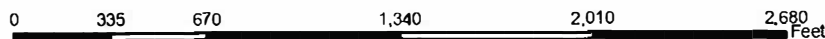


The property within the boundary
is the ONLY property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

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

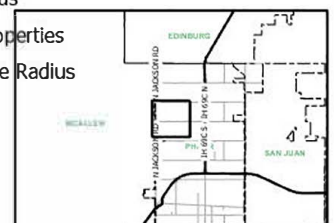
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:8,000



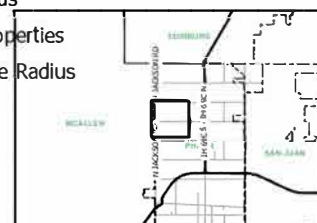
Date: 5/20/2024

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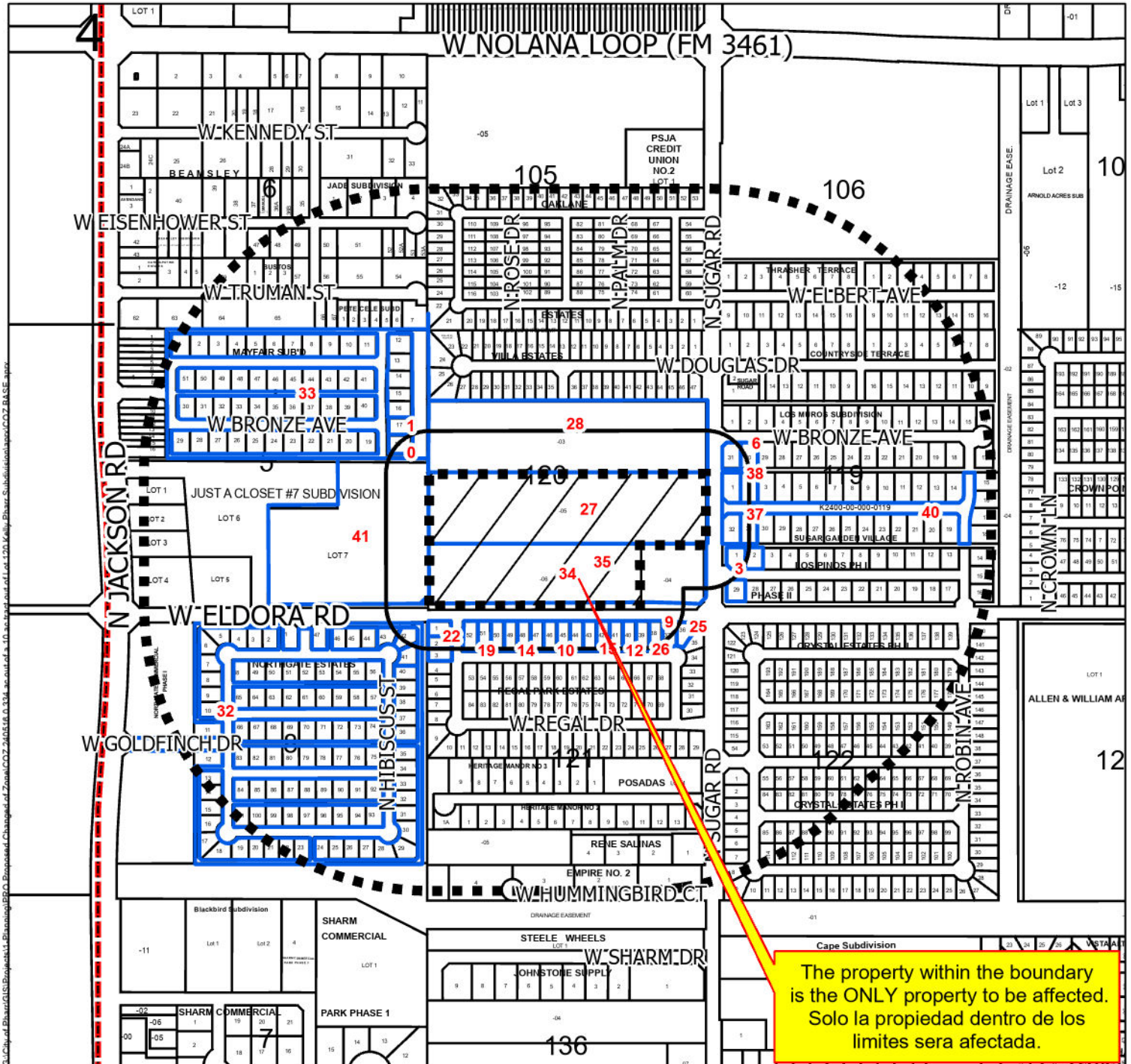




Date: 5/20/2024



RADIUS



- Subject Property
- 200 ft Radius
- Notified Properties
- Quarter Mile Radius

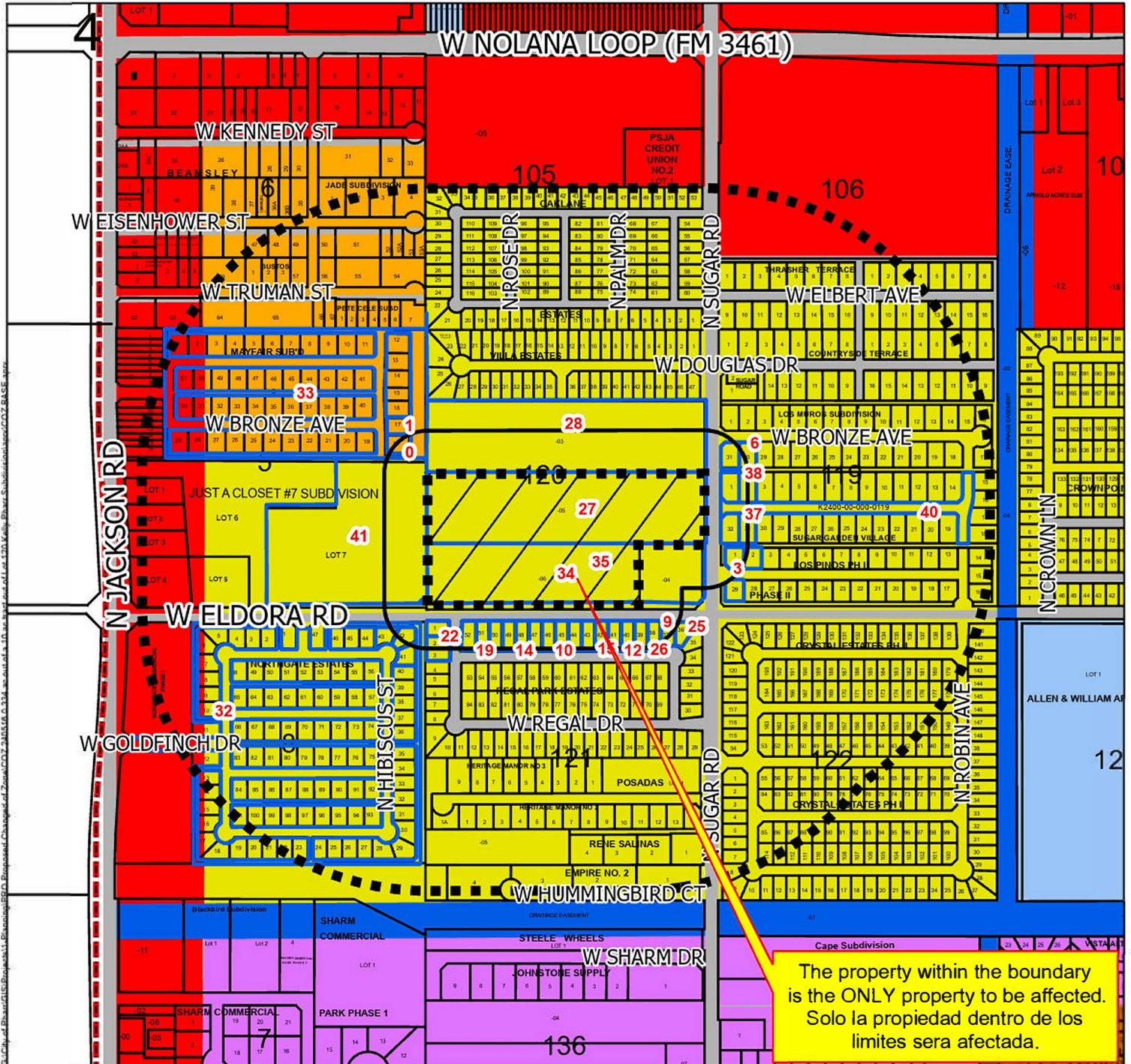
All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Change of Zone
as being 13.53 acres, more or less, of land being a
portion of Lot 120, Kelly Pharr Subdivision
Rich Heritage Construction / Maria C Rivas



FUTURE LAND USE



Future Land Use

FUTURELAND

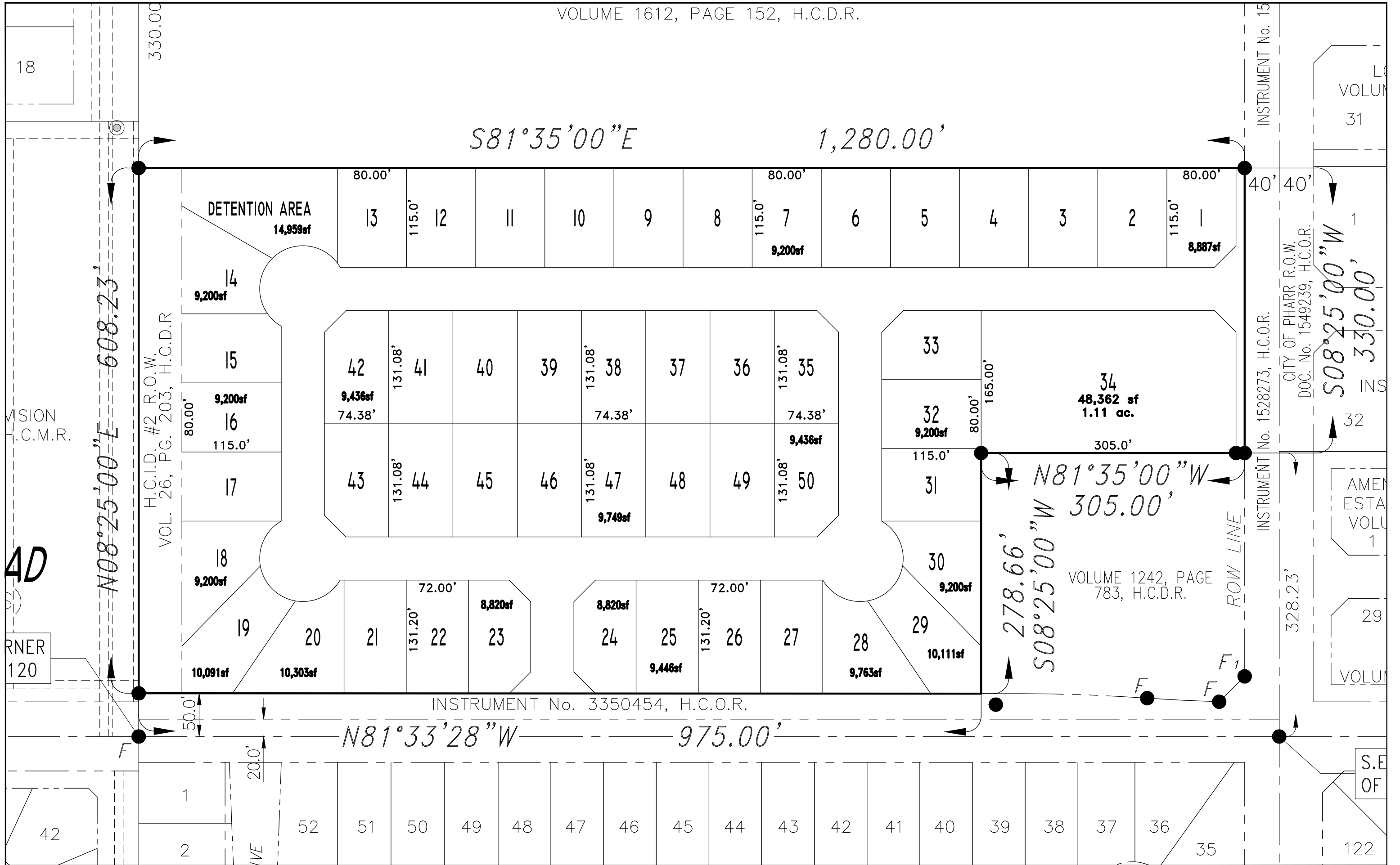
- Irrigation
- Agriculture

- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks

- Subject Property
- 200 ft Radius
- Notified Properties
- Quarter Mile Radius

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Pharr
Development Services



Road

Site Photo

1400 Block of West Eldora





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: June 4, 2024

MEETING DATE: June 10, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Bowman, representing Sharon A. Haydon, Caged Retail Partners, LTD., A Texas Limited Partnership, is requesting final plat approval of the proposed Stripes Pharr Subdivision. The property is legally described as being 6.137 acres out of Lot 253, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3300 Block of South Cage Boulevard. **SUB#231132**

Classification: Regular

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

Issue: Bowman, representing Sharon A. Haydon, Caged Retail Partners, LTD., A Texas Limited Partnership, is requesting final plat approval of the proposed Stripes Pharr Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Stripes Pharr 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 - 6/4/2024

Approved - 6/4/2024

Final Approval - 6/6/2024



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 10, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: STRIPES PHARR SUBDIVISION
FILE NO. **SUB#231132**

GENERAL INFORMATION:

APPLICANT: Bowman, representing Sharon A. Haydon, Caged Retail Partners, LTD., A Texas Limited Partnership, is requesting final plat approval of the proposed Stripes Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 6.137 acres out of Lot 253, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3300 Block of South Cage Boulevard.

ZONING: The property is currently zoned Heavy Commercial District (H-C). The adjacent zones are Residential multi-family District (R-MF) and Agricultural and/or Open Space District (A-O) to the east, Agricultural and/or Open Space District (A-O) to the north and south and General Business District (C) and Agricultural and/or Open Space District (A-O) to the west. The property is designated for Commercial and Public/Semi Public use in the Land Use Plan.

PROPERTY PROPOSED USE: Stripes and gas station store.

VARIANCES: None requested.

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

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

1. Streetlights shall be 250' max spacing, along S. Cage Blvd. and W. Javelina Dr.
2. Shall obtain street cut permits from public works and public utilities department if any for street cuts.
3. Shall provide approved TxDot permit for driveway and sidewalk.

EASEMENTS:

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

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

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

OTHER:

1. Update location map to show recorded subdivisions.
2. Add plat note: No structures allowed over any easement granted by this plat.
3. Add plat note: Erosion and sediment control during construction shall be in accordance with the current Texas discharge Pollution discharge elimination system (T.P.D.E.S.).
4. Owner(S) to Maintain detention/retention area.
5. Add plat note: additional fire protection may be required during the building review phase in order to provide any additional fire protection requirements.
6. Show all the dedicated easements on the plat (label

- existing or dedicated by plat).
7. H.C.I.D. #2 verify with district for any issues. (comments attached)
 8. Provide formation documents for company. (Ownership)
 9. Organize Planning and Zoning Commission signature block to be within the others.
 10. Plat note #6, remove the proposed setbacks and leave as per City of Pharr Ordinance.
 11. Remove plat note # 16 and show street light along W. Produce Dr.
 12. Identify the east lot line or gap and west.
 13. Remove the word proposed and use dedicated by plat, if any.
 14. Recording with bond.
 15. Staff comments attached.

This item will go before the City Commission meeting of June 17, 2024 at 4:00 p.m.

STAFF REVIEW MEETING FOR: *STRIPES PHARR SUBDIVISION*

COMMENTS: **Initials: J.R.** **FEBRUARY 13, 2024**

WATER:

- Will need to show all surrounding utilities in the area.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed.
- Will need to verify elevations on proposed manhole tie-in.
- 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: STRIPES PHARR SUBD. (Staff Review)

Reviewed by: Manuel Renta

02/13/24

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 NOTE:

1. **Additional Fire Protection may be required during the building permit phase in order to meet any additional fire protection requirement.**

General Comments

1. **Exist fire hydrants may need to be replaced pending assessment from Pharr Fire Dept.**



Staff Review Meeting

DATE: 02/13/2024

Pharr Stripes

12.57 Acres

Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

- **8 In bleeder is required for all outfall connections.**
- **#7 Inlet shows proposed and existing.**
- **Manhole shall have new city logos.**
- **Curb Cut Permit will be required from Public Works.**
- **Include Best Management Practices and submit an approved Sediment Erosion Control Plan with details.**
- **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: Stripes Pharr 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. Add note--- *Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development.*
3. Add note---Owners to maintain ROW and perimeter of subdivision.
4. Add note---Owners to maintain detention / retention areas.
5. Add note---Erosion and sediment control during construction shall be in accordance with current Texas pollution discharge elimination system (TPDES).
6. Note no. 5--- Revise note to say... "5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase."
7. Note No. 7---Use the correct benchmark for this development.

SITE PLAN

1. Revise sanitary sewer detail to composite manhole lid with updated logo.
2. Include all pertinent City of Pharr details for water, sewer, paving sidewalk, etc. (If applicable)
3. Change tapping tee to cut-in-tee 12"x2" MJ Tee with 12"-in dresser coupling and 12"-in gate valves.

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.
3. Add “**grate inlet**” to all Type A inlet callouts.
4. Detention pond with depths of 3-ft or deeper may require a perimeter fence at a minimum height of 4'-ft.
5. Tx-Dot discharge permit shall be required for outfall tie-in.

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 shall be required for backfilling, paving, and concrete items (If applicable).

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

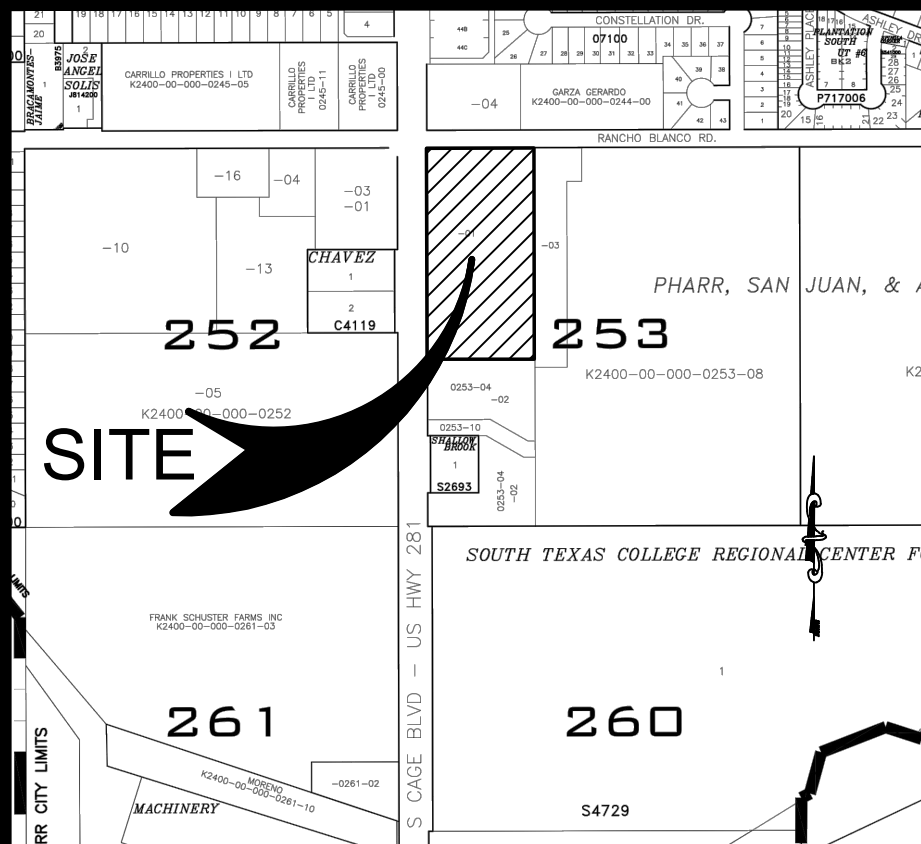
P.O. Box 6

San Juan, TX 78589

Phone: (956) 787-1422

Fax: (956) 781-7622

Email: jbs_hcid2@att.net



- LEGEND:
- ① = FOUND 1/2" IRON BAR WITHOUT A CAP
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS RPLS 5142"
 - ③ = 1/2" IRON BAR WITH A YELLOW CAP MARKED "MF"
 - ④ = 1/2" IRON BAR WITH A YELLOW CAP MARKED "RGCE" FOUND SET IN THE GROUND
- DOC. = DOCUMENT
NO. = NUMBER
VOL. = VOLUME
PG. = PAGE
O.R. = OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
P.R. = PLAT RECORDS OF HIDALGO COUNTY, TEXAS
N = NORTHING
E = EASTING
C = CENTERLINE

- SURVEYORS NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS RPLS 5142" UNLESS NOTED OTHERWISE.
 2. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NAD2011), GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00040.
 3. DIMENSIONS SHOWN ARE SURFACE.

LOCATION MAP
SCALE: 1" = 1000'

Line Table		
Line	Length	Direction
L1	20.00	S 9° 04' 20" W
L2	353.47	N 81° 27' 15" W
L3	39.97	S 8° 32' 45" W
L4	28.23	N 53° 34' 45" E
L5	333.28	S 81° 27' 15" E
L6	119.01	S 9° 04' 20" W
L7	4.81	S 81° 19' 38" E
L8	69.95	N 8° 32' 45" E
L9	14.13	N 53° 34' 45" E
L10	690.06	N 8° 32' 45" E

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" UNSHADED AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 480347000SC, HIDALGO COUNTY, TEXAS, LATEST REVISION OCTOBER 19, 1982 AND ZONE "X" UNSHADED AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 480340425C, HIDALGO COUNTY, TEXAS, LATEST REVISION NOVEMBER 16, 1982.
2. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
3. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
4. PER CITY CODE, PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF THE LOT.
5. 5.0' FT SIDEWALK WITH ADA WHEELCHAIR RAMP AND LANDINGS SHALL BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
6. MINIMUM BUILDING SETBACKS ARE AS PER CITY OF PHARR SETBACK ORDINANCE.
7. CITY OF PHARR BENCHMARK: BM #25 LOCATED AT THE INTERSECTION OF E JAVELINA DRIVE AND S CAGE BOULEVARD, NORTHING: 16583272.155, EASTING: 1086059.012, ELEVATION: 92.29
8. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.51 ACRES AND A VOLUME OF APPROXIMATELY 0.88 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. A 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.
9. OWNERS TO MAINTAIN DETENTION/RETENTION AREA.
10. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
12. NO STRUCTURES ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.

THE STATE OF TEXAS
COUNTY OF HIDALGO

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

6.137 acres out of Lot 253, Map of the Subdivision Of Porciones 66, 67, 69 and 70, Hidalgo County, Texas as shown by plat of record in Document Number 1909-8984 of the Plat Records of Hidalgo County, Texas, being a portion of Tract VII described in deed of record in Instrument Number 2013-24739385 of the Official Records of Hidalgo County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at a point in the north boundary line of Lot 253, Map of the Subdivision Of Porciones 66, 67, 69 and 70, Hidalgo County, Texas as shown by plat of record in Document Number 1909-8984 of the Plat Records of Hidalgo County, Texas, the northeast corner of Tract VII as described in deed of record in Instrument Number 2013-2473935 of the Official Records of Hidalgo County, Texas, the northeast corner of a 1.52-acre tract of land described in deed of record in Volume 383 at page 109 of the Official Records of Hidalgo County, Texas, of Northing 16583201.0 and Easting 1085984.9, for the northeast corner of this tract, whence a point, the northwest corner of said Lot 253, bears N 81°27'15" W a distance of 50.00 feet;

Thence S 81°27'15" E crossing E Javelina Drive with the north boundary line of said Lot 253 and the north boundary line of said Tract VII a distance of 363.65 feet to a point, the northeast corner of said Tract VII, for the northeast corner of this tract;

Thence S 9°04'20" W crossing said Lot 253 with an east boundary line of said Tract VII a distance of 20.00 feet to a point, a southeast corner of said Tract VII and the northeast corner of a 0.17-acre tract of land described in Document Number 2012-2350840 of the Official Records of Hidalgo County, Texas, for a southeast corner of this tract;

Thence N 81°27'15" W with a south boundary line of said Tract VII and the north boundary line of said 0.17-acre tract a distance of 353.47 feet to a point, a reentrant corner of said Tract VII and the northwest corner of said 0.17-acre tract, for a reentrant of this tract;

Thence S 8°32'45" W with an east boundary line of said Tract VII and the west boundary line of said 0.17-acre tract a distance of 39.97 feet to an 1/2" iron bar with a yellow cap marked "MF" found set in the ground in the southeast right-of-way line of E Javelina Drive, a reentrant corner of said Tract VII and the southwest corner of said 0.17-acre tract, for a reentrant corner of this tract;

Thence N 53°34'45" E with the southeast right-of-way line of E Javelina Drive and a northwest boundary line of said Tract VII and the southeast boundary line of said 0.17-acre tract a distance of 28.23 feet to an 1/2" iron bar with a yellow cap marked "MF" found set in the ground, a corner of said Tract VII and a reentrant corner of said 0.17-acre tract, for a corner of this tract;

Thence S 81°27'15" E with the south right-of-way line of E Javelina Drive and a north boundary line of said Tract VII and the south boundary line of said 0.17-acre tract a distance of 333.28 feet to an 1/2" iron bar with a yellow cap marked "MF" found set in the ground in the west boundary line of a tract of land described in Document Number 1993-305475 of the Official Records of Hidalgo County, Texas, a northeast corner of said Tract VII and the southeast corner of said 0.17-acre tract, for a northeast corner of this tract;

Thence S 9°04'20" W crossing said Tract VII with a west boundary line of said tract of land described in Document Number 1993-305475 and a 0.59-acre tract of land described in Document Number 1993-305475 of the Official Records of Hidalgo County, Texas a distance of 119.01 feet to a point, a southwest corner of said 0.59-acre tract, for a reentrant corner of this tract, whence an 1/2" iron bar with a yellow cap marked "MF" found set in the ground, bears S 5°59'05" E a distance of 0.47 feet;

Thence S 81°19'38" E with a south boundary line of said 0.59-acre tract a distance of 4.81 feet to a point, a reentrant corner of said 0.59-acre tract, for a northeast corner of this tract, whence an 1/2" iron bar with a yellow cap marked "MF" found set in the ground, bears S 3°38'33" E a distance of 0.39 feet;

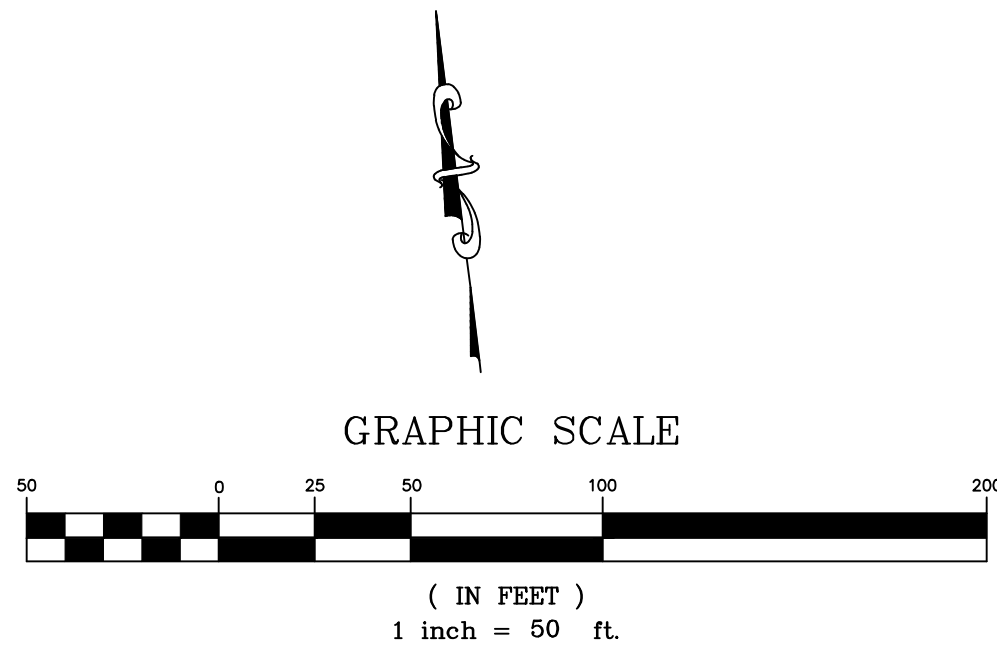
Thence S 8°32'45" W with the west boundary lines of said 0.59-acre tract and a 1.0-acre tract of land described in Document Number 1993-305475 of the Official Records of Hidalgo County, Texas a distance of 591.00 feet to an 1/2" iron bar with a yellow cap marked "RGCE" found set in the ground, the northeast corner of said 2.46-acre tract of land described in Document Number 2019-0362550 of the Official Records of Hidalgo County, Texas for the southeast corner of this tract;

Thence N 81°27'15" W with the north boundary line of said 2.46-acre tract and a 3.0-acre tract of land described in Document Number 2019-0362550 of the Official Records of Hidalgo County, Texas a distance of 366.97 feet to an 1/2" iron bar with a yellow cap marked "RGCE" found set in the ground in the east right-of-way line of South Cage Boulevard, the southeast corner of a 1.52-acre tract of land described in Volume 383 at page 109 of the Official Records of Hidalgo County, Texas and the northwest corner of said 3.0-acre tract, for the southwest corner of this tract;

Thence N 8°32'45" E with the east right-of-way line of South Cage Boulevard and the east boundary line of said 1.52-acre tract a distance of 750.03 feet to the point of beginning.

Containing 6.137 acres (267,319 square feet) of land, more or less.

The bearings and coordinates for this survey are based on the Texas State Plane Coordinate System (Grid), Texas South Zone (4205), North American Datum of 1983 (NAD2011) epoch 2010.



PLAT OF
STRIPE PHARR

BEING 6.137 ACRES OUT OF LOT 253, KELLY-PHARR SUBDIVISION MAP OF THE SUBDIVISION OF PORCIONES 66, 67, 69 AND 70, HIDALGO COUNTY, TEXAS AS SHOWN BY PLAT OF RECORD IN DOCUMENT NUMBER 1909-8984 OF THE PLAT RECORDS OF HIDALGO COUNTY, TEXAS AND BEING THAT TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2013-2473935 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HARRIS

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

SHARON A. HAYDON
CAGED RETAIL PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP
1207 ANTOINE DRIVE, HOUSTON TX 77055

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND & SEAL OF OFFICE
THIS ____ DAY OF ____, 202__

NOTARY PUBLIC
HARRIS COUNTY, TEXAS

CHAIRMAN, PLANNING AND ZONING COMMISSION

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

DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION

DATE

MAYOR, CITY OF PHARR

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

DR. AMBROSIO HERNANDEZ, M.D.
MAYOR, CITY OF PHARR

ATTEST: CITY CLERK

DATE

APPROVAL BY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS ____ DAY OF ____, 2024.

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

PRESIDENT _____ ATTEST: SECRETARY _____

APPROVED BY 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 THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY-ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E.
GENERAL MANAGER

DATE

STATE OF TEXAS
COUNTY OF BEKAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

WILLIAM "BILL" SCHOCK, P.E.,
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 88636

STATE OF TEXAS
COUNTY OF BEKAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SINCLAIR LAND SURVEYING, INC. UNDER MY SUPERVISION.

LEMUEL T. SINCLAIR, R.P.L.S. #5142
REGISTERED PROFESSIONAL LAND SURVEYOR

PROJECT ENGINEER:

Bowman

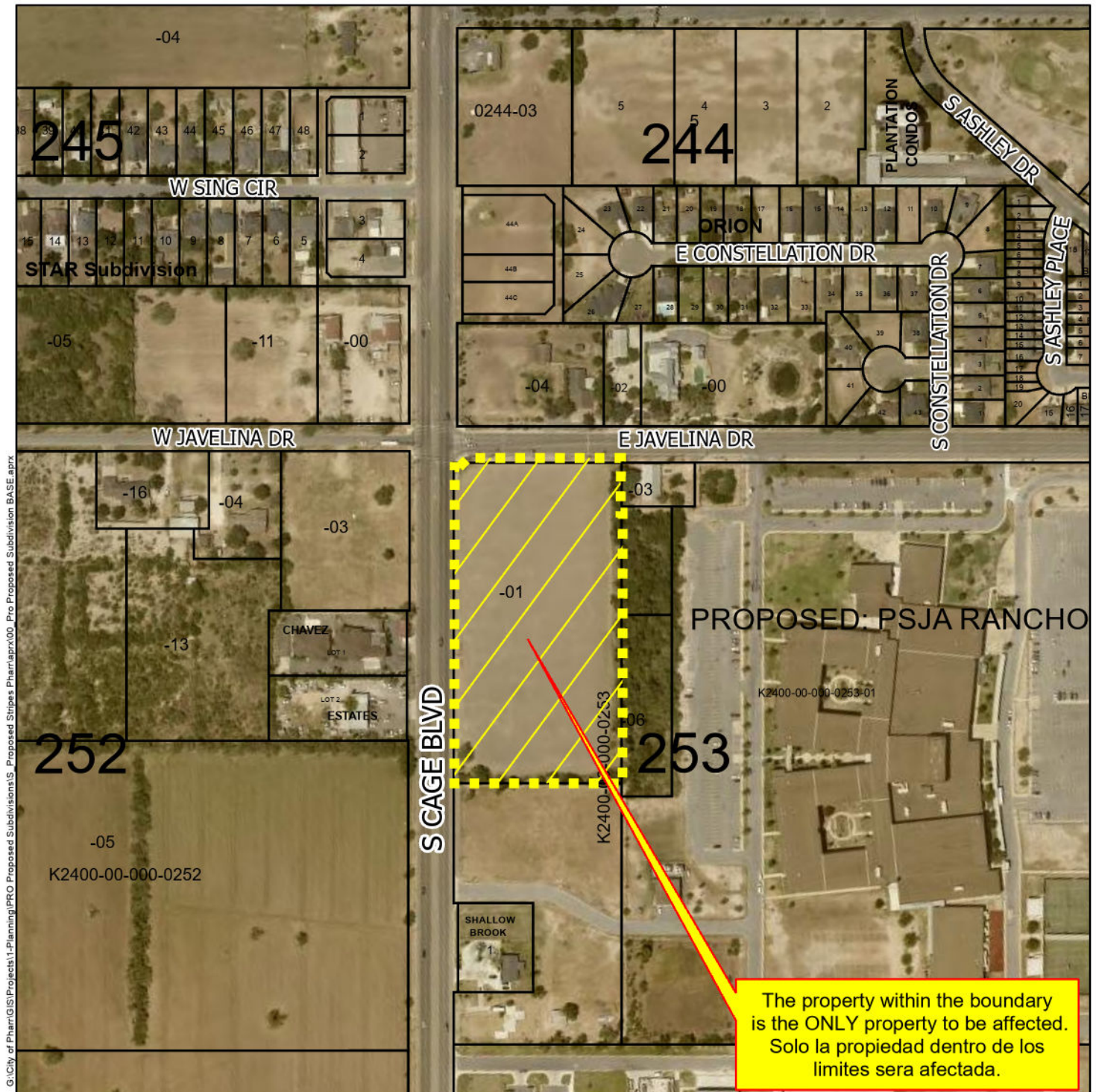
8122 DATAPONT RD., STE. 202
SAN ANTONIO, TEXAS 78229
PHONE: 210-298-1600
EMAIL: BSCHOCK@BOWMAN.com
TBPEL Registration No.: F-14309

PROJECT SURVEYOR:



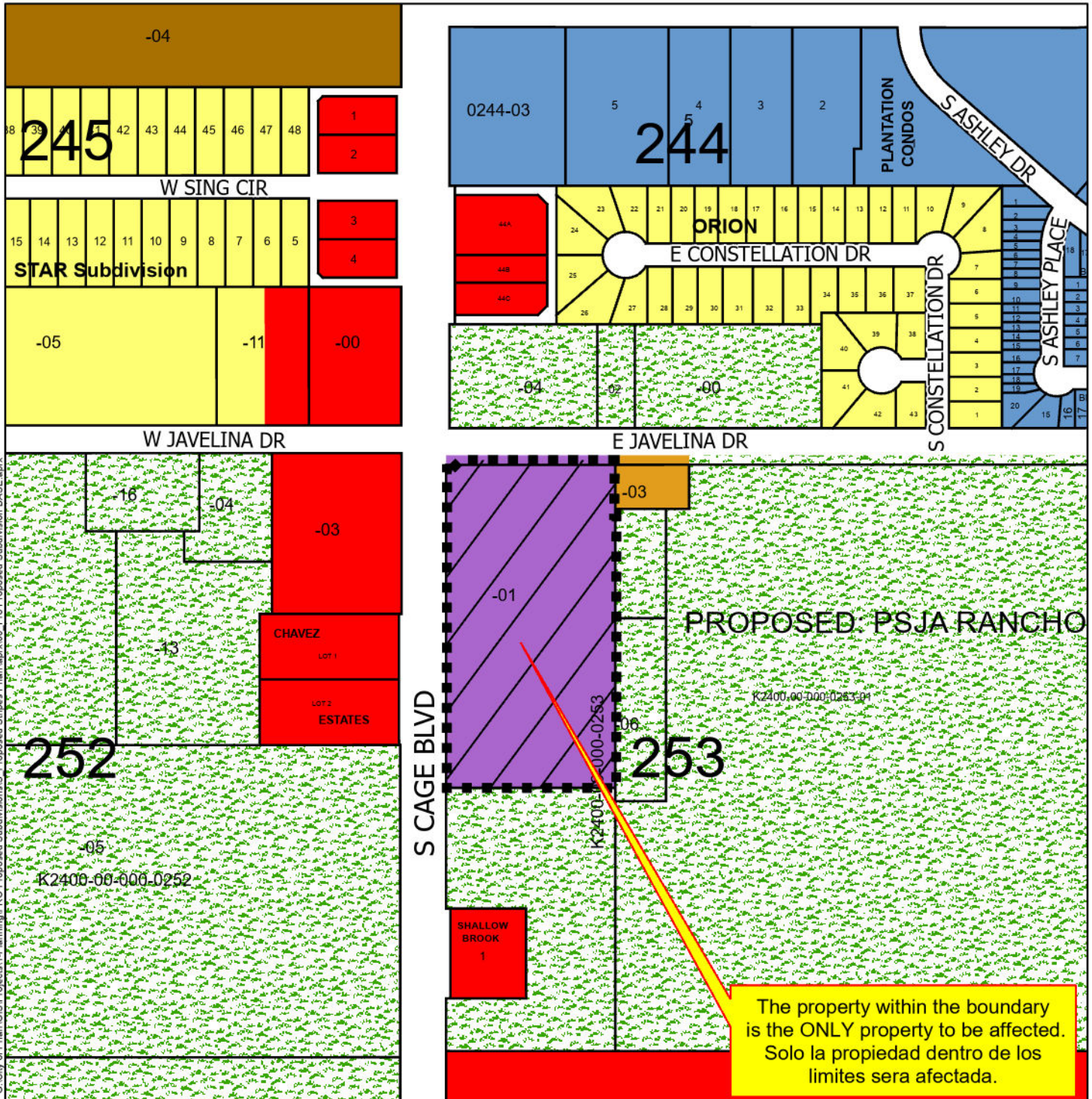
SINCLAIR LAND
SURVEYING, INC.

3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPELs FIRM NO. 10089000



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







Pharr
Development Services



Site Photo

3300 Block of South Cage Blvd.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: June 4, 2024

MEETING DATE: June 10, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: R. Gutierrez Engineering Corporation, representing Gabriela A. Cavazos De Salazar, Manager for Texas Quality Construction, is requesting final plat approval of the proposed Angel S.C. Subdivision. The property is legally described as being a 0.54 acre tract of land, being a portion of the North half (1/2) of Lot 1, Block 1, and a portion of Lot 2, Block 1, The Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of West Sam Houston Avenue. **SUB#220932**

Classification: Regular

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

Issue: R. Gutierrez Engineering Corporation, representing Gabriela A. Cavazos De Salazar, Manager for Texas Quality Construction, is requesting final plat approval of the proposed Angel S.C. Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Angel S.C. 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 - 6/4/2024
Approved - 6/4/2024
Final Approval - 6/6/2024



MEMORANDUM

DATE: MONDAY, JUNE 10, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ANGEL S.C. SUBDIVISION
FILE NO. **SUB#220932**

GENERAL INFORMATION:

APPLICANT: R. Gutierrez Engineering Corporation, representing Gabriela A. Cavazos De Salazar, Manager for Texas Quality Construction, is requesting final plat approval of the proposed Angel S.C. Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.54 acre tract of land, being a portion of the North half (1/2) of Lot 1, Block 1, and a portion of Lot 2, Block 1, The Van Williams Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 200 Block of West Sam Houston Avenue.

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

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Angel S.C. Subdivision subject to the following conditions:

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

EASEMENTS: 1. In compliance.

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

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

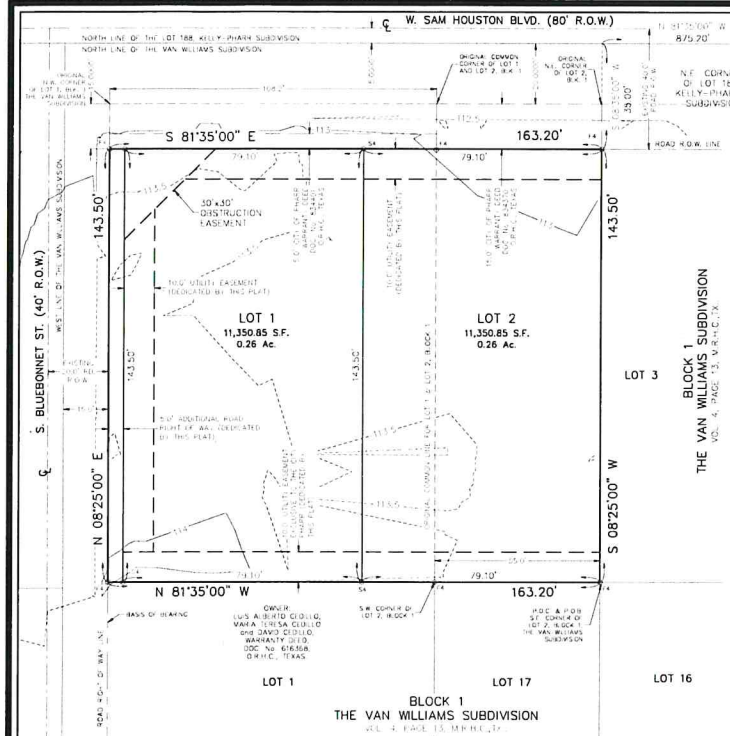
SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission meeting of June 17, 2024 at 4:00 p.m.

FILED IN 13022 UNCL008 - ANGEL S. C. SUBDIVISION (CENS. 55002) V.P. ANSVL027 DUB P.A. 4-8-23

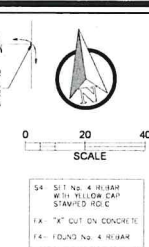


GENERAL NOTES:

- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENTS.
- MINIMUM BUILDING SETBACK LINES AS PER THE CITY OF PHARR ORDINANCES.
- A MAXIMUM FINISH FLOOR ELEVATION OF 18 INCHES ABOVE TOP OF CURB FOR SAM HOUSTON BOULEVARD AS CENTERED ON LOT.
- STORM WATER RETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SUBDIVISION PLAT HAS DETERMINED THAT A TOTAL OF 0.120 ac-ft (5,218 cft) WILL BE REQUIRED. THIS IS AN ESTIMATE ONLY AND A 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 MULTI-FAMILY DEVELOPMENT.
- ALL DETENTION/RETENTION AREAS WILL BE MAINTAINED BY OWNER(S).
- FLOOD ZONE: (B) - AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASIN FLOOD COMMUNITY PANEL No. 480347-0000-C, MAP REVISED OCTOBER 19, 1997.
- LANDSCAPING REQUIREMENTS AS PER CITY OF PHARR ORDINANCE.
- NO CONSTRUCTION OF ANY STRUCTURE IS ALLOWED, UNLESS FIRE PROTECTION IS IN PLACE.
- BENCH MARK: CITY OF PHARR MONUMENT NO. 40, LOCATED APPROXIMATELY 100 FEET SOUTH FROM THE CENTRAL INTERSECTION OF CADI BLVD. (U.S. HIGHWAY 281) AND SAM HOUSTON BOULEVARD AND APPROXIMATELY 45 FEET ON THE WEST SIDE OF CADI BLVD. (U.S. HIGHWAY 281), ELEVATION: 110.72, N. 1609.3943 187, E. 1087438.540.

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE No.
GABRIELA A. CAVAZOS DE SALAZAR	2401 S. JACKSON RD. PHARR, TEXAS	(956) 888-7744
RAMIRO GUTIERREZ	130 E. PARK AVE., PHARR, TX	(956) 782-2557
SURVEYOR: PAUL D. SOTO, JR.	130 E. PARK AVE., PHARR, TX	(956) 782-2557



14. FOUND NO. 4 REBAR

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR: DR. AMBROSIO HERNANDEZ
DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVAL BY PLANNING AND ZONING COMMISSION:

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

DANNY WYLE, CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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, SECTION 49.01(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

PAUL E. SESH, P.E., CITY OF PHARR
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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 WAYS OR EASEMENTS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, PAUL D. SOTO, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY STATE 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.



R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

ANGEL S. C. SUBDIVISION MEAS AND BOUNDS DESCRIPTION

A 0.54 OF AN ACRE TRACT OF LAND, BEING A PORTION OF THE NORTH HALF (1/2) OF LOT 1, BLOCK 1 AND A PORTION OF LOT 2, BLOCK 1, THE VAN WILLIAMS SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 4, PAGE 13, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.54 OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY MEAS AND BOUNDS AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, THE VAN WILLIAMS SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, NORTH 81 DEGREES 35 MINUTES 00 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 2, BLOCK 1, AT A DISTANCE OF 35.00 FEET PAST A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1; ALSO BEING THE EAST LINE OF LOT 1, BLOCK 1, THE VAN WILLIAMS SUBDIVISION, CONTINUING FOR A TOTAL DISTANCE OF 163.20 FEET TO A NO. 4 REBAR FOUND AT THE WEST LINE OF LOT 1, BLOCK 1, THE VAN WILLIAMS SUBDIVISION, ALSO BEING THE EXISTING EAST RIGHT OF WAY LINE OF S. BLUEBONNET STREET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 25 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF SAID LOT 1, BLOCK 1, THE VAN WILLIAMS SUBDIVISION, ALSO BEING THE EAST RIGHT OF WAY LINE OF SAID S. BLUEBONNET STREET, A DISTANCE OF 143.50 FEET TO AN "X"-CUT FOUND ON CONCRETE AT THE EXISTING SOUTH RIGHT OF WAY LINE OF W. SAM HOUSTON BOULEVARD FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST, WITH THE EXISTING SOUTH RIGHT OF WAY LINE OF SAID W. SAM HOUSTON BOULEVARD, AT A DISTANCE OF 108.20 FEET PAST A NO. 4 REBAR FOUND AT THE COMMON LINE OF SAID LOT 1, BLOCK 1 AND LOT 2, BLOCK 1, CONTINUING FOR A TOTAL DISTANCE OF 163.20 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 25 MINUTES 00 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 2, BLOCK 1, THE VAN WILLIAMS SUBDIVISION, A DISTANCE OF 143.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.54 OF AN ACRE OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ANGEL S. C. SUBDIVISION, TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS AND WHOME NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

NAME: TEXAS QUALITY CONSTRUCTION
GABRIELA A. CAVAZOS DE SALAZAR
ADDRESS: 2401 S. JACKSON ROAD, LOT 60
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED, GABRIELA A. CAVAZOS DE SALAZAR TO ME, TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, RAMIRO GUTIERREZ, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

STATE OF TEXAS
COUNTY OF HIDALGO

PRELIMINARY - SUBJECT TO REVISION

RAMIRO GUTIERREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 65948
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577
DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

FILED FOR RECORD IN HIDALGO COUNTY
ATURDO GUARDADO, JR.
HIDALGO COUNTY CLERK

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

STATE OF TEXAS
COUNTY OF HIDALGO

FILED FOR RECORD IN HIDALGO COUNTY
ATURDO GUARDADO, JR.
HIDALGO COUNTY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

FILED FOR RECORD IN HIDALGO COUNTY
ATURDO GUARDADO, JR.
HIDALGO COUNTY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

FILED FOR RECORD IN HIDALGO COUNTY
ATURDO GUARDADO, JR.
HIDALGO COUNTY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

FILED FOR RECORD IN HIDALGO COUNTY
ATURDO GUARDADO, JR.
HIDALGO COUNTY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

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ATURDO GUARDADO, JR.
HIDALGO COUNTY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

FILED FOR RECORD IN HIDALGO COUNTY
ATURDO GUARDADO, JR.
HIDALGO COUNTY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO



LOCATION MAP
PREPARED BY: R. GUTIERREZ ENGINEERING CORP.
130 E. PARK AVE.
PHARR, TEXAS 78577
DATE PREPARED: 05/10/2022
DATE SURVEYED: 02/23/2022

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ANGEL S. C. SUBDIVISION, TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS AND WHOME NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

NAME: TEXAS QUALITY CONSTRUCTION
GABRIELA A. CAVAZOS DE SALAZAR
ADDRESS: 2401 S. JACKSON ROAD, LOT 60
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED, GABRIELA A. CAVAZOS DE SALAZAR TO ME, TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, RAMIRO GUTIERREZ, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

STATE OF TEXAS
COUNTY OF HIDALGO

PRELIMINARY - SUBJECT TO REVISION

RAMIRO GUTIERREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 65948
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577
DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

FILED FOR RECORD IN HIDALGO COUNTY
ATURDO GUARDADO, JR.
HIDALGO COUNTY CLERK

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

STATE OF TEXAS
COUNTY OF HIDALGO

FILED FOR RECORD IN HIDALGO COUNTY
ATURDO GUARDADO, JR.
HIDALGO COUNTY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

FILED FOR RECORD IN HIDALGO COUNTY
ATURDO GUARDADO, JR.
HIDALGO COUNTY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

FILED FOR RECORD IN HIDALGO COUNTY
ATURDO GUARDADO, JR.
HIDALGO COUNTY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

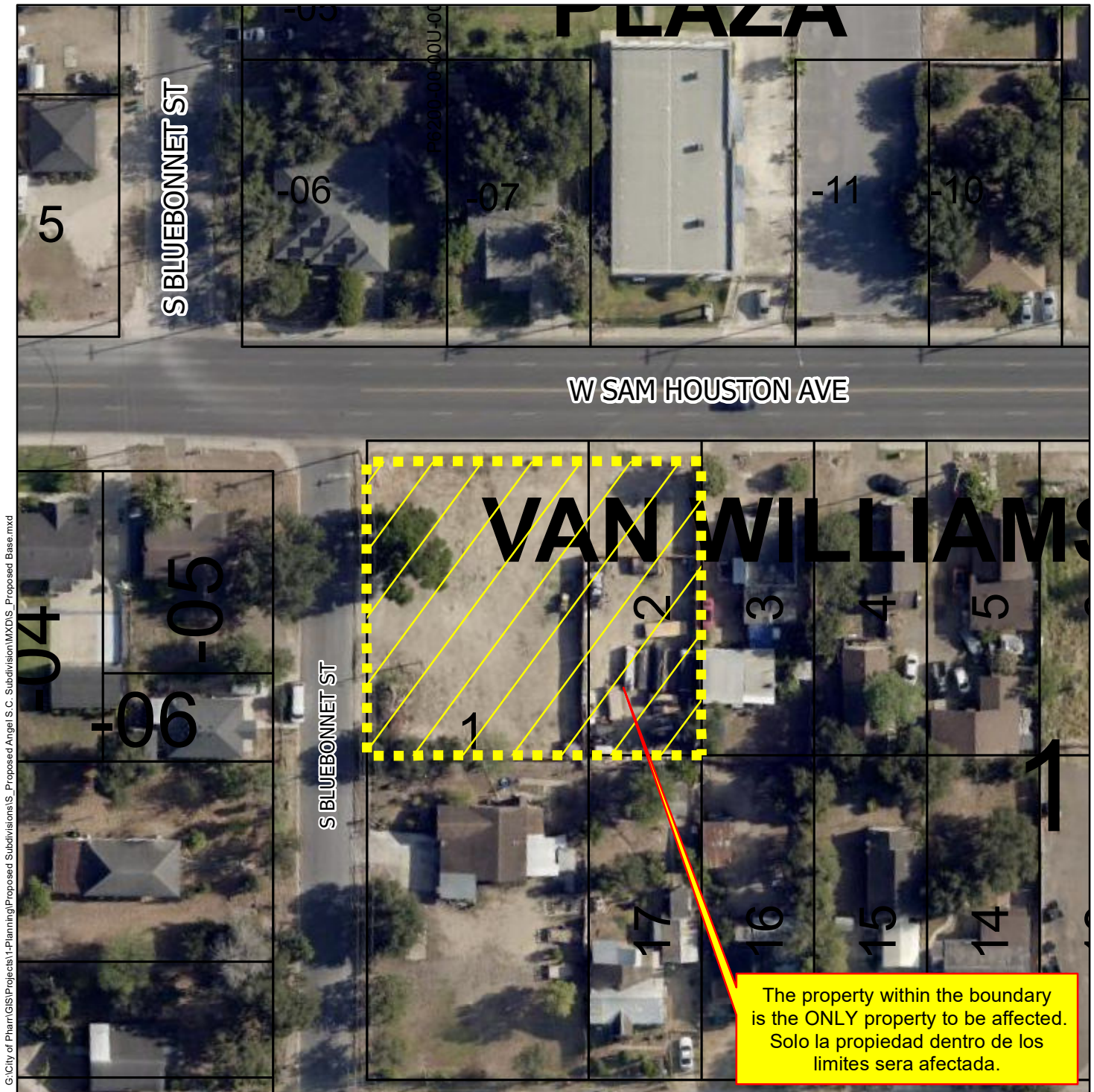
FILED FOR RECORD IN HIDALGO COUNTY
ATURDO GUARDADO, JR.
HIDALGO COUNTY CLERK

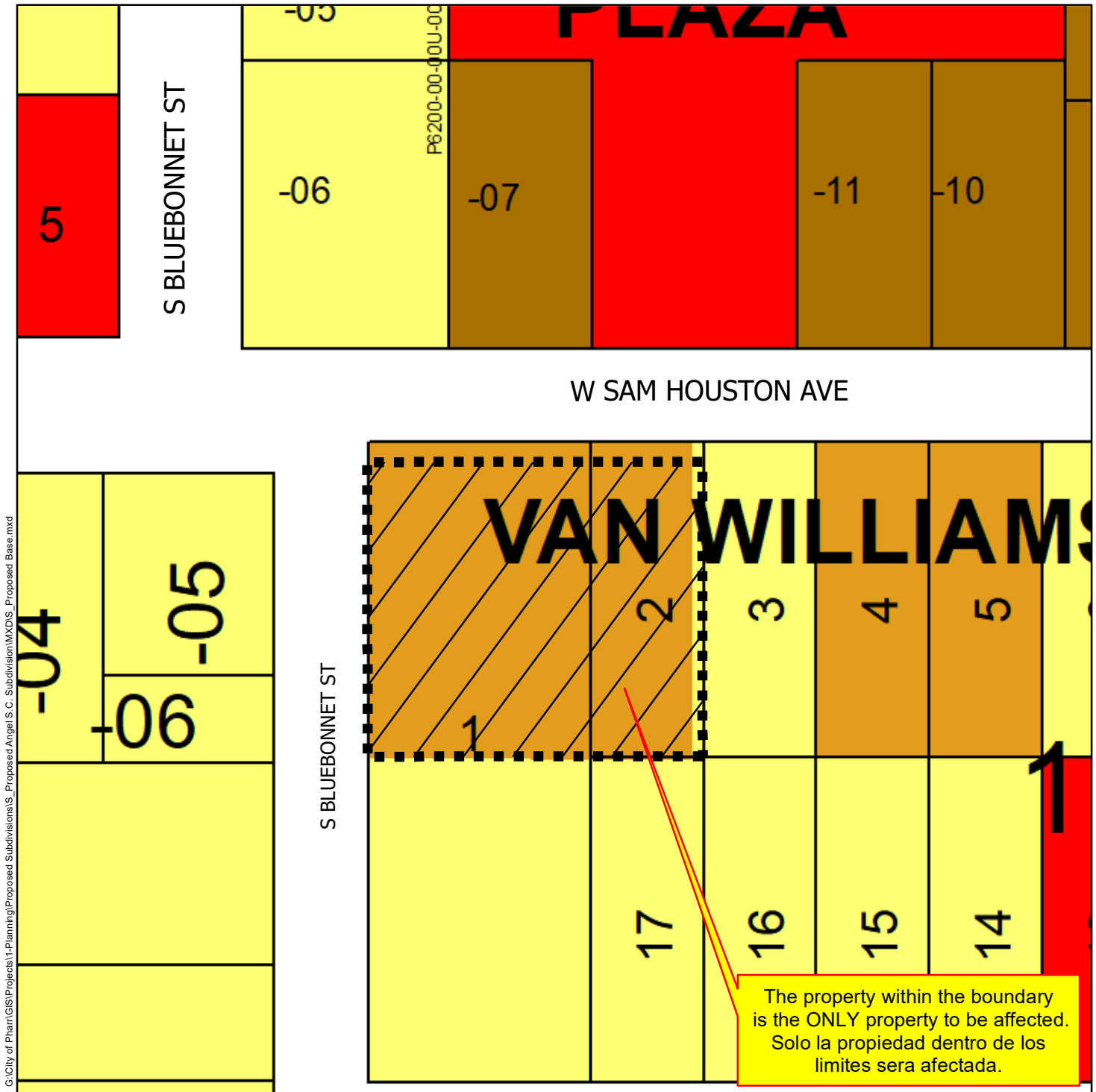
STATE OF TEXAS
COUNTY OF HIDALGO

FILED FOR RECORD IN HIDALGO COUNTY
ATURDO GUARDADO, JR.
HIDALGO COUNTY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

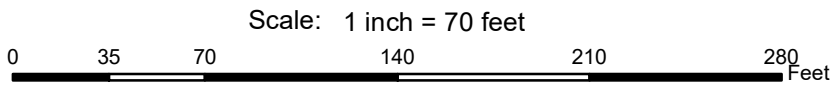
FILED FOR RECORD IN HIDALGO COUNTY
ATURDO GUARDADO, JR.
HIDALGO COUNTY CLERK





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

- | | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|---|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD | Subject Property
Pharr City Limit
Pharr ETJ |
| 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

200 Block of West Sam Houston Ave.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: June 6, 2024

MEETING DATE: June 10, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: RUDS Engineering & Construction Services, LLC., representing Martin Gabriel Gamboa and Gloria Gamboa Santos, owners, is requesting final plat approval of the proposed Santos Business Center Subdivision. The property is legally described as being a 1.136 acre gross tract of land out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of North Sugar Road. **SUB#220829**

Classification: Regular

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

Issue: RUDS Engineering & Construction Services, LLC., representing Martin Gabriel Gamboa and Gloria Gamboa Santos, owners, is requesting final plat approval of the proposed Santos Business Center Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Santos Business Center 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 - 6/6/2024
Approved - 6/6/2024
Final Approval - 6/6/2024



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 10, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SANTOS BUSINESS CENTER SUBDIVISION
FILE NO. **SUB#220829**

GENERAL INFORMATION:

APPLICANT: RUDS Engineering & Construction Services, LLC., is representing Martin Gabriel Gamboa and Gloria Gamboa Santos, owners, is requesting final plat approval of the proposed Santos Business Center Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.136 acre gross tract of land out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1400 Block of North Sugar Road.

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

PROPERTY PROPOSED USE: Retail/office.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Santos Business Center Subdivision subject to the following conditions:

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

EASEMENTS: 1. In compliance.

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

FIRE PROTECTION: 1. In compliance.

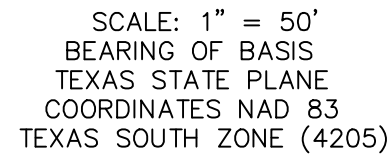
WATER: 1. In compliance.

SEWER: 1. In compliance.

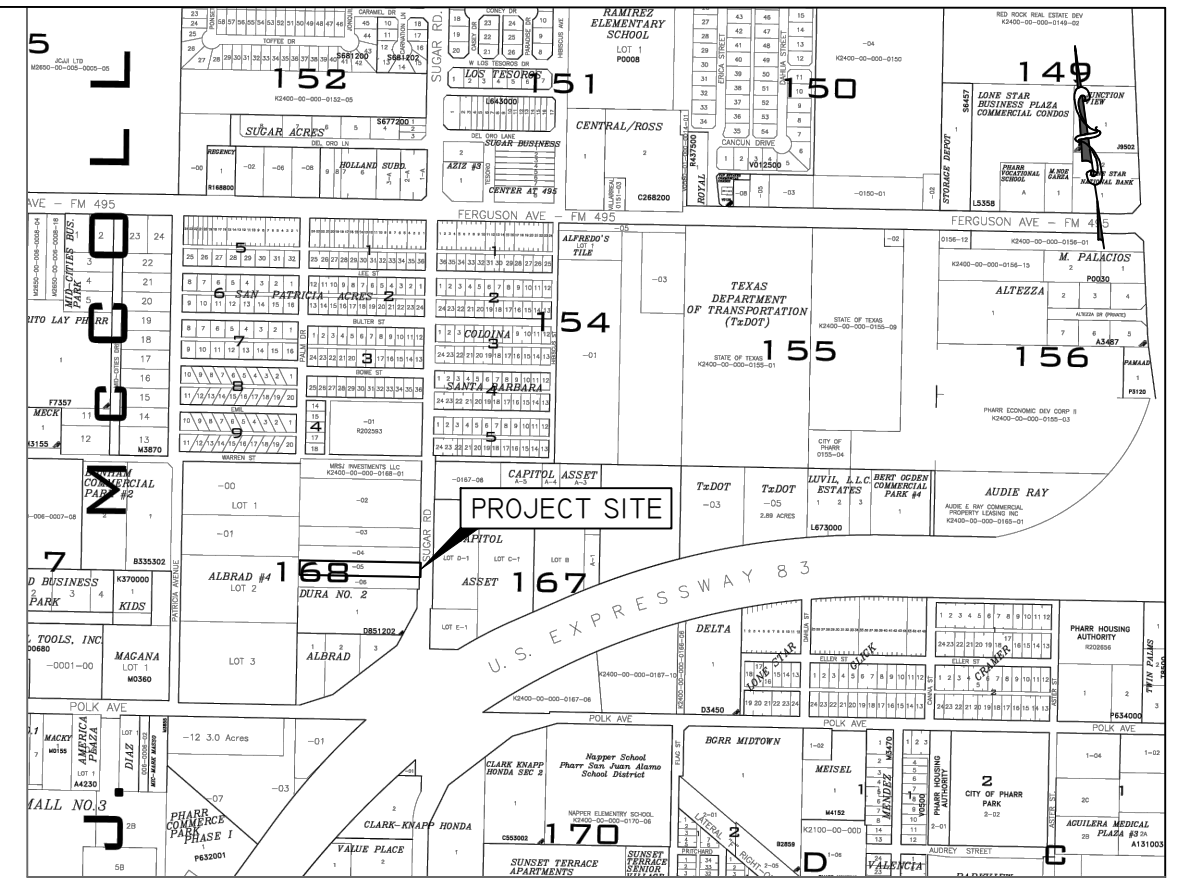
DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

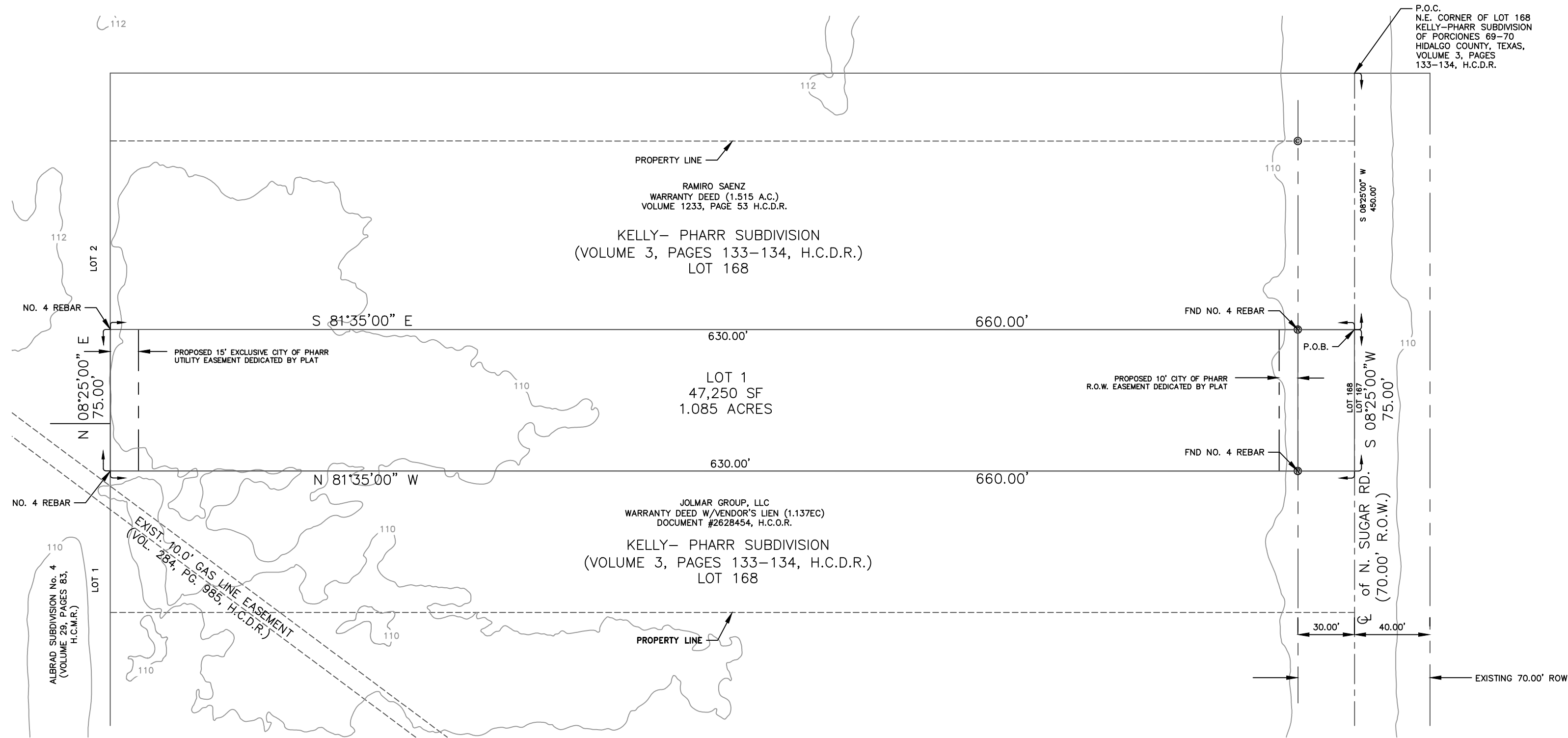
This item will go before the City Commission meeting of June 17, 2024 at 4:00 p.m.



LEGEND	
R.O.W	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
N.E.	NORTHEAST
F.N.D.	FOUND NO. 4 REBAR
SET	SET NO. 4 REBAR
BOC	BACK CURB
E-B	BACK TO BACK
C ⁺ O	EXISTING CLEAN OUT
-X-	EXISTING CHAIN LINK FENCE
-X-	EXISTING LIGHT POLE
(P)	EXISTING TELEPHONE PEDESTAL
W ⁺ M	EXISTING WATER METER
FOUND NO. 4 REBAR	
FOUND NO. 4 REBAR W/CAP	



VICINITY MAP
SCALE: 1" = 1000'



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY _____

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

CITY OF PHARR,
MAYOR:AMBROSIO
DATE:_____

CITY OF PHARR,
CITY CLERK: HILDA PEDRAZA
DATE: _____

APPROVAL BY PLANNING AND ZONING COMMISSION

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS. THIS THE _____ DAY OF _____ 2023. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR.

DANNY WYLIE, PLANNING AND ZONING COMMISSIONER

APPROVED BY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLAN 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 OF THE SUBDIVISION AND ITS 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 IRRIGATION DISTRICT NO. 2

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

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

PRESIDENT

ATTEST: _____
SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LOCATIONS OR EVIDENCE OF EXISTING SURVEYS OR ANY COMPETING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO AND HIDALGO COUNTY, TEXAS.

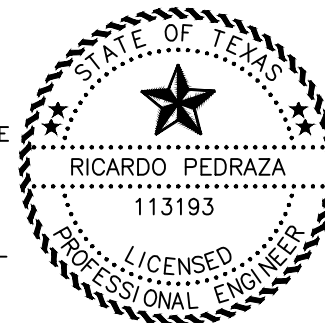
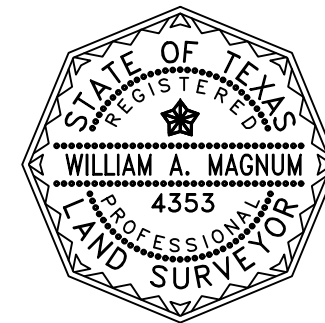
WILLIAM A MANGUM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4353
SURVEY FIRM # 10113300

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

RICARDO PEDRAZA P.E.
REG. PROFESSIONAL ENGINEER NO. 113193
FIRM NO. 17276

DATE _____



SUBDIVISION PLAT
OF
SANTOS BUSINESS CENTER
SUBDIVISION

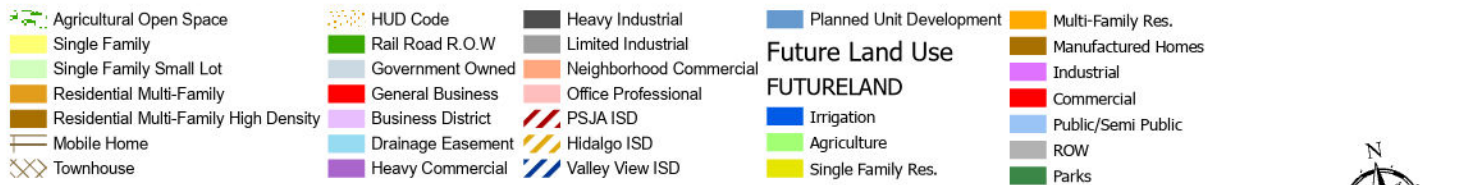
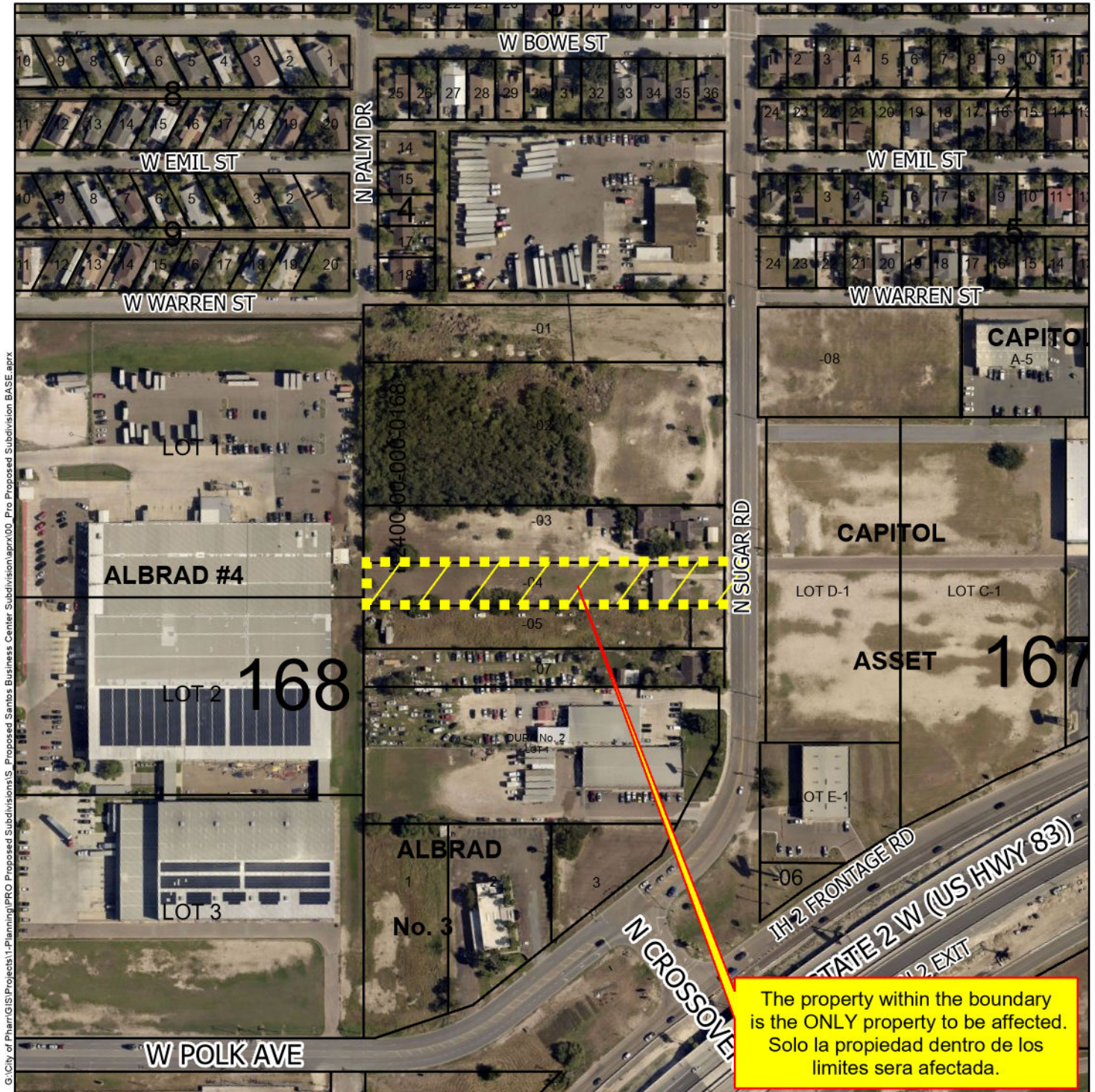
A TRACT OR PARCEL OF LAND (1.136-ACRE) MEASURING 75 FEET BY 660 FEET OUT OF LOT 168, THE KELLY- PHARR SUBDIVISION, OF PORCIONES 69-70, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 3, PAGES 133-134, OF THE DEED RECORDS OF HIDALGO COUNTY

RUDS engineering &
construction services, llc

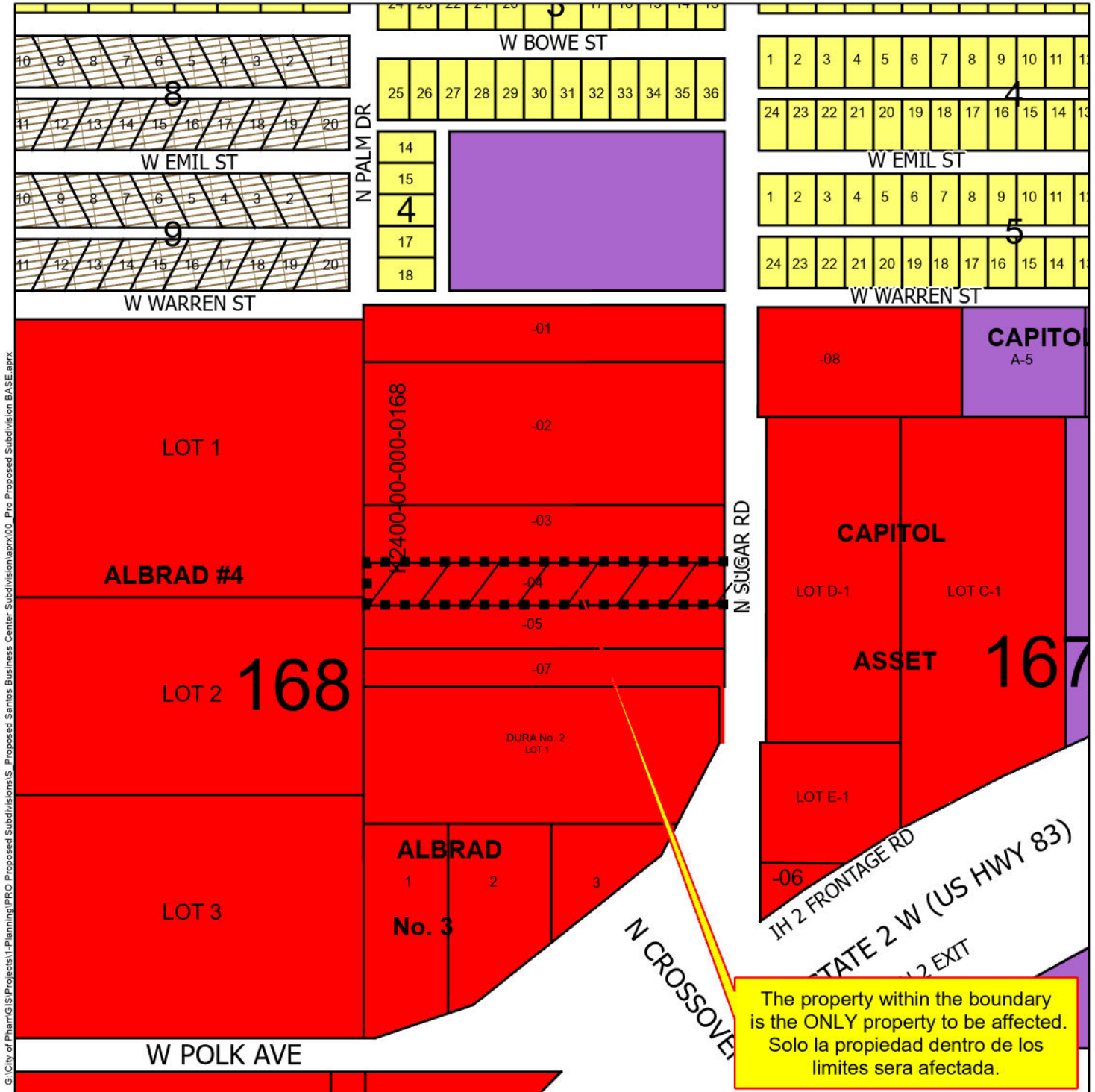
P.O. BOX 1612 PHARR, TEXAS 78577
PH: (512) 788-4629
TBPELS FIRM NO. 17276

NAME		ADDRESS		PHONE
OWNER(S): MARTIN AND GLORIA SANTOS		1419 N SUGAR RD	PHARR, TX. 78577	(956) 351-7291
SURVEYOR: WILLIAM A. MANGUM		2520 BUDDY OWENS BLVD.	MCALLEN, TX. 78504	(956) 249-8061
ENGINEER: RICARDO PEDRAZA		P.O. BOX 1612	PHARR, TX. 78577	(512) 788-4629

AERIAL



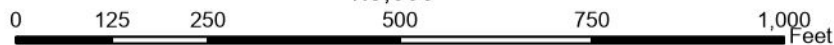
ZONING



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

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

Scale: 1:3,000





Pharr
Development Services



Site Photo

1400 Block of North Sugar Road





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.4.

DATE SUBMITTED: June 6, 2024

MEETING DATE: June 10, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Manor No. 4 Subdivision. The property is legally described as being a 0.28 of an acre tract of land being a portion of Lot 121, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at 1506 West Heritage Drive.

SUB#221138

Classification: Regular

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

Issue: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Manor No. 4 Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Heritage Manor No. 4 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 - 6/6/2024
Approved - 6/6/2024
Final Approval - 6/6/2024



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 10, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: HERITAGE MANOR NO. 4 SUBDIVISION
FILE NO. **SUB#221138**

GENERAL INFORMATION:

APPLICANT: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Manor No. 4 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.28 of an acre tract of land being a portion of Lot 121, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property physical address is 1506 West Heritage Dr.

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

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Heritage Manor No. 4 Subdivision subject to the following conditions:

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

EASEMENTS: 1. In compliance.

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

FIRE PROTECTION: 1. In compliance.

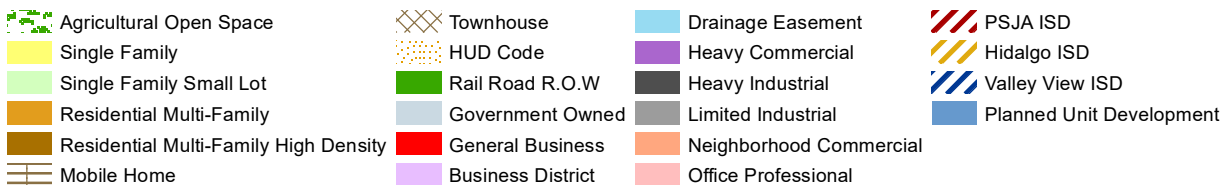
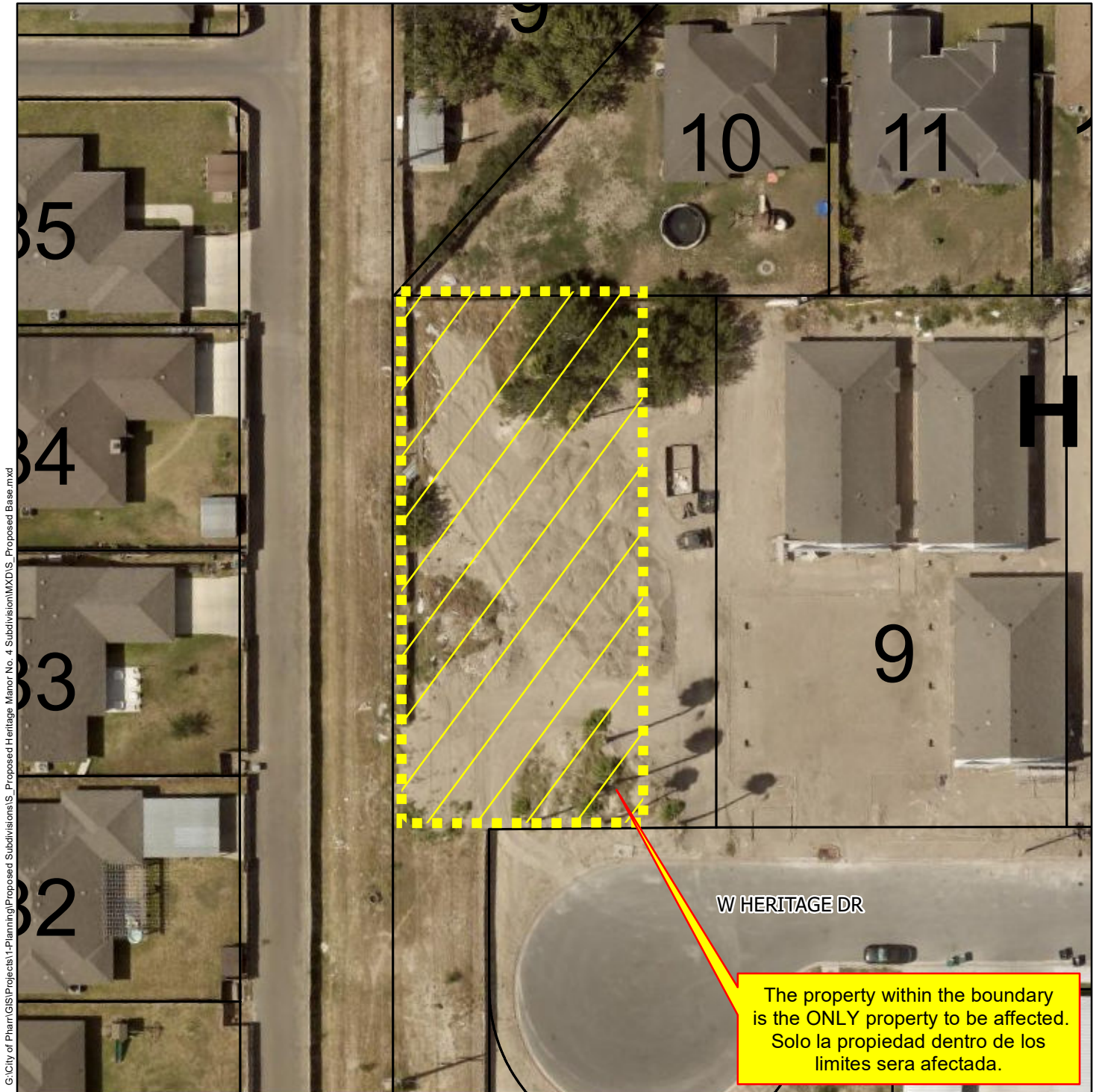
WATER: 1. In compliance.

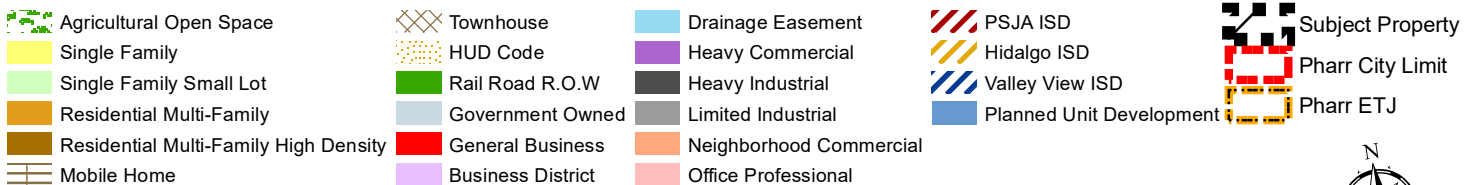
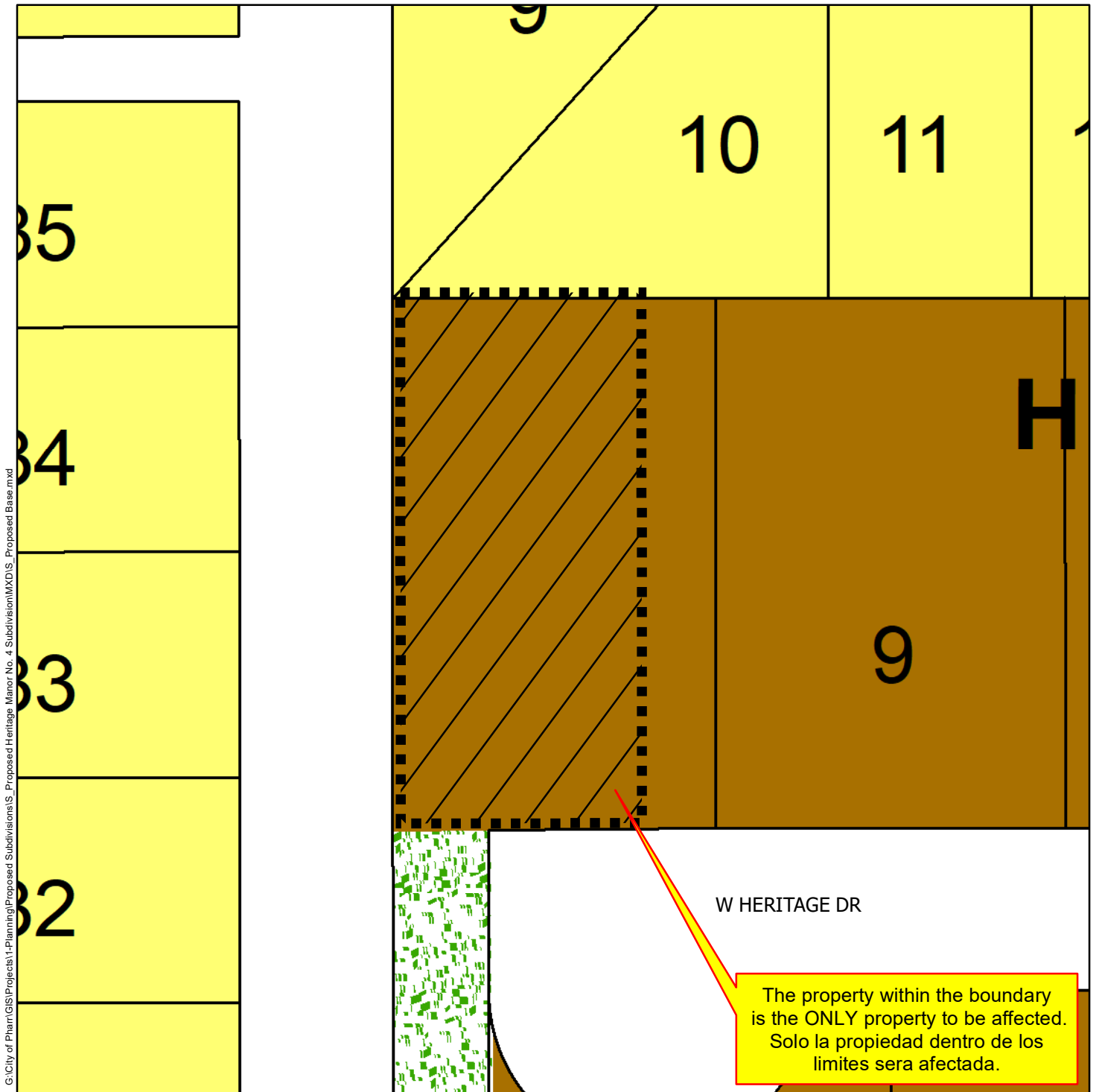
SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission meeting of June 17, 2024 at 4:00 p.m.







Pharr
Development Services



Site Photo

1506 West Heritage Dr.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.5.

DATE SUBMITTED: June 6, 2024

MEETING DATE: June 10, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: M2 Engineering, PLLC., representing Luis Antonio Garcia Garza, Manager for Snap Gym Sport Center, LLC., is requesting preliminary plat approval of the proposed Snap Gym Sport Center Subdivision. The property is legally described as being a 2.198 acre tract of land out of Lot 111, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Nolana Loop. **SUB#240514**

Classification: Regular

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

Issue: M2 Engineering, PLLC., representing Luis Antonio Garcia Garza, Manager for Snap Gym Sport Center, LLC., is requesting preliminary plat approval of the proposed Snap Gym Sport Center Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Snap Gym Sport Center 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 - 6/6/2024
Approved - 6/6/2024
Final Approval - 6/6/2024



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 10, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SNAP GYM SPORT CENTER SUBDIVISION
FILE NO. **SUB#240514**

GENERAL INFORMATION:

APPLICANT: M2 Engineering, PLLC., representing Luis Antonio Garcia Garza, Manager for Snap Gym Sport Center, LLC., is requesting preliminary plat approval of the proposed Snap Gym Sport Center Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.198 acre tract of land out of Lot 111, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1000 Block of East Nolana Loop.

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

PROPERTY PROPOSED USE: Gymnasium.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Snap Gym Sport Center Subdivision subject to the following conditions:

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

1. Provide a street light layout on a separate sheet.
2. Shall obtain U.I.R from TxDot, if any for excavation along R.O.W.

EASEMENTS:

1. Verify with HCID 2, if any easements exists on the south side of the property or adjacent see attach comments.
2. No overlapping easements, if any.
3. Easements shall be 15' Exclusive to City of Pharr, for sewer lines within property, if any.
4. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. Verify with N.A.W.S.C., If they will require exclusive easements for water lines.
2. Provide any comments from N.A.W.S.C.

SEWER:

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

DRAINAGE:

1. Provide full detention directive for plat note 5.
2. See attached comments.

OTHER:

1. Update the year on signature blocks.
2. Show E. Nolana Loop on the plat layout.
3. Remove the Kelly-Pharr name within property.
4. City of Pharr benchmark use nearest to site for plat note 4.
5. Provide owners name on the Owners dedication signature block and notary.
6. The Planning and Zoning Commission signature block, remove or delete the wording after 2024.
7. Fiber optic shall be provided on a separate sheet and provide detail, provide a KMZ file geo referenced.
8. Add plat note: Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
9. Staff comments attached.



STAFF REVIEW MEETING FOR: *SNAP GYM SPORT CENTER SUBDIVISION*

COMMENTS: Initials: J.R. /O.D.L. MAY 28, 2024

WATER:

- Water belongs to N.A.W.S.C
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- The proposed 20' easement will need to be exclusive to the City of Pharr.
- Northeast proposed MH will need to install a stub out for future development.
- 6" sanitary sewer line service remains private.
- Verify scale.
- 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 Review - SNAP GYM SPORT CENER

Reviewed by: Manuel Renta 05/28/2024

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.

1. 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).
2. 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.
3. 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.
4. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
5. 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.
6. 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.
7. 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.
8. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
9. 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).
10. 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.

11. 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.
12. 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.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public Utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.
16. General Plat Notes & Restrictions: **ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.**

Additional Comments:

Plat Notes: NA

General Comments:

- Provide fire hydrant detail.
- Provide fire hydrants valve detail.
- All waterlines with fire hydrants shall be looped with 2- providing sources, according to City of Pharr -Standards Manual.
- Hydrant spacing shall be such that there will be a fire hydrant every 300' feet in commercial facility areas.



Staff Pre-Construction Meeting
Snap Gym Center Subdivision
Pharr TX, 78577

DATE: 05/14/2024

2.20 Acres

Plat Notes:

- **No comments**

General Notes:

- **Include a Sediment Erosion Control plan.**
- **Detention pond will require a fence with a minimum height of 4 feet.**
- **Shall obtain a Construction notice from T.C.E.Q.**
- **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 REVIEW COMMENTS

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

SUBDIVISION: Snap Gym Sport Center
Subdivision

DATE: May 30, 2024

REVIEW: Preliminary (comments plans dated 5-14-2024)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Note No. 5--- Use the correct drainage directive... *"Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development."*
4. Note No. 7---Revise note to say... "Erosion control during construction shall be in accordance to the current Texas Pollution Discharge Elimination System(TPDES)."
5. Make reference to City of Pharr benchmarks.
6. Add note---Owners to maintain detention / retention area.
7. Add note---Owners to maintain ROW and perimeter of subdivision.
8. Add note---5'-ft sidewalk with ADA wheelchair ramps and landings shall be required along all streets at time of building permit phase.
9. Refer to Earling Rd. as E. Nolana Loop.

SITE PLAN

1. Provide comments from North Alamo Water Supply Corporation (NAWSC).
2. Provide all sanitary sewer details.
3. Utility layouts are off scale.
4. Sidewalk permit from TX-Dot shall be required at time of building permit phase.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. Discharge permit from Tx-Dot storm sewer tie-in is required.
3. Verify call out for 31"-in RCP.
4. Provide all storm sewer details.
5. Perimeter fence for both detention ponds shall be required with a minimum height of 4'-ft.

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

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

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

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: jlopez@hcid2.org
Subject: Veterans Car Wash Services, LLC; Snap Gym Sport Center Subd.
Date: Monday, May 20, 2024 1:35:23 PM

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

Hello Eddie,

HCID2 claims, comments and updates as needed for the proposals:

Veterans Car Wash Services, LLC

1. Edit the signature script:

Replace # symbol and spell NO.(space) 2 on all three uses.

This Plat ... NO. 2 on this the(space) ____ (space) day ...

No improvements ... limitation,(add comma) ... and buildings) shall be placed ... NO. 2 rights of way or easements.

...

ATTEST: _____

SECRETARY(flush with the signature

line)

2. Need a reference point from the corner Lot 160 Kelly-Pharr Subdivision with the coordinates and distances to the P.O.B.
3. We have the general right of way covering all the lot Vol. 19, Pg. 129.
4. No facilities to claim.
5. We need the recorded warranty deed.
6. Already an excluded area from East Park Subd.

Snap Gym Sport Center Subd.

1. We have the general right of way covering all the lot Vol. 19, Pg. 129.
2. No facilities to claim.
3. We need the recorded warranty deed.
4. Already an excluded area from G & D Event Center Subd.

We have new email addresses for your records.

If there are any questions, please advise and Thank You!

John Salinas

Hidalgo County Irrigation District No. 2

P.O. Box 6

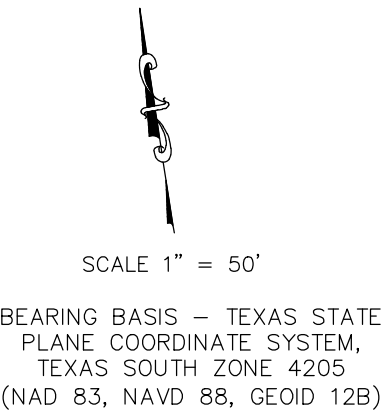
San Juan, TX 78589

Phone: (956) 787-1422

Fax: (956) 781-7622

Email: jbs_hcid2@att.net

The information provided in this preliminary review is to the best of current knowledge, reading and interpretation of the documents according to the records of the District. Other documents may exist in regards to HCID No. 2 rights of way and easements. HCID No. 2 may have general rights of way/easements rights, the rights to collect flat rate, mineral rights and other interest in these properties which the District is not addressing in this response.



AREA TABLE	
2.198 ACRES	GROSS
-0.132 ACRES	EXIST. ROAD R.O.W.(TRACT I)
2.066 ACRES	NET GROSS (LOT 1)

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE AT THE APPARENT
NORTHEAST CORNER OF SAID LOT 111 WITHIN THE EXISTING RIGHT-OF-WAY OF SAID NOLAN
LOOP; THENCE S 08°34'18"W, WITH THE APPARENT EAST LOT LINE OF SAID LOT 111,
AND ALONG SAID LOT LINE OF SAID LOT 111 TO THE NORTHWEST CORNER OF
LOT 1, TAYLOR SUBDIVISION (VOLUME 28, PAGE 435, MAP RECORDS, HIDALGO COUNTY,
TEXAS), A DISTANCE OF 208.71 FEET TO A NO. 4 REBAR FOUND IN: 16609451.00 AND
16093857.08) FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 1 AND THE
EASTMOST/NORTHEAST CORNER OF SAID 2.198+ACRE TRACT, AND FOR THE POINT OF
BEGINNING (P.O.B.) OF SAID 2.198+ACRE TRACT OF LAND HEREIN DESCRIBED:

HENCE, S 08°34'18" W, WITH THE SAID EAST LOT LINE OF LOT 111 AND THE APPARENT SOUTHERN MOST EAST LOT LINE OF SAID 2.198-ACRE TRACT, A DISTANCE OF 112.03 FEET TO A NO. 4 REBAR FOUND ON AN APPARENT NORTHERN LOT LINE OF NOLANA VISTA SUBDIVISION PHASE II (VOLUME 39, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE APPARENT SOUTHEAST CORNER OF SAID 2.198-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 82°10'38"W, WITH THE SAID NORTHERN LOT LINE OF NOLANA VISTA SUBDIVISION PHASE II AND THE APPARENT EASTERMOST SOUTH LOT LINE OF SAID 2.198-ACRE TRACT A DISTANCE OF 201.51 FEET TO A NO. 4 REBAR FOUND FOR AN INTERNAL CORNER OF SAID 2.198-ACRE TRACT OF LAND HEREIN DESCRIBED;

HENCE, N 83°15'13" W. WITH AN APPARENT NORTHERN LOT LINE OF SAID NOLANA VISTA SUBDIVISION PHASE II AND A SOUTHERN LOT LINE OF SAID 2.198-ACRE TRACT, A DISTANCE OF 215.35 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT INTERNAL CORNER OF SAID NOLANA BUSINESS PLAZA SUBDIVISION PHASE II AND AN EXTERNAL CORNER OF SAID 2.198-ACRE TRACT OF LAND HEREIN DESCRIBED;

HENCE, N 84°04'17"W (N 82°38'35"W-RECORDED), WITH AN APPARENT NORTHERN LOT LINE OF SAID NOLANA VISTA SUBDIVISION PHASE II AND THE WESTERMOST SOUTH LOT LINE OF SAID 2.198-ACRE TRACT, A DISTANCE OF 12.28 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHEAST CORNER OF LOT 2, NOLANA BUSINESS PLAZA SUBDIVISION (VOLUME 52, PAGE 101, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF SAID 2.198-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°34'18"E PARALLEL TO THE SAID EAST LOT LINE OF LOT 111 AND WITH THE APPARENT ADJOINING EAST LOT LINE OF SAID LOT 2 AND THE WEST LOT LINE OF SAID 2.198-ACRE TRACT, A DISTANCE OF 301.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID NOLANA LOOP FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 2, CONTINUING FOR A TOTAL DISTANCE OF 330.81 FEET TO A POINT ON THE APPARENT SAID NORTH LOT LINE OF LOT 111 FOR THE APPARENT NORTHWEST CORNER OF SAID 2.198-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°25'42"E, WITH THE SAID NORTH LOT LINE OF LOT 111 AND THE APPARENT NORTHERNMOST NORTH LOT LINE OF SAID 2.198-ACRE TRACT, A DISTANCE OF 220.30 FEET TO A POINT FOR THE APPARENT NORTHERNMOST NORTHEAST CORNER OF SAID 2.198-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°34'18" W, PARALLEL TO THE SAID EAST LOT LINE OF LOT 111, AND WITH THE APPARENT ADJOINING WEST LOT LINE OF SAID LOT 1, TAYLOR SUBDIVISION AND THE NORTHERNMOST EAST LOT LINE OF SAID 2,198-ACRE TRACT, A DISTANCE OF 22.79 FEET TO A CORNER OF A 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE SAID NOLANA LOOP EXISTING SOUTH RIGHT-OF-WAY LINE, BEARING N 08°34'18" E A DISTANCE OF 1.07 FEET TO THE INTERSECTION OF THE SAID 22.79 FEET DISTANCE WITH THE SAID EAST LOT LINE OF SAID LOT 1, CONTINUING FOR A TOTAL DISTANCE OF 208.71 FEET TO A CORNER FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 1 AND AN INTERNAL CORNER OF SAID 2,198-ACRE TRACT OF LAND HEREIN DESCRIBED;

HENCE, S 81°25'42"E, PARALLEL TO THE SAID NORTH LOT LINE OF LOT 11 AND WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 1 AND THE APPARENT SOUTHERNMOST NORTH LOT LINE OF SAID 2.198-ACRE TRACT, A DISTANCE OF 208.71 FEET TO THE SAID NO. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF LOT 1 AND THE EASTERNMOST NORTHEAST CORNER OF SAID 2.198-ACRE TRACT OF LAND HEREIN DESCRIBED, AND BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 2.198 ACRES OF LAND, OF WHICH 0.132 AN ACRE LIES IN ROAD RIGHT-OF-WAY, FOR A NET OF 2.066 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT SUBJECT PROPERTY IS LOCATED IN ZONE "B"(SHADED).
ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEAVES FROM THE BASE FLOOD.
- COMMUNITY-PANEL NUMBER: 480334 0425 C,
EFFECTIVE DATE: NOVEMBER 16, 1982.
2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CURB, OR 24" MEASURED AT THE CENTER OF THE LOT, WHICHEVER IS GREATER
3. BUILDING SETBACKS NOTE:
MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
- FRONT: AS PER CITY OF PHARR ORDINANCE;
SIDE: AS PER CITY OF PHARR ORDINANCE;
REAR: AS PER CITY OF PHARR ORDINANCE;
4. BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
- BM #59 - CITY OF PHARR MONUMENT NO. 59. LOCATED AT THE SOUTHWEST CORNER INTERSECTION OF SOUTH VETERANS ROAD ("T" ROAD) WITH E. NOLANA LOOP.
- NORTHING:16609418.267
EASTING:1095242.491
ELEVATION=101.22
5. DRAINAGE NOTE:
THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 2.198 ACRES AND A VOLUME OF APPROXIMATELY 0.62 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMITS SHALL BE ISSUED FOR THIS PLATED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
6. EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, BUILDING SHEDS, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
7. EROSION CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
8. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
9. ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
10. ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A PINK PLASTIC CAP STAMPED "C.L.S. RPLS 6388"
11. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNER(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.
12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED
13. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET ADDITIONAL FIRE PROTECTION REQUIREMENTS.
14. OWNERS TO MAINTAINED DETENTION/RETENTION AREAS.
15. OWNERS TO MAINTAIN RIGHT-OF-WAY AND PERIMETER OF SUBDIVISION.
16. 5-FT SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.



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

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

LEGEND

- | | |
|-----------------|---|
| 1/2" FIR ● | 1/2" IRON ROD FOUND |
| 1/2" SIR ○ | 1/2" IRON ROD SET WITH A PINK PLASTIC CAP STAMPED C.L.S. RPLS #6388 |
| △ | CALCULATED POINT "CP" |
| 50°00'00"W 0.0' | RECORD BEARING & DISTANCE |
| --- | EASEMENT LINE |
| ----- | PROPERTY LINE |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT OF WAY |
| D.R.H.C. | DEED RECORDS HIDALGO COUNTY TEXAS |
| M.R.H.C. | MAP RECORDS HIDALGO COUNTY TEXAS |
| O.R.H.C.T. | OFFICIAL RECORDS HIDALGO COUNTY TEXAS |
| VOL. | VOLUME |
| PG. | PAGE |
| SWD: | SPECIAL WARRANTY DEED |
| TBM | TEMPERARY BENCH MARK |

**SNAP GYM
SPORT CENTER
SUBDIVISION**

BEING A 2.198 ACRES TRACT OF LAND, OUT OF LOT 111,
KELLY-PHARR SUBDIVISION, AS RECORDED IN VOL 3, PG.
133-134, DEED RECORDS HIDALGO COUNTY, TEXAS



TBPELS FIRM REGISTRATION F-19545

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

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: LUIS ANTONIO GARCIA GARZA	2099 W. 40TH ST.	MISSION, TEXAS 78573	(956) -
ENGINEER: EMIGDIO "MILQ" SALINAS, P.E.	1810 E. GRIFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S.	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988

PREPARATION DATE: FEBRUARY, 2024
SUBMITTAL DATE: FEBRUARY, 2024



 Subject Property

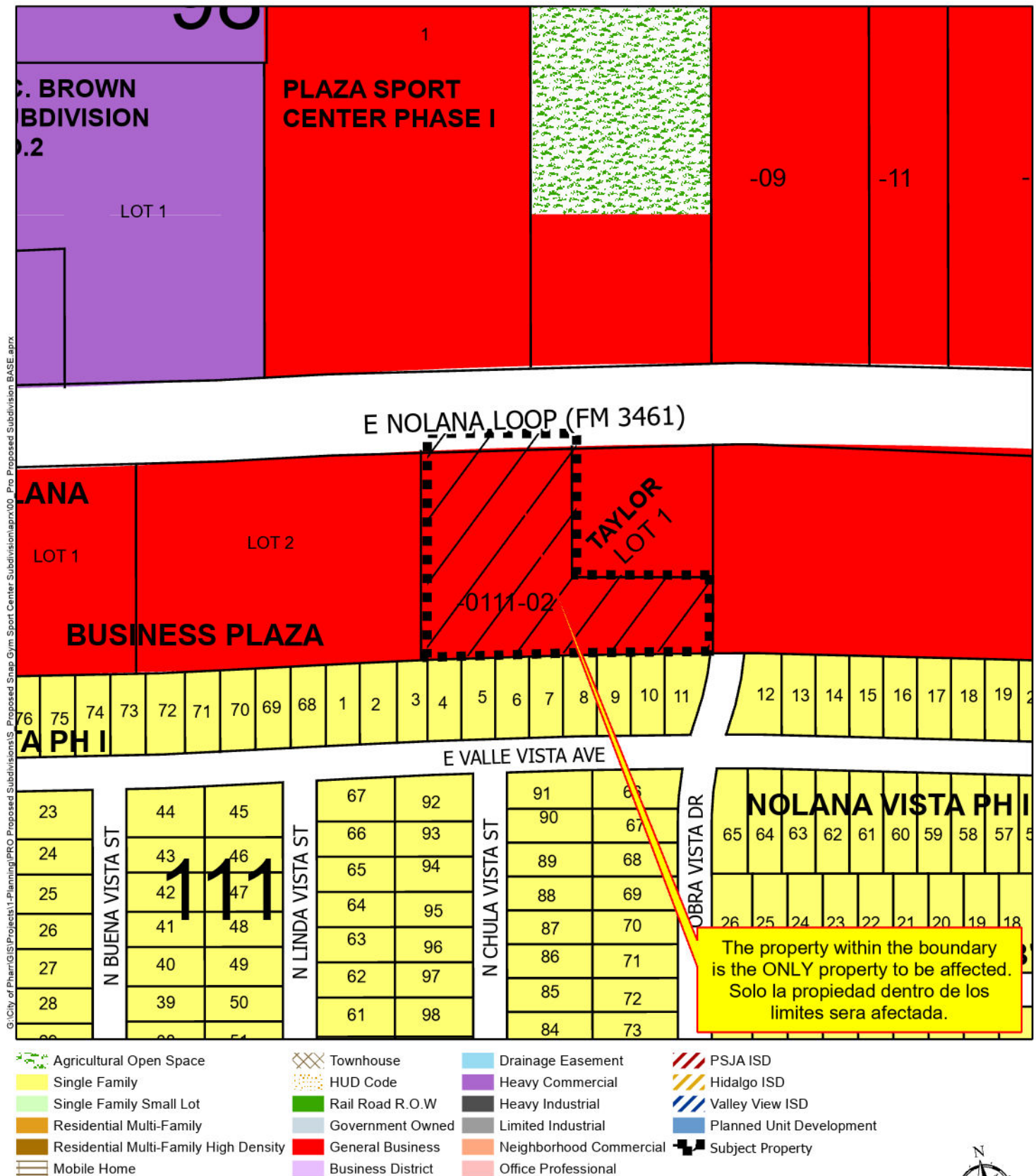
City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:2,400

0 100 200 400 600 800 Feet



Date: 5/22/2024





Pharr
Development Services



Site Photo

1000 Blk. of East Nolana Loop.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.6.

DATE SUBMITTED: June 6, 2024

MEETING DATE: June 10, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: K Love Engineering, representing Ahmed H. Jafferally, is requesting preliminary plat approval of the proposed Replat and Subdivision plat establishing Veterans Carwash Services, LLC. The property is legally described as being a total of 2.09 acres, being Lot 1 of East Park Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1700 Block of North Veterans Boulevard. **SUB#240203**

Classification: Regular

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

Issue: K Love Engineering, representing Ahmed H. Jafferally, is requesting preliminary plat approval of the proposed Replat and Subdivision plat establishing Veterans Carwash Services, LLC.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Replat and Subdivision plat establishing Veterans Carwash Services, LLC. 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 - 6/6/2024
Approved - 6/6/2024
Final Approval - 6/6/2024



MEMORANDUM

DATE: MONDAY, JUNE 10, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: REPLAT AND SUBDIVISION PLAT ESTABLISHING VETERANS
CARWASH SERVICES, LLC
FILE NO. **SUB#240203**

GENERAL INFORMATION:

APPLICANT: K Love Engineering, representing Ahmed H. Jafferally, is requesting preliminary plat approval of the proposed Replat and Subdivision plat establishing Veterans Carwash Services, LLC.

LEGAL DESCRIPTION: The property is legally described as being a total of 2.09 acres, being Lot 1 of East Park Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1700 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 and west, City limits to the east and General Business District (C) and Single Family Residential District (R-1) to the south. The property is designated for commercial and single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail/carwash.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Replat and Subdivision plat establishing Veterans Carwash Services, LLC subject to the following conditions:

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

EASEMENTS: 1. Need to show dimensions for the existing easements.
2. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).

**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..

OTHER: 1. Verify the county for the owners dedication signature block and notary.
2. Provide full name of subdivision on metes & bounds.
3. Remove plat notes 12 and 13.
4. Provide updated warranty deed to show new owner, if any.
5. Provide articles of incorporation or formation documents for copy.
6. Update location map to show recorded subdivisions.

STAFF REVIEW MEETING FOR: *VETERANS CAR WASH SERVICE LLC* *SUBDIVISION*

COMMENTS: **Initials:** J.R./ O.D.L. **MAY 28, 2024**

PLAT:

- Remove City of Mc Allen.
- Remove note 13.

WATER:

- Will need to show water service location.
- Will need to show water connection details.
- Verify scale.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to show sewer service location and details.
- Verify scale.
- 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: VETERANS CAR WASH SERVICE

Reviewed by: LEEROY CANTU (05-14-2024) 5-28-2024

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:

Plat Note: See note number 17 of this report.



Staff Pre-Construction Meeting

DATE: 05/28/2024

Veterans Car Wash Services

2.09 Acres

Pharr TX, 78577

Plat Notes:

- No comments

General Notes:

- All BMP's must be kept in place.

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Veterans Car Wash Services **DATE:** May 30, 2024
Subdivision

REVIEW: Preliminary (comments plans dated 5-14-2024)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Note No. 4--- Revise note to say... "5'-ft sidewalk with ADA wheel chair ramps and landings shall be required to be constructed along all streets at time of building permit phase."
4. Note No. 7--- Do not round off the last three digits to the northing and easting values.
5. Note No. 8--- 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."*
6. Add note---Owners to maintain detention / retention area.
7. Add note---Owners to maintain ROW and perimeter of subdivision.
8. Add note---Erosion control during construction shall be in accordance to the current Texas Pollution Discharge Elimination System(TPDES).
9. Add note---Enforcement of all plat notes and dedications shall be the responsibility of the agent or entity the dedication is granted.

SITE PLAN

1. Remove reference to City of McAllen.

DRAINAGE

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

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

- **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).
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: jlopez@hcid2.org
Subject: Veterans Car Wash Services, LLC; Snap Gym Sport Center Subd.
Date: Monday, May 20, 2024 1:35:23 PM

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

Hello Eddie,

HCID2 claims, comments and updates as needed for the proposals:

Veterans Car Wash Services, LLC

1. Edit the signature script:
Replace # symbol and spell NO.(space) 2 on all three uses.
This Plat ... NO. 2 on this the(space) ____ (space) day ...
No improvements ... limitation,(add comma) ... and buildings) shall be placed ... NO. 2 rights of way or easements.
...
ATTEST: _____
SECRETARY(flush with the signature line)
2. Need a reference point from the corner Lot 160 Kelly-Pharr Subdivision with the coordinates and distances to the P.O.B.
3. We have the general right of way covering all the lot Vol. 19, Pg. 129.
4. No facilities to claim.
5. We need the recorded warranty deed.
6. Already an excluded area from East Park Subd.

Snap Gym Sport Center Subd.

1. We have the general right of way covering all the lot Vol. 19, Pg. 129.
2. No facilities to claim.
3. We need the recorded warranty deed.
4. Already an excluded area from G & D Event Center Subd.

We have new email addresses for your records.

If there are any questions, please advise and 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

The information provided in this preliminary review is to the best of current knowledge, reading and interpretation of the documents according to the records of the District. Other documents may exist in regards to HCID No. 2 rights of way and easements. HCID No. 2 may have general rights of way/easements rights, the rights to collect flat rate, mineral rights and other interest in these properties which the District is not addressing in this response.

- THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP—COMMUNITY PANEL NO. 480347—0005 C; REVISED NOVEMBER 19, 1982. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE OR AREA PROTECTED BY LEVEES FROM THE BASE FLOOD.
- SETBACKS: AS PER CITY ORDINANCE.
- LANDSCAPE AS PER CITY OF PHARR ORDINANCE.
- A 5' WIDE SIDEWALK WITH A.D.A. WHEELCHAIR RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED DURING BUILDING PERMIT PHASE ALONG WEST SIDE OF N. VETERANS BLVD.
- GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 1A AND 2A SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL.
FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS TO DENY ACCESS ONTO LOT. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
BENCHMARK ELEVATION = 102.24' TOP OF CURB INLET LOCATED ALONG THE SOUTH BACK OF CURB OF E. FERGUSON AVE. AT THE INTERSECTION OF N. VETERANS BLVD. (N. "I" ROAD).
CITY OF PHARR BENCHMARK: REFERENCE #51 ELEVATION = 101.99' TOP OF MONUMENT LOCATED APPROXIMATELY 25' WEST OF N. VETERANS BLVD. AND 2 FEET SOUTH OF E. FERGUSON AVE.
(NORTHING = 16601588.76 EASTING = 1093933.83)
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1.81 ACRES AND A VOLUME OF APPROXIMATELY 1.81 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.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.
- OWNERS TO MAINTAIN DETENTION / RETENTION AREA.
- OWNERS TO MAINTAIN ROW AND PERIMETER OF SUBDIVISION.
- EROSION CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES)
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENT OR ENTITY THE DEDICATION IS GRANTED.

STATE OF TEXAS
COUNTY OF HIDALGO

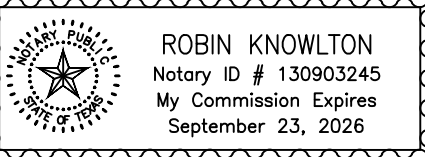
I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VETERANS CAR WASH SERVICES, LLC SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: VETERANS CAR WASH SERVICES, LLC
9315 SPRING CYPRESS ROAD, SUITE A
SPRING, TEXAS 77379
ATTN: AHMED H. JAFFERALLY

STATE OF TEXAS
COUNTY OF BEXAR

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

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



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

Klove
ENGINEERING
Site Development Engineering Services
Firm No. 11042
22610 US Highway 281 N., Ste. 204, San Antonio, Texas 78258
www.kloveengineering.com (210) 485-5683
DATE OF PREPARATION: MAY 31, 2024

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED, KEVIN W. LOVE, 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 AND ALL STATE STATUTES GOVERNING SURVEYS.

KEVIN W. LOVE
REGISTERED PROFESSIONAL ENGINEER NO. 93563
TBPELS FROM NO. F-11042



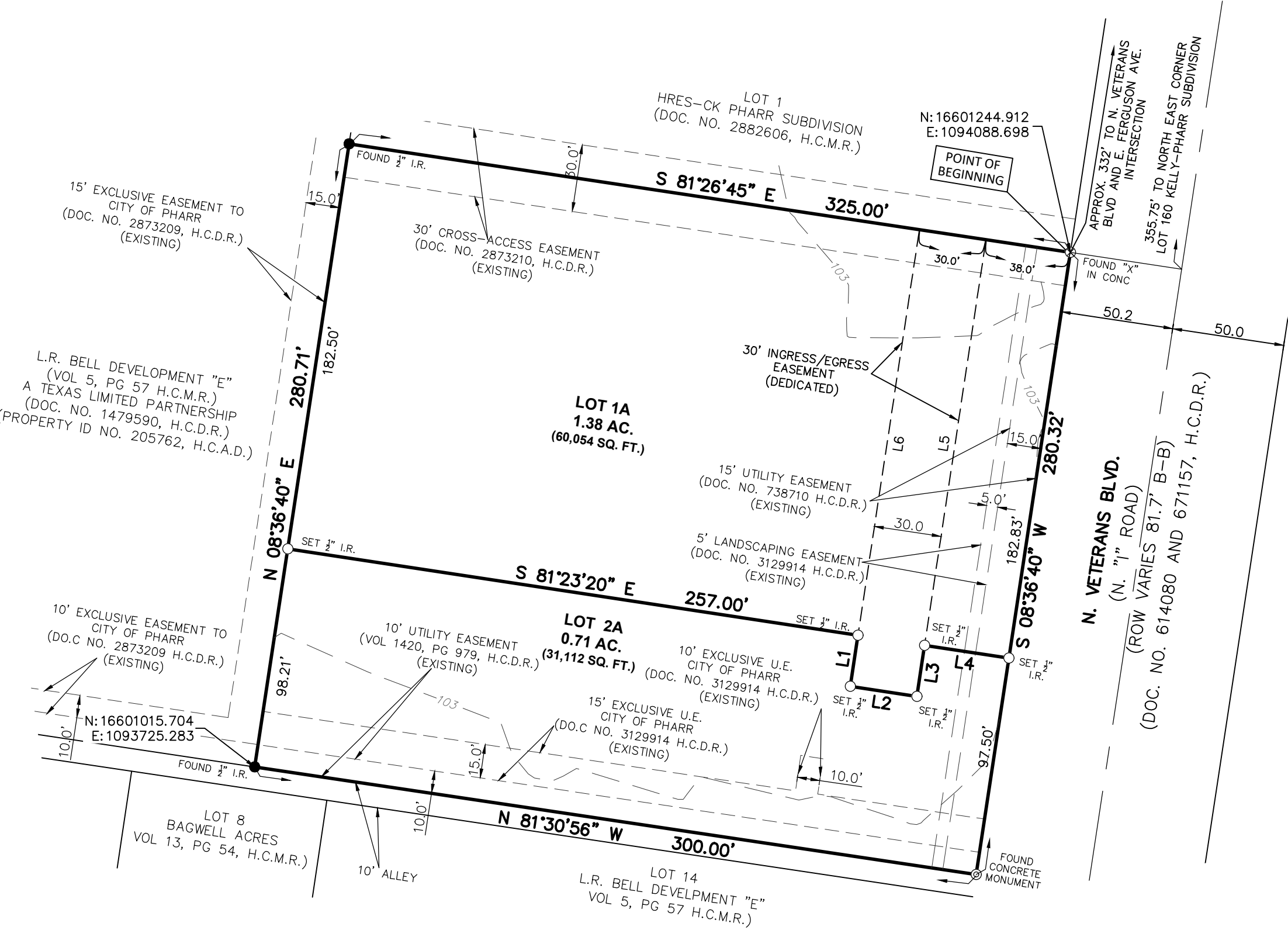
STATE OF TEXAS
COUNTY OF BEXAR

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

GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4716



AS
ALAMO SURVEYORS, LLC
TBPELS FIRM NUMBER 10194702
22610 US Hwy 281 North, Ste 204
San Antonio, Texas, 78258
Office 210-485-5683
Gary@alamosurveyors.com



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 CODES 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.
GENERAL MANAGER

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

AMBROSIO HERNANDEZ, M.D.
MAYOR, CITY OF PHARR

DATE

ATTEST:
CITY CLERK

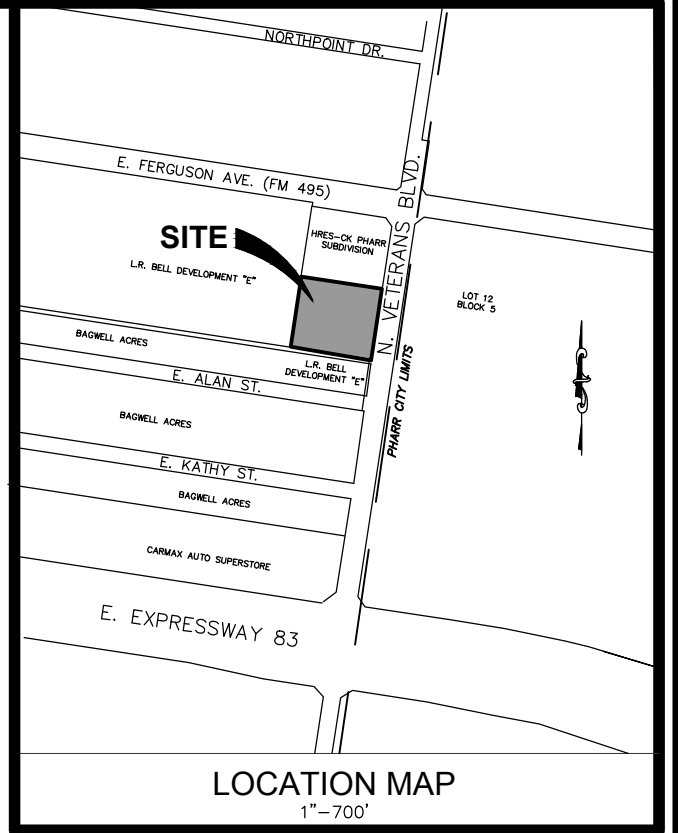
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

APPROVED THIS THE _____ DAY OF _____, 2024.

DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION



LEGEND

AC	ACRE(S)
DOC. NO.	DOCUMENT NUMBER
ESMT	EASEMENT
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
—	CENTERLINE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
VOL	VOLUME
PG	PAGE(S)
●	FOUND 1/2" IRON ROD
⊗	FOUND "X" ON CONCRETE
⊙	FOUND MONUMENTATION
○	SET 1/2" IRON ROD

METES AND BOUNDS

A 2.09 ACRE TRACT OF LAND BEING OUT OF LOT 1, EAST PARK SUBDIVISION RECORDED IN INSTRUMENT NO. 3129914, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLO:

BEGINNING: AT A FOUND "X" IN CONCRETE ON THE WEST RIGHT OF WAY LINE OF N. VETERANS BLVD., (N. "I" ROAD) (PUBLIC RIGHT OF WAY WIDTH VARIES), SAID "X" BEING THE NORTHEAST CORNER OF LOT 1 AND THE SOUTHEAST CORNER OF LOT 1, HRES-CK PHARR SUBDIVISION, PHASE 1 RECORDED IN INSTRUMENT NO. 2882606, MAP RECORDS OF HIDALGO COUNTY, TEXAS, HAVING TEXAS STATE PLANE GRID COORDINATES OF N=16,601,244.912 AND E=1,094,088.698, SOUTH ZONE, THE NORTHEAST CORNER HEREOF;

THENCE: SOUTH 08°36'40" WEST ALONG THE WEST RIGHT OF WAY LINE OF N. VETERANS BLVD., 280.32' TO A MAG NAIL FOUND IN ASPHALT ON THE NORTH BOUNDARY LINE OF A 10' ALLEY, THE SOUTHEAST CORNER OF LOT 1 AND SOUTHEAST CORNER HEREOF;

THENCE: LEAVING SAID RIGHT OF WAY LINE OF SAID 10' ALLEY, NORTH 81°30'56" WEST 300.00' TO A FOUND 1/2" IRON ROD, SOUTHWEST CORNER HEREOF;

THENCE: LEAVING THE NORTH BOUNDARY LINE OF SAID 10' ALLEY, NORTH 08°36'40" EAST 280.71' TO A FOUND 1/2" IRON ROD, THE SOUTHWEST CORNER OF LOT 1, HRE-CK PHARR SUBDIVISION, THE NORTHWEST CORNER HEREOF;

THENCE: ALONG THE COMMON BOUNDARY LINE OF LOT 1 HRES-CK PHARR SUBDIVISION AND LOT 1, EAST PARK SUBDIVISION, SOUTH 81°26'45" EAST 325.00' TO THE POINT OF BEGINNING OF THIS 2.09 ACRE TRACT IN HIDALGO COUNTY, TEXAS.

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2:

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 2024

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDING(S)) SHALL BE PACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT OF WAY EASEMENTS

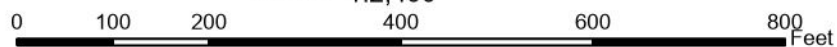
ATTEST:
PRESIDENT SECRETARY



 Subject Property

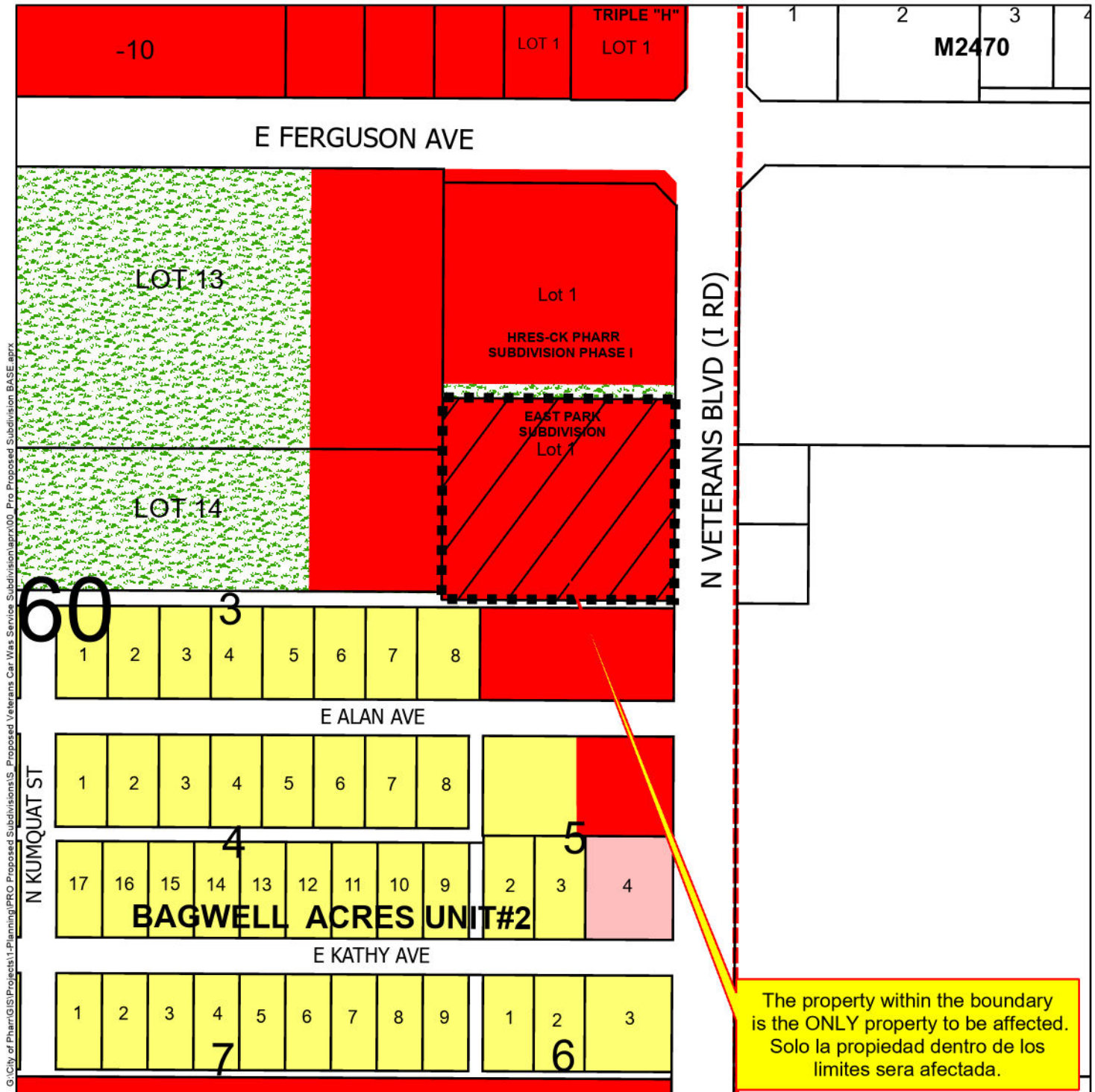
City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:2,400



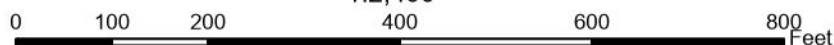
Date: 5/22/2024

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 | Subject Property |
| Mobile Home | Business District | Office Professional | |

Scale: 1:2,400





Pharr
Development Services



Site Photo

1700 Blk. of North Veterans Blvd.

