AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 13, 2018 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. 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:

PRESIDING:

A. CALL TO ORDER:

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

B. APPROVAL OF MINUTES:

1) Minutes of October 22, 2018

C. PUBLIC COMMENTS: *(Ordinance No. O-2015-28) A registered speaker may speak on several items or topics of public concern; however, a speaker may not*

REVIEWED ASST DIR_____ DIRECTOR_____

exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.

D. PUBLIC HEARING: *(Ordinance No. O-2015-28). A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city 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) Quinta Real Events, LLC has filed with the Planning and Zoning Commission a request for Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).The property is legally described as being a 0.18 acre tract of land, more or less, out of Lot 1 and 2, save and except the S32' out of Lot 2, Sing's Subdivision, Pharr, Hidalgo County, Texas.The property's physical address is 2620 South Gardenia Street. **CUP#180864 (TABLED)**

2) Dannenbaum Engineering Company – McAllen, LLC, representing Lynn Tract, LP, a Texas Limited Partnership, has filed with the Planning and Zoning Commission a request for a change of zone for the following tracts of land:

Tract 1: A 0.727 acre tract of land out of Lot 203, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas;
Tract 2: A 6.788 acre tract of land out of Lot 202 and 203, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas;
Tract 3: A 5.360 acre tract of land out of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. **COZ# 181069**

3) Maria Isabel Aranda has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C). The property is legally described as being Lots 16 & 17, Block 10, Evans Subdivision No. 4, Pharr, Hidalgo County, Texas. The property's physical address is 253 West Thomas Road. **COZ#181070**

E. PLATS:

1) Melden & Hunt, Inc., representing Larry Schneier, Senior V.P., of Pharr Terminals LLC, is requesting preliminary and final plat approval of the proposed Tri-National Subdivision.The property is legally described as being a resubdivision of 2.574 acres out of Lot 100, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of East

Nolana Loop (FM 3461). **SUB#181032**

2) Salinas Engineering & Associates, representing Victor Rios, Sr. owner, is requesting preliminary plat approval of the proposed Lots 44A, 44B, 44C, and 44D, Replat of Lot 44, Beamsley Subdivision.The property is legally described as being a 0.65 acre tract of land, more or less, known as all of Lot 44, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property physical address is 1401 W. Eisenhower Street. **SUB#170716**

3) Barrera Infrastructure Group, Inc., representing Clemente Ponce, Member of Nextgen Investments, LLC, a Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Nextgen Subdivision. The property is legally described as being a 2.235 acres gross, situated in Hidalgo County and also being a part or portion of Lot 237, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2700 Block of South Cage Boulevard. **SUB#180929**

4) Melden & Hunt, Inc., representing Beatrice Quesada, Owner, is requesting final plat approval of the proposed Quesada Plaza Subdivision. The property is legally described as being a Resubdivision of 0.380 of one acre out of Lot 99, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of East Nolana Loop. **SUB#180614**

F. ANNOUNCEMENTS/OTHER BUSINESS:

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

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

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

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

Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to

discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

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

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

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 9th day of November 2018 at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)

Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. October 22, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 22, 2018 and following is the record of attendance.

MEMBERS PRESENT:	Danny Wylie	Andy Castro
	Charlie Ramirez	Romeo Robles
	Luis Madrigal	
ABSENT:	Rafael Munguia	Jonathan Larraga
OTHERS PRESENT:	See attached list	
STAFF PRESENT:	Roland Gomez, Assistant Director	
	John Rigney, City Attorney	
	Cristina Garcia, Senior Planner	
	Eddie Martinez, Planner II	
	Della Robles, Planner I	
	George Martinez, Building Official	
	Rita Galvan, Administrative Assistant	
	Angie Resio, Secretary	

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 6:00 p.m. Roll call established a quorum.

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

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF OCTOBER 22, 2018

Chairman, Danny Wylie, introduced the item.

Chairman, Danny Wylie, stated there was a correction to be made on page nine (9), the last sentence on paragraph seven (7) states Mr. Wylie and should state Mr. Ramirez.

Angie Resio, Secretary, stated the correction would be made.

There being no further discussion Charlie Ramirez **moved** to approve the minutes of October 22, 2018, with corrections. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC COMMENTS

Kenneth C. Fletcher, residing at 504 South Diplomat, stated he signed up for the Public Hearing portion of the meeting and is still experiencing the noise, lights and vibration nuisance from Costco. Dr. Fletcher continued stating he would like to request a fifteen (15) to twenty-two (22) foot acoustical wall at the location. Dr. Fletcher stated he would like to speak more about Item E-4 in today's packet that is named Trancasa Subdivision, which was located previously on West Utility Drive but was moved after years of complaints from the surrounding property owners. Dr. Fletcher continued stating the residents that were affected by this item were unable to attend today's meeting but are happy to see the business relocate and he would like for the next tenant to add caliche and build a wall around the Limited Industrial area. Dr. Fletcher referred to a picture shown on the television and stated it was the new location of Trancasa on Hi-Line Road but there is no sidewalk or landscaping and those items are required by the City of Pharr's Code Ordinance. He continued stating there is a banner that measures more than three (3) feet wide and does not believe there is a permit issued for it. Dr. Fletcher continued stating this was presented, referring to the picture on the television, and a novel crush concrete or permeable pavement was supposed to be used but he believes the material is asphalt. Dr. Fletcher closed by stating he signed up for Public Hearing portion of the meeting.

ITEM D. PUBLIC HEARING

1) QUINTA REAL EVENTS LLC HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1, AND 2, SAVE AND EXCEPT THE S32' OUT OF LOT 2, SING'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS 2620 SOUTH GARDENIA STREET. CUP#180864

Della Robles, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south and west and Single-Family Residential District (R-1) and Office Professional District (O-P) to the east. This area is generally designated for single-family residential use in the Land Use Plan. She further reported thirty-four (34) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

Chairman, Danny Wylie, asked the applicant if she would like to comment on the request for a Conditional Use Permit.

Norma Rodriguez, residing at 2620 South Gardenia, stated she only speaks Spanish and will designate Francisco Rodriguez on her behalf. Mr. Rodriguez stated Ms. Rodriguez mentioned to him that legal letters were sent out to the surrounding schools and obtained the approval from the schools. He further stated there were no negative response to the legal notice and Ms. Rodriguez has a BYOB, Conditional Use Permit active from the City of Pharr. Mr. Rodriguez continued stating there are people already consuming alcohol in the premise and the event center is for weddings and quinceaneras.

Andy Castro asked the applicant if the event center holds weddings and quinceaneras and if the facility is open until one o'clock a.m.

Mr. Rodriguez stated since Ms. Rodriguez is obtaining a liquor license the facility would not be open until two o'clock a.m. and the events usually begin at seven or eight o'clock but the facility is currently opened only until twelve o'clock a.m.

Andy Castro asked the applicant if other events would be taking place besides weddings and quinceaneras because normally those events are over by one o'clock a.m.

Chairman, Danny Wylie, asked the applicant what the business hours of the event center are.

Norma Rodriguez spoke in Spanish.

Andy Castro spoke in Spanish.

Roland Gomez, Assistant Director, stated the permit the applicant submitted an application for was not for late hours so the City of Pharr would only allow them to sell or consume alcohol until twelve o'clock a.m. Mr. Gomez stated all TABC permits are late hour permits that allow patrons to consume until two o'clock a.m., but the City of Pharr has an ordinance that has either a regular condition use permit or a late hours one. Mr. Gomez further stated in this case the applicant did not apply for late hours and would only be allowed to sell alcohol until twelve o'clock a.m.

Chairman, Danny Wylie, asked if the hours would be subject to change if the Board approved the permit to allow sale and consumption of alcohol until twelve o'clock a.m.

Roland Gomez, Assistant Director, advised the commission they have the option to table the item and have the applicant interview with the City Secretary to clarify which permit she wants to apply for.

Chairman, Danny Wylie, asked the before applicant what she would like to do.

City Attorney, John Rigney, asked staff if the applicant understands what permit she applied for.

Della Robles, Planner I, stated the applicant would like for the item to be tabled and she will meet with the City Secretary tomorrow.

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

2) ATTIC DEVELOPMENT, LLC REPRESENTING LYNN TRACT, LP, A TEXAS LIMITED PARTNERSHIP, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM HIGH-DENSITY MULTI-FAMILY DISTRICT (R-4) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.957 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 2002, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS 1001 WEST RIDGE ROAD. COZ#180968

Della Robles, Planner I, introduced the item and stated the property currently zoned High-Density Multi-Family District (R-4). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the north and east, High-Density Multi-Family District (R-4) to the west and Medium Density Multi-Family Residential District (R-3) to the south. The property is generally designated for commercial use in the Land Use Plan. She further reported three (3) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to General Business District (C) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances, City Department requirements and must complete the subdivision process and advised the item will be presented to the City Commission meeting of November 5, 2018 for final approval.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Change of Zone.

Azael Gomez, residing at 2805 South Business 77, Harlingen, Texas stated Affordable Attic is the applicant and this business has been in existence for approximately twenty-five (25) years all over the valley. He continued stating this would be their tenth location and they were eager to be in Pharr. Mr. Gomez stated this business is located in almost every city in the Rio Grande Valley and their next target is Brownsville. He closed by stating he had blue prints of the facility if the Commission would like to view them and would be glad to answer any questions they might have.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

There being no further discussion Luis Madrigal **moved** to approve the request for a change of zone from High-Density Multi-Family District (R-4) to General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

3) CROWN CASTLE, REPRESENTING SPRINT, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE CO-LOCATION OF TELECOMMUNICATION EQUIPMENT ON AN EXISTING TOWER IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.15 ACRE TRACT LAND, MORE OR LESS, OUT OF LOT 165, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 202 WEST INTERSTATE 2. TWR#180967

Della Robles, Planner I, introduced the item and stated the property currently zoned General Business District (C). The surrounding area is zoned Residential Mobile-Home District (R-MH) to the north and General Business District (C) to the south, east and Heavy Commercial District (H-C) to the west. The area is generally designated for commercial use in the Land Use Plan. She further reported two (2) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

There being no discussion Andy Castro **moved** to approve the request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a General Business District (C). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

1) R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING DULCE OLIVIA GONZALEZ, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED V.D. DE LEON SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.597 OF AN ACRE OF LAND, OUT OF LOT 8, BLOCK 3, EARL THOMAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF EAST HELMER STREET. SUB# 180824

Eddie Martinez, Planner II, introduced the item. He stated property is currently zoned Single Family Residential District (R-1). The adjacent zones are Single Family Residential District (R-1) to the north, south, east and west. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed V.D. De Leon Subdivision subject to the conditions.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion Luis Madrigal **moved** to approve the request for preliminary plat approval of the proposed V.D. De Leon Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

2) SALINAS ENGINEERING & ASSOCIATES, REPRESENTING AGUSTIN CARRILLO AND MARIA LUISA R. CARRILLO, OWNERS ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED THE GIFT SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.52 ACRE TRACT OF LAND, KNOWN AS THE WEST 150 FEET OF THE EAST 640 FEET OF THE SOUTH 150 FEET OF THE NORTH 358.67 FEET, OUT OF LOT 348, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 100 BLOCK OF WEST SIESTA STREET. SUB# 180826

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single Family Residential District (R-1). The adjacent zones are Single Family

Residential District (R-1) to the north, south, east and west. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed The Gift Subdivision subject to the conditions.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion Luis Madrigal **moved** to approve the request for preliminary plat approval of the proposed The Gift Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

3) R.E. GARCIA & ASSOCIATES, REPRESENTING WILL SCHNAKENBURG, AUTHORIZED AGENT FOR NOTOOPHARR, LLC, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED PALMVIEW SOUTH SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.58 ACRE TRACT OF LAND, BEING A PORTION OF LOT 5, BLOCK 11, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 1900 BLOCK OF WEST DICKER ROAD. SUB# 170922

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the east and south, Single-Family Residential District (R-1) and General Business District (C) to the north and city limits lie to the west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed The Palmview South Subdivision subject to the conditions.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion Luis Madrigal **moved** to approve the request for final plat approval of the proposed Palmview South Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

4) PEREZ CONSULTING ENGINEERS, REPRESENTING CARLOS CANALES MELHEM, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED TRANCASA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A TRACT OF LAND, CONTAINING 7.21 ACRES BEING A PART OR PORTION OF LOT 377, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 1500 BLOCK OF WEST HI-LINE ROAD. SUB# 171130

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) and Agricultural & Open Space District (A-O) to the north and east and Agricultural & Open Space District (A-O) to the south and west. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Trancasa Subdivision subject to the conditions.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the item for discussion and action.

Chairman, Danny Wylie asked staff if the yard was asphalt or cement.

Eddie Martinez, Planner II, stated the yard is a combination both and that there is asphalt and concrete were the landings of the semi-trailers park.

Chairman, Danny Wylie, stated he recalls agreeing to it being all cement and not use the experimental one. Was that not the case.

Luis Madrigal asked staff how long did it take to comply to adjust the hydrants that were low.

Eddie Martinez, Planner II, stated they are working on it and by the end of this week it should be complete.

There being no further discussion Luis Madrigal **moved** to approve the request for final plat approval of the proposed Trancasa Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles **moved** to adjourn. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:30 p.m.

_____
Chairman, Danny Wylie

ATTEST:

_____
Luis Madrigal, Secretary

APPROVED:_____

Pharr
Development Services

MEMORANDUM

DATE: TUESDAY, NOVEMBER 13, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR **ABC**
FILE NO. **CUP#180864** (QUINTA REAL EVENTS, LLC)

GENERAL INFORMATION:

APPLICANT: Quinta Real Events, LLC has filed with the Planning and Zoning Commission a request for Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being a 0.18 acre tract of land, more or less, out of Lot 1 and 2, save and except the S32' out of Lot 2, Sing's Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 2620 South Gardenia Street.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south and west and Single-Family Residential District (R-1) and Office Professional District (O-P) to the east. This area is generally designated for single-family residential use in the Land Use Plan.

COMMENTS:

POLICE CHIEF: Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.
HEALTH DIVISION:	Recommends approval of the Conditional Use Permit.
PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Thirty-four (34) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

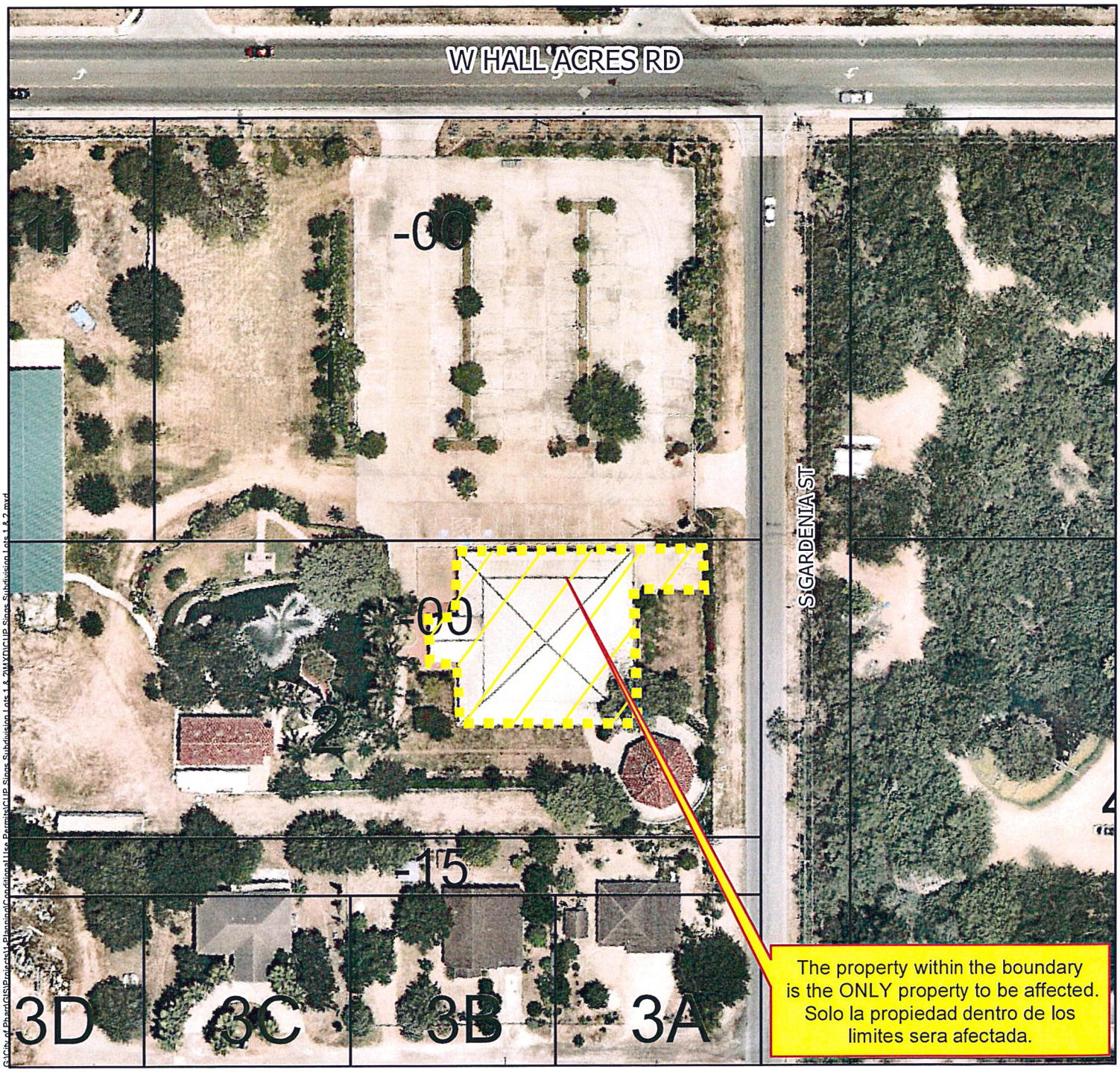
DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending **approval** of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with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

NOTE: This item is scheduled to go before the City Commission Meeting of **November 19, 2018** at **4:00 p.m.**

P:\Admin\CUPs\ABC\ABC_QUINTA REAL EVENT CENTER LLC_2018

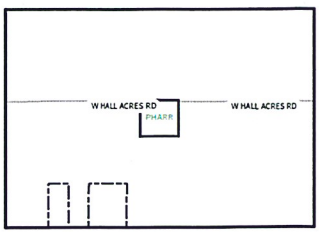
Proposed Conditional Use Permit
Sings Subdivision Lots 1 & 2
Norma A Garza/ Quinta Real Events LLC

Pharr Engineering



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

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



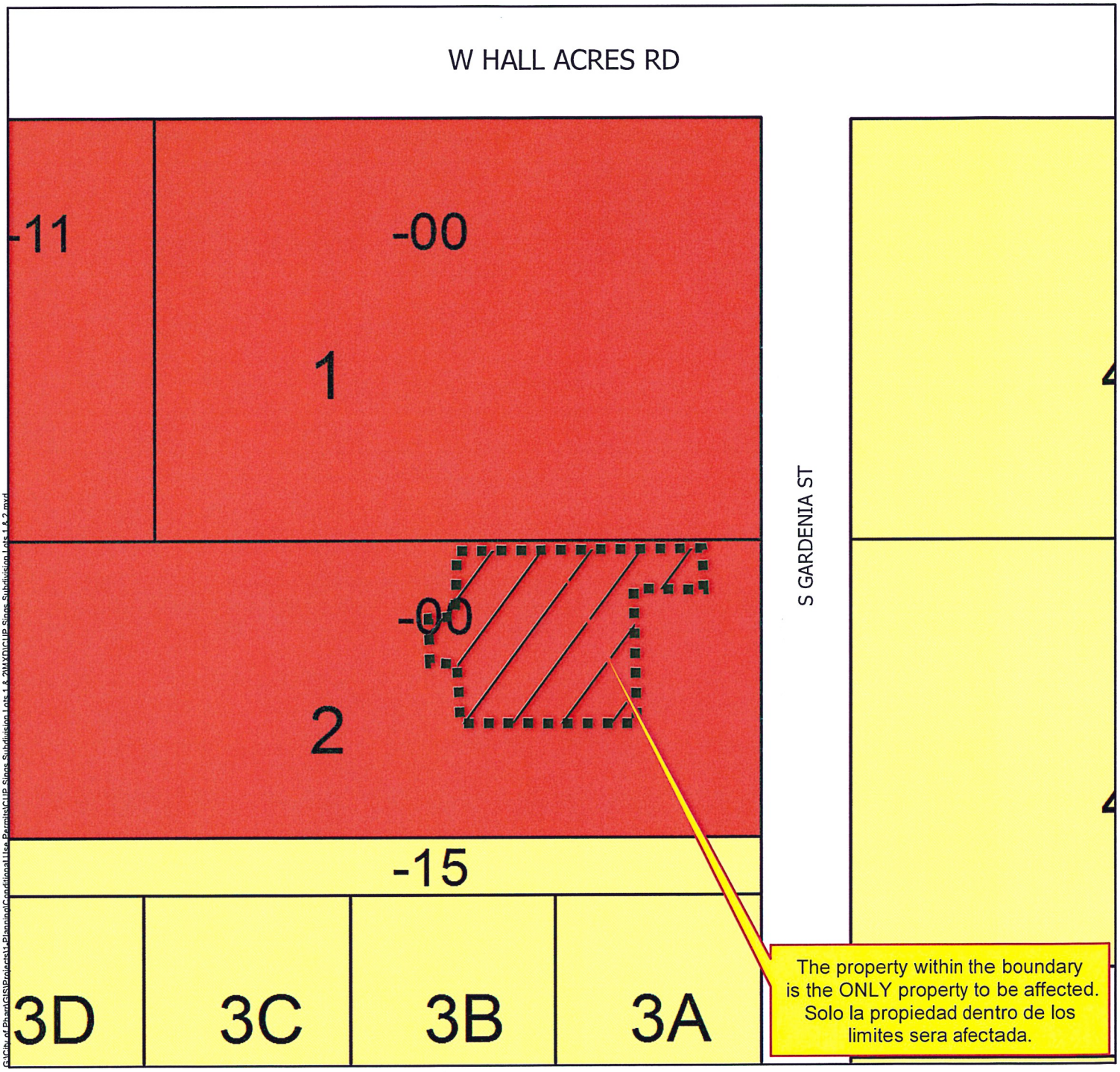
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 80 feet

0 40 80 160 240 320 Feet

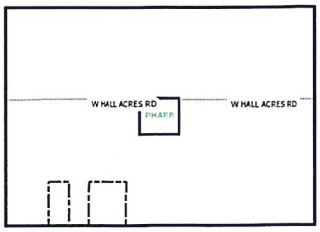
Date: 10/18/2018

Proposed Conditional Use Permit
Sings Subdivision Lots 1 & 2
Norma A Garza/ Quinta Real Events LLC



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

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



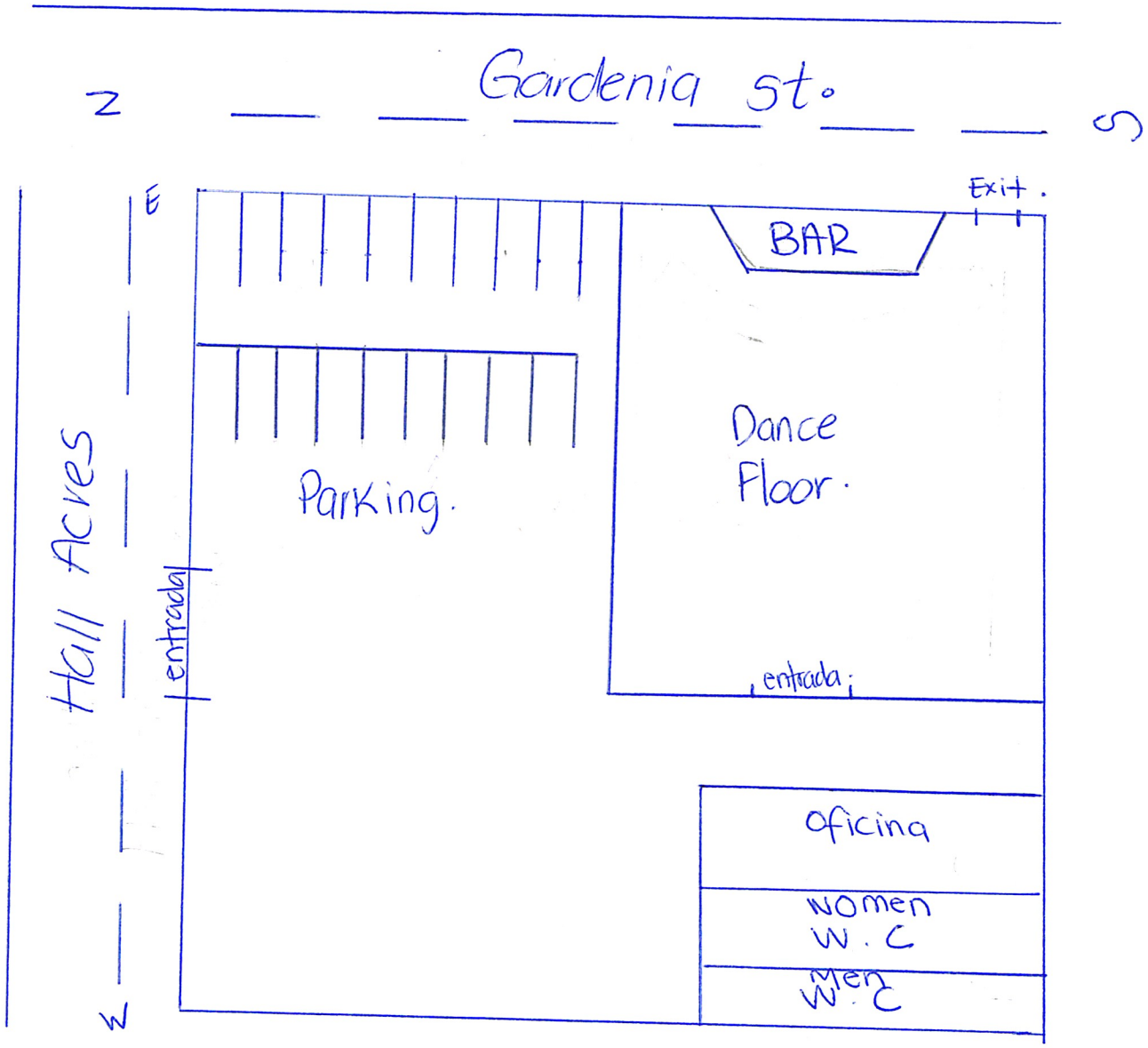
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 80 feet

0 40 80 160 240 320 Feet

Date: 10/18/2018

2620 S. Gardenia St. Pharr, Texas 78577.



PHARR-SAN JUAN-ALAMO ISD
Business Services
Janet Robles, *Chief Financial Officer*

September 11, 2018

Norma Garza
Quinta Real Events, LLC
2620 S. Gardenia Street
Pharr, TX 78577

Dear Ms. Garza:

At the regular board meeting of September 10, 2018, the Pharr-San Juan-Alamo Board of Education did not object to your notification of a request for a wine & beer retailers permit for Quinta Real Event Center.

Should you have any questions, please call me at 354-2018.

Sincerely,

Janet Robles
Chief Financial Officer

cc: Dr. Daniel King, Superintendent

It is the policy of Pharr-San Juan-Alamo ISD not to discriminate on the basis of sex, disability, race, color, religion, national origin or age.

Pharr
Development Services

STANDARDIZED RECOMMENDATION FORM

MEETING DATE: **November 13, 2018**

ROUTE TO BOARD:

☐ **CITY COMMISSION** **AGENDA ITEM:** **COZ:#181069**

☒ **PLANNING & ZONING COMMISSION** **DATE SUBMITTED:** **October 09, 2018**

1. **Applicant:** Dannenbaum Engineering Company – McAllen, LLC, representing Lynn Tract, LP, a Texas Limited Partnership, owners.

2. **Requested Action:** Re-zoning request from an Agricultural Open-Space District (A-O) to General Business District (C).

3. **Nature / Intent of Request:** In order to develop the properties for commercial use.

4. **Routing to Staff:**

	Initials	Date		
A. Melanie Cano, Director	MC	11/7/18	☒ Approval	☐ Denial
B. Planning Staff Recommendations	R	11-7-18	☒ Approval	☐ Denial
C. Planning and Zoning Commission			☐ Approval	☐ Denial
D. City Attorney			☐ Approval	☐ Denial
E. City Manager			☐ Approval	☐ Denial

Pharr
Development Services

MEMORANDUM

DATE: **TUESDAY, NOVEMBER 13, 2018**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **DEVELOPMENT SERVICES**

SUBJECT: **Re-zoning Requests from an Agricultural Open-Space District (A-O) to a General Business District (C):**

Tract 1: **A 0.727 acre tract of land out of Lot 203, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas; 425 and 435 West Ridge Road.**

Tract 2: **A 6.788 acre tract of land out of Lot 202 and 203, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas; 800 Block of West Ridge Road.**

Tract 3: **A 5.360 acre tract of land out of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas; 600 Block of West Ridge Road.**

REZONING CHECKLIST / GOALS:

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:

Dannenbaum Engineering Company – McAllen, LLC, representing Lynn Tract, LP, a Texas Limited Partnership, has filed with the Planning and Zoning Commission a request for a change of zone for the following tracts of land:

Tract 1: A 0.727 acre tract of land out of Lot 203, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas;

Tract 2: A 6.788 acre tract of land out of Lot 202 and 203, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas; and

Tract 3: A 5.360 acre tract of land out of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The subject sites are located on the south side of West Ridge Road and are located within the 400 – 800 Block of West Ridge Road.

The properties fronts West Ridge Road, a 100' minor arterial which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The properties are currently zoned Agricultural Open-Space District (A-O). The properties are generally designated for commercial use in the Land Use Plan.

On February 17, 2015 the property to the north of Tract 1, was zoned to General Business District (C). On April 02, 2018 the property to the south of Tract 1, to the east, west and south of Tract 3 and east of Tract 2 was zoned to Single Family Residential District (R-1). On the same date of April 02, 2018 the property to the south and west of Tract 2 was zoned to Medium Density Multi-Family District (R-3). There have been no other zoning requests within the general vicinity of the subject property since that time.

Dannenbaum Engineering Company – McAllen, LLC, representing Lynn Tract, LP, owners, is requesting the change of zone in order to develop the properties for commercial use.

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

Five (5) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letter or the legal notice.

Development Services is recommending **approval** of the request to re-zone to General Business District (C) as the properties meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances, City

Department requirements and must complete the subdivision process for each tract of land.

NOTE: This item is scheduled to go before the City Commission Meeting of **November 19, 2018** 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.**

P:\Admin\COZ\KELLY-PHARR/K-P LOT 202 & 203_DANNENBAUM ENGINEERING COMPANY-MCALLEN LLC REP LYNN TRACT LP_AO-C_2018

Pharr
Development Services

REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Dannenbaum Engineering Company – McAllen, LLC, representing Lynn Tract, LP, owners
APPLICANT

Agricultural Open-Space District (A-O)
CURRENT ZONE

400-800 Block of West Ridge Road
ADDRESS

General Business District (C)
PROPOSED ZONE

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

STAFF RECOMMENDATIONS: **Approval**

The property meets area requirements, has adequate ingress and egress and is compatible with the surrounding properties.

Della Robles, Planner I
PREPARED BY

October 30, 2018
DATE

Proposed Change of Zone
Kelly Pharr Subdivision Lots 202 and 203 for
Ridge Subdivision Phases I, II and III
Jose VillegasJ Jr, Dannenbaum Engineering Company -Mcallen LLC

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

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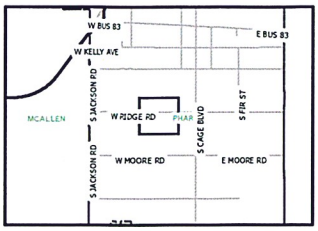


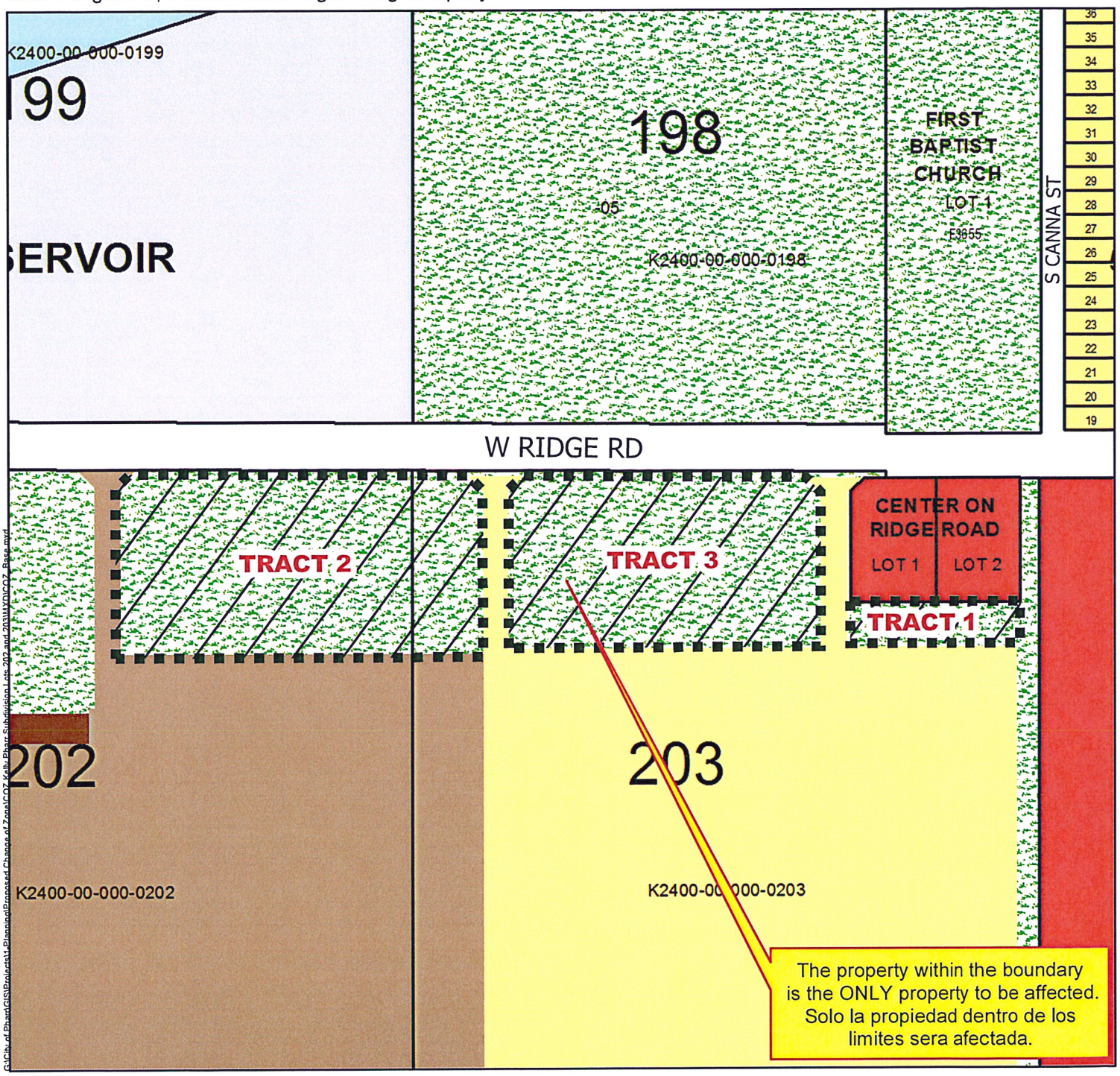
Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/18/2018

Proposed Change of Zone
Kelly Pharr Subdivision Lots 202 and 203 for
Ridge Subdivision Phases I, II and III
Jose VillegasJ Jr, Dannenbaum Engineering Company -Mcallen LLC



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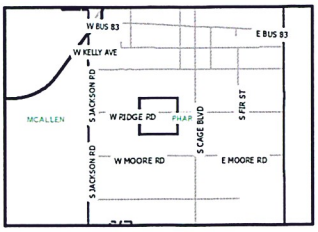
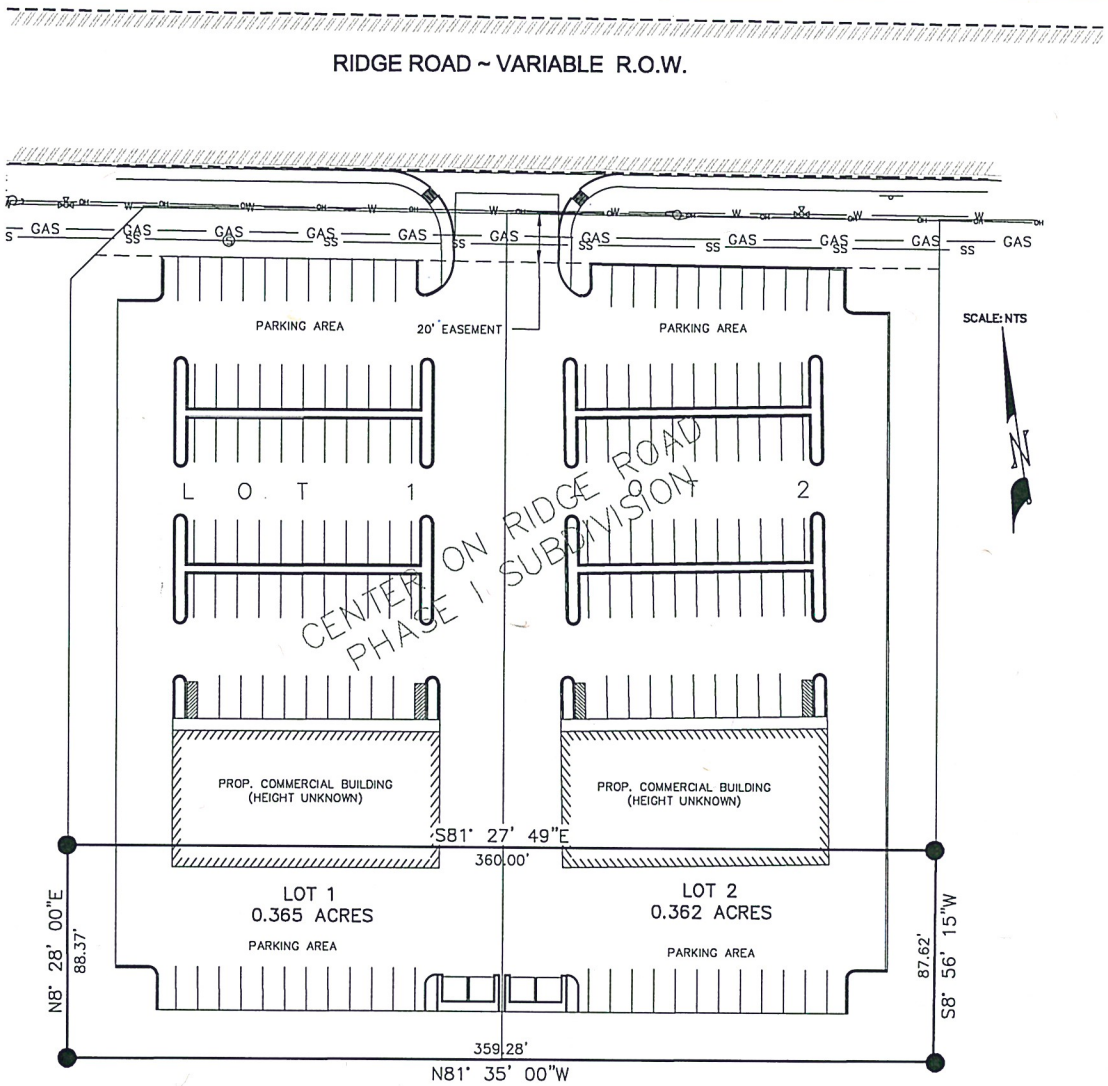


Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/18/2018



LEGEND

- FOUND ROD
- POWER POLE
- SANITARY SEWER MANHOLE
- S — SANITARY SEWER LINE
- OH — OVERHEAD ELECTRIC
- FIRE HYDRANT
- WV — WATER VALVE
- STORM INLET
- STREET SIGN
- IRRIGATION STAND PIPE
- GAS — GAS LINE
- X — CHAIN LINK FENCE

NARRATIVE:
0.727 ACRES TOTAL
THE PROPOSED USE FOR THIS SITE IS FOR COMMERCIAL TYPE BUILDING FACILITIES WITH ADEQUATE PARKING, DRAINAGE, AND LANDSCAPING.
THIS DRAWING SHOWS A CONCEPTUAL SITE LAYOUT AND SHOULD NOT BE CONSIDERED TO BE THE ACTUAL SITE LAYOUT.

CONCEPTUAL SITE PLAN
REZONING EXHIBIT

CENTER ON RIDGE SUBDIVISION PHASE I

DANNENBAUM
ENGINEERING COMPANY - McALLEN, LLC
T.B.P.L.S. FIRM REGISTRATION #1014041
1109 WEST NOLANA AVE., STE 208 McALLEN, TX 78504 (956) 682-3677

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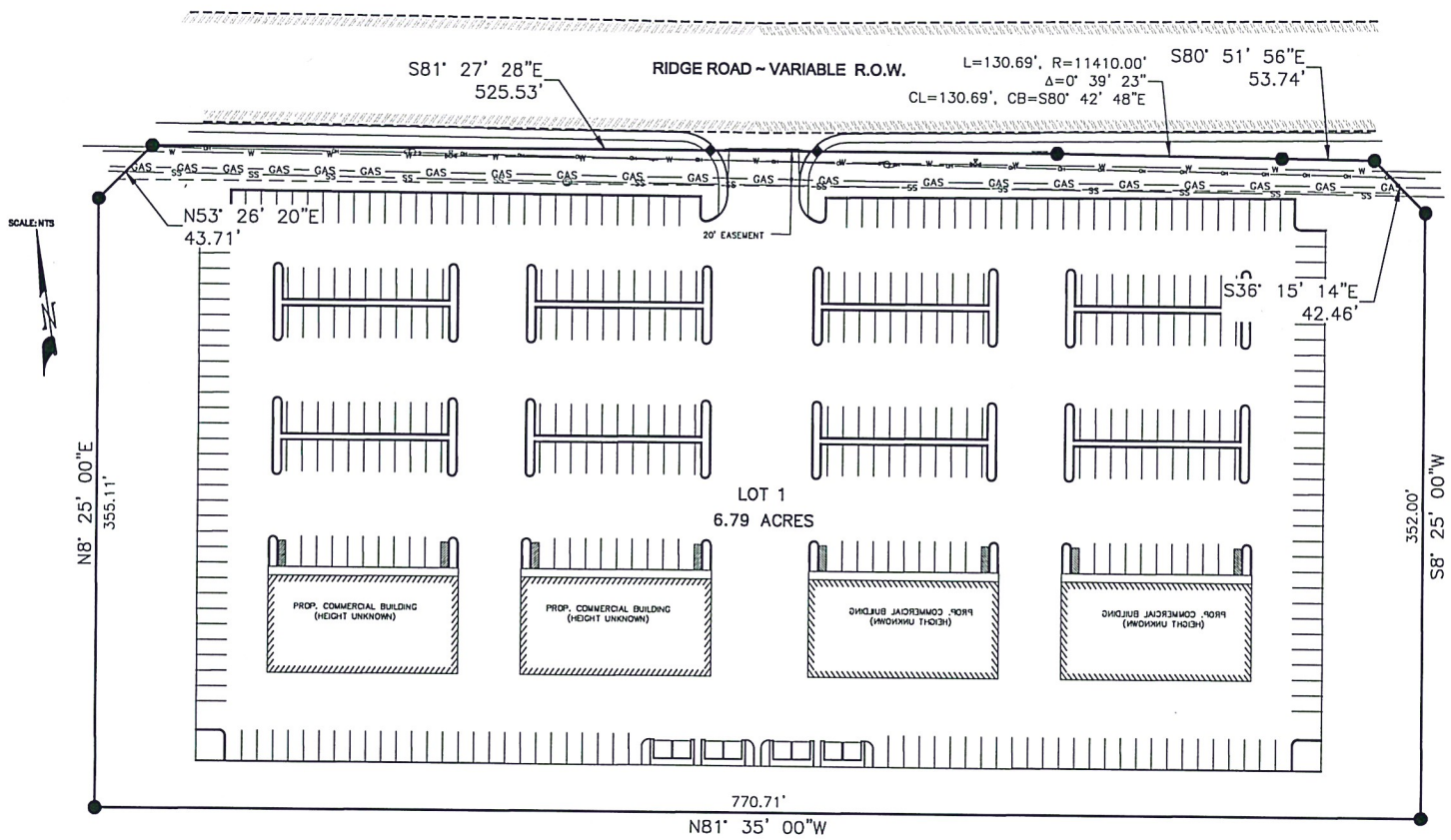
G:\1540\4690-01 Synergis, LLC (Charles Mueller)\05.Survey\COMMERCIAL TRACTS\Dwg's\Exhibit.dwg



LEGEND

- FOUND ROD
- POWER POLE
- SANITARY SEWER MANHOLE
- S — SANITARY SEWER LINE
- OH — OVERHEAD ELECTRIC
- FIRE HYDRANT
- WV — WATER VALVE
- STORM INLET
- STREET SIGN
- IRRIGATION STAND PIPE
- GAS — GAS LINE
- X — CHAIN LINK FENCE

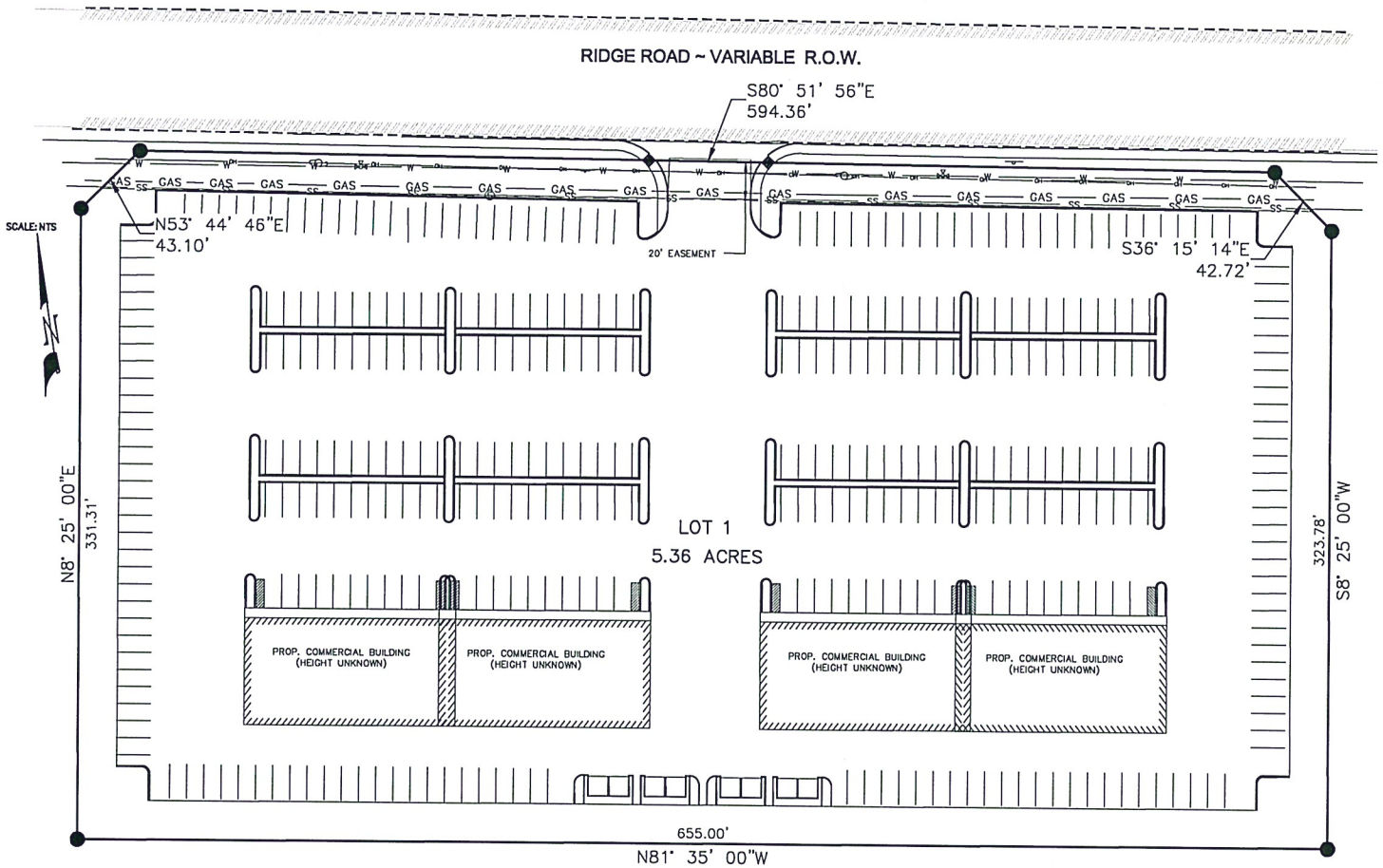
NARRATIVE:
6.79 ACRES TOTAL
THE PROPOSED USE FOR THIS SITE IS FOR COMMERCIAL TYPE BUILDING FACILITIES WITH ADEQUATE PARKING, DRAINAGE, AND LANDSCAPING.
THIS DRAWING SHOWS A CONCEPTUAL SITE LAYOUT AND SHOULD NOT BE CONSIDERED TO BE THE ACTUAL SITE LAYOUT.

CONCEPTUAL SITE PLAN
REZONING EXHIBIT

CENTER ON RIDGE SUBDIVISION PHASE II

DANNENBAUM
ENGINEERING COMPANY - McALLEN, LLC
T.B.P.L.S. FIRM REGISTRATION #1014041
1109 WEST NOLANA AVE., STE 208 McALLEN, TX 78504 (956) 682-3677

Oct 02, 2018 - 10:55am vilaga
G:\1340\4690-01 Synergia, LLC (Charles Mueller)\05_Survey\COMMERCIAL TRACTS\DWG's\Exhibit.dwg



LEGEND

- FOUND ROD
- POWER POLE
- SANITARY SEWER MANHOLE
- S — SANITARY SEWER LINE
- OH — OVERHEAD ELECTRIC
- FIRE HYDRANT
- WV — WATER VALVE
- STORM INLET
- STREET SIGN
- IRRIGATION STAND PIPE
- GAS — GAS LINE
- X — CHAIN LINK FENCE

NARRATIVE:
5.36 ACRES TOTAL
THE PROPOSED USE FOR THIS SITE IS FOR COMMERCIAL TYPE BUILDING FACILITIES WITH ADEQUATE PARKING, DRAINAGE, AND LANDSCAPING.
THIS DRAWING SHOWS A CONCEPTUAL SITE LAYOUT AND SHOULD NOT BE CONSIDERED TO BE THE ACTUAL SITE LAYOUT.

CONCEPTUAL SITE PLAN
REZONING EXHIBIT

CENTER ON RIDGE SUBDIVISION PHASE III

DANNENBAUM
ENGINEERING COMPANY - McALLEN, LLC
T.B.P.L.S. FIRM REGISTRATION #1014041
1109 WEST NOLANA AVE., STE 208 McALLEN, TX 78504 (956) 682-3677

Oct 02, 2018 - 10:55am vilegaj
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Pharr
Development Services

STANDARDIZED RECOMMENDATION FORM

MEETING DATE: **November 13, 2018**

ROUTE TO BOARD:

☐ **CITY COMMISSION** **AGENDA ITEM:** **COZ:#181070**

☒ **PLANNING & ZONING COMMISSION** **DATE SUBMITTED:** **October 19, 2018**

1. **Applicant:** Maria Isabel Aranda, owner.

2. **Requested Action:** Re-zoning request from a Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C).

3. **Nature / Intent of Request:** In order to construct a small neighborhood convenience store on said property.

4. **Routing to Staff:**

	Initials	Date	
A. Melanie Cano, Director	[illegible]	11/8/18	☒ Approval ☐ Denial
B. Planning Staff Recommendations	[illegible]	11-8-18	☒ Approval ☐ Denial
C. Planning and Zoning Commission			☐ Approval ☐ Denial
D. City Attorney			☐ Approval ☐ Denial
E. City Manager			☐ Approval ☐ Denial

Pharr
Development Services

MEMORANDUM

DATE: **TUESDAY, NOVEMBER 13, 2018**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **DEVELOPMENT SERVICES**

SUBJECT: **Re-zoning Request: From Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C): Being Lots 16 & 17, Block 10, Evans Subdivision No. 4, Pharr, Hidalgo County, Texas. The property's physical address is 253 West Thomas Road.**

REZONING CHECKLIST / GOALS:

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:

Maria Isabel Aranda has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C).

The subject site is located on the south side of West Thomas Road with the property's physical address being 253 West Thomas Road. The property is legally described as being Lots 16 & 17, Block 10, Evans Subdivision No. 4, Pharr, Hidalgo County, Texas.

The property fronts West Thomas Road, an 80' major collector which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single Family Residential District (R-1). The surrounding properties are zoned Single Family Residential District (R-1) to the north, south and east and Agricultural and/or Open Space District (A-O) to the west. The property is generally designated for single-family residential use in the Land Use Plan.

On December 16, 1986, the property and the surrounding property to the north, south and east were annexed into the City of Pharr and zoned Single-Family Residential District (R-1). There have been no other zoning requests within the general vicinity of the subject property since that time.

Maria Isabel Aranda is requesting the change of zone in order to construct a small neighborhood convenience store on said property.

The Neighborhood Commercial District is established as a limited retail category intended for use near neighborhood areas for the purpose of supplying day-to-day retail needs of the residents in the area. The city will not zone for NC usage in advance unless asked to do so by the property owner. This district could therefore, be considered a "floating zone". Since the site is typically small, and surrounded by residential type land uses, this zoning would have the appearance of a spot zone. It is not an illegal spot zone, however, if it is called for in the comprehensive plan, or if it serves a need in the neighborhood.

Twenty-two (22) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one telephone call for information only.

Development Services is recommending **approval** of the request to re-zone to Neighborhood Commercial District (N-C) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances, City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **November 19, 2018** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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

Pharr
Development Services

REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Maria Isabel Aranda, owner.
APPLICANT

Single-Family Residential District (R-1)
CURRENT ZONE

253 West Thomas Road
ADDRESS

Neighborhood Commercial District (N-C)
PROPOSED ZONE

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

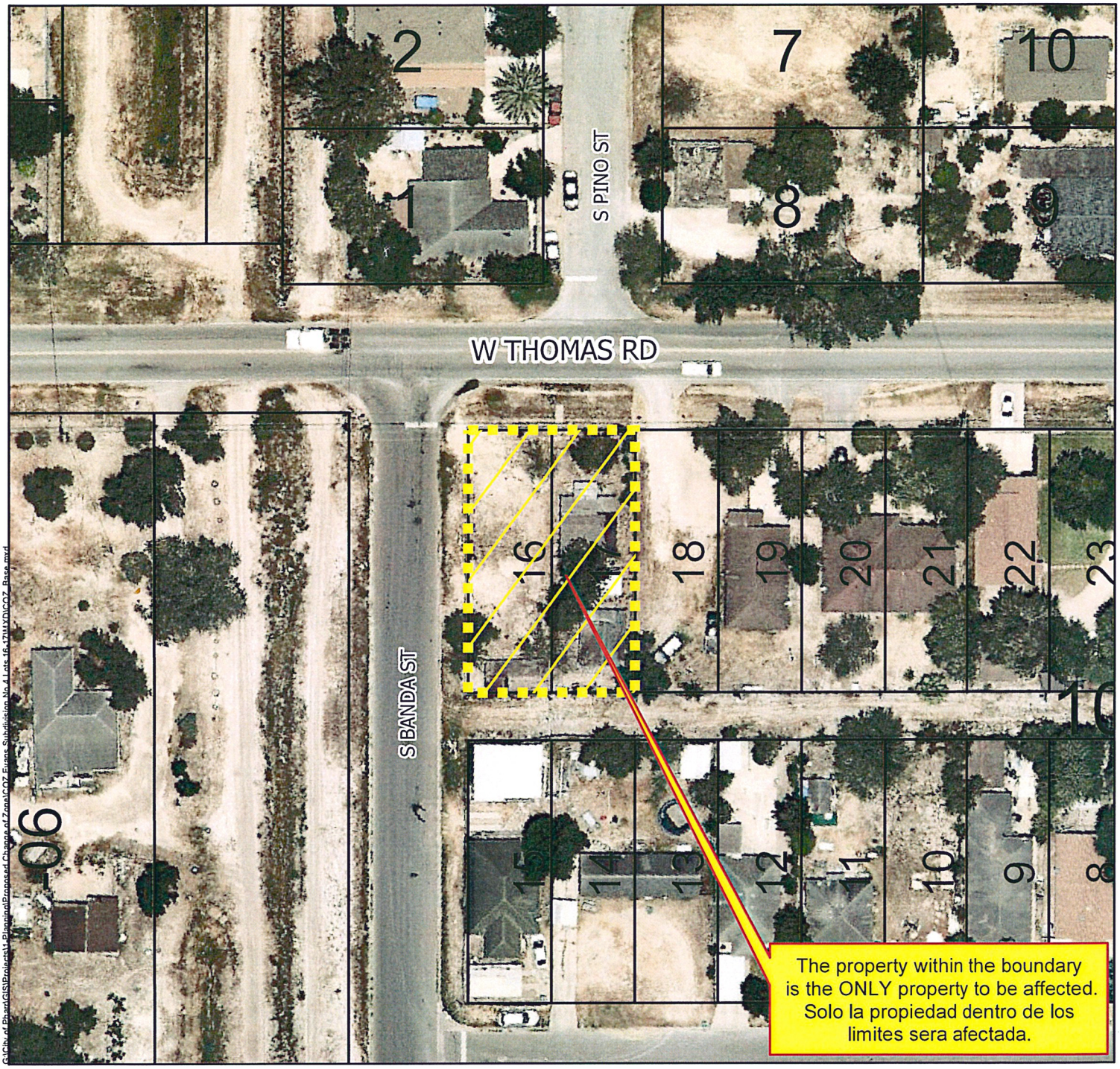
STAFF RECOMMENDATIONS: **Approval**

The property meets area requirements, has adequate ingress and egress and is compatible with the surrounding properties.

Della Robles, Planner I
PREPARED BY

October 30, 2018
DATE

Proposed Change of Zone
Evans Subdivision No.4 Lots 16 and 17
Maria Isabel Aranda



G:\City of Pharr\GIS\Projects\Planning\Proposed Change of Zone\COZ Evans Subdivision No 4 Lots 16-17\MXD\COZ_Base.mxd

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

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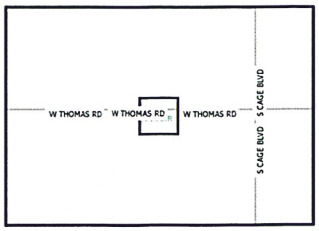


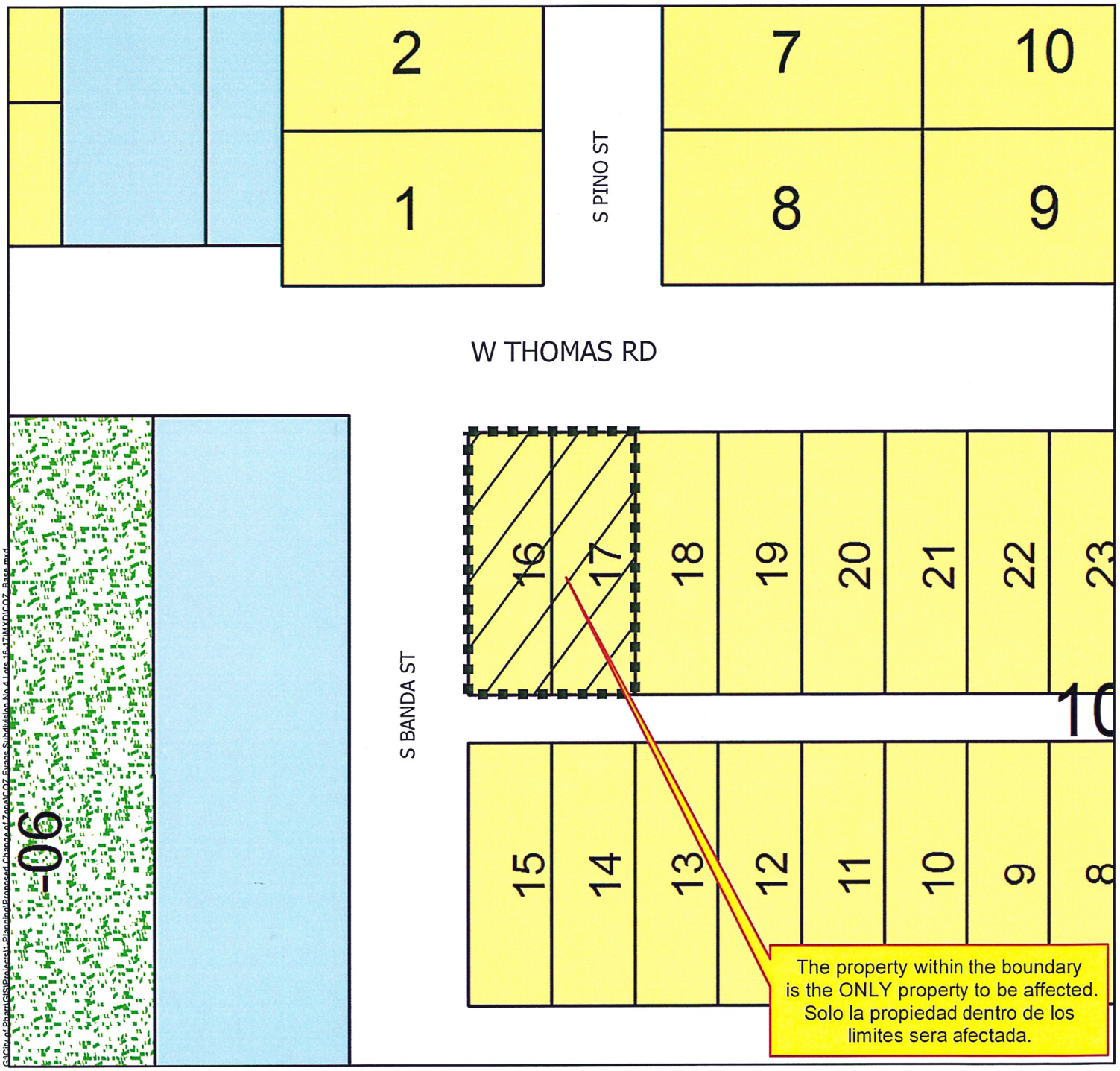
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/22/2018

Scale: 1 inch = 60 feet

0 30 60 120 180 240 Feet

Proposed Change of Zone
Evans Subdivision No.4 Lots 16 and 17
Maria Isabel Aranda



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PSJA ISD
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Planned Unit Development

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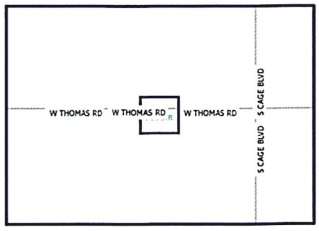
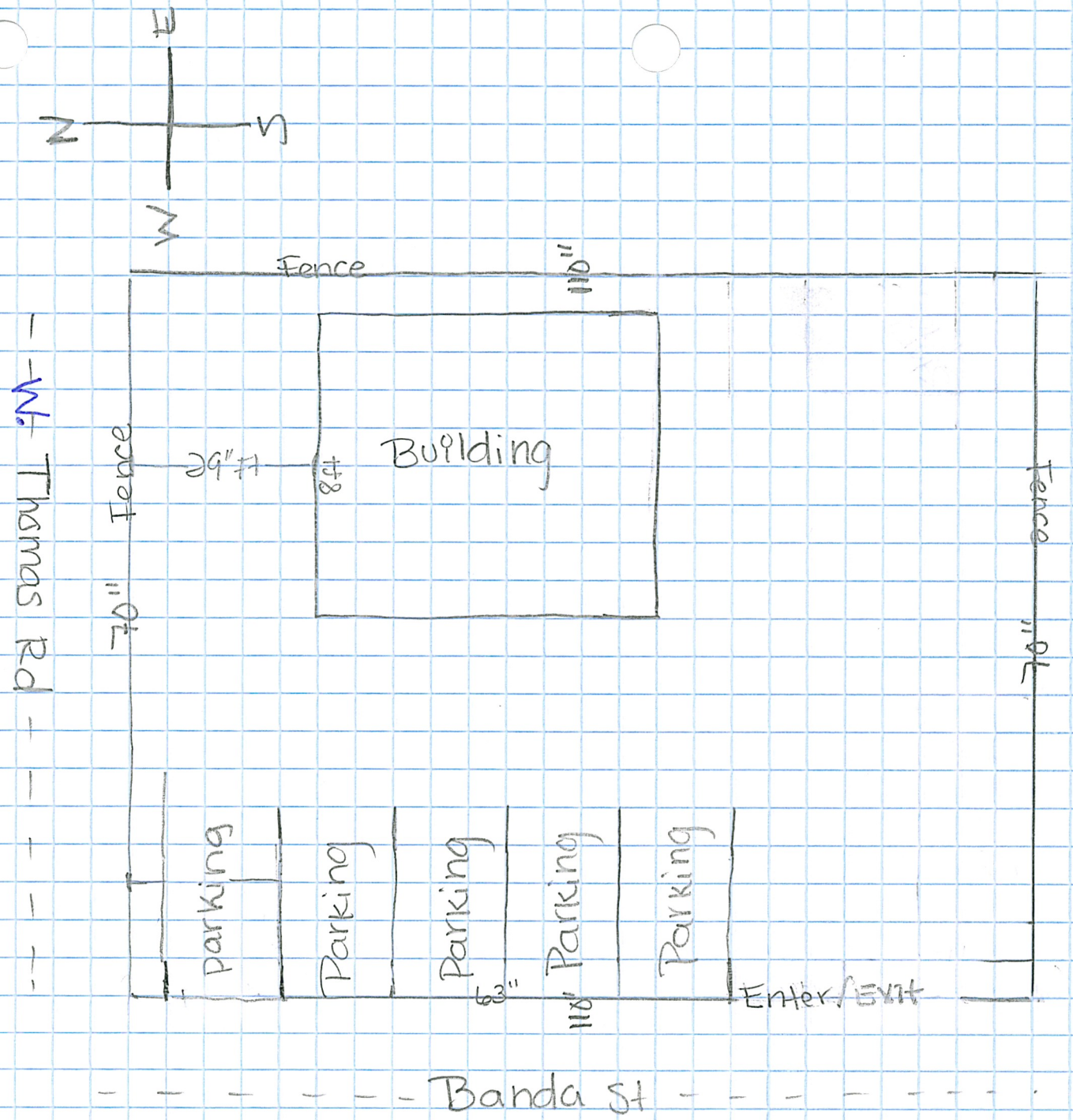


City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 60 feet

0 30 60 120 180 240 Feet

Date: 10/22/2018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N
S
W
Fence
110"
Building
Fence
29"
8"
70"
Fence
70"
Parking
Parking
Parking
Parking
Parking
63"
110"
Enter/Exit
Banda St
W. Thomas Rd

Pharr
Development Services

MEMORANDUM

DATE: TUESDAY, NOVEMBER 13, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: TRI-NATIONAL SUBDIVISION
FILE NO. **SUB#181032**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Larry Schneier, Senior V.P., of Pharr Terminals LLC, is requesting preliminary and final plat approval of the proposed Tri-National Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a resubdivision of 2.574 acres out of Lot 100, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 200 Block of East Nolana Loop (FM 3461).

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

PROPERTY PROPOSED USE: Dispatch offices.

VARIANCES: See attach letter.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval with the variance for the proposed Tri-National Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:	1. In compliance.
EASEMENTS:	1. Show all existing easements on plat layout.
SIDEWALK: **ADA:**	1. In compliance.
FIRE PROTECTION:	1. See attach comments.
WATER:	1. North Alamo Water Supply Corp. 2. See attach comments.
SEWER:	1. See attach comments. 2. Follow City of Pharr Construction Standards Manual.
DRAINAGE:	1. Drainage report to be reviewed and approved by H.C.D.D. No. 1.
OTHER:	1. Verify adjacent property line to the north. 2. Show complete information for existing subdivisions adjacent to proposed subdivision. 3. Show correct line type for centerline. 4. Add: "E" for E. Nolana Loop. 5. Plat note #3, to read as follows: Minimum building setbacks as per City of Pharr Ordinance. 6. Plat note #4, remove the first sentence. 7. Plat note #8, revise to say: at subdivision construction stage. 8. Plat note #14, verify spelling. 9. On signature block make sure to add the county's. 10. Update location map to show recorded subdivision. 11. Need to provide tree survey or letter.

This item will go before City Commission on November 19, 2018 at 4:00 p.m.

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO REYNA
TBPE Firm # F-1435
TBPLS # 10096900

November 5, 2018

Melanie Cano, Director of Development Services
CITY OF PHARR DEVELOPMENT SERVICES
118 S. Cage
Pharr, Texas 78577

Re: Tri-National Subdivision – Variance Request

Dear Ms. Cano:

On behalf of the owner and developer of Tri-National Subdivision, Pharr Terminal LLC., we are respectfully requesting a variance to the following City of Pharr requirements for the development of said subdivision.:

1. Front Setback Requirement: 1/3 of right of way fronting existing property.

The right of way expansion of Nolana Loop made the existing building structure a hardship to comply with the City of Pharr requirements thus the request to accept the setback as it exists. Your consideration on this request is greatly appreciated. Please place on your next available agenda for consideration. If you require additional information and/or clarification, please do not hesitate to contact me.

Respectfully,

11-5-18

Ruben James DeJesus, Project Manager

Cc: Pharr Terminal LLC., Owner

115 W. McINTYRE • EDINBURG, TX 78541 • OFF: (956) 381-0981 • FAX: (956) 381-1839 • www.meldenandhunt.com
227 N. FM 3167 • RIO GRANDE CITY, TX 78582 • OFF: (956) 487-8256 • FAX: (956) 488-8591

Pharr
Fire Department

Pharr Fire – Rescue

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

Subdivision: **TRI-NATIONAL (Review Preliminary)**

Reviewed By: Felipe Pedraza, Asst. Fire Marshal Date: November 1, 2018

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of better for industrial areas unless fire flow requires larger lines for commercial areas. Educational Facility 12" diameter minimum.
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 hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. 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. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. $25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition.503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

☒ **Shall provide a utility easement on south side warehouse.**

☒ **Shall show the existing waterlines on the east and west side of the property.**

☒ **Any future addition to the warehouse shall require an installation of a 12-inch water line along E. Nolana.**

801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300
FAX: 956-783-4688

Pharr
Public Utilities

Jose A. Villescas
Public Utilities Director

PLAT REVIEW FOR:

TRI-NATIONAL SUBDIVISION

****

COMMENTS: **Initials: J.V. / O.D.L. / R. B** **NOVEMBER 1, 2018**

****

WATER:

- NAWSC
- Need to show existing City Of Pharr W.L. in the area
- Need to show caps on division of Pharr W.L. And NAWSC W.L. on W. side of the property
- Will need to verify NAWSC on W.L.
- Follow City of Pharr Construction Standards Manual

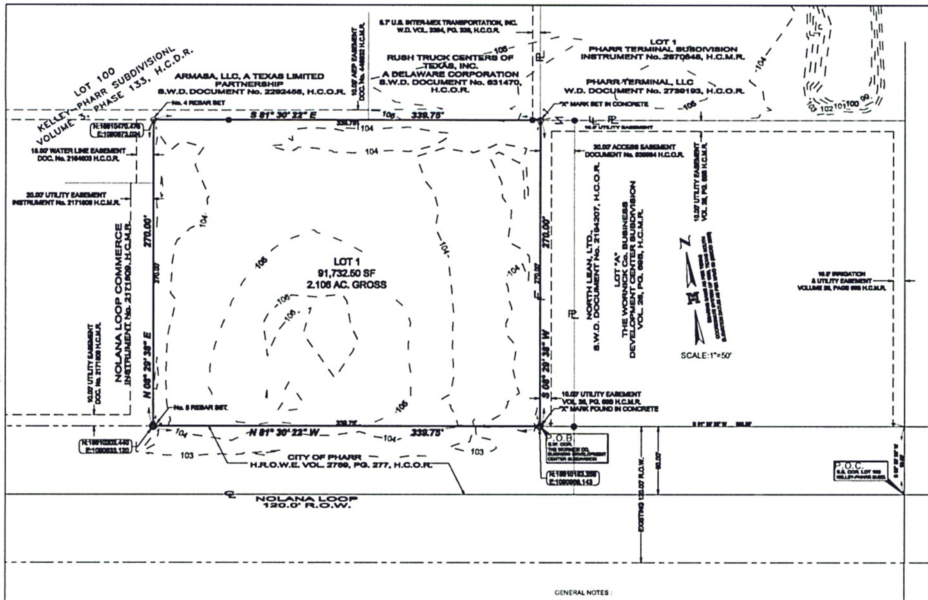
SEWER:

- No Utility Layout to View
- Sewer line is area are already in use
- 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:_____



LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- FOUND "X" MARK ON CONCRETE
- SET "X" MARK ON CONCRETE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET COTTON PICKER SPINDLE

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
S.W.D. - SPECIAL WARRANTY DEED
P.O.B. - POINT OF BEGINNING
S.W. COR. - SOUTHWEST CORNER
H.R.O.W.E. - HIGHWAY RIGHT OF WAY EASEMENT
VOL. - VOLUME
PG. - PAGE
AC. - OF ONE ACRE

LOT LINE
PROPERTY LINE
SAME OWNER

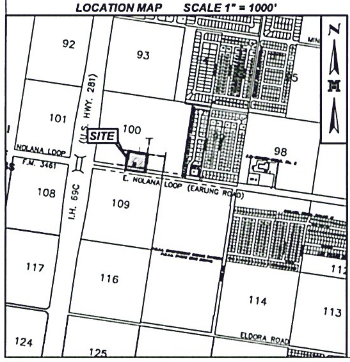
GENERAL NOTES :

1. PARTIALLY IN FLOOD ZONE DESIGNATION: ZONE "B" SHADED AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480347 0005 C MAP REVISED: OCTOBER 19, 1982
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB OF ROAD MEASURED AT FRONT CENTER OF LOT.
3. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: AS PER CITY SETBACK ORDINANCE
4. THE RUNOFF STORAGE REQUIRED FOR THIS SUBDIVISION IS 9,290.00 C.F. OF STORM SEWER RUNOFF. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SITE DEVELOPMENT HAS ESTIMATED THAT AN APPROXIMATELY 12,390.0 C.F. 0.21 ACRES FEET WILL BE AVAILABLE FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENT.

   NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
5. BENCH MARK CITY OF PHARR'S BENCH MARK: BM #62 LOCATED CLOSE TO SOUTHWEST INTERSECTION OF E. OWASSA ROAD AND N. VETERANS BOULEVARD ("I" ROAD). NORTHING = 16614974.217, EASTING = 1093872.455 ELEVATION= 103.12

   BENCH MARK: LOCATED ON A SQUARE CUT 46 FEET FROM THE EAST LOT LINE ALONG E. NOLANA LOOP (E. EARLING ROAD). NORTHING=16610025.374 EASTING=1091645.578 ELEVATION=102.92.
6. NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
7. CONSTRUCTION WILL COMPLY WITH T.P.D.E.S. REQUIREMENTS AND SITE'S STORM WATER POLLUTION PREVENTION PLAN.
8. A 5' SIDEWALK WITH ADA COMPLIANT RAMPS AND LANDINGS WILL BE REQUIRED ALONG THE NORTH SIDE OF E. NOLANA LOOP (E. EARLING ROAD) AT BUILDING PERMIT.
9. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
10. OWNER(S) TO MAINTAIN DETENTION/RETENTION AREA.
11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
13. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
14. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

LOCATION MAP SCALE 1" = 1000'



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10000000

MAP OF

TRI-NATIONAL SUBDIVISION

BEING A RESUBDIVISION OF 2.574 ACRES
OUT OF LOT 100,
KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134, H.C.D.R.
CITY OF PHARR
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 2.106 ACRES GROSS SITUATED IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 100, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133, HIDALGO COUNTY DEED RECORDS, WHICH SAID 2.106-ACRE TRACT WAS CONVEYED TO ESTES TERMINALS, LLC, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 134842, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.106 ACRES GROSS ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 100;

THENCE, N 08° 29' 38" E A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E. NOLANA LOOP;

THENCE, N 81° 30' 22" W ALONG THE NORTH RIGHT-OF-WAY OF E. NOLANA LOOP, A DISTANCE OF 320.25 FEET TO AN "X" MARK ON CONCRETE [NORTHING: 16610153.258, EASTING: 1090969.142] FOR THE POINT OF BEGINNING;

1. THENCE, N 81° 30' 22" W ALONG THE NORTH RIGHT-OF-WAY OF E. NOLANA LOOP, A DISTANCE OF 339.75 FEET TO A NO. 5 REBAR FOUND [NORTHING: 16610302.440, EASTING: 1090633.120] FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 08° 29' 38" E AT A DISTANCE OF 270.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 81° 30' 22" E A DISTANCE OF 339.75 FEET TO AN "X" MARK SET ON CONCRETE ON THE NORTHWEST CORNER OF LOT "A", OF SAID THE WORNICK CO. BUSINESS DEVELOPMENT CENTER SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 08° 29' 38" W ALONG THE WEST LINE OF SAID LOT "A", AT A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.106 ACRES GROSS OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

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

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

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

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE ______ DAY OF __________ 20 ___.

____
LARRY SCHNEIER, DATE

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LARRY SCHNEIER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF ________, 20 ___

____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

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.

______________________ ATTEST: ______________________
PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF

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

ESTES TERMINALS LLC.

______________________ ______________________
PHARR TERMINAL LLC. DATE
LARRY SCHNEIER, SENIOR V.P.
13397 LAKEFRONT DRIVE SUITE 200
EARTH CITY, MISSOURI 63045

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY SCHNEIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE

______________, DAY OF ____________________, 20 ____

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, 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 __________ 20 ___

____
RUBEN JAMES DE JESUS, PROFESSIONAL ENGINEER No. 126282
STATE OF TEXAS

DATE PREPARED: 08-27-18
ENGINEERING JOB No. 18168.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
RUBEN JAMES DE JESUS
126282
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF __________ 20 ___

____
FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
STATE OF TEXAS

DATE SURVEYED: 09/13/2017
SURVEYING JOB No. 17649.08
1-1037, PAGES 47-48

STATE OF TEXAS
REGISTERED
FRED L. KURTH
4750
PROFESSIONAL
LAND SURVEYOR

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 & ZONING COMMISSION

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

______________________ ______________________
AMBROSIO HERNANDEZ DATE
MAYOR, CITY OF PHARR

____
ATTEST: CITY CLERK

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

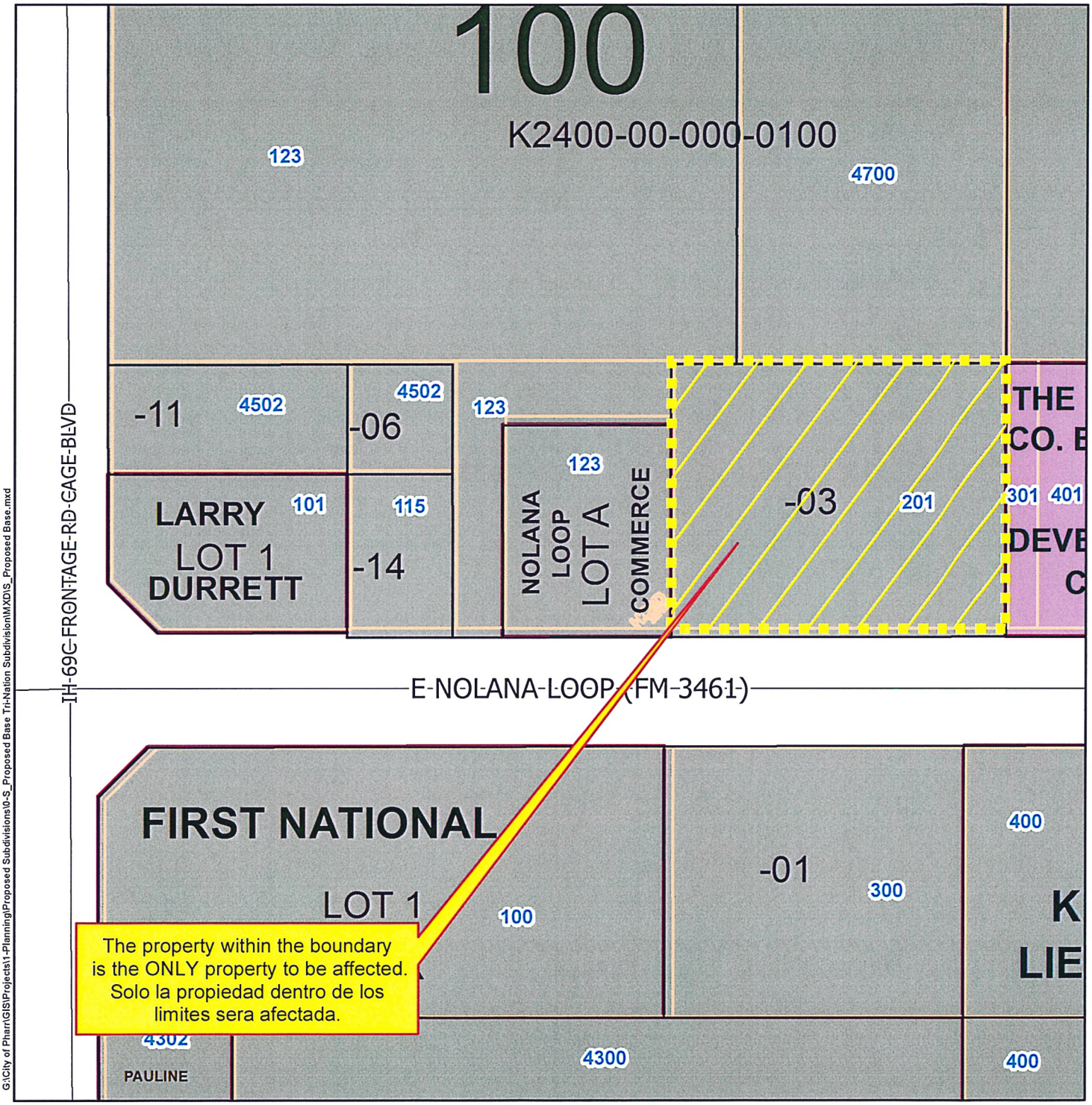
ON: __________ AT __________ AM/PM
INSTRUMENT NUMBER __________
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: ______________________ DEPUTY

Y:\Land Development\Commercial\Pharr\18168 - Tri-National Subdivision (Tri-National Inc)\18168.00 - Plat Dev\ReportGen\Autocad Files\DWG\PHARR TERMINAL 2.dwg, 10/18/2018 3:11:21 PM, DWG To PDF.pc3

Proposed Subdivision
Tri-Nation Subd.
Melden & Hunt Inc.

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\0-S_Proposed Base Tri-Nation Subdivision\MXD\S_Proposed Base.mxd

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

Scale: 1 inch = 144 feet

0 70 140 280 420 560 Feet

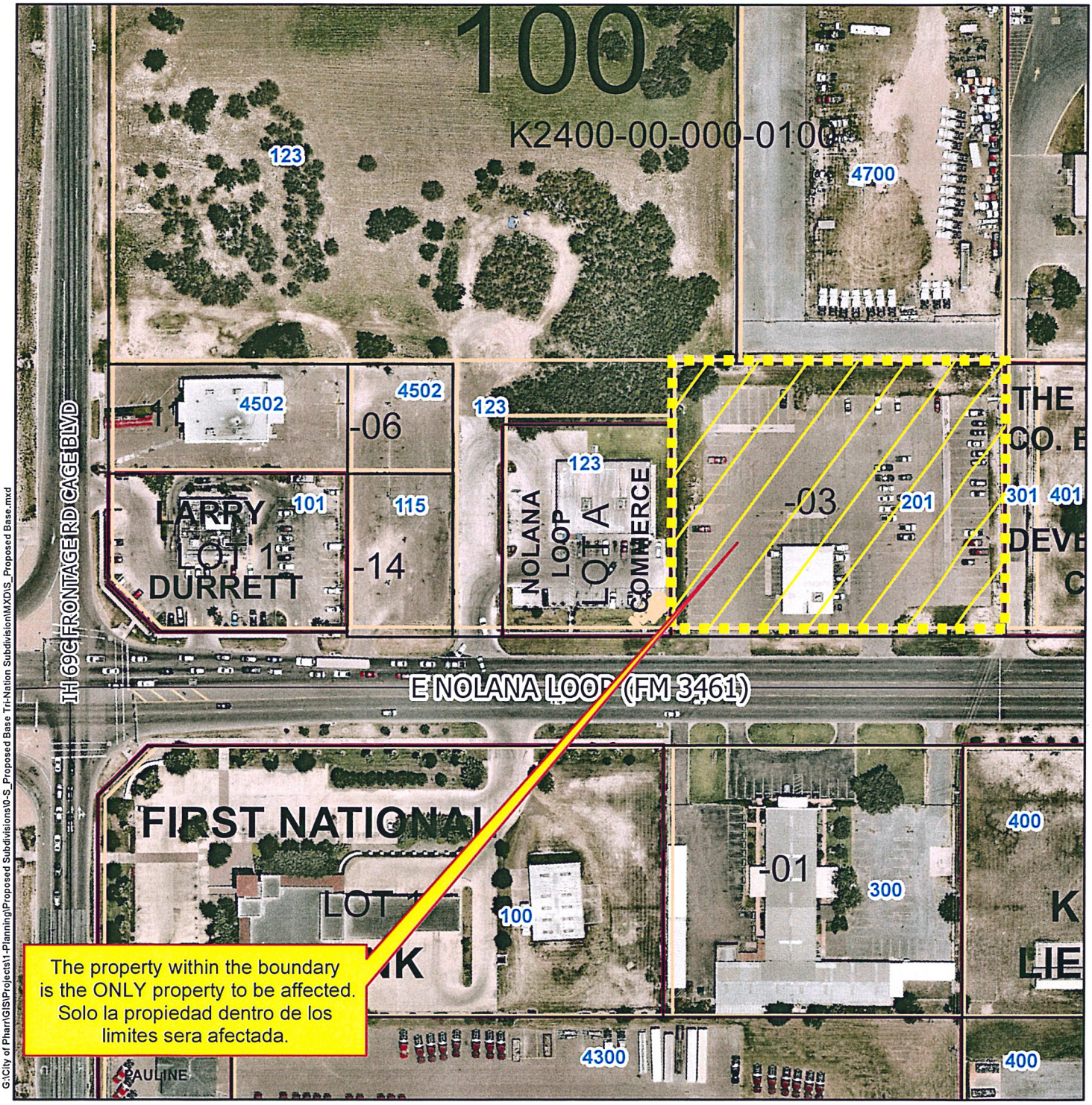
N W E S

Date: 10/24/2018

City of Pharr, Texas
Engineering Department
956.702.5355

Proposed Subdivision
Tri-Nation Subd.
Melden & Hunt Inc.

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\0-S_Proposed Base Tri-Nation Subdivision\MXD\S_Proposed Base.mxd

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

Scale: 1 inch = 144 feet

0 70 140 280 420 560 Feet

N W E S

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 10/24/2018

Pharr
Development Services

MEMORANDUM

DATE: TUESDAY, NOVEMBER 13, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LOTS 44A, 44B, 44C, AND 44D, REPLAT OF LOT 44, BEAMSLEY SUBDIVISION FILE NO. **SUB#170716**

GENERAL INFORMATION:

APPLICANT: Salinas Engineering & Associates, representing Victor Rios, Sr. owner, is requesting preliminary plat approval of the proposed Lots 44A, 44B, 44C, and 44D, Replat of Lot 44, Beamsley Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.65 acre tract of land, more or less, known as all of Lot 44, Beamsley Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property physical address is 1401 W. Eisenhower Street.

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

PROPERTY PROPOSED USE: Single Family residential.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Lots 44A, 44B, 44C, and 44D, Replat of Lot 44, Beamsley Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. If open cut pavement is required for sanitary sewer crossing, provide street cross section details.
2. Need to obtain a street cut permit at public works department, if street cut is done.

EASEMENTS:

1. Remove the 10' irrigation easement called out along N. Jackson Rd.

SIDEWALK:
ADA:

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. See attach comments.
2. Revise location of water services.
3. Show existing water services.
4. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attach comments.
2. Show existing sewer services
3. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Drainage report needs to be approved by H.C.D.D. No. 1.
2. Revise FIRM date to January 2, 1981 on the drainage report.

OTHER:

1. On the signature block for Planning and Zoning to read: Danny Wylie, Chairman, Planning and Zoning Commission.
2. Need petition for exclusion from H.C.I.D. #2.
3. One dwelling per lot only.
4. Existing homes shall meet City of Pharr setback ordinance.
5. Update the year on plat layout.
6. Provide "W" for W. Eisenhower St. and "N" for N. Jackson Rd.
7. On location map make sure to add the north, south, east and west for streets.
8. Provide a tree survey or letter.
9. Provide erosion and sediment control plan.

Pharr Fire Department

Pharr Fire – Rescue

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

Subdivision: **BEAMSLEY SUBDIVISION PRE-CONSTRUCTION**

Reviewed By: Dago Soto, Asst. Fire Marshal Date: October 31, 2018

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of better for industrial areas unless fire flow requires larger lines for commercial areas. Educational Facility 12" diameter minimum.
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 hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. 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. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. $25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition.503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

☒ **At this time the plat review was found within reasonable compliance with the City of Pharr Standards Manual requirement for fire protection.**

801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300
FAX: 956-783-4688

Pharr
Public Utilities

Jose A. Villescas
Public Utilities Director

STAFF REVIEW FOR:

LOTS 44A, 44B, 44C AND 44D RE-PLAT OF LOT 44, BEAMSLEY SUBDIVISION

****

COMMENTS: **Initials: J.V. / O.D.L. / R. B** **OCTOBER 30, 2018**

****

WATER:

- OK
- Will need 1 water service Per lot
- Details will need to be cleared up for view
- Follow City of Pharr Construction Standards Manual

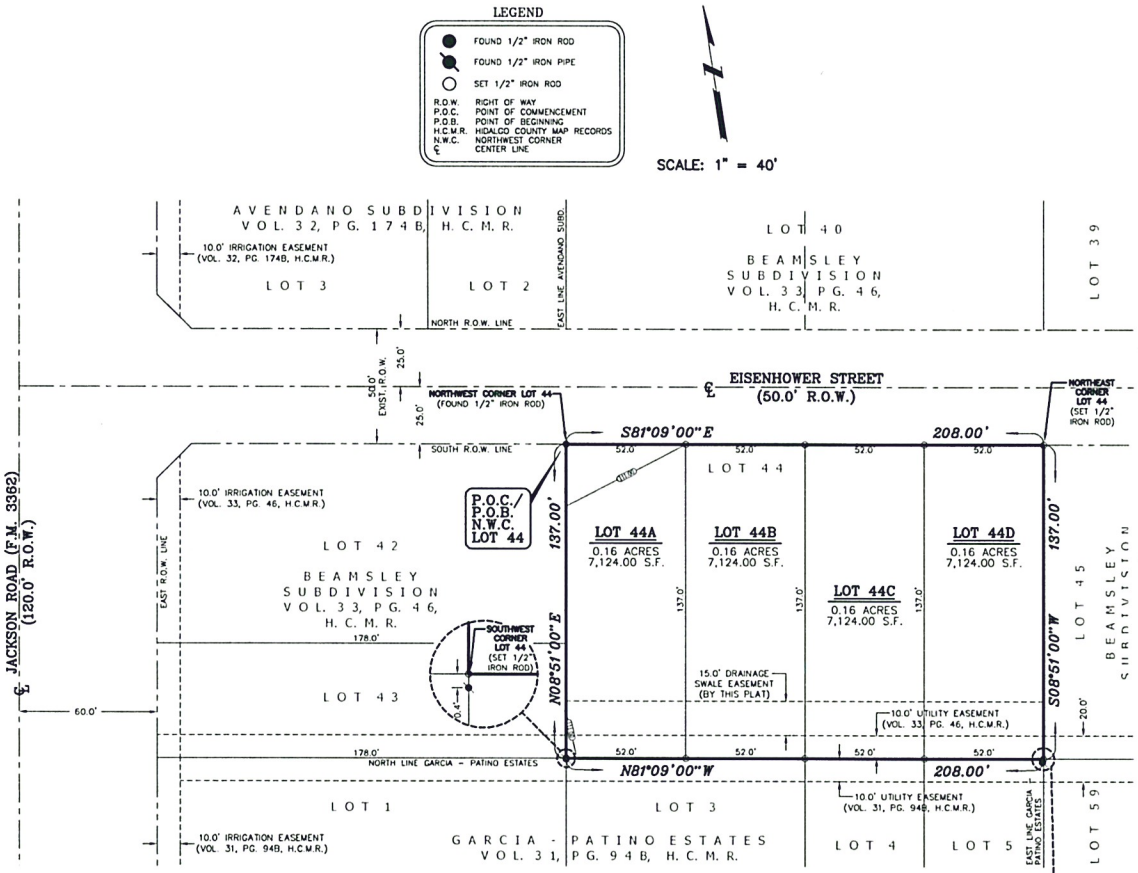
SEWER:

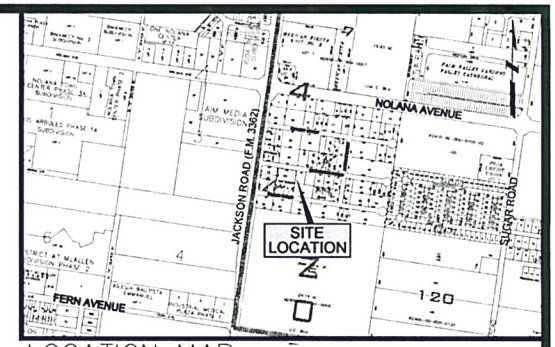
- OK
- Will need 1 sewer service per lot
- Details will need to be cleared up for view
- Follow City of Pharr Construction Standards Manual

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:_____





LOCATION MAP SCALE: 1"=1000'

LOTS 44A, 44B, 44C AND 44D, RE-PLAT OF LOT 44 BEAMSLEY SUBDIVISION

BEING A 0.65 ACRE TRACT OF LAND, MORE OR LESS, KNOWN AS ALL OF LOT 44, BEAMSLEY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 33, PAGE 46, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

1. MINIMUM BUILDING SETBACKS AS PER CITY OF PHARR ORDINANCE.
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "B"
   COMMUNITY PANEL NO. 480334 0425 C
   EFFECTIVE NOVEMBER 16, 1982.
   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. (MEDIUM SHADING)
3. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY XX.XX ACRES AND A VOLUME OF APPROXIMATELY XX.XX ACRE FEET (XX.XX ACRE FEET ON EACH LOT) WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS RESIDENTIAL DEVELOPMENT.
4. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF THE CURB OF ROAD LOCATED AT THE CENTER OF LOT.
5. BENCHMARK NOTE:
   PHARR SURVEY CONTROL POINT NO. 57, N.A.V.D 88,
   NORTHING: 16610979.412, EASTING: 1085278.755 - LOCATED AT THE NORTH RIGHT-OF-WAY LINE OF NOLANA LOOP, WEST OF SUGAR ROAD. ELEV.= 106.86.
6. A 5' CONCRETE SIDEWALK WILL BE REQUIRED ALONG EISENHOWER STREET AT BUILDING PERMIT STAGE.
7. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
8. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

METES AND BOUNDS DESCRIPTION

BEING A 0.65 ACRE TRACT OF LAND, MORE OR LESS, KNOWN AS ALL OF LOT 44, BEAMSLEY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 33, PAGE 46, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.65 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 44 AND LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF EISENHOWER STREET, A 50.0 FOOT PUBLIC ROAD RIGHT-OF-WAY, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 09 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 44 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID STREET, A DISTANCE OF 208.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP STAMPED "SEA 5782" SET ON THE NORTHEAST CORNER OF SAID LOT 44 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 08 DEGREES 51 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 44, A DISTANCE OF 137.0 FEET TO A ½ INCH DIAMETER IRON PIPE FOUND ON THE SOUTHEAST CORNER OF SAID LOT 44 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 81 DEGREES 09 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 44, A DISTANCE OF 208.0 FEET TO A ½ INCH DIAMETER IRON PIPE FOUND ON THE SOUTHWEST CORNER OF SAID LOT 44 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 08 DEGREES 51 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 44, A DISTANCE OF 137.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.65 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: NORTH LINE OF SAID LOT 44.
N:\SUBDIVISIONPLATS\LOT44.SUB\0.64.063017

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT OF LOTS 44A, 44B, 44C AND 44D, RE-PLAT OF LOT 44, BEAMSLEY SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ 2017.

_____
CITY OF PHARR CHAIRMAN
DANNY WYLIE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____ _____
CLERK, CITY OF PHARR, TEXAS. DATE

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DAVID O. SALINAS, A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCES AND ALL STATE STATUTES GOVERNING SURVEYS.

_____
DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

_____
DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY DRAINAGE DISTRICT NO. 1 ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON OCT. 15, 2018. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE) THE UNDERSIGNED OWNER(S) VICTOR T. RIOS, SR. OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LOTS 44A, 44B, 44C AND 44D, RE-PLAT OF LOT 44, BEAMSLEY SUBDIVISION, TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____
OWNER: VICTOR T. RIOS, SR.
P.O. BOX 2225
McALLEN, TEXAS 78502

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017 A.D.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF _____
MY COMMISSION EXPIRES_____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT # 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT # 2 ON THIS, THE _____ DAY OF _____ ,2017.

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

_____ ATTEST:_____
PRESIDENT SECRETARY

LOTS 44A, 44B, 44C AND 44D,
RE-PLAT OF LOT 44,
BEAMSLEY SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: OCTOBER 15, 2018
JOB NUMBER: SP-17-23684
OWNER: VICTOR T. RIOS, SR.
P.O. BOX 2225
McALLEN, TEXAS 78502

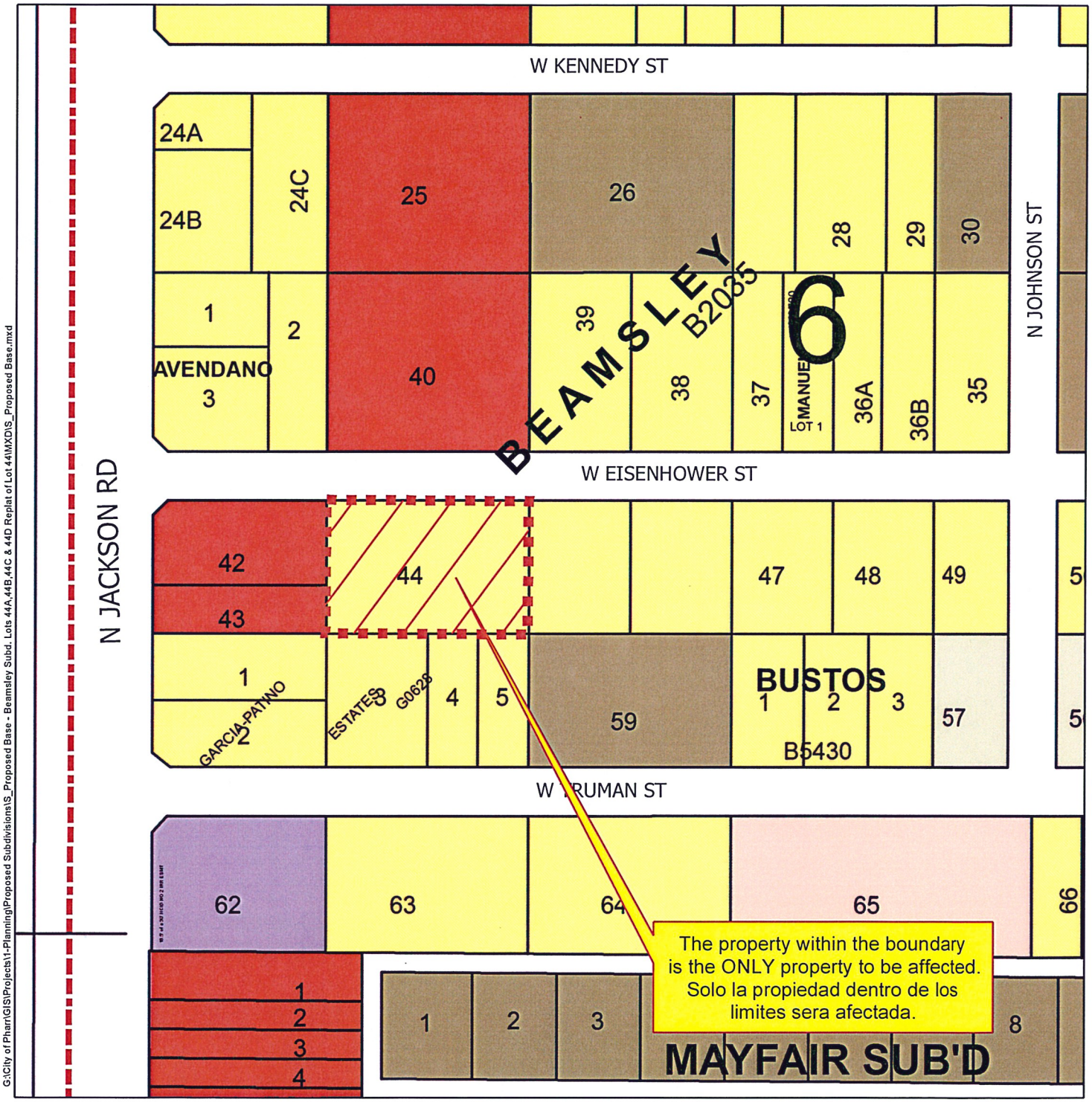
PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	VICTOR T. RIOS, SR.	P.O. BOX 2225	McALLEN, TEXAS 78502	(956) 605-1932	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

SALINAS ENGINEERING & ASSOCIATES
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

Proposed Subdivision
LOTS 44A, 44B, 44C, AND 44D RE-PLAT OF BEAMSLEY SUBD
SALINAS Engineering & Associates

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Base - Beamsley Subd. Lots 44A,44B,44C & 44D Replat of Lot 44\MXDS_Proposed Base.mxd

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

Scale: 1 inch = 147 feet

0 70 140 280 420 560 Feet

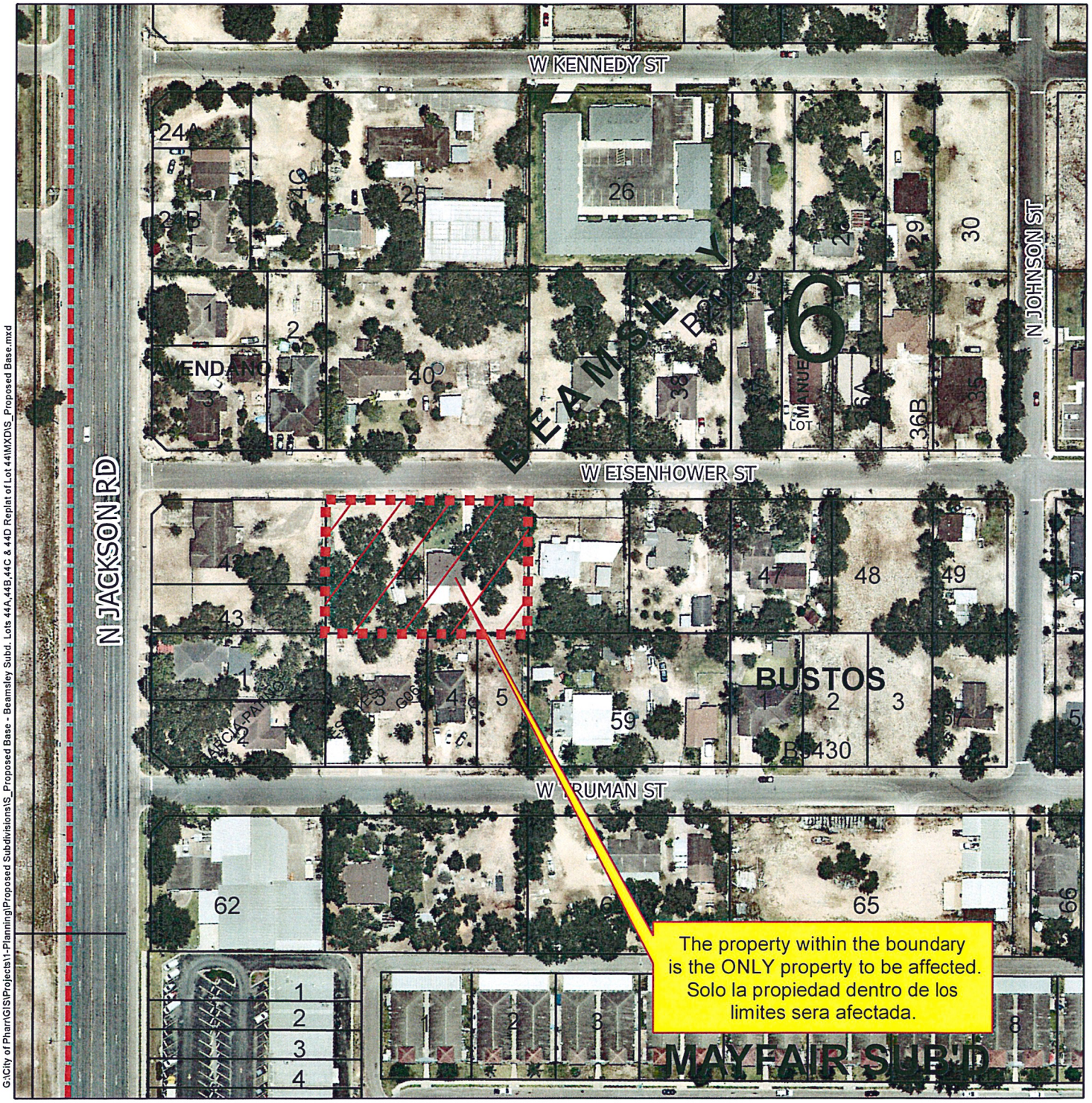
N W E S

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 10/19/2018

Proposed Subdivision
LOTS 44A, 44B, 44C, AND 44D RE-PLAT OF BEAMSLEY SUBD
SALINAS Engineering & Associates

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Base - Beamsley Subd. Lots 44A,44B,44C & 44D Replat of Lot 44\MXD\S_Proposed Base.mxd

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

Scale: 1 inch = 147 feet

0 70 140 280 420 560 Feet

N W E S

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 10/19/2018

Pharr
Development Services

MEMORANDUM

DATE: TUESDAY, NOVEMBER 13, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: NEXTGEN SUBDIVISION
FILE NO. **SUB#180929**

GENERAL INFORMATION:

APPLICANT: Barrera Infrastructure Group, Inc., representing Clemente Ponce, Member of Nextgen Investments, LLC, a Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Nextgen Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.235 acres gross, situated in Hidalgo County and also being a part or portion of Lot 237, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2700 Block of South Cage Boulevard.

ZONING: The property is currently zoned Planned Unit Development District (PUD). The adjacent zones are Planned Unit Development District (PUD) to the north, south and east, General Business District (C), Medium Density Multi-family District (R-3) and Agricultural Open Space District (A-O) to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail/wholesale.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

1. Need to provide a utility installation review from TxDot (U.I.R.).
2. Show existing ROW (45') for E. Hall Acres Rd.

EASEMENTS:

1. On plat layout easements for public utilities shall be 15' Exclusive to the City of Pharr dedicated by plat.
2. Show all existing easements.
3. Verify offsite easement.

SIDEWALK:
ADA:

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

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

SEWER:

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

DRAINAGE:

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

OTHER:

1. Need surveyor's signature and seal on plat.
2. Need petition for exclusion from H.C.I.D. #2.
3. Mayor's signature block, add Mayor: name of mayor.
4. Location map to be to scale: 1"=1,000'.
5. Need to fix the order of street naming for S. Cage Blvd. (U.S. Highway 281).
6. Owner's signature block use sample provided.
7. Plat note #3, building setbacks as per City of Pharr ordinance.
8. Plat note #4, provide numbers for detention.
9. Plat note #5, remove.
10. Note No. 7---Revise northing callout to 16585897.783.
11. Note No. 8---Revise note to say: A 5 foot sidewalk as per

ADA requirements is to be constructed along the east side of S. Cage Blvd. (U.S. Highway 281) at the time of building permit stage.

12. Note No. 9---Revise note to say: are to be constructed at the subdivision construction stage.
13. Plat note #10, remove or lot line.
14. Make sure to keep the same subdivision name on the other sheets.
15. Note No. 12---Revise note to say "All subdivision improvements shall comply with the current storm water pollution prevention plan (SW3P) requirements and Texas Pollutant Discharge Elimination System (T.P.D.E.S)."
16. Remove construction sheets on preliminary set.
17. Provide tree survey or letter.
18. Note No. 14---Revise note to say: Owners to maintain detention/retention areas.
19. Add plat note: Owners to maintain R.O.W. and perimeter of subdivision.

Pharr Fire Department

Pharr Fire – Rescue

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

Subdivision: NEXTGEN SUBDIVISION PRELIMINARY PLAT REVIEW

Reviewed By: Dago Soto, Asst. Fire Marshal Date: October 23, 2018

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of better for industrial areas unless fire flow requires larger lines for commercial areas. Educational Facility 12" diameter minimum.
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 hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. 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. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. $25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition.503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

☒ **SHALL CONNECT A 8 INCH WATER MAIN TO 18 INCH MAIN ON S. CAGE LOCATED ON THE SOUTHWEST SIDE OF SUBDIVISION AND EXTENDED ALL THE WAY TO REAR OF PROPERTY. AND CONNECTED TO A TEE AND THEN EXTEND THE 8 INCH WATER MAIN NORTH AND CONNECT TO WHERE DOLLAR GENERAL IS LOCATED ON SOUTEAST CORNER OF THE SUBDIVISION.**

☒ **SHALL INSTALL A FIRE HYDRANT AT NORTHWEST CORNER OF SUBDIVISION (S. CAGE) AND ANOTHER HYDRANT CLOSE TO THE SOUTH EAST CORNER OF SUBDIVISION.**

801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300
FAX: 956-783-4688

Pharr
Public Utilities

Jose A. Villescas
Public Utilities Director

PLAT REVIEW FOR:

NEXTGEN SUBDIVISION

****

COMMENTS: **Initials: J.V. / O.D.L. / R. B** **NOVEMBER 1, 2018**

****

WATER:

- Will need UIR for water connection
- Easements will need to be 15' Exclusive to the City of Pharr
- W.L. will need to be on the S. Side of the property and connect to the rear of Lot # 1
- 2 Fire hydrants will need to be installed at Fire Dpt. Location recommendation
- Follow City of Pharr Construction Standards Manual

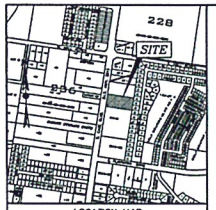
SEWER:

- Will need to extend sewer line to and through the property
- M/H will need to be installed with a 5' stub out for future connections (C/O will not be allowed at the end of the Sewer line)
- 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:_____



LOCATION MAP
SCALE : N.T.S.

PREPARED BY:
BARRERA INFRASTRUCTURE GROUP, INC.
6521 N. 10TH ST., SUITE "C"
McALLEN, TEXAS 78504

DATE PREPARED: 7/31/18

PROPOSED PLAT OF

NEXTGEN SUBDIVISION

A TRACT OF LAND CONTAINING 2.235 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 237, KELLY-PHARR SUBDIVISION, MAP REFERENCE: VOLUME 3, PAGES 133-134, H.C.D.R.

NEXTGEN SUBDIVISION IS LOCATED IN THE CITY OF PHARR, HIDALGO COUNTY, IT IS APPROX. 1/8 MLE SOUTH OF HALL ACRES ROAD ON THE EAST SIDE OF U.S. HIGHWAY 281 (CAGE BLVD.)

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 2.235 ACRES GROSS, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 237, KELLY-PHARR SUBDIVISION, MAP REFERENCE: VOLUME 3, PAGES 133-134, H.C.D.R., AND SAID 2.235 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHWEST CORNER OF SAID LOT 237 THE RIGHT-OF-WAY OF U.S. HIGHWAY 281 (S. CAGE BLVD.) AND THE RIGHT-OF-WAY OF HALL ACRES ROAD, THENCE, S 08° 29' 38" W, ALONG THE WEST LINE OF SAID LOT 237, A DISTANCE OF 634.99 FEET FOR THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE, S 81° 30' 22" E, AT A DISTANCE OF 50.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 281 (S. CAGE BLVD.) AS RECORDED IN VOLUME 383, PAGE 118, H.C.D.R., AND CONTINUING A TOTAL DISTANCE OF 475.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE WEST LINE OF PLANTATION SOUTH UNIT NO. 11, RECORDED IN VOLUME 27, PAGE 192A, H.C.M.R., FOR THE NORTHEAST CORNER OF THIS TRACT;

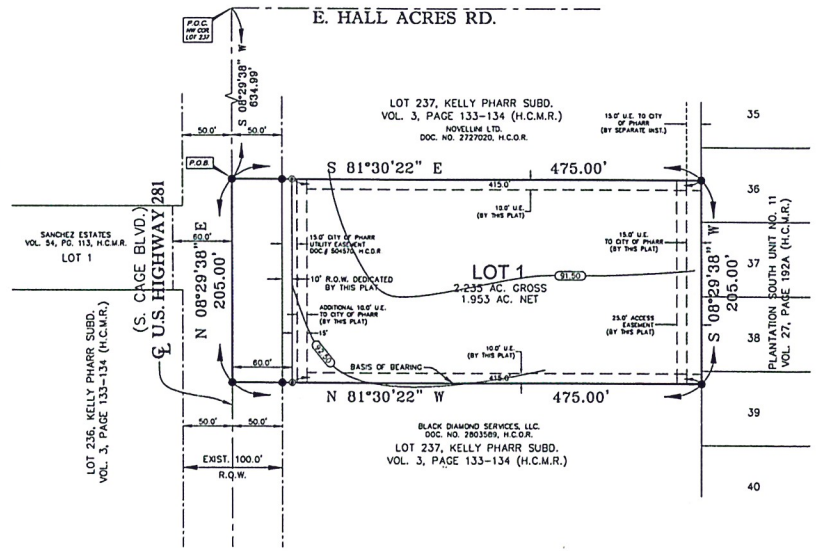
THENCE, S 08° 29' 38" W, ALONG THE WEST LINE OF SAID PLANTATION SOUTH UNIT NO. 11, A DISTANCE OF 205.00 FEET A 1/2" IRON ROD FOUND ON THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO FIRST NATIONAL BANK, RECORDED IN DOCUMENT NO. 2221052, H.C.D.R., FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81° 30' 22" W, AT A DISTANCE OF 425.00 FEET PASS A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 281 (S. CAGE BLVD.), AND CONTINUING A DISTANCE OF 475.00 FEET TO THE WEST LINE OF SAID LOT 237, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 29' 38" E, ALONG THE WEST LINE OF SAID LOT 237, A DISTANCE OF 205.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.235 GROSS ACRES OF LAND, MORE OR LESS.

SCALE: 1"=50'

LEGEND
● - DENOTES FOUND 1/2" ROD
⊕ - DENOTES FOUND "X" MARK
O - DENOTES NO MONUMENT
⊕ - DENOTES SET 1/2" ROD
U.E. - UTILITY EASEMENT
ESMT. - EASEMENT
A.U.E.- ACCESS & UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
C.C.E. - CORNER CLIP EASEMENT



STATE OF TEXAS
COUNTY OF HIDALGO

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

10-8-18
DATE

RENE BARRERA
LICENSED PROFESSIONAL ENGINEER No. 86862
6521 N. 10TH STREET
SUITE C
McALLEN, TEXAS 78504

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

OSCAR HERNANDEZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5005
3007 TUCKER ROAD
HARLINGEN, TX 78552

STATE OF TEXAS
COUNTY OF HIDALGO

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

AMBROSIO HERNANDEZ — DATE
MAYOR, CITY OF PHARR, TEXAS.

ATTEST: CITY CLERK — DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

APPROVED THIS THE _____ DAY OF _____ 20____.

DANNY WYLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER: NEXTGEN INVESTMENTS, LLC.
BY: CLEMENTE PONCE, MEMBER
1536 S. CAGE BLVD., SUITE 7
PHARR, TX 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLEMENTE PONCE, KNOWN TO ME TO BE THE PERSON WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 20____.

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

HIDALGO COUNTY IRRIGATION DISTRICT #2

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 WAYS OR EASEMENTS.

PRESIDENT — ATTEST: SECRETARY

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, §9.211(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 DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT, NO. 1

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

GENERAL NOTES :

1. THIS SUBDIVISION IS IN ZONE "B", DEFINED AS: AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. F.I.R.M. COMMUNITY PANEL NO.: 480347 0005 C EFFECTIVE DATE: OCTOBER 19, 1982
2. MINIMUM FINISHED FLOOR ELEVATION IS 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.
3. BUILDING SETBACK LINES:
   FRONT SETBACK LINE ..... 40 FEET
   REAR SETBACK LINE ..... 10 FEET
   SIDE SETBACK LINE ..... 10 FEET
4. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY ____ ACRES AND A VOLUME OF APPROXIMATELY _____ ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
5. STORM WATER REQUIREMENTS SHALL BE ADDRESSED AT BUILDING PERMIT STAGE.
6. NO BUILDING ALLOWED OVER ANY EASEMENT.
7. CITY OF PHARR BENCHMARK #28, SET BY J.E. SAENZ & ASSOCIATES. (N 16585194.133, E 1086616.596) LOCATED EAST OF S. CAGE BLVD., ON THE SOUTH SIDE OF HALL ACRES ROAD. ELEVATION=89.80 (DATUM NGVD 1988)
8. LOT OWNERS SHALL INSTALL A 5 FOOT WIDE SIDEWALK ALONG U.S. HIGHWAY 281 (S. CAGE BLVD.) AT BUILDING PERMIT STAGE.
9. WHEELCHAIR RAMPS AND LANDINGS AS PER ADA REQUIREMENTS ARE TO BE CONSTRUCTED AT THE TIME THE SUBDIVISION IS CONSTRUCTED.
10. NO BUILDING OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
11. LANDSCAPING AS PER CITY ORDINANCE.
12. TPDES GUIDELINES TO BE FOLLOWED PRIOR TO CONSTRUCTION.
13. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE.
14. OWNERS TO MAINTAIN ALL DETENTION AREAS.
15. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY WHO THE DEDICATION IS GRANTED.

PRELIMINARY PLAT REVIEW
THIS DOCUMENT HAS BEEN RELEASED FOR PLAT REVIEW BY RENE BARRERA, P.E. No. 86862.
10-8-18

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

BARRERA INFRASTRUCTURE GROUP
ENGINEERING
6521 N. 10TH STREET
SUITE C
McALLEN, TX 78504
956-687-3355
956-992-8001 (FAX)
FIRM No. 8435

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CLEMENTE PONCE	118 CYNTHIA DR.	McALLEN, TX 78501		
ENGINEER:	RENE BARRERA	6525 N. 10TH ST. SUITE C	McALLEN, TX 78504	956-687-3355	956-992-8001
SURVEYOR:	OSCAR HERNANDEZ, RPLS	3007 TUCKER ROAD	HARLINGEN, TX 78552	956-357-2185	956-428-2805

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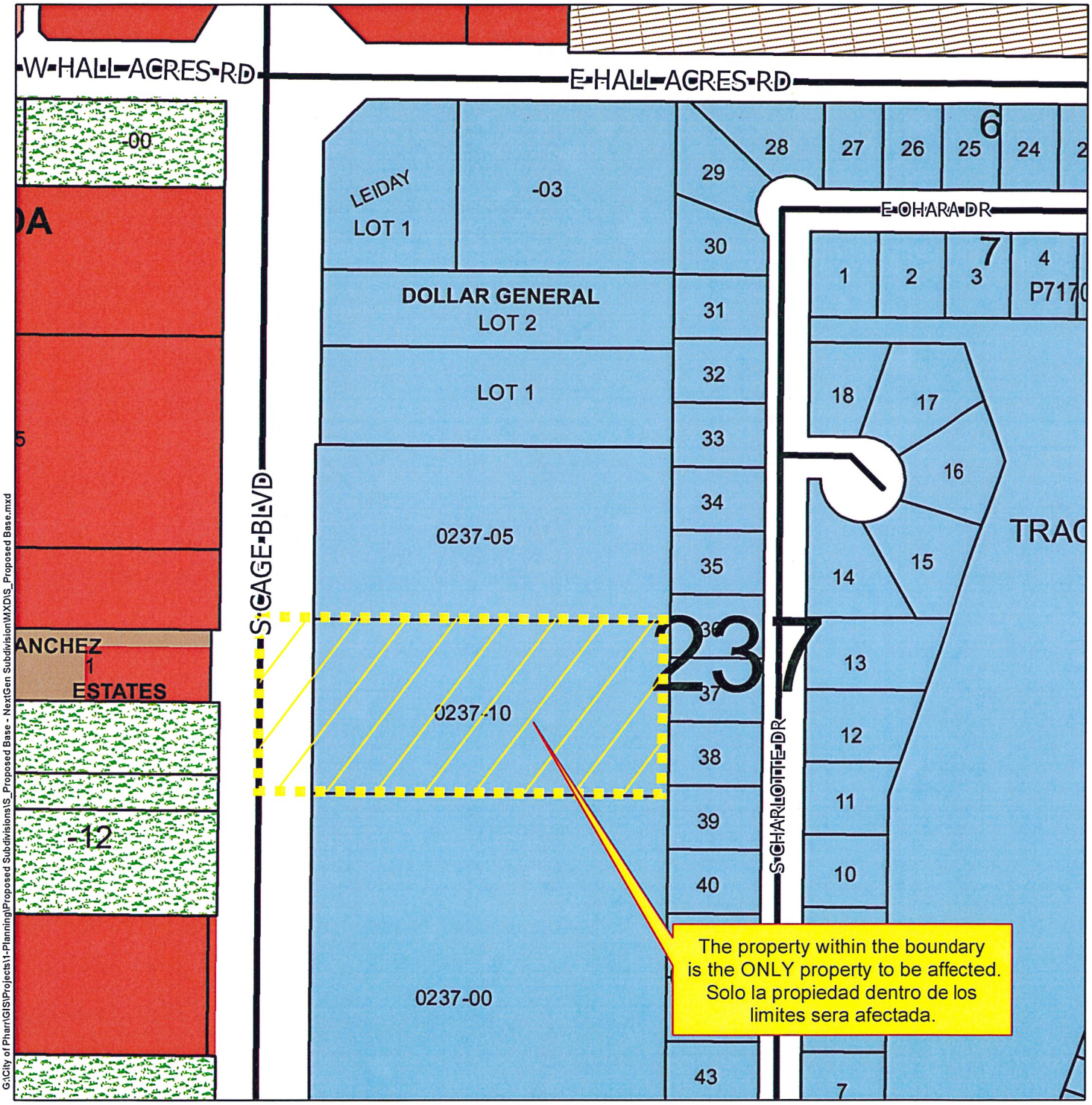
Proposed Subdivision
NEXTGEN SUBD
Barrera Infrastructure Group Inc

Pharr Engineering



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

Scale: 1 inch = 169 feet

0 85 170 340 510 680 Feet

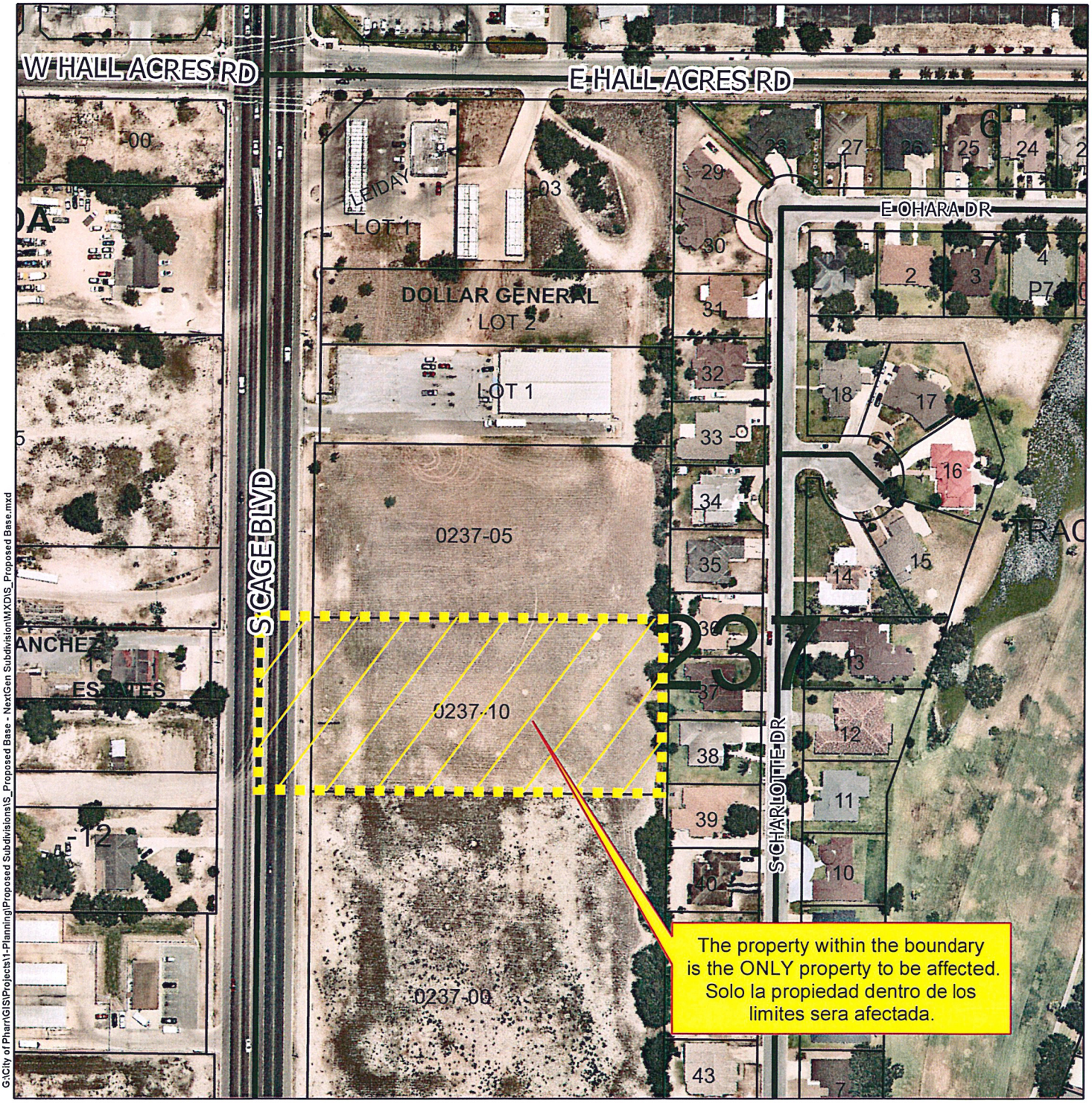
N W E S

Date: 10/19/2018

City of Pharr, Texas
Engineering Department
956.702.5355

Proposed Subdivision
NEXTGEN SUBD
Barrera Infrastructure Group Inc

Pharr Engineering



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

Scale: 1 inch = 169 feet

0 85 170 340 510 680 Feet

N W E S

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 10/19/2018

Pharr
Development Services

MEMORANDUM

DATE: TUESDAY, NOVEMBER 13, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: QUESADA PLAZA SUBDIVISION
FILE NO. **SUB#180614**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Beatrice Quesada, Owner, is requesting final plat approval of the proposed Quesada Plaza Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a Resubdivision of 0.380 of one acre out of Lot 99, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 500 Block of East Nolana Loop.

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

PROPERTY PROPOSED USE: Retail/wholesale.

VARIANCES: None requested.

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

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

EASEMENTS: 1. In compliance.

SIDEWALK: ADA: 1. In compliance.

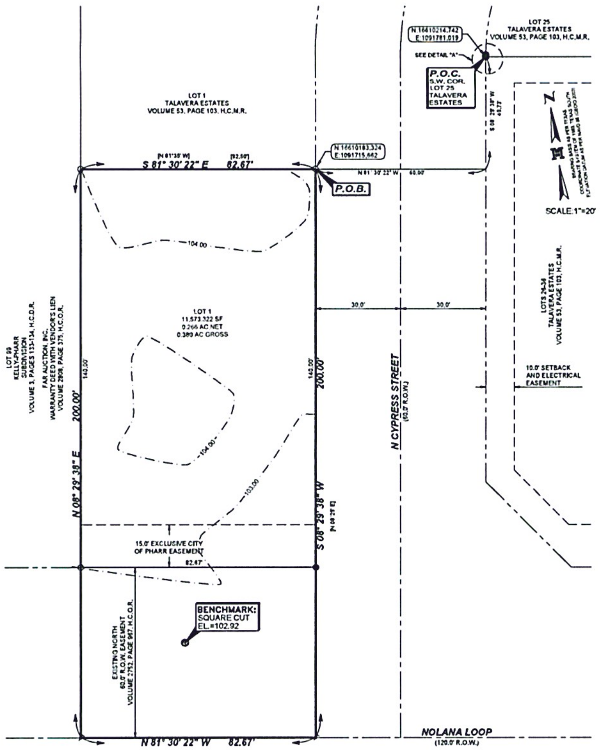
FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

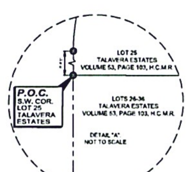
This item will go before City Commission on November 19, 2018 at 4:00 p.m.



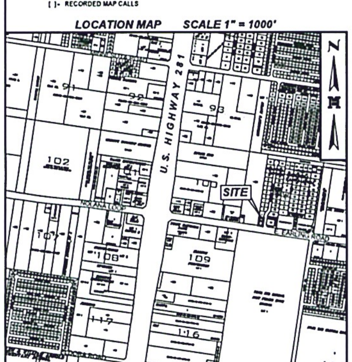
LEGEND

- FOUND No.4 REBAR
- FOUND "X" MARK ON CONCRETE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
S.W. COR. - SOUTHWEST CORNER
AC. - OF ONE ACRE
[ ] - RECORDED MAP CALLS



LOCATION MAP SCALE 1" = 1000'



DRAWN BY: EM DATE: 05-23-18
SURVEYED, CHECKED: ______ DATE: ______
FINAL CHECK: ______ DATE: ______

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 • FAX: (956) 381-1839
ESTABLISHED 1947 • www.meldenandhunt.com
TBPLS No. 10096800

GENERAL NOTES :

1. PARTIALLY IN FLOOD ZONE DESIGNATION: ZONE "B"
ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CROWN OF ROAD MEASURED AT FRONT CENTER OF LOT.
3. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
NOLANA ROAD: 60.00 FEET
CYPRESS STREET: 15.00 FEET
NORTH: 10.00 FEET
EAST: 6.00 FEET
4. THE RUNOFF STORAGE REQUIRED FOR THIS SUBDIVISION IS ________ C.F. OF STORM SEWER RUNOFF.STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SITE DEVELOPMENT HAS ESTIMATED THAT AN APPROXIMATELY ______ C.F. _____ ACRES FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENT.

NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
5. BENCH MARK CITY OF PHARR'S BENCH MARK BM #62 LOCATED CLOSE TO SOUTHWEST INTERSECTION OF E. OWASSA ROAD AND N. VETERANS BOULEVARD (T' ROAD)
NORTHING=16614974.217 EASTING=1093872.455 ELEVATION=103.12

BENCH MARK: LOCATED ON A SQUARE CUT 46 FEET FROM THE EAST LOT LINE ALONG NOLANA LOOP.
NORTHING=16610025.374 EASTING=1091645.578 ELEVATION=102.92
6. NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
7. CONSTRUCTION WILL COMPLY WITH T.P.D.E.S. REQUIREMENTS AND SITE'S STORM WATER POLLUTION PREVENTION PLAN.
8. A 5' SIDEWALK WITH ADA COMPLIANT RAMPS AND LANDINGS WILL BE REQUIRED ALONG THE NORTH SIDE OF NOLANA LOOP AT BUILDING PERMIT.
9. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
10. OWNER(S) TO MAINTAIN DETENTION/RETENTION AREA.
11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
13. DETENTION AREAS THAT ARE 3 FEET OR DEEPER WILL REQUIRE PERIMETER FENCE.
14. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

METES AND BOUNDS:

MAP OF QUESADA PLAZA SUBDIVISION
BEING A RESUBDIVISION OF 0.380 ACRES OUT OF LOT 99, SITUATED IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 99, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS, WHICH SAID 0.380 OF ONE ACRE WAS CONVEYED TO JOSEFINA VILLARREAL BY VIRTUE OF AN AFFIDAVIT OF HEIRSHIP FOR ABEL VILLARREAL A/K/A ABEL GARCIA-VILLARREAL RECORDED UNDER DOCUMENT NUMBER 2905709, HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.380 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN "X" MARK FOUND ON CONCRETE (NORTHING: 16610214.742, EASTING: 1091781.019) AT THE SOUTHWEST CORNER OF LOT 25, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53, PAGE 103, HIDALGO COUNTY MAP RECORDS AND ALSO BEING ON THE EXISTING EAST RIGHT-OF-WAY LINE OF CYPRESS STREET;

THENCE, S 08° 29' 38" W ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF CYPRESS STREET, A DISTANCE OF 40.73 FEET;

THENCE, N 81° 30' 22" W AND WITHIN THE EXISTING RIGHT-OF-WAY LINE OF CYPRESS STREET, A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET (NORTHING: 16610183.324, EASTING: 1091715.662) AT THE SOUTHEAST CORNER OF LOT 1, TALAVERA ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53, PAGE 103, HIDALGO COUNTY MAP RECORDS AND BEING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF CYPRESS STREET, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 29' 38" W [N 08° 25' E MAP CALL] ALONG A WEST LINE OF SAID TALAVERA ESTATES AND THE EXISTING WEST RIGHT-OF-WAY LINE OF CYPRESS STREET, AT A DISTANCE OF 140.00 FEET TO A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF NOLANA LOOP, CONTINUING A TOTAL DISTANCE OF 200.00 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 99 AND THE SOUTHERNMOST SOUTHWEST CORNER OF SAID TALAVERA ESTATES, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 30' 22" W ALONG THE SOUTH LINE OF SAID LOT 99 AND WITHIN THE EXISTING RIGHT-OF-WAY OF NOLANA LOOP, A DISTANCE OF 82.67 FEET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 29' 38" E AT A DISTANCE OF 60.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF NOLANA LOOP, CONTINUING A TOTAL DISTANCE OF 200.00 FEET TO A NO. 4 REBAR SET AT THE NORTHERNMOST SOUTHWEST CORNER OF SAID TALAVERA ESTATES, FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 30' 22" E [N 81° 35' W MAP CALL] ALONG A BOUNDARY LINE OF SAID TALAVERA ESTATES, A DISTANCE OF 82.67 FEET [82.50 FEET MAP CALL] TO THE POINT OF BEGINNING AND CONTAINING 0.380 OF ONE ACRE OF WHICH 0.114 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NOLANA LOOP, LEAVING AN EXISTING NET OF 0.266 OF ONE ACRE OF LAND, MORE OR LESS.

MAP OF

QUESADA PLAZA SUBDIVISION

BEING A RESUBDIVISION OF 0.380 OF ONE ACRE
OUT OF LOT 99,
KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134, H.C.D.R.
CITY OF PHARR HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

QUESADA PROPERTIES, LTD

____
BEATRICE QUESADA, OWNER
1604 LILA BETH LANE
MISSION TX 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEATRICE QUESADA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ________ DAY OF ________, 20___.

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

RIGHT OF WAY EASEMENT

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

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

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

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE ______ DAY OF ______ 20 __.

____
MANUEL B. MENDEZ- GRANTOR

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MANUEL B. MENDEZ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF ______, 20 __.

____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, 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 ____________ 20___.

____
MARIO A. REYNA, PROFESSIONAL ENGINEER No.117368
STATE OF TEXAS

DATE PREPARED: 05-23-18
ENGINEERING JOB No. 18084.00

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ___ DAY OF ____________ 20 ___.

____
FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No.4750
STATE OF TEXAS

DATE SURVEYED: 05/09/2018
SURVEYING JOB No. 18084.08
T-1056, PGS. 54-55

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 ___.

____
CHAIRMAN, PLANNING COMMISSION
DANNY WYLIE

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

______________________ ______________
AMBROSIO HERNANDEZ, DATE
MAYOR, CITY OF PHARR

ATTEST: ______________________
CITY CLERK

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.

______________________ ATTEST: ______________________
PRESIDENT SECRETARY

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

ON: __________ AT __________ AM/PM

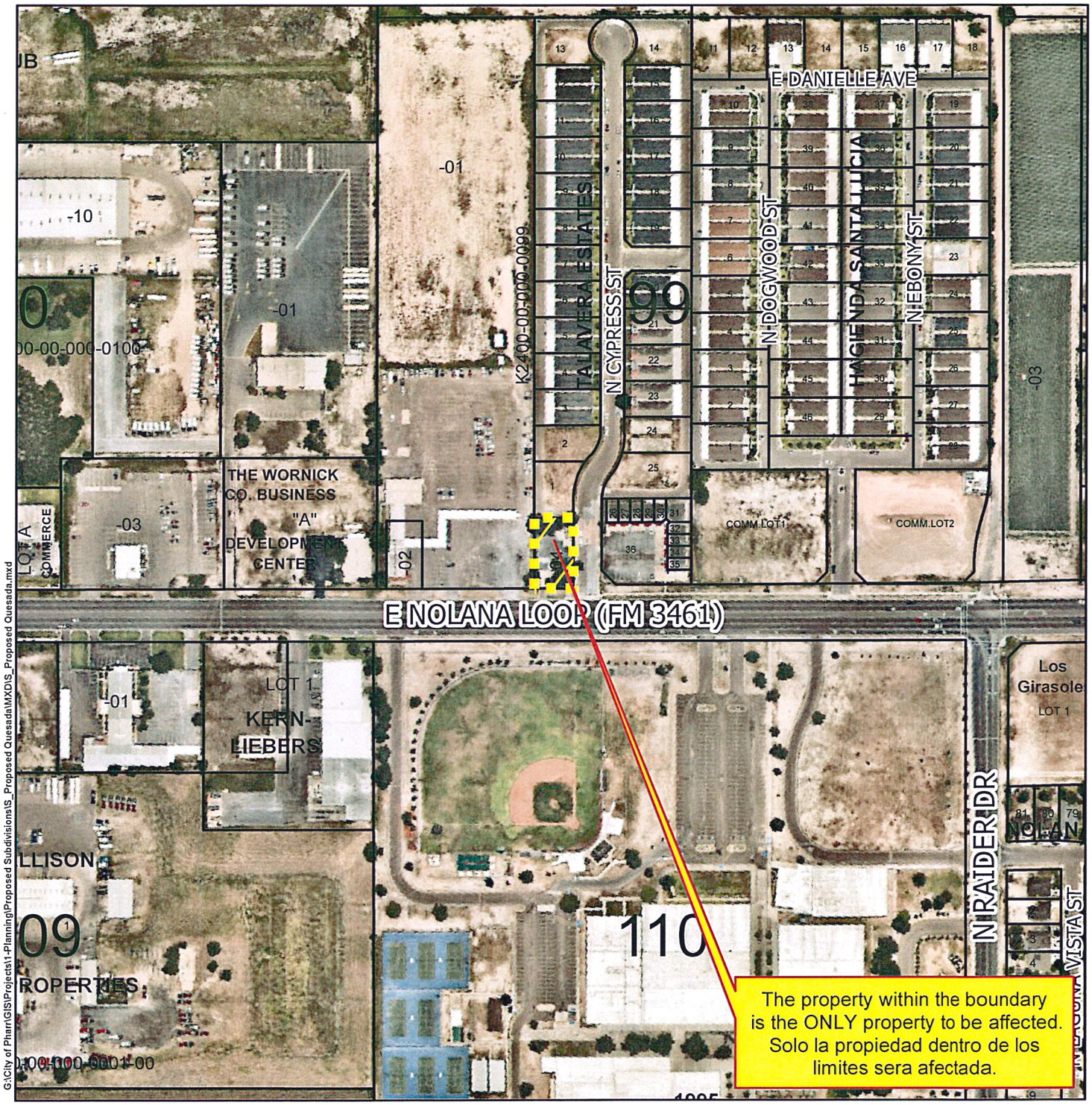
INSTRUMENT NUMBER __________
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: ____________________ DEPUTY

Proposed Subdivision
Quesada
Melden & Hunt inc

Pharr
All-America City
2006

Pharr Engineering



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

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N W E S

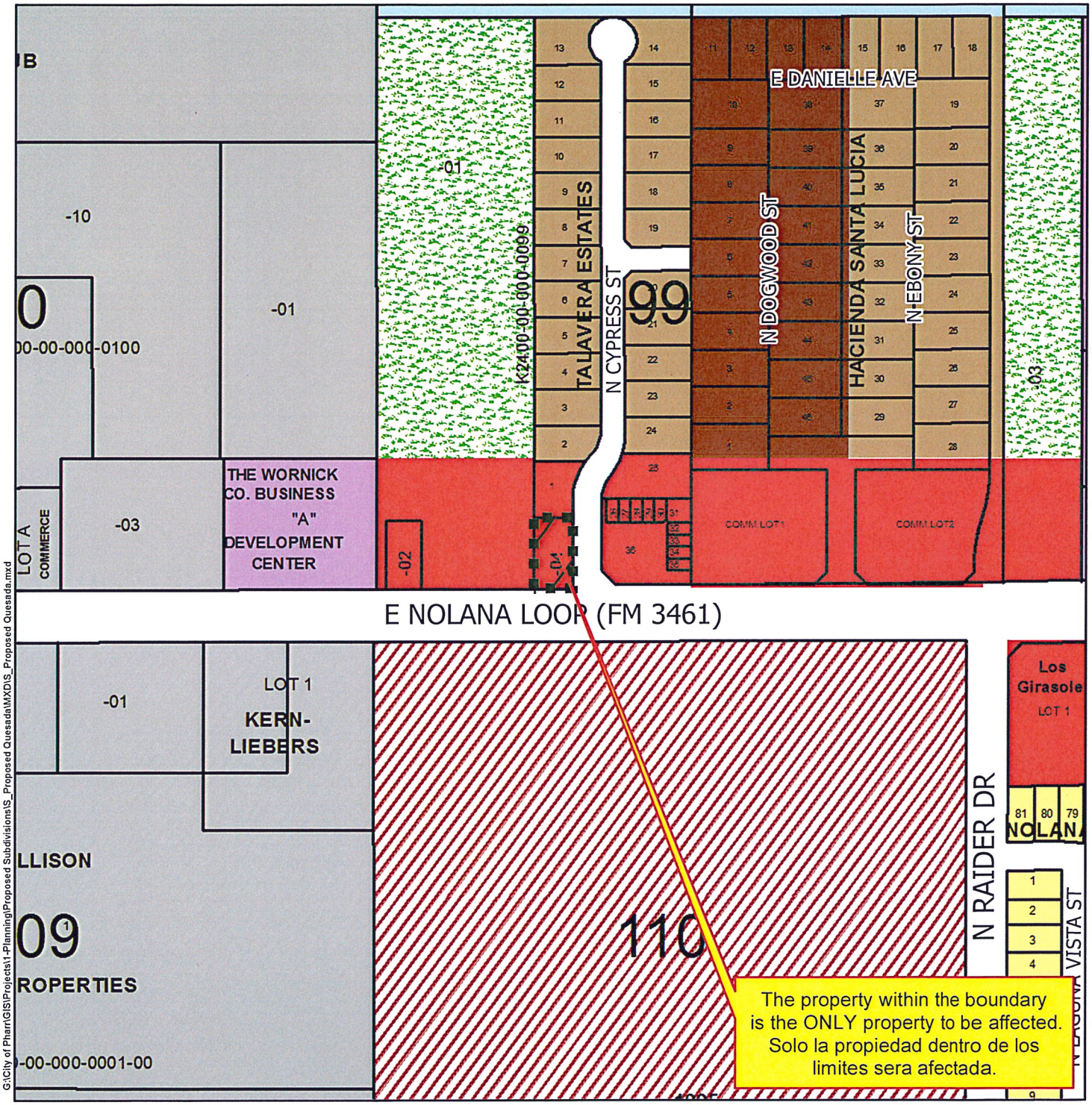
Date: 8/10/2018

City of Pharr, Texas
Engineering Department
956.702.5355

Proposed Subdivision
Quesada
Melden & Hunt inc

Pharr
All-America City
2006

Pharr Engineering



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

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N W E S

Date: 8/10/2018

City of Pharr, Texas
Engineering Department
956.702.5355