AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. **January 24, 2022 – 6:00 PM**

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

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

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

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

PRESIDING:

A. CALL TO ORDER:

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

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

C. APPROVAL OF MINUTES:

1) Minutes of January 10, 2022.

D. PUBLIC HEARING: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

E. PLATS:

1) Treviño Engineering, representing Alejandro Barrera, is requesting a preliminary plat approval of the proposed Central Material II Subdivision. The property is legally described as being a 9.57 acre tract of land, more or less, out of Lot 99, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of East Nolana Loop. **SUB#211245**

2) Treviño Engineering, representing Jon E. Loring Jr., is requesting a preliminary plat approval of the proposed Utility Trailers-Eldora Rd. Subdivision. The property is legally described as being a 4.0 acre tract of land out of lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of East Eldora Road. **SUB#211250**

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 21st of January 2022 at 12:30 p.m., and on the City of Pharr web site (www.pharr-tx.gov)

Hilda Pedraza, City Clerk

CITY OF PHARR
PHARR, TEXAS

REVIEWED ASST DIR LL DIRECTOR_____

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 10, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 10, 2022 and following is the record of attendance.

MEMBERS PRESENT:	Danny Wylie	Charlie Ramirez
	Romeo Robles	Rafael Munguia
	Guadalupe Cano	
ABSENT:	Luis Madrigal	Jonathan Larraga
	Andy Castro	

OTHERS PRESENT: See attached list

STAFF PRESENT: Roy Rodriguez, Assistant Director/Building Official
Eddie Martinez, Planner II
Nelly Terrazas, Planner I
Iris Mata, Administrative Assistant
John Rigney, Attorney

ITEM A. CALL TO ORDER

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

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

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF DECEMBER 27, 2021

Chairman, Danny Wylie, introduced the item.

Rafael Munguia arrived at 6:02 p.m.

Romeo Robles requested page three (3) needed a correction as Luis Madrigal was not present.

Iris Mata, Administrative Assistant, stated the correction would be made.

There being no further discussion Romeo Robles moved to **approve** the minutes of December 27, 2021 with corrections. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

1) TEXAS HIGHWAY SYSTEMS INC., REPRESENTING GERALD SIMPSON, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) AND AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 107, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 405 WEST NOLANA LOOP. COZ#211276

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned General Business District (C) and Agricultural and/or Open Space District (A-O). The property and the properties to the north, south and west were annexed on September 5, 1989. The property to the north, a portion of the property to the west, and said property were rezoned to General Business District (C) on September 4, 1990. Later, the south portion of the property to the west was rezoned to General Business District (C) on January 18, 2005. The property to the south was rezoned to Single Family Residential District (R-1) on September 20, 1994.The properties to the east were annexed on September 16, 1980, as Limited Industrial District (L-I) and later portions were rezoned to Heavy Industrial District (H-I) on September 18, 1984, and on May 29, 1987. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan. She further reported twenty-one (21) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received two (2) responses to the legal notice requesting information only and one (1) person registered to speak for the public hearing.

Nelly Terrazas, Planner I, further stated staff recommended approval of the request to re-zone from General Business District (C) and Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak.

Iris Mata, Administrative Assistant, stated one (1) individual registered to speak.

Ramiro Rodriguez, residing at 513 W Nolana, stated he was in favor of the rezoning request as he believed it was appropriate for the zone. He continued to state it the proximity to the interstate was a good development.

There being no one else in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the items for discussion.

Charlie Ramirez questioned staff about the hours of operation, inquired if the property was subdivided, and if there would be an office on site.

Nelly Terrazas, Planner I, stated the hours would be Monday through Friday, 8:00 a.m to 5:00 p.m. and the property would be used to store equipment in and outside the pre-existing warehouse. She continued to state the property was currently not subdivided, but if any changes were made it would trigger the subdivision process.

There being no further discussion Rafael Munguia moved to **approve** the request to re-zone from General Business District (C) and Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

2) **ROBERT VECCHIO, D/B/A R-V CONTRACTORS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 2, JOHNSTONE SUPPLY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 901 WEST SHARM DRIVE. COZ#211277**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The properties to the north, east and west were rezoned from Agricultural and/ or Open Space District (A-O) and Heavy Commercial District (H-C) to General Business District (C) on June 20, 1995. The property to the south was rezoned from Agricultural and/ or Open Space District (A-O) to Heavy Commercial District (H-C) on December 3, 1996. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan. She further reported five (5) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) response to the legal notice requesting information only.

Nelly Terrazas, Planner I, further stated staff recommended approval of the request to re-zone from General Business District (C) to Heavy Commercial District (H-C) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply 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 items for discussion.

There being no discussion Rafael Munguia moved to **approve** the request to re-zone from General Business District (C) to Heavy Commercial District (H-C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

1) **R. E. GARCIA & ASSOCIATES, REPRESENTING ROSANA RIOJAS, PRESIDENT FOR RICH HERITAGE CONSTRUCTION, INC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED HERITAGE MANOR NO.3 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.68 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOT 1, POSADAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF WEST HERITAGE DR. SUB#210828**

Eddie Martinez, Planner II, introduced the item. She stated the property is currently zoned Residential Multifamily High Density District (R-MFHD). The adjacent zones are Single Family Residential District (R-1) to the north and west, Heavy Industrial District (H-I) to the east and Residential Multifamily High Density District (R-MFHD) to the south. The property is designated for single family residential use in the Land Use Plan. She added no variances were being requested and staff recommended final plat approval of the proposed Heritage Manor No. 3 Phase IV Subdivision subject to the listed 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 Romeo Robles moved to **approve** the request for final plat approval of the proposed Heritage Manor No. 3 Subdivision without the requested variances. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

2) **SAM ENGINEERING & SURVEYING, REPRESENTING MARIA DEL CARMEN PACHECO, MEMBER FOR ENCARLEN, LTD, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED VILLA ESPAÑA ESTATES PHASE IV SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.88 ACRE TRACT OF LAND OUT OF A 5.36 ACRES OUT OF LOT 8, BLOCK 9, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2700 BLOCK OF SOUTH JACKSON ROAD. SUB#210832**

Eddie Martinez, Planner II, introduced the item. She stated the property is currently zoned General Business District (C). The adjacent zones are Single Family Residential District (R-1) to the east, City limits to the west and General Business District (C) to the north and South. The property is designated for commercial use in the Land Use Plan. She added no variances were being requested and staff recommended final plat approval of the proposed Villa Espana Estates Phase IV Subdivision subject to the listed 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 Charlie Ramirez moved to **approve** the request for final plat approval of the proposed Villa Espana Estates IV Subdivision. Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

ITEM H. 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 6:16 p.m.

_____
Chairman, Danny Wylie

ATTEST:

_____
Andy Castro, Secretary

APPROVED:_____

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.
DATE SUBMITTED: January 20, 2022
MEETING DATE: January 24, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Treviño Engineering, representing Alejandro Barrera, is requesting a preliminary plat approval of the proposed Central Material II Subdivision. The property is legally described as being a 9.57 acre tract of land, more or less, out of Lot 99, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of East Nolana Loop. **SUB#211245**

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

Issue: Treviño Engineering, representing Alejandro Barrera, is requesting a preliminary plat approval of the proposed Central Material II Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Central Material II Subdivision subject to the listed conditions set before you.

Alternatives:

Exclude Material from Public Packet? No
Reason:

ROUTING:

Iris Mata	Created/Initiated - 1/20/2022
Roland Gomez	Approved - 1/20/2022
Patricia Rigney	Final Approval - 1/21/2022

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, JANUARY 24, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CENTRAL MATERIALS II SUBDIVISION
FILE NO. **SUB#211245**

GENERAL INFORMATION:

APPLICANT: Treviño Engineering, representing Alejandro Barrera, is requesting a preliminary plat approval of the proposed Central Material II Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 9.57 acre tract of land, more or less, 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 Limited Industrial District (L-I). The adjacent zones are Single Family Residential District (R-1) and Agricultural Open Space District (A-O) to the north, Residential Multifamily High Density District (R-MFHD) and General Business District (C) to the east, Agricultural Open Space District (A-O) to the south and Limited Industrial District (L-I) and Heavy Commercial District (H-C) to the west. The property is designated for multifamily, commercial and public/semi public in the Land Use Plan.

PROPERTY PROPOSED USE: Retail store.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Central Material II Subdivision subject to the following conditions set before you:

STREETS, PAVING AND R.O.W.:

1. Verify R.O.W., along E. Nolana Loop, for correct dimension.
2. Show street lights.
3. See attached comments.

EASEMENTS:

1. Verify with N.A.W.S.C., for easements.
2. Provide a 25' landscaping easement on front of property.
3. Label and show any electrical easements on plat.
4. Verify with HCID 2, if any easements are within property.
5. For public sewer provide a 15' exclusive easement to City of Pharr, if any within property.
6. Show all and label existing or dedicated by plat.

SIDEWALK: ADA:

1. See attached comments

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Plat note #4, make sure to match with drainage report.
2. See attached comments from engineering department and public works.

OTHER:

1. Location map: make legible.
2. Update year on plat.
3. On metes and bounds add the POC on the plat layout and also verify spelling.
4. Verify Lot # 99.
5. Label line within property.
6. On rear of property verify if R.O.W. is it within property, if it is redo the metes & bounds.
7. Adjacent property label as shown on recorded plats.
8. Verify owners address on the dedication.
9. Plat note #12, add BUILDING after: the ____ plan review phase.
10. Bold the proposed property.
11. Provide signatures from engineer and surveyor
12. Provide comments from N.A.W.S.C.

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

Pharr Public Utilities

Ruben Rosales
Public Utilities Director

STAFF REVIEW MEETING FOR:

CENTRAL MATERIAL II SUBDIVISION

****

COMMENTS: **Initials: J.R. / R. B.** **JANUARY 11, 2022**

****

WATER:

- Water belongs to N.A.W.S.C.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to check if the 6" PVC sewer service exists, otherwise will need to install a 6" PVC sewer service
- 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:_____

Pharr Fire Department

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

Subdivision: CENTRAL MATERIALS II SUBD. PRELIMINARY

Reviewed by: DAGO SOTO January 20, 2022

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be FACTORY **YELLOW** from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2012. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A $25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY **YELLOW** FROM MANUFACTURE PRIOR TO INSTALLATION.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet).*With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-

552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2012; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

1. **PLAT NOTE: SHALL ADD THE WORD BUILDING BEFORE PLAN REVIEW PHASE.**
2. **SHALL HAVE A FIRE HYDRANT EVERY 300 FEET.**
3. **FIRE HYDRANT ON THE SOUTH SIDE OF E. NOLANA IS ON A THOROUGH FARE IT DOES NOT COUNT FOR FIRE PROTECTION.**
4. **INDUSTRIAL ZONE/AREA REQUIRE A MIN. OF 12 INCH MAIN OR GREATER ACCORDING TO PHARR CITY STANDARDS.**
5. **SHALL LOOP THE WATER LINE TO AN APPROVED WATER MAIN.**
6. **PREFERBLY MUELLER FIRE HYDRANT BRAND, FACTORY YELLOW**

Pharr Engineering

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Central Materials II Subdivision

DATE: January 13, 2021

REVIEW: Preliminary (comments plans dated 1-4-2021)

PLAT

1. Location map must be legible.
2. Note No. 4---Check the value for detention volume is correct, as it does not match up with drainage report.
3. Note No. 8---Revise note to say… "5'-ft sidewalk with ADA ramps and landings shall be required along all streets at time of building permit phase.

SITE PLAN

1. Verify ROW with for E. Nolana Loop.
2. Make accommodations for fiber optics line.
3. Include streetlight layout.

DRAINAGE

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

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

Pharr Public Work

SUBDIVISION: Staff Review Meeting
Central Materials II Subdivision
E. Nolana Loop.
Pharr Tx, 78577

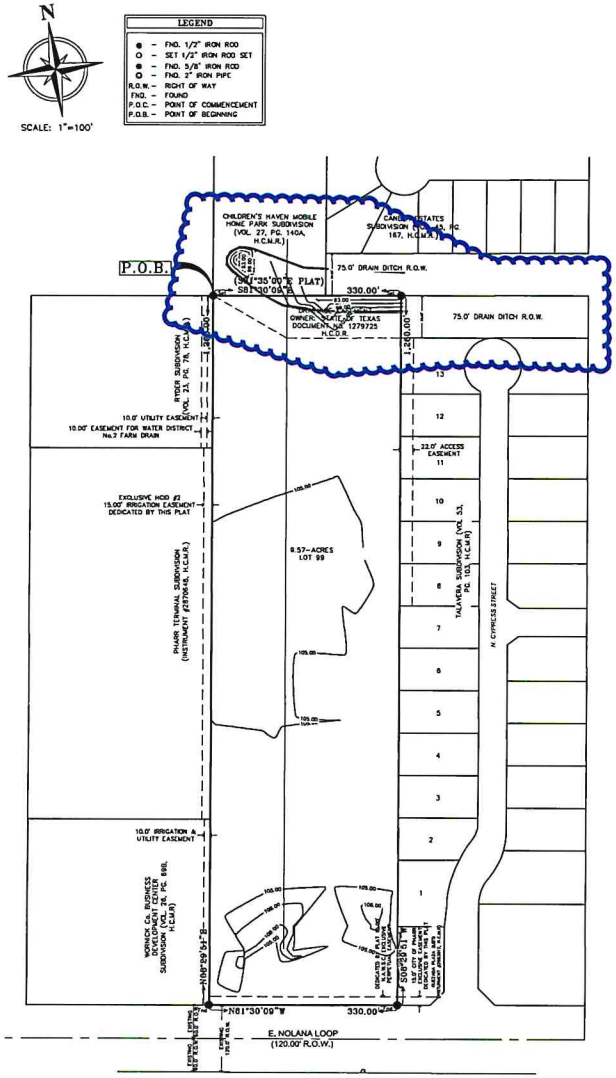
DATE:01/11/2022
9.10 Acres

Plat Notes:

- No Comment

General Notes:

- Show Crossing Elevation and Utility Profiles
- Obtain Discharge Permit from Drainage District
- Attach Erosion & Sediment Control Plan to S.W.P.P.P. Must Be Legible
- Attach (must be approved by City Engineering Department) Drainage Plan Layout with Details, to S.W.P.P.P. and Must Be Legible
- Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) with Notice Of Intent (N.O.I.) at Pre-Construction Stage.



GENERAL NOTES:

1. FLOOD ZONE DESIGNATION "ZONE B"–AREAS OF MODERATE LOW RISK FLOODING. (NO SHADING) AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. B ZONES ARE USED TO DESIGNATE BASE FLOOD PLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN 1 SQUARE MILE. COMMUNITY PANEL NO. 480347 0005C 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 PER CITY OF PHARR ORDINANCE.
4. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 9.57 ACRES AND A VOLUME OF APPROXIMATELY 21.845 C.F. (0.501 AC-FT) WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AN DETAILED ANALYSES MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLAT/EDPROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THE COMMERCIAL DEVELOPMENT.
5. BENCH MARK CITY OF PHARR'S BENCHMARK: BM #58 LOCATED CLOSE TO SOUTHWEST INTERSECTION OF E. NOLANA ROAD AND N. VETERANS BOULEVARD ("I" ROAD) NORTHING=16809418.267 EASTING=1095242.491, ELEVATION=101.22
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 EAST 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. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
14. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES)
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE 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 BEING GREATER, THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
16. ALL BEARING AND DISTANCE ARE BASED ON GRID COORDINATES.

RIGHT OF WAY EASEMENT

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

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

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

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

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

PRINT NAME _____
DEVELOPER/ PRESIDENT /OWNER

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ 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 _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE CENTRAL MATERIALS II 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 PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____
ALEJANDRO BARRERA, 5322, I-64C, EDINBURG TEXAS 78542
OWNER & ADDRESS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALEJANDRO BARRERA KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONNING 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 _____, 2021

_____ _____
DANNY WYLIE, DATE
CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____ _____
CITY CLERK DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON

THE _____ DAY OF _____, 2021

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

_____ _____
PRESIDENT DATE

ATTEST: _____ _____
SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY CLERK'S RECORDED CERTIFICATE

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.

ON: _____ AT _____ A.M./P.M.

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____, DEPUTY CLERK

LOCATION MAP
SCALE: 1"=1,000'

CENTRAL MATERIALS II SUBDIVISION

A 9.57-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 98, KELLY-PHARR SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGES 27, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE NORTH SIDE OF NOLANA LOOP, APPROXIMATELY 1,450 FEET EAST OF US 281

METES AND BOUNDS

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT (N:16811352.07, E:1091471.85) AT A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791, FOR THE APPARENT NORTHEAST CORNER OF RYDER SUBDIVISION (VOLUME 23, PAGE 78, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHWEST CORNER OF CHILDREN'S HAVEN MOBILE HOME PARK SUBDIVISION (VOLUME 27, PAGE 140A, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE APPARENT NORTHWEST CORNER OF SAID LOT 98, AND OF SAID 9.57-ACRE TRACT, AND BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 9.57-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, SOUTH 81 DEGREES 30 MINUTES 09 SECONDS EAST, WITH THE APPARENT SAID SOUTH LOT LINE OF SAID CHILDREN'S HAVEN MOBILE HOME PARK SUBDIVISION, AND THE APPARENT NORTH LOT LINE OF SAID LOT 99 AND OF SAID 9.57-ACRE TRACT, A DISTANCE OF 331.00 FEET MEASURED (330.00 FEET RECORDED) TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOT THE ORIGINAL NORTHWEST CORNET OF TALAVERA ESTATES SUBDIVISION (VOLUME 53, PAGE 103, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE APPARENT NORTH EAST CORNER OF SAID 9.57-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 29 MINUTES 51 SECONDS WEST, PARALLEL TO THE APPARENT WEST LOT LINE OF SAID LOT 99, ALONG AN EXISTING CHAIN LINK FENCE AND WITH THE APPARENT WEST LOT LINE OF SAID TALAVERA ESTATES SUBDIVISION AND THE EAST LOT LINE OF SAID 9.57-ACRE TRACT, A DISTANCE OF 1,260.00 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT EXISTING 120.00-FOOT NORTH RIGHT-OF-WAY LINE OF SAID NOLANA LOOP FOT THE SOUTH EAST CORNER OF SAID 9.57-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 30 MINUTES 09 SECONDS WEST, PARALLEL TO THE SAID NORTH LOT LINE OF LOT 99, AND WITH THE SAID NOLANA LOOP EXISTING 120.00-FOOT NORTH RIGHT-OF-WAY LINE AND THE APPARENT SOUTH LOT LINE OF 9.57-ACRE TRACT, A DISTANCE OF 331.00 FEET MEASURED (330.00 FEET RECORDED) TO A NO. 4 REBAR FOUND ON THE WEST LOT LINE OF SAID LOT 99 FOR THE APPARENT SOUTHEAST CORNER OF "LOT A", WORNICK CO. BUSINESS DEVELOPMENT CENTER SUBDIVISION (VOLUME 26, PAGE 69B, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF SAID 9.57-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 29 MINUTES 51 SECONDS EAST, WITH THE APPARENT EAST LINE OF SAID LOT"A", WORNICK CO. BUSINESS DEVELOPMENT CENTER SUBDIVISION, AND THE SAID WEST LOT LINE OF LOT 99, AND THE APPARENT WEST LOT LINE OF SAID 9.57-ACRE TRACT, A DISTANCE OF 1,260.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHEAST CORNER OF SAID RYDER SUBDIVISION, AND THE APPARENT SOUTHWEST CORNER OF CHILDREN'S HAVEN MOBILE HOME PARK SUBDIVISION, AND THE NORTHWEST CORNER OF SAID LOT 99 AND OF SAID 9.57-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B), CONTAINING A GROSS OF 9.57 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS:

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

_____ _____ _____
HOMERO L. GUTIERREZ, RPLS NO. 2791 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____ _____
IDEN I. TREVIÑO, PE NO. 92036 DATE

DATE OF PREPARATION: OCTOBER 11, 2021

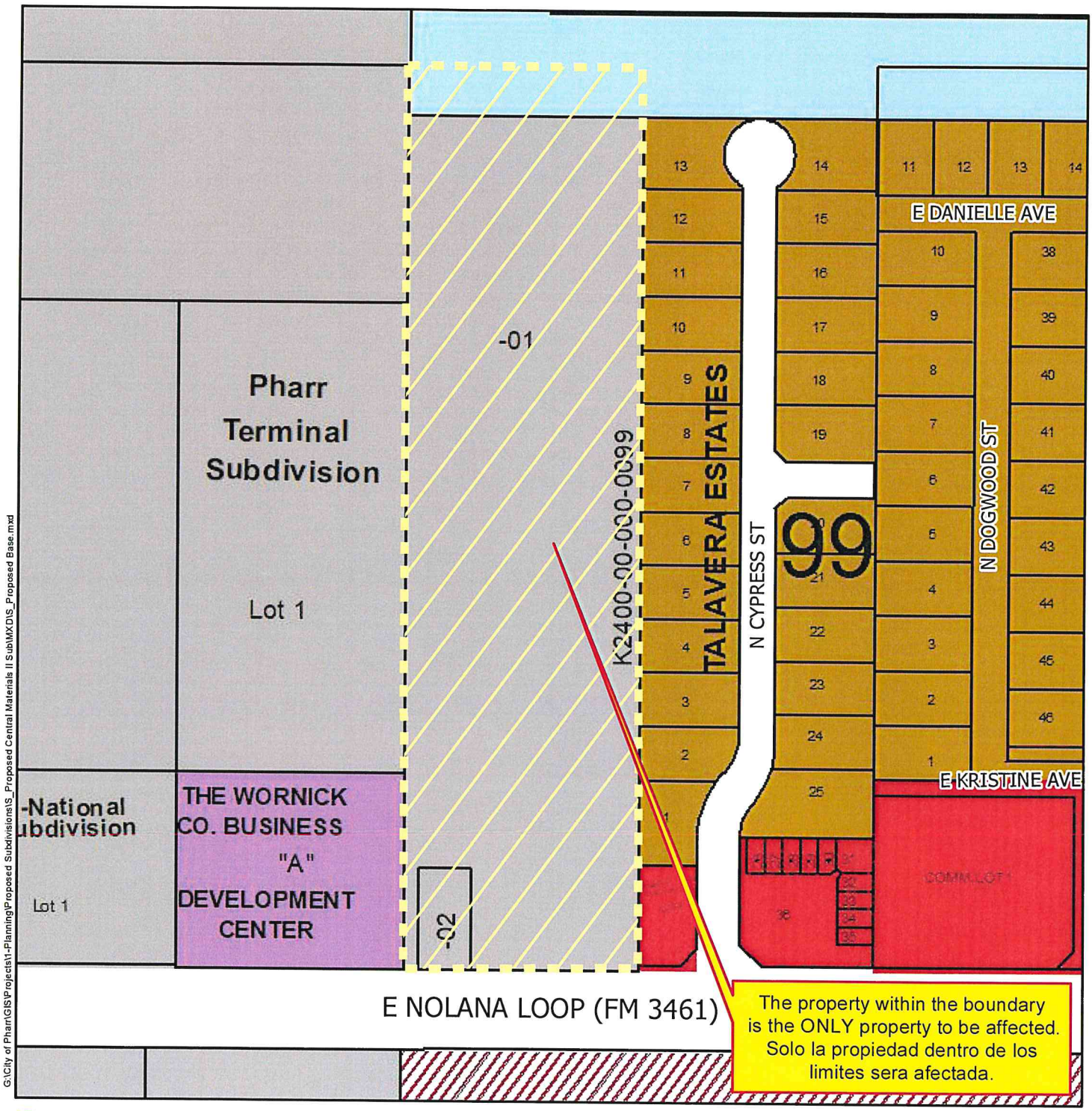
PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALEJANDRO BARRERA	5322, I-64C	EDINBURG, TEXAS 78542	(956) 289-3919
ENGINEER:	IDEN I. TREVIÑO, P.E.	200 S. 10TH ST. SUITE 1303	McALLEN, TEXAS 78501	(956) 283-8847
SURVEYOR:	HOMERO L. GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988

TREVIÑO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847
200 S. 10th St. Ste. 1303
McAllen, Texas 78501
ident@trevinoengineering.com

Proposed Subdivision
Central Materials II
Trevino Engineering

Pharr Engineering



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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 200 feet

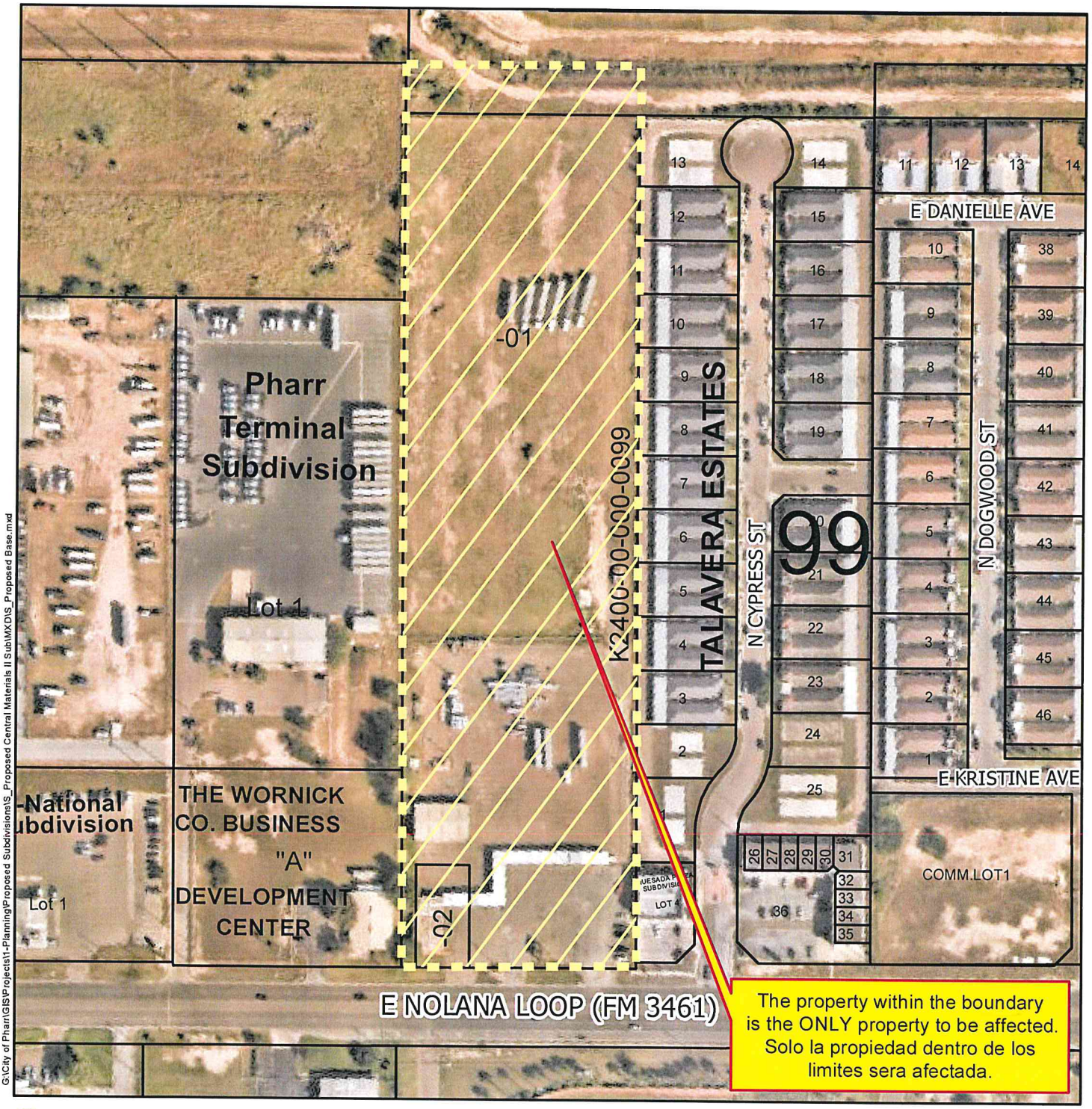
0 100 200 400 600 800 Feet

N W E S

Date: 1/5/2022

Proposed Subdivision
Central Materials II
Trevinio Engineering

Pharr Engineering



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- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
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- Limited Industrial
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- Office Professional
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- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

N W E S

Date: 1/5/2022

City of Pharr, Texas
Engineering Department
956.702.5355

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.
DATE SUBMITTED: January 20, 2022
MEETING DATE: January 24, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Treviño Engineering, representing Jon E. Loring Jr., is requesting a preliminary plat approval of the proposed Utility Trailers-Eldora Rd. Subdivision. The property is legally described as being a 4.0 acre tract of land out of lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of East Eldora Road. **SUB#211250**

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

Issue: Treviño Engineering, representing Jon E. Loring Jr., is requesting a preliminary plat approval of the proposed Utility Trailers-Eldora Rd. Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Utility Trailers-Eldora Rd. Subdivision subject to the listed conditions set before you.

Alternatives:

Exclude Material from Public Packet? No
Reason:

ROUTING:

Iris Mata	Created/Initiated - 1/20/2022
Roland Gomez	Approved - 1/20/2022
Patricia Rigney	Final Approval - 1/21/2022

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, JANUARY 24, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: UTILITY TRAILERS-ELDORA RD. SUBDIVISION
FILE NO. **SUB#211250**

GENERAL INFORMATION:

APPLICANT: Treviño Engineering, representing Jon E. Loring Jr., is requesting a preliminary plat approval of the proposed Utility Trailers-Eldora Rd. Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 4.0 acre tract of land out of lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 300 Block of East Eldora Road.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) and Single Family Residential District (R-1) to the north, Mobile Home District (R-MH) and Single Family Residential District (R-1) to the east, Heavy Commercial District (H-C) to the west and Limited Industrial District (L-I) to the south. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Parking Lot.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Utility Trailers-Eldora Rd. Subdivision subject to the following conditions set before you:

STREETS, PAVING AND R.O.W.:

1. Shall provide 20' of additional R.O.W.
2. Show street lights.
3. See attached comments.

EASEMENTS:

1. Verify with N.A.W.S.C., for easements.
2. Verify with HCID 2, if any easements are within property.
3. For public sewer provide a 15' exclusive easement to City of Pharr, if any within property.
4. Show all and label existing or dedicated by plat.

SIDEWALK:
ADA:

1. See attached comments

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Plat note #6, add numbers for drainage.
2. See attached comments from engineering department and public works.

OTHER:

1. Location map: make legible.
2. On metes & bounds verify spelling, also identify were on the plat is Alfonso Ibanez property.
3. Update year on plat.
4. Plat note #12, add BUILDING after: the ____ plan review phase.
5. Bold the proposed property.
6. Provide signatures from engineer and surveyor
7. Provide comments from N.A.W.S.C.

Pharr Public Work

SUBDIVISION: Staff Review Meeting
Utility Trailers-Eldora Rd. Subdivision
E. Eldora Rd
Pharr Tx, 78577

DATE: 01/11/2022
4.00 ACRES

Plat Notes:

- No comments

General Notes:

- Show Crossing Elevation Details and Utility Profile Details
- 18" RCP culvert required as per City Standards
- Bar Ditch Needs to be Regraded for water depletion
- Obtain Open Street Cut / Bore Permit from Public Works Department
- Attach Erosion & Sediment Control Plan to S.W.P.P.P. Must Be Legible
- Attach (must be approved by City Engineering Department) Drainage Plan Layout with Details, to S.W.P.P.P. and Must Be Legible
- Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.

Pharr Engineering

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Utility Trailer- Eldora Rd. Subdivision **DATE:** January 13, 2021

REVIEW: Preliminary (comments plans dated 1-4-2021)

PLAT

1. Make site map more legible and show all existing subdivision lot lines.
2. Note No. 6---Provide detention values.

SITE PLAN

1. Include a detail of 1/3 paved street.
2. Include driveway entrance detail.
3. Ensure that guy wires, power poles and streetlights will not be within the section of street that will be widened.
4. Make accommodations for fiber optics line.

DRAINAGE

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

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

- Escrow 1/3 road ROW must include the following:
  - 3" HMAC
  - 10" Base
  - 10" Stabilized Subgrade
  - 24" Reinforced Curb and Gutter
  - 5' Sidewalk
- Provide comments from NAWSC.
- Provide access to Fire Department on the south side of the subdivision.

Pharr Fire Department

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

Subdivision: UTILITY TRAILER- EL DORA SUBD. PRELIMINARY

Reviewed by: DAGO SOTO January 20, 2022

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be FACTORY **YELLOW** from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2012. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A $25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY **YELLOW** FROM MANUFACTURE PRIOR TO INSTALLATION.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet).*With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-

552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2012; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

1. **PLAT NOTE: SHALL ADD THE WORD BUILDING BEFORE PLAN REVIEW PHASE.**
2. **INDUSTRIAL ZONE/AREA REQUIRE A MIN. OF 12 INCH MAIN OR GREATER ACCORDING TO PHARR CITY STANDARDS.**
3. **SHALL LOOPED WATER LINE ON THE EAST SIDE OF SUBDIVISION.**
4. **SHALL ADD BOLLARDS TO FIRE HYDRANTS**
5. **15 FEET FIRE LANE CLEARANCE ON EACH SIDE OF THE FIRE HYDRANT FOR A TOTAL OF 30 FEET**
6. **PREFERBLY MUELLER FIRE HYDRANT BRAND, FACTORY YELLOW.**

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

Pharr Public Utilities

Ruben Rosales
Public Utilities Director

STAFF REVIEW MEETING FOR:

UTILITY TRAILERS ELDORA RD. SUBDIVISION

****

COMMENTS: **Initials: J.R. / R. B.** **JANUARY 11, 2022**

****

WATER:

- Water belongs to N.A. W. S. C.
- Follow City of Pharr Construction Standards Manual

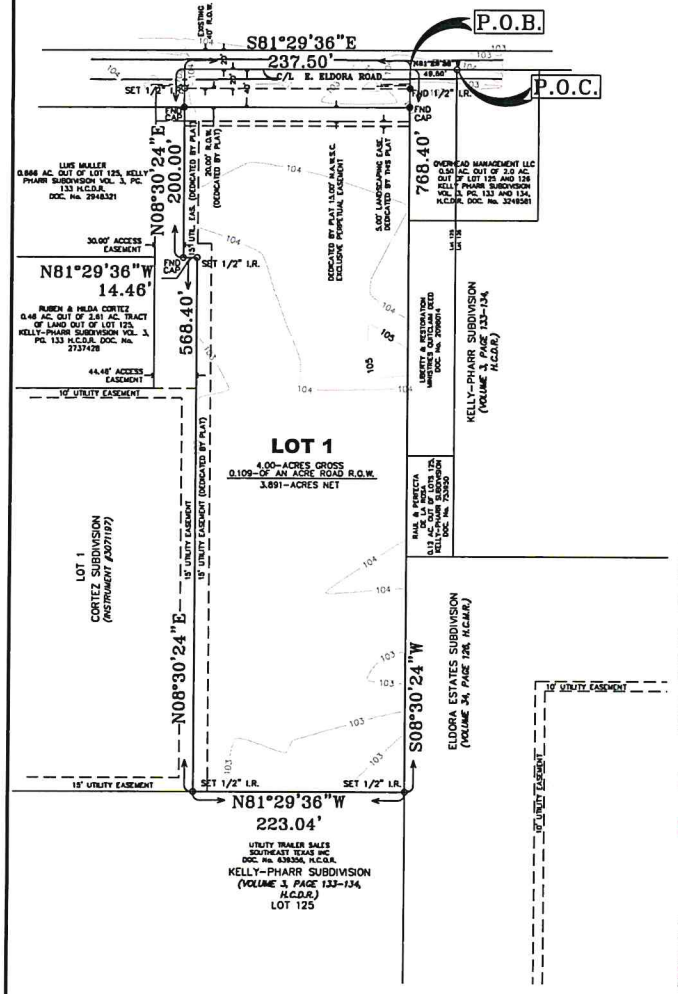
SEWER:

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

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

Print Name:_____

Signature:_____ Date:_____



SCALE: 1"=60'

LEGEND	
●	FND. 1/2" IRON ROD
O	SET 1/2" IRON ROD SET
⊗	FND. 5/8" IRON ROD
⊙	FND. 3" IRON PIPE
R.O.W.	RIGHT of WAY
FND.	FOUND
P.O.C.	POINT of COMMENCEMENT
P.O.B.	POINT of BEGINNING

GENERAL NOTES:

1. FLOOD ZONE "B" - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAT ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING).

EFFECTIVE DATE: OCTOBER 16, 1982.
COMMUNITY PANEL NO. 480347 0005 C.

2. BENCHMARK: CITY OF PHARR REFERENCE MONUMENT NO. 55 LOCATED IN THE NORTHWEST CORNER OF FRONTAGE ROAD AND ELDORA ROAD. HORIZONTAL DATUM TEXAS STATE PLANE COORDINATES SOUTH ZONE AND VERTICAL DATUM NGVD 1988 GEOID MODEL 1999. (ELEVATION 103.98)
NORTHING: 16607717.323
EASTING: 1089286.325

3. MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE.

4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT CENTER OF LOT.

5. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.

6. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 4.00 ACRES AND A VOLUME OF APPROXIMATELY XXX CF (XX AC-FT) WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AN 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.

7. OWNERS TO MAINTAIN DETENTION/RETENTION AREAS

8. A 5' SIDEWALK WITH ADA RAMPS AND LANDING WILL BE REQUIRED ALONG THE SOUTH SIDE OF ELDORA ROAD AT THE BUILDING PERMIT STAGE.

9. LANDSCAPING REQUIREMENT SHALL BE AS PER CITY OF PHARR ORDINANCE.

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

11. A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES.

12. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

13. ALL FIRE PROTECTION LINES SHALL BE DONE BY A TEXAS LICENSED FIRE PROTECTION COMPANY.

14. NO CONSTRUCTION OF ANY STRUCTURES IS ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.

15. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

RIGHT OF WAY EASEMENT

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

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

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

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY

OF _____, 20___.

PRINT NAME _____
DEVELOPER/ PRESIDENT /OWNER

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ 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 _____

STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY CLERK'S RECORDED CERTIFICATE

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR.

ON: _____ AT _____ A.M./P.M.
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____, DEPUTY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE UTILITY TRAILERS-ELDORA RD. 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 PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____
JON E. LORING JR.
11411 WALLISVILLE RD.
HOUSTON TX. 77013

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 2021.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

APPROVED THIS THE _____ DAY OF _____ 2021

_____ _____
DARRY WYLIE, DATE
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____ _____
CITY CLERK DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

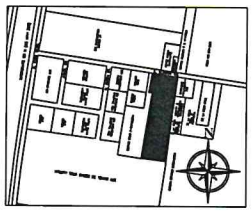
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON

THE _____ DAY OF _____ 2021

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

_____ _____
PRESIDENT DATE

ATTEST: _____ _____
SECRETARY DATE



LOCATION MAP
SCALE: 1"=500'

UTILITY TRAILERS-ELDORA RD. SUBDIVISION

A 4.000-ACRE TRACT OF LAND OUT OF LOT 125, KELLY-PHARR SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, HIDALGO COUNTY DEED RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE SOUTH SIDE OF EAST ELDORA ROAD, APPROXIMATELY 1,020 FEET EAST OF EXISTING IH 69C NORTHBOUND FRONTAGE ROAD.

METES AND BOUNDS

A 4.000-ACRE TRACT OF LAND OUT OF LOT 125, KELLY-PHARR SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, HIDALGO COUNTY DEED RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE SOUTH SIDE OF EAST ELDORA ROAD, APPROXIMATELY 1,020 FEET EAST OF EXISTING IH 69C NORTHBOUND FRONTAGE ROAD, IS DESCRIBED BY ENTES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT EXISTING CENTERLINE OF A 40.00-FOOT RIGHT-OF-WAY OF SAID ELDORA ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 125; THENCE, NORTH 81 DEGREES 29 MINUTES 36 SECONDS WEST, WITH THE SAID EAST ELDORA ROAD EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE AND APPARENT NORTH LOT LINE OF SAID LOT 125, A DISTANCE OF 49.50 FEET TO POINT FOR THE APPARENT NORTHWEST CORNER OF A 1.49-ACRE TRACT VESTED IN ALFONSO IBANEZ (VOLUME 1784, PAGE 71, DEED RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHEAST CORNER OF SAID 4.000-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 4.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 30 MINUTES 24 SECONDS WEST, PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 125, AND WITH THE APPARENT ADJOINING WEST LOT LINE OF SAID 1.49-ACRE TRACT VESTED IN ALFONSO IBANEZ AND EAST LOT LINE OF SAID 4.000-ACRE TRACT, A DISTANCE OF 20.00 FEET PASSED A NO. 4 REBAR WITH CAP FOUND ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID E. ELDORA ROAD, CONTINUING FOR A TOTAL DISTANCE OF 768.40 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHEASTCORNER OF A 7.0-ACRE TRACT VESTED UTILITY TRAILER SALES SOUTHEAST (DOCUMENT #639356, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHEAST CORNER OF SAID 4.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 29 MINUTES 36 SECONDS WEST, PARALLEL WITH THE SAID NORTH LOT LINE OF LOT 125, AND WITH THE APPARENT ADJOINING NORTH LOT LINE OF SAID 7.0-ACRE TRACT VESTED UTILITY TRAILER SALES SOUTHEAST AND THE SOUTHERNMOST SOUTH LOT LINE OF SAID 4.000-ACRE TRACT, A DISTANCE OF 223.04 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHEAST CORNER OF LOT 1, CORTEZ SUBDIVISION (INSTRUMENT #3071197, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 4.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 30 MINUTES 24 SECONDS EAST, PARALLEL TO THE SAID EAST LOT LINE OF LOT 125, AND WITH THE APPARENT ADJOINING EASTERNMOST EAST LOT LINE OF SAID LOT 1 - CORTEZ SUBDIVISION, AND THE SOUTHERNMOST WEST LOT LINE OF SAID 4.000-ACRE TRACT, A DISTANCE OF 568.40 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE EASTERNMOST NORTHEAST CORNER OF SAID LOT 1, CORTEZ SUBDIVISION AND AN INTERNAL CORNER OF SAID 4.000-ACRE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 29 MINUTES 36 SECONDS WEST, PARALLEL WITH THE SAID NORTH LOT LINE OF LOT 125, AND THE APPARENT ADJOINING SOUTHERNMOST NORTH LOT LINE OF SAID LOT 1, CORTEZ SUBDIVISION AND NORTHERNMOST SOUTH LOT LINE OF SAID 4.000-ACRE TRACT, A DISTANCE OF 14.46 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT WESTERNMOST SOUTHWEST CORNER OF SAID 4.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 30 MINUTES 24 SECONDS EAST, PARALLEL TO THE SAID EAST LOT LINE OF LOT 125, AND WITH THE APPARENT ADJOINING WESTERNMOST EAST LOT LINE OF SAID LOT 1, CORTEZ SUBDIVISION, AND THE NORTHERNMOST WEST LOT LINE OF SAID 4.000-ACRE TRACT, A DISTANCE OF 180.00 FEET PASS A NO. 4 REBAR FOUND ON THE SAID EAST ELDORA ROAD EXISTING SOUTH RIGHT-OF-WAY LINE FOR THE APPARENT NORTHEAST NORTHEAST CORNER OF SAID LOT, CONTINUING FOR A TOTAL DISTANCE OF 200.00 FEET PASS A NO. 4 REBAR SET ON THE SAID EAST ELDORA ROAD EXISTING SOUTH RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 200.00 FEET TO A POINT ON SAID EAST ELDORA ROAD EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE AND THE SAID NORTH LOT LINE OF LOT 125 FOR THE APPARENT NORTHWEST CORNER OF SAID 4.000-ACRE TRACT OF LAND HEREIN DESCRIBED

THENCE, SOUTH 81 DEGREES 29 MINUTES 36 SECONDS EAST, WITH THE SAID E. ELDORA ROAD EXISTING CENTERLINE AND THE SAID NORTH LOT LINE OF LOT 125 AND OF SAID 4.000-ACRE TRACT, A DISTANCE OF 237.50 FEET TO A POINT FOR NORTHWEST CORNER OF SAID 1.49-ACRE TRACT VESTED IN ALFONSO IBANEZ, AND THE NORTHEAST CORNER OF SAID 4.000-ACRE TRACT HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 4.00 ACRES LAND, OF WHICH 0.109 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, LEAVING A NET OF 3.891-ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS:

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

_____ _____ _____
HOMERO L. GUTIERREZ, RPLS NO. 2791 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____ _____
IDEN I. TREVIÑO, PE NO. 92036 DATE

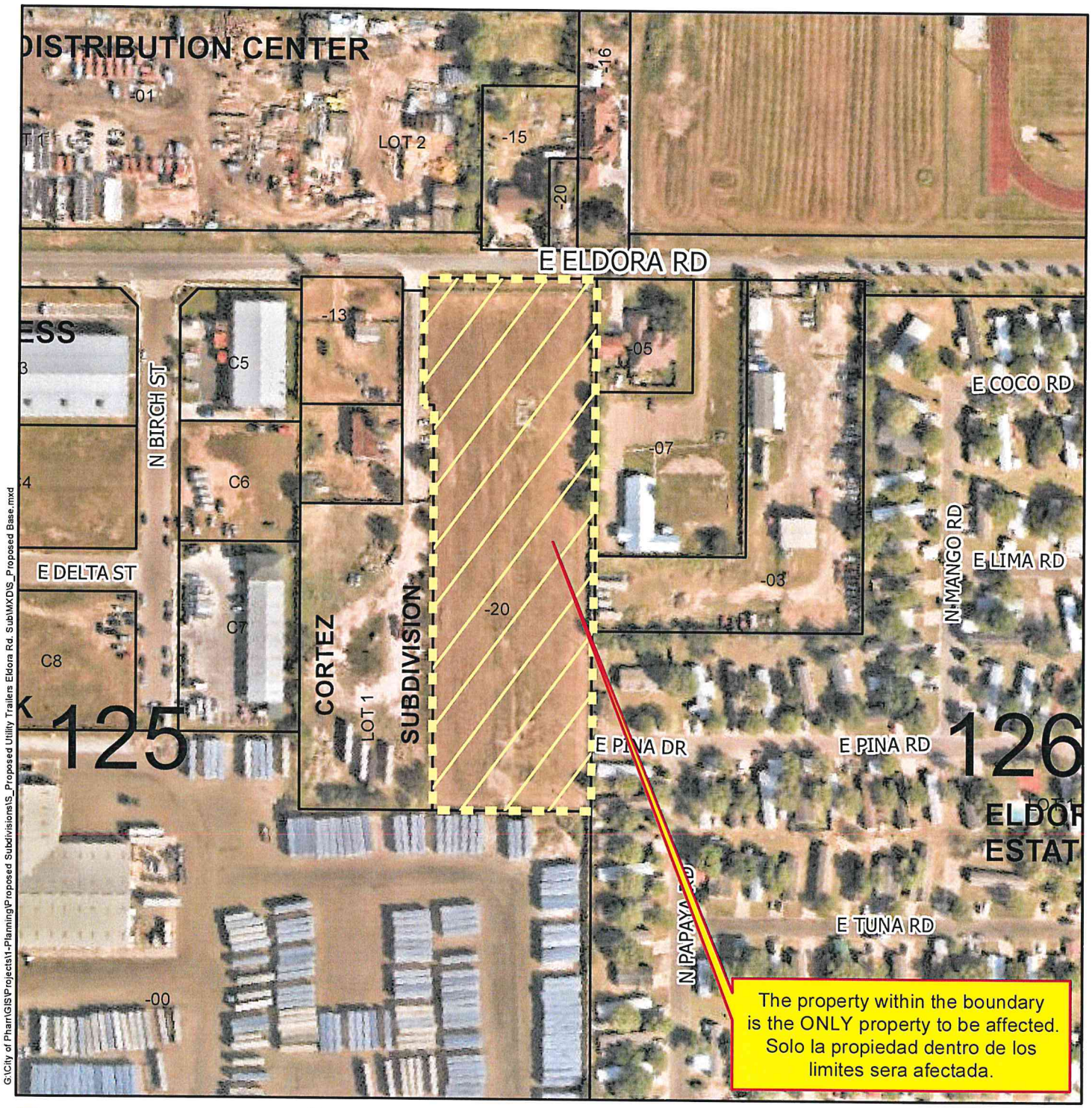
DATE OF PREPARATION: AUGUST 30, 2021

PRINCIPAL CONTACTS:	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	JON E. LORING JR.	11411 WALLISVILLE RD.	HOUSTON, TEXAS 77013	(713) 821-6300
ENGINEER:	IDEN I. TREVIÑO, P.E.	200 S. 10TH ST. SUITE 1303	McALLEN, TEXAS 78501	(956) 283-8847
SURVEYOR:	HOMERO L. GUTIERREZ, RPLS	2520 BUDDY OWENS BLVD.	McALLEN, TEXAS 78504	(956) 249-8061

TREVIÑO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847
200 S. 10th St. Ste. 1303
McAllen, Texas 78501
ident@trevinoengineering.com

Proposed Subdivision
Utility Trailers Eldora Rd. Sub
Trevino Engineering

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Utility Trailers Eldora Rd. Sub\MXDS_Proposed Base.mxd

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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 200 feet

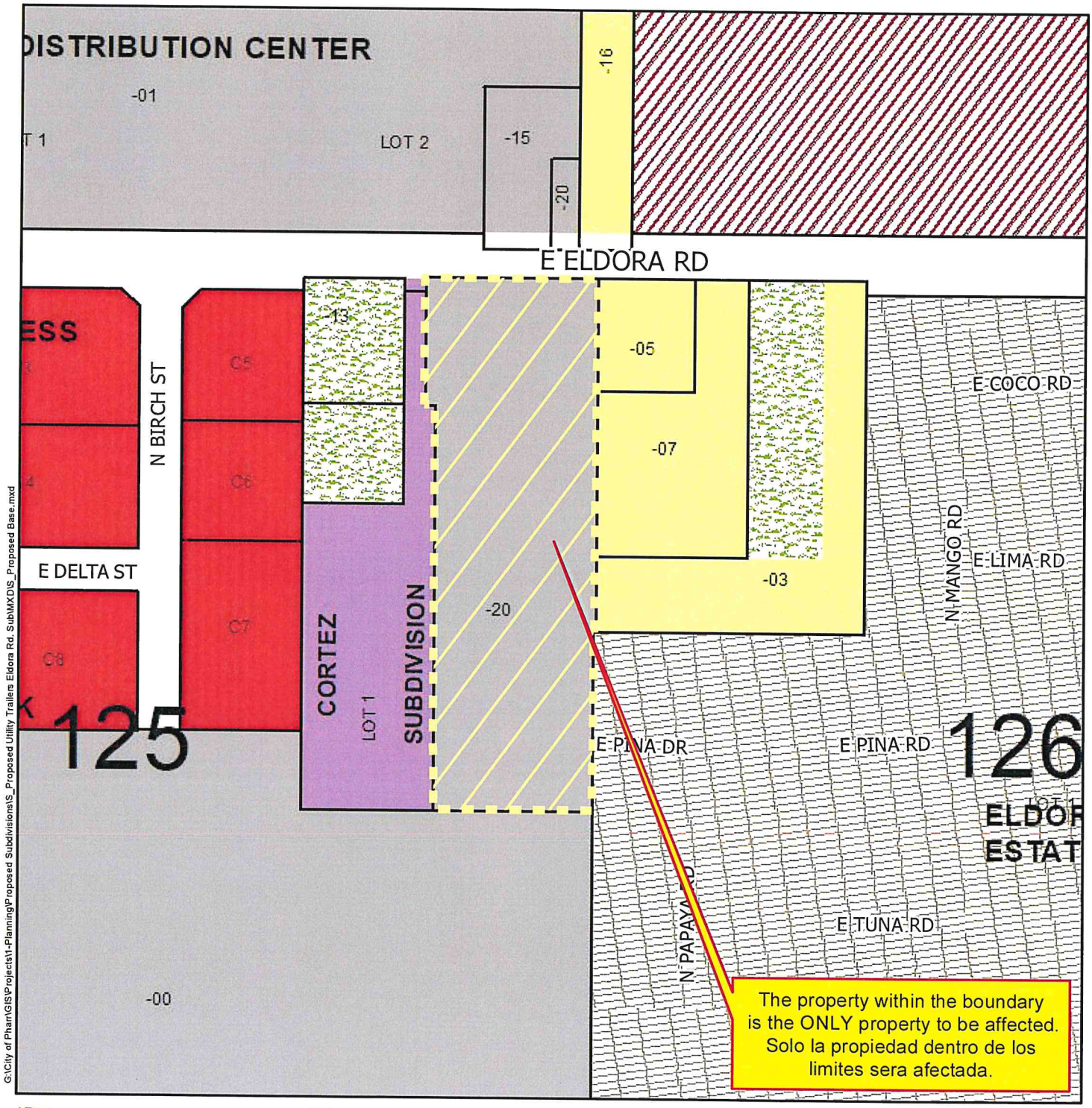
0 100 200 400 600 800 Feet

N W E S

Date: 1/5/2022

Proposed Subdivision
Utility Trailers Eldora Rd. Sub
Trevino Engineering

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Utility Trailers Eldora Rd. Sub\MXDS_Proposed Base.mxd

- Agricultural Open Space
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- Single Family Small Lot
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- Townhouse
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- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

N W E S

Date: 1/5/2022

City of Pharr, Texas
Engineering Department
956.702.5355