

**TAKE NOTICE THAT A REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, JUNE 24, 2024**

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. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

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 June 10, 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) Halff Associates, Inc., representing K.V. Chowdary, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being a 73.839 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 47 through 55, and a portion of a 40-foot road (not in use), as shown on the Re-subdivision of Lots 1 and 5 to 32 Inclusive of the San Juan Plantation Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1800 Block of West Hi-Line Road. **COZ#240519**

2) Halff Associates, Inc., representing Capote Farms, LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being 20.71 acres, more or less, out of Lots 3 & 4, Block 1, Re-subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1300 Block of East Capote Central Avenue. **COZ#240518**

E. PLATS:

1) Melden & Hunt Inc., representing Mario Raul Anaya Vasquez, President for Ango Holdings, Inc., a Texas Corporation, is requesting preliminary plat approval of the proposed Aria Enclave on Sugar Subdivision. The property is legally described as being a 4.738 acre tract of land out of all of Lot 6, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of North Sugar Road. **SUB#240517**

2) Salinas Engineering & Associates, representing Jacinto Cano and Alice R. Cano, owners, is requesting preliminary plat approval of the proposed Jacinto Cano Subdivision. The property is legally described as being a 1.72 acre tract of land, more or less, out of and forming a part of Lot 274, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3100 Block of South Gardenia Street. **SUB#240513**

3) M2 Engineering, PLLC., representing Abel Hernandez, Manager for ALPEG Properties, LLC., is requesting preliminary plat approval of the proposed Owassa Springs Townhomes Subdivision. The property is legally described as being a 2.00 acre tract gross more or less being part of Lot 80, Kelly-Pharr Subdivision, within City of Pharr, Extraterritorial Jurisdiction (ETJ). The property is located within the 1100 Block of East Owassa Road approximately 145 ft. into the City of Pharr Extraterritorial Jurisdiction (ETJ), along East Owassa Road. **SUB#240518**

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 Board 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 Board 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 Board 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 Board 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 Board 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 Board 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:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4100 Ext 1007 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning and Zoning Commission of the City of Pharr 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 20th day of June 2024 at 11:00 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 20th day of June 2024



[Signature]
IMELDA PEREZ, TRMC
CITY CLERK

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed from the bulletin board of City Hall on the ____ day of _____, 20__ by,

Name: _____

Title: _____

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 10, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 10, 2024 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Cantu Jr.
Charlie Ramirez
Jonathan Larraga
Andy Castro
Ruben Luna

MEMBERS ABSENT: Rafael Munguia
Mercedes Guillen
Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez Jr., City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Julia Rios, Administrative Assistant
Eddie Martinez, Planner III
Laura Fonseca, Planner II
Joanna Villarreal, Planner I
Juan Vasquez, Development Assistance Specialist

ITEM A. CALL TO ORDER

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

Danny Wylie, Chairman, 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 Charlie Ramirez seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR MAY 28, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

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

ITEM D. PUBLIC HEARING:

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

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). She went over the property's legal description and physical address and stated the current zoning being General Business District (C) with properties to the north and west being Limited Industrial District (L-I) and General Business District (C) to the east. She further stated the area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated Police, Fire, Health, Code and Development Services recommended approval of the Conditional Use Permit and reported three (3) surrounding property owners within a three hundred (300) foot radius 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. She stated staff received no response to the letter or legal notice.

Joanna Villarreal, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) and applicant shall comply with all City Ordinances and City Department requirements.

Joanna Villarreal, Planner I, reported there was representation present in the audience. Chairman, Danny Wylie, asked if the applicant had any comments. Joanna Villarreal, Planner I, reported the applicant did not have any comments at the time.

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

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

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a Life-of-the-Use Conditional Use Permit to allow a church in a Heavy Commercial District (H-C). She went over the property's legal description and physical address and stated the current zoning was Heavy Commercial District (H-C) with properties to the north and west being Heavy Commercial District (H-C). Ms. Villarreal stated the property to the east was zoned General Business District (C) and properties to the south were General Business District (C) and Limited Industrial District (L-I). She further stated the area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated all inspections had been conducted from all respective departments for the recommendation of approval of the Conditional Use Permit and reported thirteen (13) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on May 30, 2024, and a legal notice was published in The Monitor on May 31, 2024. She stated staff received one call for information only.

Joanna Villarreal, Planner I, further stated staff recommended approval of the request for a Life-of-the-Use Conditional Use Permit to allow a church in a Heavy Commercial District (H-C) and applicant shall comply with all City Ordinances and City Department requirements.

Joanna Villarreal, Planner I, reported there was representation present in the audience. Chairman, Danny Wylie, asked if the applicant had any comments. Joanna Villarreal, Planner I, reported the applicant did not have any comments at the time.

Board Member Romeo Cantu Jr. spoke to request clarification on the property's location.

There being no further discussion, Board Member Jonathan Larraga **moved** to approve. Board Member Romeo Cantu Jr. seconded the motion and when put to vote, it carried unanimously.

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

Laura Fonseca, Planner II, introduced the item and stated the applicant was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) to develop and construct a convenience store. Ms. Fonseca went over the property's legal description and physical address and stated 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.

Laura Fonseca, Planner II, further stated the property and the property to the north was zoned Agricultural and/or Open Space District (A-O) upon annexation on May 15, 1980 and 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. She further reported the property to the east was zoned Agricultural and/or Open Space District (A-O) upon annexation on March 20, 1979. She continued to state 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. Ms. Fonseca continued to state the southwest portion of the south was rezoned from General Business District (C) to Limited Industrial District (L-I) on July 15, 2008. She continued with the property to the south was zoned General Business District (C) upon annexation on May 20, 1980 and 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. She stated there have been no other zoning requests within the vicinity of the subject property since that time and the property was generally designated for heavy commercial use in the Land Use Plan.

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

Laura Fonseca, Planner II, further reported fourteen (14) letters were mailed 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 May 22, 2024. She stated staff received no response to the letters or the legal notice.

Lastly, Laura Fonseca, Planner II, stated staff recommended **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. She further stated if approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II, stated representation was in the audience. Chairman, Danny Wylie, asked if the applicant had any comments. Laura Fonseca, Planner II, reported the applicant did not have any comments at the time.

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.

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

Laura Fonseca, Planner II, introduced the item and stated the applicant was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) to develop and construct apartments. Ms. Fonseca went over the property's legal description and physical address and stated 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. She also stated the property 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.

Laura Fonseca, Planner II, further stated the property and the property to the north, and a portion of the property to the east was zoned Agricultural and/or Open Space District (A-O) on October 3, 1989 and 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. She further reported 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. She continued to state 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. She stated there have been no other zoning requests within the vicinity of the subject property since that time and the property was generally designated for single family use in the Land Use Plan. She stated, however, the request is compatible with the land use patterns in that area.

Laura Fonseca, Planner II, explained the Residential Multi-Family High Density District (R-MFHD) was established to provide adequate space and site diversification for medium to high density areas. She stated this area would 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 multi-family development. She continued to state that the zone allowed 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. She stated R-MFHD use 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. She further stated multi-family developments were 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.

Laura Fonseca, Planner II, further reported thirty-six (36) letters were mailed 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 May 22, 2024. She stated staff received two calls for information only.

Lastly, Laura Fonseca, Planner II, stated staff recommended 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. She stated the request is compatible with the residential trends and land use patterns in the area. She further stated if approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II, stated representation was in the audience. Danny Wylie, Chairman, asked if the applicant had any comments. Laura Fonseca, Planner II, reported the applicant did not have any comments at the time.

Romeo Cantu Jr., Board Member, requested to receive specifications on the number of units in the proposed buildings and location for waste management. Board Member Jonathan Larraga, then discussed if there would be a center lane proposed to reduce any impeding traffic.

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

ITEM 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**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 3300 Block of South Cage Boulevard and the property was currently zoned Heavy Commercial District (H-C). He stated the adjacent zones were 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. He stated the property was designated for Commercial and Public/Semi Public use in the Land Use Plan.

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

Board Member Romeo Cantu Jr. asked Mr. Martinez about surrounding competitor developments in the area.

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

- 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**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 200 Block of West Sam Houston Avenue and the property was currently zoned Residential Multi-Family District (R-MF). He stated the adjacent zones were Single Family Residential District (R-1) to the north, Single Family Residential District (R-1) to the east, south and west. He stated the property was designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Angel S.C. 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 Angel S.C. Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 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 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**

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 North Sugar Road and the property was currently zoned General Business District (C). He stated the adjacent zones were General Business District (C) to the north, south, east and west. He stated the property was designated for industrial use in the Land Use Plan.

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

There being no discussion, Board Member Jonathan Larraga **moved** to approve the request for final plat approval of the proposed Santos Business Center Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 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 PHYSICAL LOCATION IS 1506 WEST HERITAGE DRIVE. SUB#221138**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property's physical location is 1506 West Heritage Dr. He stated the property was currently zoned Residential Multifamily High Density District R-MFHD). He also stated the adjacent zones being 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. 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 final plat approval of the proposed Heritage Manor No. 4 Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Charlie Ramirez moved to approve the request for final plat approval of the proposed Heritage Manor No. 4 Subdivision. Board Member Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

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

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1000 Block of East Nolana Loop and the property was currently zoned General Business District (C). He also stated the adjacent zones were General Business District (C) to the north, east and west and Single - Family Residential District (R-1) to the south. Mr. Martinez further stated the property was designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Snap Gym Sport Center Subdivision, subject to the conditions noted in the packet.

There being no discussion, Board Member Jonathan Larraga moved to approve the request for preliminary plat approval of the proposed Snap Gym Sport Center Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

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

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1700 Block of North Veterans Blvd. He stated the property was currently zoned General Business District (C). He also

stated the adjacent zones were 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. Mr. Martinez further stated the property was designated for commercial and single - family residential use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Replat and Subdivision plat establishing Veterans Carwash Services, LLC subject to the conditions noted in the packet.

There being no discussion, Board Member Jonathan Larraga **moved** to approve the request for preliminary plat approval of the proposed Replat and Subdivision plat establishing Veterans Carwash Services, LLC. Board Member Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

ITEM G. CLOSED SESSION

None

ITEM H. RECONVENE

None

ITEM I. ADJOURMENT:

There being no further business, Board Member Andy Castro **moved** to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:31 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 19, 2024

MEETING DATE: June 24, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Halff Associates, Inc., representing K.V. Chowdary, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being a 73.839 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 47 through 55, and a portion of a 40-foot road (not in use), as shown on the Re-subdivision of Lots 1 and 5 to 32 Inclusive of the San Juan Plantation Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1800 Block of West Hi-Line Road. **COZ#240519**

Classification: Public Hearing

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

Issue: Halff Associates, Inc., representing K.V. Chowdary, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) in order to develop and construct warehouses.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property meets area requirements, complies with the Land Use Plan, 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 - 6/19/2024
Approved - 6/19/2024
Final Approval - 6/20/2024



MEMORANDUM

DATE: MONDAY, JUNE 24, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: **Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being a 73.839 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 47 through 55, and a portion of a 40-foot road (not in use), as shown on the Re-subdivision of Lots 1 and 5 to 32 Inclusive of the San Juan Plantation Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1800 Block of West Hi-Line Road. COZ#240519**

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:

Half Associates, Inc., representing K.V. Chowdary, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) in order to develop and construct warehouses.

The subject property is located at the northeast corner of West Hi-Line Road and South Veterans Boulevard and is physically located within the 1800 Block of West Hi-Line Road. The property is legally described as being a 73.839 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 47 through 55, and a portion of a 40-foot road (not in use), as shown on the Re-subdivision of Lots 1 and 5 to 32 Inclusive of the San Juan Plantation Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Hi-Line Road, a 50 ft. – 60 ft. local street, that 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. The property also fronts South Veterans Boulevard, a 100 ft. minor arterial, that runs north and south with a posted speed limit of 30 - 45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property was zoned Agricultural and/or Open Space District (A-O) upon annexation on May 20, 2024. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) on June 7, 2021. The city limits lie to the north, east, and south. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

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

Five (5) letters were mailed out to the surrounding property owners within a 200 ft. radius on June 7, 2024, and a legal notice was published in the Advance News Journal on June 5, 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 Heavy Industrial District (H-I) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

PLANNING COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Half Associates, Inc., representing K.V. Chowdary, owner
APPLICANT

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

1800 Block of West Hi-Line Road
ADDRESS

Heavy Industrial District (H-I)
PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone from Agricultural and/or
Open Space District (A-O) to Heavy Industrial District (H-I) as the property meets area requirements, complies
with the Future Land Use Plan, 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

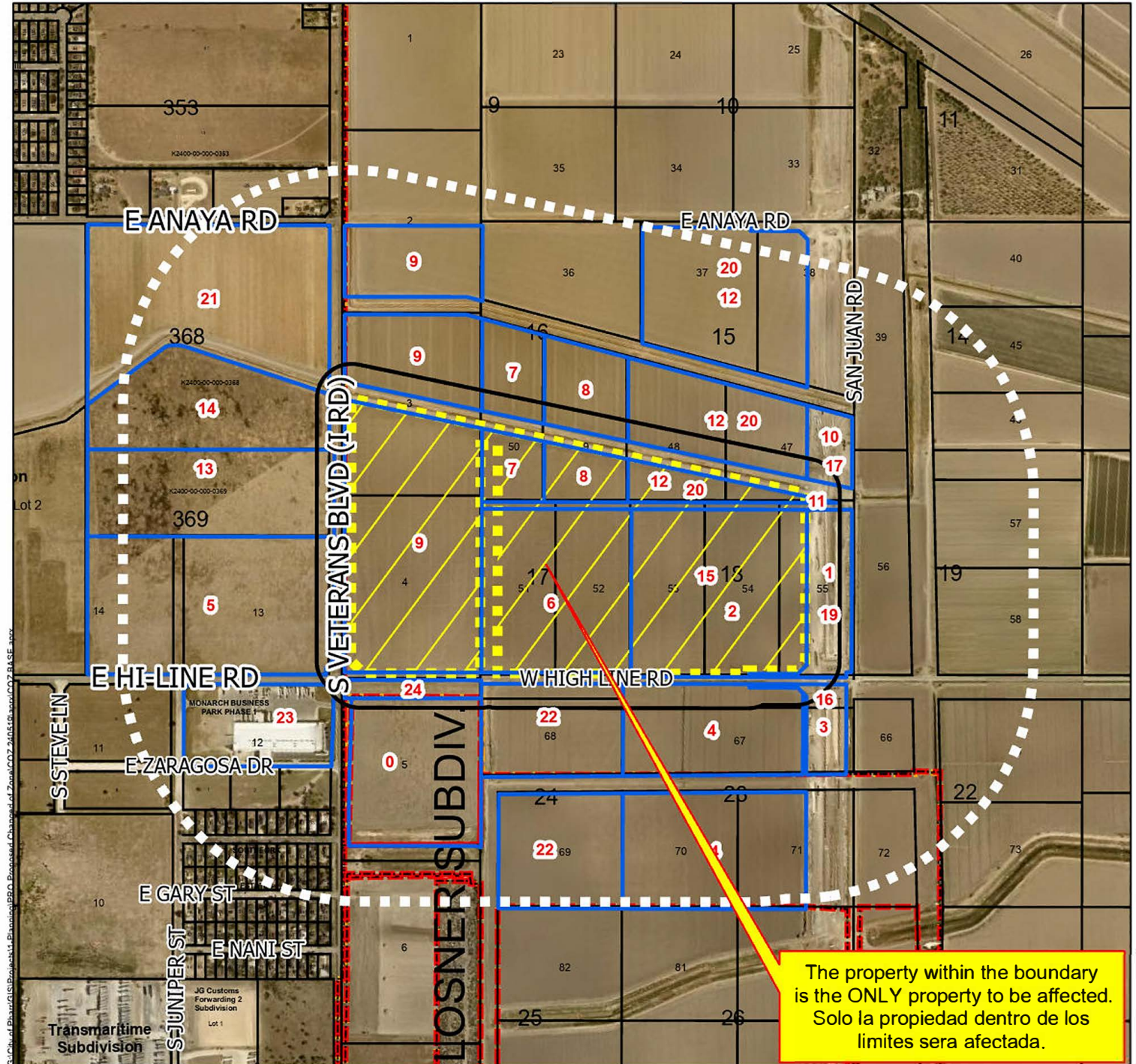
June 17, 2024
DATE

Proposed Change of Zone

73.839 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 47 through 55, and a portion of a 40-foot road (not in use), as shown on the Re-subdivision of Lots 1 and 5 to 32 Inclusive of the San Juan Plantation Subdivision, located at the northeast corner of East Hi Line Road and South Veterans Boulevard, Pharr, Hidalgo County, Texas



AERIAL



- 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.

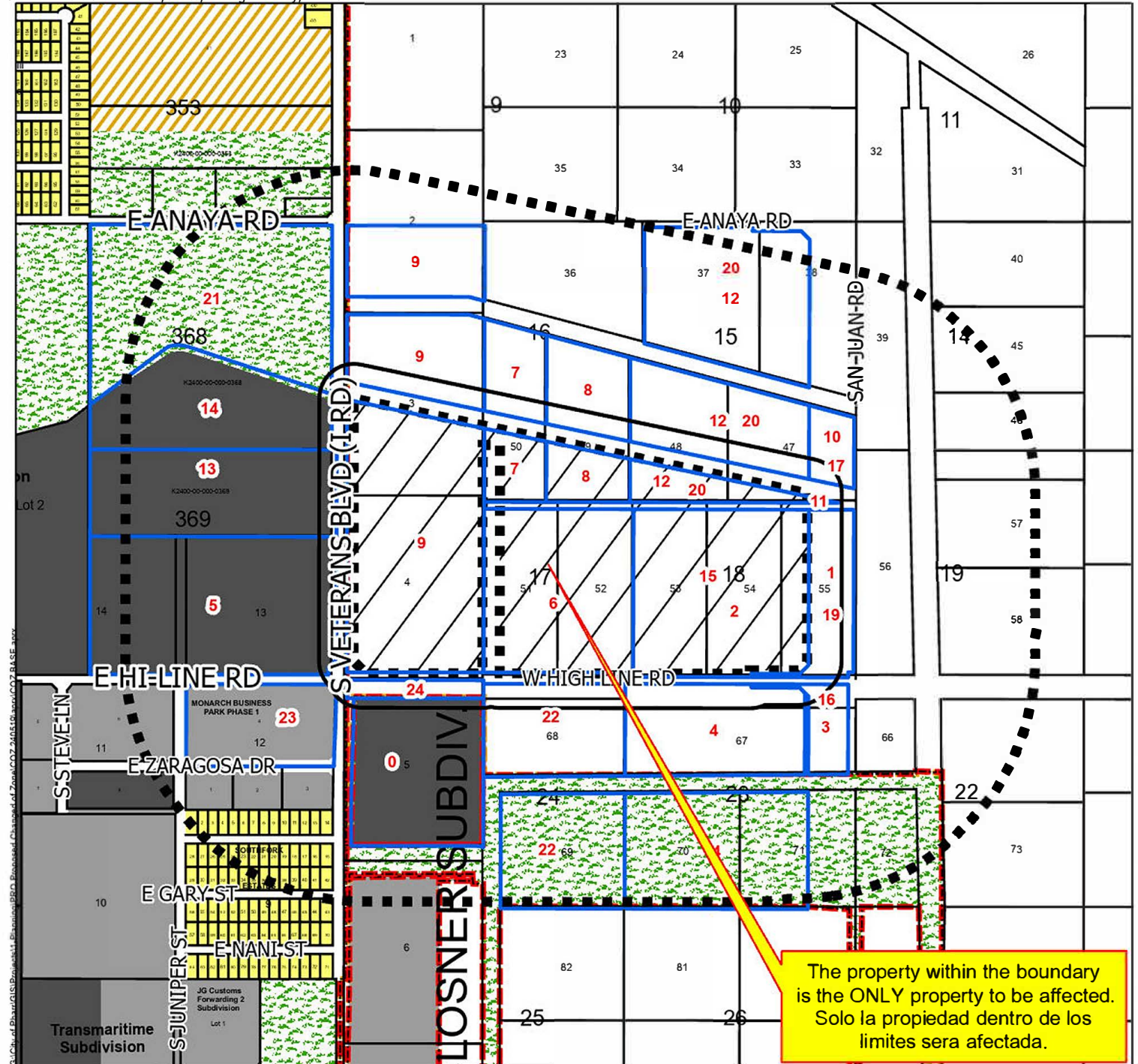


Proposed Change of Zone

73.839 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 47 through 55, and a portion of a 40-foot road (not in use), as shown on the Re-subdivision of Lots 1 and 5 to 32 Inclusive of the San Juan Plantation Subdivision, located at the northeast corner of East Hi Line Road and South Veterans Boulevard, Pharr, Hidalgo County, Texas



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
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD

- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Subject Property
- 200 ft Radius
- Notified Properties
- Quarter Mile Radius

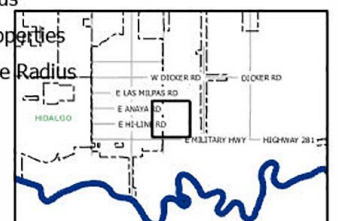
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 6/3/2024

Scale: 1:10,000

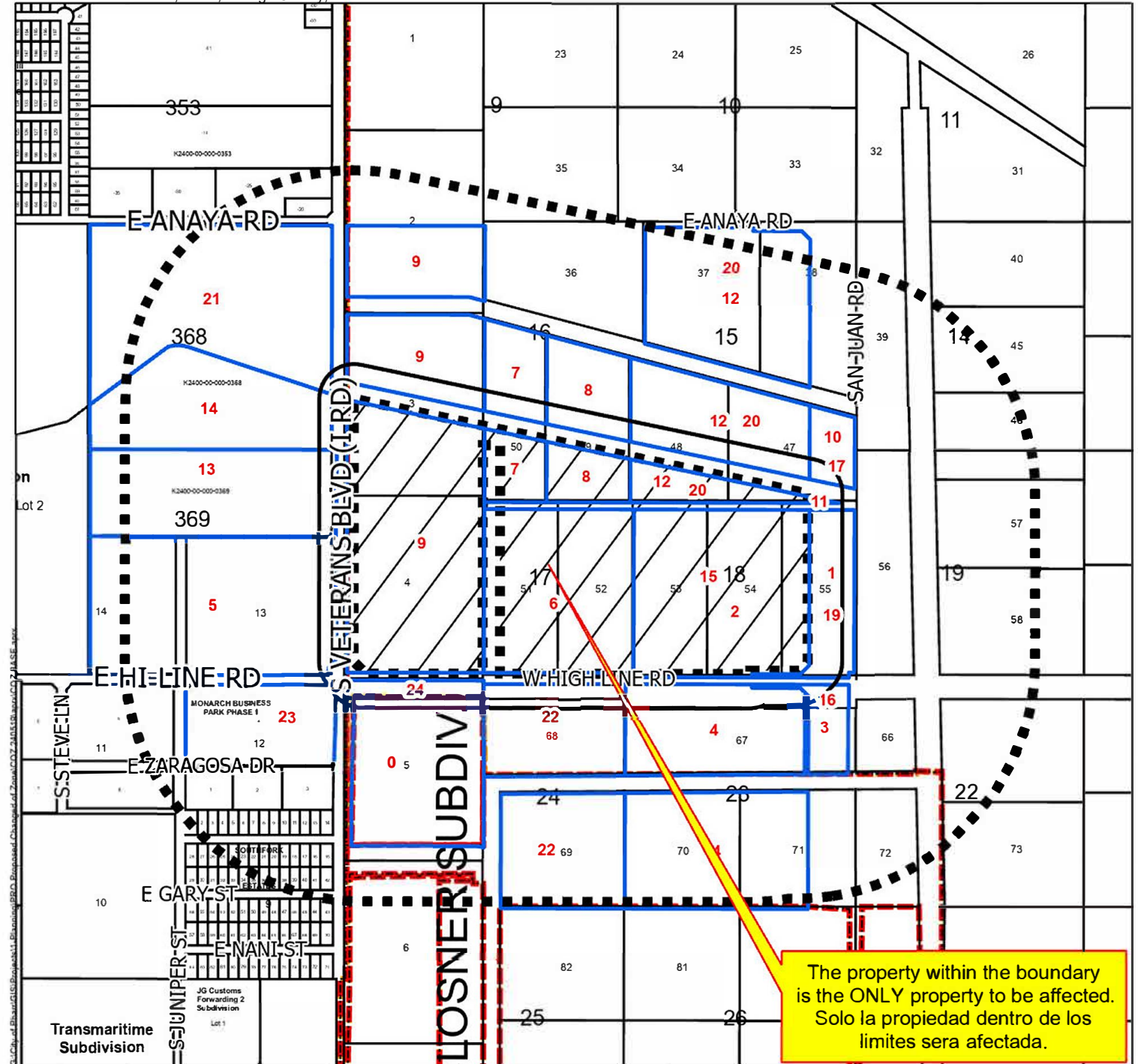
0 412.5 825 1,650 2,475 3,300 Feet



Proposed Change of Zone

73.839 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 47 through 55, and a portion of a 40-foot road (not in use), as shown on the Re-subdivision of Lots 1 and 5 to 32 Inclusive of the San Juan Plantation Subdivision, located at the northeast corner of East Hi Line Road and South Veterans Boulevard, Pharr, Hidalgo County, Texas

RADIUS



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

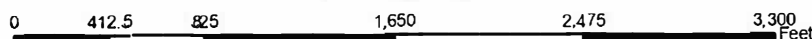
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City of Pharr, Texas
Engineering Department
956.402.4242

Date: 6/3/2024

Scale: 1:10,000

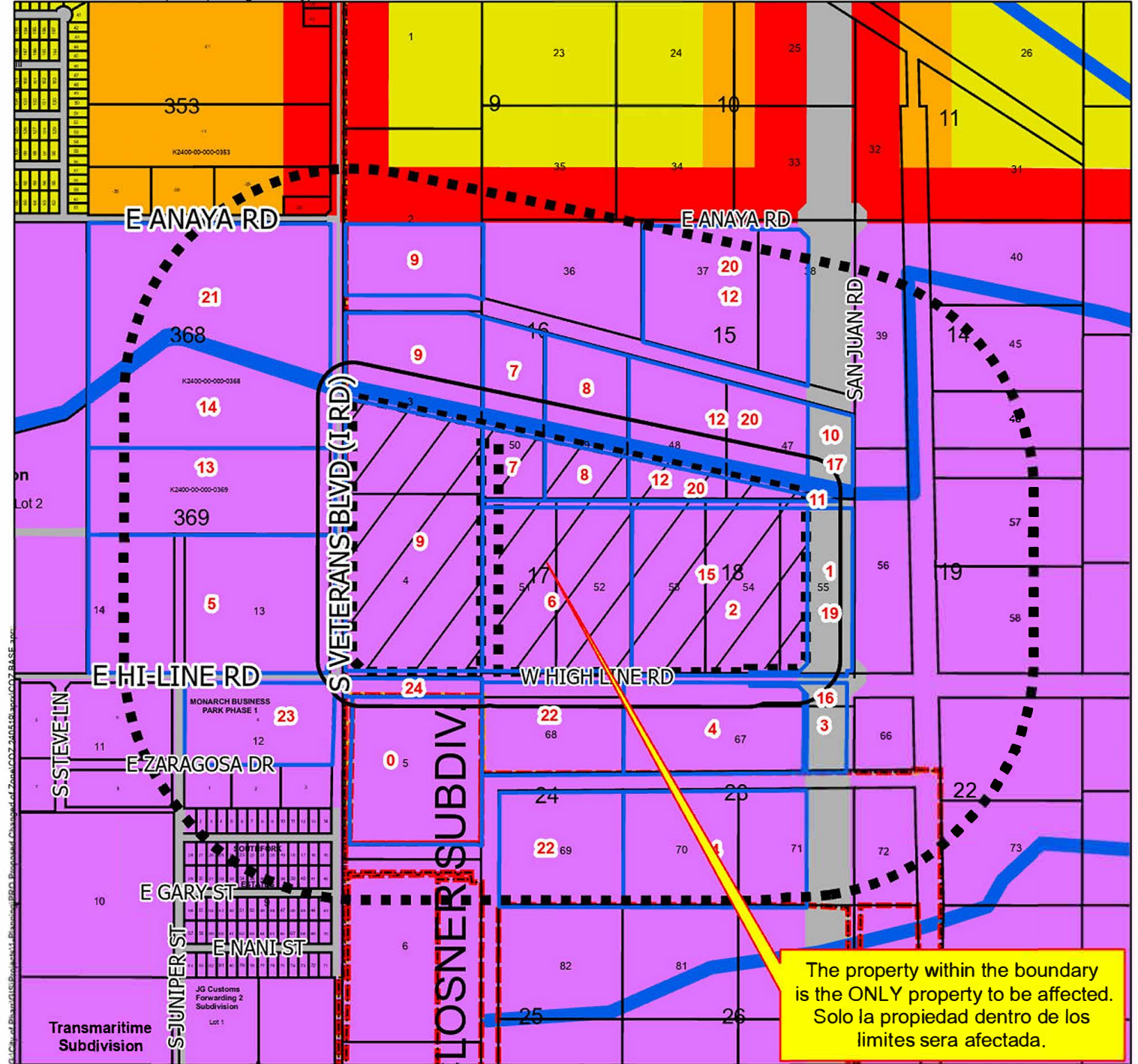


Proposed Change of Zone

73.839 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 47 through 55, and a portion of a 40-foot road (not in use), as shown on the Re-subdivision of Lots 1 and 5 to 32 Inclusive of the San Juan Plantation Subdivision, located at the northeast corner of East Hi Line Road and South Veterans Boulevard, Pharr, Hidalgo County, Texas



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

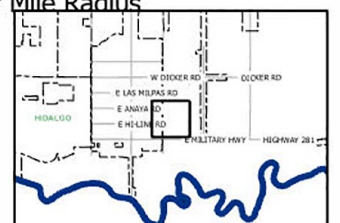
City of Pharr, Texas
Engineering Department
956.402.4242

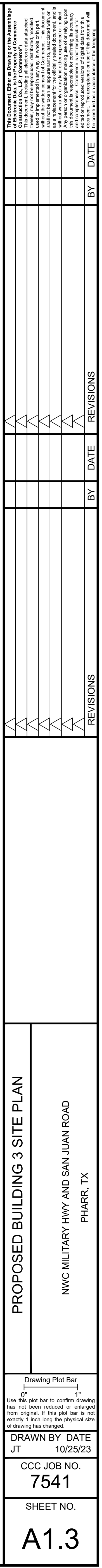
Date: 6/3/2024

Scale: 1:10,000



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NWC MILITARY HWY AND SAN JUAN ROAD
PHARR, TX

M:\Sketches\7541 Pharr, TX\7541 RFP 10-25-23.dwg



A

SCALE:
1"=80'



Pharr
Development Services



Site Photo

1800 Block of West Hi-Line Road





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: June 19, 2024

MEETING DATE: June 24, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Halff Associates, Inc., representing Capote Farms, LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being 20.71 acres, more or less, out of Lots 3 & 4, Block 1, Re-subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1300 Block of East Capote Central Avenue.

COZ#240518

Classification: Public Hearing

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

Issue: Halff Associates, Inc., representing Capote Farms, LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) in order to develop and construct warehouses.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Limited Industrial District (L-I) to Heavy Industrial District (H-I) as the property meets area requirements, complies with the Land Use Plan, 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 - 6/19/2024
Approved - 6/19/2024
Final Approval - 6/20/2024

MEMORANDUM

DATE: MONDAY, JUNE 24, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being 20.71 acres, more or less, out of Lots 3 & 4, Block 1, Re-subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1300 Block of East Capote Central Avenue. COZ#240518

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:

Halff Associates, Inc., representing Capote Farms, LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) in order to develop and construct warehouses.

The subject property is located at the southwest corner of East Capote Central Avenue and South Veterans Boulevard and is physically located within the 1300 Block of East Capote Central Avenue. The property is legally described as being 20.71 acres, more or less, out of Lots 3 & 4, Block 1, Re-subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Capote Central Avenue, a 50 ft. – 60 ft. local street, that 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. The property also fronts South Veterans Boulevard, a 100 ft. minor arterial, that runs north and south with a posted speed limit of 30 - 45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property was zoned Limited Industrial District (L-I) on November 11, 2011. The property to the east was rezoned from Limited Industrial District (L-I) to Heavy Industrial District (H-I) on February 21, 2012. The property to the north was rezoned from Limited Industrial District (L-I) to Heavy Industrial District H-I) on August 15, 2022. The city limits lie to the east and south. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

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

Four (4) letters were mailed out to the surrounding property owners within 200 ft. radius on June 7, 2024, and a legal notice was published in the Advance News Journal on June 5, 2024. Staff received no response to the letters or the legal notice.

Development Services recommends **approval** of the rezoning request from Limited Industrial District (L-I) to Heavy Industrial District (H-I) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

PLANNING COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Half Associates, Inc., representing Capote Farms, LTD., owner
APPLICANT

Limited Industrial District (L-I)
CURRENT ZONE

1300 Block of East Capote Central Avenue
ADDRESS

Heavy Industrial District (H-I)
PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone from Limited Industrial District (L-I)
to Heavy Industrial District (H-I) as the property meets area requirements, complies with the Land Use Plan, 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

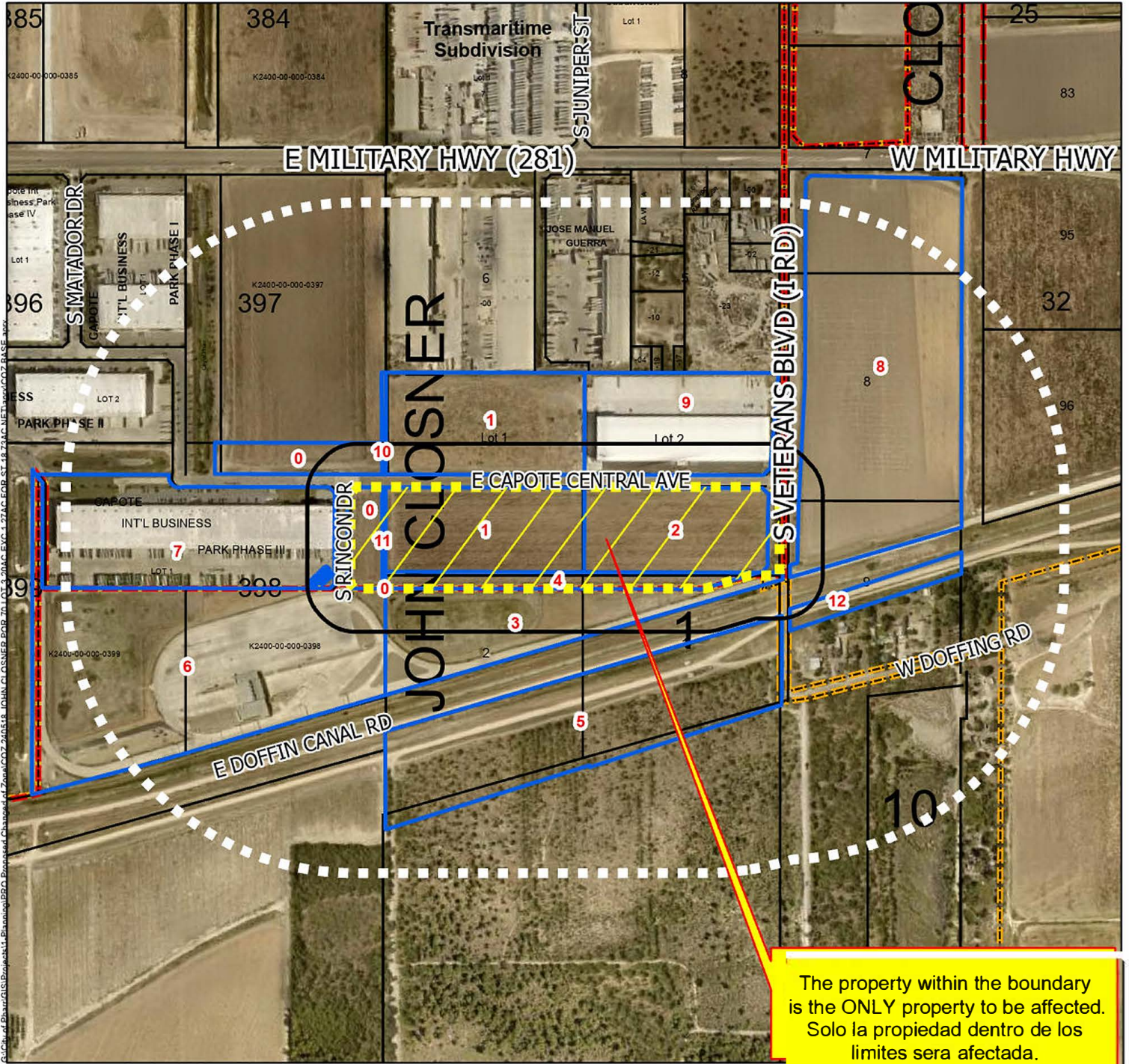
June 17, 2024
DATE

Proposed Change of Zone
20.71 acres, more or less, out of Lots 3 &
4, Block 1, Re-subdivision of Closner

AERIAL Subdivision, Pharr, Hidalgo County, Texas

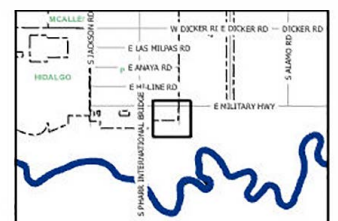


Pharr
Engineering



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

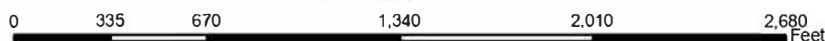
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City of Pharr, Texas
Engineering Department
956.402.4242

Date: 6/4/2024

Scale: 1:8,000



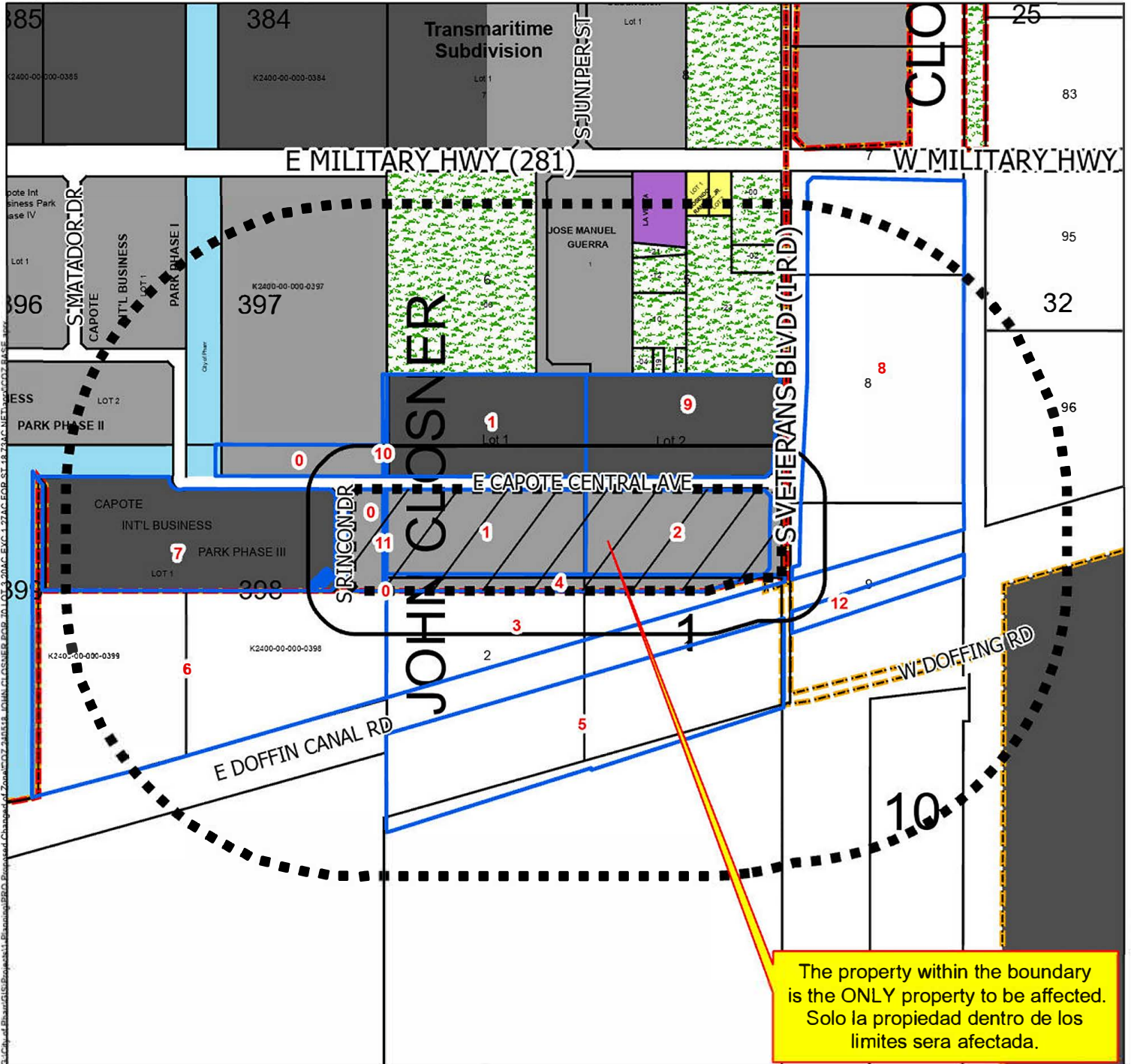
Proposed Change of Zone
20.71 acres, more or less, out of Lots 3 & 4,
Block 1, Re-subdivision of Closner
Subdivision, Pharr, Hidalgo County, Texas



Pharr
Engineering



ZONING



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

Zoning

ZONE

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

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

- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Subject Property
- 200 ft Radius
- Notified Properties
- Quarter Mile Radius

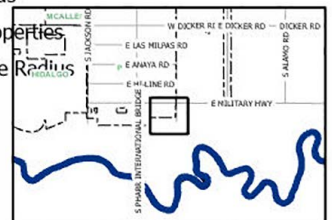
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City of Pharr, Texas
Engineering Department
956.402.4242

Date: 6/4/2024

Scale: 1:8,000

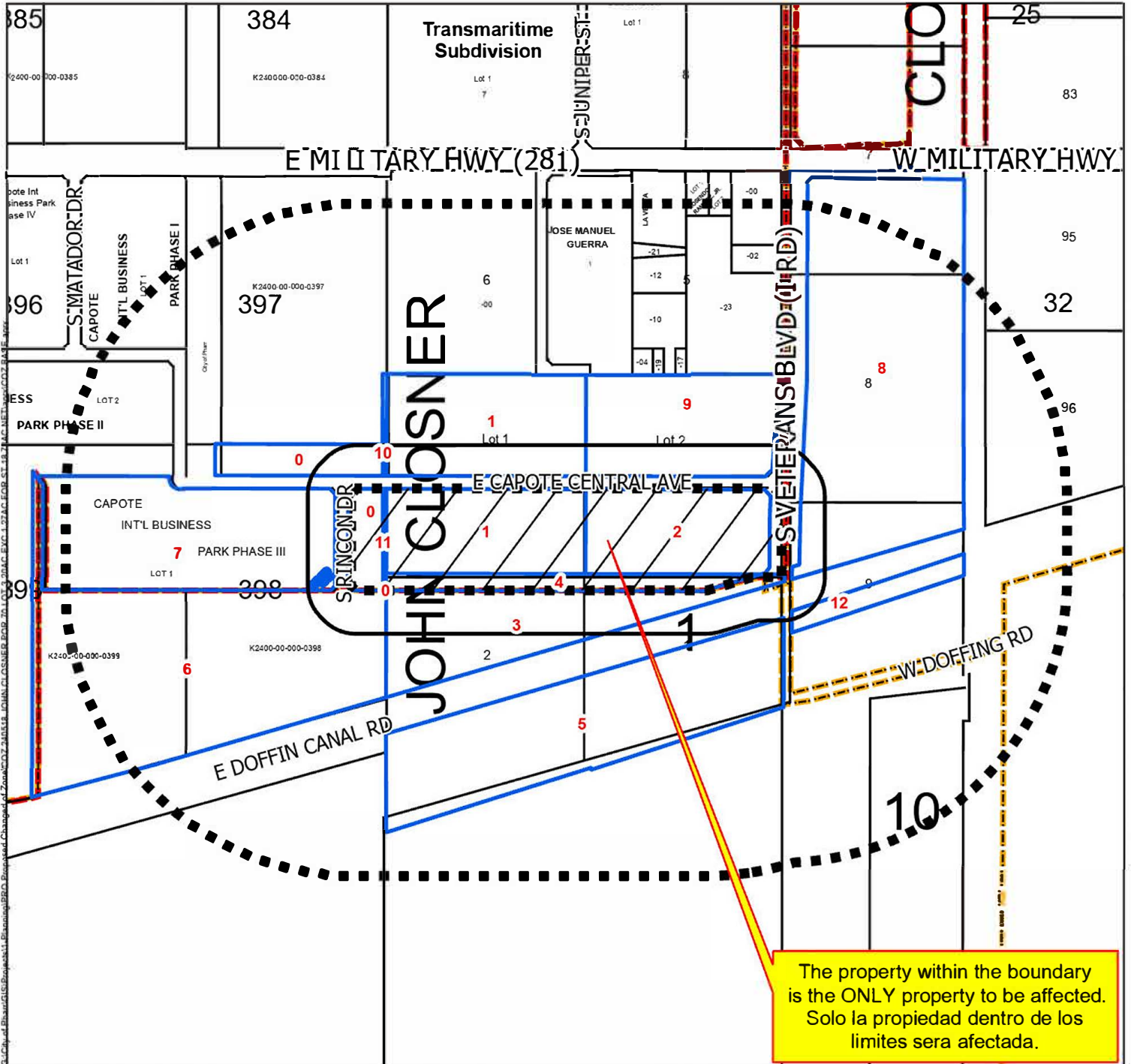
0 335 670 1,340 2,010 2,680 Feet



Proposed Change of Zone
20.71 acres, more or less, out of Lots 3 & 4,
Block 1, Re-subdivision of Closner Subdivision,
Pharr, Hidalgo County, Texas



RADIUS



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

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

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City of Pharr, Texas
Engineering Department
956.402.4242

Date: 6/4/2024

Scale: 1:8,000



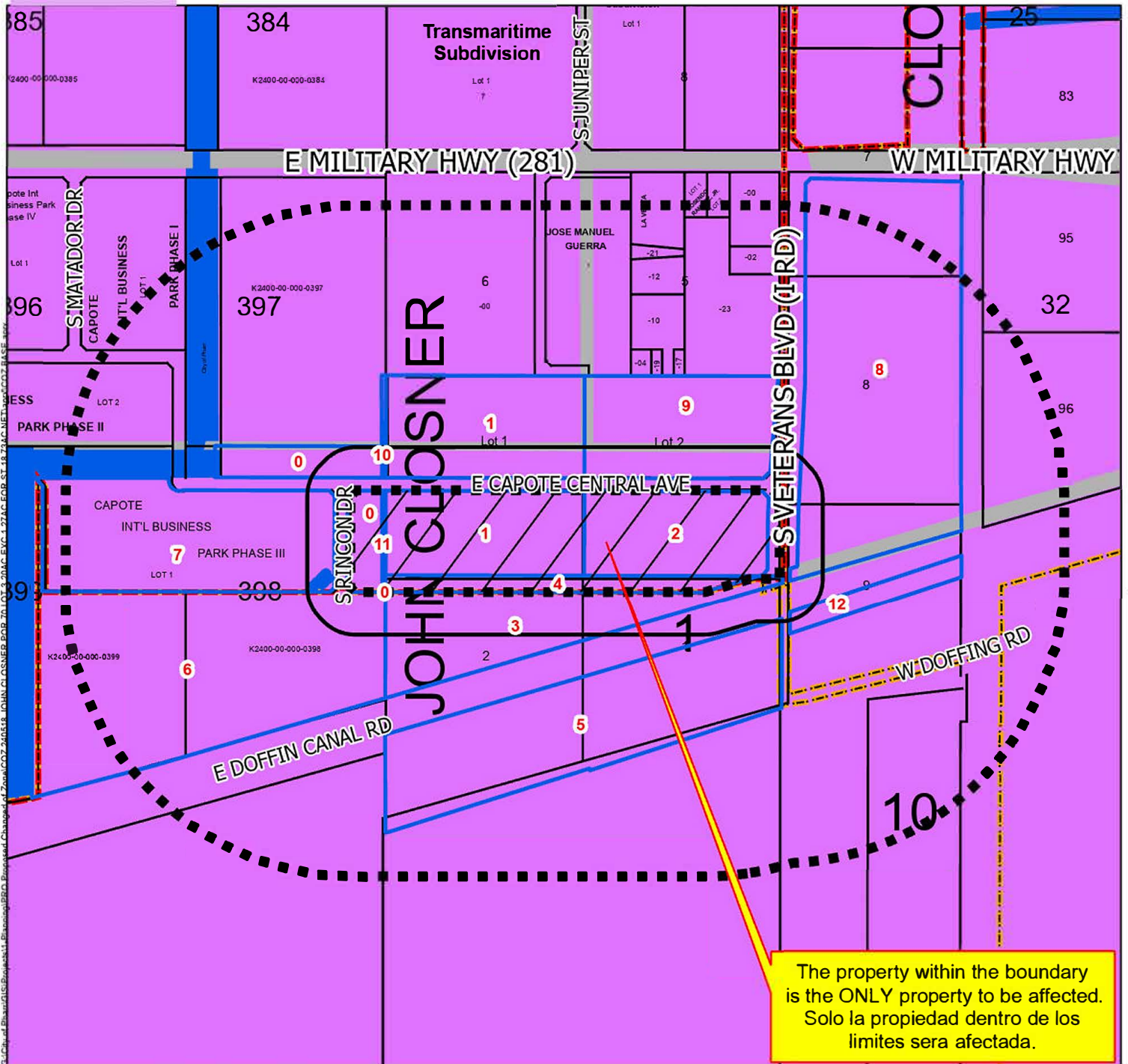
Proposed Change of Zone
 20.71 acres, more or less, out of Lots 3 & 4,
 Block 1, Re-subdivision of Closner
 Subdivision, Pharr, Hidalgo County, Texas



Pharr
 Engineering



FUTURE LAND USE



Future Land Use

FUTURELAND

- Irrigation
- Agriculture

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

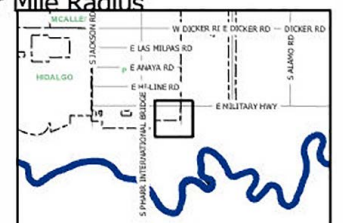
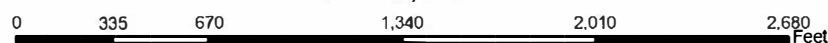
- Subject Property
- 200 ft Radius
- Notified Properties
- Quarter Mile Radius

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City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 6/4/2024

Scale: 1:8,000





Pharr
Development Services



Site Photo

1300 Block East Capote Central Avenue





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: June 19, 2024

MEETING DATE: June 24, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing Mario Raul Anaya Vasquez, President for Ango Holdings, Inc., a Texas Corporation, is requesting preliminary plat approval of the proposed Aria Enclave on Sugar Subdivision. The property is legally described as being a 4.738 acre tract of land out of all of Lot 6, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of North Sugar Road. **SUB#240517**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing Mario Raul Anaya Vasquez, President for Ango Holdings, Inc., a Texas Corporation, is requesting preliminary plat approval of the proposed Aria Enclave on Sugar Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Aria Enclave on Sugar 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 - 6/19/2024
Approved - 6/19/2024
Final Approval - 6/20/2024



MEMORANDUM

DATE: MONDAY, JUNE 24, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ARIA ENCLAVE ON SUGAR SUBDIVISION
FILE NO. **SUB#240517**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Mario Raul Anaya Vasquez, President for Ango Holdings, Inc., a Texas Corporation, is requesting preliminary plat approval of the proposed Aria Enclave on Sugar Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 4.738 acre tract of land out of all Lot 6, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5400 Block of North Sugar Road.

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

PROPERTY PROPOSED USE: Townhouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Aria Enclave on Sugar Subdivision subject to the following conditions set before you.

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

1. Shall obtain street cut permits from public works and public utilities department, if any street cuts.
2. Show street lights.
3. Verify R.O.W. along north Sugar Rd.
4. Verify the gap along north Sugar Rd.
5. Provide dimensions along N. Sugar Rd. show R.O.W., dimensions.

EASEMENTS:

1. No overlapping easements, if any.
2. Show within property a 15' Exclusive easement to City of Pharr, for water or sewer.
3. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).
4. Verify with HCID 2, if any easements are within property.

**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 notes.

OTHER:

1. Provide KMZ file, geo referenced and DWG format.
2. Provide surveyors and engineer seal and signature.
3. Match subdivision name on owners signature block.
4. Remove the sheet number on the bottom right corner of plat.
5. Lot 38, what will it be used, cannot built on top of easements.
6. Be consistent with font size.
7. Combine plat notes 6 & 7.
8. Provide draft of H.O.A, for review.
9. Remove note # 16.
10. Remove note #20.
11. Verify plat note # 17, correct subdivision name.

STAFF REVIEW MEETING FOR: *ARIA ENCLAVE ON SUGAR SUBDIVISION*

COMMENTS: Initials. J.R. MAY 28, 2024

PLAT:

- No plat notes.

WATER:

- Easements will need to be 20' exclusive to the City of Pharr.
- Will need to get crossing permit from H.C.I.D.#2
- Will need to correct the location of the water services.
- Will need to show water valves.
- Will need to remove D.A. Water services.
- Will need to show water connection details.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 20' exclusive to the City of Pharr.
- Will need to remove sewer services on D.A. And C.A.
- Will need to get crossing permit from H.C.I.D. #2
- 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: ARIA ENCALVE ON SUGAR SUBD. (staff rvw)

Reviewed by: Manuel Renta

6/11/24

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 (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 NOTES:

1. Remove line #20

General Comments:

1. 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).
2. 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.
3. Reference Appendix D, FIRE APPARATUS ACCESSROADS, International Fire Code 2018 Classification for approved turn around needed.



Staff Pre-Construction Meeting

DATE: 06/11/2024

Aria Enclave on Sugar Subdivision

4.738 Acres

Pharr TX, 78577

Plat Notes:

- **No comments**

General Notes:

- **Include a Sediment Erosion Control plan.**
- **8 in bleeder is required for all outfall connections.**
- **The Public Works department recommends manholes be added at the halfway point on outfall connection.**
- **Shall obtain a Construction notice from T.C.E.Q.**
- **Bore and curb cut permit shall be requested at the Public Works Department.**
- **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: Aria Enclave on Sugar
Subdivision

DATE: June 13, 2024

REVIEW: Preliminary (comments plans dated 5-31-2024)

PLAT

1. Signature from P.E. & R.P.L.S. (**Show on As built**)
2. Provide a utility easement exclusive to the City of Pharr.

SITE PLAN

1. Show all pertinent City of Pharr details for paving, sidewalk, water, storm and sanitary sewer. Include profile and tie-in details of all proposed utility lines that may be crossing existing ones.
2. Include sidewalk layout for the subdivision.
3. Is there sufficient spacing between utility lines and storm lines. A 9'-ft separation will be required between water and sanitary sewer lines and manholes.
4. Detention ponds shall be required to be stabilized using sod or hydromulch to prevent erosion. Depths deeper than 3'-ft shall require a perimeter fence.
5. Bleeder line shall be reduced to 8" in.
6. Each lot requires one water service and one sewer service. Remove all services from drainage areas and common areas.
7. Verify proposed sewer manhole invert to the west of the property.
8. Provide casing on waterline that lies on half-moon cul-de-sac.

DRAINAGE

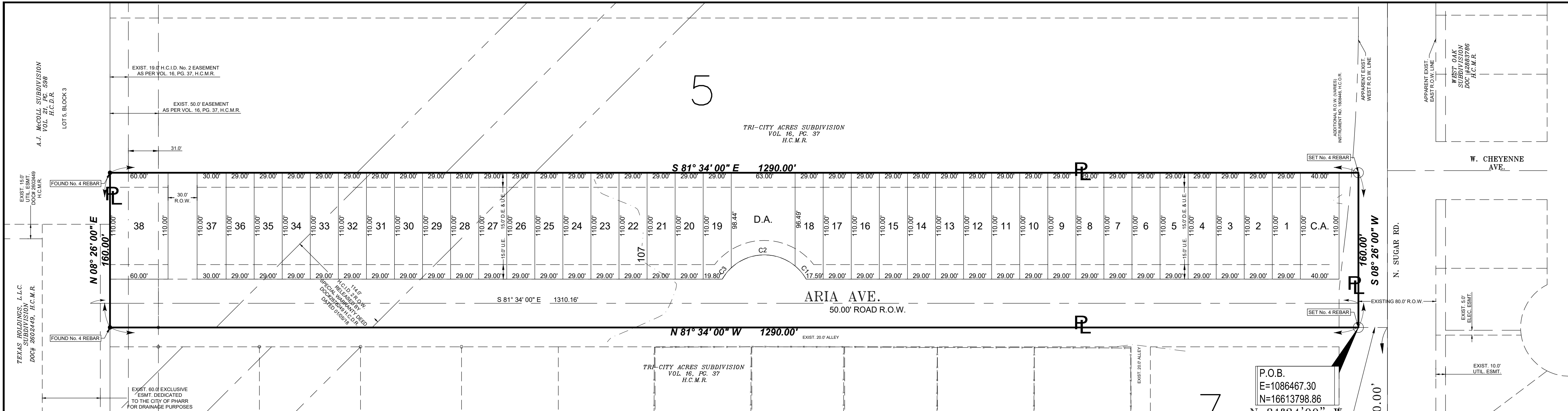
1. Drainage report to be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.

CLOSEOUT DOCUMENTS

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

STANDARD REQUIREMENTS

- **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.
- **TCEQ requires 9'-ft separation between water and sewer lines. This includes manholes to be spaced out away from water lines.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- **SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.**



- LEGEND**
- FOUND No. 4 REBAR
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - D.A. - DETENTION AREA
 - C.A. - COMMON AREA
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - PL - PROPERTY LINE

SUBDIVISION MAP OF ARIA ENCLAVE ON SUGAR SUBDIVISION

4.738 ACRE TRACT OF LAND OUT OF ALL LOT 6,
TRI-CITY ACRES SUBDIVISION
VOL. 16, PG. 37 H.C.M.R.
CITY OF PHARR
HIDALGO COUNTY, TEXAS

METES & BOUNDS

A 4.738 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OUT OF LOT 6, TRI-CITY ACRES SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND AS PER GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2015-2583817, HIDALGO COUNTY DEED RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED IN THE CITY OF PHARR ON THE WEST SIDE OF N. SUGAR ROAD APPROXIMATELY 360 FEET NORTH OF W. MINNESOTA ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT OF REFERENCE (N: 16613438.35, E: 1086444.17) FOR THE INTERSECTION OF THE APPARENT EXISTING 100 RIGHT-OF-WAY CENTER LINE OF SAID N. SUGAR ROAD AND THE ORIGINAL EXISTING 40 RIGHT-OF-WAY CENTERLINE OF SAID W. MINNESOTA ROAD FOR THE APPARENT SOUTHEAST CORNER OF LOT 88, KELLY-PHARR SUBDIVISION, VOLUME 3, PAGES 133-134 HIDALGO COUNTY MAP RECORDS.

THENCE, N 08° 26' 00" E, 360.00 FEET ALONG THE CENTERLINE OF SUGAR ROAD AND EAST LOT LINE OF SAID LOT 88 TO A POINT;

THENCE, N 81° 34' 00" W, 30.00 FEET PARALLEL TO THE APPARENT SOUTH LOT LINE OF SAID LOT 88, TO A POINT ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID N. SUGAR ROAD TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

1. THENCE, N 81° 34' 00" W, A DISTANCE OF 30.00 FEET TO A SET A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF SAID N. SUGAR ROAD, CONTINUING A TOTAL DISTANCE OF 1,290.00 FEET TO NO. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 08° 26' 00" E, A DISTANCE OF 160.00 FEET TO NO. 4 REBAR FOUND ON THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 81° 34' 00" E, A DISTANCE OF 1,290.00 FEET TO NO. 4 REBAR SET ON THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 08° 26' 00" W, A DISTANCE OF 160.00 FEET ALONG THE CENTERLINE OF N SUGAR ROAD AND EAST LOT LINE OF SAID LOT 8 TO THE POINT OF BEGINNING AND CONTAINING 4.738 ACRES OF LAND, MORE OR LESS.

GENERAL SUBDIVISION PLAT NOTES

FLOOD ZONE STATEMENT: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, AS PER COMMUNITY PANEL No. 480334 0425 C EFFECTIVE DATE NOVEMBER 16, 1982.

2. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS, UNLESS OTHERWISE NOTED.
3. SETBACKS ARE AS PER CITY ORDINANCE
4. MINIMUM FINISHED FLOOR ELEVATION FOR ALL NEW RESIDENTIAL CONSTRUCTION SHALL BE SET AT A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE CURB LOCATED IN THE CENTER FRONT OF THE LOT.
5. NO BUILDING IMPROVEMENTS SHALL BE PERMITTED ON OR WITHIN ANY EASEMENT IN THIS SUBDIVISION.
6. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 31,972 C.F. AND A VOLUME OF APPROXIMATELY 0.734 AC. FT. WILL BE REQUIRED FOR THIS USE. THIS IN AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
7. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY FOR THIS DEVELOPMENT.
8. CITY OF PHARR BENCHMARK #60, LOCATED ON THE WEST SIDE OF U.S. EXPRESSWAY 281, APPROXIMATELY 1/4 MILE SOUTH OF W. MINNESOTA ROAD, PHARR DATUM, N:16612698.878 E:1090088.420, TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE, ELEVATION 104.31 (NAVD88)
9. PROPOSED 4.738 (GROSS) ACREAGE AND 4.665 (NET) ACREAGE FOR THIS SUBDIVISION.
10. NO CONSTRUCTION OF ANY STRUCTURE IS ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.
11. A FIVE (5.0) FOOT SIDEWALK WITH ADA COMPLIANT RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED DURING CONSTRUCTION PERMIT PHASE ALONG INTERNAL STREET AND A FIVE (5.0) FOOT SIDEWALK WITH ADA COMPLIANT RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG WEST SIDE OF N. SUGAR ROAD AT SUBDIVISION CONSTRUCTION PHASE.
12. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT (TPDES) TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM.
13. LOT "D.A." SHALL BE DESIGNATED AS A DETENTION AREA TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
14. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
15. NO LOT SHALL HAVE DIRECT ACCESS ONTO N. SUGAR ROAD, ALL ACCESS TO BE THROUGH THE INTERNAL STREET.
16. ALL LOTS HAVE AN EXCLUSIVE 15.00' UTILITY EASEMENT DEDICATED TO THE CITY OF PHARR IN THE FRONT OF THE LOTS.
17. DRAINAGE DETENTION LOT "D.A." SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR ARIA SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.
18. ADDITIONAL FIRE PROTECTION MY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
19. OWNER'S TO MAINTAIN RIGHT-OF-WAY AND PERIMETER OF SUBDIVISION.
20. ALL FIRE PROTECTION UNDERGROUND LINES TO BE INSTALLED BY LICENSE PROTECTION COMPANY.
21. OWNER'S TO MAINTAIN DETENTION/RETENTION AREAS.
22. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Tangent
C1	17.77'	50.00'	020° 21' 53"	S31° 44' 56"E	17.68'
C2	72.12'	50.00'	082° 36' 36"	S83° 15' 10"E	66.03'
C3	14.83'	50.00'	016° 59' 31"	N46° 55' 46"E	14.77'

DRAWN BY: E.V.Z. DATE: 04-18-24
FINAL CHECK DATE:

MELDEN & HUNT, INC.
TEXAS REGISTER F-1435
CONSULTANTS • ENGINEERS • SURVEYORS

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

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ANGO HOLDINGS, INC-OWNER	1013 CIMARRON DR	MISSION, TX 78572	(956) 500-1087	N/A
ENGINEER: RUBEN JAMES DE JESUS, P.E., R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERT N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

Lot Area Table		
Lot #	SQ. FT.	Area
1	3190.00	0.073
2	3190.00	0.073
3	3190.00	0.073
4	3190.00	0.073
5	3190.00	0.073
6	3190.00	0.073
7	3190.00	0.073
8	3190.00	0.073
9	3190.00	0.073
10	3190.00	0.073
11	3190.00	0.073
12	3190.00	0.073
13	3190.00	0.073
14	3190.00	0.073
15	3190.00	0.073
16	3190.00	0.073
17	3190.00	0.073
18	3103.68	0.071
19	3131.42	0.072

Lot Area Table		
Lot #	SQ. FT.	Area
20	3190.00	0.073
21	3190.00	0.073
22	3190.00	0.073
23	3190.00	0.073
24	3190.00	0.073
25	3190.00	0.073
26	3190.00	0.073
27	3190.00	0.073
28	3190.00	0.073
29	3190.00	0.073
30	3190.00	0.073
31	3190.00	0.073
32	3190.00	0.073
33	3190.00	0.073
34	3190.00	0.073
35	3190.00	0.073
36	3190.00	0.073
37	3300.00	0.076
38	6600.00	0.152

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

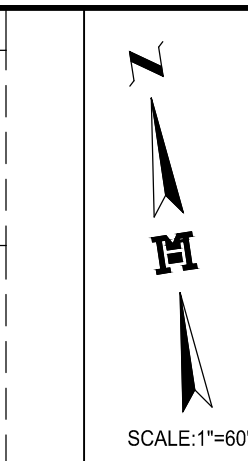
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT _____ ATTEST: _____
SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



STATE OF TEXAS
COUNTY OF HIDALGO

I, ANGO HOLDINGS, INC., A TEXAS CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ARIA SUBDIVISION TO THE CITY OF PHARR, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER: ANGO HOLDINGS, INC. A TEXAS CORPORATION
MARIO RAUL ANAYA VASQUEZ, PRESIDENT
1013 CIMARRON DRIVE
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

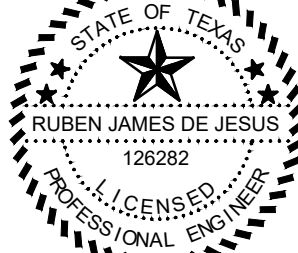
NOTARY PUBLIC DATE
MY COMMISSION EXPIRES ON

STATE OF TEXAS
COUNTY OF HIDALGO

I, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

RUBEN JAMES DE JESUS, PE # 126282
DATE PREPARED: April 18, 2024
JOB No. (ENG.) 24063.00
BY: E.V.Z.

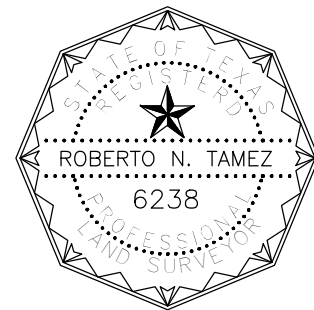
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN J. DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF ARIA ENCLAVE ON SUGAR SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 07-19-2022, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERT N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 07-19-2022
SURVEY JOB No. 24063.00



STATE OF TEXAS
COUNTY OF HIDALGO

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

AMBROSIO HERNANDEZ DATE ATTEST: CITY CLERK DATE
MAYOR, CITY OF PHARR, TEXAS

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

APPROVED THIS THE DAY OF 20.

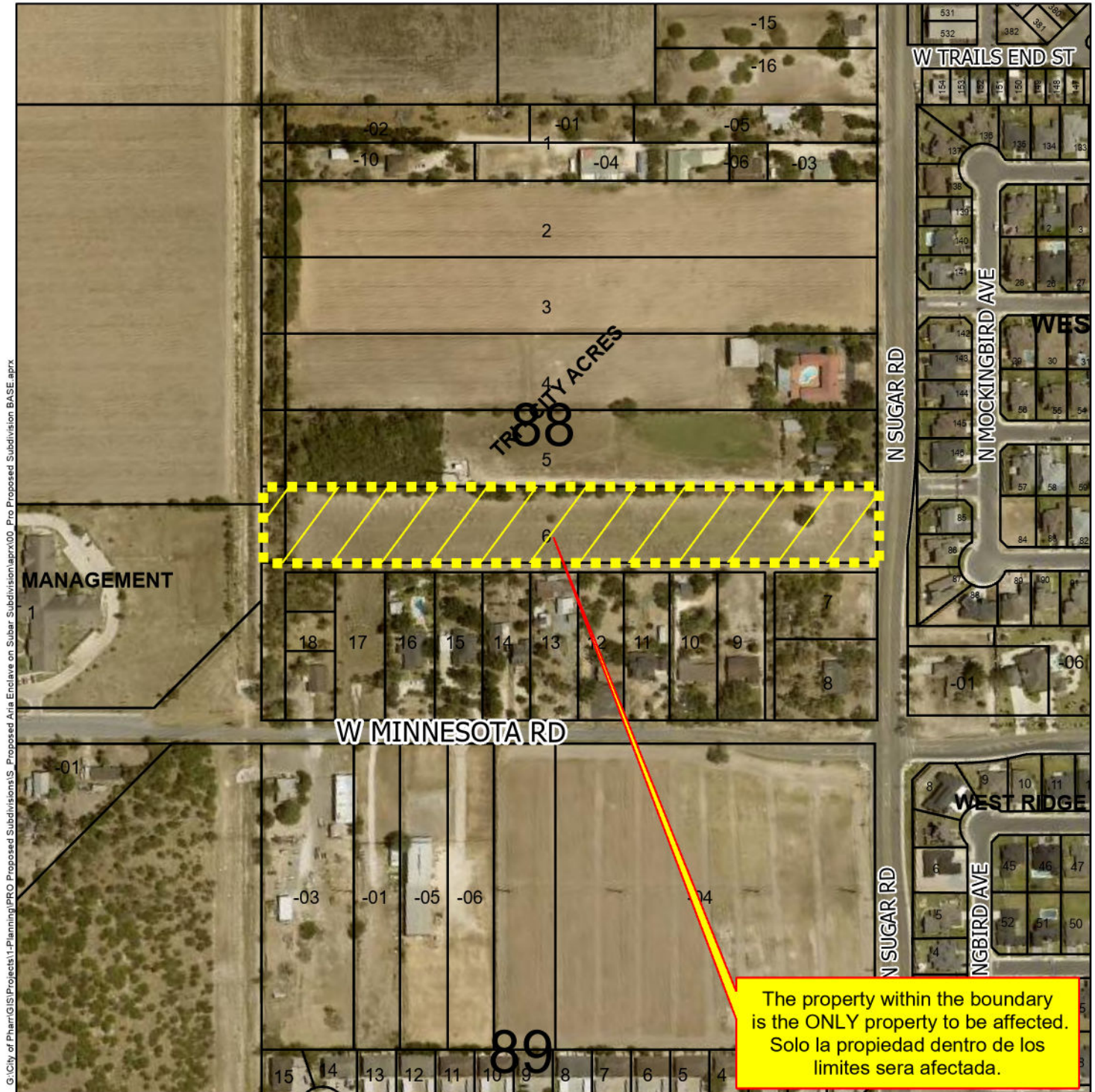
DANNY WYLIE CHAIRMAN, PLANNING AND ZONING COMMISSION



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

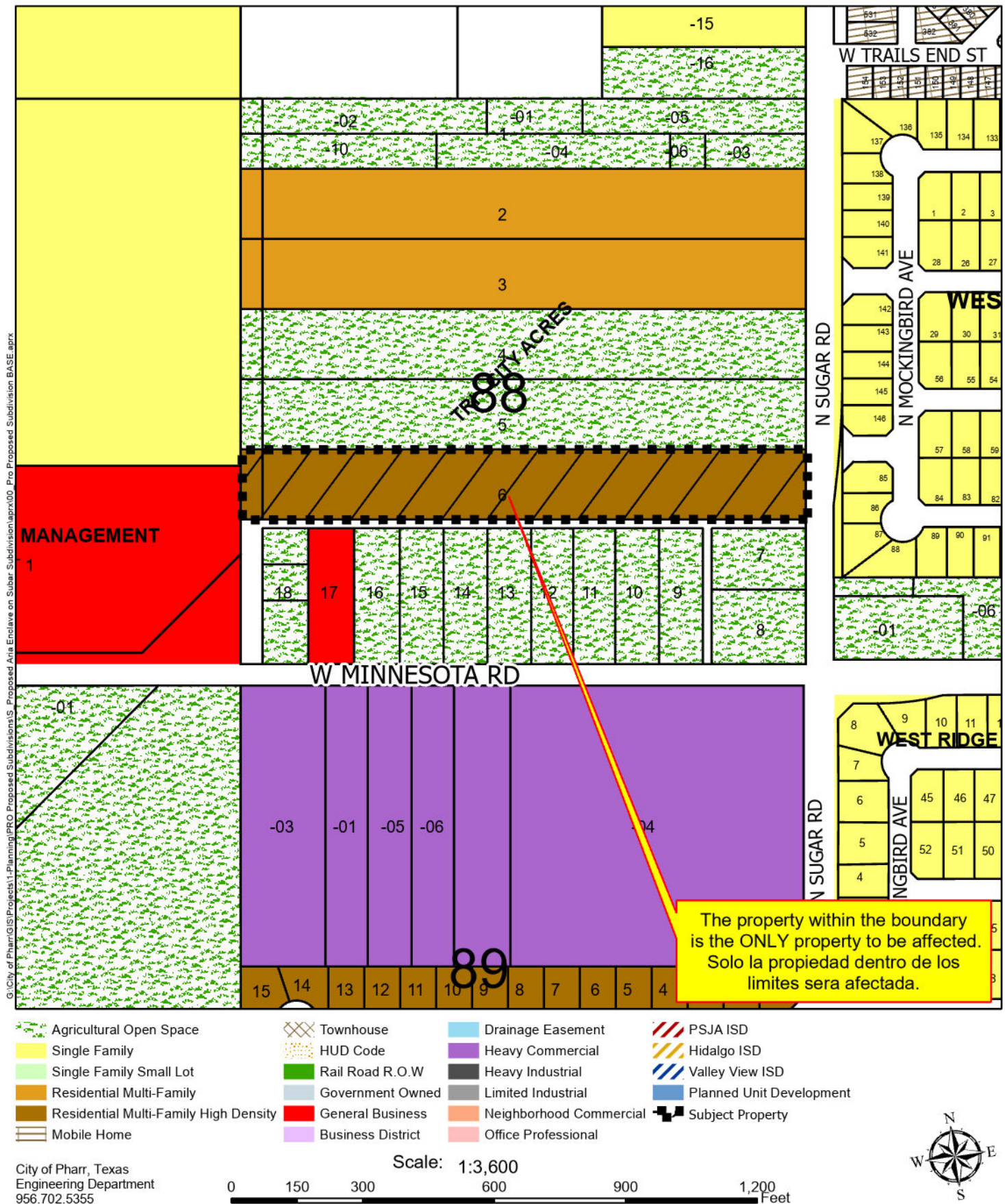
ON: AT AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: DEPUTY



 Subject Property







Pharr
Development Services



Site Photo

5400 Blk. of North Sugar Road





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: June 19, 2024

MEETING DATE: June 24, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Salinas Engineering & Associates, representing Jacinto Cano and Alice R. Cano, owners, is requesting preliminary plat approval of the proposed Jacinto Cano Subdivision. The property is legally described as being a 1.72 acre tract of land, more or less, out of and forming a part of Lot 274, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3100 Block of South Gardenia Street. **SUB#240513**

Classification: Regular

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

Issue: Salinas Engineering & Associates, representing Jacinto Cano and Alice R. Cano, owners, is requesting preliminary plat approval of the proposed Jacinto Cano Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Jacinto Cano 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 - 6/19/2024
Approved - 6/19/2024
Final Approval - 6/20/2024



MEMORANDUM

DATE: MONDAY, JUNE 24, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: JACINTO CANO SUBDIVISION
FILE NO. **SUB#240513**

GENERAL INFORMATION:

APPLICANT: Salinas Engineering, representing Jacinto Cano and Alice R. Cano, owners, is requesting preliminary plat approval of the proposed Jacinto Cano Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.72 acre tract of land, more or less, out of and forming a part of Lot 274, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3100 Block of South Gardenia Street.

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

PROPERTY PROPOSED USE: Single family homes.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Jacinto Cano subject to the following conditions set before you.

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

1. Shall obtain street cut permits from public works and public utilities department, if any street cuts.
2. Change the wording for the road access to perpetual road access.

EASEMENTS:

1. No overlapping easements, if any.
2. Show within property a 15' Exclusive easement to City of Pharr, for water or sewer, if any.
3. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).
4. Verify with HCID 2, if any easements are within property.

**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 notes.

OTHER:

1. Provide KMZ file, geo referenced and DWG format.
2. Provide surveyors and engineer seal and signature.
3. Update location map.
4. Verify plat note #8, B.M.S.
5. Make text legible within property.
6. Road access will it extend south, please verify.

STAFF REVIEW MEETING FOR:

JACINTO CANO SUBDIVISION

COMMENTS:

Initials: J.R.

June 11, 2024

WATER:

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

SEWER:

- Ok as proposed.
- Comments made change depending on 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: JACINTO CANO (STAFF REVIEW)

Reviewed by: Manuel Renta 6/11/24

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 (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:

Subdivision plans were reviewed as proposed, hydrant locations is consistent with single family residential development

Plat Note: NA

General Comments: NA



Staff Pre-Construction Meeting

DATE: 06/11/2024

Jacinto Cano Subdivision

1.72 Acres

Pharr TX, 78577

Plat Notes:

- **No comments**

General Notes:

- **Include a Sediment Erosion Control plan.**
- **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: Jacinto Cano Subdivision

DATE: June 13, 2024

REVIEW: Preliminary (comments plans dated 5-31-2024)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Note No. 8---Include elevation (98.09) for benchmark no. 26 and remove the additional zeroes on the northing and easting values.

SITE PLAN

1. Provide utility profiles of proposed and existing crossings if applicable.
2. What is the material of the ingress/egress going to be made of.

DRAINAGE

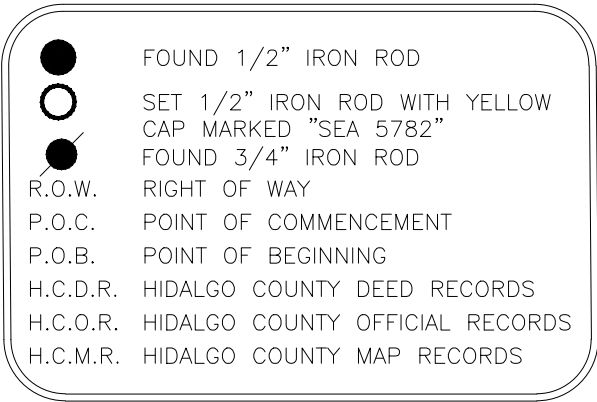
1. Drainage report to be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.

CLOSEOUT DOCUMENTS

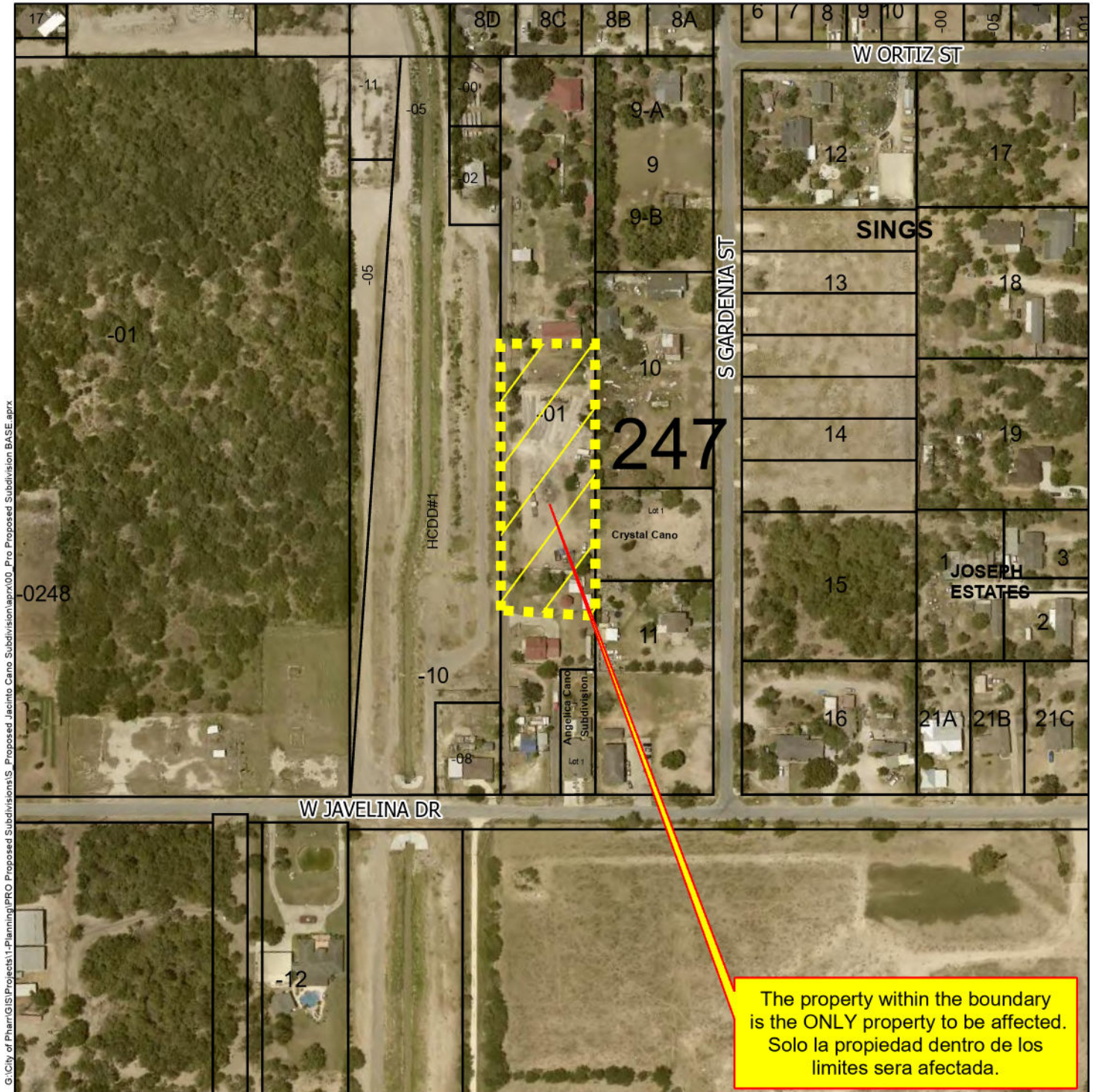
- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

STANDARD REQUIREMENTS

- **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.
- **TCEQ requires 9'-ft separation between water and sewer lines.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- **SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.**



SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - MCALLEN, TEXAS 78501
(956) 692-9081 (956) 686-1489 (FAX)
SPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5



Future Land Use

FUTURELAND

 Irrigation

 Agriculture

 Single Family Res.

 Multi-Family Res.

 Manufactured Homes

 Industrial

 Commercial

 Public/Semi Public

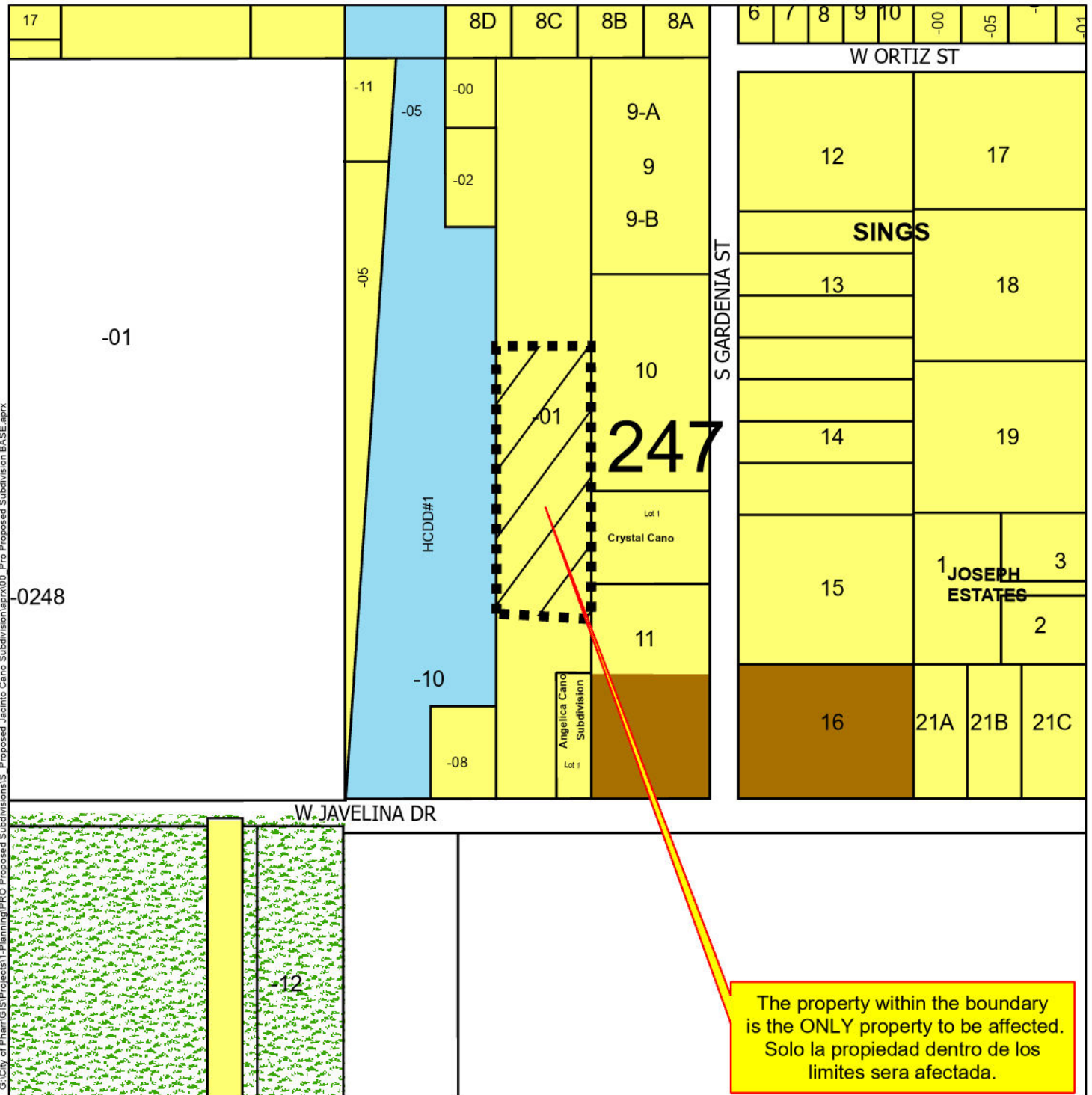
 ROW

 Parks

 Subject Property



ZONING



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

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





Pharr
Development Services



Site Photo

3100 Blk. of South Gardenia Street





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: June 19, 2024

MEETING DATE: June 24, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: M2 Engineering, PLLC., representing Abel Hernandez, Manager for ALPEG Properties, LLC., is requesting preliminary plat approval of the proposed Owassa Springs Townhomes Subdivision. The property is legally described as being a 2.00 acre tract gross more or less being part of Lot 80, Kelly-Pharr Subdivision, within City of Pharr, Extraterritorial Jurisdiction (ETJ). The property is located within the 1100 Block of East Owassa Road approximately 145 ft. into the City of Pharr Extraterritorial Jurisdiction (ETJ), along East Owassa Road. **SUB#240518**

Classification: Regular

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

Issue: M2 Engineering, PLLC., representing Abel Hernandez, Manager for ALPEG Properties, LLC., is requesting preliminary plat approval of the proposed Owassa Springs Townhomes Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Owassa Springs Townhomes 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 - 6/19/2024
Approved - 6/19/2024
Final Approval - 6/20/2024



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 24, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: OWASSA SPRINGS TOWNHOMES SUBDIVISION
FILE NO. **SUB#240518**

GENERAL INFORMATION:

APPLICANT: M2 Engineering, PLLC., representing Abel Hernandez, Manager for ALPEG Properties, LLC., is requesting preliminary plat approval of the proposed Owassa Springs Townhomes Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.00 acre tract gross more or less being part of Lot 80, Kelly-Pharr Subdivision, within City of Pharr, Extraterritorial Jurisdiction (ETJ).

LOCATION: The property is located within the 1100 Block of East Owassa Road approximately 145 ft. into City of Pharr Extraterritorial Jurisdiction (ETJ), along East Owassa Road.

ZONING: The property is located within the City of Pharr Extraterritorial Jurisdiction (ETJ). The adjacent zones are within City of Pharr limits to the north, City of Pharr Extraterritorial Jurisdiction (ETJ) to the east and west and Residential Mobile Home District (R-MH) to the south. The property is designated for single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Townhouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Owassa Springs Townhomes Subdivision subject to the following conditions set before you.

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

1. Street lights shall be 250' max spacing, along public street.
2. Shall obtain street cut permits from public works and public utilities department, if any street cuts.
3. Provide a street name, follow same name on south side.

EASEMENTS:

1. No overlapping easements, if any.
2. Show within property a 15' Exclusive easement to City of Pharr, sewer.
3. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).
4. Verify with HCID 2, if any easements are within property.

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. North Alamo Water Supply Corporation (N.A.W.S.C.).

SEWER:

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

DRAINAGE:

1. Provide detention directive on plat notes.

OTHER:

1. Location map: darken lines and show recorded subdivisions.
2. Subdivision shall be reviewed and approved at county planning department.
3. Recommend voluntary annexation into City of Pharr.
4. Show front set back line on cul-de-sac and label.
5. Redo lot 1 frontage size.
6. Label R.O.W. corner clip for lot 1 and provide dimension.
7. Building set back also to be following the county standards.
8. Planning & Zoning signature block revise.
9. Provide draft of H.O.A. for review.
10. Provide all county plat note on plat.
11. Plat note #3, Building setback as per City Ordinance, remove the rest.
12. Provide KMZ file, geo referenced and DWG format.
13. Provide surveyors and engineer seal and signature.

STAFF REVIEW MEETING FOR OWASSA SPRING TOWNHOMES SUBDIVISION

COMMENTS:

Initials: J.R.

June 11, 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:

- Sanitary sewer is already existing.
- Will need to show all existing sewer service connection details.
- Manholes will need to be composite base with City of Pharr logo.
- Will need to verify all surrounding utilities in the area.
- 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: Owassa Springs Townhomes Subdivision (Staff Review)

Reviewed by: Manuel Renta

6/11/24

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 (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 Notes:

NA

General Comments:

1. All designed waterlines shall be looped on a Fire Department approved water main, 2 – sources of water shall be demonstrated on plans
2. All fire hydrants within 300' of subdivision boundary shall be identified.



Staff Pre-Construction Meeting
Owassa Spring Townhomes Subdivision
Pharr TX, 78577

DATE: 06/11/2024

1.93 Acres

Plat Notes:

- **No comments**

General Notes:

- **Include a Sediment Erosion Control plan.**
- **Please include a drainage plan and a proposed detention pond.**
- **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: Owassa Springs Townhomes **DATE:** June 13, 2024
Subdivision

REVIEW: Preliminary (comments plans dated 5-31-2024)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Make reference to City of Pharr benchmarks.
4. Add note---Owners to maintain detention / retention area.
5. Add note---Owners to maintain ROW and perimeter of subdivision.
6. Add note---5'-ft sidewalk with ADA wheelchair ramps and landings shall be required along all streets at time of building permit phase.

SITE PLAN

1. Provide comments from North Alamo Water Supply Corporation (NAWSC).
2. Include a profile of the proposed sanitary sewer line.
3. Include all pertinent details for water, sewer, storm, paving and sidewalk (including sidewalk layout).

DRAINAGE

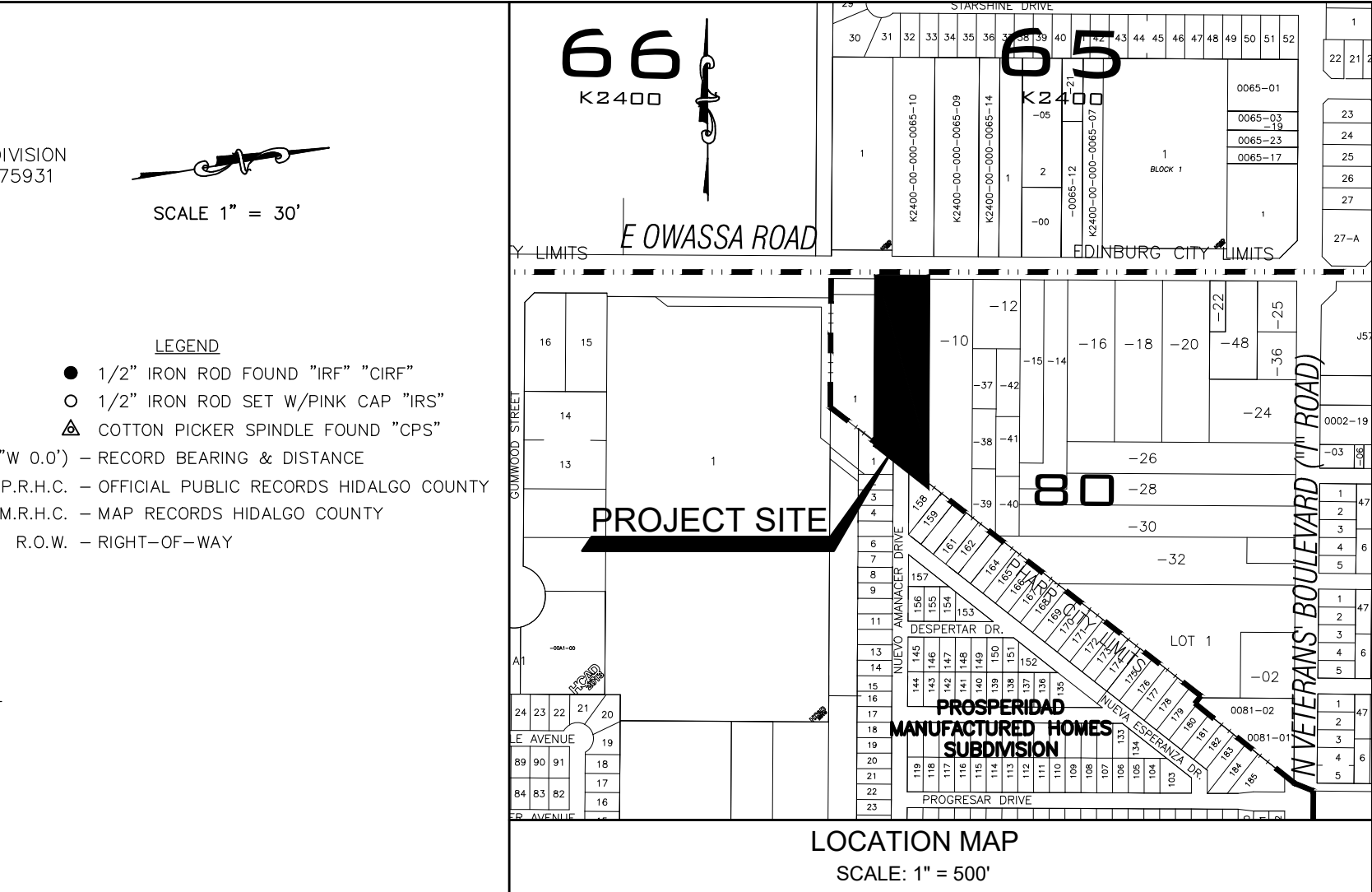
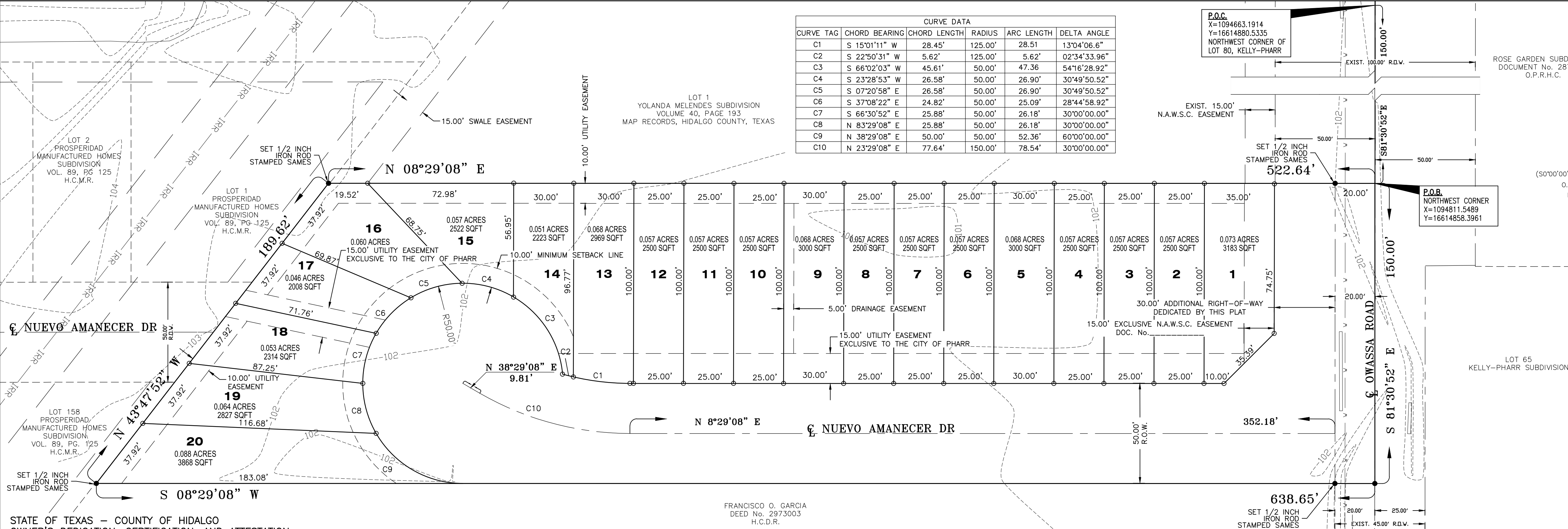
1. Drainage plan to be reviewed and approved at building permit stage.
2. Subdivision requires an onsite detention area. Perimeter fence for both detention ponds shall be required with a minimum height of 4'-ft.
3. Provide all storm sewer details.
4. Include a profile of the proposed storm sewer line.

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).

STANDARD REQUIREMENTS

- **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.
- **TCEQ requires 9'-ft separation between water and sewer lines.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- **SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.**



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

OWASSA SPRINGS TOWNHOMES SUBDIVISION IS LOCATED IN NORTH HIDALGO COUNTY ON THE SOUTH SIDE OF OWASSA ROAD AND APPROXIMATELY 1,228 FEET WEST OF THE INTERSECTION OF N VETERANS BLVD ("I" ROAD) AND OWASSA ROAD. THE NEARBY MUNICIPALITY IS THE CITY OF PHARR, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF PHARR (POP. 79,715) OWASSA SPRINGS TOWNHOMES SUBDIVISION LIES ADJACENT TO THE CITY LIMITS AND IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021 AND LIES IN PCT. No. 2

OWASSA SPRINGS TOWNHOMES SUBDIVISION

A 2.00 ACRE TRACT GROSS., 1.93 ACRE NET., TRACT OF LAND, MORE OR LESS BEING PART OF LOT 80, KELLY PHARR SUBDIVISION, THEREOF CONVEYED TO FRANCISCO GARCIA, RECORDED IN DOCUMENT NUMBER 2973003, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS, HIDALGO COUNTY TEXAS,

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "B". ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER: 480334 0425 C.
EFFECTIVE DATE: NOVEMBER 16, 1982.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OR 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
- TOWNHOUSE RESIDENTIAL USE, BUILDING SETBACK AS PER HIDALGO COUNTY AND CITY OF PHARR REQUIREMENTS.
- BENCH MARK NOTE: HORIZONTAL COORDINATES AND VERTICAL ELEVATION: TEXAS STATE PLANE SOUTH ZONE (4205), (NAD 83, NAVD 88 GEOID 12B) US SURVEY FEET
B.M. No. 62 CITY OF PHARR BENCH MARKS - ELEV. 103.12
NORTHING:16614974.217, EASTING:1093872.455
- DRAINAGE NOTE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 9.547 ACRES AND A VOLUME OF APPROXIMATELY .22 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
- EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. 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 TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- EROSION CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES)
- ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
- ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A PINK PLASTIC CAP STAMPED "C.L.S. RPLS 2791"
- SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNERS(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THIS SUBDIVISION, RECORDED AS DOCUMENT NUMBER , HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF PHARR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS FOR COMMON AREAS, PRIVATE STREETS, ALLEYS AND DETENTION AREAS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 2% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4
- OWNERS TO MAINTAIN RIGHT OF WAY AND PERIMETER OF SUBDIVISION.
- A 5 FOOT SIDEWALK WITH A.D.A. WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT TIME OF BUILDING PERMIT PHASE.

INDEX OF SHEETS: OWASSA SPRINGS TOWNHOMES SUBDIVISION:

- SHEET 1: HEADING; INDEX; LOCATION AND ETJ MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNERS DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT CERTIFICATION; LOT AREAS, LINE TABLE, CURVE, TABLE, PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METES AND BOUNDS); HIDALGO COUNTY CERTIFICATE; HIDALGO DRAINAGE DISTRICT NO.1 CERTIFICATE; CITY APPROVAL CERTIFICATE; HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATE;
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER; ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION, WATER AND SANITARY LAYOUT; DETAILS;
- SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT; STORM DRAINAGE CONSTRUCTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION;

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

I (WE), ABEL HERNANDEZ, AS OWNERS OF THE 1.93 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED OWASSA SPRINGS TOWNHOMES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

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

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

ABEL HERNANDEZ
ABESAM RENTALS, LLC
2802 COUNTRY CLUB DR.
MISSION, TEXAS 78572

STATE OF TEXAS COUNTY OF HIDALGO

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

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

MAYOR CERTIFICATION

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST: CITY SECRETARY

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS OWASSA SPRINGS TOWNHOMES SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2024

DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION

STATE OF TEXAS - COUNTY OF HIDALGO PLAT APPROVAL CERTIFICATE UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE OWASSA SPRINGS TOWNHOMES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20 _____.

HIDALGO COUNTY JUDGE
HIDALGO COUNTY CLERK

CERTIFICATE OF APPROVAL HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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

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

PRESIDENT
ATTEST: SECRETARY

NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (hereinafter called "Grantor" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (hereinafter called "Grantee"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AND ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED. THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____, 20 _____

ABEL HERNANDEZ
ABESAM RENTALS, LLC
2802 COUNTRY CLUB DR
MISSION, TEXAS 78572

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF SURVEYOR

I, HOMERO LUIS GUTIERREZ, 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 PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PHARR, TEXAS.

DATED THIS THE _____ DAY OF _____, 20 _____.

** FOR PRELIMINARY VIEW ONLY **
HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791
STATE OF TEXAS

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF ENGINEER

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

DATED THIS THE _____ DAY OF _____, 2024.

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

CERTIFICATE OF APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

DATE

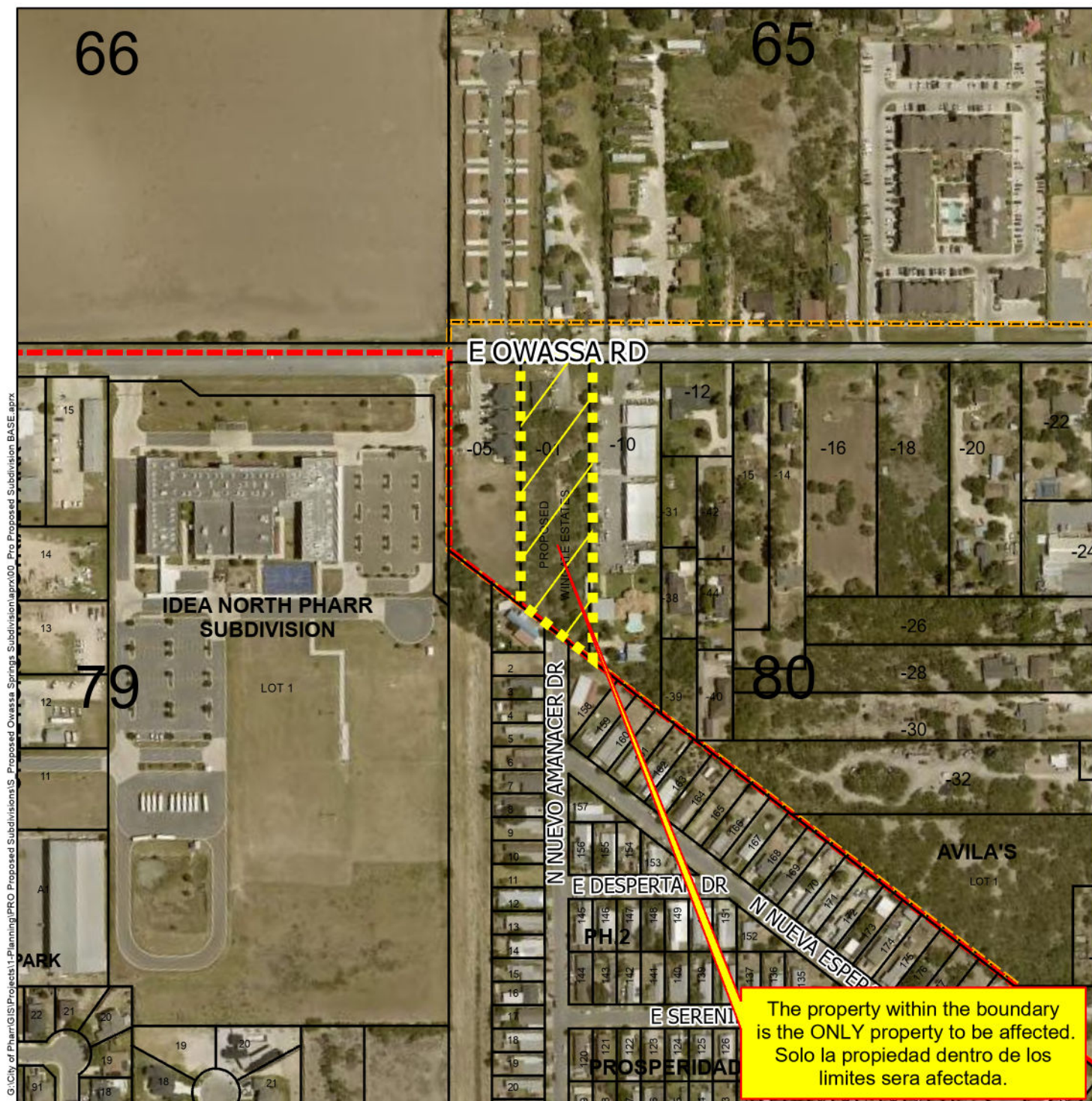
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

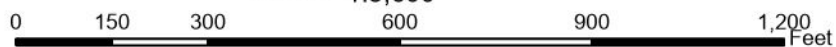
BY: _____ DEPUTY

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ABEL HERNANDEZ ABESAM RENTALS, LLC	2802 COUNTRY CLUB DR	MISSION, TEXAS 78572	(956) 929-6167
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN 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

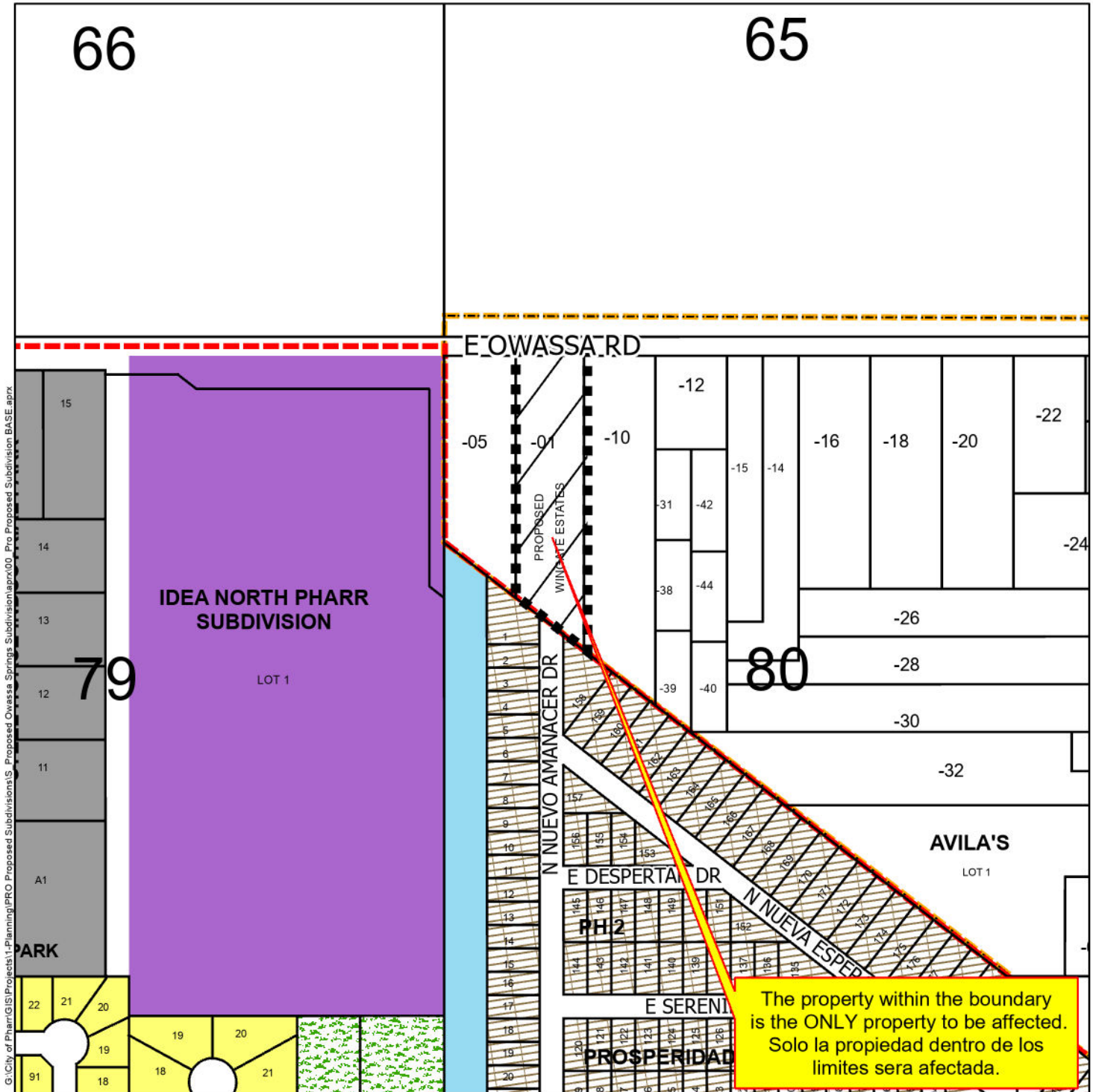
 Subject Property

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:3,600



Date: 6/6/2024





Pharr
Development Services



Site Photo

1100 Blk. of East Owassa Road

