AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. **May 9, 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.*

REVIEWED ASST DIR_____ DIRECTOR_____

C. APPROVAL OF MINUTES:

1) Minutes of April 25, 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.*

1) Omar Rios, representing Villa Del Carmen, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). The property is legally described as being 9.7-acres, more or less, out of Lots 2 and 3, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 5501 and 5601 North Sugar Road. **COZ#220425**

2) SAMES, Inc., representing Efrain Agustin and Martha Y. Maldonado, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). The property is legally described as being 20-acres, more or less, out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1000-1200 Block of East Minnesota Road. **COZ#220428**

3) Pharr Central Industrial, LLC., representing Exclusive Covering, Inc., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 8.33-acres, more or less, out of Lot 154, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1600 North Hibiscus Street. **COZ#220324**

E. PLATS:

1) Melden & Hunt Inc., representing Jaime Galpern and Sandra G. Galpern, owners, are requesting preliminary plat approval of the proposed Master Plan Go Carwash Pharr Subdivision. The property is legally described as being a 18.314 acres being a part of portion out of Lots 7 and 8, Block 12, A.J. MCCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 7500 Blk. of South Jackson Rd. **SUB#220102**

2) Spoor Engineering Consultants, Inc., representing Craig R. Funke, owner is requesting preliminary plat approval of the proposed Cage Crossing Subdivision. The property is legally described as being a 5.51 acre tract of land out of Lot 260, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4500 Block of South Cage Blvd. **SUB#220101**

3) AEC Engineer, LLC., representing Jaime Galpern and wife, Sandra G. Galpern, Owners, are requesting final plat approval of the proposed McDonald's 42-3146 Pharr Subdivision. The property is legally described as being a 1.798 acre tract of land more or less out of Lot 8, Block 12, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 7500 Block of South Jackson Rd. **SUB#210410**

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 6th day of May 2022 at 4:45 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. April 11, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 11, 2022 and following is the record of attendance.

MEMBERS PRESENT:	Danny Wylie	Charlie Ramirez
	Rafael Munguia	Jonathan Larraga
	Romeo Robles	Luis Madrigal
ABSENT:	Andy Castro	
OTHERS PRESENT:	See attached list	
STAFF PRESENT:	Roland Gomez, Interim Director	
	Roy Rodriguez, Assistant Director/Building Official	
	Patricia Rigney, City Attorney	
	Eddie Martinez, Planner II	
	Anaisa Licerio, Planner II	
	Nelly Terrazas, Planner I	
	Iris Mata, Administrative Assistant	

ITEM A. CALL TO ORDER

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

Luis Madrigal moved to **excuse** the absent members. Rafael Munguia 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 APRIL 11, 2022

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of April 11, 2022. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

1) MELDEN & HUNT, INC., REPRESENTING ADELANTE HOLDINGS, LTD., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM RESIDENTIAL MULTI FAMILY HIGH-DENSITY DISTRICT (R-MFHD) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.30-ACRES, MORE OR LESS, OUT OF LOT 151, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 2605 NORTH SUGAR ROAD. COZ#220322

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned Residential Multi-Family High Density (R-MFHD). The property and the properties to the north, east, and south were annexed on June 19, 1979. On February 15, 2021, the property was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD). The property to the north was rezoned from Agricultural and/ or Open Space District (A-O) to Residential Mobile-Home on November 27, 1984. The properties to the south were rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) on January 24, 2000, and the west properties were rezoned from General Business District (C) to Single Family Residential District (R-1) on March 15, 2005. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for industrial use in the Land Use Plan. She further reported forty-five (45) 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 letters or the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request to re-zone from Residential Multi-Family High-Density District (R-MFHD) 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 and City Department requirements. She stated the present item was for a change of zone and not the proposed self-storage. The Conditional Use Permit would be presented to the Planning and Zoning Commission at a later date.

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.

Luis Madrigal requested the item be discussed in Executive Session.

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

The time being 6:05 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

Charlie Ramirez arrived at 6:23 p.m.

ITEM G. RECONVENE:

The time being 6:36 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

There being no further discussion Luis Madrigal moved to **approve** the request to re-zone from Residential Multi-Family High-Density District (R-MFHD) to General Business District (C). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

2) PHARR CENTRAL INDUSTRIAL, LLC., REPRESENTING EXCLUSIVE COVERING, INC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1, ALFREDO'S TILE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 707 WEST FERGUSON AVENUE. COZ#220323

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned General Business District (C). A portion of the properties to the north was rezoned from Agricultural and/ or Open Space District (A-O) to General Business District (C) on January 22, 1991, and another portion was rezoned from General Business District (C) to Heavy Commercial District (H-C) on December 6, 1994. The east and south are currently zoned Agricultural and/ or Open Space District (A-O). The property to the west was rezoned from General Business District (C) to Heavy Commercial District (H-C) on November 19, 1996. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for commercial use in the Land Use Plan. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner II, 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 Luis Madrigal moved to **approve** the request to re-zone from General Business District (C) to Heavy Commercial District (H-C). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

3) PHARR CENTRAL INDUSTRIAL, LLC., REPRESENTING EXCLUSIVE COVERING, INC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 8.33-ACRES, MORE OR LESS, OUT OF LOT 154, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1600 NORTH HIBISCUS STREET. COZ#220324

Anaisa Licerio, Planner II, introduced the item and stated the property and the property to the east are currently zoned Agricultural and/or Open Space District (A-O). The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on May 20, 1997. The properties to the south were rezoned from General Business District (C) to Heavy Commercial District (H-C) on May 21, 1994. The properties to the west were zoned as Single-Family Residential District (R-1) on April 19, 1982, when the city adopted the current zoning ordinance we use today. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan. She further reported forty-eight (48) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received a total of four (4) responses to the letters, three (3) opposed of the item and one (1) inquiring information only.

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

Juan Elizondo, residing at 1604 Hibiscus, stated he went into contract to develop the property as Heavy Industrial. He continued to state that he wanted to do a nice development, but no plans or drawings have been finalized. Mr. Elizondo continued to state that he was representing the owner that was trying to sell to the developer.

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

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

Alfonso Martinez, 803 West Bowe, stated he lived two (2) houses from Hibiscus. He continued to state there would be an increase in traffic and there were several children that play on Hibiscus. He also mentioned an increase in noise for the neighborhood and a large wall to minimize noise would still create an echo. Mr. Martinez stated the possibility of increased crime due to lumpers could effect the area as well.

Chairman, Danny Wylie, close the public hearing and opened the item for discussion.

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

ITEM E. PLAT APPROVAL

1) **MELDEN & HUNT INC., REPRESENTING JORGE A. ADRADE, MANAGER FOR BLU-MAN INVESTMENTS, L.L.C, A TEXAS LIMITED LIABILITY COMPANY, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED SOUTH GATE INDUSTRIAL PARK MASTER PLAN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 46.230 ACRES CONSISTING OF, 23.529 ACRES OUT OF LOT 383 AND 22.701 ACRES OUT OF LOT 384 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF E. MILITARY HWY. SUB#220308**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Heavy Industrial District (H-I). The adjacent zones are Heavy Industrial District (H-I) to the north and west, Limited Industrial District (L-I) to the south and Heavy Industrial District (H-I) and Limited Industrial District (L-I) to the east. 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 South Gate Industrial Park Master Plan 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 Luis Madrigal moved to **approve** the request for preliminary plat approval of the proposed South Gate Industrial Park Master Plan Subdivision. Rafael Munguia 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**. Andy Castro second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:51 p.m.

_____
Chairman, Danny Wylie

ATTEST:

_____
Andy Castro, Secretary

APPROVED:_____

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.
DATE SUBMITTED: May 4, 2022
MEETING DATE: May 9, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Omar Rios, representing Villa Del Carmen, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). The property is legally described as being 9.7-acres, more or less, out of Lots 2 and 3, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 5501 and 5601 North Sugar Road. **COZ#220425**

Classification: Regular

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

Issue: Omar Rios, representing Villa Del Carmen, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata	Created/Initiated - 5/4/2022
Patricia Rigney	Approved - 5/6/2022
Roland Gomez	Final Approval - 5/6/2022

Pharr
Development Services

STANDARDIZED RECOMMENDATION FORM

MEETING DATE: May 9, 2022

ROUTE TO BOARD:

☐ **CITY COMMISSION** **AGENDA ITEM:** COZ:#220425

☒ **PLANNING & ZONING COMMISSION** **DATE SUBMITTED:** April 4, 2022

1. **Applicant:** Omar Rios, representing Villa Del Carmen, LLC., owner.

2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF).

3. **Nature / Intent of Request:** In order to develop and construct four-plex units.

4. **Routing to Staff:**

	Initials	Date	
A. Roland Gomez, Interim Director	R	5-4-22	☒ Approval ☐ Denial
B. Planning Staff Recommendations	AM	5/4/22	☒ Approval ☐ Denial
C. Planning and Zoning Commission			☐ Approval ☐ Denial
D. City Attorney			☐ Approval ☐ Denial
E. City Manager			☐ Approval ☐ Denial

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, MAY 9, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: **Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). The property is legally described as being 9.7-acres, more or less, out of Lots 2 and 3, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 5501 and 5601 North Sugar Road.**

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:

Omar Rios, representing Villa Del Carmen, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) in order to develop and construct four-plex units.

The subject site is located on the west side of North Sugar Road and currently has two physical addresses being 5601 North Sugar Road and 5515 North Sugar Road. The property is legally described as being 9.7 acres, more or less, out of Lots 2 and 3, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Sugar Road, a 70' minor collector 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 Agricultural and or Open Space District (A-O). The subject property and surrounding properties were annexed on March 6, 1984, as Agricultural and or Open Space District (A-O). The properties to the east were rezoned to Single Family Residential District (R-1) on March 20, 2017, and the properties to the west were rezoned to Single Family Residential District (R-1) on September 20, 2020. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single family residential use in the Land Use Plan.

The Residential Multi-Family District is established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities are available for present and future needs. This district is established for duplex-fourplex development as low to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met before zoning to such use. It is established to protect residential areas as far as possible against heavy traffic and zoned promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan

Twenty-four (24) 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 letters or the legal notice.

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

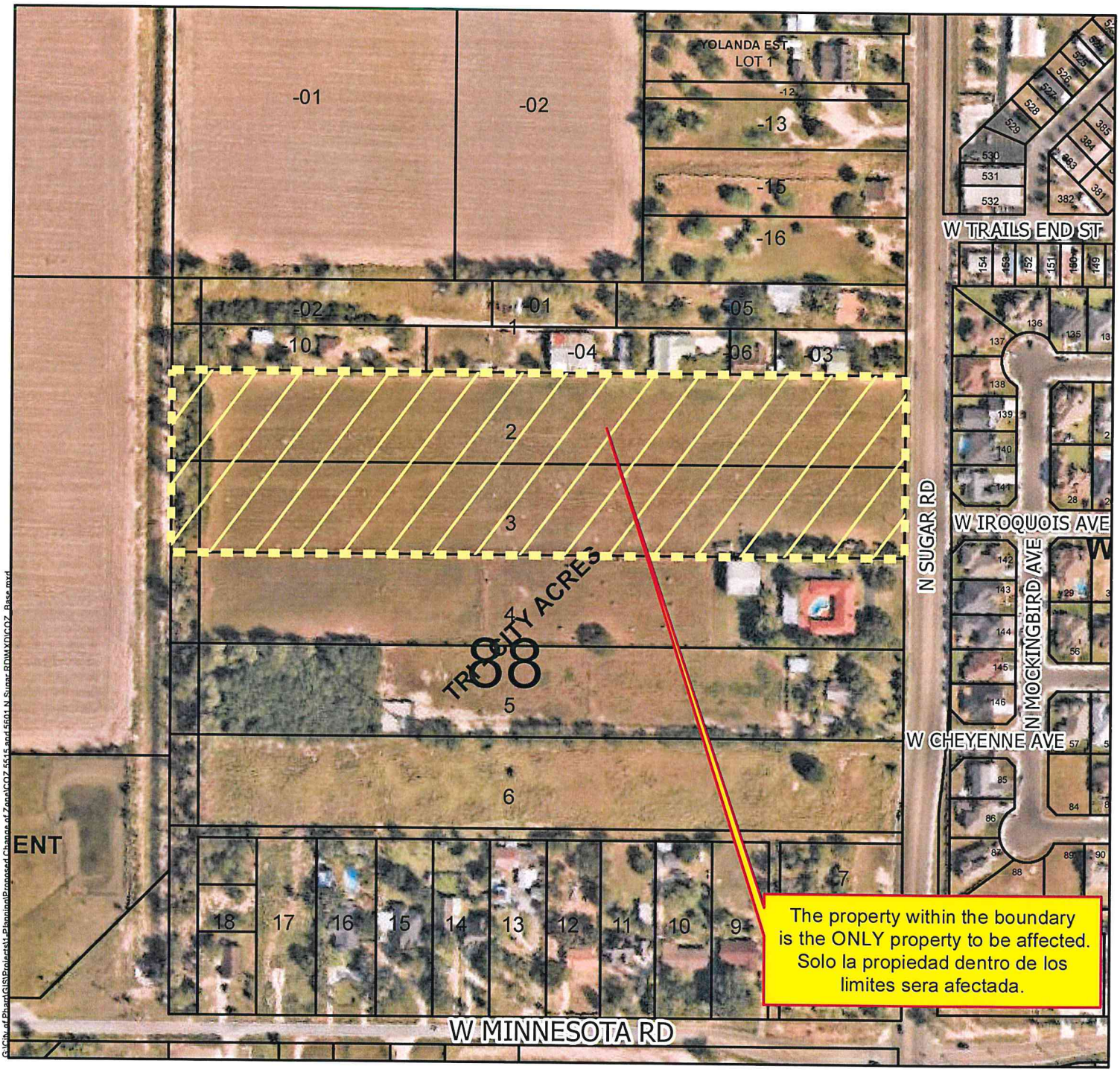
NOTE: This item will go before the City Commission Meeting of **May 16, 2022** at **4:00 p.m.**

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.**

Proposed Change of Zone
9.7 ac, more or less, out of Lots2 & 3, Tri-City Acres
Omar Rios rep. Villa Del Carmen, LLC

Pharr Engineering



Zoning

ZONE

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

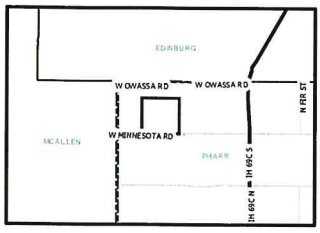
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 4/12/2022

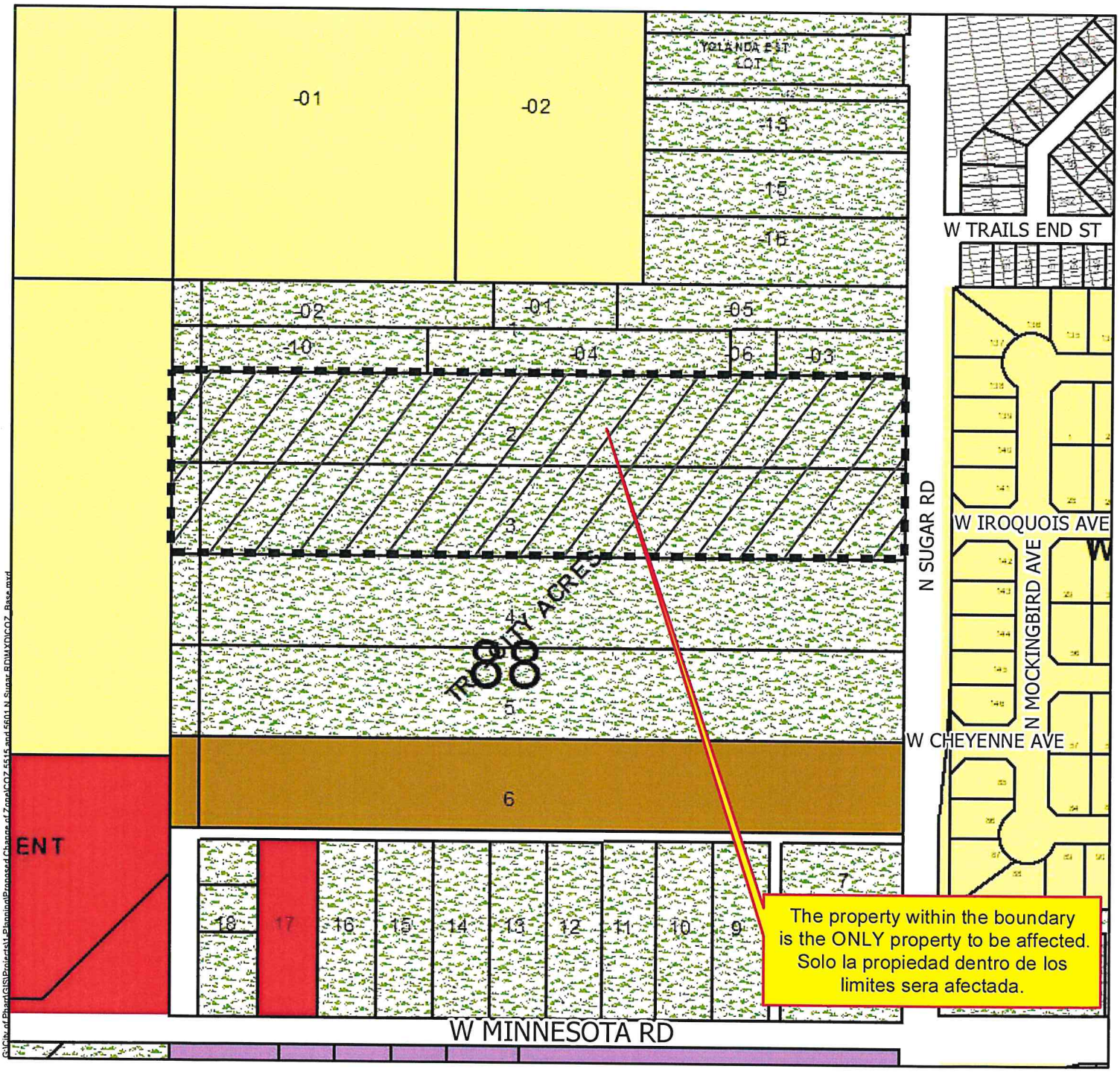
Scale: 1 inch = 250 feet

0 125 250 500 750 1,000 Feet

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



Proposed Change of Zone
9.7 ac, more or less, out of Lots2 & 3, Tri-City Acres
Omar Rios rep. Villa Del Carmen, LLC



Zoning

ZONE

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

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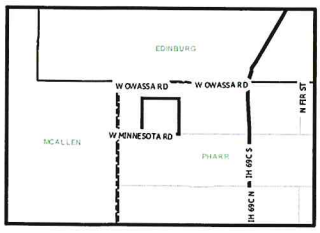


City of Pharr, Texas
Engineering Department
956.402.4242

Date: 4/12/2022

Scale: 1 inch = 250 feet

0 125 250 500 750 1,000 Feet

Pharr
Development Services

REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Omar Rios, representing Villa Del Carmen LLC., owner
APPLICANT

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

5601 and 5515 North Sugar Road
ADDRESS

Residential Multi-Family District (R-MF)

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

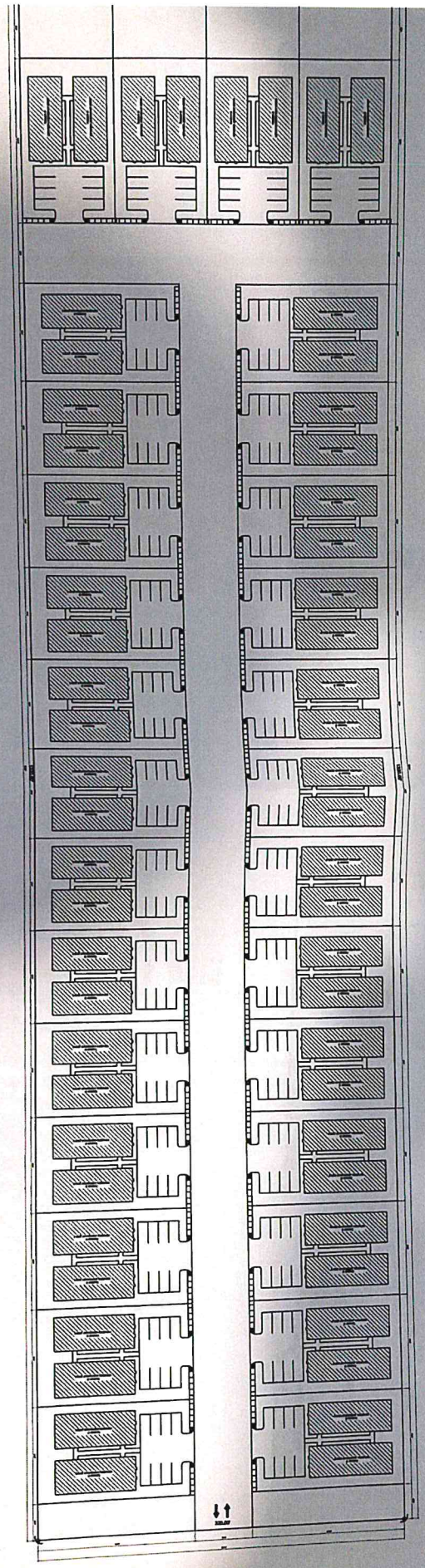
STAFF RECOMMENDATIONS: **Approval**

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

Anaisa Licerio, Planner II
PREPARED BY

May 4, 2022
DATE

13- 3Bd / 2Bd
17- 2Bd / 2Bd



5515 & 5601 N. Sugar Rd. Pharr, TX

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.
DATE SUBMITTED: May 4, 2022
MEETING DATE: May 9, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: SAMES, Inc., representing Efrain Agustin and Martha Y. Maldonado, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). The property is legally described as being 20-acres, more or less, out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1000-1200 Block of East Minnesota Road. **COZ#220428**

Classification: Regular

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

Issue: SAMES, Inc., representing Efrain Agustin and Martha Y. Maldonado, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) 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.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata	Created/Initiated - 5/4/2022
Patricia Rigney	Approved - 5/6/2022
Roland Gomez	Final Approval - 5/6/2022

Pharr
Development Services

STANDARDIZED RECOMMENDATION FORM

MEETING DATE: May 9, 2022

ROUTE TO BOARD:

☐ **CITY COMMISSION** **AGENDA ITEM:** COZ:#220428

☒ **PLANNING & ZONING COMMISSION** **DATE SUBMITTED:** April 6, 2022

1. **Applicant:** SAMES, Inc., representing Efrain Agustin and Martha Y. Maldonado, owner.

2. **Requested Action:** Re-zoning request Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF).

3. **Nature / Intent of Request:** In order to develop and construct apartments.

4. **Routing to Staff:**

	Initials	Date	
A. Roland Gomez, Interim Director	RG	5-4-22	☒ Approval ☐ Denial
B. Planning Staff Recommendations	AC	5/4/22	☒ Approval ☐ Denial
C. Planning and Zoning Commission			☐ Approval ☐ Denial
D. City Attorney			☐ Approval ☐ Denial
E. City Manager			☐ Approval ☐ Denial

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, MAY 9, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: **Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). The property is legally described as being 20-acres, more or less, out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1000-1200 Block of East Minnesota Road.**

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:

SAMES, Inc., representing Efrain Agustin and Martha Y. Maldonado, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) in order to develop and construct apartments.

The subject site is located on the south side of East Minnesota Road within the 1000 - 1200 East Minnesota Road. The property is legally described as being 20 acres, more of less out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Minnesota Road, an 80' major collector that 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 and the properties to the north, east, and west were annexed on July 23, 1991, and the south properties on May 15, 1990, as Agricultural and/ or Open Space District (A-O). The properties to the west and a portion of the properties to the north were rezoned to Single Family Residential District (R-1) on April 1, 2005, and July 2, 2018. A portion of the properties to the south was rezoned to General Business District (C) on September 20, 2011. There have been no other rezoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family residential use in the Land Use Plan.

The Residential Multi-Family District is established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities are available for present and future needs. This district is established for duplex-fourplex development as low to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space shall be met before zoning to such use. It is established to protect residential areas as far as possible against heavy traffic and zoned promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan.

Forty-eight (48) 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 letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) 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.

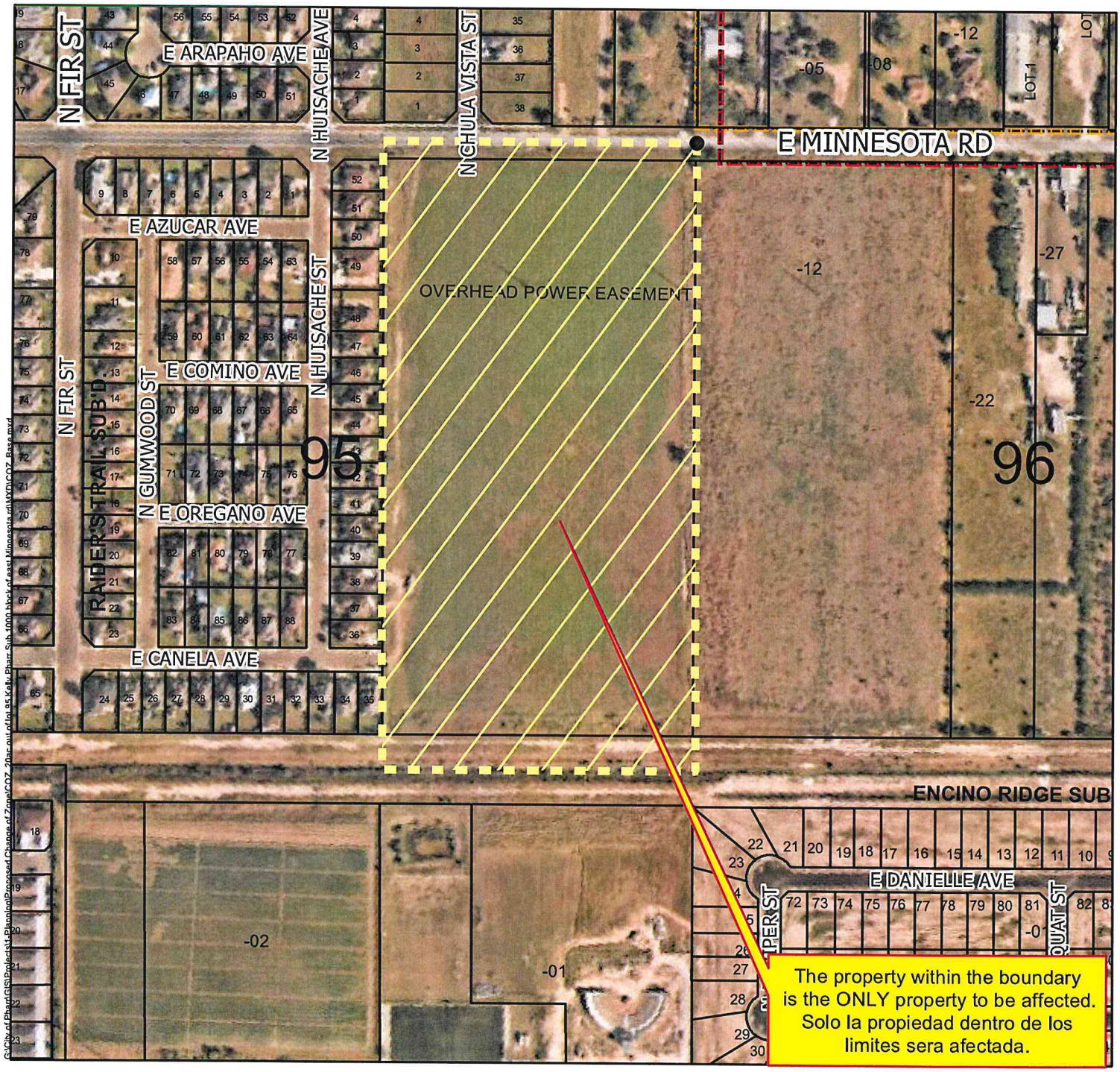
NOTE: This item will go before the City Commission Meeting of **May 16, 2022** at **4:00 p.m.**

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.**

Proposed Change of Zone
1200 Block of E Minnesota, 20ac more or less out of lot 95 Kelly-Pharr Sub
SAMES, Inc./ Efrain Agustin and Martha Y. Maldonado

Pharr Engineering



Zoning

ZONE

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

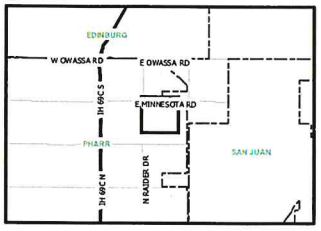
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 4/20/2022

Scale: 1 inch = 300 feet

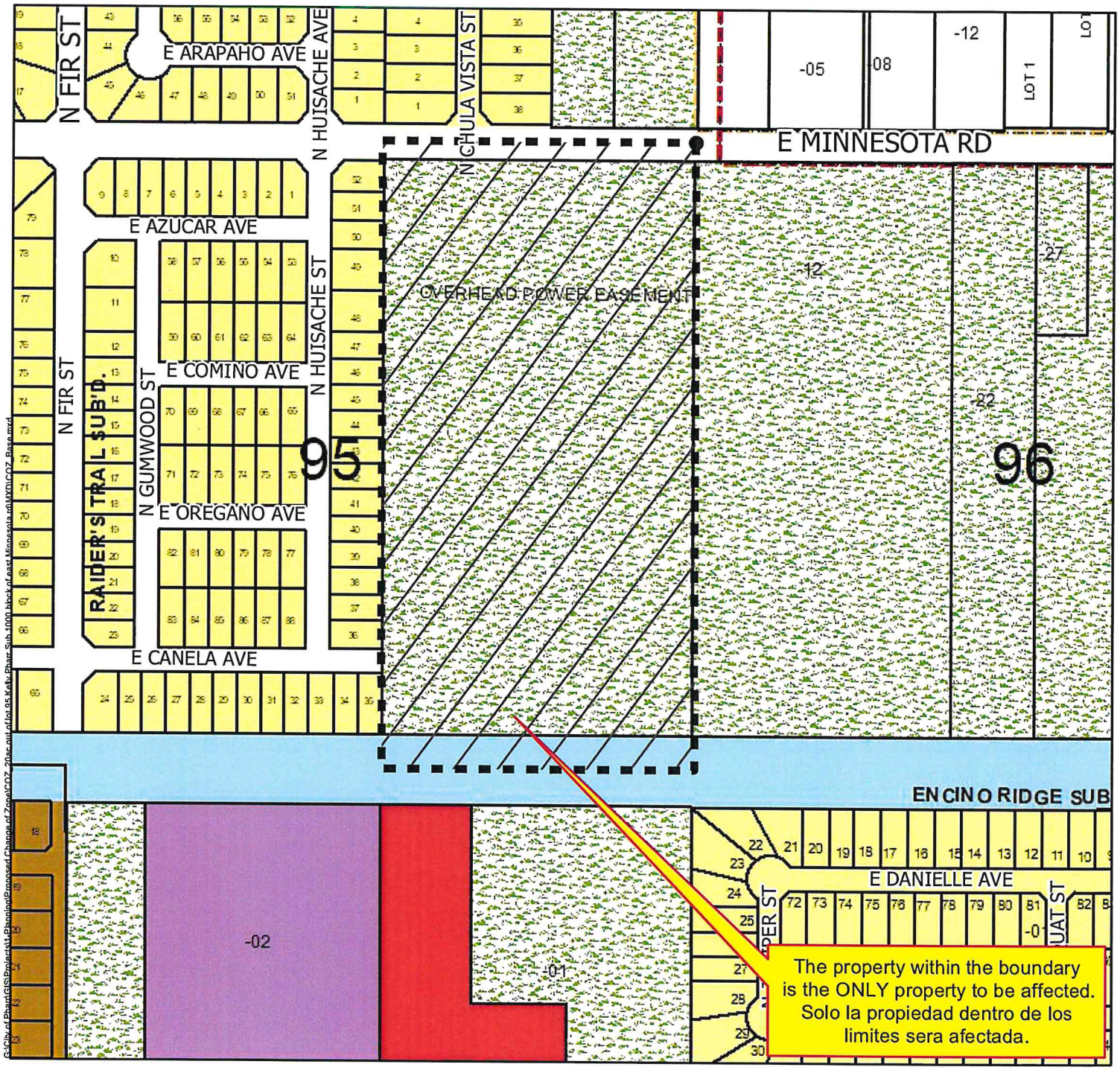
0 150 300 600 900 1,200 Feet

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



Proposed Change of Zone
1200 Block of E Minnesota, 20ac more or less out of lot 95 Kelly-Pharr Sub
SAMES, Inc./ Efrain Agustin and Martha Y. Maldonado

Pharr Engineering



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

Zoning

ZONE

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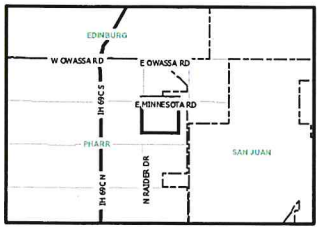


Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 4/20/2022

Pharr
Development Services

REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

SAMES, Inc., representing Efrain Agustin and Martha Y. Maldonado
APPLICANT

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

1000 -1200 East Minnesota Road
ADDRESS

Residential Multi-Family District (R-MF)

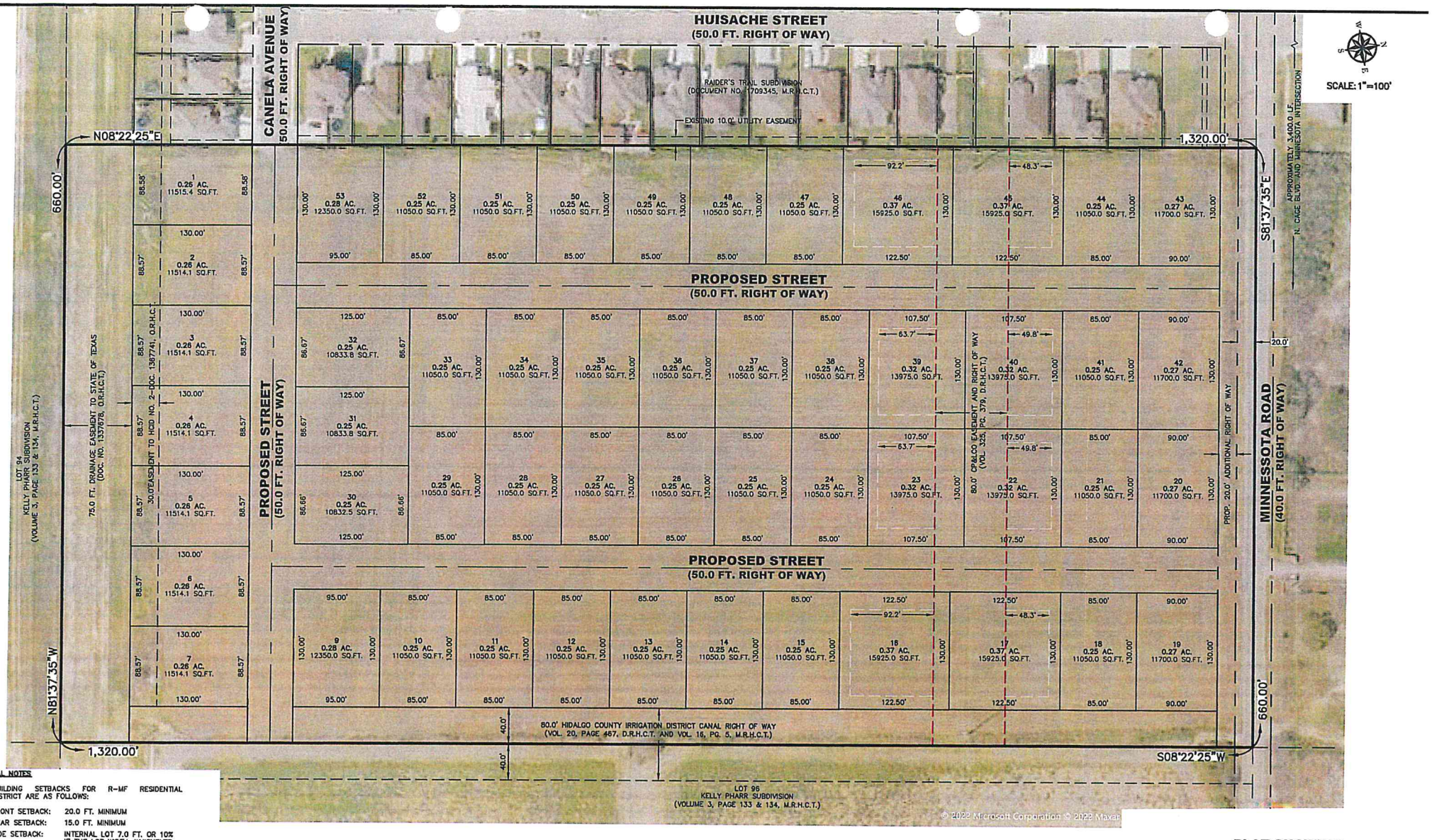
		YES	NO
1	Does the property meet the minimum area requirements for the proposed zone?	X	
2	Does the property have adequate ingress and egress?	X	
3	Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)		X
4	Is the property located along a major thoroughfare?	X	
5	Will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

STAFF RECOMMENDATIONS: **Approval**

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

Nelly Terrazas Rojo, Planner I
PREPARED BY

May 4, 2022
DATE



GENERAL NOTES

1. BUILDING SETBACKS FOR R-MF RESIDENTIAL DISTRICT ARE AS FOLLOWS:

FRONT SETBACK: 20.0 FT. MINIMUM
REAR SETBACK: 15.0 FT. MINIMUM
SIDE SETBACK: INTERNAL LOT 7.0 FT. OR 10% IF THE LOT WIDTH, WHICHEVER IS GREATER.

SIDE YARD SETBACK ABUTTING STREET: 15.0 FT.

EXISTING LAND USE:
– AGRICULTURAL LAND.

PROPOSED LAND USE:
– 4PLEX MULTIFAMILY DEVELOPMENT PER LOT.

JOB NUMBER	DRAWN BY	RVWD. BY	DATE
EXHIBIT 01			4/05/2022

PLAT SHOWING
CHANGE OF ZONE EXHIBIT LAYOUT, AGRICULTURAL TO R-MULTIFAMILY (R-MF)

LEGAL DESCRIPTION:
KELLY PHARR TRACT E660' LOT 95 20AC GR 19.42 AC NET.
OWNER NAME: AGUSTIN EFRAIN & MARTHA Y MALDONADO,
DOC. No. 3151177,
H.C.D.R.

SAMES
SAM Engineering & Surveying
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8
MCALLEN, TEXAS 78501 FAX: (956) 702-8
SURVEY FIRM REG. No. 101416-00

Pharr
Development Services

STANDARDIZED RECOMMENDATION FORM

MEETING DATE: May 9, 2022

ROUTE TO BOARD:

☐ **CITY COMMISSION** **AGENDA ITEM:** COZ:#220324

☒ **PLANNING & ZONING COMMISSION** **DATE SUBMITTED:** March 25, 2022

1. **Applicant:** Pharr Central Industrial, LLC., representing Exclusive Covering, Inc., owner.

2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C).

3. **Nature / Intent of Request:** In order to develop and construct warehouses.

4. **Routing to Staff:**

	Initials	Date		
A. Roland Gomez, Interim Director	[illegible]	5-4-22	☐ Approval	☒ Denial
B. Planning Staff Recommendations	[illegible]	5/4/22	☐ Approval	☒ Denial
C. Planning and Zoning Commission			☐ Approval	☐ Denial
D. City Attorney			☐ Approval	☐ Denial
E. City Manager			☐ Approval	☐ Denial

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, MAY 09, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: **Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 8.33-acres, more or less, out of Lot 154, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1600 North Hibiscus Street.**

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:

Pharr Central Industrial, LLC., representing Exclusive Covering, Inc., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) in order to develop and construct warehouses.

The subject site is located on the east side of North Hibiscus Street and has a physical address of 1600 North Hibiscus Street. The property is legally described as being 8.33-acres, more or less, out of Lot 154, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Hibiscus Street, a 50' to 60' local street, with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the east are currently zoned Agricultural and/or Open Space District (A-O). The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on May 20, 1997. The properties to the south were rezoned from General Business District (C) to Heavy Commercial District (H-C) on May 21, 1994. The properties to the west were zoned as Single-Family Residential District (R-1) on April 19, 1982, when the city adopted the current zoning ordinance we use today. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

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

Forty-eight (48) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received a total of four (4) responses to the letters, three (3) opposed of the item and one (1) inquiring information only.

Development Services is recommending **denial** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as it may have detrimental impact to the neighborhood character and if not in line with the future land use. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **May 16, 2022** 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

Pharr Central Industrial, LLC., representing Exclusive Covering, Inc., owner
APPLICANT

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

1600 North Hibiscus Street
ADDRESS

Heavy Commercial District (H-C)

		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

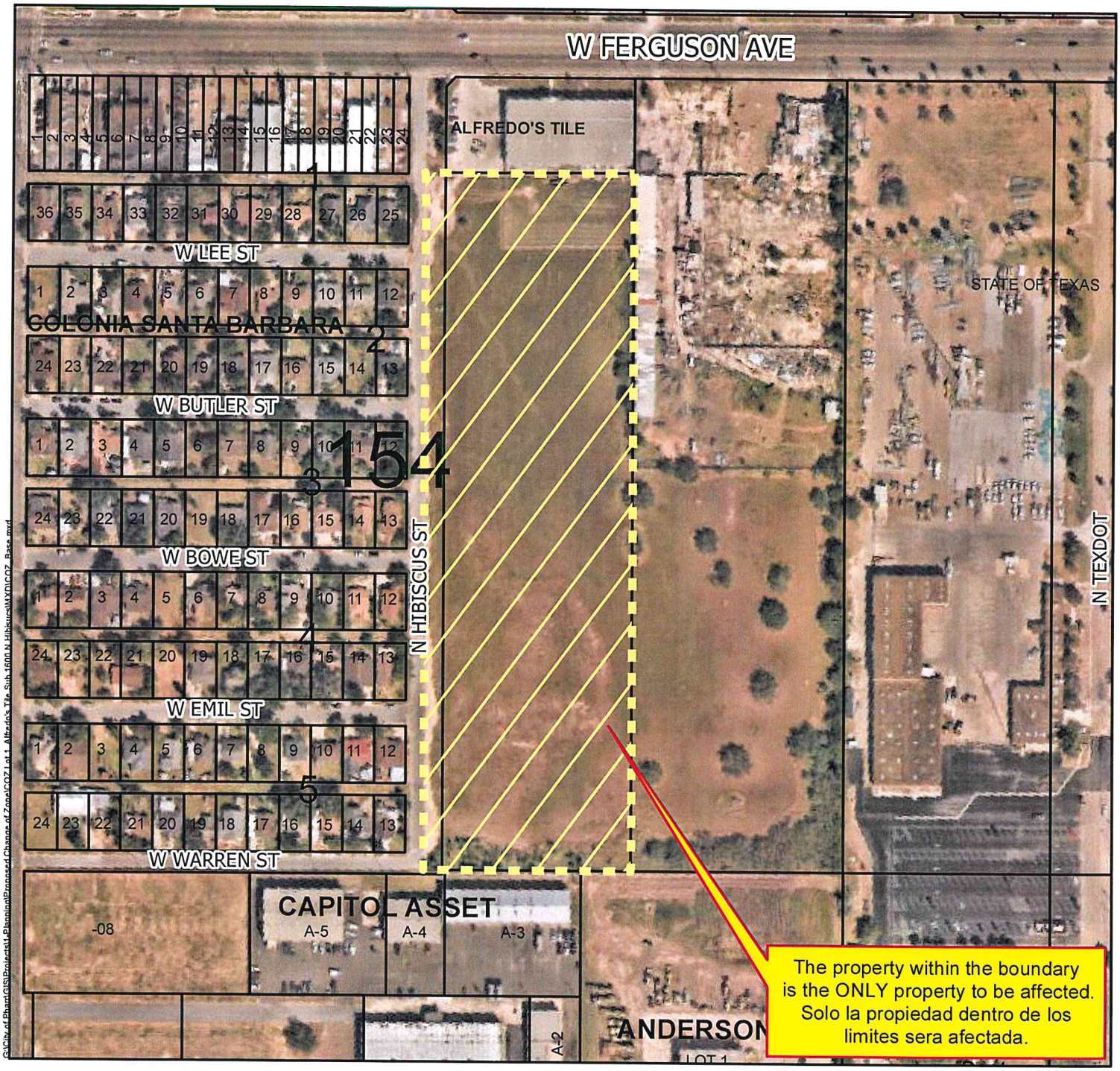
STAFF RECOMMENDATIONS: **Denial**

Development Services is recommending denial of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as it may have detrimental impact to the neighborhood character and if not in line with the future land use. If approved, the owner must comply with all City Ordinances and City Department requirements.

Anaisa Licerio
PREPARED BY

May 4, 2022
DATE

Proposed Change of Zone
Lot1, Alfredo's Tile Subdivision, 1600 N Hibiscus
Pharr Central Industrial, LLC./ Exclusive Covering, Inc.



Zoning

ZONE

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

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 4/6/2022

Scale: 1 inch = 225 feet

0 112.5 225 450 675 900 Feet

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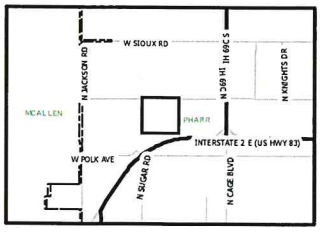
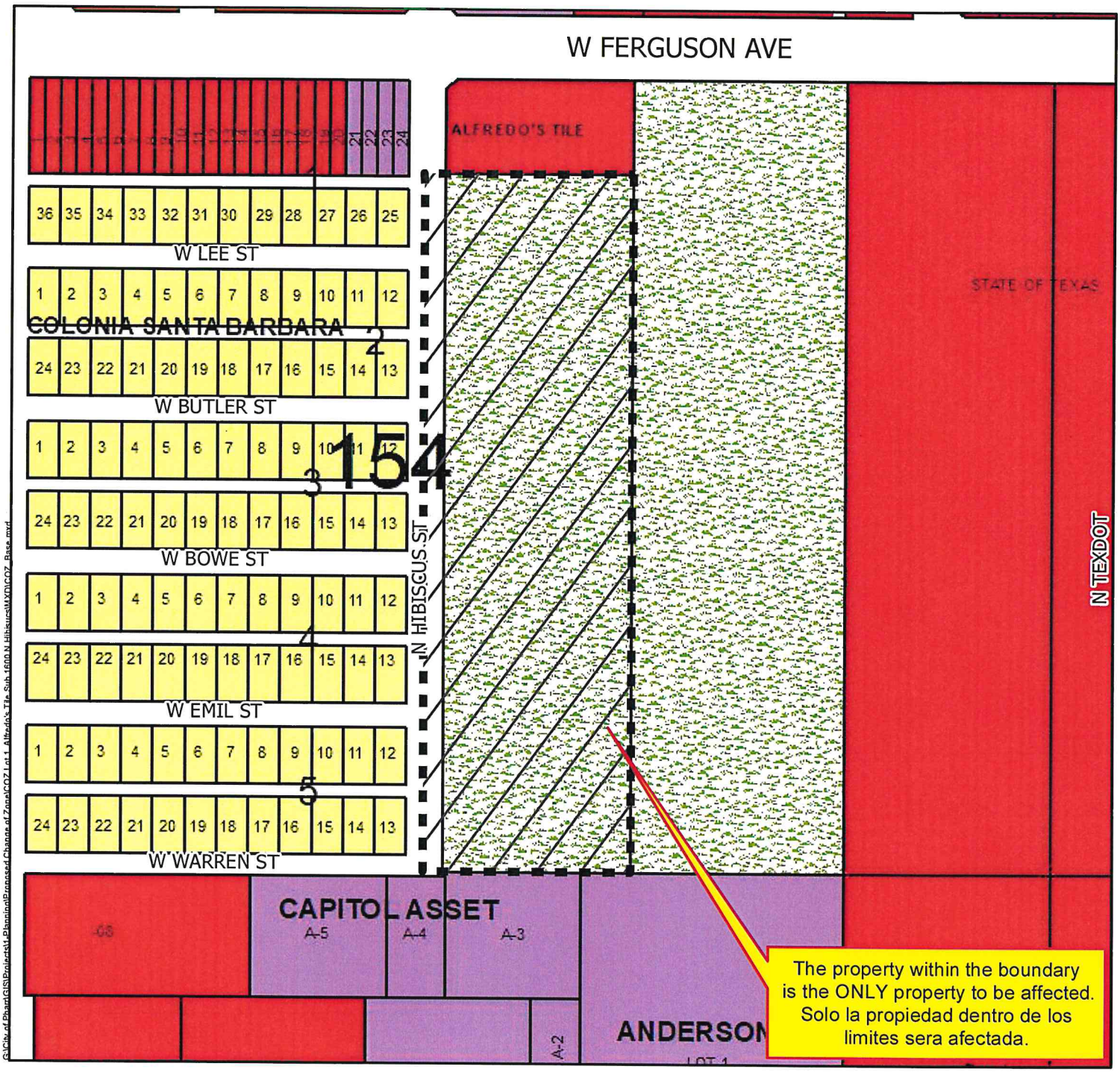


Proposed Change of Zone
Lot1, Alfredo's Tile Subdivision, 1600 N Hibiscus
Pharr Central Industrial, LLC./ Exclusive Covering, Inc.



Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
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- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 4/7/2022

Scale: 1 inch = 225 feet

0 112.5 225 450 675 900 Feet

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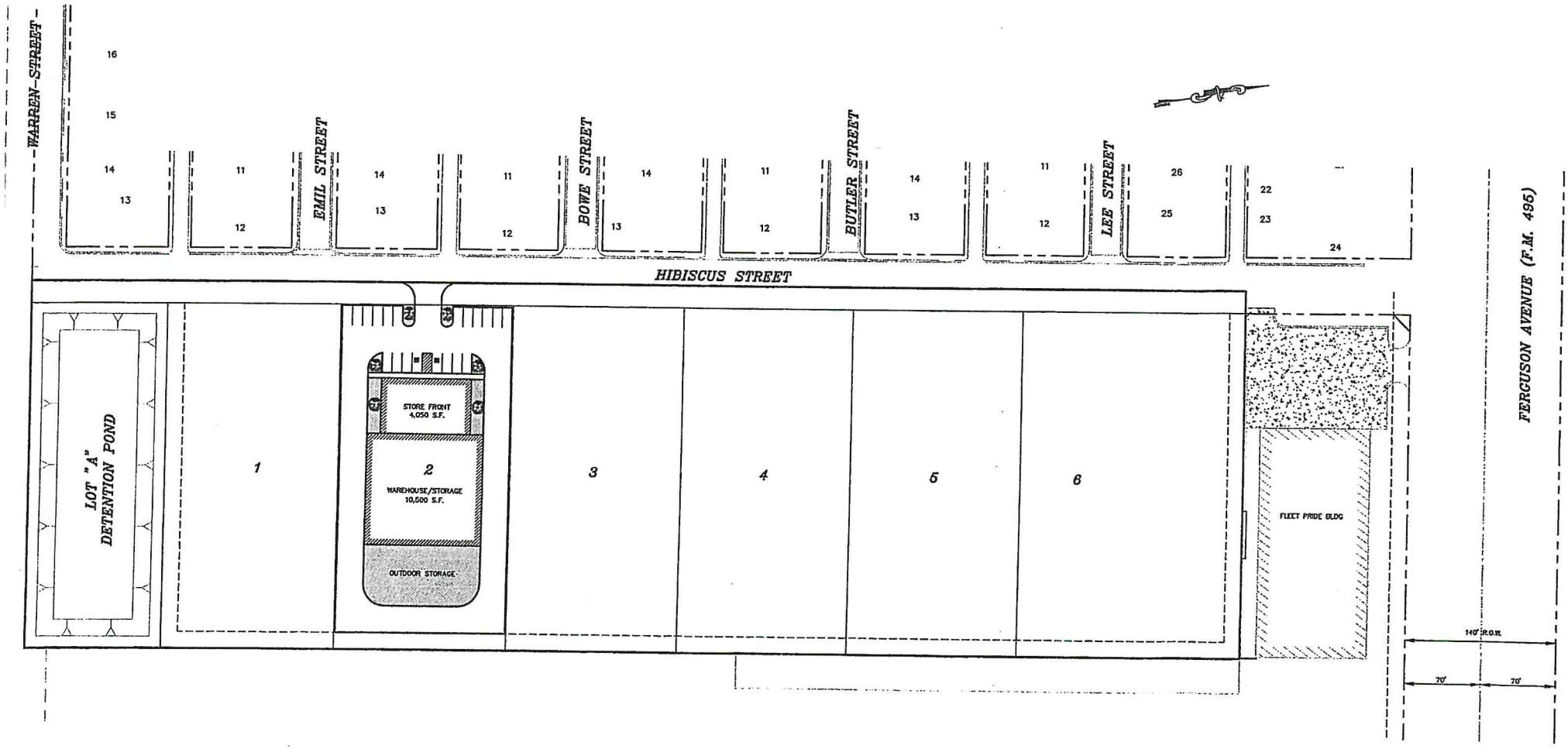


TYPICAL SITE PLAN

PHARR CENTRAL INDUSTRIAL PARK

PHARR, TEXAS

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.
DATE SUBMITTED: May 4, 2022
MEETING DATE: May 9, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt Inc., representing Jaime Galpern and Sandra G. Galpern, owners, are requesting preliminary plat approval of the proposed Master Plan Go Carwash Pharr Subdivision. The property is legally described as being a 18.314 acres being a part of portion out of Lots 7 and 8, Block 12, A.J. MCCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 7500 Blk. of South Jackson Rd. **SUB#220102**

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

Issue: Melden & Hunt Inc., representing Jaime Galpern and Sandra G. Galpern, owners, are requesting preliminary plat approval of the proposed Master Plan Go Carwash Pharr Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Master Plan Go Carwash Pharr Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No
Reason:

ROUTING:

Iris Mata	Created/Initiated - 5/4/2022
Patricia Rigney	Approved - 5/5/2022
Roland Gomez	Final Approval - 5/6/2022

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, MAY 09, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MASTER PLAN GO CARWASH PHARR SUBDIVISION
FILE NO. **SUB#220102**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Jaime Galpern and Sandra G. Galpern, owners, are requesting preliminary plat approval of the proposed Master Plan Go Carwash Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 18.314 acres being a part of portion out of Lots 7 and 8, Block 12, A.J. MCCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 7500 Blk. of South Jackson Rd.

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

PROPERTY PROPOSED USE: Retail and carwash.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Master Plan Go Carwash Pharr Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Provide or show street light layout along S. Jackson Rd. and W. Dicker Rd., Max distance is 250' on public R.O.W., and for new streets.
2. On southwest corner of property show dimensions.

EASEMENTS:

1. Easements shall not overlap.
2. Public sewer or water lines easements shall read "15' Exclusive easement to City of Pharr".
3. Show all existing subdivisions and easements.
4. Place more labels for easements around property.
5. Show all the dedicated easements on the plat (label existing or dedicated by plat).
6. The 30' perpetual non-exclusive easement for drainage purposes, can it be abandoned.

SIDEWALK:
ADA:

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

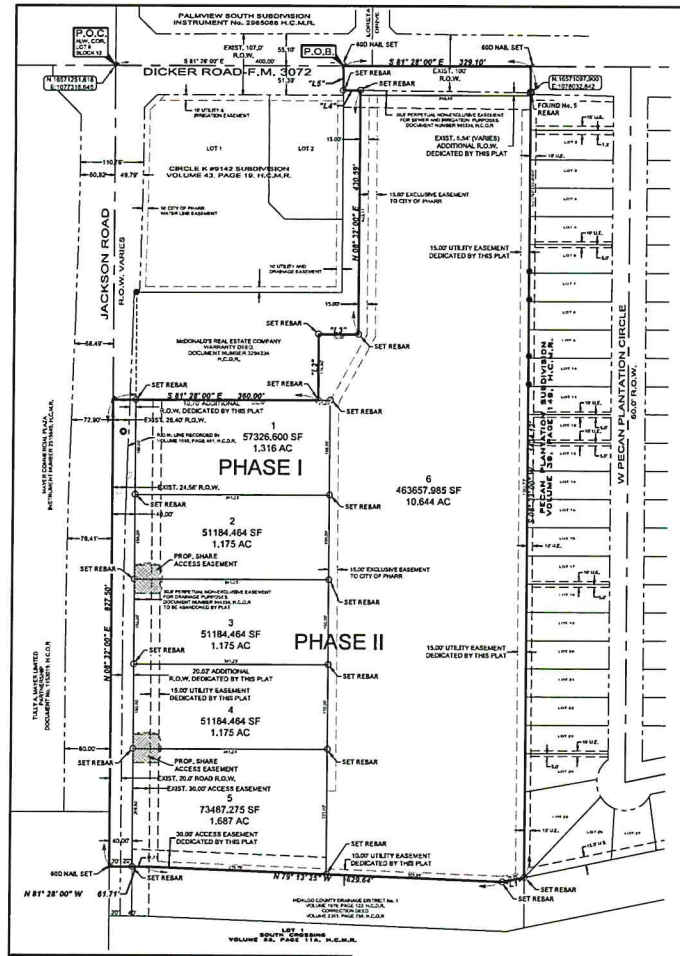
1. Drainage report to be reviewed and approved by H.C.D.D. No.1.
2. Drainage report needs to reflect proposed subdivision.
3. Follow detention directive.

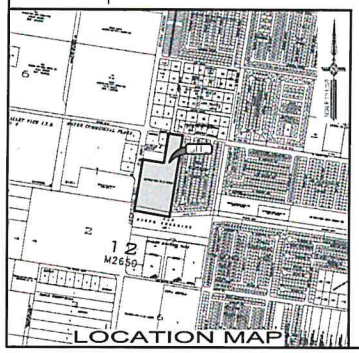
OTHER:

1. Show Phases on master plat.
2. On southwest corner of property show dimensions.
3. Label recorded subdivision with correct lot numbers.
4. Verify the south limits of the property.
5. Is the HCDD 1 (drain ditch)., part of the subdivision.
6. Verify metes & bounds, missing bearings and callouts.
7. Verify scale, incorrect shall be 1"=100'
8. Duplicated, owners signature block remove one and add name to the current owners block.
9. Verify with HCID 2, for any irrigation easements or R.O.W's.
10. Verify the commencing description on metes & bounds.
11. Provide surveyor signature.

12. Provide full detention directive.
13. Label all monuments on plat layout.
14. Update location map.
15. See attached H.C.I.D. #2, comments.
16. Provide all pertinent City of Pharr details.
17. See staff comments attached.

This item will go before the City Commission Meeting of **May 16, 2022** at **4:00 p.m.**





DRAWN BY: CSMR DATE: 04-04-22
FINAL CHECK _____ DATE: _____

MELDEN & HUNT INC.
TEXAS REGISTER F-1435
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

SCALE: 1"=100'

LEGEND

- FOUND No.5 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET SQUARE CUT
- 60D SET NAIL
- R.O.W. - RIGHT OF WAY
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- Sq. Ft. - SQUARE FEET
- Ac. - OF ONE ACRE

Boundary Line Table

Line #	Direction	Length
"L1"	S 85° 49' 25" W	79.76
"L2"	N 06° 32' 00" E	116.52
"L3"	S 81° 28' 00" E	70.07
"L4"	N 80° 52' 04" W	30.00
"L5"	N 08° 32' 00" E	42.60

METES & BOUNDS

A TRACT OF LAND CONTAINING 18.314 [797,778 S.F.] ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 7 AND 8, BLOCK 12, AJ, MCCOLL SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS, SAID 19.782 ACRES OUT OF A TRACT OF LAND CONVEYED TO JAIME GALPERN AND WIFE, SANDRA G. GALPERN, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 945334, HIDALGO COUNTY OFFICIAL RECORDS, SAID 18.314 ACRES ARE ALSO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 12 (FROM WHICH A 60D NAIL SET CAN BE FOUND ON THE INTERSECTION OF JACKSON AND DICKER ROAD; THENCE, S 81° 28' 00" E A DISTANCE OF 400.00 TO A NAIL SET, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 28' 00" E, ALONG THE NORTH LINE OF SAID LOT 8, BLOCK 12, A DISTANCE OF 329.10 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF PECAN PLANTATION SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 39, PAGE 149, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 32' 00" W, ALONG THE WEST LINE OF SAID PECAN PLANTATION SUBDIVISION, AT A DISTANCE OF 46.04 FEET PASS A NO. 5 REBAR FOUND [NORTHING 16,571,097.900, EASTING 1,078,832.842] AT A DISTANCE OF 1,320.00 FEET PASS THE SOUTH LINE OF SAID LOT 8, BLOCK 12V AND THE NORTH LINE OF SAID LOT 7, BLOCK 12, AT A DISTANCE OF 1,434.12 FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, S 66° 40' 25" W, ALONG THE NORTH LINE OF SAID SOUTH CROSSING, A DISTANCE OF 39.06 FEET TO A POINT, FOR AN ANGLE POINT OF THIS TRACT;
4. THENCE, N 79° 13' 25" W, CONTINUING ALONG THE NORTH LINE OF SAID SOUTH CROSSING, A DISTANCE OF 629.64 FEET TO A POINT FOR AN ANGLE POINT OF THIS TRACT;
5. THENCE, N 81° 28' 00" W, CONTINUING ALONG THE NORTH LINE OF SAID SOUTH CROSSING, AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF JACKSON ROAD, CONTINUING A TOTAL DISTANCE OF 61.71 FEET TO A NAIL SET ON THE WEST LINE OF SAID LOT 7, BLOCK 12, FOR THE SOUTHWEST CORNER OF THIS TRACT;
6. THENCE, N 08° 32' 00" E, ALONG THE WEST LINE OF SAID LOTS 7 AND 8, BLOCK 12, AT A DISTANCE OF 185.00 FEET PASS THE NORTH LINE OF SAID LOT 7, BLOCK 12 AND THE SOUTH LINE OF SAID LOT 8, BLOCK 12, CONTINUING A TOTAL DISTANCE OF 827.50 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO MCDONALD'S REAL ESTATE COMPANY BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3294334, HIDALGO COUNTY OFFICIAL RECORDS, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, S 81° 28' 00" E, ALONG THE SOUTH LINE OF SAID MCDONALD'S REAL ESTATE COMPANY TRACT, AT A DISTANCE OF 29.63 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF JACKSON ROAD, CONTINUING A TOTAL DISTANCE OF 350.00 FEET TO A NO. 4 REBAR SET ON THE SOUTHEAST CORNER OF SAID MCDONALD'S REAL ESTATE COMPANY TRACT, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, N 08° 32' 00" E, ALONG THE EAST LINE OF SAID MCDONALD'S REAL ESTATE COMPANY TRACT, A DISTANCE OF 116.50 FEET TO A NO. 4 REBAR SET ON AN INSIDE CORNER OF SAID MCDONALD'S REAL ESTATE COMPANY TRACT, FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, S 81° 28' 00" E, ALONG THE BOUNDARY LINE OF SAID MCDONALD'S REAL ESTATE COMPANY TRACT, A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR SET ON THE OUTSIDE CORNER OF SAID MCDONALD'S REAL ESTATE COMPANY TRACT, FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, N 08° 32' 00" E, ALONG THE EAST LINE OF SAID MCDONALD'S REAL ESTATE COMPANY TRACT, A DISTANCE OF 430.59 FEET TO A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY OF DICKER ROAD - F.M. 3072, FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, N 80° 52' 04" W, ALONG THE SOUTH RIGHT-OF-WAY OF DICKER ROAD - F.M. 3072, A DISTANCE OF 30.00 FEET TO AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, N 08° 32' 00" E A DISTANCE OF 42.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.782 ACRES, OF WHICH 0.442 OF ONE ACRE LIES WITHIN JACKSON ROAD RIGHT-OF-WAY AND 0.335 OF ONE ACRE LIES WITHIN THE DICKER ROAD RIGHT-OF-WAY AND 1.381 ACRES LIE WITHIN THE DRAINAGE DITCH RIGHT-OF-WAY, LEAVING A NET OF 17.624 ACRES OF LAND, MORE OR LESS.

SUBDIVISION MAP OF

MASTER PLAN GO CARWASH PHARR SUBDIVISION

BEING A 18.314 [797,778.74 S.F.] ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 7 AND 8, BLOCK 12, AJ, MCCOLL SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS

NOTES

1. SETBACKS: AS PER CITY OF PHARR ORDINANCE
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
3. THIS SUBDIVISION IS IN FLOOD ZONE "B". FLOOD ZONE "B" ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

   COMMUNITY-PANEL NUMBER: 480334 0500 B
   MAP REVISED: JANUARY 2, 1981
4. BENCHMARK: CITY OF PHARR BM # 14 LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION W. DICKER ROAD & S.W. PECAN PLANTATION CIRCLE.
   ACTUAL N: 16571056.067 E: 1078182.054
   ELEV: 87.32 (GEO ID) 1999. AS PER THE CITY OF PHARR.
5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 253,643 C.F. AND A VOLUME OF APPROXIMATELY 5,823 AC.-FT. WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT. LOTS SHALL BE RESPONSIBLE TO DETAIN ON SITE AS FOLLOW: LOT 1: 19,494 C.F., LOT 2-4: 17,352 C.F., LOT 5: 24,912 C.F., & LOT 6: 157,180 C.F.
6. 5.9-FOOT SIDEWALK WITH A.D.A. WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF SUBDIVISION CONSTRUCTION.
7. NO STRUCTURES ALLOWED OVER ANY EASEMENT.
8. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
9. OWNER'S TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
10. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
11. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
12. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
13. DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING / FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS, IT.
14. OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS.
15. ALL ENTRANCES THAT CROSS OVER WATERLINES SHALL REQUIRE CASING AT TIME OF BUILDING PERMIT PHASE. THE LENGTH OF THE CASING SHALL BE THE DITCH OF THE DRIVE PLUS 10'-8. STEEL CASING WILL BE REQUIRED FOR ALL COMMERCIAL AND INDUSTRIAL DRIVES.
16. ALL SUBDIVISION WATERLINES SHALL BE LOOPED AS PER CITY STANDARDS.

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

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 No. 2 ON THIS THE _____ DAY OF _____ 20 ___.

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

_____ ATTEST: _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO:

I , THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MASTER PLAN GO CARWASH PHARR 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.

_____ DATE: _____
JAIME GALPERN
116 WEST MARIGOLD AVENUE
MCALLEN, TEXAS 78501

_____ DATE: _____
SANDRA G. GALPERN
116 WEST MARIGOLD AVENUE
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO:

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

_____
NOTARY PUBLIC, UTAH COUNTY, UTAH
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

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

_____
NOTARY PUBLIC, UTAH COUNTY, UTAH
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

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

05-03-2022 DATE:
MARIO A. REYNA P.E. # 117368
DATE PREPARED: 10-20-2021
ENGINEERING JOB No. 21163.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435
STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF MASTER PLAN GO CARWASH PHARR SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 07/15/2021 , AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

_____ DATE:
ROBERTO N. TAMEZ R.P.L.S. # 6238
DATE SURVEYED: 7-15-2021
SURVEYING JOB No. 21415.06

ROBERTO N. TAMEZ
6238

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

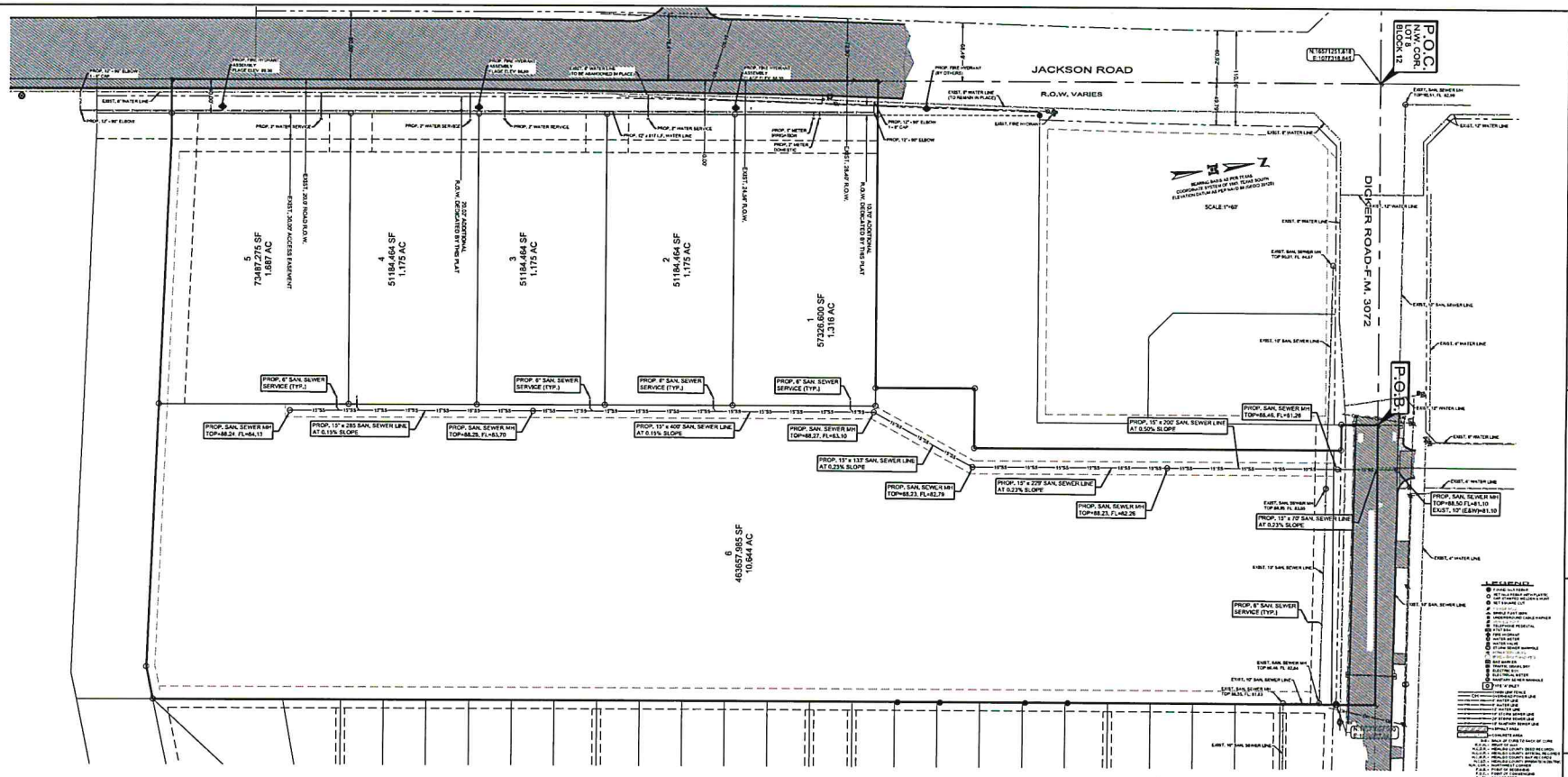
_____ _____
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

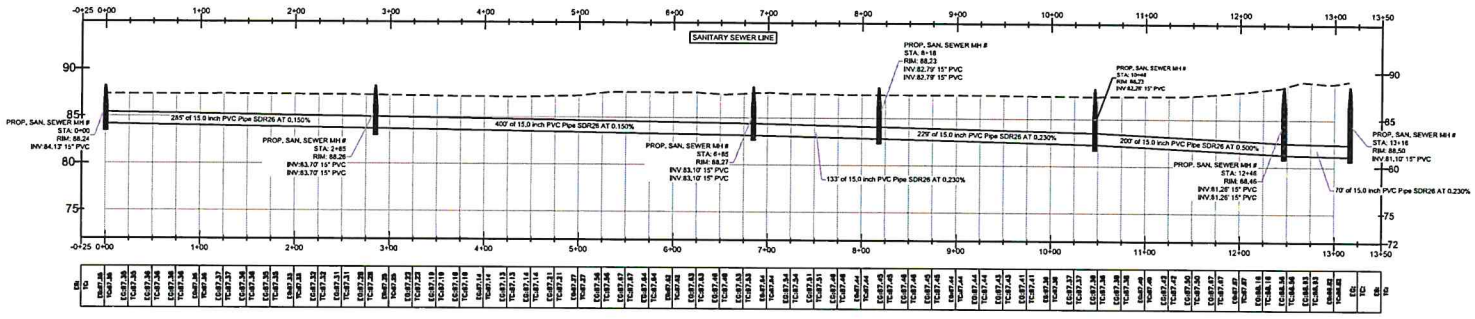
COUNTY CLERK
COUNTY OF HIDALGO, TEXAS

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





JOB No. 22022

REVISION | DATE | BY

HELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TEXAS 78539
PH: (956) 381-0981
FAX: (956) 381-8256
www.heldenandhunt.com
ESTABLISHED 1947

ENG. TECH: CESAR
PROJECT ENG MAR
T.BOOK: T-5816, PG.39
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117348 ON THE DATE OF 02/21/2022 TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

GO CARWASH
MASTER PLAN
PHARR, TEXAS
HIDALGO COUNTY

OVERALL UTILITY LAYOUT

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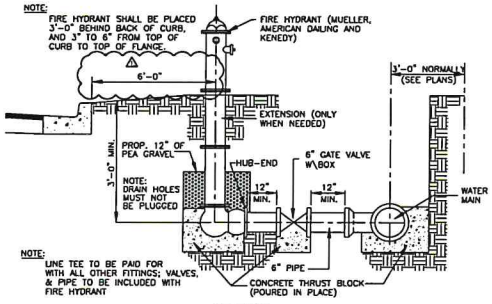
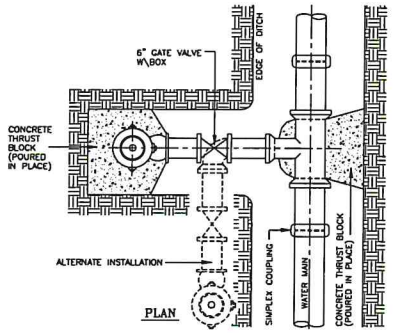
File Name: UTILITY

SHEET 1 OF 3

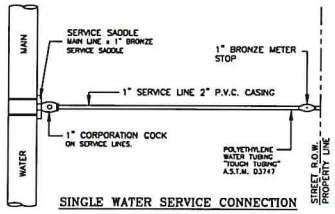


SECTION

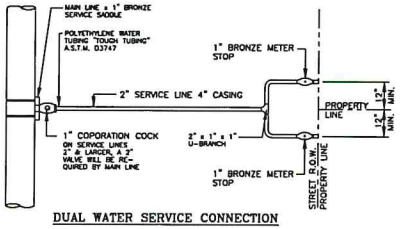


PLAN

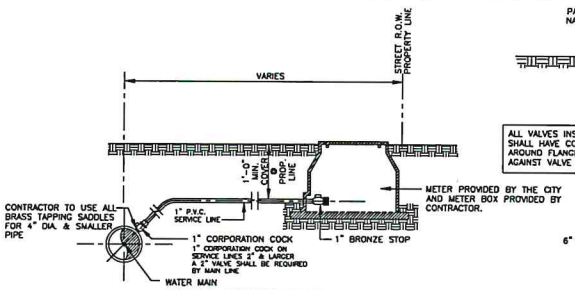
TYPICAL FIRE HYDRANT INSTALLATION



SINGLE WATER SERVICE CONNECTION



DUAL WATER SERVICE CONNECTION

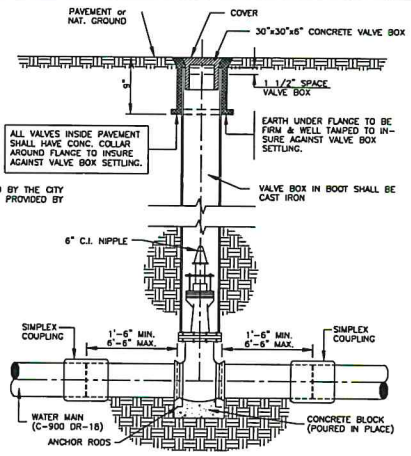


TYPICAL SERVICE CONNECTION

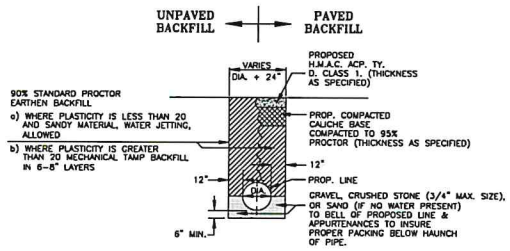
GENERAL NOTES :

1. DRAWINGS INDICATE COPPER SERVICE LINES.
2. FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
3. ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
4. WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SHC40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

TYPICAL WATER SERVICE CONNECTIONS



TYPICAL VALVE and VALVE BOX INSTALLATION

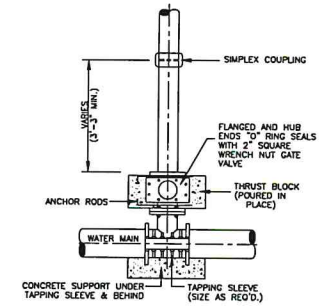


PIPE BEDDING DETAILS

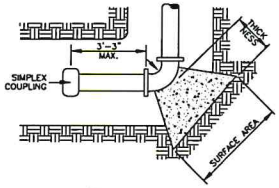
THRUST BLOCK SIZE			
DIAMETER OF PIPE INCHES	HORIZONTAL BEND SURFACE AREA SQ. FT.	HORIZONTAL BEND THICKNESS INCHES	WEIGHT AT VERTICAL BENDS - lbs.
22 1/2 BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BENDS			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BENDS			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	----
8	4	15	----
10	6	18	----
12	8.5	18	----
14	11.5	24	----
16	15	24	----

GENERAL NOTES :

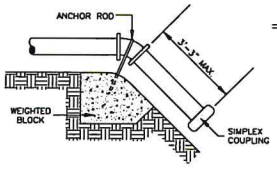
1. ALL VALVES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ.FT WITH PIPELINE HAVING A MINIMUM OF 30" OF COVER.
2. THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA UPON SUBMITTAL OF APPROVED SOIL RESISTANT TEST RESULTS GREATER THAN 2000 LBS./SQ.FT.
3. THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.



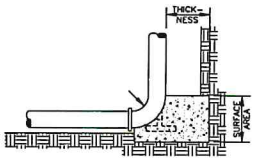
TAPPING SLEEVE and VALVE INSTALLATION



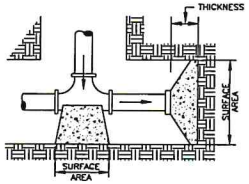
HORIZONTAL BENDS



VERTICAL BENDS

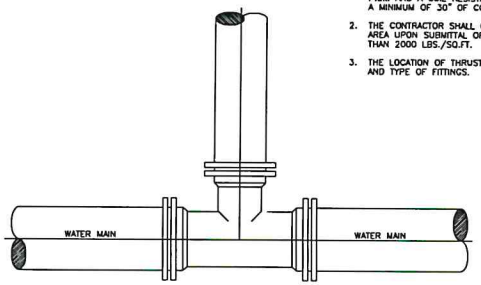


HYDRANT BURYS



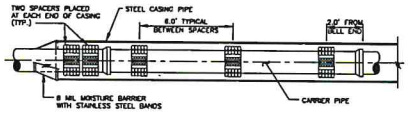
TEES & DEAD ENDS

THRUST BLOCK DETAILS



TYPICAL 12x12x8 TEE CONNECTION

BORING INSTALLATION	
PIPE CASING SIZE	CARRIER PIPE SIZE
12" 0.375 WALL	4"-6"
16" 0.375 WALL	8"
18" 0.375 WALL	10"
20" 0.375 WALL	12"
24" 0.375 WALL	14"
26" 0.375 WALL	16"
32" 0.375 WALL	18"
36" 0.375 WALL	20"
40" 0.375 WALL	24"



BORING and CASING DETAIL

JOB No. 22022

REVISION	DATE	BY

AELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
1125 W. ALGIN TRAIL
PHARR, TEXAS 78577
PH: (956) 381-0981
FAX: (956) 487-8256
TBPE F-3000 TBPLS 10018800
ESTAB. 1947
www.aeldenhunt.com

ENG. TECH: CESAR
PROJECT ENG: MAR
TAKOFF, R.O.W. PG. IN
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY. IT MAY NOT BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

GO CARWASH
MASTER PLAN
PHARR, TEXAS
HIDALGO COUNTY

WATER DETAILS

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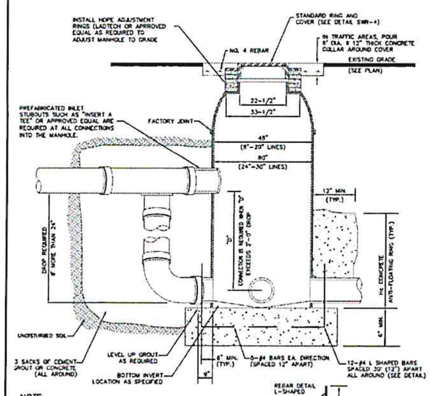
File Name: UTILITY

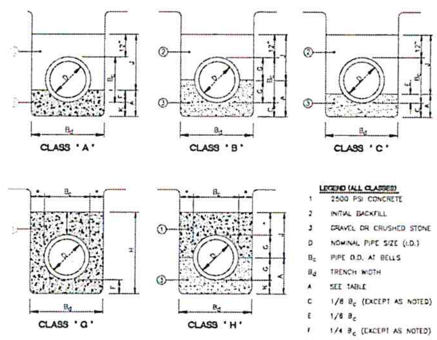


NOTE:

1. ALL CONCRETE SURFACES AND GRADE RINGS IN MANHOLES SHALL BE COATED WITH COAL TAR. (INERTOL)
2. BACKFILL SHALL BE SAND OR SANDY LOAM MATERIAL.
3. MANHOLE SHALL BE PLACED ON 6-INCH SAND BEDDING. SUBGRADE SHALL BE COMPACTED TO 95% DENSITY

FIBERGLASS SANITARY SEWER MANHOLE

NOT TO SCALE



LEGEND (ALL CLASSES)

1	2500 PSI CONCRETE
2	INITIAL BACKFILL
3	GRAVEL OR CRUSHED STONE
D	NOMINAL PIPE SIZE (I.D.)
B_c	PIPE O.D. AT BELLS
B_d	TRENCH WIDTH
A	SEE TABLE
C	1/8 B_c (EXCEPT AS NOTED)
E	1/8 B_c
F	1/4 B_c (EXCEPT AS NOTED)
G	1/2 B_c
H	DEPTH OF CONCRETE
J	SEE TABLE
K	1/4 B_c (EXCEPT AS NOTED)
*	4" MINIMUM

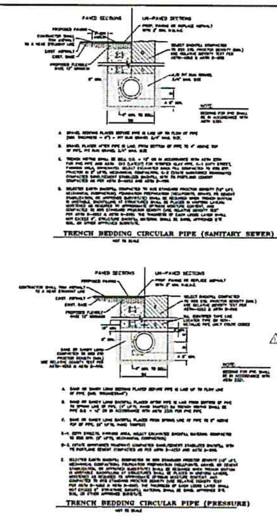
GENERAL NOTES

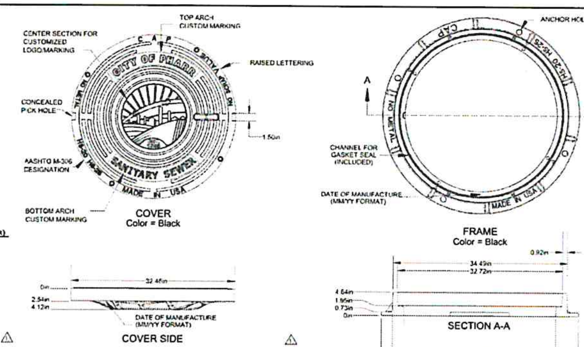
DIMENSIONS AND QUANTITIES SHALL BE USED FOR MEASUREMENT AND PAYMENT UNLESS OTHERWISE PERMITTED BY THE ENGINEER.

FREEFALL OF CONCRETE SHALL NOT EXCEED FIVE (5) FEET.

INITIAL BACKFILL SHALL CONSIST OF SELECT MATERIAL OR FINE GRANULAR MATERIAL AS PER SPECIFICATIONS.

PIPE BEDDING REQUIREMENTS





COMPOSITE MANHOLE COVER

NOTES AS PER TEXAS DEPT. OF HEALTH MANUAL

A. WATER LINE\NEW SEWER LINE SEPARATION.

WHEN NEW SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO WATERLINES THAN NINE FEET IN ALL DIRECTIONS. SEWERS THAT PARALLEL WATERLINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES WILL APPLY:

(1) WHERE A SANITARY SEWER PARALLELS A WATERLINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC MEETING ASTM SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETERS. THE SEWER SHALL BE LOCATED BELOW THE WATERLINE.

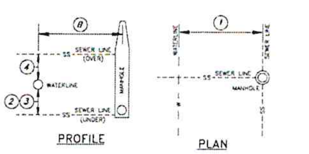
(2) WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM DISTANCE OF 6 INCHES BETWEEN OUTSIDE DIAMETERS SHALL BE MAINTAINED. IN ADDITION THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.

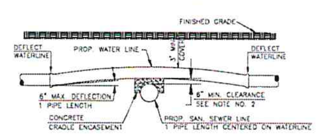
(3) WHERE A SEWER CROSSES UNDER A WATERLINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH GASKETED JOINTS, A MINIMUM TWO FOOT SEPARATION DISTANCE SHALL BE MAINTAINED. THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF SEWER WITHIN NINE FEET OF WATERLINE. THIS INITIAL BACKFILL SHALL BE FROM ONE QUARTER DIAMETER BELOW THE CENTERLINE OF THE PIPE TO ONE PIPE DIAMETER (BUT NOT LESS THAN 12 INCHES) ABOVE TOP OF PIPE.

(4) WHERE A SEWER CROSSES OVER A WATERLINE ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. IN LIEU OF THIS PROCEDURE THE NEW CONVEYANCE MAY BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT 5 FEET INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.

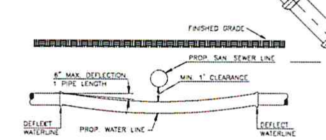
B. WATER LINE\MANHOLE SEPARATION.

UNLESS SANITARY SEWER MANHOLES AND THE CONNECTING SEWER CAN BE MADE WATERTIGHT AND TESTED FOR LEAKAGE, THEY MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED WATERLINE. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, A CARRIER PIPE AS DESCRIBED IN SUBSECTION A.(4) OF THIS SECTION MAY BE USED WHERE APPROPRIATE.

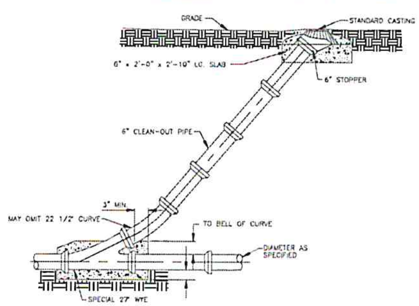




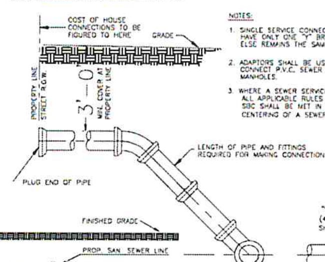
WATERLINE CROSSING OVER SANITARY SEWER



WATERLINE CROSSING UNDER SANITARY SEWER

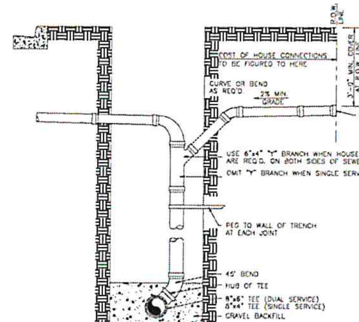


STANDARD CLEANOUT

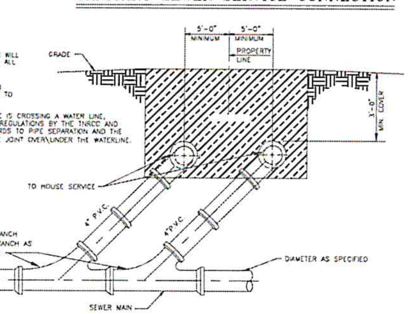


NOTES:

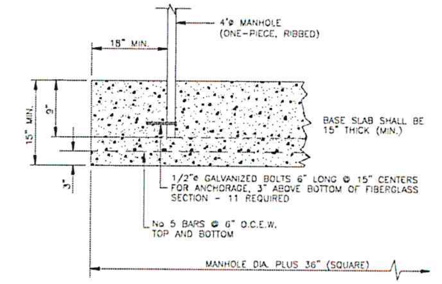
1. SINGLE SERVICE CONNECTIONS WILL HAVE ONLY ONE "Y" BRANCH. ALL ELSE REMAINS THE SAME.
2. ADAPTORS SHALL BE USED TO CONNECT P.V.C. SEWER LINES TO MANHOLES.
3. WHERE A SEWER SERVICE LINE IS CROSSING A WATER LINE, ALL APPLICABLE RULES AND REGULATIONS BY THE TNRCC AND SBC SHALL BE MET IN REGARDS TO PIPE SEPARATION AND THE CENTERING OF A SEWER PIPE JOINT OVER\UNDER THE WATERLINE.



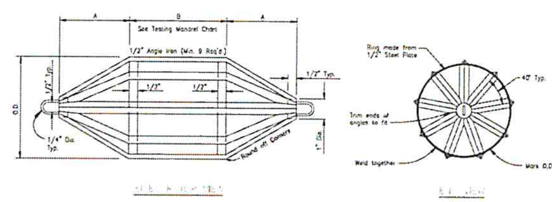
SANITARY SEWER SERVICE CONNECTION



SEWER SERVICE CONNECTION



TYPICAL FIBERGLASS MANHOLE BASE



SIZE	A	B*	MANDREL O.D. PVC (SDR-35)	MANDREL O.D. PVC (SDR-26)	RING O.D. PVC (SDR-35)	RING O.D. PVC (SDR-26)
6"	4.0"	4.5"	5.82	5.50	4.91	4.79
8"	5.5"	6.0"	7.52	7.37	6.81	6.65
10"	7.0"	7.5"	9.41	9.21	8.70	8.50
12"	8.0"	9.0"	11.18	10.96	10.48	10.25
15"	10.0"	11.0"	13.70	13.42	12.99	12.71
18"	12.0"	13.5"	16.75	—	16.04	—
21"	14.0"	16.0"	19.74	—	19.03	—
24"	16.0"	18.0"	22.21	—	21.50	—
27"	18.0"	20.0"	25.03	—	24.32	—

* Minimum Length

Notes:

PVC pipes and fittings six inches (6") to fifteen inches (15") in diameter shall conform to ASTM D-3034. PVC pipes and fittings eighteen inches (18") to twenty-seven inches (27") in diameter shall conform to ASTM F-679.

This information is provided as a reference. All deflection testing shall be done in accordance with TNRCC Chapter 317.

GO, NO-GO DEFLECTION TESTING MANDREL

JOB No. 22022

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE, EDINBURG, TX 78541, PH: (956) 381-0981, FAX: (956) 381-1839
227 N. F.M. 3167, RIO GRANDE CITY, TX 78582, PH: (956) 487-8256, FAX: (956) 488-8591
ESTABLISHED 1947
www.meldenandhunt.com
TBPLS No. 10095900

REVISION	DATE	BY

ENG. TECH: CESAR
PROJECT ENG: MAR
T-BOOK: T-1010, PG.38
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117368 ON APRIL 4, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

GO CARWASH
MASTER PLAN
PHARR, TEXAS
HIDALGO COUNTY

SANITARY SEWER DETAILS

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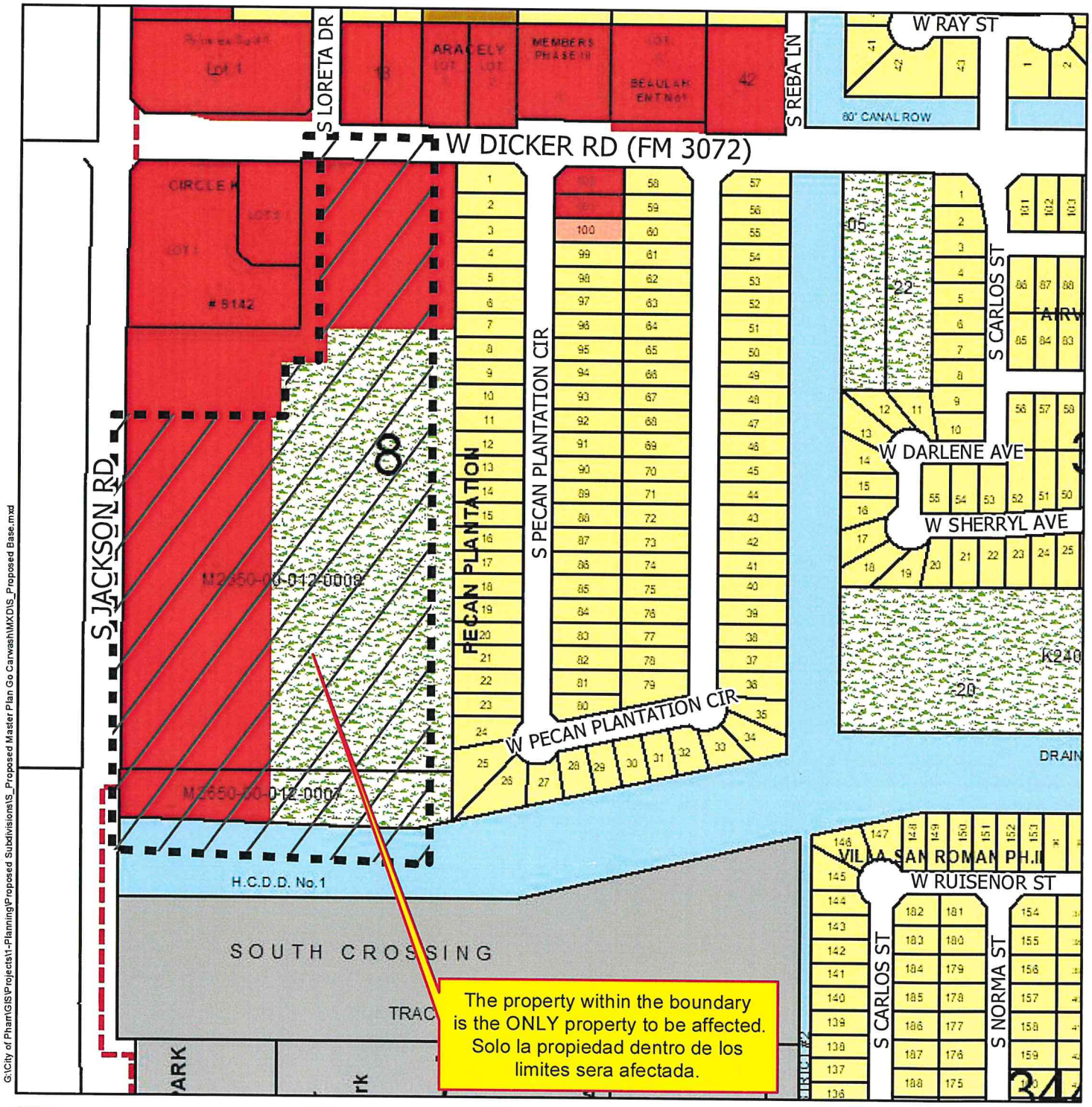
File Name: UTILITY

Proposed Subdivision
19.7ac out of Lots 7 & 8, Block 12 AJ Mccoll Subdivision
Melden & Hunt Inc.

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Master Plan Go Carwash\MXD\S_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 = 300 feet

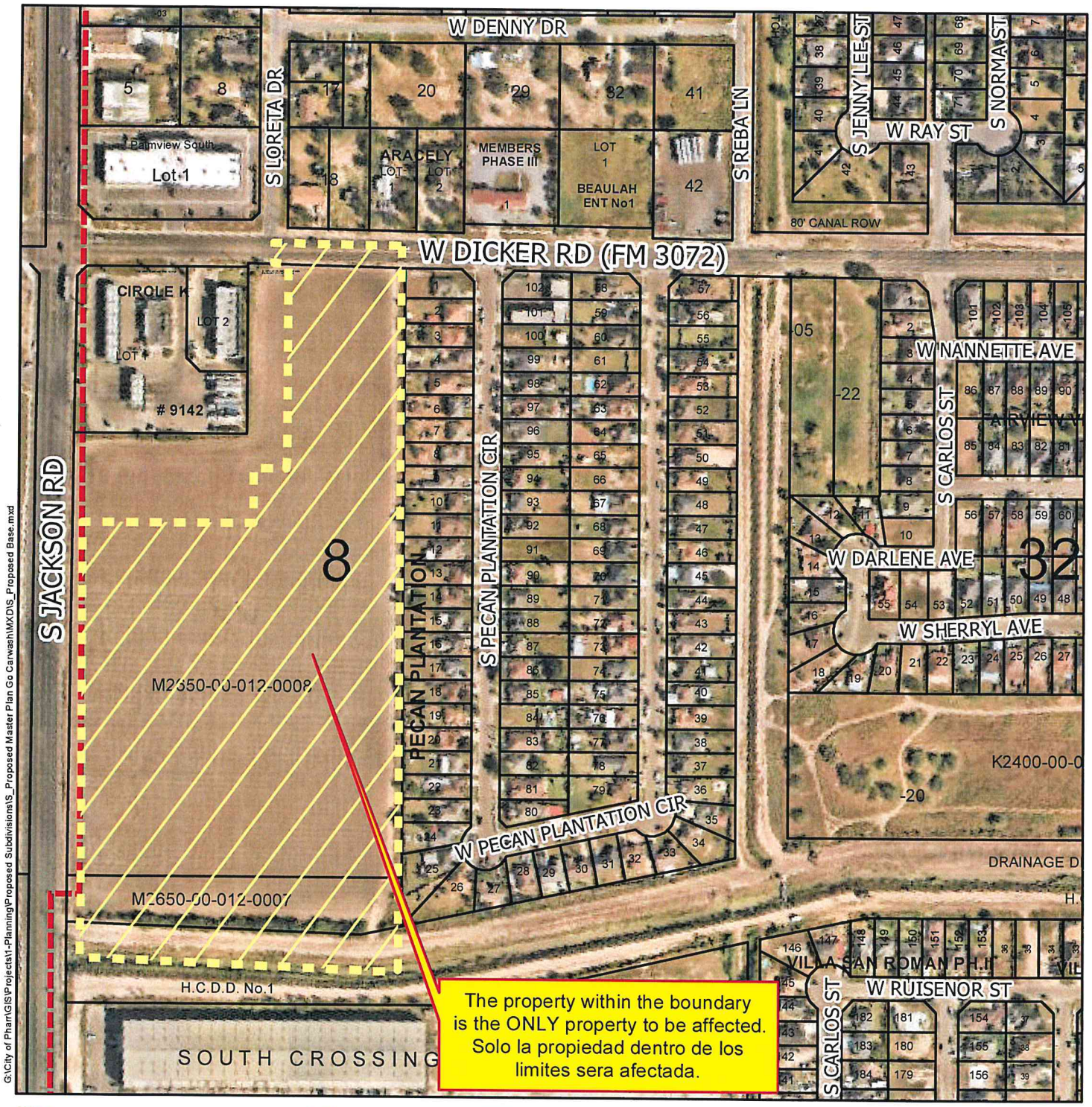
0 150 300 600 900 1,200 Feet

N W E S

Date: 4/25/2022

Proposed Subdivision
19.7ac out of Lots 7 & 8, Block 12 AJ Mccoll Subdivision
Melden & Hunt Inc.

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
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- 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 = 300 feet

0 150 300 600 900 1,200 Feet

N W E S

Date: 4/25/2022

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

Pharr
Public Utilities

Ruben Rosales
Public Utilities Director

STAFF REVIEW MEETING FOR:

GO CARWASH PHARR SUBDIVISION MASTER PLAN

****

COMMENTS: **Initials: J.R. / R. B.** **APRIL 26, 2022**

****

WATER:

- Easements will need to be 15' exclusive of the City of Pharr on the east side od lot 6 and south side of property
- All water services will need to be tapped into the new 12" water line
- Will need to show water valves
- Will need to install PVC or steel casing on all entrances
- Will need to extend 12" water line until south side of canal on S. Jackson Rd.
- Will need to verify the correct location and sizes of all surroundings utilities
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to verity all manholes elevation
- Will need to install 6" Sewer Service on Lot 3
- All manhole rim and lid need to be composite base with City of Pharr logo
- Will need to connect sewer main line on the sewer main on south side of W. Dicker Rd.
- 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: GO CARWASH PHARR SUBD (Staff Review)

Reviewed by: Manuel Renta April 28, 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. **Abandoning of eight-inch (8") water line on South Jackson Rd to be replaced with twelve inch (12") to southern boundary along Jackson Rd.**
2. **Identify and label proposed interior hydrants (item 4.) and or identify dedicated Utility Easements where proposed waterline infrastructure could be placed for future lot development.**

Pharr Public Work

SUBDIVISION: Staff Review Meeting
Go Carwash Pharr Subdivision
S. Jackson
Pharr Tx, 78577

DATE: 04/26/2022
19.72 Acres

Plat Notes:

General Notes:

- Approved Drainage Plan Layout
- Call Out Street Lights
- Outfall Details
- Show all Utility Profile line Crossing Details (Drainage Elevation)
- U.I.R. from TxDot
- Show and Attach Erosion & Sediment Control Plan Layout to S.W.P.P.P. (must be legible)
- Erosion & Sediment Plan Layout Must be in place prior to any earth disturbance.
- Erosion & Sediment Control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (T.PD.E.S.) and Texas Commission of Environmental Quality (T.C.E.Q.)
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan w/Notice of Intent (N.O.I) at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance for Notice of Proceed (NTP) is issued.

Pharr Engineering

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Go Carwash Pharr Subdivision Master Plan **DATE:** April 28, 2022

REVIEW: Preliminary (comments plans dated 4-14-2022)

PLAT

1. Signature from R.P.L.S.
2. Note No. 5---Use correct City of Pharr Drainage directive… *"Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____acres and a volume of approximately_____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development."*
3. Note No. 6--- Revie note to say… "5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of subdivision construction.
4. Add Note---" All entrances that cross over waterlines shall require casing at time of building permit phase. The length of the casing shall be the width of the drive plus 10'-ft. Steel casing will be required for all commercial and industrial drives."
5. Add Note---"All subdivision waterlines shall be looped as per City standards."
6. Provide a copy of the 30'-ft perpetual non-exclusive easement for drainage purposes.

SITE PLAN

1. Include all profile details of all utility crossings.
2. Provide all pertinent City of Pharr details. (Waterline bedding, gate valves, fire hydrants, services, sanitary sewer bedding, fiberglass manhole with composite manhole lids with updated logo, 6"-in sanitary sewer services, concrete apron, curb and gutter with 3 #3 continuous rebar on City ROW, paving profile, ADA sidewalk)
3. Lot 3 requires a sanitary sewer service line.
4. Show all locations of steel casing for the waterline.

5. Provide trench safety plan for excavations over 5'-ft in depth.
6. Provide a street cut permit if applicable.
7. Provide all permits/UIRs from TX Dot if applicable.

DRAINAGE

1. Drainage report to be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit phase.
3. Drainage report shall be based on area of the entire masterplan. Follow the current City ordinance for drainage.

CLOSEOUT DOCUMENTS

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

CONSTRUCTION SCHEDULE

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

ADDITIONAL COMMENTS

- Lab shall be required to test the following:
  - Backfill material
  - Paving items
  - Concrete items
- Waterline testing requires:
  - Bacteriological test
  - Hydrostatic test
- Sanitary sewer testing
  - Mandrel test 30 days after installation
  - Low air pressure test

Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Thursday, April 28, 2022 1:25 PM
To: Eddie Martinez
Subject: Proposed Cage Crossing Subdivision; Go Carwash Pharr Subdivision

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

Hello Eddie,

Here are our comments for the proposed subdivisions:

1. CAGE CROSSING SUBDIVISION – The only claim is the general right of way V 19 P 257 and V 20 P 467 covering the entire lot. In our signature block, the word ATTEST: needs to be put in front of the solid for the SECRETARY's signature.
2. MASTER PLAN GO CARWASH PHARR SUBDIVISION – In our signature block, remove the # symbol and spell out as No. The south boundary line of the subdivision is inside HCID2 drain ditch V 19 P 297 and V 16 P 5 property, this is not allowed. Our general right of way is V 19 P 297 covering all the lot.

Thank you and sorry for the delay on sending these to you.

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

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.
DATE SUBMITTED: May 5, 2022
MEETING DATE: May 9, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Spoor Engineering Consultants, Inc., representing Craig R. Funke, owner is requesting preliminary plat approval of the proposed Cage Crossing Subdivision. The property is legally described as being a 5.51 acre tract of land out of Lot 260, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4500 Block of South Cage Blvd. **SUB#220101**

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

Issue: Spoor Engineering Consultants, Inc., representing Craig R. Funke, owner is requesting preliminary plat approval of the proposed Cage Crossing Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Cage Crossing Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No
Reason:

ROUTING:

Iris Mata	Created/Initiated - 5/5/2022
Patricia Rigney	Approved - 5/5/2022
Roland Gomez	Final Approval - 5/6/2022

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, MAY 09, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CAGE CROSSING SUBDIVISION
FILE NO. **SUB#220101**

GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing Craig R. Funke, owner is requesting preliminary plat approval of the proposed Cage Crossing Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 5.51 acre tract of land out of Lot 260, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 4500 Block of South Cage Blvd.

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

PROPERTY PROPOSED USE: Logistics business.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

1. Provide street light layout 250' max. separation.

EASEMENTS:

1. Easements dedicated to City of Pharr shall be 15' Exclusive easement to City of Pharr.
2. Show all existing easements within property and adjacent.

SIDEWALK:

1. Drainage plan to be reviewed and approved by H.C.D.D. No. 1.

ADA:

2. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

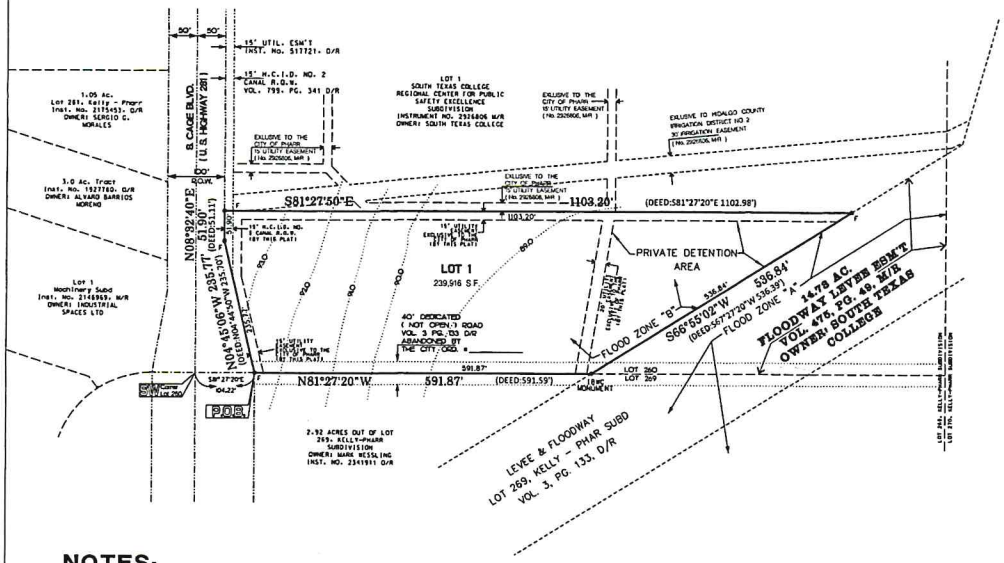
1. See attached comments.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Detention to be labeled private.

OTHER:

1. Need surveyor signature and seal on plat.
2. Verify flood zone A/AH, location.
3. Verify with HCID 2, if any easements are within property.
4. Update location map to show recorded subdivisions.
5. See attached comments.

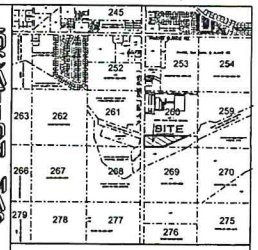


April 08 2022
1"=100'

CAGE CROSSING

City of Pharr, Texas

BEING A SUBDIVISION OF A 5.51 ACRE TRACT OF LAND OUT OF LOT 260, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS.



Spoor Engineering Consultants, Inc.
Consulting Engineers · Civil Land Planning
FIRM # F8003
200 South 4th. Street McALLEN, TEXAS 78501
SEC@spooreng.com (956) 683 1000

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

GAR-DEL TRUCKING LLC.
a Texas Limited Liability Company

BY: CARLOS GARZA GUERRA, MANAGER
3709 SANTA INEZ ST.
MISSION, TEXAS 78572

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS GARZA GUERRA , KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____ DAY OF_____, 2022.

NOTARY PUBLIC

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

DANNY WYLIE CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS
STEPHEN SPOOR
56752
REGISTERED
PROFESSIONAL ENGINEER

05-03-22
Spoor

STEPHEN SPOOR, P. E. REGISTRATION No. 56752

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

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

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.2 ON THIS_____DAY OF_____, A.D. 2022_____

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

ATTEST: _____ SECRETARY — _____ PRESIDENT

NOTES:

1. MIN. FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
2. MINIMUM BUILDING SETBACK SHALL BE IN ACCORDANCE WITH CITY OF PHARR ORDINANCES
3. THIS PROPERTY FALLS IN ZONE " B " OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0425 C. REVISED NOV. 16, 1982. B IS DESCRIBED AS AREAS BETWEEN THE 100 YEAR AND 500 YEAR FLOOD, OR AREAS SUBJECT TO 100 YEAR FLOODING WITH AVE. DEPTHS LESS THEN ONE FOOT, OR WHERE THE CONTRIBUTING DRAINAGE AREAS ARE LESS THAN ONE SQ. MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
4. A 5.0' SIDEWALK WITH ADA WHEEL CHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG ALL STREETS AT TIME OF SUBDIVISION CONSTRUCTION.
5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 120 ACRES AND A VOLUME OF 212 Ac. Ft. WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
6. NO STRUCTURE SHALL BE BUILT ON TOP OF ANY EASEMENT.
7. UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE MONUMENTED BY A 1/2" DIAMETER BY 24" LONG STEEL ROD.
8. CITY OF PHARR BENCHMARK, MONUMENT No. 23, SET BY J.E. SAENZ AND ASSOCIATES, INC., MONUMENT WEST SIDE OF S. CAGE BLVD. AT NORTH FLOODWAY ELEV. 96.19 - N. 16580573.643 E. 1085459.509
9. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT T.P.D.E.S.
10. LANDSCAPING IS REQUIRED IN ACCORDANCE WITH CITY OF PHARR ORDINANCES.
11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW AND BUILDING PERMIT 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. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
14. OWNERS ARE TO MAINTAIN DETENTION / RETENTION AREAS.
15. OWNERS ARE TO MAINTAIN RIGHT OF WAY AND PERIMETER OF SUBDIVSION.
16. ALL SUBDIVISION WATER LINES SHALL BE LOOPED ACCORDING TO CITY STANDARDS.

METES & BOUNDS

A 5.51 ACRE TRACT OF LAND OUT OF LOT 260, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the intersection of the south line of Lot 260 and the East line of South Cage Boulevard (U.S. Highway - 281) for the Southwest corner of the following described tract of land, said point located South 81 Deg. 27 Min. 20 Sec. East, 104.22 (Deed 104.19) feet from the Southwest corner of Lot 260.

THENCE, with the East line of South Cage Boulevard, as follows:

1. North 04 Deg. 45 Min. 06 Sec. West (Deed North 04 Deg. 44 Min. 50 Sec. West), 235.77 (Deed 235.70) feet to a steel rod found; and

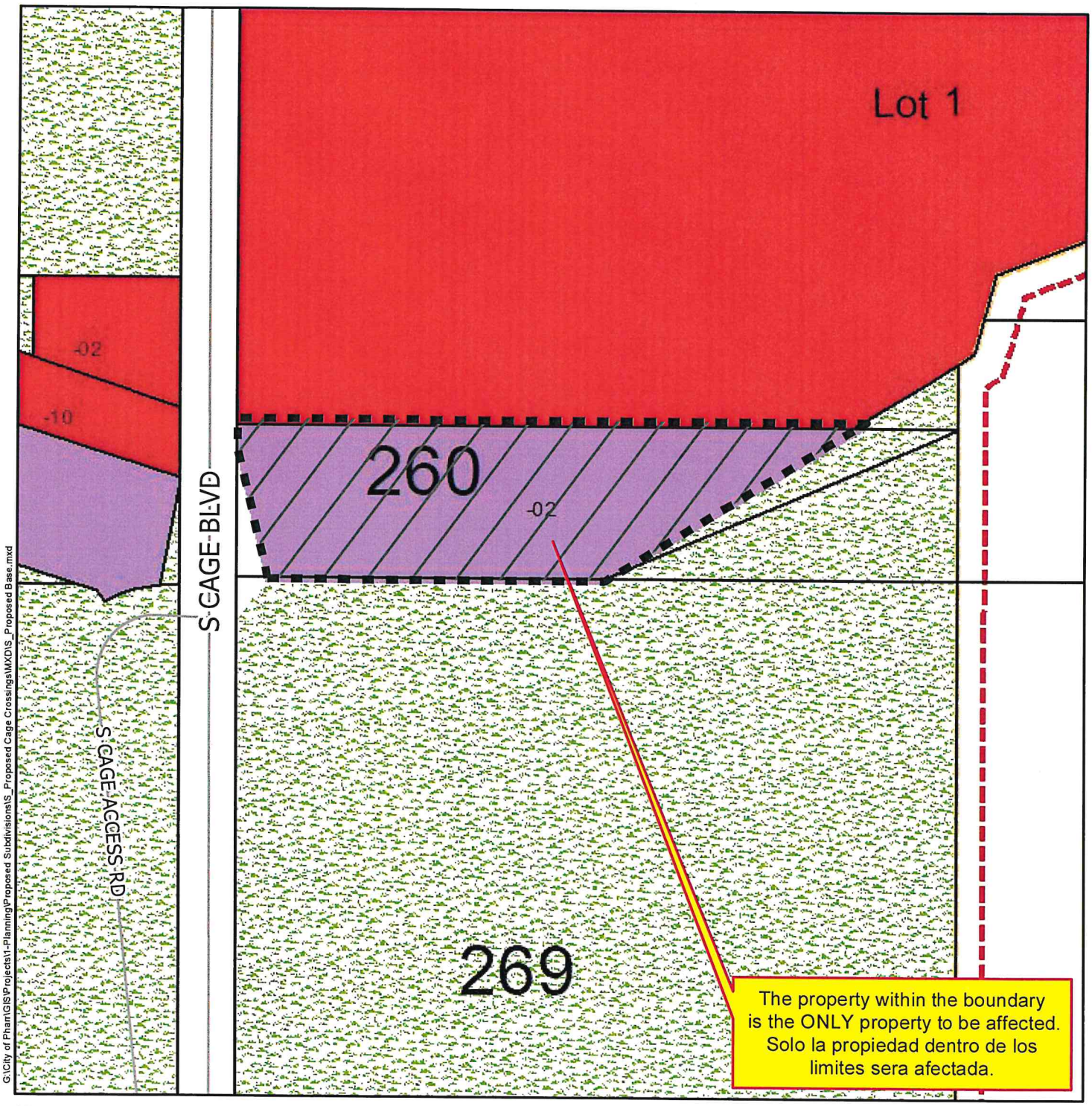
2. North 08 Deg. 32 Min. 40 Sec. East, 51.90 (Deed 51.11) feet to a steel rod found for the Northwest corner hereof, said point being on the projection of the South line of Lot 1, South Texas College Regional Center for Public Safety Excellence Subdivision, City of Phair, recorded in Instrument Number 2926806 Map Records.

THENCE, with the South line of said Lot 1, and its projection, South 81 Deg. 27 Min. 50 Sec. East (Deed South 81 Deg. 27 Min. 20 Sec. East), at 15.0 feet pass a steel rod found at the Southwest corner of said Lot 1, and at 1103.20 (Deed 1102.98) feet a steel rod set on the northwest line of Hidalgo County Drainage District No. 1 Floodway Levee for the Northeast corner hereof,

THENCE, with the Northwest line of said levee, South 66 Deg. 55 Min. 02 Sec. West (Deed South 67 Deg. 27 Min. 20 Sec. West), 536.84 (Deed 536.39) feet to a point on the South line of Lot 260, for the Southeast corner hereof,

THENCE, with the South line of Lot 260, North 81 Deg. 27 Min. 20 Sec. West, 591.87 (Deed 591.59) feet to the POINT OF BEGINNING. Containing 5.51 acres of land more or less.

Proposed Subdivision
5.51ac out of Lot 260, Kelly Pharr Subdivision
Spoor Engineering Consultants



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 = 250 feet

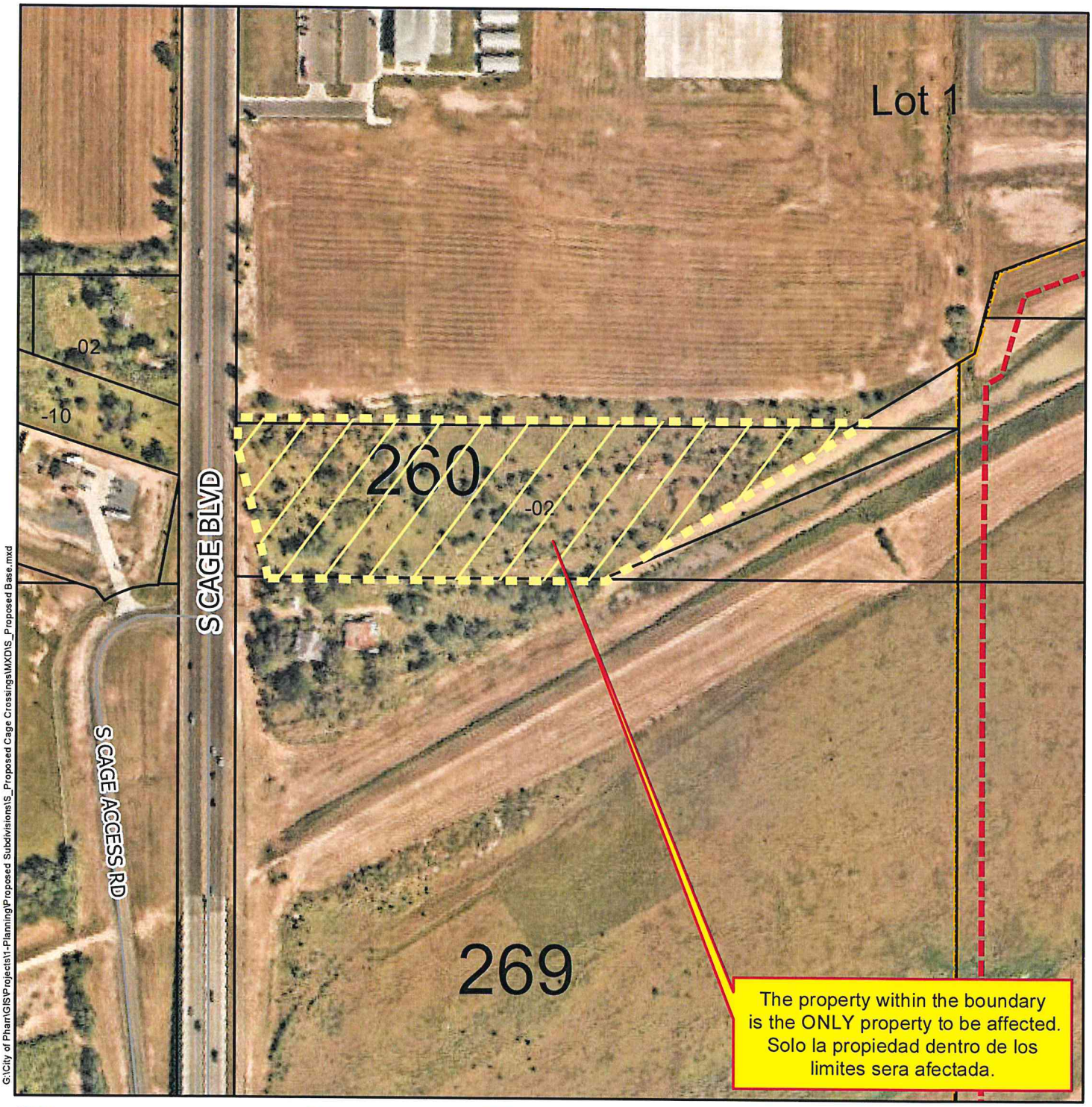
0 125 250 500 750 1,000 Feet

N W E S

Date: 4/25/2022

Proposed Subdivision
5.51ac out of Lot 260, Kelly Pharr Subdivision
Spoor Engineering Consultants

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Cage Crossings\MXD\S_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 = 250 feet

0 125 250 500 750 1,000 Feet

N W E S

Date: 4/25/2022

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

Pharr
Public Utilities

Ruben Rosales
Public Utilities Director

STAFF REVIEW MEETING FOR:

CAGE CROSSING SUBDIVISION

****

COMMENTS: **Initials: J.R. / R. B.** **APRIL 26, 2022**

****

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to verify the correct size of the water line on S. Cage Blvd. (18")
- Will need to extend 12" water line going east and install a 12" tee and valve for future development.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Ok as proposed.
- Easements will need to be 15' exclusive to the City of Pharr
- 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 Cage Crossing Subdivision (Staff Review)

Reviewed by: Manuel Renta April 28, 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: Add the word BUILDING in front of plan on item # 11.**
2. **Label existing hydrants south of property boundary on South Cage.**
3. **Extend 12" waterline eastward on Northern boundary to 15' Exclusive Utility Easement to achieve looped water lines with future development.**

Pharr Engineering

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Cage Crossing Subdivision **DATE:** April 28, 2022

REVIEW: Preliminary (comments plans dated 4-14-2022)

PLAT

1. Signature from R.P.L.S.
2. Note No. 4---Use correct City of Pharr Drainage directive… *"Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____acres and a volume of approximately_____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development."*
3. Note No. 4--- Revie note to say… "5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of subdivision construction.
4. Note No. 8---Verify that the referenced benchmark is correct.
5. Add Note---" All entrances that cross over waterlines shall require casing at time of building permit phase. The length of the casing shall be the width of the drive plus 10'-ft. Steel casing will be required for all commercial and industrial drives."
6. Add Note---"All subdivision waterlines shall be looped as per City standards."
7. Dedicate detention pond area as a private drainage easement.

SITE PLAN

1. Show profile of all utility crossing if applicable.
2. Provide permit for septic tank. Design may not be allowed within City limits.
3. Provide all pertinent City of Pharr details. (Waterline bedding, gate valves, fire hydrants, services, sanitary sewer bedding, fiberglass manhole with composite manhole lids with updated logo, 6"-in sanitary sewer services, septic tank, inlets tie-in, storm manhole, concrete riprap, cross-section detail of proposed drive, concrete

apron, curb and gutter with 3 #3 continuous rebar on City ROW, paving profile, ADA sidewalk)

4. Show all locations of steel casing for the waterline.
5. Provide all permit / UIRs from TX Dot if applicable.
6. Trench safety plan shall be required for excavations below 5'-ft in depth.

DRAINAGE

1. Drainage report to be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit phase.
3. Provide detail of vertical drain for detention/retention area.
4. Proposed storm drain line shall be below natural ground.

CLOSEOUT DOCUMENTS

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

CONSTRUCTION SCHEDULE

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

ADDITIONAL COMMENTS

- Lab shall be required to test the following:
  - Backfill material
  - Paving items
  - Concrete items
- Waterline testing requires:
  - Bacteriological test
  - Hydrostatic test
- Sanitary sewer testing
  - Mandrel test 30 days after installation
  - Low air pressure test

Pharr Public Work

SUBDIVISION: Staff Review Meeting
Cage Crossing Subdivision
S. Cage
Pharr Tx, 78577

DATE: 04/26/2022
5.51 Acres

Plat Notes:

General Notes:

- Approved Drainage Plan Layout
- Call Out Street Lights
- Outfall Details
- Show all Utility Profile line Crossing Details (Drainage Elevation)
- U.I.R. from TxDot
- Show and Attach Erosion & Sediment Control Plan Layout to S.W.P.P.P. (must be legible)
- Erosion & Sediment Plan Layout Must be in place prior to any earth disturbance.
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan w/Notice of Intent (N.O.I) at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance for Notice of Proceed (NTP) is issued.

Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Thursday, April 28, 2022 1:25 PM
To: Eddie Martinez
Subject: Proposed Cage Crossing Subdivision; Go Carwash Pharr Subdivision

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

Hello Eddie,

Here are our comments for the proposed subdivisions:

1. CAGE CROSSING SUBDIVISION – The only claim is the general right of way V 19 P 257 and V 20 P 467 covering the entire lot. In our signature block, the word ATTEST: needs to be put in front of the solid for the SECRETARY's signature.
2. MASTER PLAN GO CARWASH PHARR SUBDIVISION – In our signature block, remove the # symbol and spell out as No. The south boundary line of the subdivision is inside HCID2 drain ditch V 19 P 297 and V 16 P 5 property, this is not allowed. Our general right of way is V 19 P 297 covering all the lot.

Thank you and sorry for the delay on sending these to you.

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

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.
DATE SUBMITTED: May 5, 2022
MEETING DATE: May 9, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: AEC Engineer, LLC., representing Jaime Galpern and wife, Sandra G. Galpern, Owners, are requesting final plat approval of the proposed McDonald's 42-3146 Pharr Subdivision. The property is legally described as being a 1.798 acre tract of land more or less out of Lot 8, Block 12, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 7500 Block of South Jackson Rd. **SUB#210410**

Classification: Regular

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

Issue: AEC Engineer, LLC., representing Jaime Galpern and wife, Sandra G. Galpern, Owners, are requesting final plat approval of the proposed McDonald's 42-3146 Pharr Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed McDonald's 42-3146 Pharr Subdivision subject to the listed conditions set before you.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata	Created/Initiated - 5/5/2022
Patricia Rigney	Approved - 5/5/2022
Roland Gomez	Final Approval - 5/6/2022

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, MAY 09, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: McDONALD'S 42-3146 PHARR SUBDIVISION
FILE NO. **SUB#210410**

GENERAL INFORMATION:

APPLICANT: AEC Engineer, LLC., representing Jaime Galpern and wife, Sandra G. Galpern, Owners, are requesting final plat approval of the proposed McDonald's 42-3146 Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.798 acre tract of land more or less out of Lot 8, Block 12, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 7500 Block of South Jackson Rd.

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

PROPERTY PROPOSED USE: McDonald's restaurant.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed McDonald's 42-3146 Pharr Subdivision subject to the following conditions set before you.

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

EASEMENTS: 1. In compliance.

SIDEWALK: 1. In compliance.
ADA:

FIRE PROTECTION: 1. In compliance.

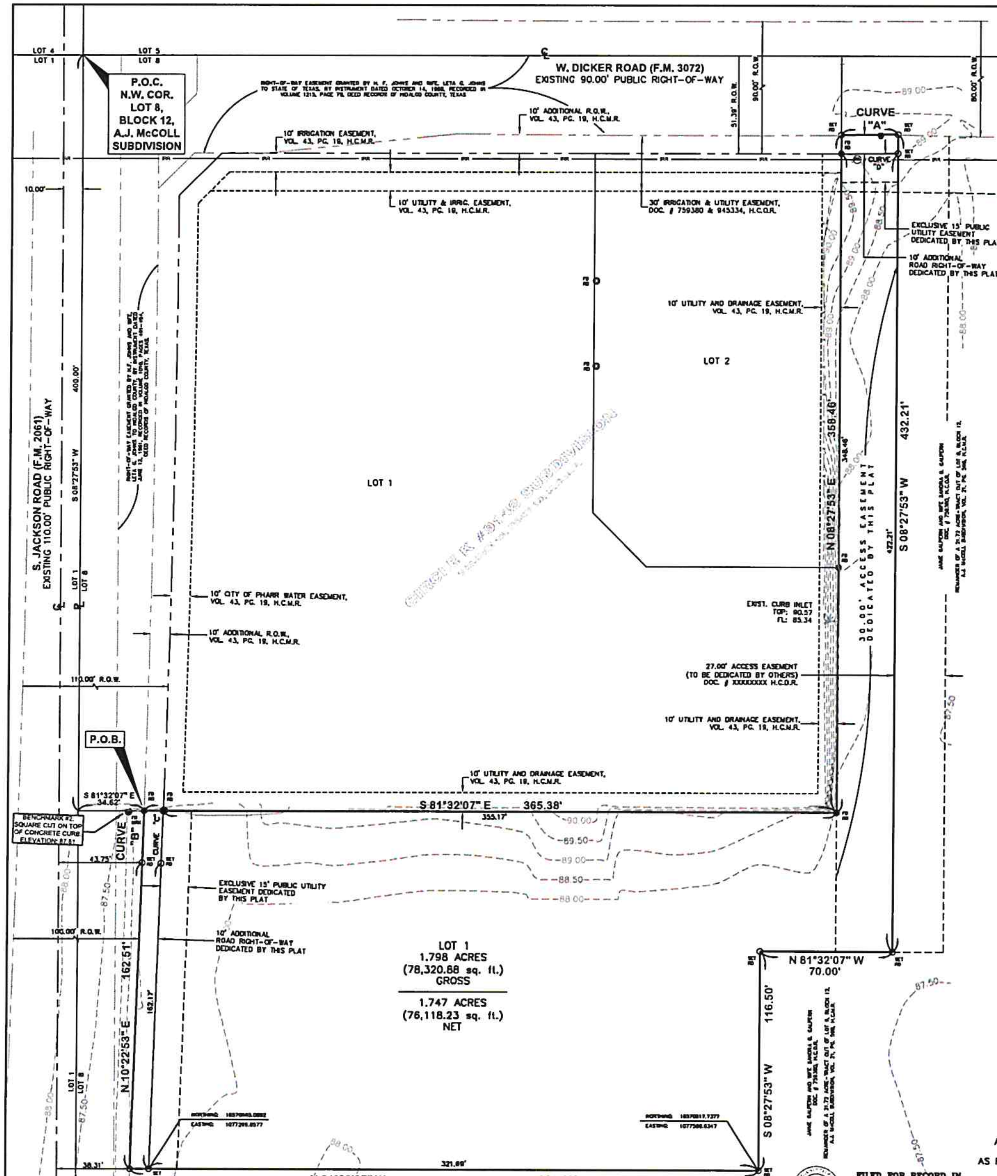
WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission Meeting of **May 16, 2022** at **4:00 p.m.**



CURVE "A"	CURVE "B"	CURVE "C"	CURVE "D"
DELTA: 0°09'02"	DELTA: 0°08'15"	DELTA: 0°08'20"	DELTA: 0°09'01"
RADIUS: 11,419.33'	RADIUS: 11,503.93'	RADIUS: 11,513.93'	RADIUS: 11,429.33'
ARC LENGTH: 30.00'	ARC LENGTH: 27.60'	ARC LENGTH: 27.93'	ARC LENGTH: 30.00'
TANGENT: 15.00'	TANGENT: 13.80'	TANGENT: 13.96'	TANGENT: 15.00'
CHORD BEARING: S 82°00'51E	CHORD BEARING: N 10°17'01"E	CHORD BEARING: S 10°18'36" E	CHORD BEARING: N 82°00'50" E
CHORD DISTANCE: 30.00'	CHORD DISTANCE: 27.60'	CHORD DISTANCE: 27.93'	CHORD DISTANCE: 30.00'

METES AND BOUNDS DESCRIPTION

A 1.798-ACRE TRACT (78,320.88 sq.ft) OF LAND, MORE OR LESS, OUT OF LOT 8, BLOCK 12, A.J. McCOLL SUBDIVISION OF PORCION 68, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AS RECORDED BY DOCUMENT NO. 3277885, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.798-ACRE TRACT (78,320.88 sq.ft) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 12, A.J. McCOLL SUBDIVISION OF PORCION 68, LOCATED AT THE INTERSECTION OF S. JACKSON ROAD (F.M. 2061) AND W. DICKER ROAD (F.M. 3072), THENCE; S 08°27'53" W, ALONG THE WEST LINE OF SAID LOT 8, BLOCK 12, A DISTANCE OF 400.00 FEET, THENCE;

S 81°32'07" E, A DISTANCE OF 34.62 FEET TO A #4 REBAR FOUND FOR THE SOUTHWEST CORNER OF CIRCLE K #9142 SUBDIVISION (REC. IN VOL. 43, PG. 19, H.C.M.R.) AND THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID S. JACKSON ROAD (F.M. 2061), FOR AN EXTERIOR CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE S 81°32'07" E, ALONG THE SOUTH LINE OF SAID CIRCLE K #9142 SUBDIVISION, AT A DISTANCE OF 10.00 FEET PASS A #5 REBAR FOUND FOR THE NEW EAST RIGHT-OF-WAY LINE OF SAID S. JACKSON ROAD (F.M. 2061), AND CONTINUING A TOTAL DISTANCE OF 365.38 FEET TO A #4 REBAR FOUND FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;
2. THENCE N 08°27'53" E, ALONG THE EAST LINE OF SAID CIRCLE K #9142 SUBDIVISION, AT A DISTANCE OF 130.00 FEET PASS A #4 REBAR FOUND FOR THE SOUTHEAST CORNER OF LOT 2 OF SAID CIRCLE K #9142 SUBDIVISION, AT A DISTANCE OF 348.81 FEET PASS AN EXISTING #4 REBAR FOUND FOR THE NEW SOUTH RIGHT-OF-WAY LINE OF W. DICKER ROAD (F.M. 3072), AND CONTINUING A TOTAL DISTANCE OF 358.46 FEET TO A #4 REBAR SET AT THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID W. DICKER ROAD (F.M. 3072) FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
3. THENCE ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID DICKER ROAD (F.M. 3072), ALONG A CURVE TO THE RIGHT, WITH A DELTA OF 0°09'02", A RADIUS OF 11,419.33 FEET, A LENGTH OF 30.00 FEET, A TANGENT OF 15.00 FEET AND A CHORD THAT BEARS S 82°00'51" E, A DISTANCE OF 30.00 FEET TO A #4 REBAR SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
4. THENCE S 08°27'53" W, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID CIRCLE K #9142 SUBDIVISION, A DISTANCE OF 432.21 FEET TO A #4 REBAR SET FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;
5. THENCE N 81°32'07" W, A DISTANCE OF 70.00 FEET TO A #4 REBAR SET FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;
6. THENCE S 08°27'53" W, A DISTANCE OF 116.50 FEET TO A #4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
7. THENCE N 81°32'07" W, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID CIRCLE K #9142 SUBDIVISION, A DISTANCE OF 331.69 FEET TO A #4 REBAR SET FOR THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID S. JACKSON ROAD (F.M. 2061), FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
8. THENCE N 10°22'53" E, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID S. JACKSON ROAD (F.M. 2061), A DISTANCE OF 162.51 FEET TO A #4 REBAR SET FOR A POINT OF CURVATURE;
8. THENCE, CONTINUING WITH THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID S. JACKSON ROAD (F.M. 2061) AND ALONG A CURVE TO THE LEFT, WITH A DELTA OF 0°08'15", A RADIUS OF 11,503.93 FEET, A LENGTH OF 27.60 FEET, A TANGENT OF 13.80 FEET AND A CHORD THAT BEARS N 10°17'01" E, A DISTANCE OF 27.60 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.798 ACRES (78,320.88 sq. ft.) OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED HEREIN AS THE "McDONALD'S 42-3146 PHARR 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, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN, IF DESIGNATED AS SUCH, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

JAIME GALPERN and wife, SANDRA G. GALPERN ____ DATE
116 W. MARIGOLD AVENUE
McALLEN, TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAIME GALPERN and wife, SANDRA G. GALPERN, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

ROEL HERNANDEZ, NOTARY PUBLIC

ROEL HERNANDEZ
Notary Public, State of Texas
Comm. Exp. 10-27-2023
Notary ID 131331343

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

THE ____DAY OF ________________, 20____.
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT ____ ATTEST: ____ SECRETARY

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 ____ DATE
CHAIRMAN, PLANNING COMMISSION

McDONALD'S 42-3146 PHARR SUBDIVISION

A 1.798-ACRE TRACT (78,320.88 sq.ft) OF LAND, MORE OR LESS, OUT OF LOT 8, BLOCK 12, A.J. McCOLL SUBDIVISION OF PORCION 68, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AS RECORDED BY DOCUMENT NO. 3277885, DEED RECORDS OF HIDALGO COUNTY, TEXAS

Plat Scale: 1"=30' JOB # 1132.085
Date: NOVEMBER 02, 2021
Drawn by: R. Hernandez
A Texas Registered Engineering Firm F-9688

AEC ENGINEERING, LLC.
Agricultural ✱ Environmental ✱ Civil
P.O. Box 480
Edinburg, Texas 78540
Office: (956) 380-8558
Fax: (956) 380-6110

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

SCALE

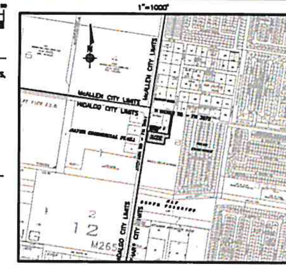
1 inch = 30 ft.

BEARING BASIS

NAD 83
TEXAS STATE PLANES, SOUTH ZONE, US FOOT

VICINITY MAP

1"=1000'



PLAT LEGEND

- FOUND #4 REBAR (FD RD)
- SET #4 REBAR (SET RD)
- FOUND #5 REBAR (FD RD)
- FOUND "X" MARK ON CONC. (FD MRK)
- WOOD R.O.W. POST
- BENCHMARK (SQUARE CUT ON T.O.C.)
- 30" IRRIGATION STAND PIPE
- IRRIGATION VALVE
- 15" IRRIGATION LINE

PLAT GENERAL NOTES

1. 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. (MEDIUM SHADING)

   FLOOD INSURANCE RATE MAP – COMMUNITY PANEL No. 480334 0500 B – EFFECTIVE DATE: JANUARY 2, 1981
2. UNLESS OTHERWISE NOTED, MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF THE LOT.
3. MINIM BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT 50' OR EASEMENT, WHICHEVER IS GREATER
   REAR 10' OR EASEMENT, WHICHEVER IS GREATER
   SIDE 6' OR EASEMENT, WHICHEVER IS GREATER
4. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1.798 ACRES AND A VOLUME OF APPROXIMATELY 11,954 C.F. (0.27 AC.FT.) WILL BE REQUIRED FOR THIS PROPOSED USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY OR MAY NOT 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. BENCH MARK #1
   CITY OF PHARR'S BENCH MARK: #14 – MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SOUTH WEST PECAN PLANTATION CIRCLE APPROX. ½ MILE EAST OF THE INTERSECTION OF JACKSON ROAD (F.M. 2061) AND DICKER ROAD (F.M. 3072).
   NORTHING-16571056.087; EASTING-1078182.056; ELEVATION-87.32

   BENCHMARK #2 (SITE): SQUARE CUT LOCATED AT THE GENERAL NORTHWEST BOUNDARY CORNER, ALONG EAST CURB LINE, JACKSON ROAD (F.M. 2061).
   NORTHING-16570834.250; EASTING-1077286.005; ELEVATION-87.81
6. NO BUILDING SHALL BE ALLOWED OVER ANY EASEMENT.
7. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
8. OWNER(S) TO MAINTAIN DETENTION/RETENTION AREAS.
9. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
10. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
11. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
12. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
13. ALL FIRE PROTECTION UNDERGROUND LINES TO BE INSTALLED BY A LICENSED FIRE PROTECTION COMPANY.
14. 5.0' SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS (WHEN NEEDED BY DESIGN) SHALL BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
15. ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON NAD 83 – TEXAS STATE PLANES COORDINATE SYSTEM – SOUTH ZONE – US FOOT.
16. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).

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 APROVAL IS REQUIRED.

AMBROSIO HERNANDEZ ____ DATE
MAYOR, CITY OF PHARR

ATTEST: CITY SECRETARY ____ DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, 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 CITY OF PHARR, TEXAS.

DATED THIS ____ DAY OF ____________, 20___.

REGISTERED PROFESSIONAL SURVEYOR

JOSE MARIO GONZALEZ, RPLS – RIO DELTA SURVEYING
24593 F.M. 88
MONTE ALTO, TEXAS 78538
TEL: 956-380-5154 FAX: 956-380-5156
NO. 5571 STATE OF TEXAS

STATE OF TEXAS
REGISTERED
JOSE MARIO GONZALEZ
5571
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS ____ DAY OF ____________, 20___.

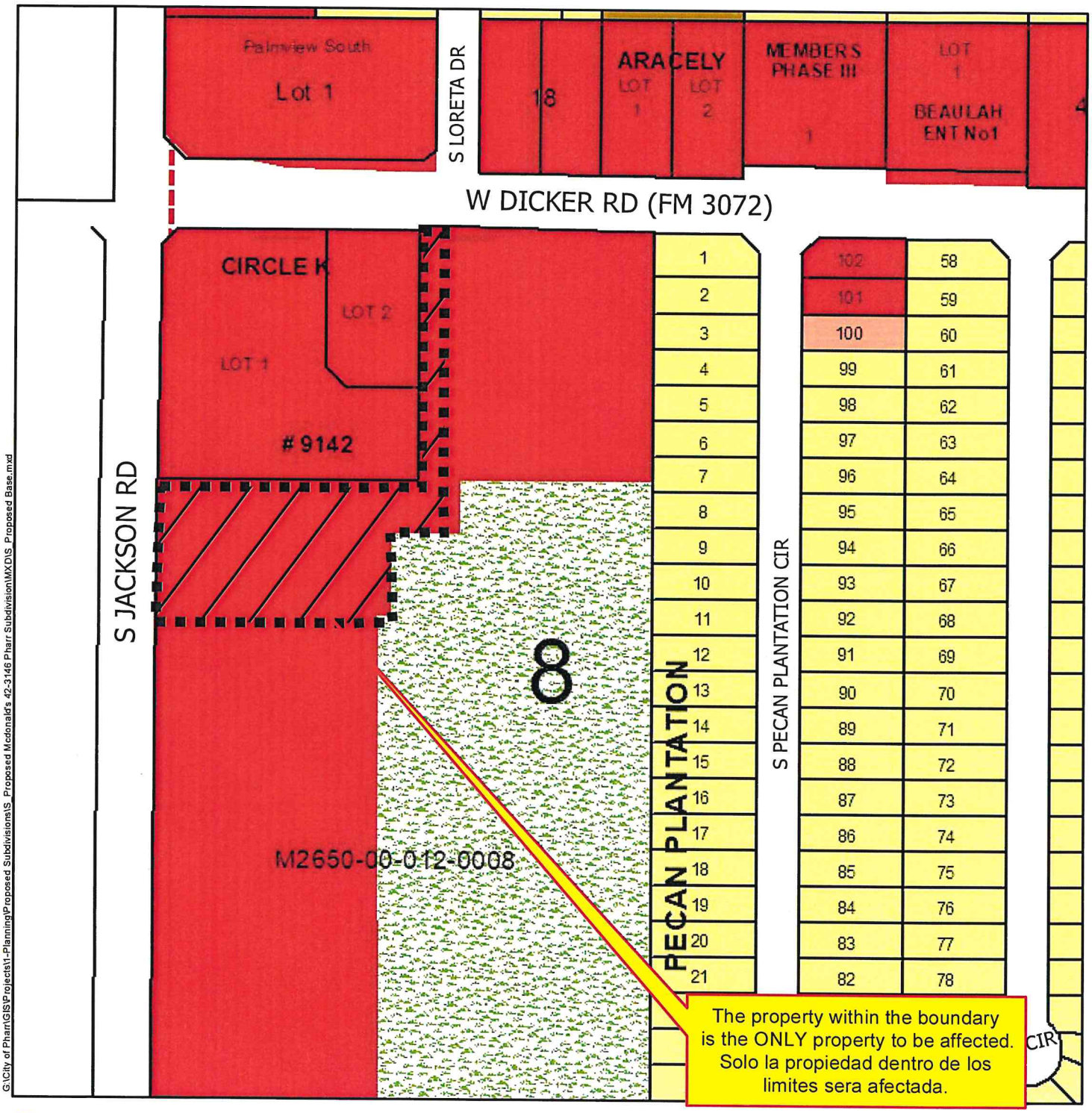
LICENSED PROFESSIONAL ENGINEER

CARLOS GARZA, PE
P.O. BOX 480
EDINBURG, TEXAS 78540
TEL: 956-380-8558
FAX: 956-380-6110

STATE OF TEXAS
CARLOS GARZA
92602
LICENSED PROFESSIONAL ENGINEER

Proposed Subdivision
Mcdonald's 42-3146 Pharr Subdivision
AEC Engineering

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Mcdonald's 42-3146 Pharr Subdivision\MXD\S_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

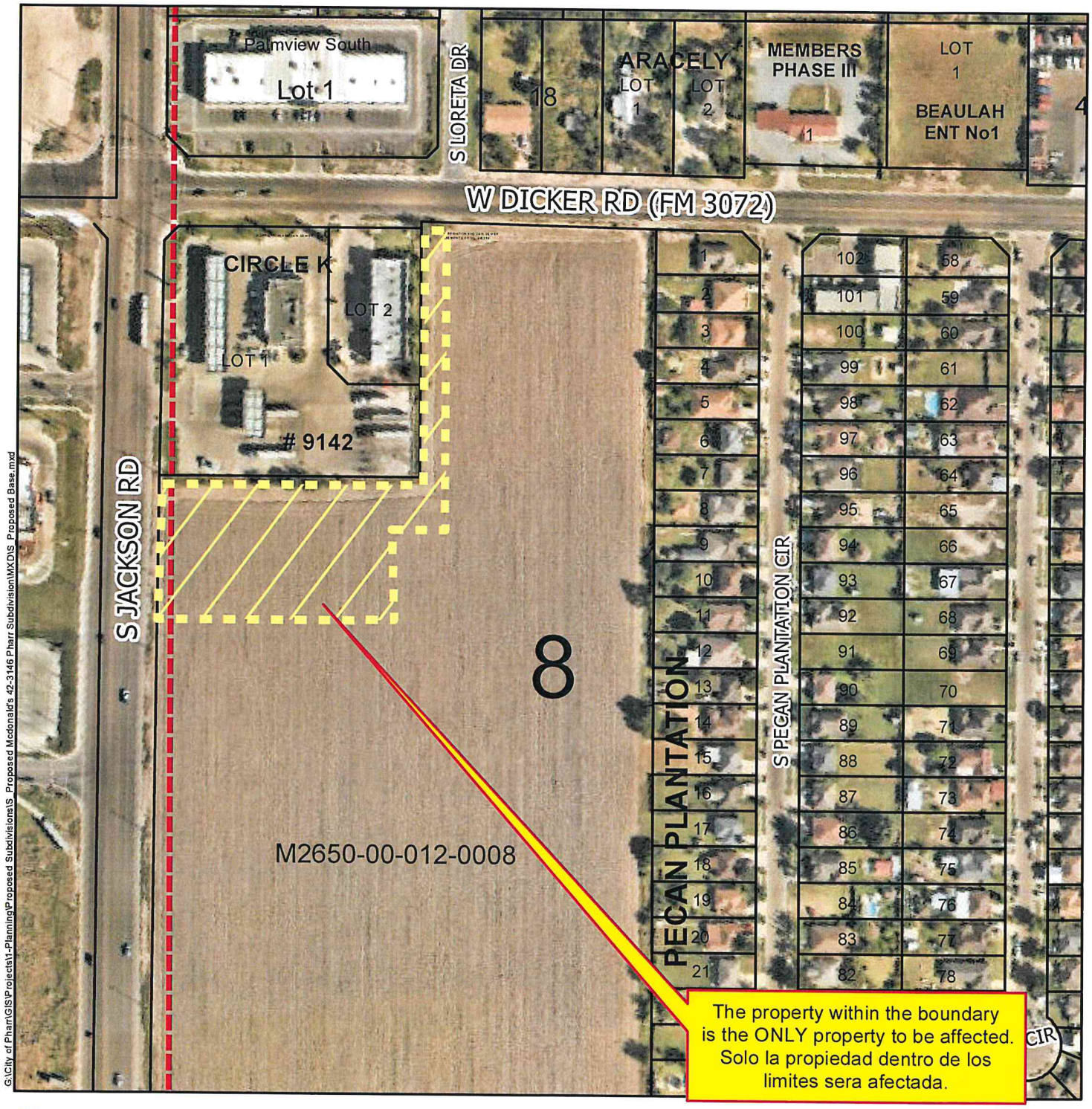
0 100 200 400 600 800 Feet

N W E S

Date: 10/5/2021

Proposed Subdivision
Mcdonald's 42-3146 Pharr Subdivision
AEC Engineering

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Mcdonald's 42-3146 Pharr Subdivision\MXD\S_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: 10/5/2021