

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 12, 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:

A. CALL TO ORDER:

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

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

C. APPROVAL OF MINUTES:

- 1) Minutes of August 22, 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) Mario Anaya, representing Ango Investments, LLC., 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 Single Family Residential District (R-1). The property is legally described as being Lot 6, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 5414 North Sugar Road. **COZ#220844**

- 2) Balli Investments and Holdings LLC, d/b/a Calacas Tacos and Beer, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.062 acres, more or less, out of Lot 1, Junction View Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2101 North Cage Boulevard, Suites 110 and 111. **CUP#220845**

E. PLATS:

- 1) Salinas Engineering & Associates, representing Oliver E. Gutierrez and Enrique Gutierrez Cantu, owners, are requesting final plat approval of the proposed Oliver Subdivision. The property is legally described as being a 1.08 acre tract of land out of Lot 7, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of North Jackson Road. **SUB#210829**

- 2) Melden & Hunt, Inc., representing Jeffrey Erickson, Manager, for Erickson Construction, LLC., A Texas limited liability company, is requesting final plat approval of the proposed Minnesota Estates Subdivision. The property is legally described as being a 15.455 acre tract out of Lot 91, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Minnesota Road. **SUB#210935**

- 3) MAS Engineering, LLC., representing Armando Gonzalez, owner, is requesting final plat approval of the proposed Rojas Subdivision. The property is legally described as being a 0.25 acre tract of land out of the North 99 feet of the South 198 feet of the North 448 feet of the East 220 feet of the West 297 feet of Lot 233, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of West Hall Acres Road. **SUB#210720**

4) Pablo Soto Jr. P.E., representing Lisandro Espinoza, owner, is requesting preliminary and final plat approval of the proposed Leeland Heights Estates Subdivision. The property is legally described as being a 0.48 acre tract of land, more or less, out of Lot 175, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 220 North Sugar Road. **SUB#220720**

5) Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting preliminary and final plat approval of the proposed Vacate and Plat of Maria Elise Estates Subdivision. The property is legally described as being an 18.07 acre tract of land being all of Lots 1 through 74 and all of the 50 foot street right of ways, Maria Elise Estates Subdivision,. The property is located within the 700 Block of East Owassa Road. **SUB #210618**

6) Pablo Soto Jr. P.E., representing Noe Pruneda, owner, is requesting preliminary plat approval of the proposed Lily Sofia Estates Subdivision. The property is legally described as being a 1.00 acre tract of land being the West half (1/2) of Lot 50 and Lot 51, Addition to Las Milpas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Ruisenor Avenue. **SUB#220516**

F. ANNOUNCEMENTS/OTHER BUSINESS:

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

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

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

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

that such discussion is informative and developed.

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

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

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

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

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 9th day of September 2022 at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: September 9, 2022

MEETING DATE: September 12, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Mario Anaya, representing Ango Investments, LLC., 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 Single Family Residential District (R-1). The property is legally described as being Lot 6, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 5414 North Sugar Road. **COZ#220844**

Classification: Regular

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

Issue: Ango Holdings Inc. 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 Single Family Residential District (R-1).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone to Single Family Residential District (R-1) as the property meets area requirements, is in line with the future land use plan, and has adequate ingress and egress.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 9/9/2022
Approved - 9/9/2022
New -



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: September 12, 2022

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ: #220844
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: August 12, 2022

1. Applicant: Ango Holdings Inc., owner.
2. Requested Action: Re-zoning request from Residential Multi-Family High-Density District (R-MFHD) to Single Family Residential District (R-1).
3. Nature / Intent of Request: In order to develop and construct single family dwellings.

4. Routing to Staff:

A. Kimberly Mendoza, Director	<u>Km</u> Initials	<u>9/8/22</u> Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	<u>Am</u> Initials	<u>9/8/22</u> Date	☒ Approval ☐ Denial
C. Planning and Zoning Commission	_____ Initials	_____ Date	☐ Approval ☐ Denial
D. City Attorney	_____ Initials	_____ Date	☐ Approval ☐ Denial
E. City Manager	_____ Initials	_____ Date	☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, SEPTEMBER 12, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Residential Multi-Family High-Density District (R-MFHD) to Single Family Residential District (R-1). The property is legally described as being Lot 6, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 5414 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:

Ango Holdings Inc. 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 Single Family Residential District (R-1) in order to develop and construct single family dwellings.

The subject site is located on the west side of North Sugar Road, approximately 330 north of West Minnesota Road and has a physical address of 5414 North Sugar Road. The property is legally described as being all of Lot 6, 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 Residential Multi-Family High Density District (R-MFHD). The property and the property to the north, south, east, and west were zoned to Agricultural and/or Open Space District (A-O) when the properties were annexed to the City of Pharr on March 6, 1984. On August 25, 2015, the subject property was rezoned to Residential Multi Family High Density District (R-MFHD). A portion of the property to the west was rezoned to General Business District (C) on November 20, 2012. Later, the remaining portion to the west was rezoned to Single Family Residential (R-1) on September 8, 2020. The properties to the east were rezoned to Single Family Residential District (R-1) on March 20, 2017. There have been no other zoning requests in the general vicinity since that time. The property is generally designated for commercial and single-family use in the Land Use Plan.

The Single-Family District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Twenty-eight (28) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on August 26, 2022, and a legal notice was published in the Advance News Journal on August 24, 2022. Staff received one response to the letters for information only.

Development Services is recommending **approval** of the request to re-zone to Single Family Residential District (R-1) as the property meets area requirements, is in line with the future land use plan and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **September 19, 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.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Ango Holdings Inc., owner

APPLICANT

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

CURRENT ZONE

5414 North Sugar Road

ADDRESS

Single Family Residential District (R-1)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:



Development Services is recommending approval of the request to re-zone to Single Family Residential District (R-1) as the property meets area requirements, is in line with the future land use plan and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

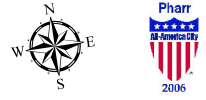
Anaisa Licerio, Planner II

PREPARED BY

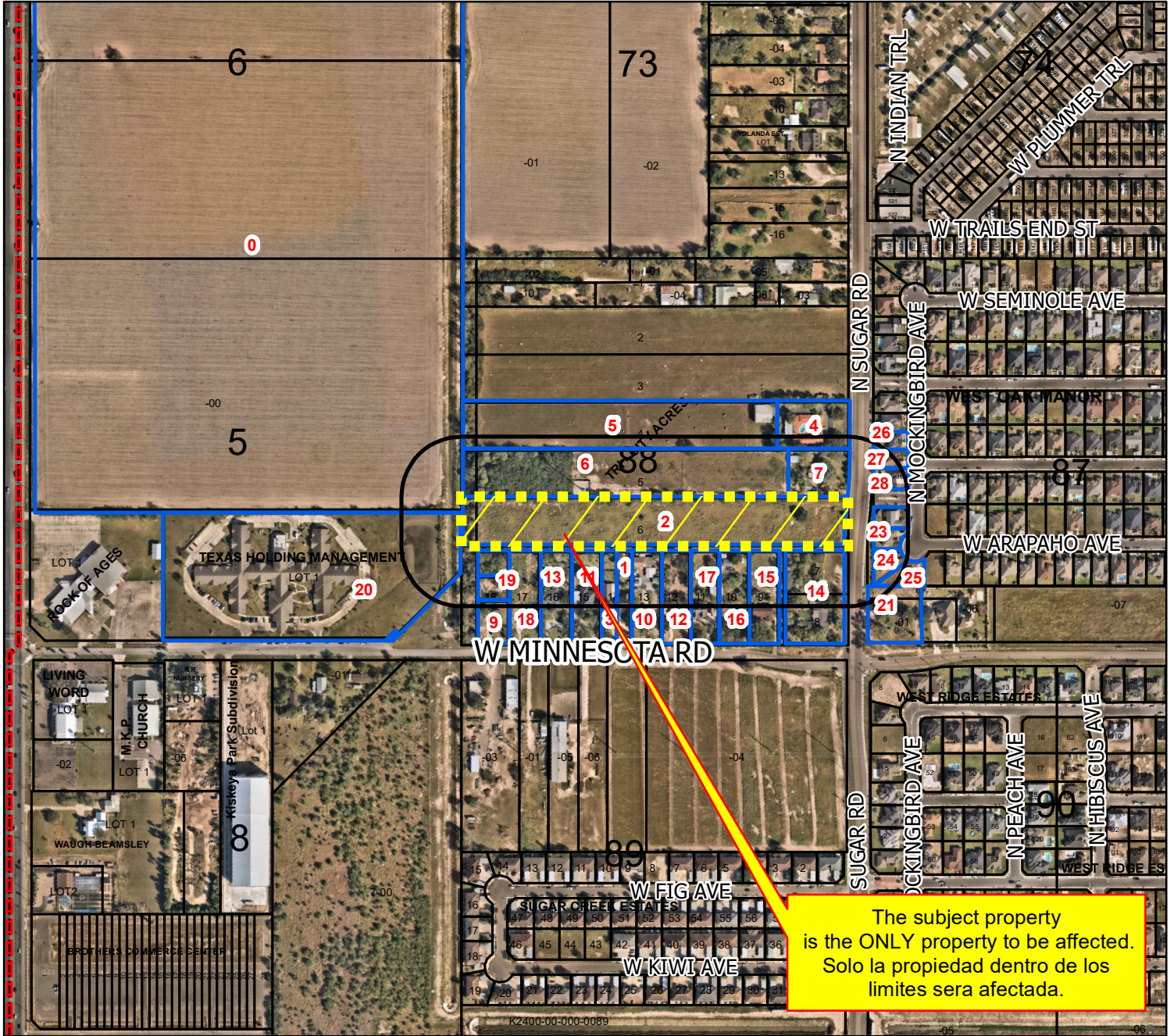
September 7, 2022

DATE

Proposed Change of Zone
Lot 6, Tri-City Acres Subdivision
Ango Holdings



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Change of Zone\COZ 4.738 ac out of lot 88 Kelly Pharr Subdivision\WXDCOZ_Base.mxd

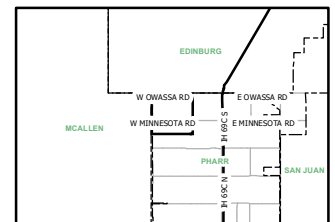
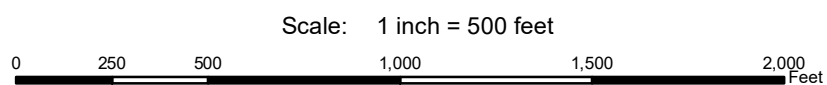


The subject property
is the ONLY property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

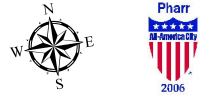
Zoning	Townhouse	Heavy Industrial	Subject Property
ZONE	HUD Code	Limited Industrial	200 ft. Notification Buffer
Agricultural Open Space	Rail Road R.O.W	Neighborhood Commercial	Notified Properties
Single Family	Government Owned	Office Professional	
Single Family Small Lot	General Business	PSJA ISD	
Residential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

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

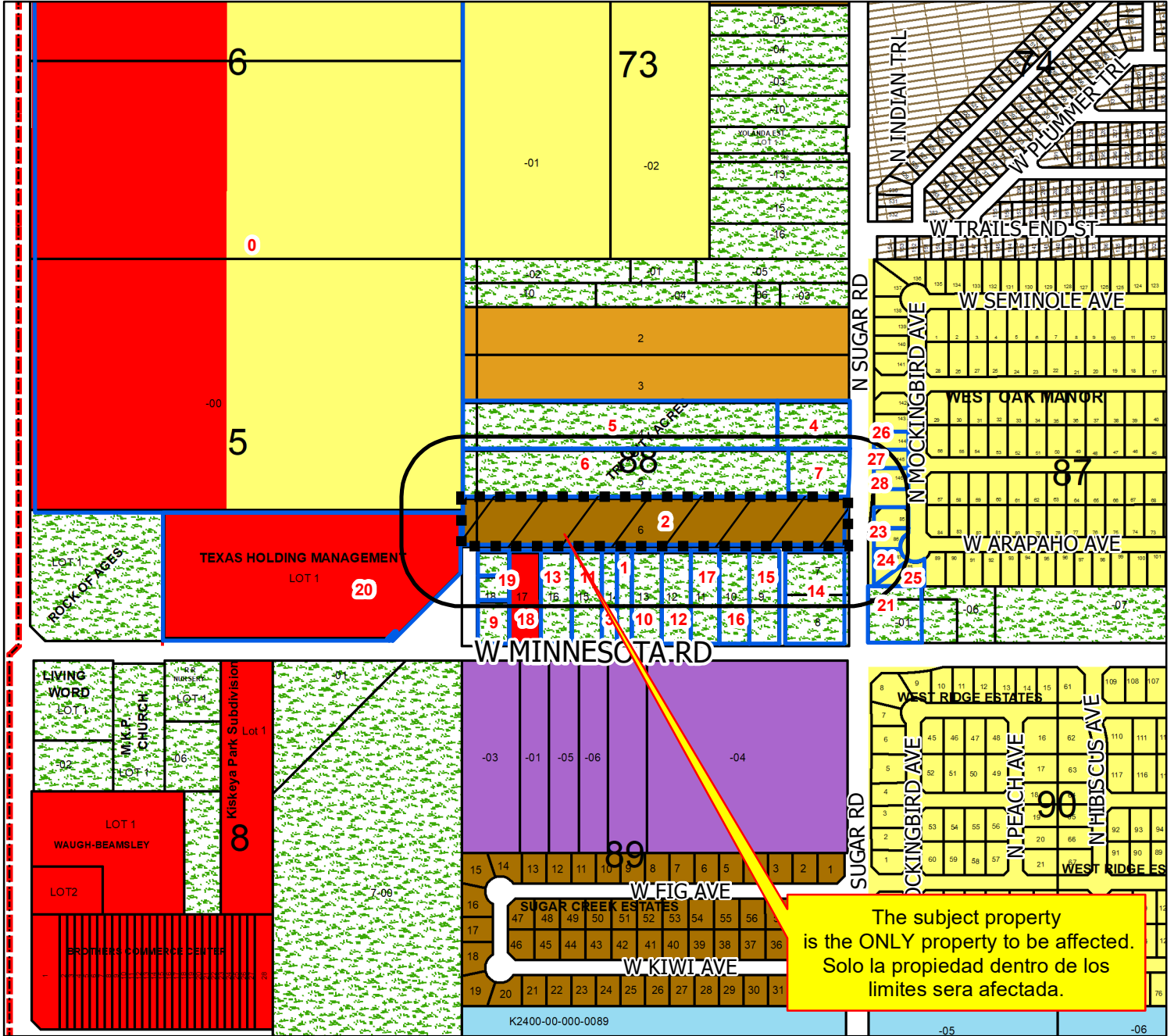
City of Pharr, Texas
Engineering Department
956.402.4242
Date: 8/25/2022



Proposed Change of Zone
Lot 6, Tri-City Acres Subdivision
Ango Holdings



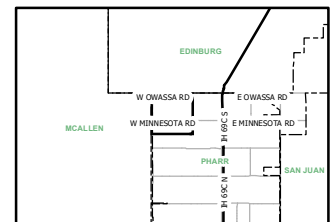
G:\City of Pharr\GIS\Projects\1-Planning\Proposed Change of Zone\COZ 4.738 ac out of lot 88 Kelly Pharr Subdivision\MXD\COZ_Base.mxd

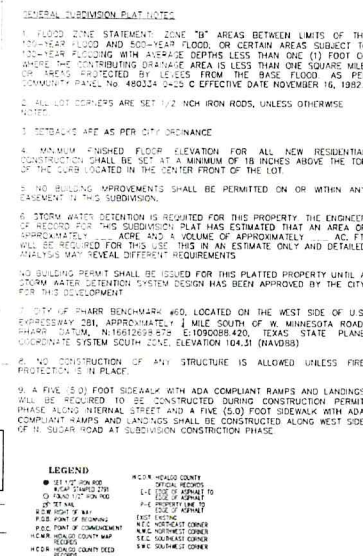


Zoning	Townhouse	Heavy Industrial	Subject Property
ZONE	HUD Code	Limited Industrial	200 ft. Notification Buffer
Agricultural Open Space	Rail Road R.O.W	Neighborhood Commercial	Notified Properties
Single Family	Government Owned	Office Professional	
Single Family Small Lot	General Business	PSJA ISD	
Residential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

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

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LOT DATA		
LOT	SQ. FT.	AC.
1	7,161.00	0.164
2-19	6,000.50	0.138
20	6,600.00	0.152
21-23	6,026.29	0.138

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE THE CITY OF PHARR HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS ARIA SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____.

PLANNING AND ZONING COMMISSION CHAIRPERSON: _____

GATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT # 2

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

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

PRESIDENT

ATTEST: _____
SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

HOMERO LUIS GUTIERREZ, P.E. _____ DATE _____
LICENSED PROFESSIONAL ENGINEER No. 36639





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

ON: _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOL. _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

HLG PLAT REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426

ON: _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOL. _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: September 9, 2022

MEETING DATE: September 12, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Balli Investments and Holdings LLC, d/b/a Calacas Tacos and Beer, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.062 acres, more or less, out of Lot 1, Junction View Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2101 North Cage Boulevard, Suites 110 and 111. **CUP#220845**

Classification: Public Hearing

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

Issue: Balli Investments and Holdings LLC., D/B/A Calacas Tacos and Beer, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 9/9/2022
Approved - 9/9/2022
New -



MEMORANDUM

DATE: MONDAY, SEPTEMBER 12, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS PERMIT FOR ABC – FILE NO. CUP#220845 (CALACAS TACOS AND BEER)

GENERAL INFORMATION:

APPLICANT: Balli Investments and Holdings LLC., D/B/A Calacas Tacos and Beer, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.062 acres, more or less, out of Lot 1, Junction View Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 2101 North Cage Boulevard, Suite 110 and 111.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south, east, and west. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:

POLICE CHIEF:	Pending inspection of the Conditional Use Permit.
FIRE DEPARTMENT:	Pending inspection of the Conditional Use Permit
CODE COMPLIANCE DIVISION:	Pending inspection of the Conditional Use Permit.

HEALTH DIVISION:

Pending inspection of
the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

**HOURS OF
OPERATION:**

Hours of operation will be from Monday through Thursday from 11:00 A.M. to 11:00 P.M. Friday and Saturday from 11:00 A.M. to 12:00 A.M. and Sunday 11:00 A.M. to 11:00 P.M.

**NOTIFICATION
OF PUBLIC:**

Eleven (11) letters were mailed out to the surrounding property owners within a three hundred (300) foot radius on August 26, 2022, and a legal notice was published in the Advance News Journal on August 24, 2022. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

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

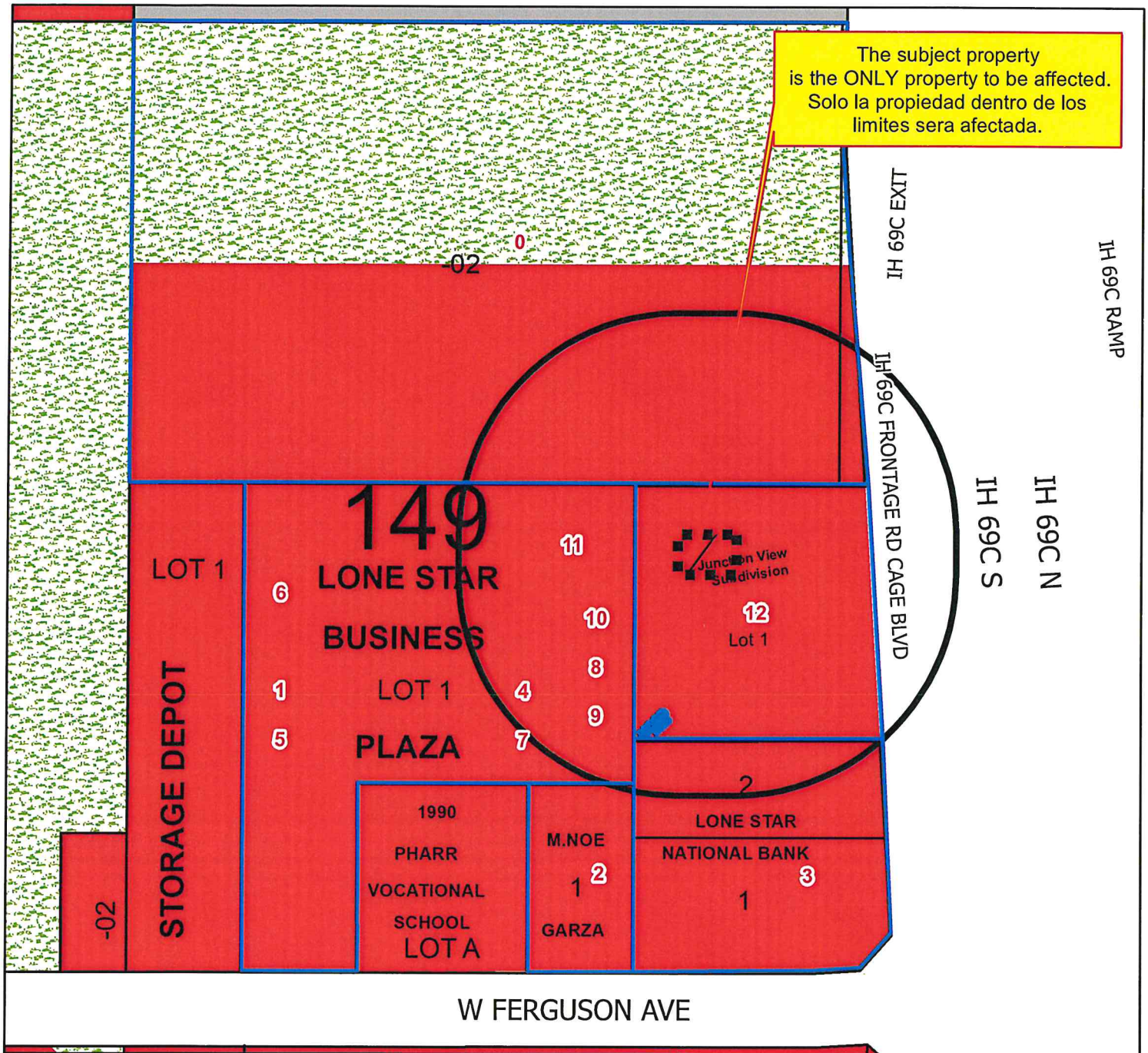
NOTE: This item will go before the City Commission Meeting of **September 19, 2022**, at **4:00 p.m.**



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G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP 0.062 ac out of lot 1 Junction View Subdivision\MXD\CUP_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

- Subject Property
- Notified Properties
- 300 ft. Notification Buffer

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AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: September 9, 2022

MEETING DATE: September 12, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Salinas Engineering & Associates, representing Oliver E. Gutierrez and Enrique Gutierrez Cantu, owners, are requesting final plat approval of the proposed Oliver Subdivision. The property is legally described as being a 1.08 acre tract of land out of Lot 7, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of North Jackson Road. **SUB#210829**

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 9/9/2022
Approved - 9/9/2022
New -



MEMORANDUM

DATE: MONDAY, SEPTEMBER 12, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR DEVELOPMENT SERVICES

SUBJECT: OLIVER SUBDIVISION FILE NO. SUB#210829
--

GENERAL INFORMATION:

APPLICANT: Salinas Engineering, representing Oliver E. Gutierrez and Enrique Gutierrez Cantu, owners, are requesting final plat approval of the proposed Oliver Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.08 acre tract of land out of Lot 7, Block 5, A.J. McCoLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3000 Block of North Jackson Road.

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

PROPERTY PROPOSED USE: Car lot.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Oliver Subdivision subject to the following conditions set before you.

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

EASEMENTS: 1. In compliance.

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

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

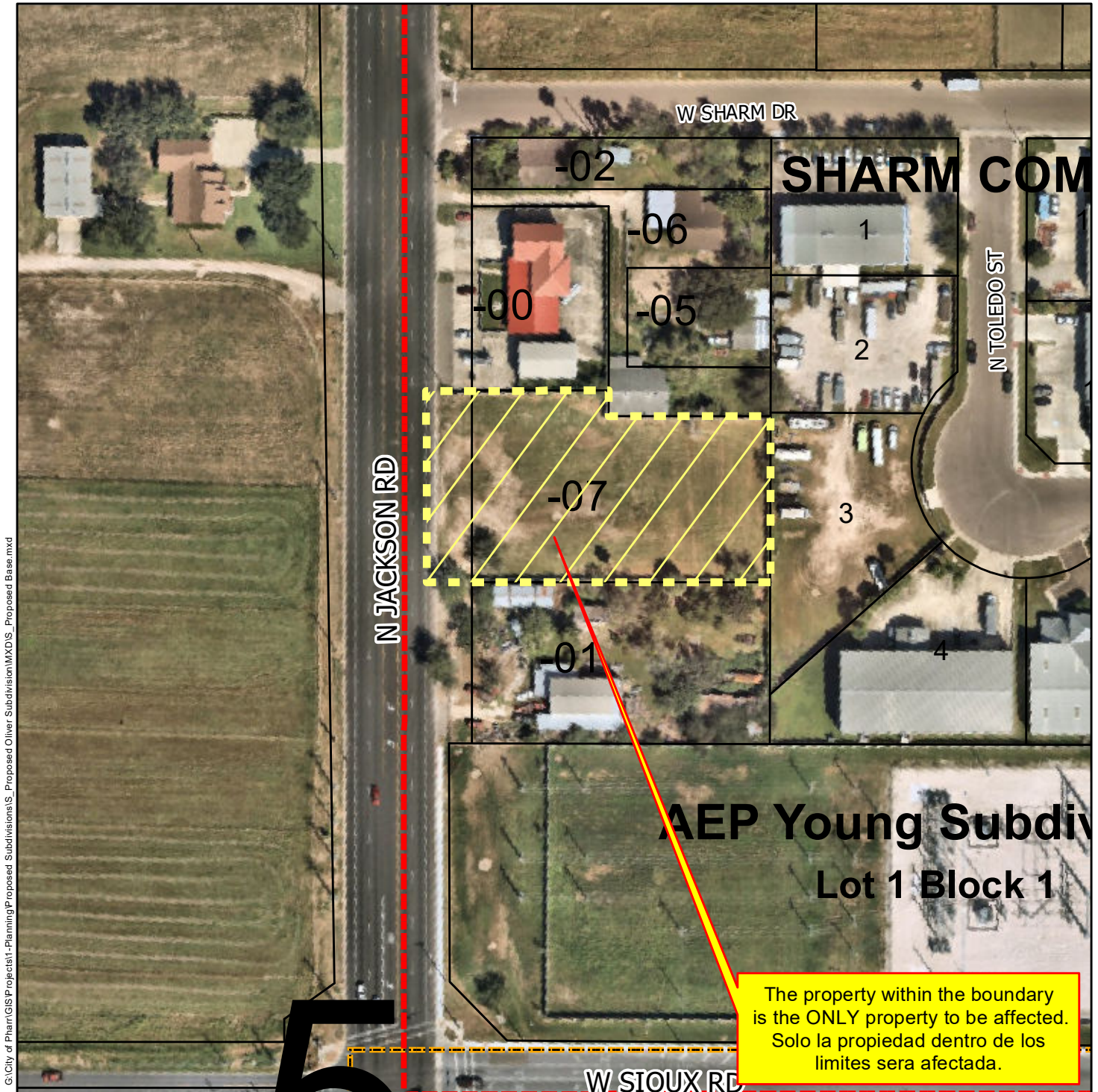
SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission Meeting of **September 19, 2022 at 4:00 p.m.**

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675)-ENGINEER
(10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)



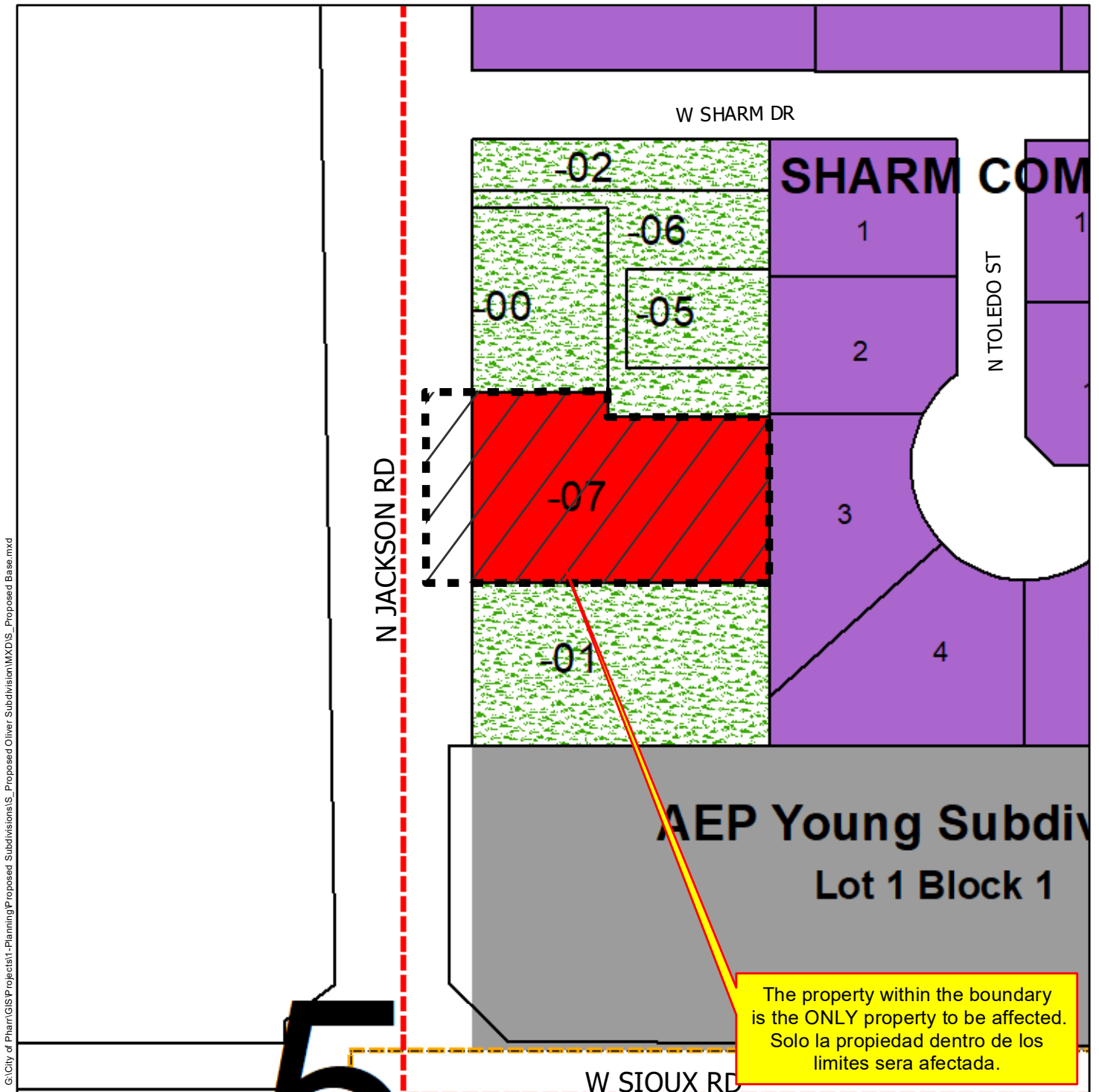
G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Oliver Subdivision\MXDS_Proposed Base.mxd

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

Scale: 1 inch = 125 feet

0 62.5 125 250 375 500 Feet





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

Scale: 1 inch = 125 feet

0 62.5 125 250 375 500 Feet





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: September 9, 2022

MEETING DATE: September 12, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt, Inc., representing Jeffrey Erickson, Manager, for Erickson Construction, LLC., A Texas limited liability company, is requesting final plat approval of the proposed Minnesota Estates Subdivision. The property is legally described as being a 15.455 acre tract out of Lot 91, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Minnesota Road. **SUB#210935**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Jeffrey Erickson, Manager, for Erickson Construction, LLC., A Texas limited liability company, is requesting final plat approval of the proposed Minnesota Estates Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Minnesota Estates Subdivision subject to the following conditions set before you.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 9/9/2022
Approved - 9/9/2022
New -



MEMORANDUM

DATE: MONDAY, SEPTEMBER 12, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR DEVELOPMENT SERVICES

SUBJECT: MINNESOTA ESTATES SUBDIVISION FILE NO. SUB#210935

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Jeffrey Erickson, Manager, for Erickson Construction, LLC., A Texas limited liability company, is requesting final plat approval of the proposed Minnesota Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 15.455 acre tract out of Lot 91, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 600 Block of West Minnesota Rd.

ZONING: The property is currently zoned Residential Multi-family District (R-MF). The adjacent zones are Residential Town House District (R-TH) and Single Family Residential District (R-1) to the north, Residential Multi-Family District (R-MF) to the east, Single Family Residential District (R-1) to the west and Agricultural and/or Open Space (A-O) to the south. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Multi-family.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Minnesota Estates Subdivision subject to the following conditions set before you.

STREETS, PAVING AND R.O.W.: 1. Remove the street name of N. Winona and add N. Dahlia St.

EASEMENTS: 1. Public water or sewer lines dedicated to City of Pharr easements shall read "15 ft. Exclusive easement to City of Pharr".
2. Verify with electrical company if multiple easements will be allowed within the same easement.

**SIDEWALK:
ADA:** 1. Sidewalk along W. Minnesota Rd. shall be installed prior to recording the subdivision.

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. On plat notes #1 setbacks, just show As per City of Pharr or proposed, show only one.
2. Label all monuments on plat layout.
3. Shall comply & address all pending comments from final walk thru inspection, including fire hydrants spacing from back of curb.

This item will go before the City Commission Meeting of **September 19, 2022 at 4:00 p.m.**

Map of
**MINNESOTA ESTATES
SUBDIVISION**

BEING A RESUBDIVISION OF 15.455 ACRES [673,200 Sq. Ft.]
BEING OUT OF LOT 91, KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134, H.C.D.R.
CITY OF PHARR,
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A tract of land containing 15.455 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lot 91, Kelly-Pharr Subdivision, according to the plat thereof recorded in Volume 3, Pages 133-134, Hidalgo County Deed Records, said 15.455 acres under Document Number 3253187 were conveyed to The William & Bettel Arnold Family Limited Partnership, by virtue of a Gift Warranty Deed recorded under Document Number 2639815, Hidalgo County Official Records, said 15.455 acres are also more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 91;

THENCE, S 81° 31' 42" E along the North line of said Lot 91 and within the existing right-of-way of W. Minnesota, a distance of 150.00 feet to a Nail set for the Northwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 81° 31' 42" E along the North Line of said Lot 91 and within the existing right-of-way of W. Minnesota, a distance of 510.00 feet to a Nail set for the Northeast corner of this tract;

2. THENCE, S 08° 28' 18" W at a distance of 20.00 feet pass a No. 4 rebar set on the existing South right-of-way line of W. Minnesota Road, at a distance of 39.88 feet pass a No. 4 rebar found in line, continuing a total distance of 1,320.00 feet to a No. 4 rebar found for the Southeast corner of this tract;

3. THENCE, N 81° 31' 42" W along the South line of said Lot 91, a distance of 510.00 feet to a No. 4 rebar set for the Southwest corner of this tract;

4. THENCE, N 08° 28' 18" E at a distance of 1,300.00 feet pass a No. 4 rebar set on the existing South right-of-way line of W. Minnesota Road, continuing a total distance of 1,320.00 feet to the POINT OF BEGINNING and containing 15.455 acres, of which 0.234 of one acre lies within the existing right-of-way of W. Minnesota Road, and 0.176 of one acre lies within a Drainage right-of-way claimed by the Hidalgo County Irrigation District No. 2 recorded in Volume 26, Page 234, Hidalgo County Deed Records, leaving a net of 15.045 acres of land, more or less.

Line Table		
Line #	Direction	Length
L1	S 53° 28' 18" W	35.36'
L2	N 15° 18' 52" E	34.93'
L3	N 15° 18' 52" E	7.03'
L4	S 36° 31' 42" E	21.21'
L5	S 53° 28' 18" W	21.21'
L6	N 36° 31' 42" W	21.21'
L7	S 53° 28' 18" W	21.21'
L8	N 36° 31' 42" W	21.21'
L9	S 53° 28' 18" W	21.21'
L10	N 01° 37' 44" E	7.03'
L11	N 01° 37' 44" E	34.93'
L12	S 36° 31' 42" E	35.36'
L13	S 53° 28' 18" W	35.36'
L14	N 15° 18' 52" E	40.98'
L15	N 15° 18' 52" E	0.99'

Lot Area Table		
Lot #	SQ. FT.	Area
1	11765.67	0.270
2	10837.07	0.249
3	11947.00	0.274
4	12218.00	0.280
5	10298.00	0.236
6	10298.00	0.236
7	10298.00	0.236
8	10298.00	0.236
9	10298.00	0.236
10	10975.50	0.252
11	10298.00	0.236
12	10298.00	0.236
13	10298.00	0.236
14	10298.00	0.236
15	10863.00	0.249
16	10863.00	0.249
17	10298.00	0.236
18	10298.00	0.236
19	10298.00	0.236
20	10298.00	0.236

Lot Area Table		
Lot #	SQ. FT.	Area
21	10975.50	0.252
22	10298.00	0.236
23	10298.00	0.236
24	10298.00	0.236
25	10298.00	0.236
26	10298.00	0.236
27	12218.00	0.280
28	11947.00	0.274
29	10837.07	0.249
30	11765.67	0.270
31	12918.81	0.297
32	11119.94	0.255
33	15985.00	0.367
34	15290.00	0.351
35	10981.00	0.252
36	10981.00	0.252
37	10981.00	0.252
38	10981.00	0.252
39	10981.00	0.252
40	10981.00	0.252

Lot Area Table		
Lot #	SQ. FT.	Area
41	10981.00	0.252
42	10981.00	0.252
43	10981.00	0.252
44	10981.00	0.252
45	12093.00	0.278

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
MAYOR, CITY OF PHARR

DATE

ATTEST:

CITY CLERK

DATE

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

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

PRESIDENT _____ ATTEST: _____ SECRETARY

NOTES:

- SETBACKS: AS PER CITY OF PHARR
FRONT: 20' OR GREATER FOR EASEMENT
SIDE: 5' OR GREATER FOR EASEMENT
SIDE CORNER: 10' OR GREATER FOR EASEMENT
REAR: 10' OR GREATER FOR EASEMENT
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
- THIS SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH ACREAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD INSURANCE RATE MAP COMM. PANEL NO. 480334-0425 C, MAP REVISED: NOVEMBER 16, 1982.
- BENCH-MARK: CITY OF PHARR BM#4 ALUMINUM DISK LOCATED ON THE SOUTH SIDE OF W. OWASSA ROAD APPROXIMATELY 1,440.00 FEET WEST OF SUGAR ROAD. ACTUAL N: 16616255.741 E: 1085394.263 ELEV: 105.94 (GEO ID) 1999. AS PER THE CITY OF PHARR.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1.576 ACRES AND A VOLUME OF APPROXIMATELY 68,643 CUBIC 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.
- A 5.0-FOOT SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS, AT THE TIME OF SUBDIVISION CONSTRUCTION PHASE. ADA CURB RAMP AND LANDINGS ALONG INTERIOR STREETS SHALL BE BUILT AT TIME OF SUBDIVISION CONSTRUCTION PHASE.
- NO STRUCTURE OR BUILDING ALLOWED OVER ANY EASEMENT.
- LOTS 1, 30, AND LOT 31, SHALL NOT HAVE CURB CUT ACCESS, OR LOT FRONTAGE ALONG W. MINNESOTA ROAD.
- ALL LOTS WILL HAVE A NO. 4 REBAR SET ON THE EACH CORNER WITH A PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- INTERIOR STREET CORNERS SHOULD HAVE A 15.0x15.0-FOOT CORNER CLIP EASEMENT AND A 25.0x25.0-FOOT CORNER AT SUBDIVISION ENTRANCE.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- OWNER'S TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- ALL FIRE PROTECTION UNDERGROUND LINES TO BE INSTALLED BY A LICENSE FIRE PROTECTION COMPANY.
- ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
- DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING / FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS. IT.
- OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR MINNESOTA ESTATES SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF PHARR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS.

STATE OF TEXAS
COUNTY OF HIDALGO:

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

ERICKSON CONSTRUCTION, LLC
A TEXAS LIMITED LIABILITY COMPANY
JEFFREY ERICKSON, MANAGER
3520 BUDDY OWENS AVENUE
MCALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO:

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA, PE # 117368
DATE PREPARED: 9-2-21
JOB NO. 21139.00

DATE:



STATE OF TEXAS §
COUNTY OF HIDALGO §

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR 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 MISSION, TEXAS.

DATED THIS THE _____ DAY OF _____, 20 ____.

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
STATE OF TEXAS
DATE SURVEYED: 06-29-2021
T-1129, PG. 10
SURVEY JOB # 21520.08



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

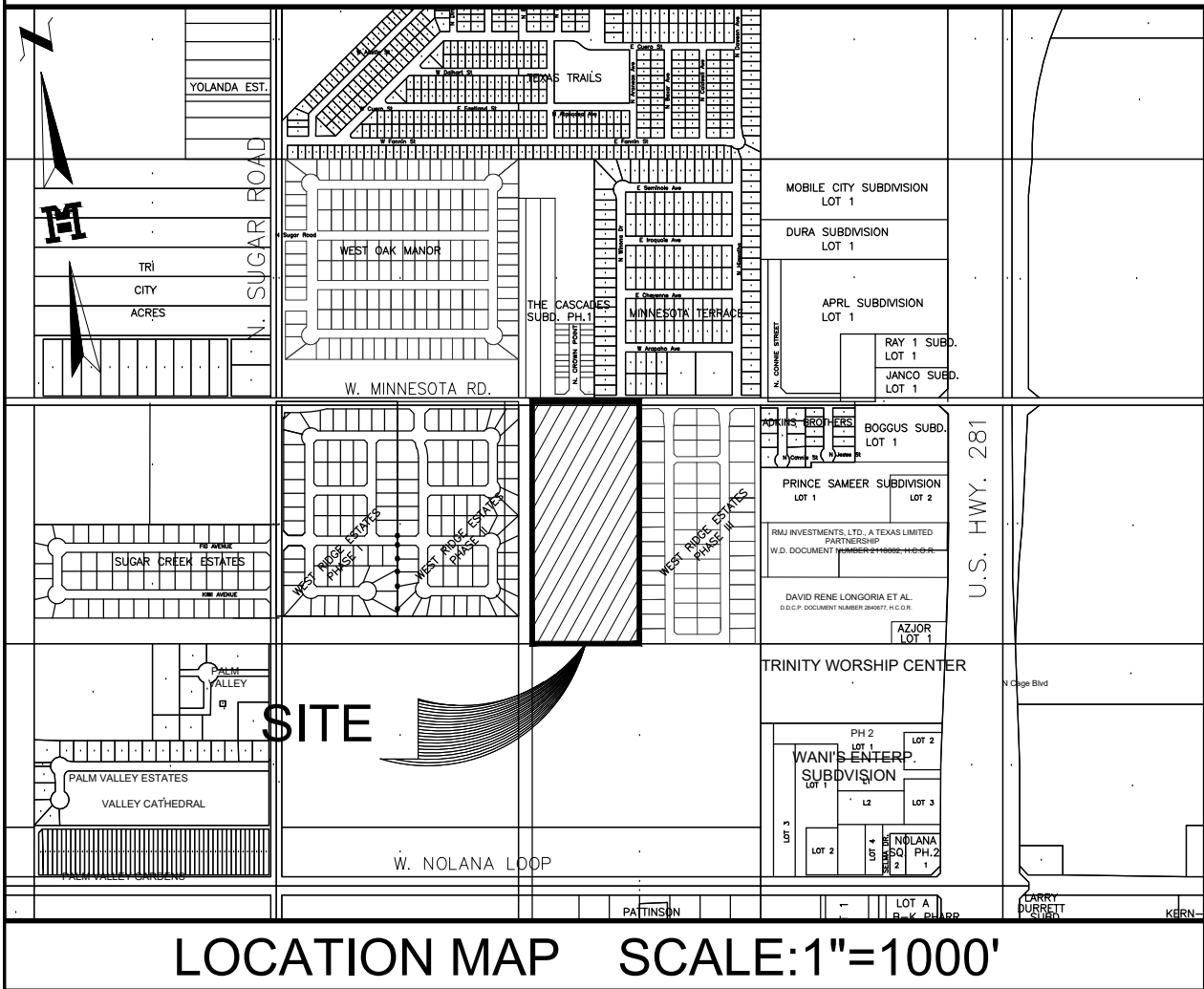
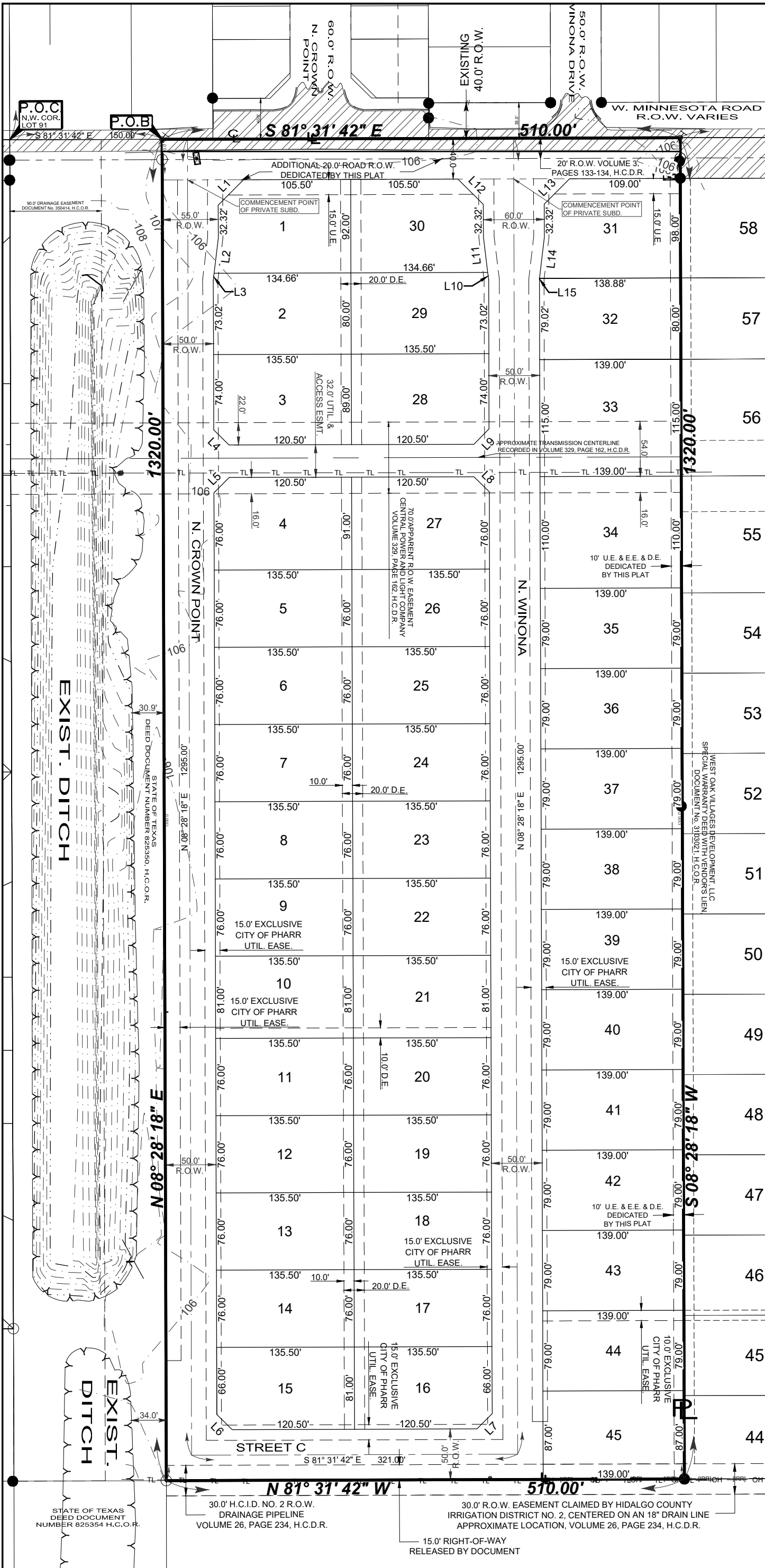
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE



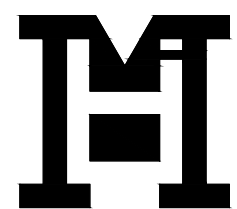
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

BY: _____ DEPUTY

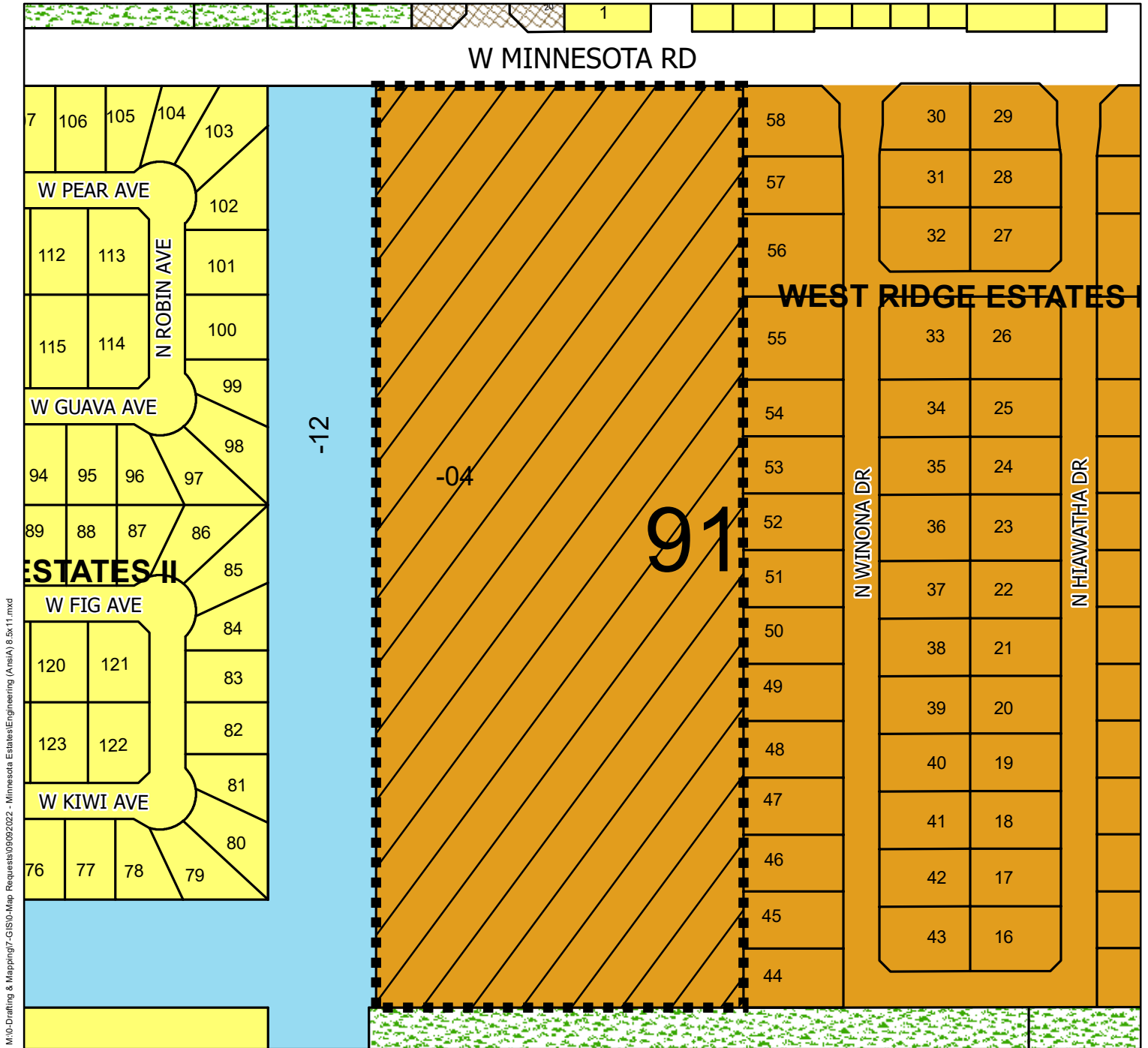


DRAWN BY: GABRIEL F. _____ DATE: 11-15-21.
FINAL CHECK _____ DATE: _____

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435



CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE OFF: (956) 381-0981
EDINBURGH, TX, 78541 FAX: (956) 381-1839
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947



M:\0-Drafting & Mapping\7-GIS\Map Requests\09092022 - Minnesota Estates\Engineering (Aerial) 8.5x11.mxd

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.

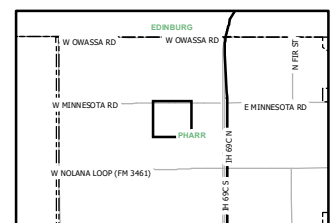
Zoning

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





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: September 9, 2022

MEETING DATE: September 12, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: MAS Engineering, LLC., representing Armando Gonzalez, owner, is requesting final plat approval of the proposed Rojas Subdivision. The property is legally described as being a 0.25 acre tract of land out of the North 99 feet of the South 198 feet of the North 448 feet of the East 220 feet of the West 297 feet of Lot 233, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of West Hall Acres Road. **SUB#210720**

Classification: Regular

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

Issue: MAS Engineering, LLC., representing Armando Gonzalez, owner, is requesting final plat approval of the proposed Rojas Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Rojas Subdivision subject to the following conditions set before you.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Kimberly Mendoza

Patricia Rigney

Kimberly Mendoza

Created/Initiated - 9/9/2022

Approved - 9/9/2022

New -



MEMORANDUM

DATE: MONDAY, SEPTEMBER 12, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR DEVELOPMENT SERVICES

SUBJECT: ROJAS SUBDIVISION FILE NO. SUB#210720

GENERAL INFORMATION:

APPLICANT: MAS Engineering, LLC., representing Armando Gonzalez, owner, is requesting final plat approval of the proposed Rojas Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.25 acre tract of land out of the North 99 feet of the South 198 feet of the North 448 feet of the East 220 feet of the West 297 feet of Lot 233, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1200 Block of West Hall Acres Rd.

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

PROPERTY PROPOSED USE: Residential lot.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Rojas Subdivision subject to the following conditions set before you.

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

EASEMENTS: 1. In compliance.

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

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

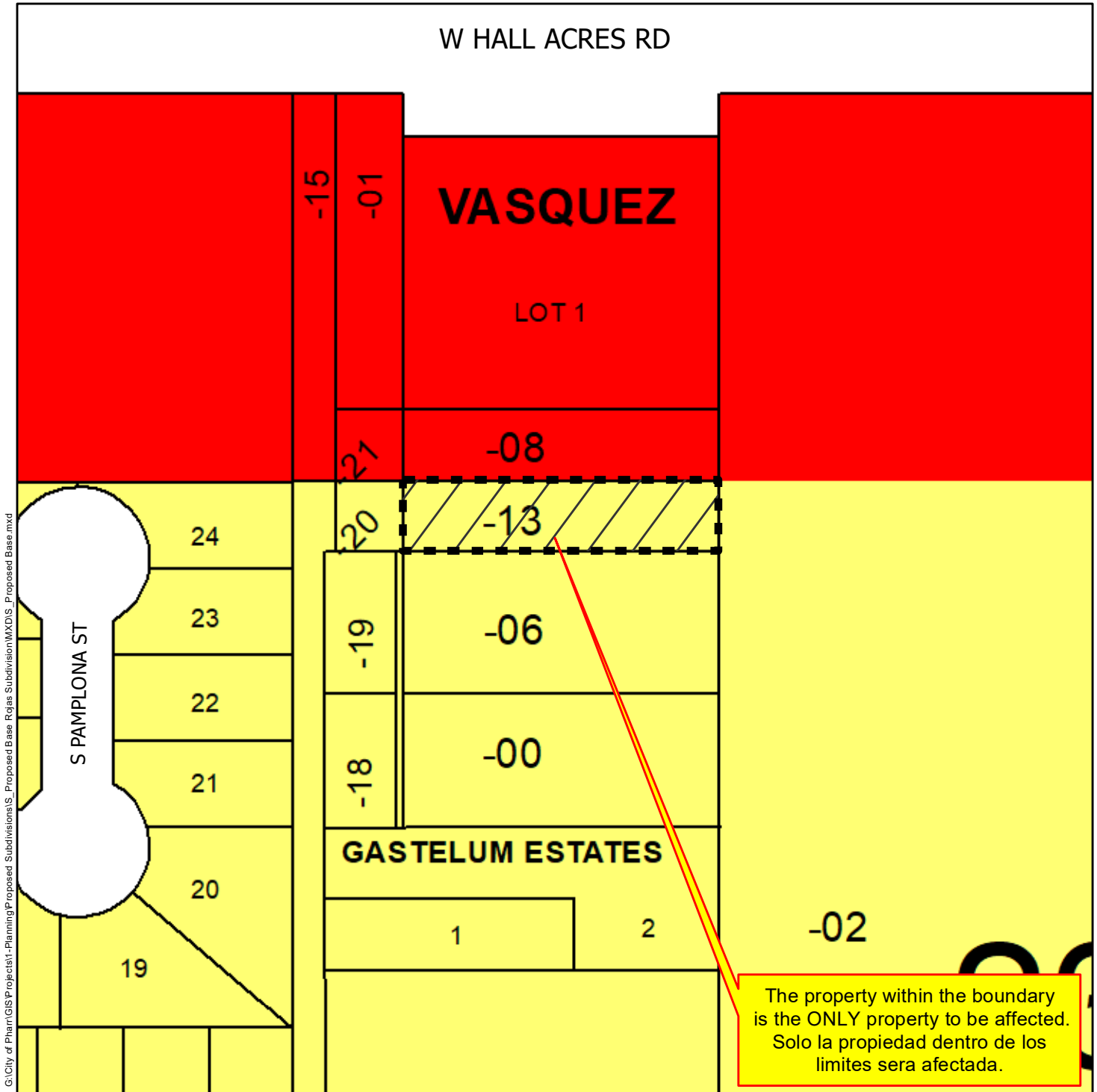
DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission Meeting of **September 19, 2022 at 4:00 p.m.**



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



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





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.4.

DATE SUBMITTED: September 9, 2022

MEETING DATE: September 12, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pablo Soto Jr. P.E., representing Lisandro Espinoza, owner, is requesting preliminary and final plat approval of the proposed Leeland Heights Estates Subdivision. The property is legally described as being a 0.48 acre tract of land, more or less, out of Lot 175, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 220 North Sugar Road. **SUB#220720**

Classification: Regular

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

Issue: Pablo Soto Jr. P.E., representing Lisandro Espinoza, owner, is requesting preliminary and final plat approval of the proposed Leeland Heights Estates Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Leeland Heights Estates Subdivision subject to the following conditions:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 9/9/2022
Approved - 9/9/2022
New -



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, SEPTEMBER 12, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LEELAND HEIGHTS ESTATES SUBDIVISION
FILE NO. **SUB#220720**

GENERAL INFORMATION:

APPLICANT: Pablo Soto Jr. P.E., representing Lisandro Espinoza, owner, is requesting preliminary and final plat approval of the proposed Leeland Heights Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.48 acre tract of land, more or less, out of Lot 175, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 220 North Sugar Road.

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

PROPERTY PROPOSED USE: Single-family residence.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Leeland Heights Estates Subdivision subject to the following conditions:

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

1. In compliance.

EASEMENTS:

1. None requested.

**SIDEWALK:
ADA:**

1. See plat note #16.

FIRE PROTECTION:

1. In compliance.

WATER:

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

SEWER:

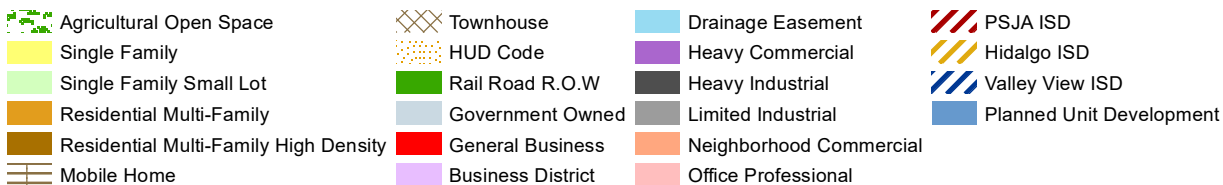
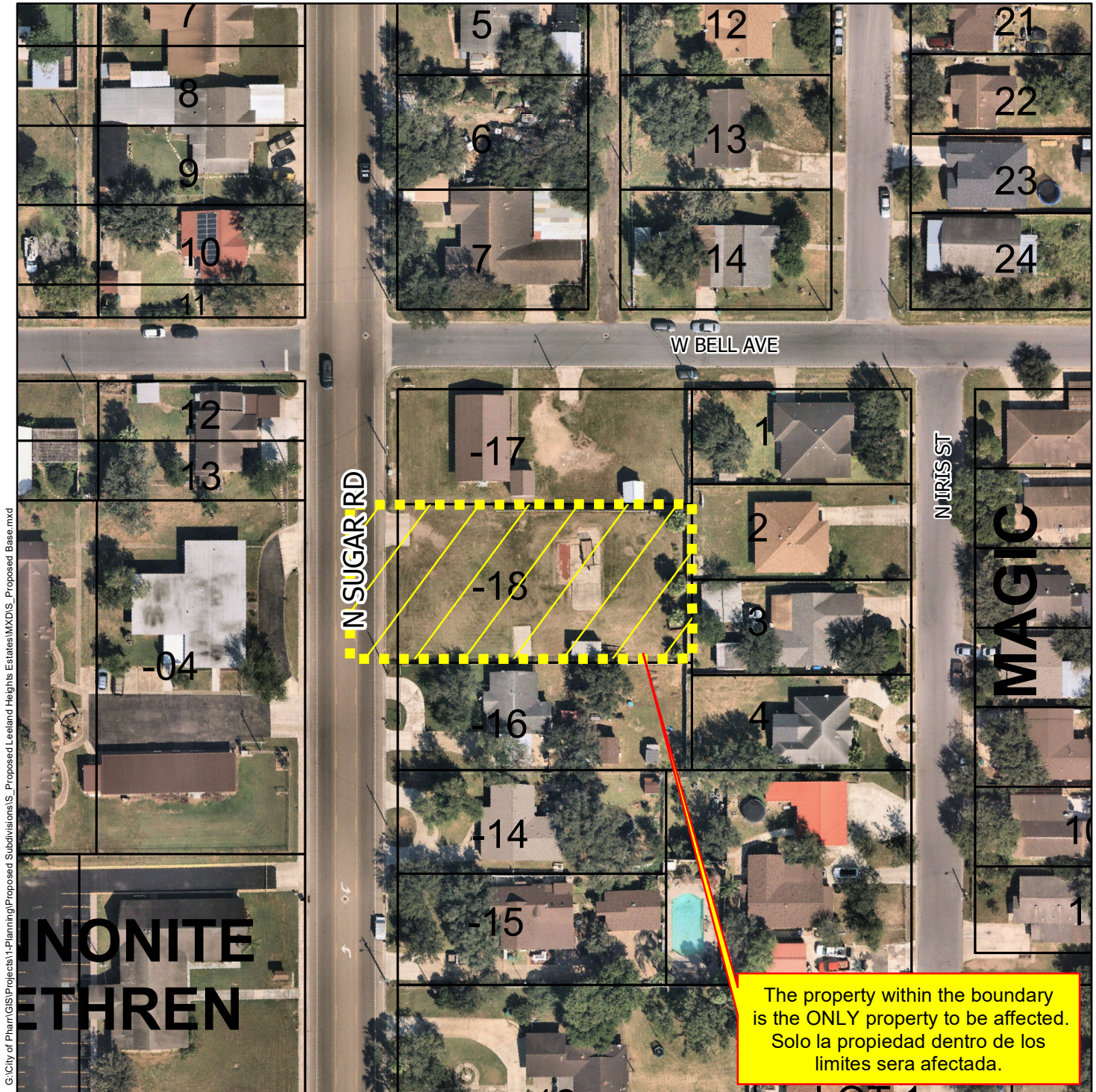
1. See attached comments.

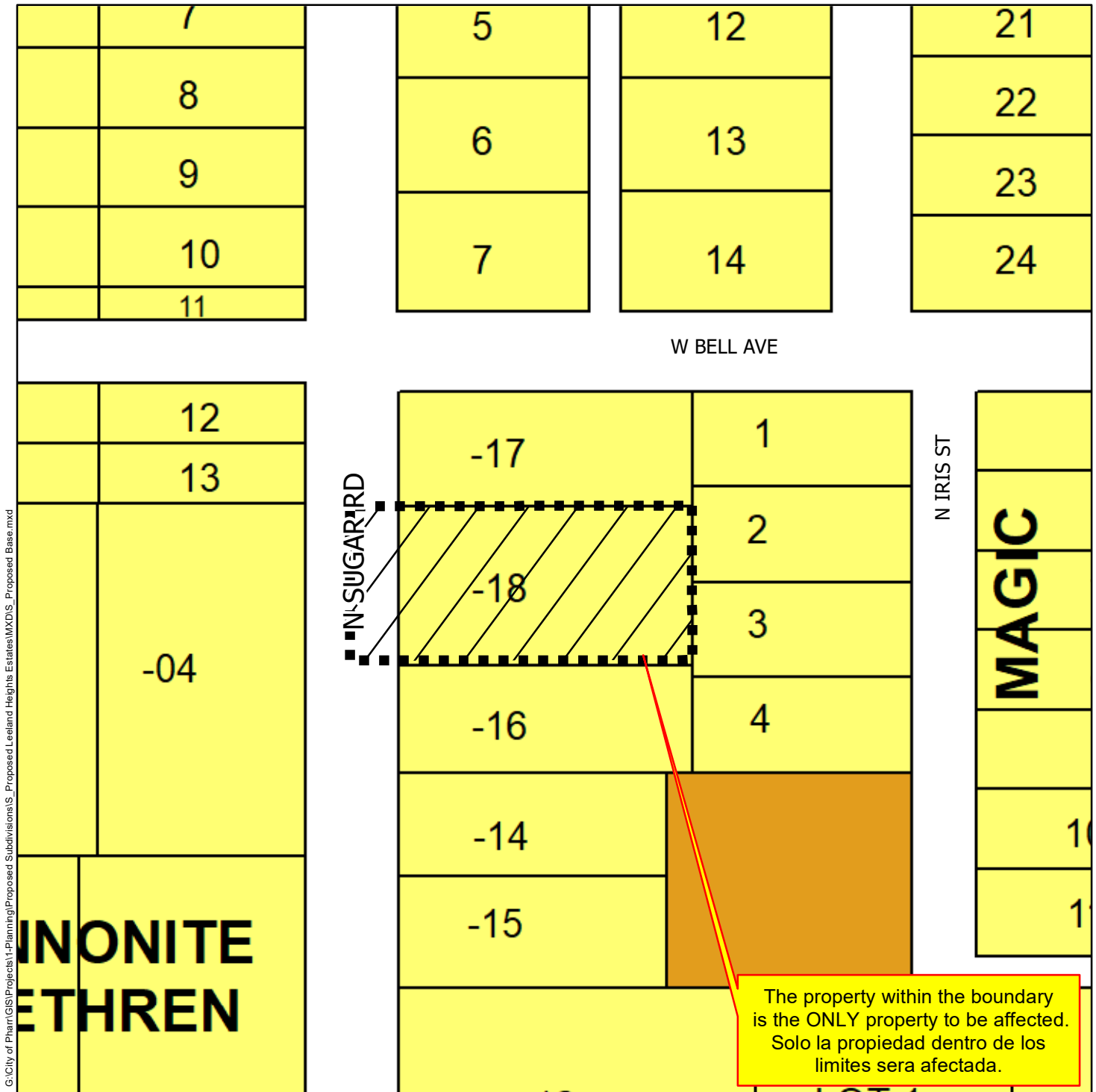
DRAINAGE:

1. See attached.

OTHER:

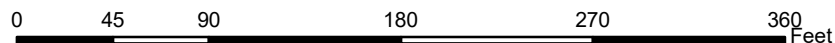
1. Plat note #5, must verify and correct benchmark location.
2. Must revise drainage easement to call detention area only.
3. Location map must call out the proposed subdivision site.
4. Staff comments attached.

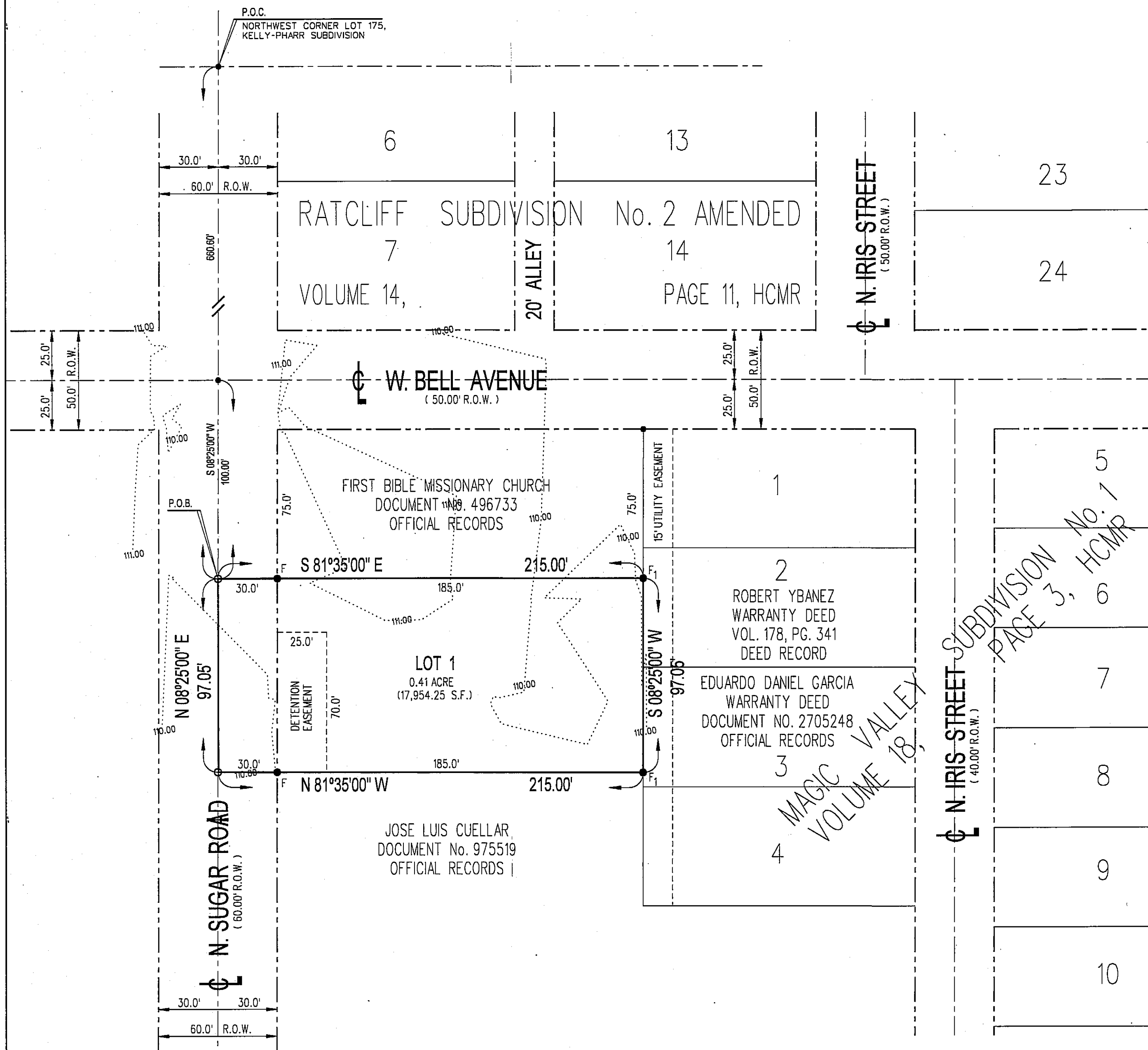




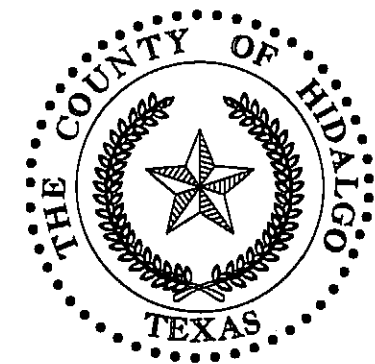
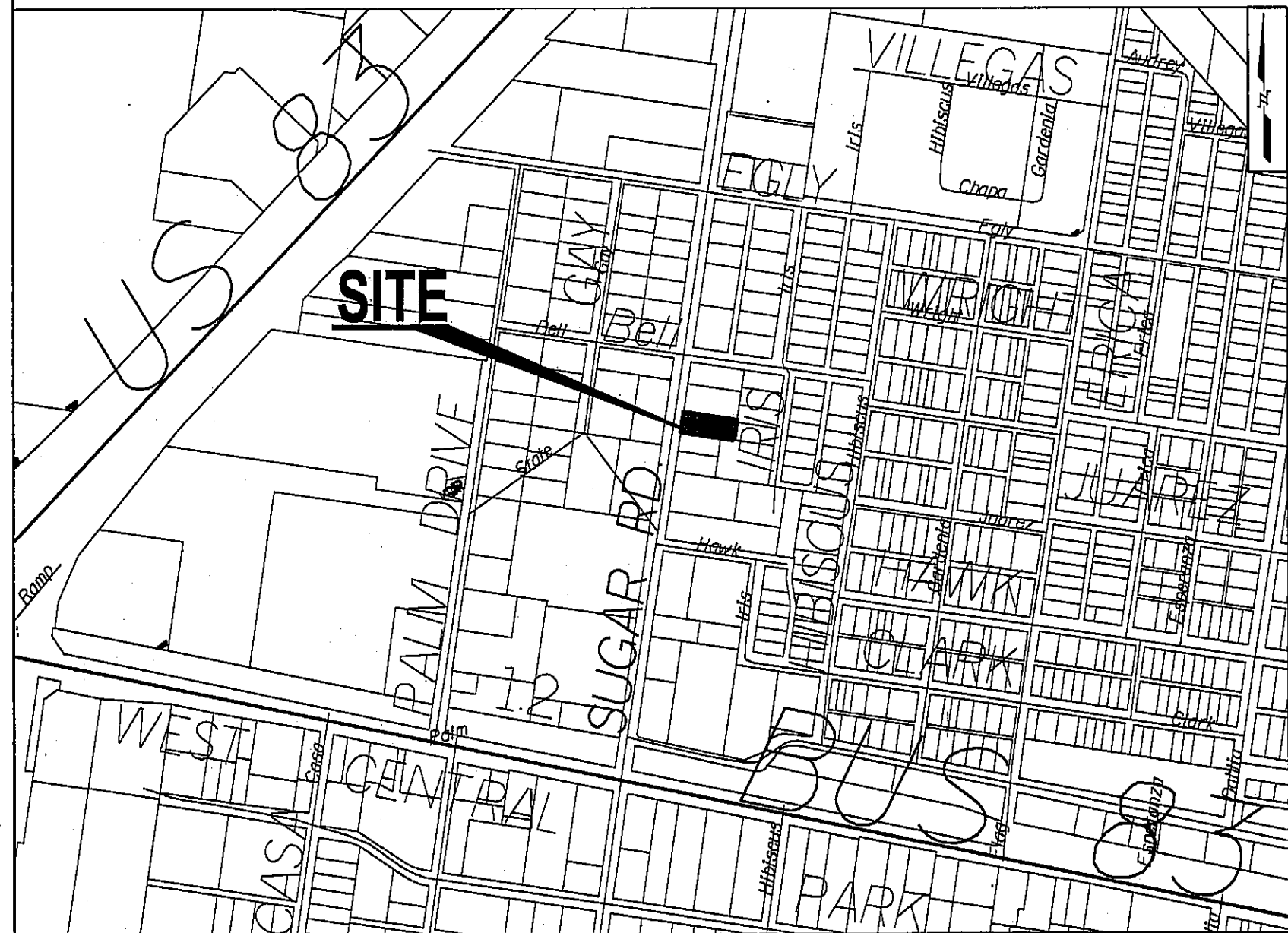
- | | | | |
|--|---|---|--|
|  Agricultural Open Space |  Townhouse |  Drainage Easement |  PSJA ISD |
|  Single Family |  HUD Code |  Heavy Commercial |  Hidalgo ISD |
|  Single Family Small Lot |  Rail Road R.O.W |  Heavy Industrial |  Valley View ISD |
|  Residential Multi-Family |  Government Owned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

Scale: 1 inch = 90 feet





LOCATION MAP
SCALE: 1" = 500'



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

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

PLAT OF LEELAND HEIGHTS ESTATES

A 0.48 ACRE TRACT OF LAND, OUT OF LOT 175, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY: PABLO SOTO JR. P.E.

DATE OF PREPARATION: JULY 02, 2022

SCALE: 1" = 40'

LEGEND:
F - FOUND 3/4" IRON PIPE
F₁ - FOUND 1/2" IRON ROD
S - SET 1/2" IRON ROD WITH
YELLOW CAP STAMPED 4541
S₁ - SET 60-D NAIL

GENERAL SUBDIVISION PLAT NOTES:

- FLOOD ZONE DESIGNATION ZONE "B"
COMMUNITY-PANEL NO. 480347 0005 C
EFFECTIVE DATE: OCTOBER 19, 1982.
ZONE "B" AREAS BETWEEN LIMITS OF THE 100-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).
- BLDG. SETBACK: AS PER CITY OF PHARR ORDINANCE
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
(ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT AND FIRE MARSHAL APPROVAL).
APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER OF SUGAR ROAD.
- REFERENCE BENCHMARK: CITY OF PHARR BENCHMARK No. 42
NORTHING: 16597292.291 EASTING: 1083312.965 ELEVATION 112.36
LOCATED ON THE WEST SIDE OF LAS MILPAS DRAIN DITCH SOUTH
OF F.M. 3072, APPROXIMATELY 12FT. SOUTH OF RIGHT-OF-WAY LINE.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENT SHALL BE KEPT CLEAR OF FENCES,
BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES NATURE
HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH
THE OPERATIONS AND MAINTENANCE OF THE EASEMENT..
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH YELLOW CAP STAMPED RPLS 4541, OR AS NOTE.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY.
THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED
THAT AN AREA OF APPROXIMATELY 0.040 ACRES AND A VOLUME OF
APPROXIMATELY 0.021 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 ISSUE FOR
THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM
DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR
THIS RESIDENTIAL DEVELOPMENT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED
VOLUME SHOWN ON THIS PLAT IF IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION
REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN
THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS
REQUIRED BY TCEQ.
- OWNER TO MAINTAIN DETENTION/RETENTION AREAS.
- OWNER TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- LANDSCAPE AS PER CITY OF PHARR ORDINANCE.
- NO STRUCTURE ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE
RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- 5.0 FT. SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDING SHALL BE CONSTRUCTED
ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.

METES AND BOUNDS:

A 0.48 acre tract of land out of Lot 175, Kelly-Pharr Subdivision, Hidalgo County, Texas, as per
map recorded in Volume 3, Pages 133-134, Deed Records of Hidalgo County, Texas, said 0.48
acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of Lot 175, Kelly-Pharr Subdivision, Thence South 08
degrees 25 minutes 00 seconds West, with the West line of Lot 175, Kelly-Pharr Subdivision, a
distance of 660.60 feet to the Northwest corner of this tract of land and the POINT OF
BEGINNING;

THENCE South 81 degrees 35 minutes 00 seconds East, at a distance of 30.00 feet pass a three-
quarter (3/4) inch pipe found at the East right of way line of N. Sugar Road, at a total distance
of 215.00 feet to a half (1/2) inch iron rod found for the Northeast corner of this tract of land;

THENCE South 08 degrees 25 minutes 00 seconds West, with the West line of Magic Valley
Subdivision No. 1, as per map recorded in Volume 18, Page 3, Map Records, a distance of 97.05
feet to a half (1/2) inch iron rod found for the Southeast corner of this tract of land;

THENCE North 81 degrees 35 minutes 00 seconds West, at a distance of 185.00 feet pass a
three-quarter (3/4) inch pipe found at the East right of way line of said N. Sugar Road, at a total
distance of 215.00 feet to a point on the West line of said Lot 175, Kelly-Pharr Subdivision for
the Southwest corner of this tract of land;

THENCE North 08 degrees 25 minutes 00 seconds East, with the West line of said Lot 175, Kelly-
Pharr Subdivision, a distance of 97.05 feet to the POINT OF BEGINNING, containing 0.48 of an
acre, more or less.

THE STATE OF TEXAS COUNTY OF HIDALGO

I, _____, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HERE AS
LEELAND HEIGHTS ESTATES, SUBDIVISION AN ADDITION OF THE CITY OF PHARR, TEXAS AND WHOSE NAME IS
SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATERCOURSES,
DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN
EXPRESSED.

LISANDRO ESPINOZA
904 W. EGLY AVE.
PHARR, TEXAS 78577

LISANDRO ESPINOZA

THE STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ AND
_____, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO
BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY
SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022

NOTARY PUBLIC

MY COMMISSION EXPIRES

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2
ON THIS THE _____ DAY OF _____, 2022.

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

PRESIDENT

ATTEST: SECRETARY

THE STATE OF TEXAS - COUNTY OF HIDALGO CITY OF PHARR PLAT APPROVAL CERTIFICATE

UNDER LOCAL GOVERNMENT CODE 212.015(B), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF
LEELAND HEIGHTS ESTATES WAS REVIEWED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF PHARR.

MAYOR, AMBROSIO HERNANDEZ

DATE

ATTEST:

CITY CLERK,

DATE

APPROVAL BY PLANNING AND ZONING COMMISSION:

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

CHAIRMAN PLANNING AND ZONING COMMISSION
DANNY WYLLIE

DATE:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 CERTIFICATE

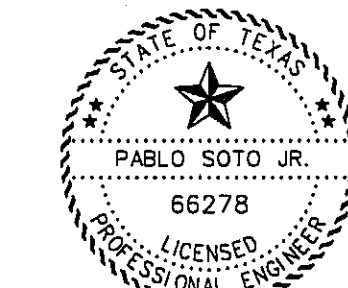
HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION
COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 49.211(C).
THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE
APPROPRIATE 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. ONE
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

DATE

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, PABLO SOTO JR., A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC
SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATES OF TEXAS TO PRACTICE THE PROFESSIONS OF
ENGINEERING AND SURVEYING, 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 WITH PROPERLY PLACED UNDER MY SUPERVISION, AND CERTIFY THAT PROPER ENGINEERING
CONSIDERATION HAS BEEN GIVEN TO THE PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE
CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEY.



REGISTERED PROFESSIONAL ENGINEER No. 66278



REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541

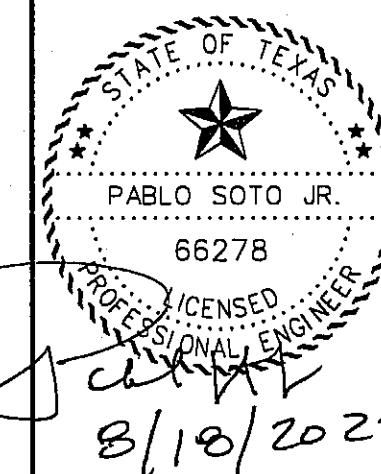
PABLO SOTO JR. P.E.

1208 S. IRONWOOD STREET TEL: (956) 460-1695
PHARR, TEXAS 78577

T.B. P.E. F - 20208

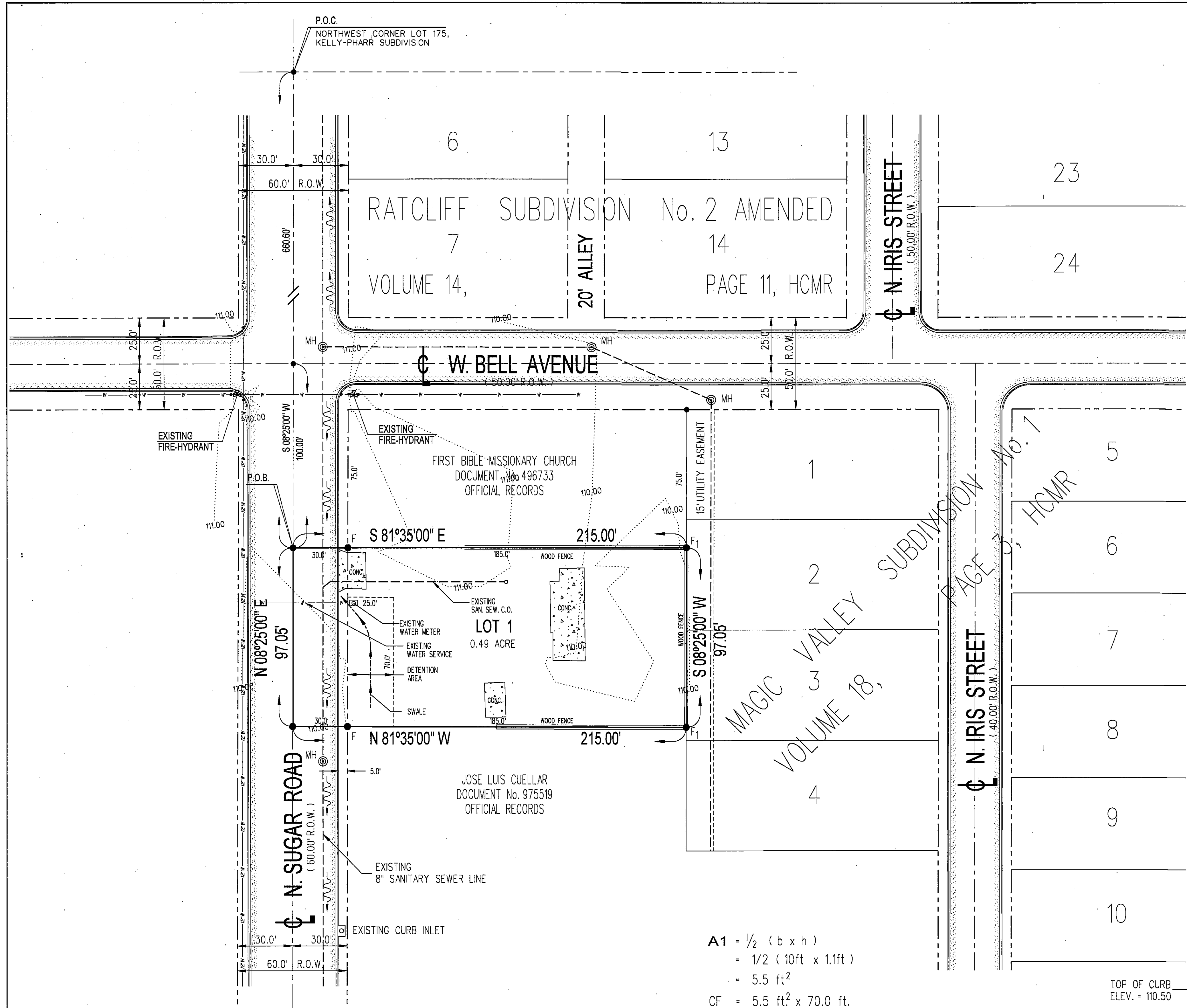
JOB NO.:
DATE:
REVISION:
SCALE:
DRAWN BY:
SHEET:

LEELAND HEIGHTS ESTATES UTILITY & DRAINAGE PLAN



PABLO SOTO JR. P.E.
1208 S. IRONWOOD STREET
PHARR, TEXAS 78577
TEL: (956) 460-1605

1 SHEET
OF 1

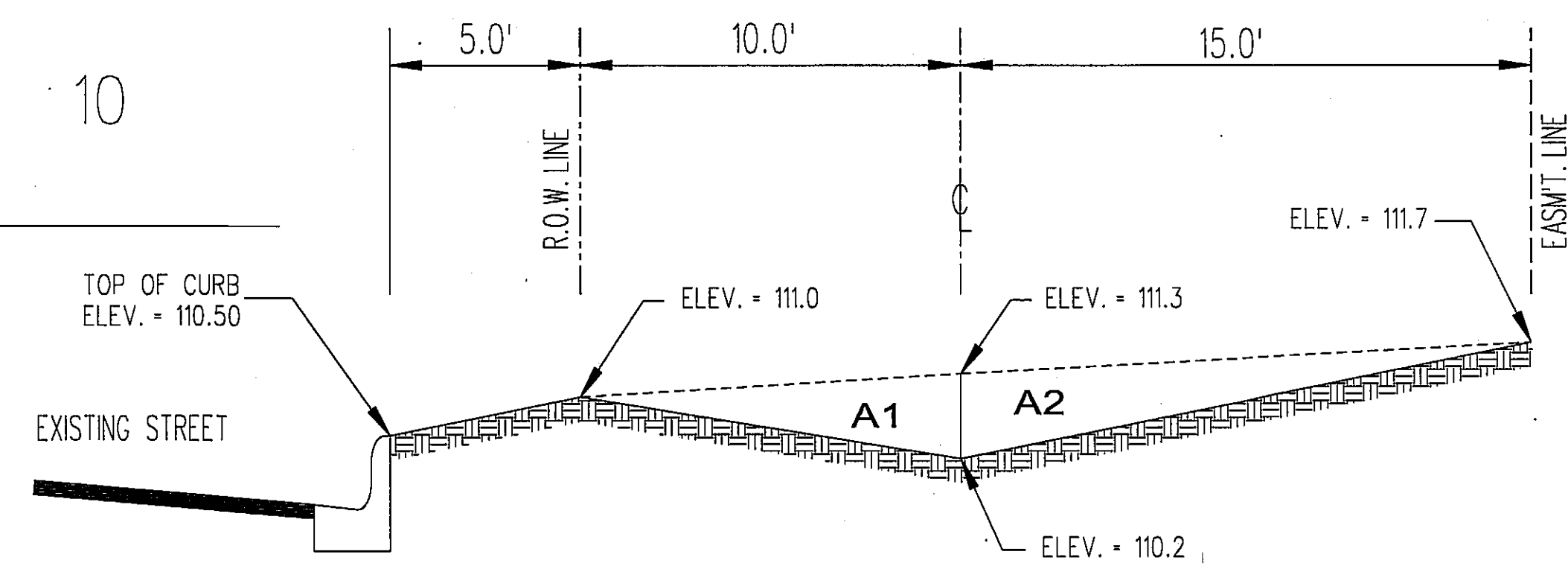


LEGEND:
F₁ - FOUND 3/4" IRON PIPE
F - FOUND 1/2" IRON ROD
S - CONCRETE NAIL
SCALE: 1" = 30'

$A1 = \frac{1}{2} (b \times h)$
 $= \frac{1}{2} (10\text{ft} \times 1.1\text{ft})$
 $= 5.5 \text{ ft}^2$
 $CF = 5.5 \text{ ft}^2 \times 70.0 \text{ ft.}$
 $= 385 \text{ ft}^3$

$A2 = \frac{1}{2} (b \times h)$
 $= \frac{1}{2} (15\text{ft} \times 1.1\text{ft})$
 $= 8.25 \text{ ft}^2$
 $CF = 8.25 \text{ ft}^2 \times 70.0 \text{ ft.}$
 $= 577.5 \text{ ft}^3$

TOTAL DETENTION = 962.5 ft.³



DETENTION AREA DETAIL

N.T.S.



Pharr

Development Services



Anaisa Licerio, Planner II
Development Services
118 South Cage Blvd.
Pharr TX, 78577
anaisa.licerio@pharr-tx.gov
www.pharr-tx.gov
Office location: 1 Floor City Hall
Phone (956) 402-4242 Fax (956) 702-5369

To: Pablo Soto Jr., P.E.
From: Anaisa Licerio, Planner II
Date: 08/31/2022
Re: **Leeland Heights Estates Subdivision – (Staff review Comments 08-30-2022)**

Below are the following comments by staff for the above mentioned subdivision:

GENERAL PLAT NOTE:

1. Must verify and correct acreage to coincide plat map, legal description, and metes and bounds.
2. Location map must call out the proposed subdivision site.
3. Plat note #5, must verify and correct benchmark location.
4. Verify spacing along all the dedication blocks.
5. Must revise drainage easement to call out of detention area.
6. Staff plat notes are attached comments.

FIRE DEPARTMENT:

1. In compliance.

PUBLIC UTILITIES WATER & SEWER:

1. See attach comments.

PUBLIC WORKS:

1. See attach comments.

ENGINEERING DEPARTMENT:

1. See attach comments.



Pharr

Fire Department



118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: LEELAND HEIGHTS ESTATES SUBD. STAFF REVIEW

Reviewed by: DAGO SOTO
2022

September 8,

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. SUBDIVISION WAS FOUND TO BE WITH IN REASONABLE COMPLIANCE.**

STAFF REVIEW MEETING FOR: *LEELAND HEIGHTS ESTATES SUBDIVISION*

COMMENTS: Initials: J.R. / O.D.L. **AUGUST 30, 2022**

WATER:

- Ok as proposed
- Water service exist it will be required to relocate if necessary
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed
- Sanitary sewers exist it will be required to relocate if necessary
- 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:_____



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Leeland Heights Estates **DATE:** September 1, 2022
Subdivision

REVIEW: Preliminary (comments plans dated 8-19-2022)

PLAT

1. Change detention easement call out to say detention area.

SITE PLAN

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.

CONSTRUCTION SCHEDULE

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

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS



Pharr Public Works



Staff Review Meeting
Leeland Heights Estates
220 North Sugar Road
Pharr Tx, 78577

DATE: 08/10/2022

0.48 Acres

Plat Notes:

- No comments

General Notes:

- Show and Attach Erosion & Sediment Control Layout with BMP details.



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.5.

DATE SUBMITTED: September 9, 2022

MEETING DATE: September 12, 2022

FROM: Melissa Ramirez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting preliminary and final plat approval of the proposed Vacate and Plat of Maria Elise Estates Subdivision. The property is legally described as being an 18.07 acre tract of land being all of Lots 1 through 74 and all of the 50 foot street right of ways, Maria Elise Estates Subdivision,. The property is located within the 700 Block of East Owassa Road. **SUB #210618**

Classification: Public Hearing

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

Issue: Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD. is requesting preliminary and final plat approval of the proposed Vacate and Plat of Maria Elise Estates Subdivision

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Vacate and Plat of Maria Elise Estates Subdivision subject to the following conditions:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Melissa Ramirez
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 9/9/2022
Approved - 9/9/2022
New -



MEMORANDUM

DATE: MONDAY, SEPTEMBER 12, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR DEVELOPMENT SERVICES

SUBJECT: VACATE AND PLAT OF MARIA ELISE ESTATES SUBDIVISION FILE NO. SUB#210618
--

GENERAL INFORMATION:

APPLICANT: Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting preliminary and final plat approval of the proposed Vacate and Plat of Maria Elise Estates Subdivision

LEGAL DESCRIPTION: The property is legally described as being a 18.07 acre tract of land being all of Lots 1 through 74 and all of the 50 foot street right of ways, Maria Elise Estates Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Block of East Owassa Road.

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

PROPERTY PROPOSED USE: Existing single-family residential subdivision.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Vacate and Plat of Maria Elise Estates Subdivision subject to the following conditions:

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

EASEMENTS: 1. Shall provide a 15' exclusive easement to City of Pharr,
for sewer lines.

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

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before City Commission on September 19, 2022 at 4:00 p.m.

VACATING PLAT OF MARIA ELISE ESTATES

A 20.00 ACRE TRACT OF LAND OUT OF LOT 78, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 AND 134, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2835475, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 20.00 ACRE TRACT OF LAND OUT OF LOT 78, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 AND 134, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2835475, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET AT THE INTERSECTION OF THE CENTERLINES OF OWASSA ROAD AND FIR STREET FOR THE NORTHEAST CORNER OF LOT 78 AND THE NORTHEAST CORNER OF THIS TRACT.

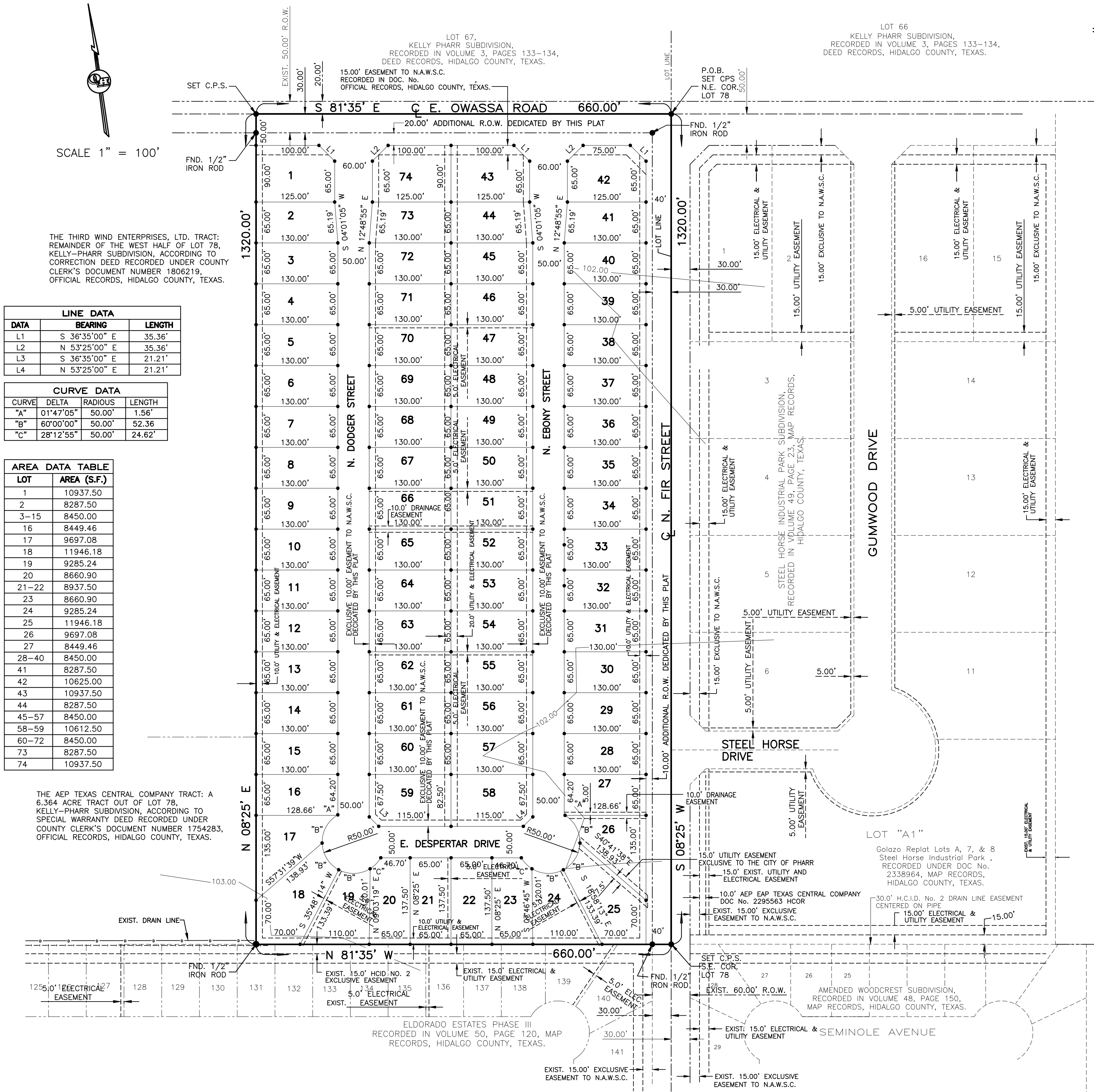
THENCE: S 08°25' W, ALONG THE EAST LINE OF LOT 78, AND THE CENTERLINE OF FIR STREET, PASSING AT 30.00 FEET THE SOUTH RIGHT OF WAY LINE OF OWASSA ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF LOT 78 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°35' W, ALONG THE SOUTH LINE OF LOT 78, PASSING A 1/2" IRON ROD FOUND AT 30.00 FEET FOR THE WEST CORNER OF THE AEP TEXAS CENTRAL COMPANY TRACT (A 6.364 ACRE TRACT OUT OF LOT 78, KELLY-PHARR SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1754283, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°25' E, ALONG THE EAST LINE OF THE AEP TEXAS CENTRAL COMPANY TRACT, AND THE EAST LINE OF THE THIRD WIND ENTERPRISES, LTD. TRACT (REMAINDER OF THE WEST HALF OF LOT 78, KELLY-PHARR SUBDIVISION, ACCORDING TO CORRECTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1806219, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD FOUND AT 1,290.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF OWASSA ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 78 AND IN THE CENTERLINE OF OWASSA ROAD FOR THE NORTHEAST CORNER OF THE THIRD WIND ENTERPRISES, LTD. TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°35' E, ALONG THE NORTH LINE OF LOT 78, AND THE CENTERLINE OF OWASSA ROAD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH STEEL HORSE INDUSTRIAL PARK SUBDIVISION, RECORDED IN VOLUME 49, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND WITH STEEL HORSE INDUSTRIAL PARK SUBDIVISION, RECORDED IN VOLUME 49, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS.



LINE DATA		
DATA	BEARING	LENGTH
L1	S 36°35'00\"	35.36'
L2	N 53°25'00\"	35.36'
L3	S 36°35'00\"	21.21'
L4	N 53°25'00\"	21.21'

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"A"	01°47'05\"	50.00'	1.56'
"B"	60°00'00\"	50.00'	52.36'
"C"	28°12'55\"	50.00'	24.62'

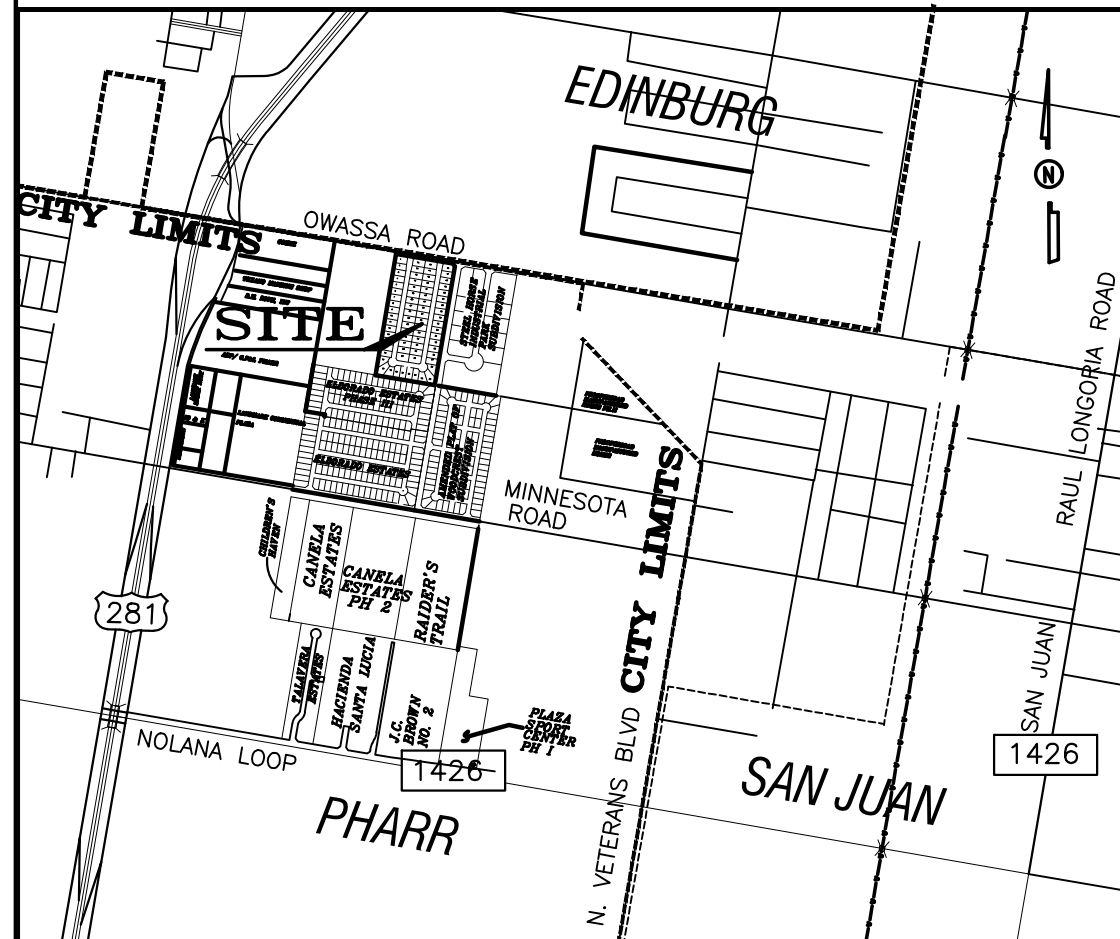
AREA DATA TABLE	
LOT	AREA (S.F.)
1	10937.50
2	8287.50
3-15	8450.00
16	8449.46
17	9697.08
18	11946.18
19	9285.24
20	8660.90
21-22	8937.50
23	8660.90
24	9285.24
25	11946.18
26	9697.08
27	8449.46
28-40	8450.00
41	8287.50
42	10625.00
43	10937.50
44	8287.50
45-57	8450.00
58-59	10612.50
60-72	8450.00
73	8287.50
74	10937.50

THE AEP TEXAS CENTRAL COMPANY TRACT: A 6.364 ACRE TRACT OUT OF LOT 78, KELLY-PHARR SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1754283, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Lot "A1"
Golazo Replat Lots A, 7, & 8
Steel Horse Industrial Park,
RECORDED UNDER DOC. No.
233894, MAP RECORDS,
HIDALGO COUNTY, TEXAS.

LOCATION MAP

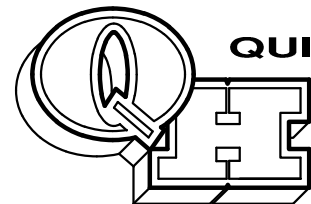
SCALE: 1" = 500'



GENERAL NOTES:

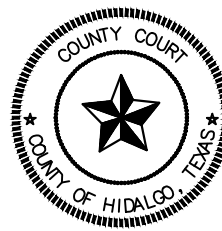
- FLOOD ZONE DESIGNATION: ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING).
C.P.N. 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982
LOMR-F FOR LOTS 17-25 HAS BEEN APPROVED BY FEMA TO CHANGE THEIR FLOOD ZONE DESIGNATION FROM ZONE "AH" TO ZONE "B"
LETTER OF MAP REVISION BASED ON FILL (LOMR-F) APPROVED BY FEMA ON APRIL 5, 2018. CASE NO. 18-06-1575A
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB AT FRONT CENTER OF LOT.
- LEGEND: ● - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATIONS IS GRANTED

- BUILDING SETBACK LINES AS PER CITY ORDINANCE
- A 5' SIDEWALK BEHIND THE BACK OF CURB WITH ADA RAMPS AND LANDINGS ALONG THE FRONT OF RESIDENTIAL LOTS WILL BE REQUIRED AT THE TIME ISSUANCE OF A BUILDING PERMIT.
- NO BUILDING OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- BENCHMARK No. 1 ELEV.= 104.04(NORTHING=18614974.217 - EASTING=1093872.455) FOUND NEAR THE NORTH EAST CORNER OF STEEL HORSE SUBDIVISION, NAVD 88 DATUM. REFERENCE TO BENCHMARK # 62 FROM CITY OF PHARR.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- A 5-FT ADA COMPLIANT SIDEWALK WILL BE REQUIRED ALONG E. OWASSA RD. AND N. FIR ST. AT SUBDIVISION CONSTRUCTION STAGE
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE
- EROSION SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES)
- DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING/FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS IT.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 Office@qha-eng.com
SURVEYING REGISTRATION NUMBER 100411-00

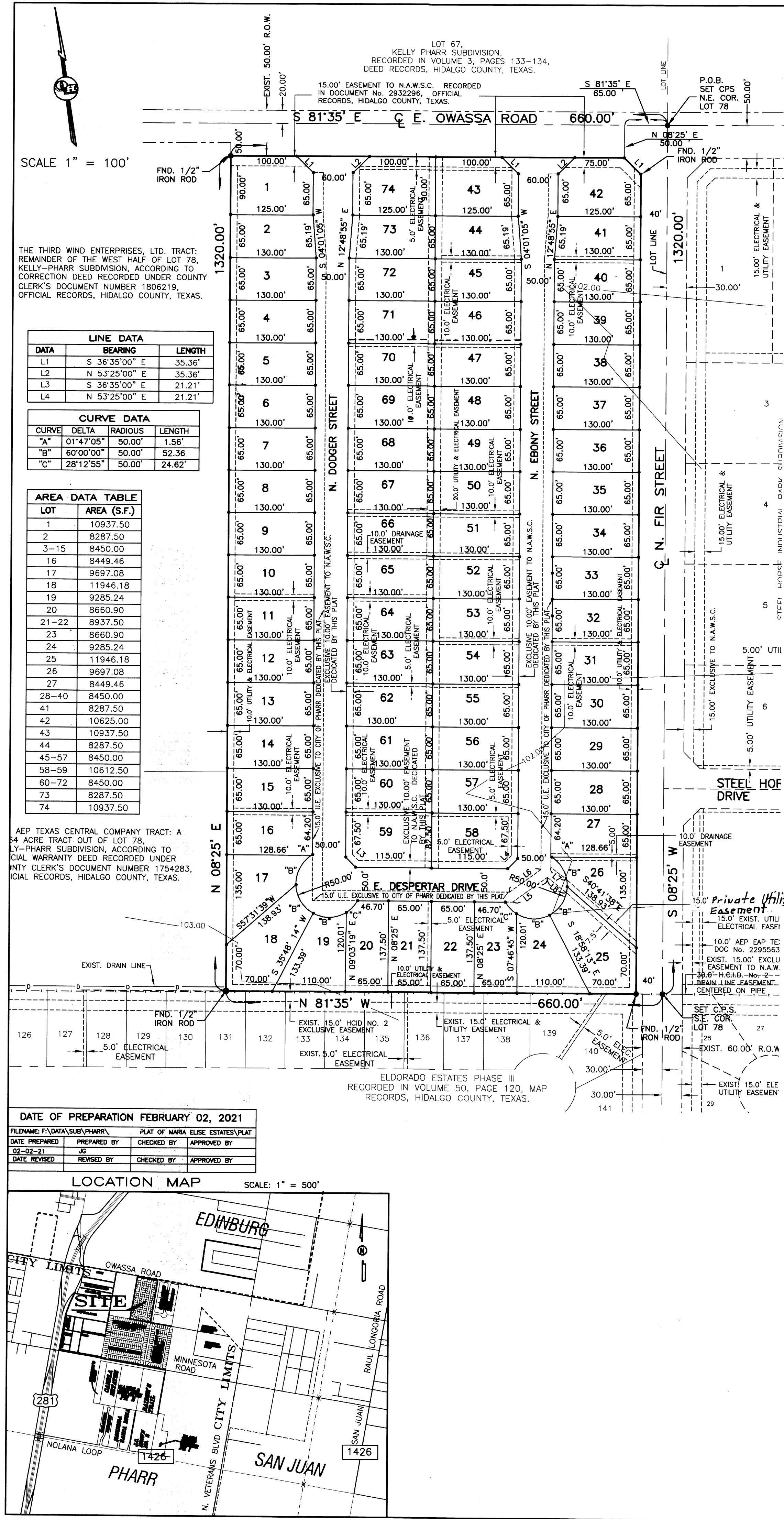


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

DATE OF PREPARATION JUNE 6, 2017			
FILENAME: F:\DATA\SUB\PHARR\MARIA ELISE ESTATES\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
6-6-17	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
7-12-17	M. GONZALEZ		



PLAT OF MARIA ELISE ESTATES

A 18.07 ACRE TRACT OF LAND BEING ALL OF THE WEST 40.00 FOOT RIGHT OF WAY OF N. FIR STREET, ALL OF THE SOUTH 50.00 FOOT RIGHT OF WAY OF E. OWASSA ROAD, ALL OF LOTS 1 THROUGH 74 AND ALL OF THE 50.00 FOOT STREET RIGHT OF WAYS, MARIA ELISE ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED UNDER INSTRUMENT NUMBER 2947626, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2835475, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 18.07 ACRE TRACT OF LAND BEING ALL OF LOTS 1 THROUGH 74, ALL OF THE 50.00 FOOT STREET RIGHT OF WAYS, MARIA ELISE ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED UNDER INSTRUMENT NUMBER 2947626, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2835475, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING AT A IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE NORTHEAST CORNER OF LOT 42, MARIA ELISE ESTATES (ACCORDING TO MAP OR PLAT RECORDED UNDER INSTRUMENT NUMBER 2947626, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTH RIGHT OF WAY LINE OF E. OWASSA ROAD, SAID ROD BEARS N 08°25' E, 50.00 FEET AND S 81°35' E, 65.00 FEET TO A COTTON PICKER SPINDLE FOUND AT THE INTERSECTION OF THE CENTERLINES OF E. OWASSA ROAD AND N. FIR STREET FOR THE NORTHEAST CORNER OF LOT 78, KELLY-PHARR SUBDIVISION (ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 3, PAGE 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS).

THENCE; S 36°35' E, A DISTANCE OF 36.36 FEET TO AN IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 08°25' W, ALONG THE EAST LINE OF MARIA ELISE ESTATES, PARALLEL TO THE EAST LINE OF LOT 78 AND ALONG THE WEST RIGHT OF WAY LINE OF N. FIR STREET, A TOTAL DISTANCE OF 1,244.88 FEET TO AN IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON AN EXTERIOR CORNER OF LOT 25, MARIA ELISE ESTATES AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 81°35' W, ALONG THE SOUTH LINE OF MARIA ELISE ESTATES AND THE SOUTH LINE OF LOT 78, A TOTAL DISTANCE OF 620.00 FEET TO A 1/2" IRON ROD FOUND ON AN EXTERIOR CORNER OF LOT 18, MARIA ELISE ESTATES, THE SOUTHEAST CORNER OF THE AEP TEXAS CENTRAL COMPANY TRACT (A 6.364 ACRE TRACT OUT OF LOT 78, KELLY-PHARR SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1754283, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°25' E, ALONG THE WEST LINE OF MARIA ELISE ESTATES, ALONG THE EAST LINE OF THE AEP TEXAS CENTRAL COMPANY TRACT, AND THE EAST LINE OF THE THIRD WIND ENTERPRISES, LTD. TRACT (REMAINDER OF THE WEST HALF OF LOT 78, KELLY-PHARR SUBDIVISION, ACCORDING TO CORRECTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1806219, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A TOTAL DISTANCE OF 1,270.00 FEET TO A IRON ROD CAP STAMPED RPLS 4856 FOUND ON THE NORTHWEST CORNER OF LOT 1, MARIA ELISE ESTATES, THE SOUTH RIGHT OF WAY LINE OF E. OWASSA ROAD, THE NORTHEAST CORNER OF THE THIRD WIND ENTERPRISES, LTD. TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°35' E, ALONG THE NORTH LINE OF MARIA ELISE ESTATES, PARALLEL TO THE NORTH LINE OF LOT 78, AND ALONG THE SOUTH RIGHT OF WAY LINE OF E. OWASSA ROAD, A DISTANCE OF 595.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.07 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH STEEL HORSE INDUSTRIAL PARK SUBDIVISION, RECORDED IN VOLUME 49, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS. ANCE WITH STEEL HORSE INDUSTRIAL PARK SUBDIVISION, RECORDED IN VOLUME 49, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

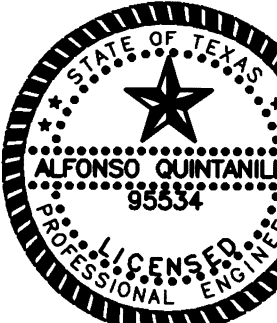
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

 **ALFONSO QUINTANILLA**
R.P.L.S. No. 4856

JUNE 6, 2017
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

 **ALFONSO QUINTANILLA**
P.E. No. 95534

5-3-22
DATE

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

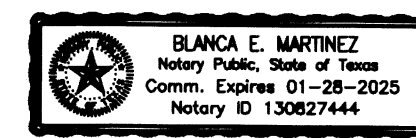
WE, THE UNDERSIGNED, LOT 1 THROUGH 74 OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **PLAT OF MARIA ELISE ESTATES** SUBDIVISION TO THE CITY OF PHARR AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

LOT	OWNER	DATE
LOT 1	ARNOLD SALAZAR 5807 N DODGER STREET PHARR, TEXAS 78577	5/19/22
LOT 10	SARAH RENEE 5807 N DODGER STREET PHARR, TEXAS 78577	5/12/22
LOT 11	JOSE EVERARDO SILVA 6003 N DODGER STREET PHARR, TEXAS 78577	5/12/22
LOT 12	YANESSA YVETTE MARTINEZ 5708 N DODGER STREET PHARR, TEXAS 78577	5/12/22
LOT 13	DANIEL MARTINEZ 603 E DESPERTAR DR. PHARR, TEXAS 78577	5/12/22
LOT 14	LIJANA ESMERALDA GONZALEZ SALINAS 603 E DESPERTAR DR. PHARR, TEXAS 78577	5/11/22
LOT 15	KEVIN GUSTAVO PEREZ 5800 N EBONY STREET PHARR, TEXAS 78577	5/12/22
LOT 16	KRISTAL PEREZ 5800 N EBONY STREET PHARR, TEXAS 78577	5/12/22
LOT 17	EDUARDO PEREZ 5804 N EBONY STREET PHARR, TEXAS 78577	5/14/22
LOT 18	ALONZO HOMES CONSTRUCTION, LLC 5800 N EBONY STREET PHARR, TEXAS 78577	5/07/22
LOT 19	THOMAS VIRGIL BRUCE 5808 N EBONY STREET PHARR, TEXAS 78577	5/07/22
LOT 20	PAMELA BRUCE 5808 N EBONY STREET PHARR, TEXAS 78577	5/07/22
LOT 21	DANIEL TORRES JR. 6003 N EBONY STREET PHARR, TEXAS 78577	5/07/22
LOT 22	ALONZO REYES III 5800 N EBONY STREET PHARR, TEXAS 78577	5/07/22
LOT 23	BLANCA GARZA 5807 N EBONY STREET PHARR, TEXAS 78577	5/09/22
LOT 24	VAN TRAI HO 5805 N EBONY STREET PHARR, TEXAS 78577	5/07/22
LOT 25	HANG THI PHAN 5805 N EBONY STREET PHARR, TEXAS 78577	5/07/22
LOT 26	MARIA H. BONILLA 5803 N EBONY STREET PHARR, TEXAS 78577	5/07/22
LOT 27	RICARDO GARCIA 5809 N EBONY STREET PHARR, TEXAS 78577	5/09/22
LOT 28	PERLA GARCIA 5809 N EBONY STREET PHARR, TEXAS 78577	5/09/22
LOT 29	MICHAEL PARDEE 5805 N EBONY STREET PHARR, TEXAS 78577	5/12/22
LOT 30	MARIA G. AGUIRRE 5801 N EBONY STREET PHARR, TEXAS 78577	5/11/22
LOT 31	BRYAN EDGAR CONTRERAS 5708 N EBONY STREET PHARR, TEXAS 78577	5/12/22
LOT 32	CYNTHIA K. MENDOZA DE CONTRERAS 5708 N EBONY STREET PHARR, TEXAS 78577	5/12/22
LOT 33	ANA KAREN GARCIA 5707 N EBONY STREET PHARR, TEXAS 78577	5/11/22
LOT 34	JORDY PEREZ 5707 N EBONY STREET PHARR, TEXAS 78577	5/11/22
LOT 35	ELIAS ZAKARIA JR. 5806 N DODGER STREET PHARR, TEXAS 78577	5/07/22
LOT 36	ESPONAS DEVELOPMENT LTD 5808 N DODGER STREET PHARR, TEXAS 78577	5/07/22
LOT 37	VERONICA FERNANDEZ 5802 N DODGER STREET PHARR, TEXAS 78577	5/07/22
LOT 38	JAVIER LOZANO 6004 N DODGER STREET PHARR, TEXAS 78577	5/14/22
LOT 39	ROMIL NOCHE 6006 N DODGER STREET PHARR, TEXAS 78577	
LOT 40	MELLISA NOCHE 6006 N DODGER STREET PHARR, TEXAS 78577	

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALL THE OWNERS OF LOTS 1 THROUGH 74, VACATING PLAT OF MARIA ELISE ESTATES, WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14TH DAY OF May 2022

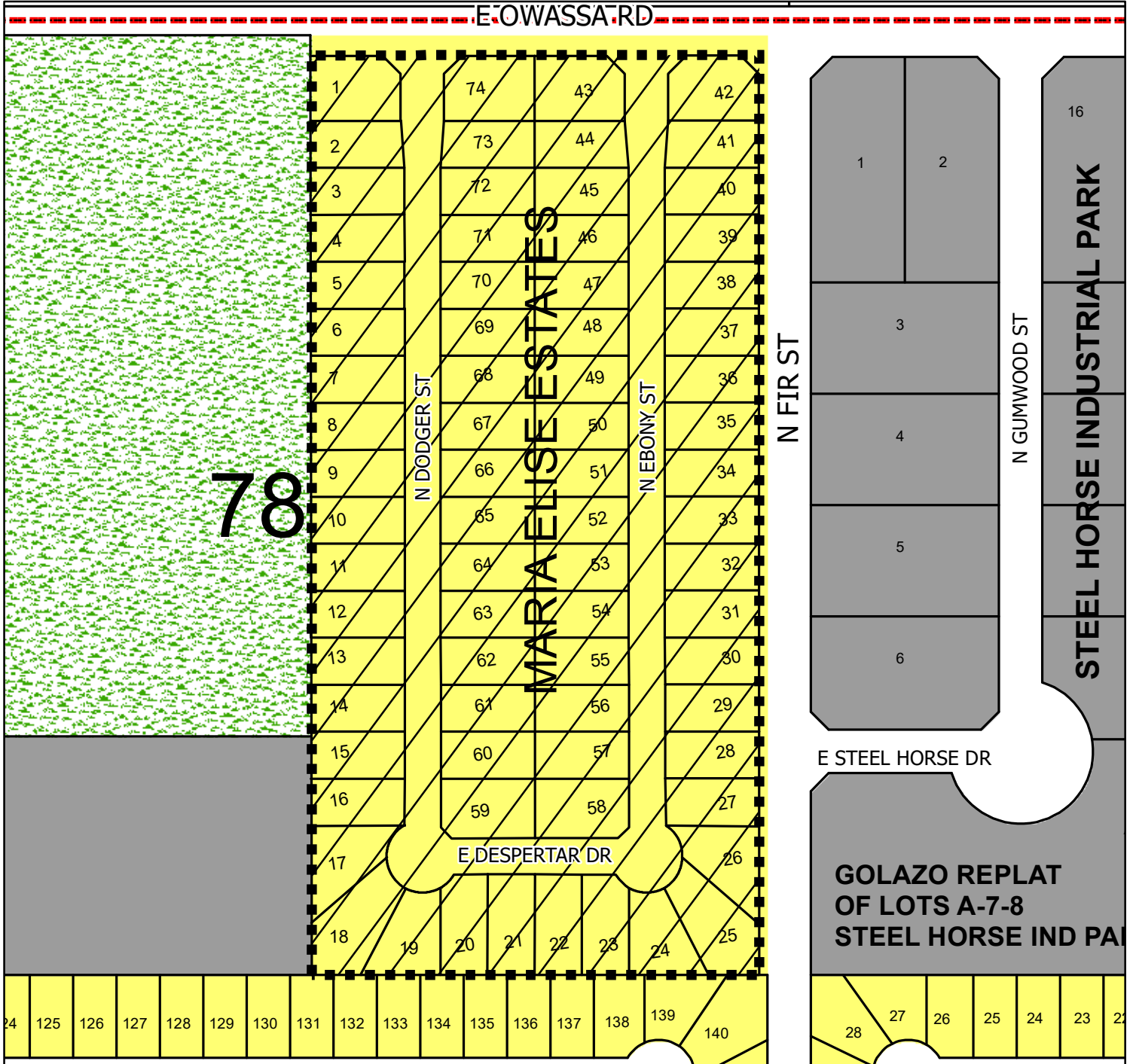
 **Blanca E. Martinez**
BLANCA E. MARTINEZ - NOTARY PUBLIC

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

PAGE 3 OF 3



M:\0-Drafting & Mapping\7-GIS\0-Map Requests\09082022 - Maria Elise Estates\Engineering (AmlA) 8.5x11.mxd

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.

Zoning

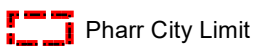
ZONE

- 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

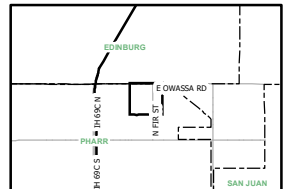
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development



City of Pharr, Texas
Engineering Department
956.402.4242

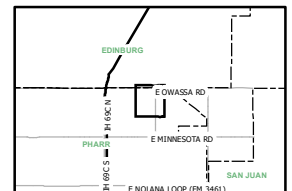
Date: 9/8/2022

Scale: 1 inch = 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.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.6.

DATE SUBMITTED: September 9, 2022

MEETING DATE: September 12, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pablo Soto Jr. P.E., representing Noe Pruneda, owner, is requesting preliminary plat approval of the proposed Lily Sofia Estates Subdivision. The property is legally described as being a 1.00 acre tract of land being the West half (1/2) of Lot 50 and Lot 51, Addition to Las Milpas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Ruisenor Avenue. **SUB#220516**

Classification: Regular

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

Issue: Pablo Soto Jr. P.E., representing Noe Pruneda, owner, is requesting preliminary plat approval of the proposed Lily Sofia Estates Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Lily Sofia Estates Subdivision subject to the following conditions set before you.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 9/9/2022
Approved - 9/9/2022
New -



MEMORANDUM

DATE: MONDAY, SEPTEMBER 12, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR DEVELOPMENT SERVICES

SUBJECT: LILY SOFIA ESTATES SUBDIVISION FILE NO. SUB#220516
--

GENERAL INFORMATION:

APPLICANT: Pablo Soto Jr. P.E., representing Noe Pruneda, owner, is requesting preliminary plat approval of the proposed Lily Sofia Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.00 acre tract of land being the West half (1/2) of Lot 50 and Lot 51, Addition to Las Milpas Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 300 Block of West Ruisenor Avenue.

ZONING: The property is currently zoned Residential Multi-family District (R-MF). The adjacent zones are Residential Multi-family High Density District (R-MFHD) to the north and Residential Multi-family District (R-MF) to the east, south and west. The property is designated for single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Two lots, Single family homes per lot.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Lily Sofia Estates Subdivision subject to the following conditions set before you.

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

1. Provide streetlight layout maximum distance 250', show distances between street lights.
2. Street cut to be done as per City standards.
3. Shall obtain street cut permit for installation of sewer line.

EASEMENTS:

1. Provide exclusive easement to City of Pharr for water & sewer lines, if any.
2. Easements shall not overlap other easements.
3. Show easements dedicated by plat or existing.

**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. Need approved drainage report.

OTHER:

1. Provide all details, street, sewer and water.
2. Staff notes are attached.

STAFF REVIEW MEETING FOR: *LILY SOFIA ESTATES SUBDIVISION*

COMMENTS: **Initials:** J.R. / O.D.L. **AUGUST 30, 2022**

WATER:

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

SEWER:

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

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

Print Name: _____

Signature: _____

Date: _____



Pharr

Fire Department



118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: LILY SOPHIA ESTES SUBD. STAFF REVIEW

Reviewed by: DAGO SOTO
2022

September 8,

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. SUBDIVISION WAS FOUND TO BE WITH IN REASONABLE COMPLIANCE.**



Pharr Public Work



Staff Review Meeting

DATE: 08/10/2022

Lily Sofia Estates

1.00 Acres

S. Gonzalez & W. Ruisenor

Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

- **Show and Attach Erosion & Sediment Control Layout with BMP details.**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Lily Sofia Estates
Subdivision

DATE: September 1, 2022

REVIEW: Preliminary (comments plans dated 8-19-2022)

PLAT

1. Note No. 4---Please verify that the correct benchmark is being used. It appears that benchmark No. 13 is the closest to the development.
2. Add Note---5.0'-ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase".
3. Signatures required for both P.E. and R.P.L.S.
4. Show all existing utility easements.
5. Change detention easement call out to say detention area.

SITE PLAN

1. All individual lots shall have a single service only.
2. Sanitary sewer service shall require a concrete cradle underneath wye.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.

CONSTRUCTION SCHEDULE

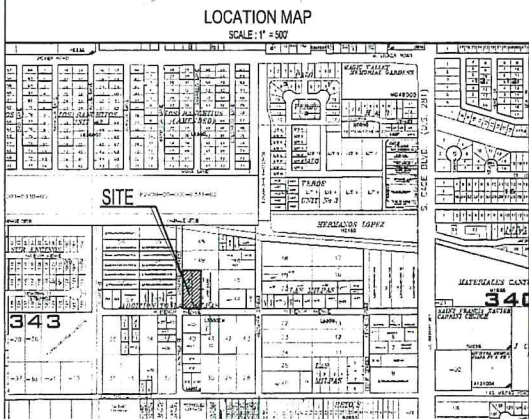
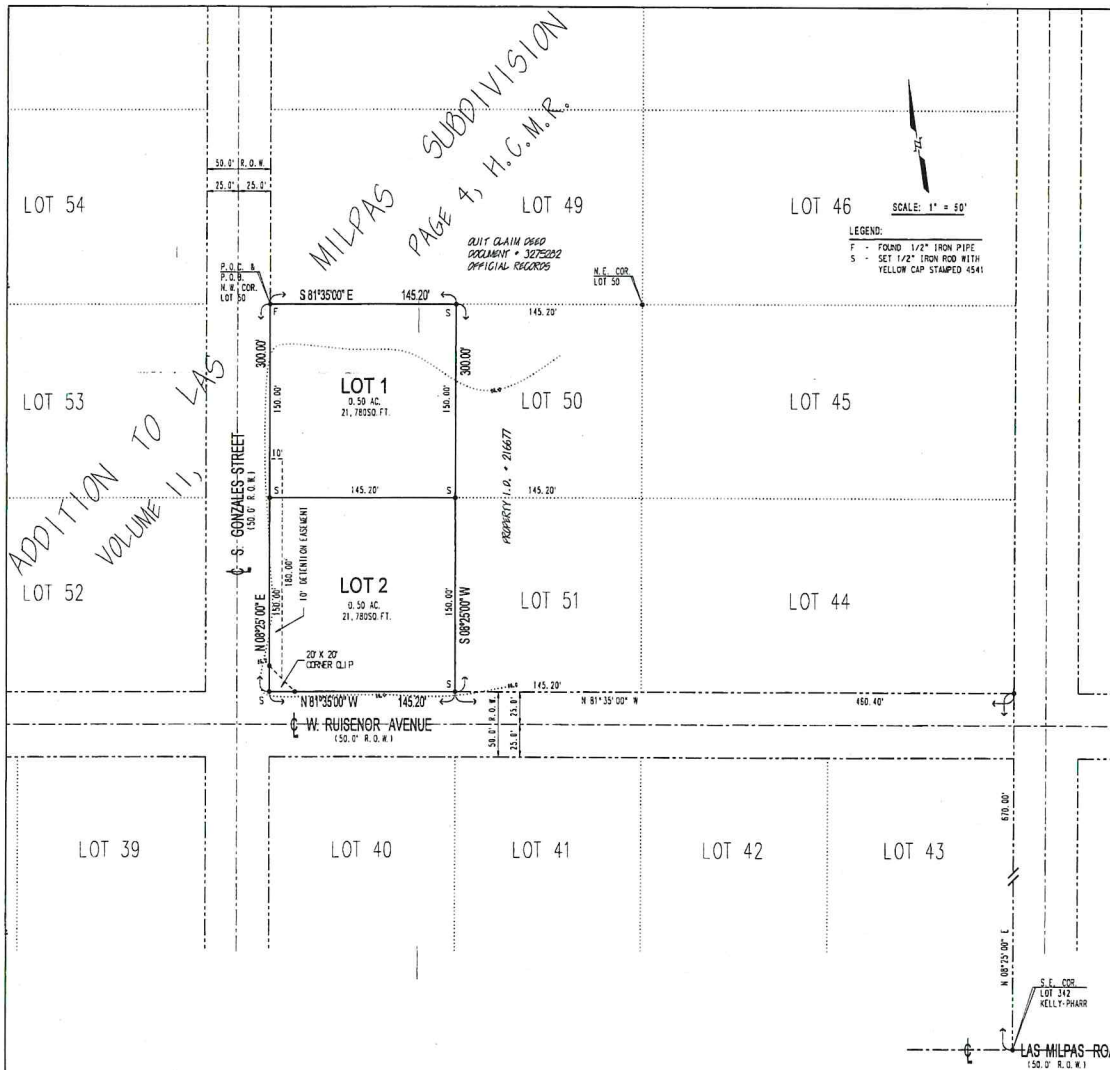
- The contractor shall provide a construction schedule for the above-mentioned subdivision.

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

- Include street cut permit from Public Works.
- Lab testing shall be required for street cut for services.
- Traffic control plan shall be required.



PLAT OF LILY SOFIA ESTATES

A 1.00 ACRE TRACT OF LAND BEING THE WEST HALF (1/2) OF LOT 50 AND LOT 51, ADDITION TO LAS MILPAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 11, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL SUBDIVISION PLAT NOTES :

1. FLOOD ZONE DESIGNATION: ZONE "B".
COMMUNITY-PANEL NO. 408334 0500 B EFFECTIVE DATE: JANUARY 2, 1901
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD
OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE
DEPTH 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.
2. BLDG. SETBACK: AS PER CITY OF PHARR ORDINANCE
3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB.
4. REFERENCE BENCHMARK: CITY OF PHARR BENCHMARK No. 12
NORTHING: 16567586.678 EASTING: 1083737.314 ELEVATION 85.20
LOCATED ON THE EAST OF US 281 APPROXIMATELY 180 FT. ON
LAS MILPAS ROAD, 10.0 FEET SOUTH OF EDGE OF PAVEMENT.
5. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOGS, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
6. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP STAMPED RPLS 4541, OR AS NOTE.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
8. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS REQUIRED BY TCEQ.
9. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.041 ACRES AND A VOLUME OF APPROXIMATELY 0.041 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 ISSUE FOR THIS PLATED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
10. OWNER TO MAINTAIN DETENTION/RETENTION AREA.
11. OWNER TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
12. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
13. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATION SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

METES AND BOUNDS:

A 1.00 acre tract of land being the West Half (1/2) of Lot 50 and Lot 51, Addition to Las Milpas Subdivision, City of Pharr, Hidalgo County, Texas, as per map recorded in Volume 11, Page 4, Map Records of Hidalgo County, Texas, said 1.00 acre tract of land being more particularly described by metes and bounds as follows;

COMMENCING at a three-quarter (3/4) inch pipe found at the Northwest corner of Lot 50 for the Northwest corner of this tract of land and the POINT OF BEGINNING;

THENCE South 81 degrees 35 minutes 00 seconds East, with the North line of said Lot 50, a distance of 145.20 feet to a half (1/2) inch iron rod with a yellow cap stamped RPLS 4541 (cap) set for the Northeast corner of this tract of land;

THENCE South 08 degrees 25 minutes 00 seconds West, at a distance of 150.00 feet pass the common line of said Lot 50 and Lot 51, Addition to Las Milpas Subdivision, at a total distance of 300.00 feet to a half (1/2) inch iron rod with a cap set at the South line of Lot 51, also being the North right of way line of Ruisenor Avenue for the Southeast corner of this tract of land;

THENCE North 81 degrees 35 minutes 00 seconds West, with the South line of said Lot 51, also being the North right of way line of said Ruisenor Avenue, a distance of 145.20 feet to a half (1/2) inch iron rod with a cap set at the Southwest corner of said Lot 51 for the Southwest corner of this tract of land;

THENCE North 08 degrees 25 minutes 00 seconds East, with the West line of said Lot 51, also being the East right of way line Gonzales Street, at a distance of 150.00 feet pass a half (1/2) inch iron rod with cap set at the common corner of said Lot 51 and said Lot 50, thence continuing North 08 degrees 25 minutes 00 seconds East, with the East line of said Lot 50 and the East right of way line of Gonzales Street, at a total distance of 300.00 feet to the POINT OF BEGINNING, containing 1.00 of an acre, more or less.



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

By: _____ DEPUTY

THE STATE OF TEXAS COUNTY OF HIDALGO

I, _____, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HERE AS PRUNEDA ESTATES, SUBDIVISION AN ADDITION OF THE CITY OF PHARR, TEXAS AND WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

NDE PRUNEDA
218 W. RUISEÑOR
PHARR, TEXAS 78577

THE STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ AND _____, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND, BEING BY ME FIRST ORALY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY GAVE THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC _____ AT COMMISSION EXPIRES _____

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATE

THIS PLAT IS HERE BY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____, 2022.

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

PRESIDENT _____ ATTEST: SECRETARY _____

THE STATE OF TEXAS - COUNTY OF HIDALGO CITY OF PHARR PLAT APPROVAL CERTIFICATE

UNDER LOCAL GOVERNMENT CODE 212.015(1)(b), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PRUNEDA ESTATES WAS REVIEWED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF PHARR.

MAYOR, AMBROSIO HERNANDEZ _____ DATE _____ ATTEST: CITY SECRETARY, _____ DATE _____

APPROVAL BY PLANNING AND ZONING COMMISSION:

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

CHAIRMAN PLANNING AND ZONING COMMISSION, DANNY WILITE _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT No.1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 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. ONE
RALPH SESIN, P.E., C.E.M. (GENERAL MANAGER) _____ DATE _____

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, STATE THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS THE _____ DAY OF _____, 2022.

PABLO SOTO, JR., R.P.L.S. 4541
1208 S. IRONWOOD PHARR, TEXAS 78577
TEL: (956) 460-1620 FAX: (956) 287-4634



ENGINEER CERTIFICATE

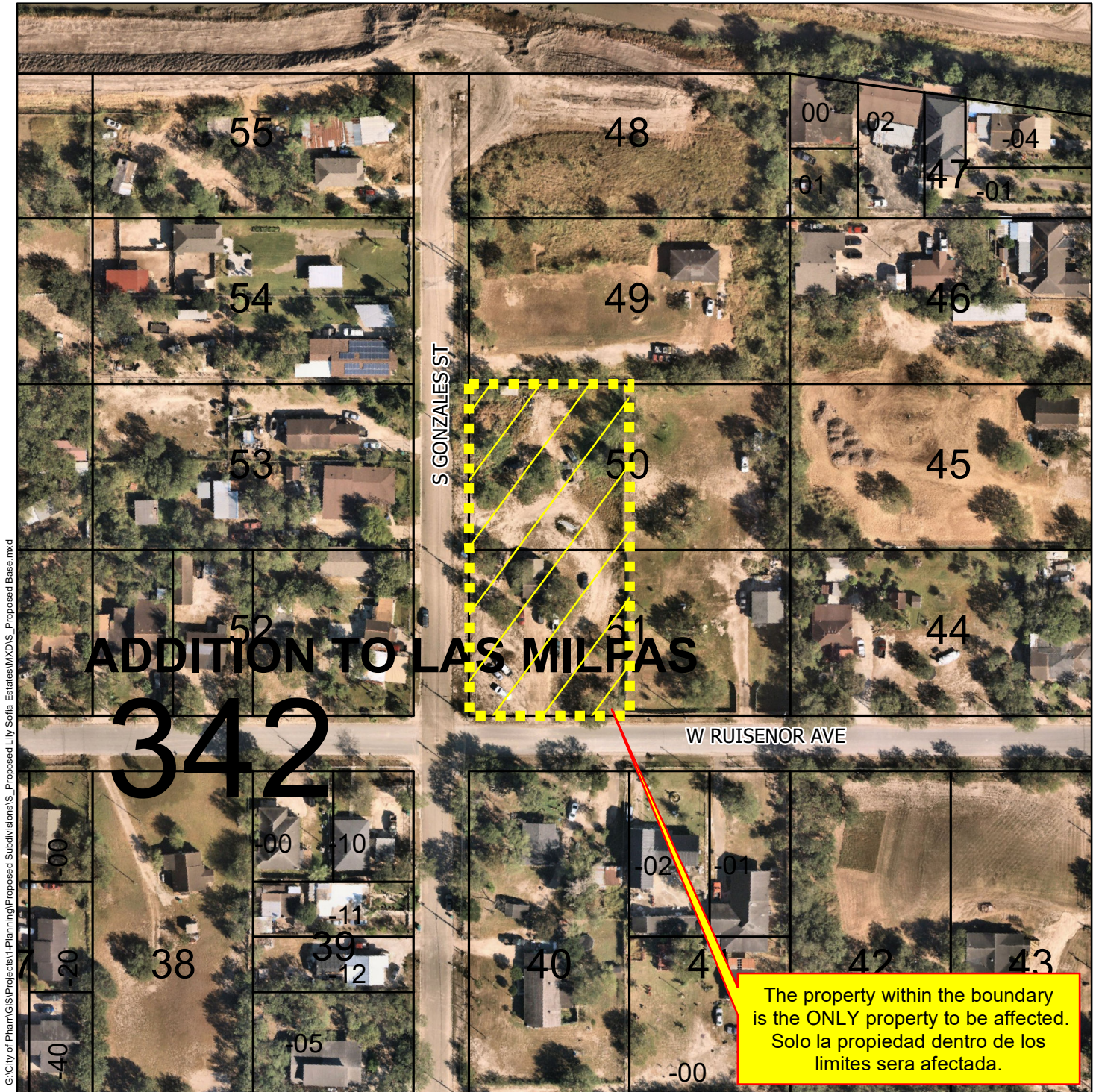
I, THE UNDERSIGNED, PABLO SOTO, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AS HEREIN SHOWN.

DATED THIS THE _____ DAY OF _____, 2022.

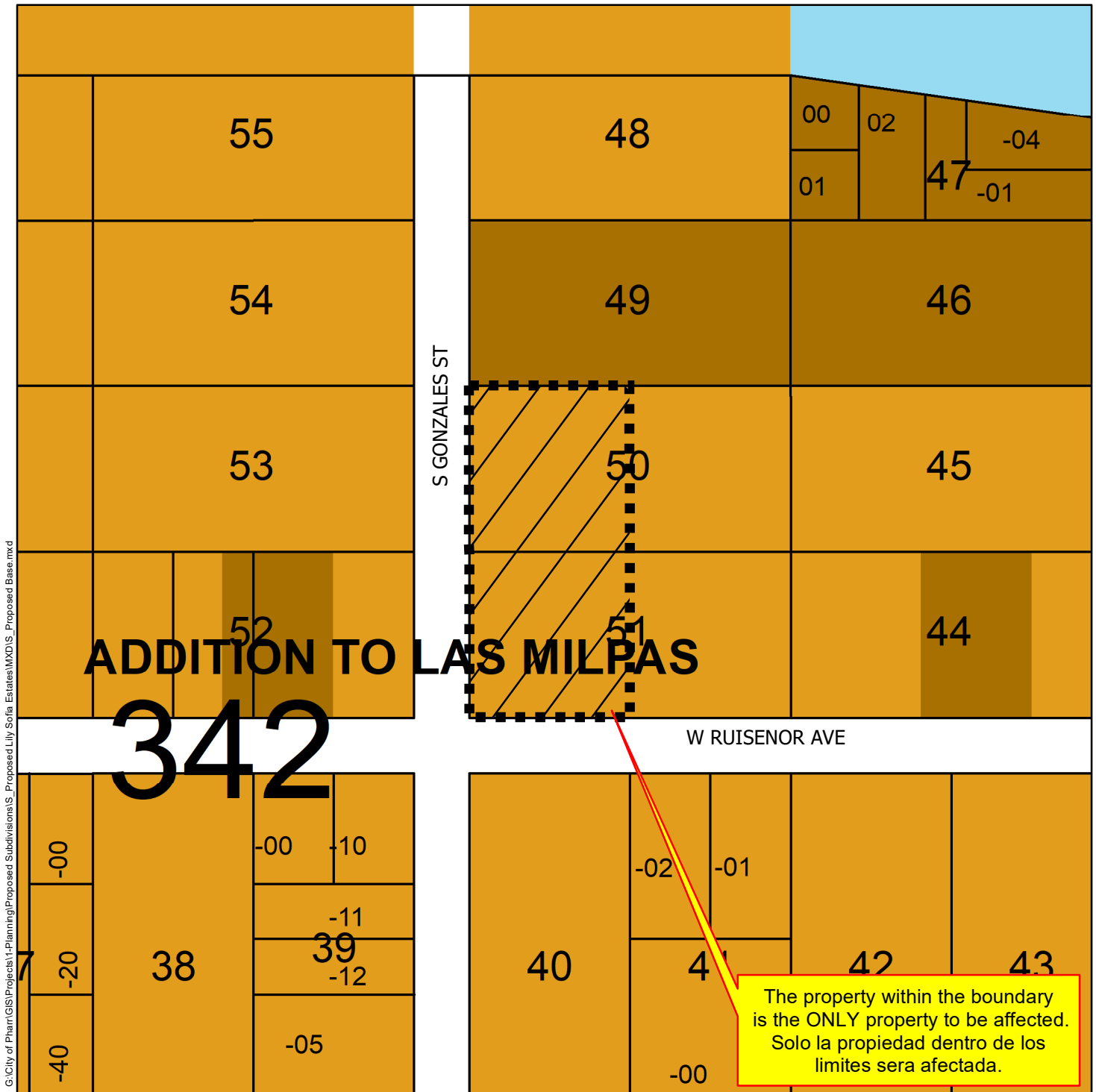


REGISTERED PROFESSIONAL ENGINEER No. 66278 STATE OF TEXAS

PABLO SOTO JR. P.E.
1208 S. IRONWOOD STREET TEL: (956) 460-1620
PHARR, TEXAS 78577



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



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

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

Scale: 1 inch = 130 feet

