

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 14, 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) Approval of Minutes for October 10, 2022.

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

1) Gilberto Espino, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Townhouse Residential District (R-TH). The property is legally described as being 0.599 of an acre more or less, out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2816 S. Cage Blvd. **COZ#220961**

2) Pinpoint Investments, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Single-Family Residential Estate District (R1-E). The property is legally described as being 23.84 acres more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1500 W. Owassa Road. **COZ#220962**

E. PLATS:

1) Westwood Professional Services, Inc., representing K.V. Chowdary, Manager of KVS Development, L.L.C., is requesting preliminary plat approval of the proposed Majestic International Trade Port Phase 1A Subdivision. The property is legally described as being a 49.49 acre tract out of Lots 93, 94, 97 and 98 of Block 31, also Lots 95 and 96, Block 32 and a portion of a 40 foot road, as shown on the Re-Subdivision of Lots 1 and 5 to 32 inclusive of the San Juan Plantation Subdivision. The property is located approximately 950 feet away from City limits along E. Military Hwy. **SUB#220828**

F. ANNOUNCEMENTS:

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

Pursuant to Section 551.071, the 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.

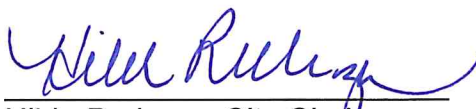
H. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

I. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning & Zoning Commission was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 10th day of November 2022 at 3:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 10TH day of November 2022




Hilda Pedraza, City Clerk

**MINUTES
PLANNING & ZONING COMMISSION
MONDAY, OCTOBER 10, 2022
118 S. CAGE BLVD. 2ND FLOOR**

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

MEMBERS PRESENT: Romeo Robles
Charlie Ramirez
Andy Castro
Jonathan Larraga
Guadalupe Cano

MEMBERS ABSENT: Danny Wylie
Rafael Munguia
Joel Ordaz
Luis Madrigal

STAFF PRESENT: Patricia Rigney, City Attorney
Kimberly Mendoza, Director
Roy Rodriguez, Asst. Director
Eddie Martinez, Planner II
Anaïsa Licerio, Planner II
Laura Fonseca, Planner I
Melissa Ramirez, Administrative Assistant
Alyn Cervantes, Plans Examiner / Inspector

ITEM A. CALL TO ORDER

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

Charlie Ramirez, called the meeting to order at 6:00 p.m. Roll call established a quorum.

Jonathan Larraga moved to excuse absent members. Guadalupe Cano seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. MINUTES

1) APPROVAL OF MINUTES FOR SEPTEMBER 12, 2022

Charlie Ramirez introduced the item.

Andy Castro moved to **approve**. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

2) APPROVAL OF MINUTES FOR SEPTEMBER 26, 2022

Charlie Ramirez introduced the item.

Andy Castro moved to **approve**. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

1) ELBOW'S MAC AND CHEESE TEXAS, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.067 ACRES, MORE OR LESS, OUT OF LOT A, MEDICAL RIDGE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. CUP#220950

Anaisa Licerio, Planner II, introduced the item and stated property was currently General Business District (C). The surrounding area was zoned General Business District (C) to the north and south, Residential Multi-Family High Density (R-MFHD) to the east and City Limits lie to the west and this area was generally designated for commercial use in the Land Use Plan. She further reported eighteen (18) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response for information to the letters and the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). She stated if approved, the owner must comply with all City Ordinances and City Department requirements.

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

Jonathan Larraga moved to **approve** the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

2) RICH HERITAGE CONSTRUCTION INC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD) IN ORDER TO DEVELOP AND CONSTRUCT A DUPLEX ON SUBJECT PROPERTY. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.28 ACRES OUT OF LOT 121, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1506 WEST HERITAGE DRIVE. COZ#220848

Anaisa Licerio, Planner II, introduced the item and stated the property was currently zoned Agricultural and/or Open Space District (A-O). She stated the subject property and the properties 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 November 18, 1986. The property to the east was rezoned to General Business District (C) on February 15, 2000. Later, on November 3, 2014, the property was rezoned to Heavy Industrial District (H-I). The property to the south was rezoned to Medium Density Multi-Family Residential District (R-3) on June 4, 2018. The property to the north was rezoned to Single Family Residential District (R-1) on October 5, 1993. The properties to the west were zoned to Single Family Residential District on April 20, 2004. There have been no other zoning requests within the general vicinity of the subject property since that time. The property was generally designated for single family use in the Land Use Plan. She further reported twenty-two (22) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response for information to the letters or the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request to re-zone to Residential Multi-Family High Density (R-MFHD) as the property meets area requirements and has adequate ingress and egress. She stated if approved, the owner must comply with all City Ordinances and City Department requirements.

Charlie Ramirez opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Charlie Ramirez opened the item for discussion.

There being no discussion, Andy Castro moved to **approve** the request to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

3) TROPICAL SNACKS LLC., D/B/A TROPICAL ISLAND HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION IN A HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT B1, NORTHPOINT SUBDIVISION, PHARR,

HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1911 NORTH VETERANS' BOULEVARD. CUP#220949

Anaisa Licerio, Planner II, introduced the item and stated the property was currently zoned Heavy Commercial District (H-C). The surrounding area was zoned General Business District (C) to the north and south, Residential Multi-Family District (R-MF) to the west, and city limits lie to the east. This area was generally designated for single family use in the Land Use Plan. She reported twenty (20) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response.

Anaisa Licerio, Planner II, further stated staff recommended approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). She stated if approved, the owner must comply with all City Ordinances and City Department requirements.

Charlie Ramirez opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up the public hearing was closed. Charlie Ramirez opened the item for discussion.

There being no discussion, Andy Castro moved to **approve** the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 4) RUBEN PACHECO REPRESENTING ENCARLEN, LTD, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO TOWNHOUSE RESIDENTIAL DISTRICT (R-TH) IN ORDER TO DEVELOP A TWO-LOT SUBDIVISION AND CONSTRUCT A TOWNHOUSE ON EACH OF THE LOTS. THE SUBJECT SITE IS LOCATED ON THE WEST SIDE OF SOUTH SALAMANCA STREET, APPROXIMATELY 260 FT. SOUTH OF WEST HALL ACRES ROAD AND HAS A PHYSICAL ADDRESS OF 2500 SOUTH SALAMANCA STEET. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.22 ACRES MORE OR LESS, OUT OF LOT 8, BLOCK 9, A.J. MCCOLL SUBDIVISION AND HAS A PHYSICAL ADDRESS OF 2500 SOUTH SALAMANCA STREET. COZ: #220952**

Laura Fonseca, Planner I, introduced the item and stated the property to the south was rezoned to Single Family Residential District (R-1) on July 2, 2002. The property to the east was rezoned to Single Family Residential District (R-1) on June 15, 2004. The city limits lie to the west. The property was generally designated for commercial use in the Land Use Plan. She further reported twenty-five (25) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius owners on September 23, 2022, and a legal notice was published in the Advance News Journal on September 21, 2022. Staff received one (1) response for information to the letters and the legal notice and eight (8) responses in opposition.

Laura Fonseca, Planner I, further stated staff recommended approval of the re-zone from General Business District (C) to Townhouse Residential District (R-TH) as the property meets area requirements, is in line with the future land use plan and has adequate ingress and egress. She stated if approved, the owner must comply with all City Ordinances and City Department requirements.

Charlie Ramirez opened the public hearing and asked if anyone signed up to speak. Staff stated six (6) persons in the affected area had signed up and were opposed for various reasons including traffic, safety, and access. The public hearing was closed. Mr. Ramirez opened the item for discussion.

After some discussion, Guadalupe Cano moved to **approve** the request to re-zone from General Business District (C) to Townhouse Residential District (R-TH). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

5) I CAVAZOS MANAGEMENT, LLC., D/B/A TROPICAL ISLAND #2, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS LOT 2B, RE-SUBDIVISION OF LOTS 2 & 3, JACKSON RIDGE COURT SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1801 WEST RIDGE ROAD. CUP#220951

Laura Fonseca, Planner I, introduced the item and stated the property and properties to the north and west were currently zoned General Business District (C). The surrounding area to the east and south was zoned Agricultural and/or Open Space District (A-O). She stated this area was generally designated for commercial use in the Land Use Plan. She further reported nine (9) surrounding property owners were notified of the request by letter on September 23, 2022, and a legal notice was published in the Advance News Journal on September 21, 2022. Staff received no response to the letters or the legal notice.

Laura Fonseca, Planner I, further stated staff recommended approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C)). If approved, the owner must comply with all City Ordinances and City Department requirements.

Charlie Ramirez opened the public hearing and asked if anyone signed up to speak. There being no one signed up the public hearing was closed. Mr. Ramirez opened the item for discussion.

There being no discussion, Jonathan Larraga moved to **approve** the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a

General Business District (C). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS:

None.

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

None.

ITEM G. RECONVENE

None

ITEM H. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Jonathan Larraga second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:48 p.m.

PLANNING & ZONING COMMISSION

Charlie Ramirez, Chairman

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: November 8, 2022

MEETING DATE: November 14, 2022

FROM: Melissa Ramirez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Gilberto Espino, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Townhouse Residential District (R-TH). The property is legally described as being 0.599 of an acre more or less, out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2816 S. Cage Blvd.
COZ#220961

Classification: Public Hearing

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

Issue: Gilberto Espino, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Townhouse Residential District (R-TH).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone to Townhouse Residential District (R-TH) as the property meets area requirements and has adequate ingress and egress.

Alternatives: n/a

Exclude Material from Public Packet? No

Reason: n/a

ROUTING:

Melissa Ramirez
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 11/8/2022
Approved - 11/10/2022
Final Approval - 11/10/2022

MEMORANDUM

DATE: MONDAY, NOVEMBER 14, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From General Business District (C) to Townhouse Residential District (R-TH). The property is legally described as being 0.599 acres more or less, out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2816 S. Cage Blvd. COZ#220961

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:

Gilberto Espino, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Townhouse Residential District (R-TH) in order to develop and construct a 31-lot townhouse development.

The subject site is located on the west side of South Cage Boulevard, approximately 1,150 ft south of West Hall Acres and has a physical address of 2816 South Cage Boulevard. The property is legally described as being 0.599 acre more or less, out of Lot 236, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120' to 150' principle arterial, that runs north and south with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

A portion of the property was rezoned General Business District (C) from Agricultural and/or Open Space (A-O) on August 2, 2021. The remaining portion of the property was rezoned to Residential Multi-Family District (R-MF) on August 2, 2021. The property to the north, south and west were zoned to Agricultural and/or Open Space District (A-O) when the property was annexed to the City of Pharr on May 4, 1976. The property to the north was rezoned to General Business District (C) on December 4, 2007. A portion of the property to the south was rezoned to General Business District (C) on October 3, 1989, leaving the remaining portion as Agricultural and/or Open Space District (A-O). The property to the east was zoned to Planned Unit Development (P.U.D.) on December 21, 1982. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Residential Townhouse District (R-TH) is established to provide adequate space and site diversification for medium-density residential development that is single-family, on separate lots, and typically owner occupied. Townhouse development is a low to medium-density use and before zoning to townhouse usage, the increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space must be met. Townhouse developments must be properly buffered from nonresidential uses and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

Eight (8) letters were mailed out to the surrounding property within a two hundred (200) foot radius owners on October 28, 2022, and a legal notice was published in the Advance News Journal on October 26, 2022. Staff received no response to the letters or the legal notice.

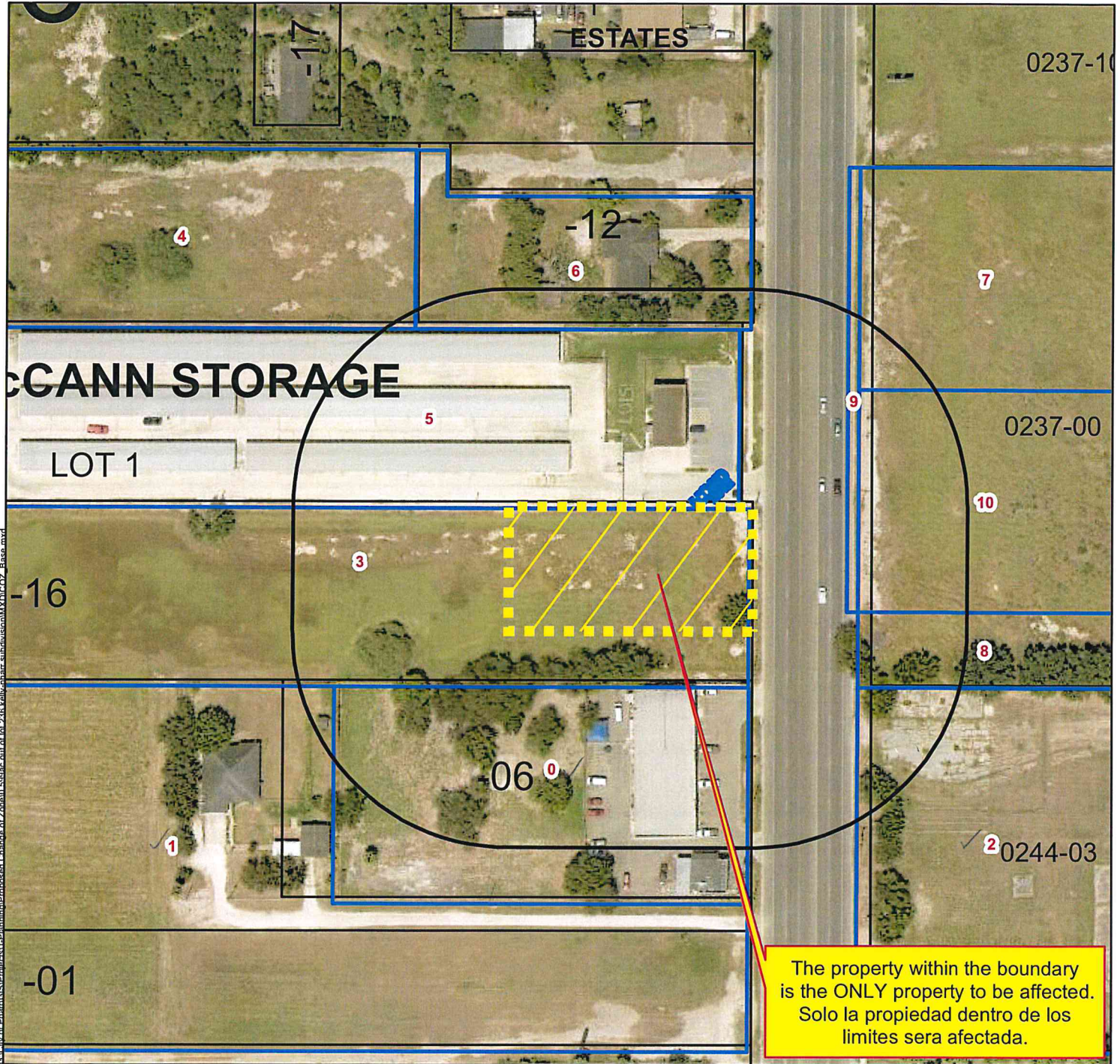
Development Services is recommending approval of the request to re-zone to Townhouse Residential District (R-TH) as the property meets area requirements, and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **November 21, 2022**, at **4:00 p.m.**

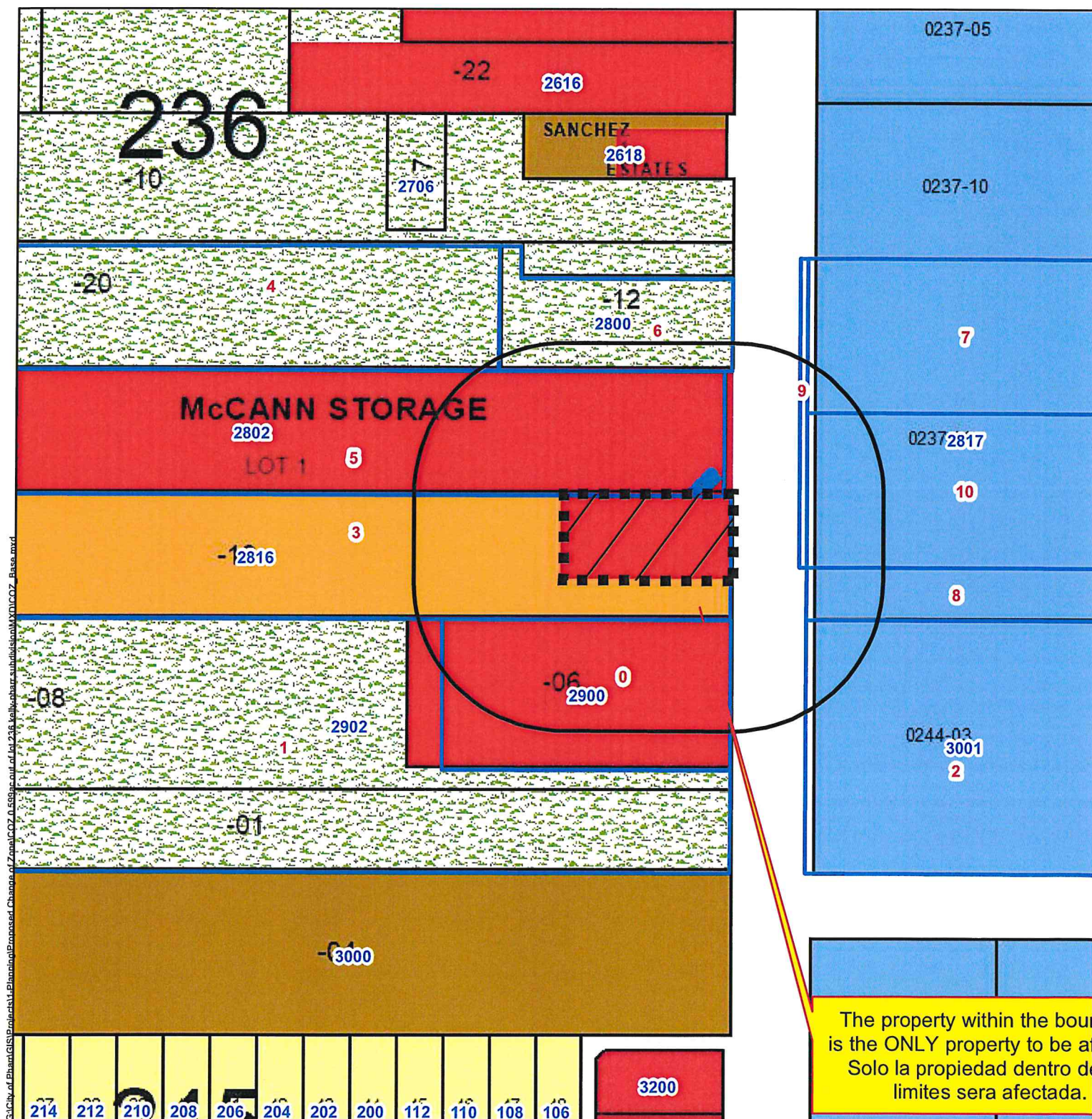
PLANNING COMMISSION OPTIONS:

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

Proposed Change of Zone
2816 S Cage Blvd - 0.599 ac out of lot 236 Kelly-Pharr Subdivision
Melden & Hunt



Proposed Change of Zone
2816 S Cage Blvd - 0.599 ac out of lot 236 Kelly-Pharr Subdivision
Melden & Hunt



Zoning

ZONE

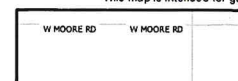
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family

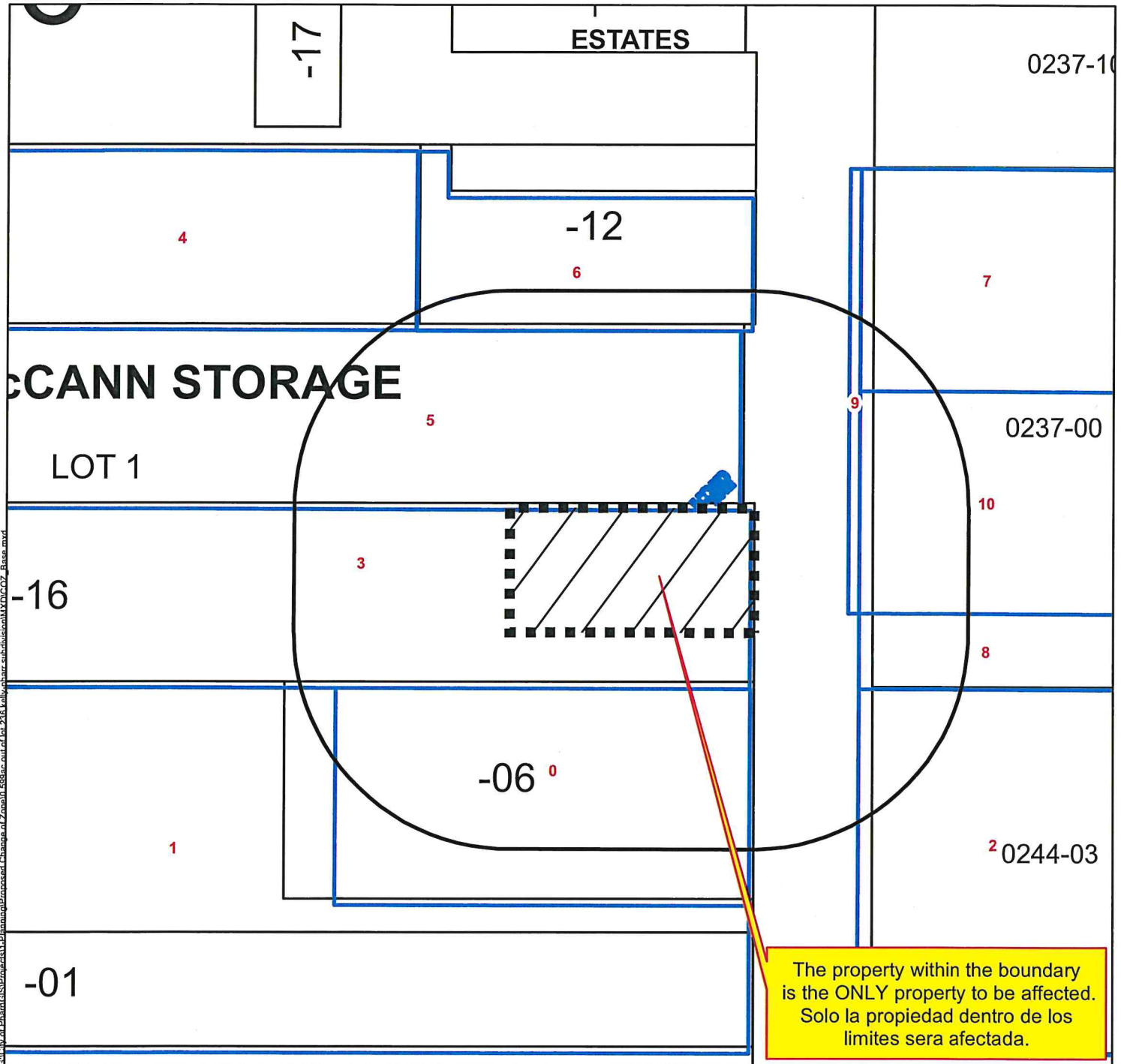
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement

- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD

- Subject Property
- 200 ft. Buffer Zone
- Notified Properties

All information displayed is for informational purposes only. The user is responsible for verifying the information. This map is intended for general reference only.





Zoning

ZONE

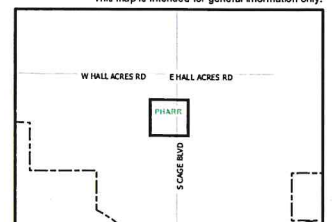
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- 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

- Subject Property
- 200 ft. Buffer Zone
- Notified Properties

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.





Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Melden & Hunt, Inc.

APPLICANT

General Buisness District (C)

CURRENT ZONE

2816 S CAGE BLVD

ADDRESS

Townhouse Residential District (R-TH)

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

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone to Townhouse Residential

District (R-TH) as the property meets area requirements, has adequate ingress and egress. If approved, the
owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca

PREPARED BY

November 1, 2022

DATE



LEGEND

- FOUND No. 4 REBAR
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- S.E. COR. - SOUTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING

L - LOT LINE
S - SAME OWNER

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE No. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 236, KELLY-PHARR AND THE No. 4 REBAR FOUND AT THE NORTHEAST CORNER OF LOT 1, MCGANN STORAGE UNITS SUBDIVISION.
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
4. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 06/08/2022 UNDER MY DIRECTION AND SUPERVISION

ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 09-14-2022



**PLAT SHOWING
0.599 OF ONE ACRE BEING
OUT OF LOT 236
KELLY-PHARR SUBDIVISION
VOLUME 0, PAGE 27, H.C.M.R.
CITY OF PHARR,
HIDALGO COUNTY, TEXAS**

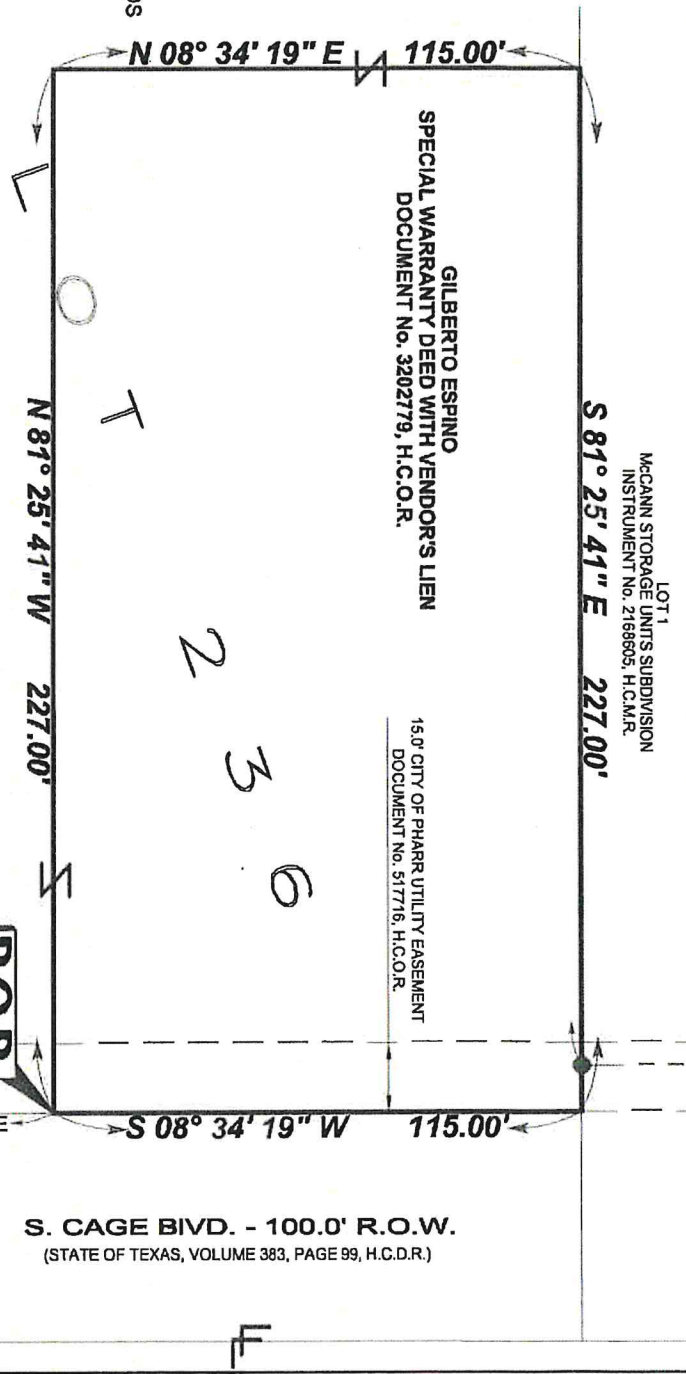


EXHIBIT "B"

**P.O.C.
S.E. COR.
LOT 236**



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

PAGE: 2 OF 2
DATE: 09/13/2022
JOB No. 22494
FILE NAME: 22494
DRAWN BY: Y.B.

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

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AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: November 8, 2022

MEETING DATE: November 14, 2022

FROM: Melissa Ramirez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pinpoint Investments, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Single-Family Residential Estate District (R1-E). The property is legally described as being 23.84 acres more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1500 W. Owassa Road. **COZ#220962**

Classification: Public Hearing

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

Issue: Pinpoint Investments, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Single-Family Residential Estate District (R1-E).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone to Single-Family Residential Estate District (R1-E) as the property meets area requirements, is in line with the future land use plan, and has adequate ingress and egress.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Melissa Ramirez
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 11/8/2022
Approved - 11/10/2022
Final Approval - 11/10/2022

MEMORANDUM

DATE: MONDAY, NOVEMBER 14, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT:	Re-zoning Request: From Single-Family Residential District (R-1) to Single-Family Residential Estate District (R1-E). The property is legally described as being 23.84 acres more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1500 W. Owassa Road. COZ#220962
-----------------	---

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:

Pinpoint Investments, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Single-Family Residential Estate District (R1-E) in order to develop and construct a single family residential development.

The subject site is located on the south side of West Owassa Road, approximately 580 ft west of North Sugar Road and has a physical address of 1500 West Owassa Road. The property is legally described as 23.84 acres more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The subject property fronts West Owassa Road, a 100' minor arterial street that runs west and east with a posted speed limit of 30-45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the west were zoned Single-Family Residential District (R-1) on September 8, 2020. A portion of the property to the east was rezoned to High Density Multi-Family Residential District (R-4) on March 21, 2016. The remaining section to the east and area to the south are currently zoned to Agricultural and or Open Space District (A-O). The city limits lie to the north side of the property. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for single family residential use in the Land Use Plan.

The Single-Family Residential Estate District (R1-E) is established to provide for development of primarily very low-density detached, single-family residences on lots of not less than 10,000 square feet. It is intended for large lot subdivisions to provide sufficient space in appropriate locations for residential development to meet the present and future housing needs. 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 (20) letters were mailed out to the surrounding property within a two hundred (200) foot radius owners on October 28, 2022, and a legal notice was published in the Advance News Journal on October 26, 2022. Staff received one (1) response for information and one (1) response in opposition to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone to Single-Family Residential Estate District (R1-E) 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 **November 21, 2022**, at **4:00 p.m.**

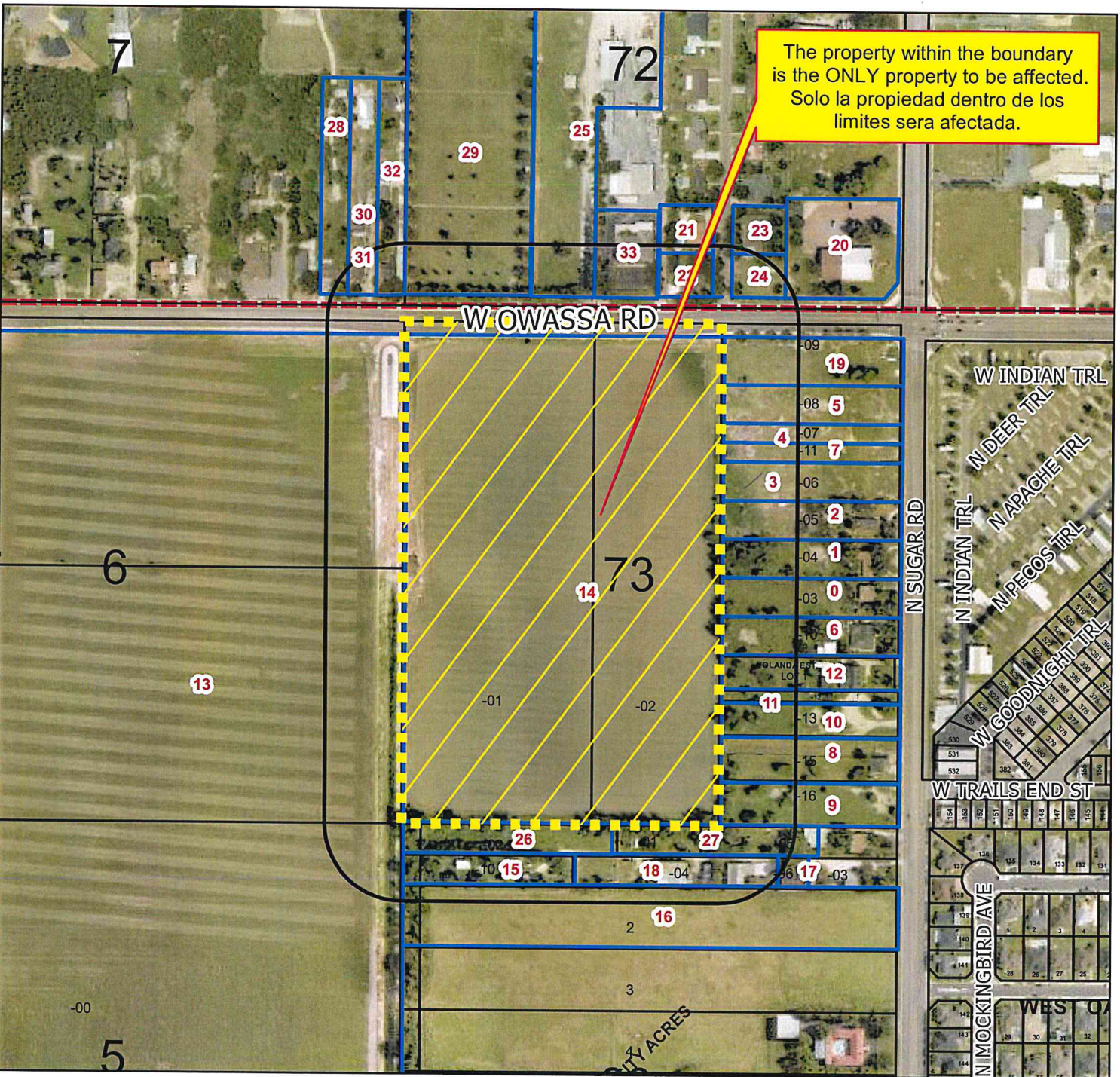
PLANNING COMMISSION OPTIONS:

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

Proposed Change of Zone
1500 blk W Owassa Rd. 23.84 acre out of lot 73 Kelly-Pharr Subdivision
Pinpoint Investments



Pharr
Engineering



Zoning

ZONE

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

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

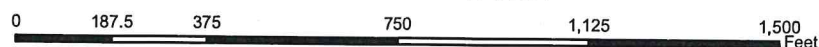
- Subject Property
- 200 ft. Buffer Zone
- Notified Properties

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: 10/25/2022

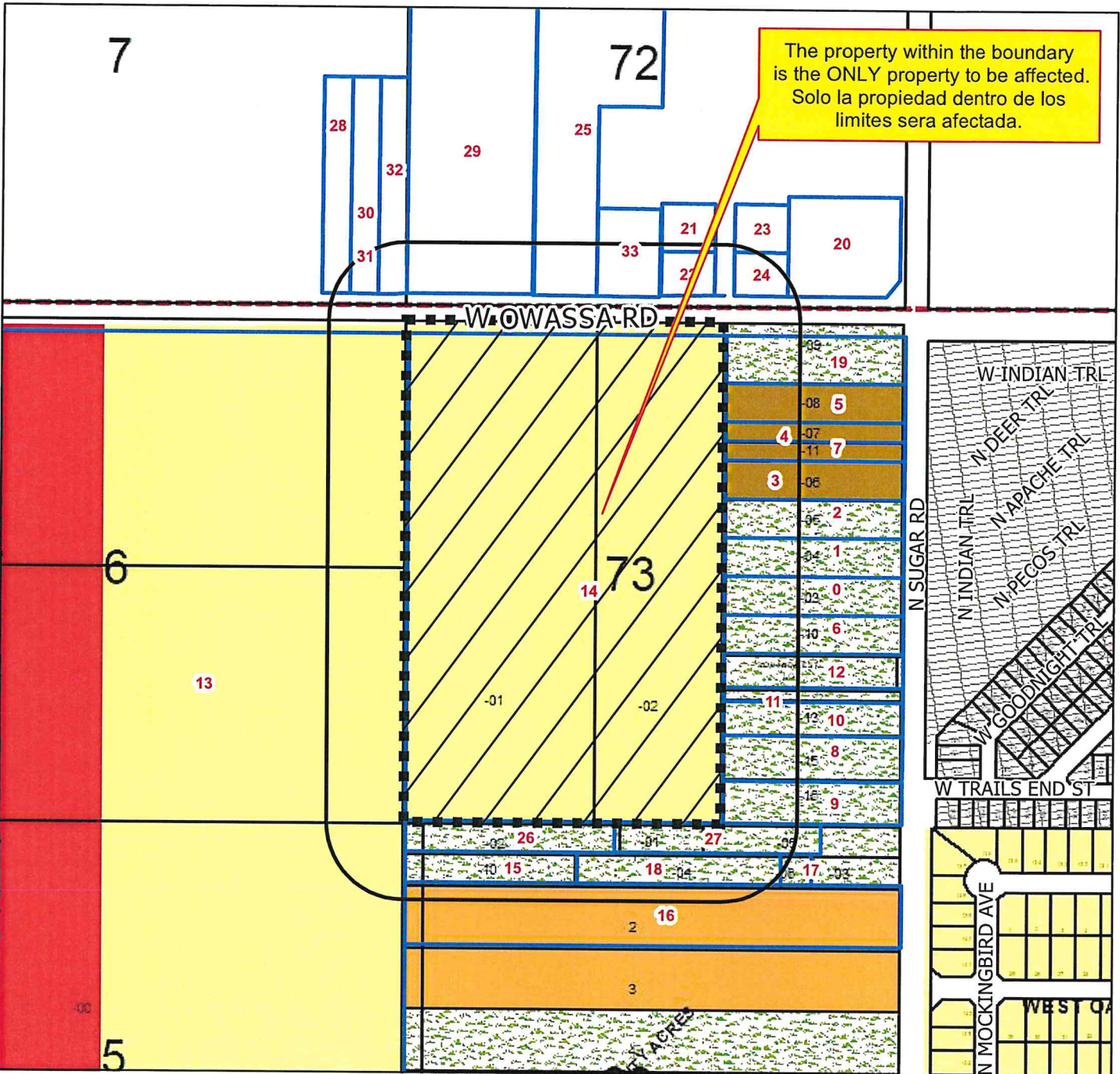
Scale: 1 inch = 374 feet



Proposed Change of Zone
1500 blk W Owassa Rd. 23.84 acre out of lot 73 Kelly-Pharr Subdivision
Pinpoint Investments



Pharr
Engineering



Zoning

ZONE

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

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial

- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

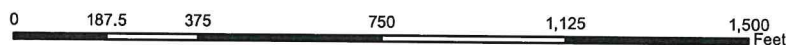
- Subject Property
- 200 ft. Buffer Zone
- Notified Properties

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: 10/25/2022

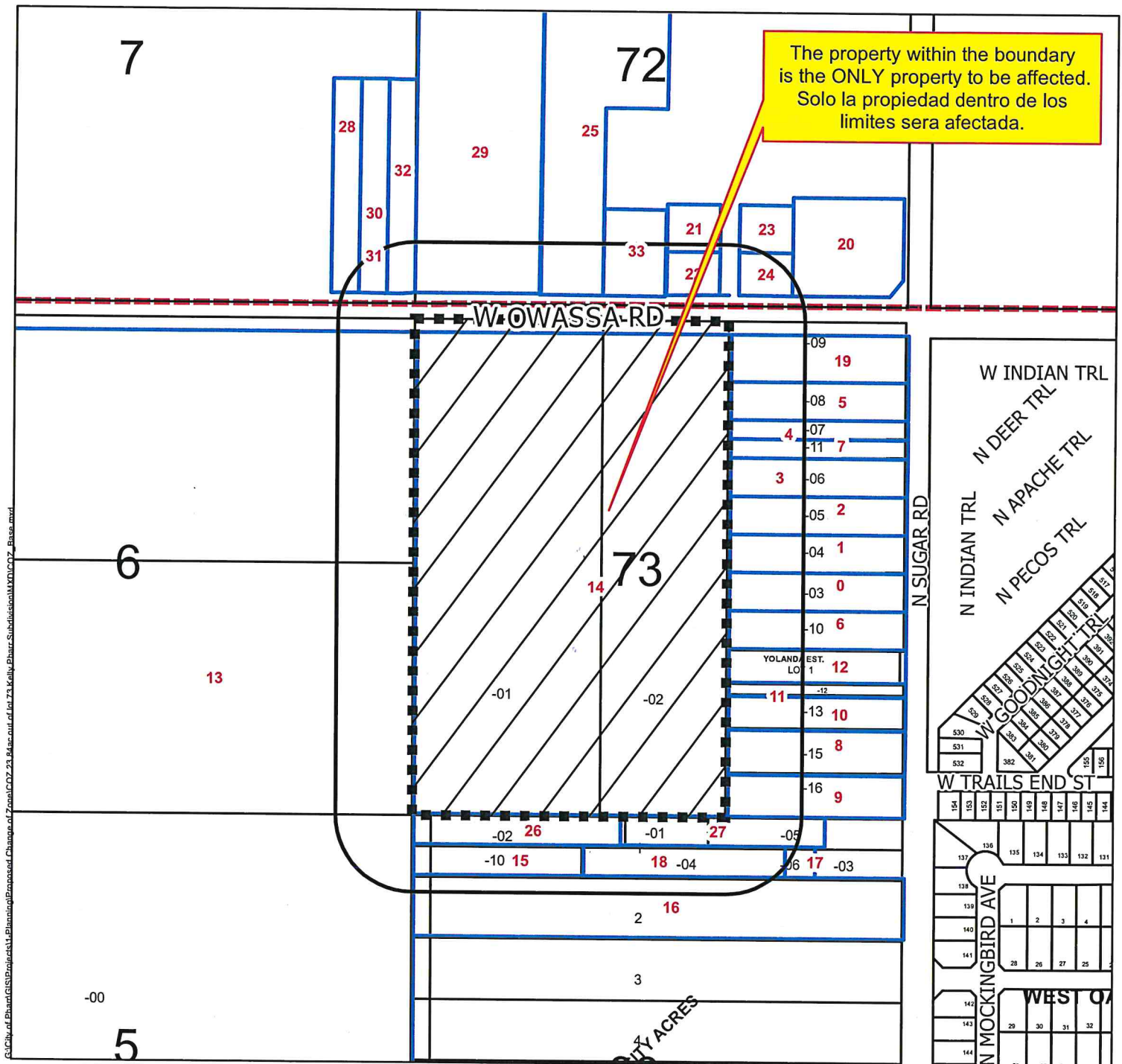
Scale: 1 inch = 374 feet





Pharr

Engineering



Zoning

ZONE

-  Agricultural Open Space
-  Single Family
-  Single Family Small Lot
-  Residential Multi-Family
-  Residential Multi-Family
-  Mobile Home

- | | | | |
|---|-------------------|---|--------------------------|
|  | Townhouse |  | Heavy Industrial |
|  | HUD Code |  | Limited Industrial |
|  | Rail Road R.O.W |  | Neighborhood Commercial |
|  | Government Owned |  | Office Professional |
|  | General Business |  | PSJA ISD |
|  | Business District |  | Hidalgo ISD |
|  | Drainage Easement |  | Valley View ISD |
|  | Heavy Commercial |  | Planned Unit Development |

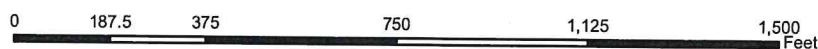
-  Subject Property
 200 ft. Buffer Zone
 Notified Properties

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: 10/25/2022

Scale: 1 inch = 374 feet





Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Pinpoint Investments, LLC.

APPLICANT

1500 W Owassa RD

ADDRESS

Single Family Residential District (R-1)

CURRENT ZONE

Single Family Residential Estates District
(R1-E)

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

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone to Single Family Residential Estate District (R1-E) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca
PREPARED BY

November 1, 2022
DATE



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: November 10, 2022

MEETING DATE: November 14, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Westwood Professional Services, Inc., representing K.V. Chowdary, Manager of KVS Development, L.L.C., is requesting preliminary plat approval of the proposed Majestic International Trade Port Phase 1A Subdivision. The property is legally described as being a 49.49 acre tract out of Lots 93, 94, 97 and 98 of Block 31, also Lots 95 and 96, Block 32 and a portion of a 40 foot road, as shown on the Re-Subdivision of Lots 1 and 5 to 32 inclusive of the San Juan Plantation Subdivision. The property is located approximately 950 feet away from City limits along E. Military Hwy. **SUB#220828**

Classification: Regular

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

Issue: Westwood Professional Services, Inc., representing K.V. Chowdary, Manager of KVS Development, L.L.C., is requesting preliminary plat approval of the proposed Majestic International Trade Port Phase 1A Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Majestic International Trade Port Phase 1A Subdivision without the variances subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 11/10/2022
Approved - 11/10/2022
Final Approval - 11/10/2022



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, NOVEMBER 14, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MAJESTIC INTERNATIONAL TRADE PORT PHASE 1A SUBDIVISION FILE NO. SUB#220828
--

GENERAL INFORMATION:

APPLICANT: Westwood Professional Services, Inc., representing K.V. Chowdary, Manager of KVS Development, L.L.C., is requesting preliminary plat approval of the proposed Majestic International Trade Port Phase 1A Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 49.49 acre tract out of Lots 93, 94, 97 and 98 of Block 31, also Lots 95 and 96, Block 32 and a portion of a 40 foot road, as shown on the Re-Subdivision of Lots 1 and 5 to 32 inclusive of the San Juan Plantation Subdivision.

LOCATION: The property is located approximately 950 feet away from City limits along E. Military Hwy.

ZONING: The property is located within the City of Pharr Extraterritorial Jurisdiction (ETJ). The adjacent zones are within City of Pharr Extraterritorial Jurisdiction (ETJ) to the north, south, east and west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: See attached variances.

RECOMMENDATIONS: City Staff recommends **disapproval** of the preliminary plat and variances as requested. No information, data or calculations as required by the fire department related to the fire flows have been received. Attached are the required conditions that shall be complied with.

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

1. Street lights shall be 250' max spacing, along public street.
2. Shall obtain street cut permits if any, from TxDot department for any street cuts.

EASEMENTS:

1. Provide dimensions for all dedicated easements.
2. Easements shall be 15' exclusive to City of Pharr.
3. Show all easements to be dedicated by plat.
4. Show all existing easements within property.
5. No overlapping easements.

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

1. See attached comments.

DRAINAGE:

1. Provide drainage statement.
2. See attached comments.

OTHER:

1. Subdivision name to be consistent with all other documents (subdivision application and sewer plans).
2. Label all monuments on plat layout.
3. Plat note #6, combine with flood zone statement.
4. H.C.I.D. #2 verify with district for any issues.
5. Plat note #8, verify street location for sidewalks.
6. Update location map to show recorded subdivisions.
7. Fire protection shall be reviewed by county fire marshal and City of Pharr, fire department.
8. Applicant shall apply for voluntary annexation.
9. Staff comments attached.

This item will go before City Commission on November 21, 2022 at 4:00 p.m



November 2, 2022
PK No.: 4651-22.135

Board of Adjustment
CITY OF PHARR
118 South Cage Boulevard
Pharr, Texas 78577

Re: **MAJESTIC INTERNATIONAL TRADE PORT – PHASE 1A**
Hidalgo County

To whom it may concern:

As the owner of the 49.49-acre tract out of lots 93, 94, 97, & 98, Block 31, Lots 95 & 96, Block 32, please accept this letter as formal consent for the variance requests being applied for in the "variance/special exception" application packet. Please accept this letter as formal consent to allow the applicant to act on my behalf for the request of the variances detailed in the variance application packet. If you have any questions regarding the enclosed items or need any additional information, please call me at your convenience.

Sincerely,

KVS Chowdary
Dr. K V. Chowdary

JPG/srw
4651-22.135_Owner Variance Request

November 8, 2022
PK No.: 4651-22.236

Board of Adjustment
CITY OF PHARR

118 South Cage Boulevard
Pharr, Texas 78577

Re: Majestic International Trade Port – Phase 1A
Hidalgo County

To whom it may concern:

The developer & owner of the 49.49-acre tract out of lots 93, 94, 97, & 98, Block 31, Lots 95 & 96, Block 32, are requesting two variances for the proposed Majestic International Trade Port – Phase 1A development.

The first variance request is to waive the requirement to upgrade the existing 10" water main to a 12" water main on US 281 (North boundary of subdivision). With this variance, the acceptable, existing conditions of the water main along US 281 will remain in place. The proposed, on-site fire protection design is a private 12" fire service water line that is fed & pressurized by a water tank (roughly 300,000 gallons +/-) & pump system. The proposed on-site fire suppression system will meet or exceed state & local codes to ensure fire safety needs are met. Additionally, we are proposing to connect the existing 10" water main (controlled by Military Highway Water Supply Corporation) to the existing 12" water main (controlled by City of Pharr) to provide redundancy in the existing 10" water main. We feel the proposed connection between the two entities water mains provides sufficient improvement to the overall system & meets the intent of the City requirement. Furthermore, it is our understanding that MHWSC has no plan in place to make improvements to the existing 10" water main that was installed with the recent 365 toll roadway improvements. However, MHWSC preliminarily indicated that they have no objection to the connection to the City of Pharr's 12" water main. Additionally, MHWSC has no objections to the Developer's proposed, on-site water design (for both domestic & fire services). Finally, the City & County fire departments have no objections to the proposed on-site water design if the developer & engineers provide all the necessary information & details upon engineering review that will ensure the proposed water & fire protection design meets the local codes & standards.

The second variance request is to waive the requirement to install six (6), public fire hydrants spaced at 300 feet along US 281. MHWSC will allow the developer to provide six hydrants spaced at 300 feet along US 281. Because of the current nature of MHWSC's system, these hydrants will not be fire rated.

Sincerely,



John P. Goode

JPG/srw
4651-22.236_Variance Request Narrative



Pharr
Development Services



APPLICATION TO THE
CITY OF PHARR
BOARD OF ADJUSTMENT
FOR A
VARIANCE/SPECIAL EXCEPTION

CITY OF PHARR, TEXAS

INSTRUCTIONS FOR COMPLETING THE REQUEST FOR A VARIANCE/SPECIAL EXCEPTION TO THE BOARD OF ADJUSTMENT

This coversheet is designed to provide you with general information about completing the attached application and should not be considered legal advice. If you have any questions, or do not understand these instructions, you are advised to seek help from a qualified attorney or land use planning expert.

VARIANCES

A variance may be granted to an applicant when the board finds:

- 1) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to lands or buildings in the same zone or neighborhood, and that said circumstances or conditions are such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of such land or building; and
- 2) That the granting of such variance will not be detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located; and
- 3) That the granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the board is the minimum variance that will accomplish this purpose; and
- 4) That the literal enforcement and strict application of the provisions of the ordinance in question will result in an unnecessary hardship inconsistent with the general provisions and intent of that ordinance and that in granting such variance the spirit of the ordinance will be preserved and substantial justice done; and
- 5) In addition to considering the character and use of adjoining buildings and those in the vicinity, the board, in determining its findings, shall take into account the number of persons residing or working in such buildings or upon such land and traffic conditions in the vicinity.

The board may, after public notice and hearing and subject to the conditions and safeguards herein contained, vary or adapt the strict application of any of the terms of this ordinance under the power and authority herein granted and consistent with Article XII, Section 1.91, subsection D.

In granting any variance under the provisions of this ordinance, the board may designate such conditions in connection therewith which, in its opinion, will secure substantially the purpose and intent of this ordinance.

The board may permit the change of occupancy from one nonconforming use to another nonconforming use when the extent of the second nonconforming use is found to be less detrimental to the environment than the first.

The board may permit the enlargement of a nonconforming use only when the enlargement will not prolong the life of the nonconforming use. A specific period of time for the return to conformity can be required.

The board may permit the reconstruction of a nonconforming structure or building on the lot or tract occupied by such building, provided such reconstruction does not, in the judgment of the board,

prevent the return of such property to a conforming use or increase the nonconformity of a nonconforming structure.

The board may permit such variance of the front yard, side yard, rear yard, lot width, lot depth, coverage, minimum setback standards, off-street parking or off-street loading regulations where the literal enforcement of the provisions of this ordinance would result in an unnecessary hardship, and where such variance is necessary to permit a specific parcel of land which differs from other parcels of land in the same district by being of such restricted area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district. A variation from the standard established by this ordinance shall not be granted to relieve a self-created or personal hardship, nor for financial reason only, nor shall such modification be granted to permit any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the district.

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege in developing a parcel of land not permitted by an Ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship on another parcel of land.

The following approval criteria must be met for a variance request to be granted:

- 1) *The variance is not contrary to the public interest.*
 - a) This requires that in order for the variance to be granted, it may not be against the public interest. "Public Interest" for zoning variances is defined as the well-being of the general public, with specific attention to those members of the public that could be directly affected by the proposed variance."
- 2) *Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.*
 - b) This requires that the enforcement of a zoning regulation causes an "unnecessary hardship." The hardship must be **caused by the property itself**, for reasons such as exceptional size or shape, topography or other physical conditions of a parcel of land. The hardship must not be caused by the applicant, cannot be personal in nature, cannot be financial only; and must relate to the very property for which the variance is sought. It must be unique condition, oppressive and not common to other property. Unnecessary hardship is present only where, in the absence of a variance, no reasonable use may be made of the property.
- 3) *Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.*
 - c) This requires that if the Board of Adjustment grants the variance as requested, it will not allow the operation of a use not specifically permitted in the zoning district in which it is located.
- 4) *Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.*
 - d) This examines whether or not the granting of the variance will negatively influence the ability of an adjacent property to be used in a manner appropriate to the zoning district

to which it conforms. This condition also examines the potential of the variance to influence or change the image or perception of the locality, as defined by its built environment, landscaping, natural features and open space, types and style of housing, and other elements that contribute to its distinct identity.

5) *The plight of the owner of the property is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.*

- e) This requires that the dilemma necessitating the request of a variance is the result of exceptional physical characteristics of the property that are unique to the subject property and distinct from those of nearby properties and the district in general. The unique condition from which the hardship arises must not be the result of the actions of the property owner themselves and must not be merely financial in nature.

All 5 (five) conditions are required to be met in order for the Board of Adjustment to grant a variance. The burden of proving that these 5 (five) conditions apply to the subject property is solely the responsibility of the applicant. At the Board of Adjustment hearing, you will be expected to submit evidence proving that the above stated conditions exist.

SPECIAL EXCEPTIONS

A special exception may be granted to an applicant when the board finds:

- 1) That the granting of such exception will not be injurious or otherwise detrimental to the public health, safety, morals and general welfare of the general public, and
- 2) That the granting of such exception will not be detrimental or injurious to the property or improvements in such zone or neighborhood in which the property is located, and
- 3) That the granting of such exception will be in harmony with the general purpose and intent of this ordinance.

In determining its finding, the board shall take into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in such building or upon such land, traffic conditions in the vicinity, and the conformance of such area to the zoning map and general plan.

The board may, after public hearing and subject to the conditions and safeguards herein contained, authorize special exceptions to this ordinance as follows:

- 1) Permit the enlargement of a nonconforming use only when the enlargement will not prolong the life of the nonconforming use. A specific period of time for the return to conformity can be required.
- 2) Permit the use of a lot or lots in any dwelling district adjacent to any other district, even if separated therefrom by an alley or by a street, for the parking of passenger cars under such safeguards and conditions of the more restricted property, provided no other business use is made of such lot or lots.
- 3) Permit such modification of a yard, lot area or lot width regulation requirements as may be necessary to secure appropriate improvement of a parcel of land where such parcel was separately owned on the effective date of this ordinance, and is not adjacent to another parcel of the same ownership and where such parcel is of such size that it cannot be improved without such modification or of such restricted area that it cannot be appropriately improved without such modification.
- 4) Grant conditional use permits in any zone where such uses are allowed conditionally by the provisions of this ordinance.
- 5) Permit the modification of the requirements for signs.
- 6) May grant a permit for the extension of a use, height, or area regulation into an adjoining district for a distance of not more than 25 feet, where the boundary line of the district divides a lot in single ownership as of the effective date of this ordinance.

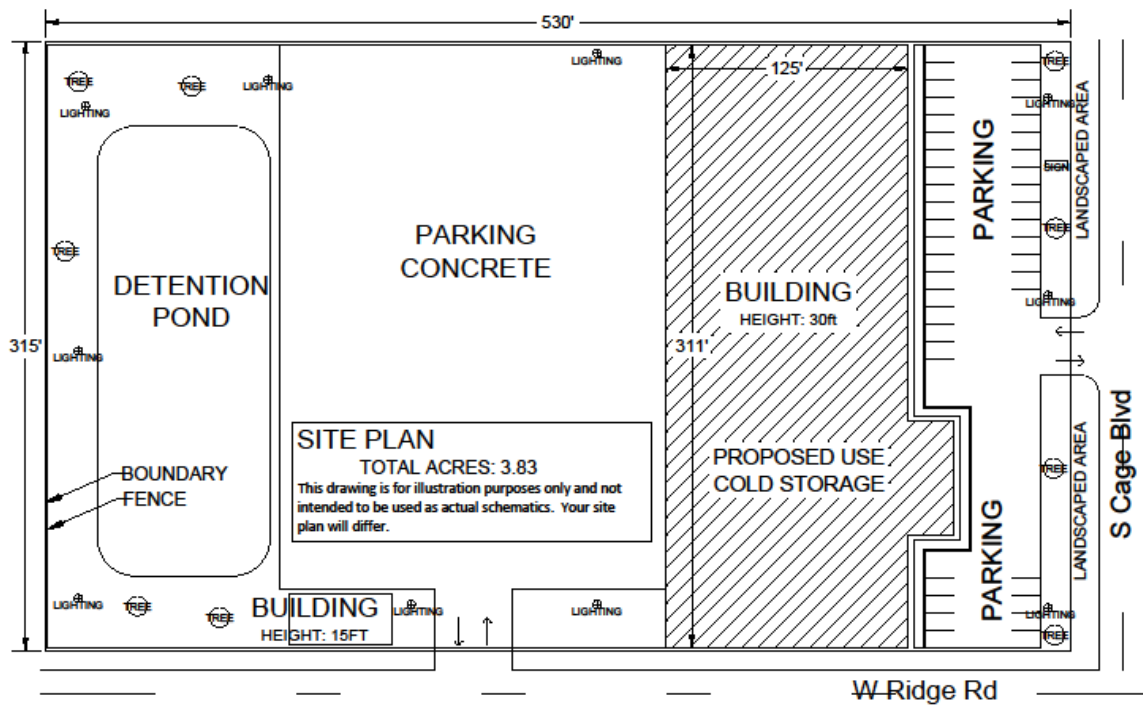
In granting any special exception under the provisions of this ordinance, the board may designate such conditions in connection therewith which, in its opinion, will secure substantially the purpose and intent of this ordinance.

REQUIRED MATERIAL FOR FILING A REQUEST FOR A VARIANCE TO THE BOARD OF ADJUSTMENT

- 1) A completed application for a Variance/Special Exception.
- 2) A copy of the Warranty Deed with Owner's consent.
- 3) If you are acting as an agent/representative for the property, you must bring a letter signed by the owner stating his consent for the request being applied for.
- 4) Application fee of \$750.00
- 5) Narrative: proposed use and intent of variance/special exception.
- 6) A site plan of your property **drawn to scale**. The site plan must contain the following items:
 - a) A North arrow and scale;
 - b) The location of all structures on the subject property and on adjoining property;
 - c) Landscaping and/or fencing of yards and setback areas and proposed changes;
 - d) Design of ingress and egress;
 - e) Off-street parking and loading facilities;
 - f) Height of all structures;
 - g) Proposed uses; and
 - h) The location and type of all signs, including lighting and heights.

Note: Site plan may be preliminary, during building permit process a final site plan showing all city requirements and/or conditions must be submitted. As well as any other required building plans.

EXAMPLE SITE PLAN



APPLICATION FOR VARIANCE/SPECIAL EXEPTION

Application Date: 11 / 01 / 2022

Company Name or Business Entity: Majestic Realty Co.

Applicant: Al Sorrels Phone No.: 972-232-3760
(First) (Middle) (Last)

Mailing Address: 131 E. Exchange Ave, Suite 220, Fort Worth, Tx, 76164
(Address) (City) (State) (Zip)

Email: asorrels@majesticrealty.com

Property Owner: Kondapavuluru Chowdary Phone No.: 956-630-2970
(First) (Middle) (Last)

Owner Mailing Address: S Cynthia St c, McAllen, Tx 78503
(Address) (City) (State) (Zip)

Present Property Zoning: None, (ETJ) Nature of Request: Variance Request

Property Address: SW corner of the intersection of US 281 & San Juan Rd

Property Legal Description: 49.49 acre tract out of Lots 93,94,97 & 98, Block 31, Lots 95&96, Block 32
(Subdivision) (Block) (Lot)

Current use of Property: Agricultural Proposed use of Property: Light Industrial Warehouse Buildings

I hereby certify that the information provided above is true and correct to the best of my knowledge. By signing this application I hereby grant the City of Pharr authorization to do the background and information check(s) necessary to process this application. I also hereby grant employees of the City of Pharr to enter the premises and conduct any inspections necessary to process this application. Alterations, changes or deviations from the plans authorized by this permit are unlawful without written authorization. The applicant hereby agrees to comply with all City Ordinances, Code, Subdivision Regulations, Restrictions, Local, State and Federal Laws and assumes all responsibility for such compliance. I understand that the City of Pharr does not enforce any private restriction, covenant rule, or regulation that may be imposed. If permit becomes invalid for any reason no refunds will be issued.

I hereby request a hearing before the Board of Adjustment and I acknowledge receiving the Guidelines / Restrictions as they will apply to the proposed use.

As agent, appointed by the owner, I am authorized to act on his/her behalf in regards to the above information.

 11/8/22
(Agent Signature) (Date)

Al Sorrels
(Agent Print Name) (Date)

As owner of the above described property, I hereby request a hearing before the Board of Adjustment in reference to the above information.

 11/7/22
(Property Owner Signature) (Date)

Kondapavuluru Chowdary
(Property Owner Print Name) (Date)

CONDITIONS NECESSARY FOR GRANTING A VARIANCE

Below are the conditions that are required to exist in order for the Board of Adjustment to grant a variance request. Describe in detail how the requested variance meets these conditions. (*Attach additional pages if necessary.*)

1. The variance is not contrary to the public interest.

Variance 1: To waive the requirement to upgrade the existing 10" water main to a 12" water main on US 281 (North boundary of subdivision).

The acceptable, existing conditions of the water main along US 281 will remain in place. The proposed, on-site fire protection design is a private 12" fire service water line that is fed & pressurized by a water tank (roughly 300,000 gallons +/-) & pump system. The proposed on-site fire suppression system will meet or exceed state & local codes to ensure fire safety needs are met. Additionally, we are proposing to connect the existing 10" water main (controlled by Military Highway Water Supply Corporation) to the existing 12" water main (controlled by City of Pharr) to provide redundancy in the existing 10" water main. We feel the proposed connection between the two entities water mains provides sufficient improvement to the overall system & meets the intent of the City requirement.

Furthermore, it is our understanding that MHWSC has no plan in place to make improvements to the existing 10" water main that was installed with the recent 365 toll roadway improvements. However, MHWSC preliminarily indicated that they have no objection to the connection to the City of Pharr's 12" water main. Additionally, MHWSC has no objections to the Developer's proposed, on-site water design (for both domestic & fire services). Finally, the City & County fire departments have no objections to the proposed on-site water design as long as the developer & engineers provide all the necessary information & details upon engineering review that will ensure the proposed water & fire protection design meets the local codes & standards.

Variance 2: To waive the requirement to install six (6), public fire hydrants spaced at 300 feet along US 281.

MHWSC will allow the developer to provide six hydrants spaced at 300 feet along US 281. Because of the current nature of MHWSC's system, these hydrants will not be fire rated.

2. Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.

Variance 1: To waive the requirement to upgrade the existing 10" water main to a 12" water main on US 281 (North boundary of subdivision).

It is our understanding that MHWSC has no plan in place to make improvements to the existing 10" water main that was installed with the recent 365 toll roadway improvements. By requiring an upgrade of the existing water main, the City is infringing on the plans of a local entity (MHWSC) within said entity's own CCN (Certificate of Convenience & Necessity). However, we feel the proposed connection between the two entities water mains provides sufficient improvement to the overall system & meets the intent of the City requirement.

Variance 2: To waive the requirement to install six (6), public fire hydrants spaced at 300 feet along US 281.

MHWSC will allow the developer to provide six hydrants spaced at 300 feet along US 281. Because of the current nature of MHWSC's system, these hydrants will not be fire rated. By requiring the developer to install six, public fire hydrants that meet City standard along the developer's frontage, the City is requiring conditions that cannot be guaranteed by the developer.

3. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.

The variances requested in this packet will not authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located. The subject property is located in the City of Pharr's ETJ and is not located in a City district with specified uses. This condition is not applicable to the subject property.

4. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.

Variance 1: To waive the requirement to upgrade the existing 10" water main to a 12" water main on US 281 (North boundary of subdivision).

The acceptable, existing conditions of the existing 10" water main will remain in place for the service of adjacent properties that are also in the City of Pharr's ETJ and not located in a City district.

Variance 2: To waive the requirement to install six (6), public fire hydrants spaced at 300 feet along US 281.

MHWSC will allow the developer to provide six hydrants (non-fire rated) spaced at 300 feet along US 281. Because of the current nature of MHWSC's system, these hydrants will not be fire rated. Adjacent properties with similar conditions can propose the same improvements the developer is proposing.

5. The plight of the owner of the property is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

Variance 1: To waive the requirement to upgrade the existing 10" water main to a 12" water main on US 281 (North boundary of subdivision).

It is our understanding that MHWSC has no plan in place to make improvements to the existing 10" water main that was installed with the recent 365 toll roadway improvements.

Variance 2: To waive the requirement to install six (6), public fire hydrants spaced at 300 feet along US 281.

MHWSC will allow the developer to provide six hydrants (non-fire rated) spaced at 300 feet along US 281. Because of the current nature of MHWSC's system, these hydrants will not be fire rated.

To: Gregory Gerbig, P.E.
From: Heriberto Martinez, Planner II
Date: 09/28/2022
Re: **Pharr Warehouses Phase 1A Subdivision – (Staff review Comments 9-27-2022)**

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

GENERAL PLAT NOTE:

1. Subdivision name to be consistent with all other documents (subdivision application and sewer plans).
2. Provide formation documents for KVS Development, LLC
3. Label and show all existing easements.
4. City of Pharr easements shall read: 15' Exclusive easement to City of Pharr dedicated by plat, if any.
5. Label all monuments on plat layout.
6. Location map scale may be 1"= 500' or 1"= 1000' and update to show recorded subdivisions.
7. Use the word dedicated by plat if adding any easements.
8. Provide dimensions for easements shown on plat layout.
9. Plat note#6, combine with flood zone statement.
10. Show easements placement for M.H.W.S.C., (Military Highway Water Supply Corporation).
11. Applicant shall apply for annexation.
12. Staff plat notes are attached comments.

FIRE DEPARTMENT:

1. See attached comments.

PUBLIC UTILITIES WATER & SEWER:

1. See attached comments.

PUBLIC WORKS:

1. See attached comments.

ENGINEERING DEPARTMENT:

1. See attached comments.

COURTESY REVIEW FOR:

MAJESTIC INTERNATIONAL TRADE PORT

COMMENTS: **Initials:** J.R. / O.D.L. / R.R. **SEPTEMBER 28, 2022**

☐ **Approve** ☐ **Approved with Conditions** ☒ **Denied**

WATER:

- Water belongs to M.H.W.S.C.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Sewer lines will need to be on exclusive easement to the City of Pharr (gravity and force main)
- Will need to show details on new lift station to be constructed
- Lift station will be temporary ONLY for phase 1A and 1B
- Comments made change depending on the circumstances
- Follow City of Pharr Construction Standards Manual.

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

Print Name: _____

Signature: _____

Date: _____



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

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

Subdivision: PHARR WAREHOUSES PHASE 1A SUBD.

Reviewed by Dago Soto & Joe Gonzalez

September 29, 2022

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

Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

1. **(STANDARD PLAT NOTE) Additional fire protection may be required during the building permit phase to meet any additional fire protection requirements.**
2. **Shall provide easements on the utility layout for waterlines and hydrants.**
3. **Shall provide fire hydrant and water valve details.**
4. **Shall provide provide static and residual pressureS for the fire protection of the proposed subdivision CHECK NOTE # 5.**



Pharr Public Work



SUBDIVISION: Staff Review Meeting

DATE: 09/28/2022

Pharr Warehouses Phase 1A Subdivision (Majestic)

49.49 Acres

S. Veterans

Pharr Tx, 78577

Plat Notes:

None

General Notes:

- **Approved Drainage Plan Layout**
- **Obtain A UIR Permit Tex -DOT**
- **Show new City of Pharr logo Storm lids**
- **Show and Attach Erosion & Sediment Control Plan Layout to S.W.P.P.P. (must be legible)**
- **Erosion & Sediment Plan Layout Must be in place prior to any earth disturbance.**
- **Erosion & Sediment Control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (T.P.D.E.S.) and Texas Commission of Environmental Quality (T.C.E.Q.)**
- **Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan w/Notice of Intent (N.O.I) at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance for Notice of Proceed (NTP) is issued.**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Pharr Warehouses Phase
1A Subdivision

DATE: September 29, 2022

REVIEW: Preliminary (comments plans dated 9-21-2022)

PLAT

1. Signature and seal from P.E. and R.P.L.S. are required for plat approval.
2. Note no. 13---Revise note to say... "5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase".
3. Note no. 18---Use the correct City of Pharr drainage directive:
"Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development".
4. Add note---Owners to maintain detention/retention areas.
5. Add note---Owners to maintain ROW and perimeter of subdivision.
6. Add note---Erosion and sediment control during construction shall be in accordance with current Texas pollution discharge elimination system (TPDES).
7. Show all existing and dedicated easements.
8. Show all additional ROW dedications if applicable.

SITE PLAN

1. Provide all pertinent City of Pharr details for water, sewer, storm drainage and paving.
2. Show cross section detail of utility crossings if applicable.
3. Provide fiber optics layout and include conduits and handholes in cost estimate.

DRAINAGE

1. Drainage report shall be reviewed and approved by H.C.D.D. No. 1.

2. Drainage plan to be reviewed and approved at building permit stage.
3. Show drainage pond profile with total detention volume.
4. Post-development calculations shall be based on a 50-year storm event. Ensure correct volume and area are included in drainage directive.

CLOSEOUT DOCUMENTS

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

CONSTRUCTION SCHEDULE

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

ADDITIONAL COMMENTS

- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). Fire hydrants along ROW shall be set 6'-ft from back of curb.
- All entrances that cross over waterlines shall require casing at time of building permit phase. The length of the casing shall be the width of the drive plus 10'-ft. Steel casing will be required for all commercial and industrial drives.
- Obtain all necessary permits from Tx-Dot for waterline, sidewalk, storm sewer tie-in and driveway installation if applicable.



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

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

Subdivision: PHARR WAREHOUSES PHASE 1A SUB

Reviewed by Dago Soto & Joe Gonzalez

September 30, 2022

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

Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

1. **(PLAT NOTES) Additional fire protection may be required during the building permit phase to meet any additional fire protection requirements.**
 2. **Provide easements on the utility layout (waterlines and hydrants).**
 3. **Needs to provide hydrant and valve detail.**
 4. **The proposed 10 inch fire line shall be installed by a licensed sprinkler company.**
 5. **Shall provide static and residual pressures for the fire protection of the proposed subdivision**
CHECK NOTES #5
 6. **Additional information on above ground water tank (300,000) gallons NFPA approved.**
 7. **Additional information by project fire engineer on 2nd water source (looped line).**
-
-

COURTESY REVIEW FOR:

MAJESTIC INTERNATIONAL TRADE PORT

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

WATER:

- Water belongs to M.H.W.S.C.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Will need master plan for future connections and developments
- Sewer lines will need to be on exclusive easement to the City of Pharr (gravity and force main)
- Easement will be required for Lift station location
- Will need to show details on new lift station to be constructed
- Lift station will be temporary ONLY for phase 1A and 1B
- Lift station will need to have access drive for maintenance and accessibility
- Comments made change depending on the circumstances
- Follow City of Pharr Construction Standards Manual.

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

Print Name: _____

Signature: _____

Date: _____

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Pharr Warehouses Phase
1A Subdivision

DATE: September 29, 2022

REVIEW: Preliminary (comments plans dated 9-21-2022)

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"Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development".
4. Add note---Owners to maintain detention/retention areas.
5. Add note---Owners to maintain ROW and perimeter of subdivision.
6. Add note---Erosion and sediment control during construction shall be in accordance with current Texas pollution discharge elimination system (TPDES).
7. Show all existing and dedicated easements.
8. Show all additional ROW dedications if applicable.

SITE PLAN

1. Provide all pertinent City of Pharr details for water, sewer, storm drainage and paving.
2. Show cross section detail of utility crossings if applicable.
3. Provide fiber optics layout and include conduits and handholes in cost estimate.

DRAINAGE

1. Drainage report shall be reviewed and approved by H.C.D.D. No. 1.

2. Drainage plan to be reviewed and approved at building permit stage.
3. Show drainage pond profile with total detention volume.
4. Post-development calculations shall be based on a 50-year storm event. Ensure correct volume and area are included in drainage directive.

CLOSEOUT DOCUMENTS

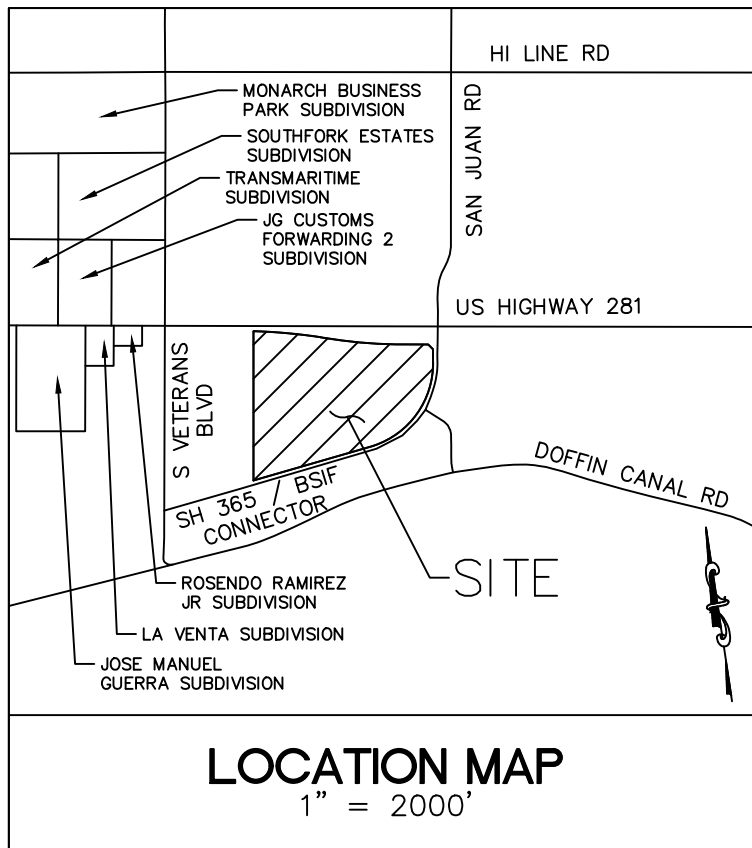
- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

CONSTRUCTION SCHEDULE

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

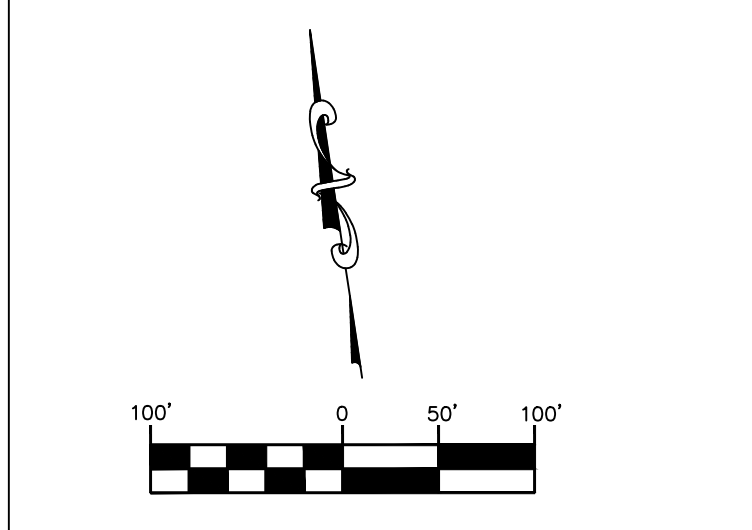
ADDITIONAL COMMENTS

- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). Fire hydrants along ROW shall be set 6'-ft from back of curb.
- All entrances that cross over waterlines shall require casing at time of building permit phase. The length of the casing shall be the width of the drive plus 10'-ft. Steel casing will be required for all commercial and industrial drives.
- Obtain all necessary permits from Tx-Dot for waterline, sidewalk, storm sewer tie-in and driveway installation if applicable.
- Provide details for lift station (capacity, size, pumps, etc.)
- Provide easement to the city of Pharr for the lift station by separate instrument.
- Follow comments sent by email to Mario Garcia in regards to sanitary sewer pipe size and elevation.
- Temporary lift station will be approved until Anaya Rd. sanitary system is completed. Once the system is completed, lift station shall be decommissioned and sewer system as per master plan submitted by SAMES shall be constructed.
- Additional comments/requirements may arise as the process and unknowns start to clear out.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITIES

MAJESTIC INTERNATIONAL TRADE PORT: PHASE 1A SUBDIVISION IS LOCATED WITHIN 1 MILE OF THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF PHARR, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF PHARR AND HIDALGO COUNTY PLANNING DEPARTMENT



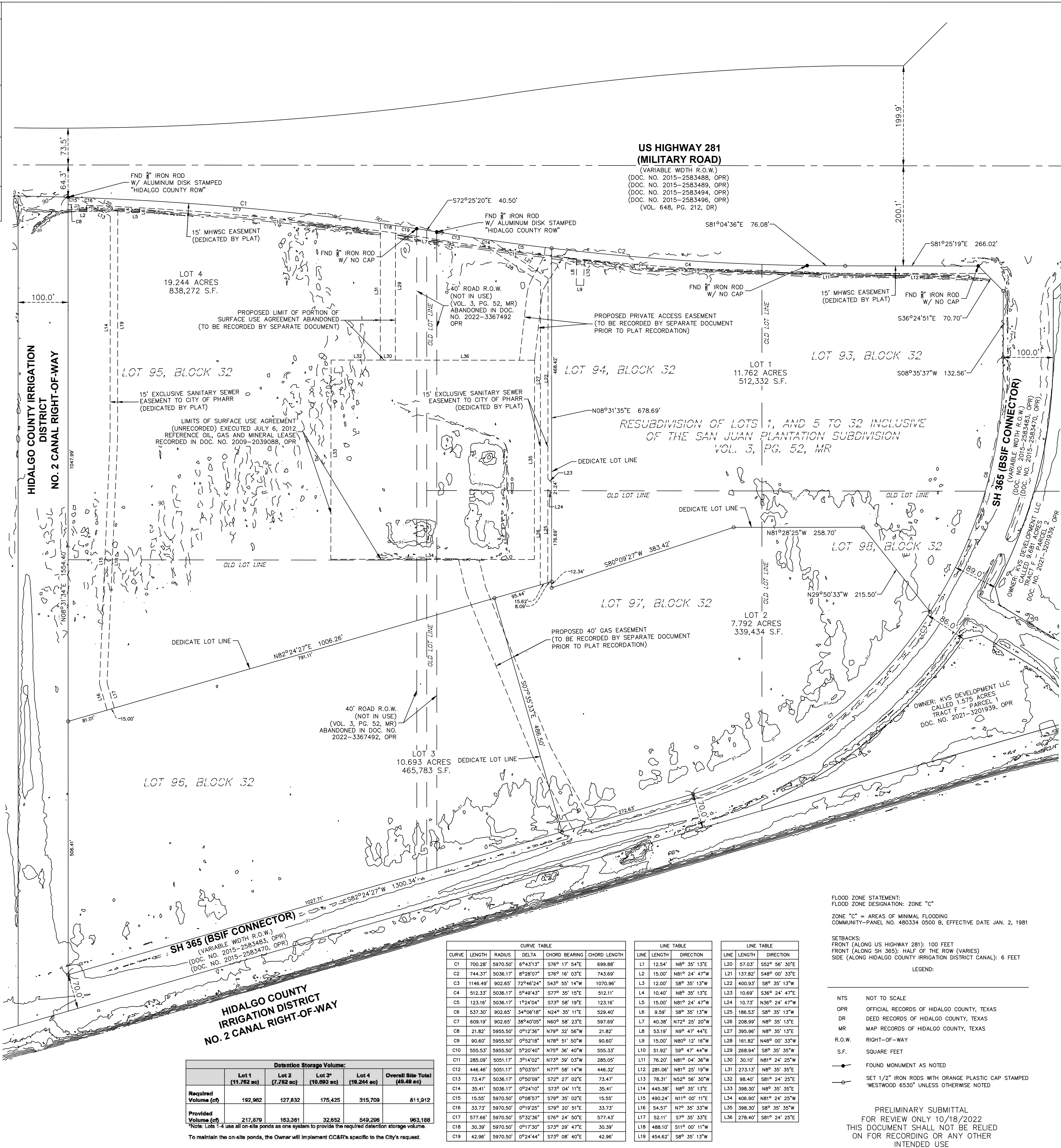
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GENERAL NOTES:

- THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH ZONE (4205), NAD83 (2011 ADJUSTMENT). DISTANCES SHOWN HEREON ARE SURFACE.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83, GEOID08.
- ALL CORNERS DELINEATING THE BOUNDARY OF THE LAND SHOWN HEREIN AS BEING PLATTED HAVE BEEN MARKED WITH A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD 6530", UNLESS OTHERWISE STATED, OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.
- THIS PLAT WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN ON THE RE-SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.
- THIS PLAT IS SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO.
- MINIMUM FINISHED FLOOR ELEVATION: 18" ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- SITE BENCHMARK: MAG NAIL AND WASHER IN CONCRETE CURB ISLAND AT INTERSECTION OF SH 365 AND US HIGHWAY 281. ELEVATION=91.45'.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- DEVELOPER REQUIRED TO INSTALL WHEELCHAIR RAMPS AND LANDINGS AT TIME OF SUBDIVISION CONSTRUCTION.
- LOTS 1 THROUGH 4 SHALL BE FOR COMMERCIAL USE ONLY, THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 THROUGH 4 ARE FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A SURVEYOR'S FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 50.00 FEET, AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCURRING AN EASEMENT.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 3,872 SQUARE FEET OF DETENTION STORAGE IS REQUIRED. FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY BE REQUIRED. THE ENGINEER OF RECORD SHALL OBTAIN A PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.
- OWNERS TO MAINTAIN ROW AND PERIMETER OF SUBDIVISION.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 314.4.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- THE OWNER WILL IMPLEMENT COAR'S SPECIFIC TO THE CITY'S REQUEST.
- IF THE SUBDIVISION IS ANNEXED INTO THE CITY OF PHARR, THEN THE CITY OF PHARR ORDINANCE WILL APPLY.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 19 CERTIFICATION

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 19 ON THIS, _____ DAY OF _____, 2022.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 19 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT _____ ATTEST: SECRETARY _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

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

PRESIDENT _____ ATTEST: SECRETARY _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

STATE OF TEXAS §
COUNTY OF HIDALGO §

FILED FOR RECORD IN
HIDALGO COUNTY
ARTHURO GUERRA, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

STATE OF TEXAS §
COUNTY OF HIDALGO §

A. GREGORY GERRIB
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 118740

WESTWOOD
Phone (210) 265-8300 211 N Loop 1604 E, Suite 205
Toll Free (888) 937-5150 San Antonio, TX 78232
westwoods.com

Westwood Professional Services, Inc.
TBPB'S FIRM NO. 10194064 - TPBE FIRM NO. F-11766
PROJECT NUMBER: R0035795.00
DATE OF PREPARATION: 11/02/2022

PLAT OF
MAJESTIC INTERNATIONAL
TRADE PORT: PHASE 1A
SUBDIVISION

A 49.49 ACRE TRACT OUT OF LOTS 93, 94, 97, AND 98, BLOCK 31, LOTS 95 AND 96, BLOCK 32, AND A PORTION OF A 40-FOOT ROAD (NOT IN USE), AS SHOWN ON THE RE-SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

STATE OF TEXAS §
COUNTY OF HIDALGO §

WE, KVS DEVELOPMENT, LLC, AS OWNERS OF THE 49.49 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MAJESTIC INTERNATIONAL TRADE PORT: PHASE 1A SUBDIVISION, HEREBY SUBDUDE THE LAND AS DEFINED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 202.002, AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

KVS DEVELOPMENT, LLC
2001 S. CYNTHIA STREET, SUITE C
MCALLEN, TEXAS 78503

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

STATE OF TEXAS §
COUNTY OF HIDALGO §

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF MAJESTIC INTERNATIONAL TRADE PORT: PHASE 1A SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2022.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

APPROVED THIS _____ DAY OF _____, 2022.

DANNY WYLE
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

ATTESTED: SECRETARY, CITY OF PHARR _____

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(A)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF MAJESTIC INTERNATIONAL TRADE PORT: PHASE 1A SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON THE _____ DAY OF _____, 2022.

ATTEST: HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

FILED FOR RECORD IN
HIDALGO COUNTY
ARTHURO GUERRA, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS §
COUNTY OF HIDALGO §

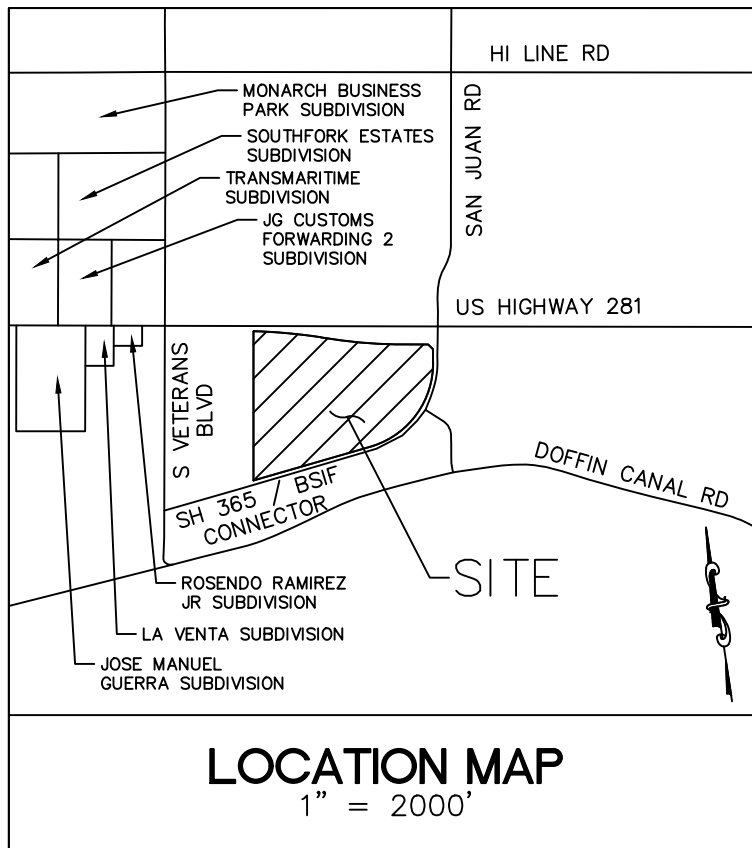
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

STATE OF TEXAS §
COUNTY OF HIDALGO §

A. GREGORY GERRIB
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 118740

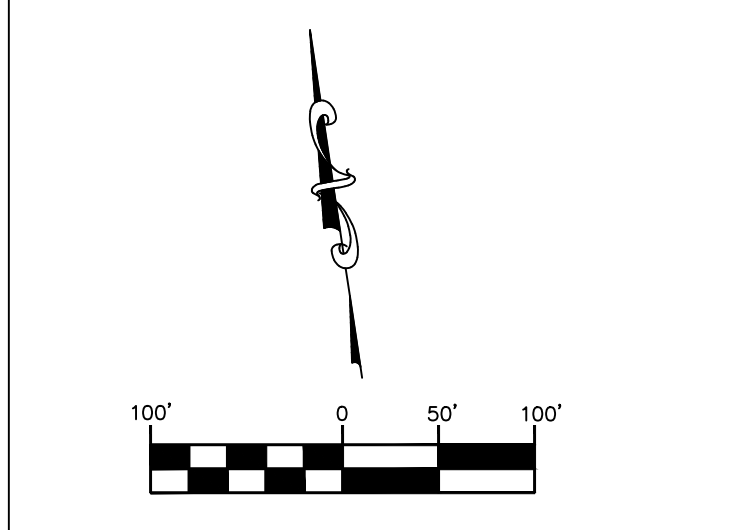
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PROJECT NUMBER: R0035795.00
DATE OF PREPARATION: 11/02/2022



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITIES

MAJESTIC INTERNATIONAL TRADE PORT: PHASE 1A SUBDIVISION IS LOCATED WITHIN 1 MILE OF THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF PHARR, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF PHARR AND HIDALGO COUNTY PLANNING DEPARTMENT

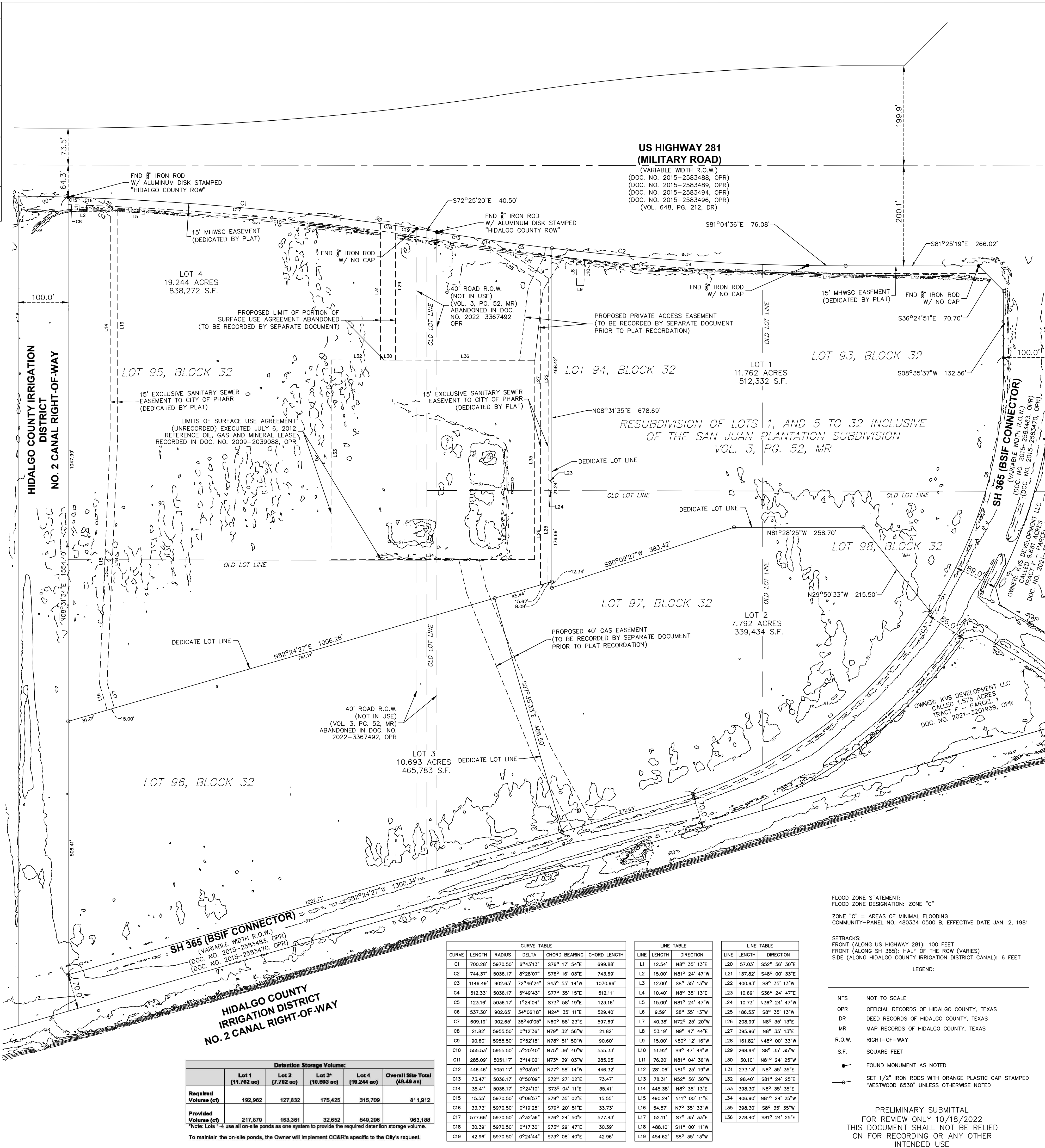


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GENERAL NOTES:

- THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH ZONE (4205), NAD83 (2011 ADJUSTMENT). DISTANCES SHOWN HEREON ARE SURFACE.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83, GEOID08.
- ALL CORNERS DELINEATING THE BOUNDARY OF THE LAND SHOWN HEREON AS BEING PLATTED HAVE BEEN MARKED WITH A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD 6530", UNLESS OTHERWISE STATED, OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.
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- SITE BENCHMARK: MAG NAIL AND WASHER IN CONCRETE CURB ISLAND AT INTERSECTION OF SH 365 AND US HIGHWAY 281. E=1090.499.88', ELEVATION=91.45'.
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HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 19 CERTIFICATION

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 19 ON THIS, _____ DAY OF _____, 2022.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 19 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT _____ ATTEST: SECRETARY _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

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

PRESIDENT _____ ATTEST: SECRETARY _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

STATE OF TEXAS §
COUNTY OF HIDALGO §

FILED FOR RECORD IN
HIDALGO COUNTY
ARTHUR GUERRA, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

Westwood

Phone (210) 265-8300 211 N Loop 1604 E, Suite 205
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TBPB FIRM NO. 10194064 - TPBE FIRM NO. F-11766
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DATE OF PREPARATION: 11/02/2022

A. GREGORY GERRIG
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 118740

FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C"
ZONE "C" = AREAS OF MINIMAL FLOODING
COMMUNITY-PANEL NO. 480334 0500 B, EFFECTIVE DATE JAN. 2, 1981

SETBACKS:
FRONT (ALONG US HIGHWAY 281): 100 FEET
SIDE (ALONG HIDALGO COUNTY IRRIGATION DISTRICT CANAL): 6 FEET

LEGEND:
NTS NOT TO SCALE
OPR OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
DDR DEED RECORDS OF HIDALGO COUNTY, TEXAS
MR MAP RECORDS OF HIDALGO COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
S.F. SQUARE FEET
— SQUARE MONUMENT AS NOTED
— SET 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "WESTWOOD 6530" UNLESS OTHERWISE NOTED

PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 10/18/2022
THIS DOCUMENT SHALL NOT BE RELIED
ON FOR RECORDING OR ANY OTHER
INTENDED USE

Detention Storage Volume:				
Curve	Length	Radius	Delta	Chord Bearing
C1	700.28	5970.50	6°43'13"	S76°17'54"E
C2	744.37	5036.17	8°28'07"	S78°16'03"E
C3	1146.49	902.65	72°46'24"	S43°55'14"W
C4	512.33	5036.17	5°49'43"	S77°35'15"E
C5	123.16	5036.17	1°24'04"	S73°58'19"E
C6	537.30	902.65	34°06'18"	N24°35'11"E
C7	609.19	902.65	38°40'05"	N60°58'23"E
C8	21.82	5955.50	0°12'36"	N79°32'56"W
C9	90.60	5955.50	0°52'18"	N78°51'50"W
C10	555.53	5955.50	5°20'40"	N75°36'40"W
C11	285.05	5051.17	3°14'02"	N73°39'03"W
C12	446.46	5051.17	5°03'51"	N77°58'14"W
C13	73.47	5036.17	0°50'09"	S72°27'02"E
C14	35.41	5036.17	0°24'10"	S73°04'11"E
C15	15.55	5970.50	0°08'57"	S79°35'02"E
C16	33.73	5970.50	0°19'25"	S79°20'51"E
C17	577.66	5970.50	5°32'36"	S78°24'50"E
C18	30.39	5970.50	0°17'30"	S73°29'47"E
C19	42.96	5970.50	0°24'44"	S73°08'40"E

LINE TABLE				
Line	Length	Direction		
L1	12.54'	N8°35'13"E		
L2	15.00'	N81°24'47"W		
L3	12.00'	S8°35'13"W		
L4	10.40'	N8°35'13"E		
L5	15.00'	N81°24'47"W		
L6	9.59'	S8°35'13"W		
L7	40.38'	N72°25'20"W		
L8	53.19'	N8°47'44"E		
L9	15.00'	N80°12'16"W		
L10	51.92'	S9°47'44"W		
L11	76.20'	N81°24'25"W		
L12	281.06'	N81°25'19"W		
L13	78.31'	N52°56'30"W		
L14	445.38'	N8°35'13"E		
L15	490.24'	N11°00'11"E		
L16	54.57'	N7°35'33"W		
L17	52.11'	S7°35'33"E		
L18	488.10'	S11°00'11"W		
L19	454.62'	S8°35'13"W		

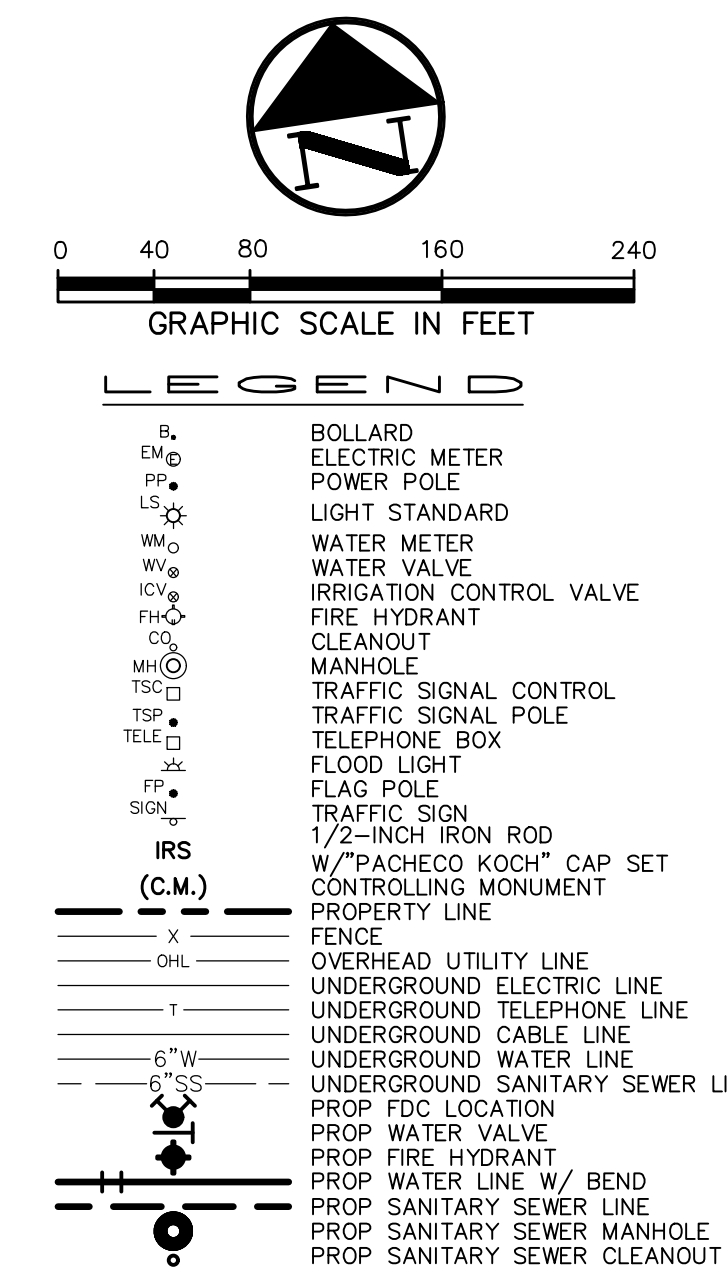
LINE TABLE				
Line	Length	Direction		
L20	57.03'	S82°56'30"E		
L21	137.82'	S48°00'33"E		
L22	400.93'	S8°35'13"W		
L23	10.69'	S36°24'47"E		
L24	10.73'	N36°24'47"W		
L25	186.53'	S8°35'13"W		
L26	208.99'	N8°35'13"E		
L27	395.96'	N8°35'13"E		
L28	161.82'	N48°00'33"W		
L29	268.94'	S8°35'35"W		
L30	30.10'	N81°24'25"W		
L31	273.13'	N8°35'35"E		
L32	98.40'	S81°24'25"W		
L33	398.30'	N8°35'35"E		
L34	406.90'	N81°24'25"W		
L35	398.30'	S8°35'35"W		
L36	278.40'	S81°24'25"E		

Required Volume (cf)					
Lot	Volume	Lot	Volume	Lot	
Lot 1 (11,762 ac)	162,862	Lot 2 (7,792 ac)	127,832	Lot 3 (10,693 ac)	175,425
Lot 4 (16,244 ac)	315,709	Overall Site Total (49.49 ac)	811,812		

Provided Volume (cf)					
Lot	Volume	Lot	Volume	Lot	
Lot 1 (11,762 ac)	217,879	Lot 2 (7,792 ac)	163,381	Lot 3 (10,693 ac)	32,652
Lot 4 (16,244 ac)	549,208	Overall Site Total (49.49 ac)	963,118		

Note: Lots 1-4 use all on-site ponds as one system to provide the required detention storage volume.

To maintain the on-site ponds, the Owner will implement CC&R's specific to the City's request.



CONTACT:	
DIG-TESS	1-800-DIG-TESS
ATMOS ENERGY	1-800-332-8667
ONCOR ELECTRIC	972-888-1359
AT&T	1-817-589-1056
CHARTER SPECTRUM	1-817-205-8177
TXU	1-800-711-9112
TEXAS ONE CALL	811
48 HOURS PRIOR TO CONSTRUCTION	

BM# " X " CUT ON

ELEV=_____

NOT FOR CONSTRUCTION

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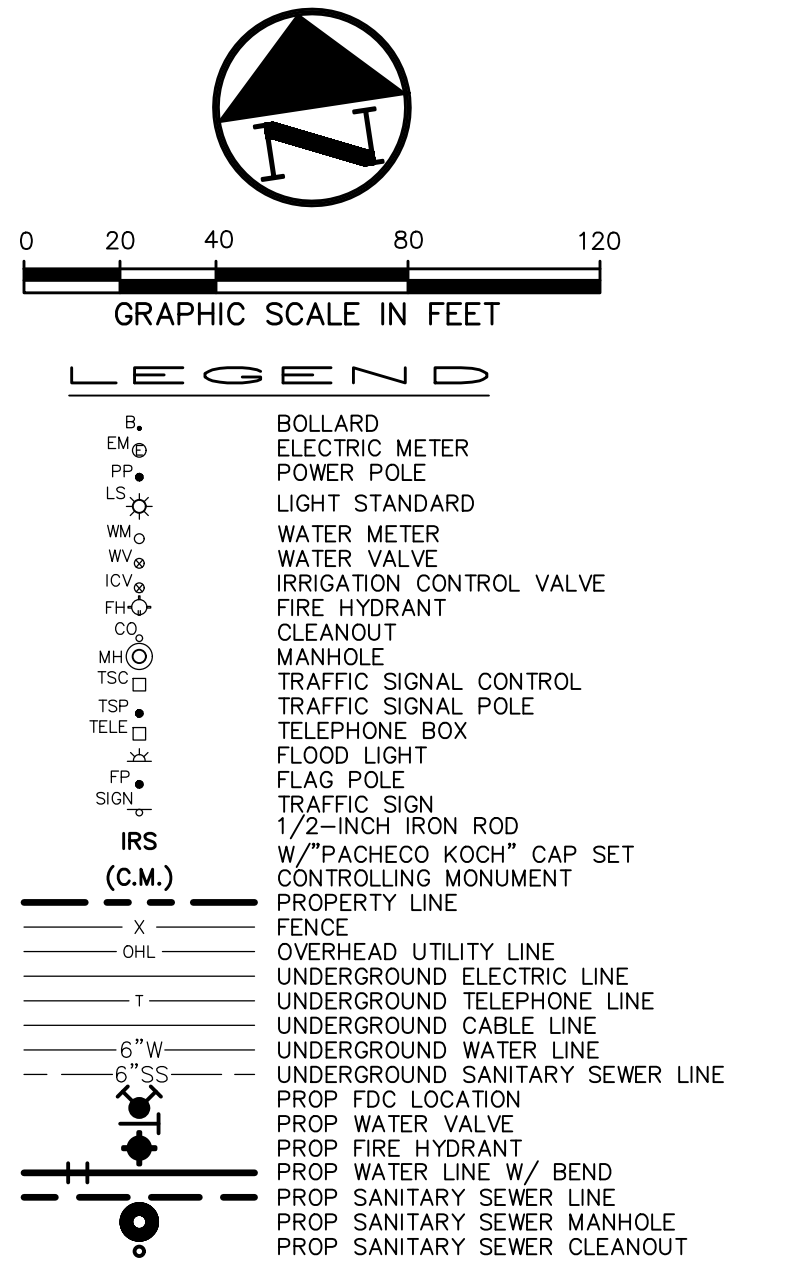
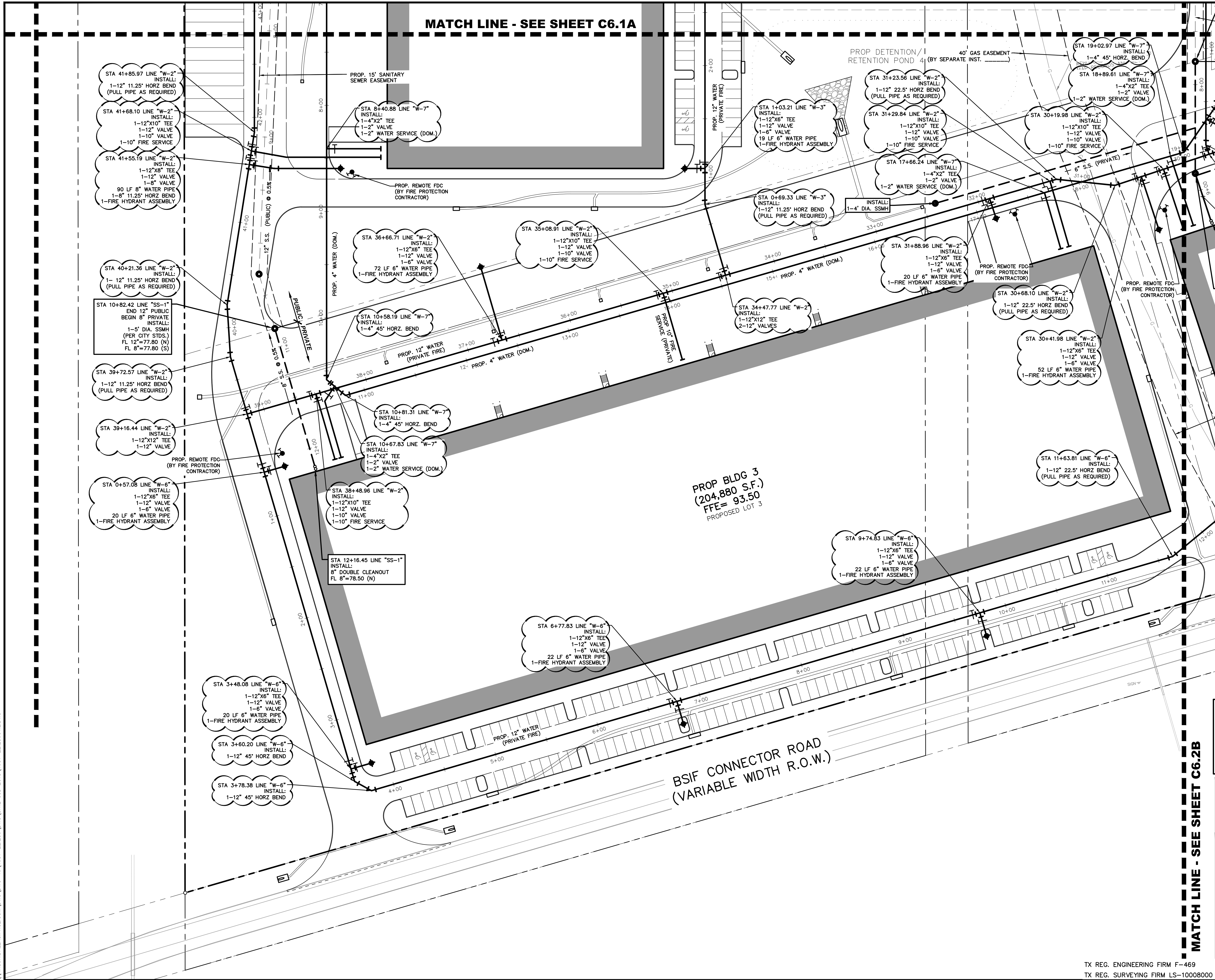
PLANS PREPARED UNDER THE DIRECT
SUPERVISION OF A. GREGORY GERBIG, P.E.
TEXAS REGISTRATION NO. 118740
DATE: 11/07/2022

REFER SHEET C0.2
FOR GENERAL NOTES

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NO.	DATE	REVISION			
 Pacheco Koch a Westwood company		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031			
OVERALL UTILITY PLANS					
MAJESTIC INTERNATIONAL					
TRADE PORT: PHASE 1A					
E. MILITARY HWY & SAN JUAN ROAD					
CITY OF PHARR, HIDALGO COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
JPG	DR	NOV 2022	1"=80'		
					C6.0

NO.		DATE		REVISION	
 Pacheco Koch a Westwood company				7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031	
PRIVATE UTILITY PLAN					
MAJESTIC INTERNATIONAL					
TRADE PORT: PHASE 1A					
E. MILITARY HWY & SAN JUAN ROAD					
CITY OF PHARR, HIDALGO COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
JPG	DR	NOV 2022	1"=40'		
					C6.1A



COORDINATE!!

CONTACT:
DIG-TESS 1-800-DIG-TESS
ATMOS ENERGY 1-800-332-8667
ONCOR ELECTRIC 972-888-1359
AT&T 1-817-589-1056
CHARTER SPECTRUM 1-817-205-8177
TXU 1-800-711-9112
TEXAS ONE CALL 811
48 HOURS PRIOR TO CONSTRUCTION

REFER SHEET C0.2
FOR GENERAL NOTES

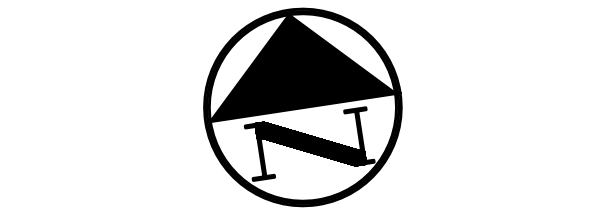
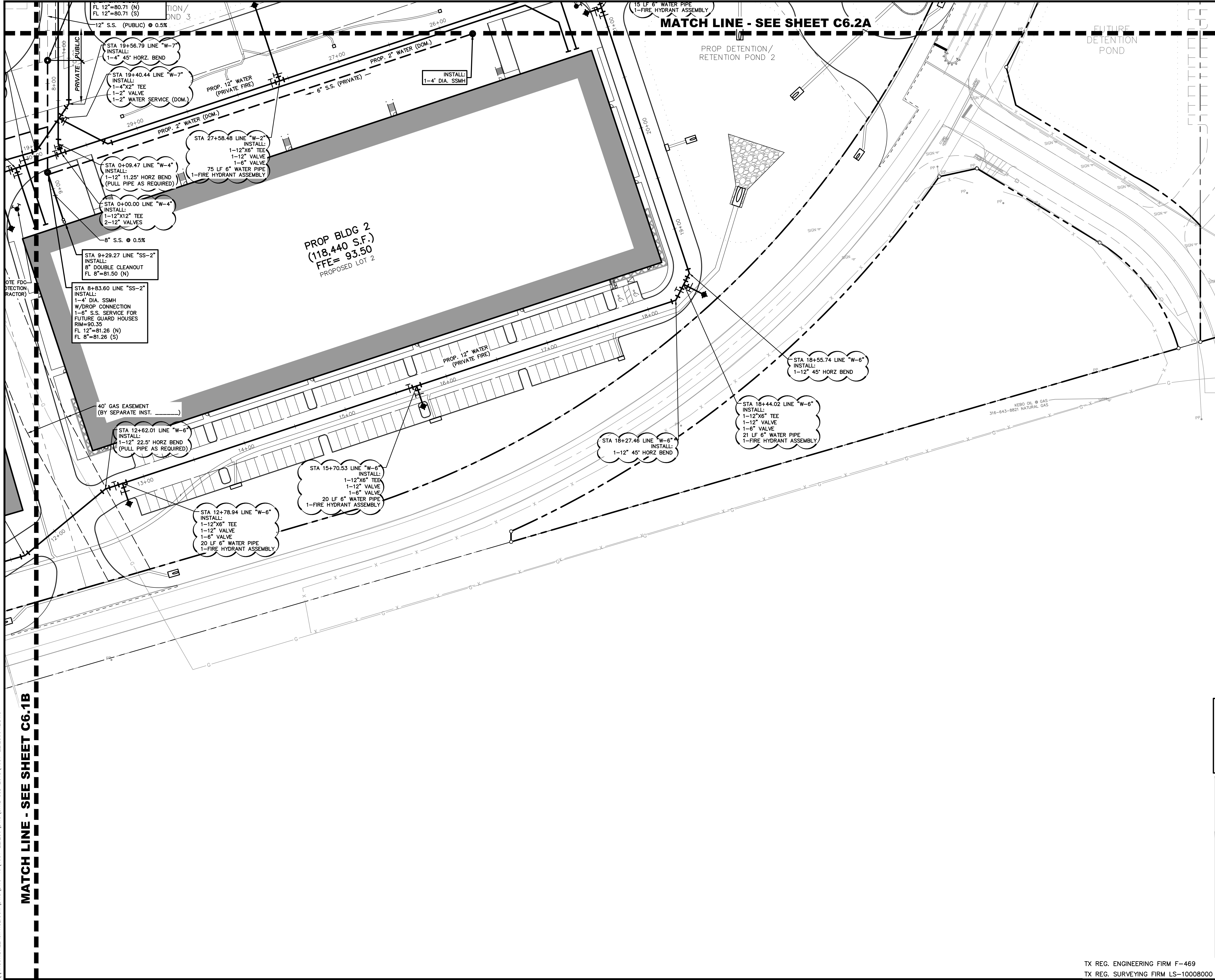
PRELIMINARY
NOT FOR CONSTRUCTION
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PLANS PREPARED UNDER THE DIRECT SUPERVISION OF A. GREGORY GERBIG, P.E.
TEXAS REGISTRATION NO. 118740
DATE: 11/07/2022

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NO.	DATE	REVISION
 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031		
PRIVATE UTILITY PLAN		
MAJESTIC INTERNATIONAL		
TRADE PORT: PHASE 1A		
E. MILITARY HWY & SAN JUAN ROAD		
CITY OF PHARR, HIDALGO COUNTY, TEXAS		
DESIGN	DRAWN	DATE
JPG	DR	NOV 2022
SCALE	NOTES	FILE
1"=40'		
NO.		
C6.1B		

NO.	DATE	REVISION			
 Pacheco Koch a Westwood company		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031			
PRIVATE UTILITY PLAN					
MAJESTIC INTERNATIONAL					
TRADE PORT: PHASE 1A					
E. MILITARY HWY & SAN JUAN ROAD					
CITY OF PHARR, HIDALGO COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
JPG	DR	NOV 2022	1"=40'		
					C6.2A

MATCH LINE - SEE SHEET C6.1B



0 20 40 80 120
GRAPHIC SCALE IN FEET

LEGEND

- | | |
|--------|---------------------------------|
| B | BOLLARD |
| EM | ELECTRIC METER |
| PP | POWER POLE |
| LS | LIGHT STANDARD |
| WM | WATER METER |
| WV | WATER VALVE |
| ICV | IRRIGATION CONTROL VALVE |
| FHC | FIRE HYDRANT |
| COL | CLEANOUT |
| MH | MANHOLE |
| TSC | TRAFFIC SIGNAL CONTROL |
| TSP | TRAFFIC SIGNAL POLE |
| TELE | TELEPHONE BOX |
| FL | FLOOD LIGHT |
| FLP | FLAG POLE |
| TR | TRAFFIC SIGN |
| IRS | 1/2-INCH IRON ROD |
| (C.M.) | W/PACHECO KOCH" CAP SET |
| --- | CONTROLLING MONUMENT |
| --- | PROPERTY LINE |
| --- | FENCE |
| --- | OVERHEAD UTILITY LINE |
| --- | UNDERGROUND ELECTRIC LINE |
| --- | UNDERGROUND TELEPHONE LINE |
| --- | UNDERGROUND CABLE LINE |
| --- | UNDERGROUND WATER LINE |
| --- | UNDERGROUND SANITARY SEWER LINE |
| --- | PROP. FOG LOCATION |
| --- | PROP. WATER VALVE |
| --- | PROP. FIRE HYDRANT |
| --- | PROP. WATER LINE W/ BEND |
| --- | PROP. SANITARY SEWER LINE |
| --- | PROP. SANITARY SEWER MANHOLE |
| --- | PROP. SANITARY SEWER CLEANOUT |

COORDINATE!!

CONTACT:
DIG-TESS 1-800-DIG-TESS
ATMOS ENERGY 1-800-332-8667
ONCOR ELECTRIC 972-888-1359
AT&T 1-817-589-1056
CHARTER SPECTRUM 1-817-205-8177
TXU 1-800-711-9112
TEXAS ONE CALL 811
48 HOURS PRIOR TO CONSTRUCTION

PRELIMINARY

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PLANS PREPARED UNDER THE DIRECT SUPERVISION OF A. GREGORY GERBIG, P.E. TEXAS REGISTRATION NO. 118740 DATE: 11/07/2022

REFER SHEET C0.2 FOR GENERAL NOTES

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NO.	DATE	REVISION
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		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031
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PRIVATE UTILITY PLAN

MAJESTIC INTERNATIONAL

TRADE PORT: PHASE 1A

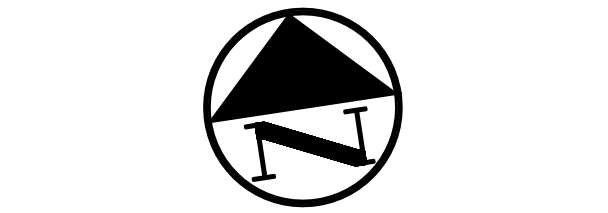
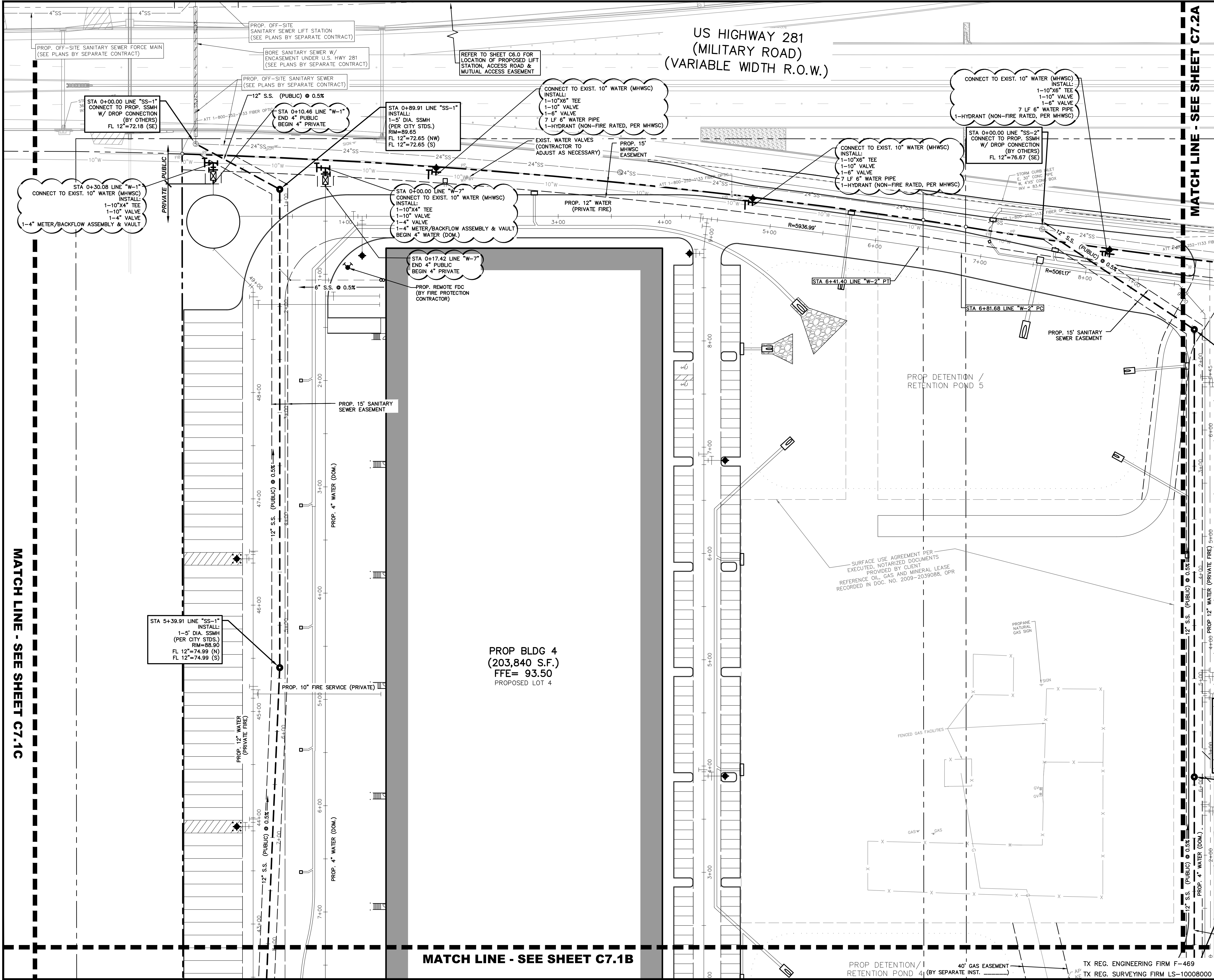
E. MILITARY HWY & SAN JUAN ROAD

CITY OF PHARR, HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	NOV 2022	1"=40'			C6.2B

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

MATCH LINE - SEE SHEET C7.1C



LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
CP	FLAG POLE
PS	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/PACHECO KOCH" CAP SET
-X-	CONTROLLING MONUMENT
OWE	PROPERTY LINE
	FENCE
U	OVERHEAD UTILITY LINE
-T-	UNDERGROUND ELECTRIC LINE
-C-	UNDERGROUND CABLE LINE
-W-	UNDERGROUND WATER LINE
-SS-	UNDERGROUND SANITARY SEWER LINE
PROP. FDC LOCATION	PROP. FDC LOCATION
PROP. WATER VALVE	PROP. WATER VALVE
PROP. FIRE HYDRANT	PROP. FIRE HYDRANT
PROP. WATER LINE W/ BEND	PROP. WATER LINE W/ BEND
PROP. SANITARY SEWER	PROP. SANITARY SEWER
PROP. SANITARY SEWER MANHOLE	PROP. SANITARY SEWER MANHOLE
PROP. SANITARY SEWER CLEANOUT	PROP. SANITARY SEWER CLEANOUT

COORDINATE!!

CONTACT:
DIG-TESS 1-800-DIG-TESS
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AT&T 1-817-589-1056
CHARTER SPECTRUM 1-817-205-8177
TXU 1-800-711-9112
TEXAS ONE CALL 811
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NO.	DATE	REVISION
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7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

PUBLIC UTILITY PLAN

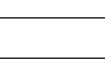
MAJESTIC INTERNATIONAL

TRADE PORT: PHASE 1A

E. MILITARY HWY & SAN JUAN ROAD
CITY OF PHARR, HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	NOV 2022	1"=40'			C7.1A

NO.	DATE	REVISION



Pacheco Koch

a Westwood company

7557 RAMBLER ROAD SUITE 140
DALLAS, TX 75231
972.235.3031

PUBLIC UTILITY PLAN

MAJESTIC INTERNATIONAL

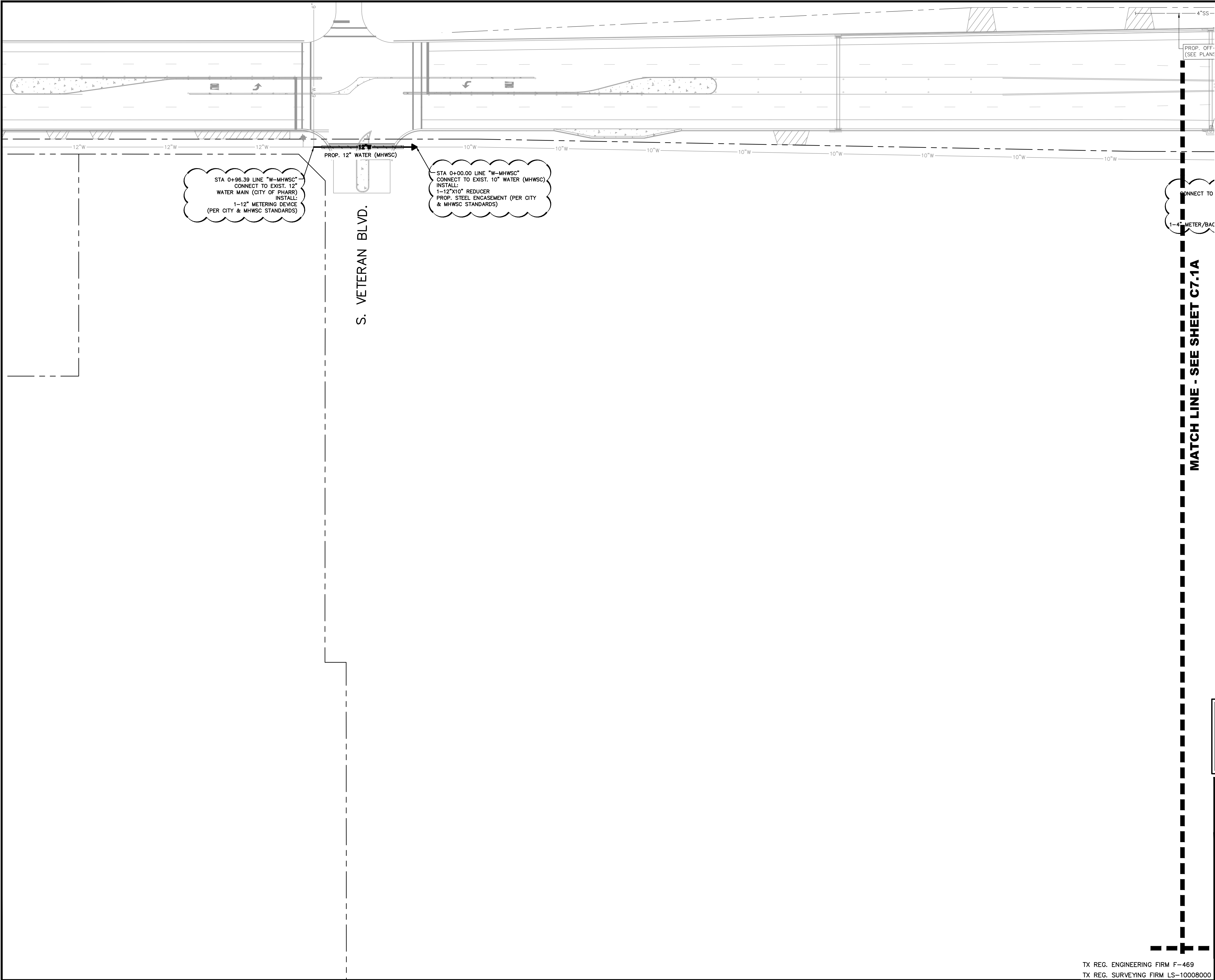
TRADE PORT: PHASE 1A

E. MILITARY HWY & SAN JUAN ROAD

CITY OF PHARR, HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	NOV 2022	1"=40'			C7.1K

MAJESTIC INTERNATIONAL TRADE PORT - PHASE 1A



0 20 40 80 120

GRAPHIC SCALE IN FEET

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CS	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIG	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/PACHECO KOCH "CAP SET"
X	CONTROLLING MONUMENT
DWL	PROPERTY LINE
OW	FENCE
U	OVERHEAD UTILITY LINE
E	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
W	UNDERGROUND WATER LINE
SS	UNDERGROUND SANITARY SEWER LINE
FDG	PROP. FDG LOCATION
WV	PROP. WATER VALVE
FH	PROP. FIRE HYDRANT
WV	PROP. WATER LINE W/ BEND
SS	PROP. SANITARY SEWER LINE
MH	PROP. SANITARY SEWER MANHOLE
CS	PROP. SANITARY SEWER CLEANOUT

COORDINATE!!

CONTACT:

DIG-TESS	1-800-DIG-TESS
ATMOS ENERGY	1-800-332-8667
ONCOR ELECTRIC	972-888-1359
AT&T	1-817-589-1056
CHARTER SPECTRUM	1-817-205-8177
TXU	1-800-711-9112
TEXAS ONE CALL	811

48 HOURS PRIOR TO CONSTRUCTION

REFER SHEET C0.2
FOR GENERAL NOTES

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PLANS PREPARED UNDER THE DIRECT SUPERVISION OF A. GREGORY GERBIG, P.E.
TEXAS REGISTRATION NO. 118740
DATE: 11/07/2022

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NO.	DATE	REVISION
-----	------	----------

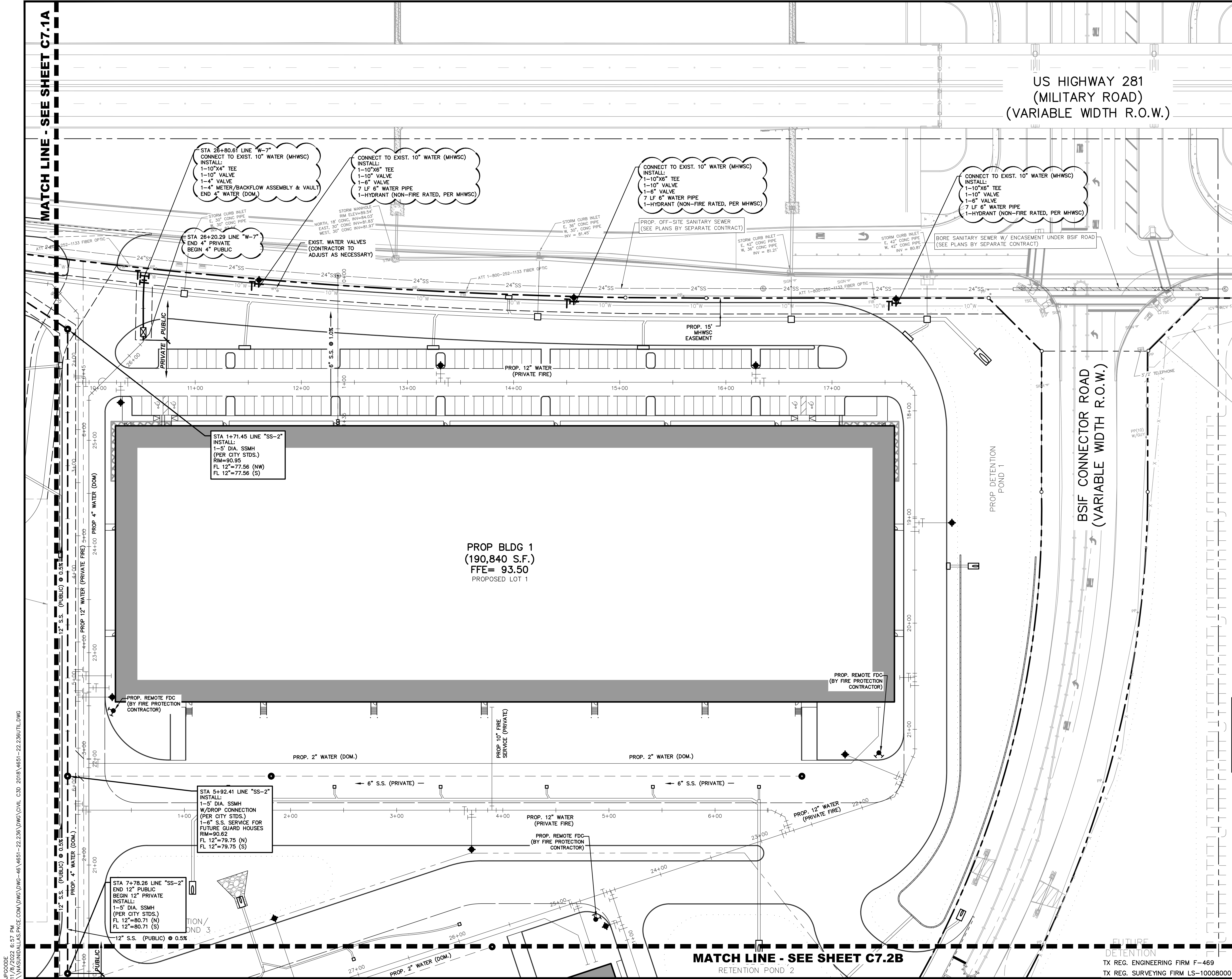
Pacheco Koch
a Westwood company

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

PUBLIC UTILITY PLAN
MAJESTIC INTERNATIONAL
TRADE PORT: PHASE 1A
E. MILITARY HWY & SAN JUAN ROAD
CITY OF PHARR, HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	OCT 2022	1"=40'			C7.1C

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000



MATCH LINE - SEE SHEET C7.1A

MATCH LINE - SEE SHEET C7.2B

US HIGHWAY 281
(MILITARY ROAD)
(VARIABLE WIDTH R.O.W.)

BSIF CONNECTOR ROAD
(VARIABLE WIDTH R.O.W.)

0 20 40 80 120

GRAPHIC SCALE IN FEET

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FHC	FIRE HYDRANT
CS	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
TR	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/PACHICO KOCH" CAP SET
---	CONTROLLING MONUMENT
---	PROPERTY LINE
---	FENCE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
---	UNDERGROUND WATER LINE
---	UNDERGROUND SANITARY SEWER LINE
---	PROP. FDC LOCATION
---	PROP. WATER VALVE
---	PROP. FIRE HYDRANT
---	PROP. WATER LINE W/ BEND
---	PROP. SANITARY SEWER LINE
---	PROP. SANITARY SEWER MANHOLE
---	PROP. SANITARY SEWER CLEANOUT

COORDINATE!!

CONTACT:

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ONCOR ELECTRIC	972-888-1359
AT&T	1-817-589-1056
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TEXAS ONE CALL	811
48 HOURS PRIOR TO CONSTRUCTION	

REFER SHEET C0.2
FOR GENERAL NOTES

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TEXAS REGISTRATION NO. 118740
DATE: 11/07/2022

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NO.	DATE	REVISION
Pacheco Koch a Westwood company		
7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031		
PUBLIC UTILITY PLAN		
MAJESTIC INTERNATIONAL		
TRADE PORT: PHASE 1A		
E. MILITARY HWY & SAN JUAN ROAD		
CITY OF PHARR, HIDALGO COUNTY, TEXAS		
DESIGN	DRAWN	DATE
JPG	DR	NOV 2022
SCALE	NOTES	FILE
1"=40'		
NO.	C7.2A	

IPC000000
11/8/2022 6:57 PM
\\NASUNDALLAS.PKCE.COM\DWG\DWG-461-461-22.236\DWG\CIVIL C3D 2018\4651-22.236UTL.DWG

NO.	DATE	REVISION
-----	------	----------

Pacheco Koch

a Westwood company

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

PUBLIC UTILITY PLAN

MAJESTIC INTERNATIONAL

TRADE PORT: PHASE 1A

E. MILITARY HWY & SAN JUAN ROAD

CITY OF PHARR, HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	NOV 2022	1"=40'			C7.2B



BENCH MARK LIST

BM# _ " X " CUT ON ELEV=_____

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VERTICAL SCALE IN FEET

PRELIMINARY

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

Pacheco Koch
a **Westwood** company

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

PUBLIC UTILITY PROFILES

MAJESTIC INTERNATIONAL

TRADE PORT: PHASE 1A

E. MILITARY HWY & SAN JUAN ROAD

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	NOV 2022	1"=40' V: 1"=5'			C7.3

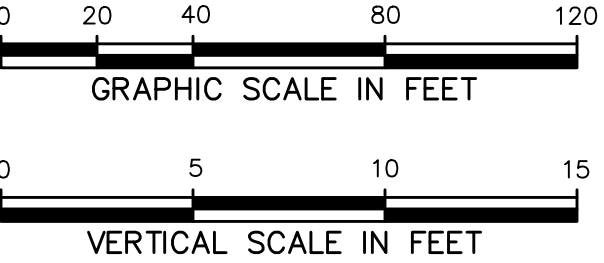
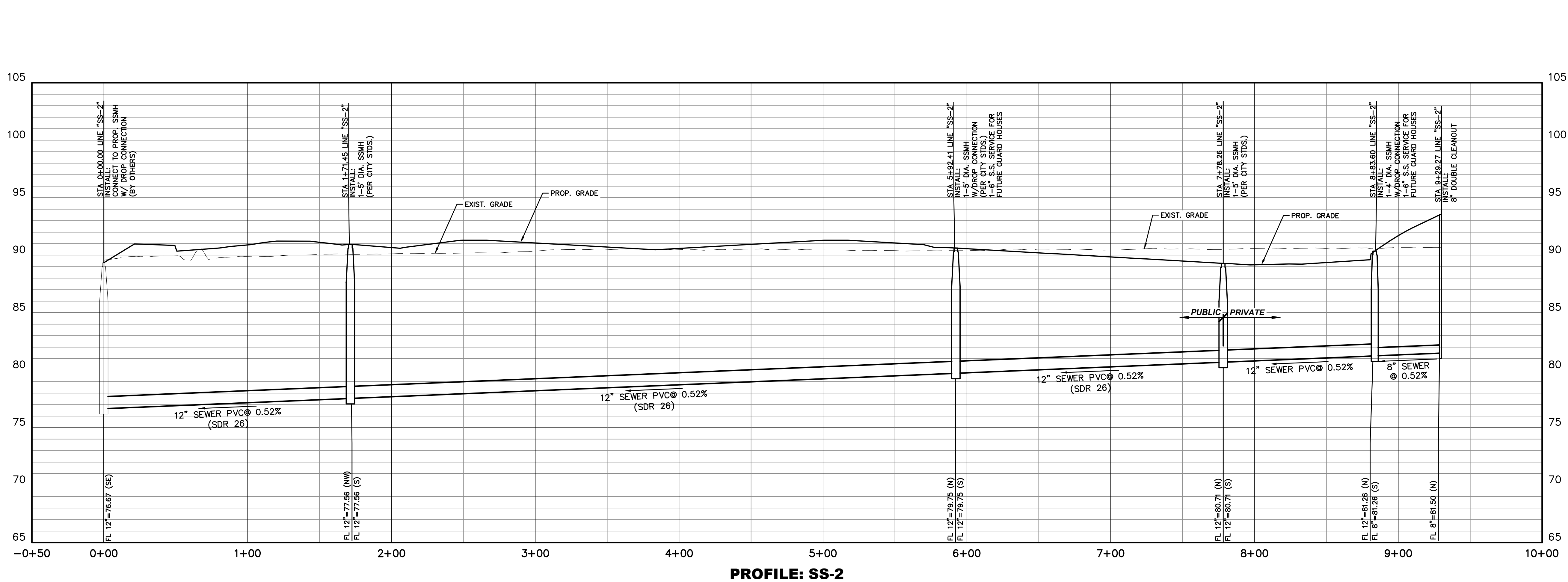
ONLY
 CONTENT OF
 THIS HAVE
 OF THIS
 INSTRUCTION.
 UNDERSTANDING
 REVISION

AD SUITE 1400

LES

MAJESTIC INTERNATIONAL TRADE PORT - PHASE 1A

IPC0000
11/8/2022 6:58 PM
\\NAS01DALLAS\PCOE\DWG\DWG-46\4651-22.236\DWG\CIVIL C3D 2018\4651-22.236UTIL.DWG



BENCH MARK LIST

BM# _ " X " CUT ON ELEV=_____

ISSUED FOR SCHEMATIC REVIEW PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

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CITY OF PHARR, HIDALGO COUNTY, TEXAS

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JPG	DR	NOV 2022	1"=40' V:1"=5'			C7.4

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PLANS PREPARED UNDER THE DIRECT SUPERVISION OF A. GREGORY GERBIG, P.E.
TEXAS REGISTRATION NO. 118740
DATE: 11/07/2022

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

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FAX: (956) 702-8883

GENERAL CONSTRUCTION NOTES

1. THE INFORMATION SHOWN ON THESE DRAWNGS INDICATING TYPE AND LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE LOCATIONS AND SIZES HAVE BEEN TAKEN FROM EXISTING RECORDS AND THE BEST AS-BUILT INFORMATION AVAILABLE. HOWEVER, IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES AND OMISSIONS IN THE LOCATIONS, QUALITIES AND SIZES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE, SIZE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE REPAIR AND RESTORATION OF CONTRACTOR DAMAGED UTILITIES. THE COST OF ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CURRENT LINE SPOTTING TOLL FREE NUMBER AND COORDINATE WITH ALL THE UTILITY COMPANIES FOR ACTUAL LOCATING AND UNCOVERING OF EXISTING LINE PRIOR TO EXCAVATION OPERATIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY UNREPORTED OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THIS PROJECT.
3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE STATE STATUES AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (OSHA). COPIES OF THE O.S.H.A. STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT.
4. ALL WORK SHALL BE PERFORMED WITHIN EACH COMMUNITY RIGHT-OF-WAY, EASEMENTS OR ON DISTRICT-OWNED PROPERTY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION TO USE PRIVATE PROPERTY FOR THE PURPOSES OF STAGING, STOCKPILE, STORAGE OR REFUSE AREAS.
5. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT, AND WORKMAN LIKE MANNER AT ALL TIMES. JOB SAFETY SHALL NOT BE COMPROMISED. ANY UNSAFE OR UNATTRACTIVE NUISANCE SHALL BE REMOVED OR OTHERWISE TAKEN CARE OF BY THE CONTRACTOR WHEN DIRECTED BY THE OWNER OR PROJECT ENGINEER.
6. DE-WATERING, GRADING, BACK FILLING, ETC. TO COMPLETE THE PROJECT. ASSOCIATED COSTS SHALL BE SUBSIDIARY TO THE RESPECTIVE BID ITEMS AS IDENTIFIED IN THE CONTRACT UNLESS NOTED OTHERWISE.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL, EXCESS CONCRETE, AND DEBRIS FROM THE CONSTRUCTION SITE AT NO ADDITIONAL EXPENSE.
8. EXCAVATIONS, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.
9. CONSTRUCTION OF THIS PROJECT WILL BE SUBJECT TO INSPECTIONS AND TESTING AS DEEMED NECESSARY OR APPROPRIATE BY THE ENGINEER. THE CONTRACTOR SHALL FURNISH INCIDENTAL LABOR AND EQUIPMENT TO ALLOW THE TESTING PERSONNEL ACCESS TO THE WORK SITE AND WILL COOPERATE FULLY WITH THE PERSONS CONDUCTING THE TESTING AND INSPECTION PROGRAM.
10. A PART OF THE WORK THAT IS NECESSARY OR REQUIRED TO MAKE EACH SYSTEM OR INSTALLATION SATISFACTORY AND OPERABLE FOR ITS INTENDED PURPOSE, EVEN THOUGH IT IS NOT SPECIFICALLY INCLUDED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE PERFORMED AS INCIDENTAL WORK AS IF IT WERE DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS.
11. ALL EXCAVATION FOR THIS PROJECT SHALL BE UNCLASSIFIED.
12. THERE WILL BE NO BLASTING ALLOWED ON THIS PROJECT.
13. THE CONTRACTOR SHALL INSPECT ALL MATERIALS AT DELIVERY AND NOTIFY THE PROJECT ENGINEER OF ANY DAMAGED OR QUESTIONABLE MATERIALS ANY INSTALLED DAMAGED OR QUESTIONABLE MATERIAL WITHOUT PRIOR INSPECTION BY THE PROJECT ENGINEER SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE.
14. ALL PAVEMENTS SHALL BE NEATLY SAW-CUT. DAMAGE TO PAVEMENT BEYOND THE EXTENTS OF TRENCH WIDTHS AS A RESULT OF FAILURE TO PROPERLY SAW-CUT SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
15. ALL COMPACTION SHALL BE ACHIEVED BY MECHANICAL METHODS, NO WATER JETTING ALLOWED.
16. ALL TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION WITH THE USE OF PROTECTIVE BARRIERS INSTALLED BY THE CONTRACTOR, AT THE DRIP LINE OF EACH TREE.
17. ANY SAFETY DEVICES, WARNING LIGHTS, CONTROLS, ALARMS OR OTHER DEVICES SHOWN ON ANY PLANS OR CALLED FOR BY ANY SECTION OF THE SPECIFICATIONS SHALL BE MADE OPERABLE. THE CONTRACTOR SHALL SUPPLY ALL CONDUIT, WIRING, SWITCHES, SENSORS, OR ANY OTHER MATERIALS NECESSARY TO CONNECT THE DEVICE AND MAKE IT OPERABLE.
18. ALL UTILITIES WHICH ARE TO REMAIN AND WHICH ARE DAMAGED OR REMOVED WILL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
19. THESE NOTES ARE INTENDED TO SUPPLEMENT THE TECHNICAL SPECIFICATIONS AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE DETAILED REQUIREMENTS SET FORTH IN THE SPECIFICATIONS. WHERE THERE IS A CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE DRAWINGS SHALL GOVERN.

20. AS SOON AS PRACTICAL, ALL PORTIONS OF EXCAVATIONS NOT OCCUPIED BY A PERMANENT STRUCTURE SHALL BE BACKFILLED.
21. AREAS USED FOR THE CONTRACTOR'S JOB TRAILER, PERSONNEL PARKING, MATERIAL STORAGE, SPOILS STOCKPILE, MATERIAL FABRICATION AND RELATED CONSTRUCTION USES MUST BE APPROVED BY THE PROJECT ENGINEER.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND/OR SAFETY OF THE CONSTRUCTION SITE, SITE PERSONNEL, SUBCONTRACTORS, MATERIALS AND SAFETY OF THE CONSTRUCTION.
23. THE CONTRACTOR SHALL RETURN THE SITE TO ORIGINAL GRADES UNLESS FINISHED GRADES SHOW OTHERWISE ON THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL ENSURE NO AREAS OF PONDING AREA PRESENT.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ALL FIELD CHANGES AND FURNISHING A LEGIBLE SET OF "AS-BUILT" DRAWNGS TO THE PROJECT ENGINEER.
25. CONTRACTOR SHALL REMOVE AND REINSTALL ALL SIGNS, MAILBOXES, FENCES, CULVERTS AND OTHER ITEMS IN WAY OF THE WORK.
26. CONTRACTOR SHALL REPAIR AND RESTORE ALL PAVED AREAS AFFECTED BY OPEN CUTS, TO A BETTER STATE THAN PRE-CONSTRUCTION CONDITIONS, WITH LIKE MATERIALS.
27. PROVIDE INTERIM DRAINAGE DURING CONSTRUCTION AS REQUIRED. USE PUMPS, TEMPORARY DITCHES, ETC. TO MAINTAIN A WELL DRAINED SITE FREE OF STANDING WATER AND WATER SOFTENED SOILS.
28. MAINTAIN COVER BELOW DITCHES AND SURFACE DEPRESSIONS. PRESSURE UTILITIES MAY BE LAID APPROXIMATELY PARALLEL TO GRADE, UNLESS OTHERWISE INDICATED, WITH LOCAL DEEPENING TO AVOID OTHER UTILITIES OR OBSTRUCTIONS. PROVIDE PROTECTION WHERE COVER IS TEMPORARILY REDUCED.
29. ANCHOR ALL UNDERGROUND PRESSURE PIPING AS NECESSARY TO PREVENT MOVEMENT UNDER PRESSURE TEST AND SERVICES.
30. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A-165, GRADE 60. ALL BARS SHALL CONFORM TO ASTM SPECIFICATION A-305.
31. ALL CONCRETE AND FORM WORK SHALL CONFORM TO CURRENT ACI CODE REQUIREMENTS.
32. DIRT EXCAVATION AND HAULING MEASUREMENT SHALL BE BASED UPON CROSS-SECTIONS, AS REQUIRED IN ACCORDANCE WITH SECTION 02315 OF THE SPECIFICATIONS. NO ADDITIONAL PAYMENT WILL BE GIVEN FOR OVER EXCAVATION. EXCAVATION AND HAULING VOLUMES ARE BASED ON IN-PLACE QUANTITIES.

TRENCH SAFETY

1. IN ACCORDANCE WITH HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE (70TH REGULAR LEGISLATIVE SESSION), THE CONTRACTOR SHALL MEET THE REQUIREMENTS FOR TRENCH SAFETY AS OUTLINED IN THE CURRENT VERSION OF THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS, 29 CFR, PART 1926, SUBPART P- EXCAVATIONS.
2. PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL PROVIDE A TRENCH SAFETY PLAN. ALL PLANS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS. THE PLAN SHALL BE SUBMITTED TO THE PROJECT ENGINEER.
3. IN THE EVENT CONDITIONS ENCOUNTERED IN THE FIELD REQUIRE TRENCH SAFETY SYSTEMS OUTSIDE OF THE EXTENTS SUGGESTED TRENCH PROTECTION SHOWN ON THE CONSTRUCTION PLANS, ALL EXCAVATION SHALL CEASE AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A REVISED TRENCH SAFETY PLAN. NO EXCAVATION SHALL RESUME UNTIL THE REVISED TRENCH SAFETY PLAN HAS BEEN APPROVED.
4. THE CONTRACTOR SHALL ENSURE APPROVED TRENCH SAFETY PLANS ARE IMPLEMENTED. FAILURE TO ADHERE TO THE TRENCH SAFETY PLAN WILL RESULT IN A STOP WORK ORDER. NONCOMPLIANCE INCIDENTS MAY BE REPORTED TO OSHA.
5. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE PROJECT ENGINEER. IN CASES WHERE TRENCHES ARE LEFT OPEN, THE CONTRACTOR MUST PROVIDE TRAFFIC RATED, ANCHORED STEEL PLATE COVERS APPROVED BY THE ENGINEER.

EROSION CONTROL NOTES

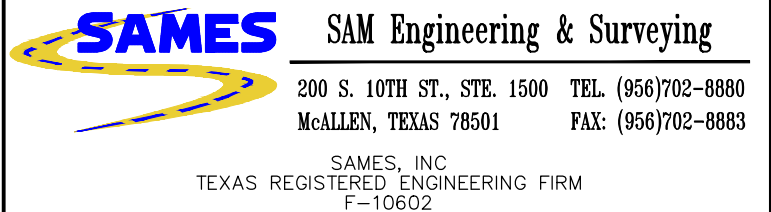
1. THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIRE EROSION AND SEDIMENTATION CONTROL FOR CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL REQUIRED EROSION AND SEDIMENTATION CONTROL. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN.
2. AT A MINIMUM THESE CONTROLS SHALL CONSIST OF ROCK BERMS AND/OR SILT FENCES CONSTRUCTED PARALLEL TO AND DOWN GRADIENT FROM THE TRENCHES. THE ROCK BERM OR SILT FENCES SHALL BE INSTALLED IN A MANNER SUCH THAT ANY RAINFALL RUNOFF SHALL BE FILTERED. HAY BALES SHALL NOT BE USED FOR TEMPORARY EROSION AND SEDIMENTATION CONTROLS.
3. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
4. THE CONTRACTOR SHALL INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY SIGNIFICANT RAINFALL TO INSURE DISTURBANCE TO THE STRUCTURES HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A RAINFALL SHALL BE REMOVED FROM THE SITE OR PLACED IN AN APPROVED DESIGNATED SOIL DISPOSAL AREA.
5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADINGS OF DOWNSTREAM FACILITIES. SUCH INSTALLATIONS SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE OWNER, THEY ARE WARRANTED.
6. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE IMPLEMENTED BEFORE CONSTRUCTION COMMENCES, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL BE REMOVED WHEN VEGETATION IS ESTABLISHED AND THE CONSTRUCTION AREA IS STABILIZED. ADDITIONAL PROTECTION MAY BE NECESSARY IF EXCESSIVE SOLIDS ARE BEING DISCHARGED FROM THE SITE.
7. SILT FENCEING SHALL BE MAINTAINED AROUND PROPOSED INLETS THROUGHOUT THE LENGTH OF THE PROJECT.
8. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE REMOVED BY THE CONTRACTOR AT FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
9. ALL STAGING, MATERIAL STORAGE, STOCKPILE AND REFUSE AREAS SHALL REQUIRE APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES.
10. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED WITHIN APPROPRIATE RECEPTACLES (ROLL-OFF CONTAINERS, DUMPSTERS, TRASH CANS, WIRE-MESH CAGES, Etc.) AND CONFINED WITHIN PERIMETER EROSION AND SEDIMENT CONTROLS.
11. THE CONTRACTOR MAY REFER TO THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES (2014 EDITION) ITEM 164, "SEEDING FOR EROSION CONTROL" AND ITEM 168, "VEGETATIVE WATERING" FOR VEGETATIVE STABILIZATION SPECIFICATIONS.
12. DUST CONTROL SHALL BE IMPLEMENTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER. DUST CONTROL MAY CONSIST OF WATERING OR OTHER METHODS APPROVED BY THE PROJECT ENGINEER AND SHALL BE CONSIDERED SUBSIDIARY.
13. ALL DISCHARGES ASSOCIATED WITH DEWATERING OPERATIONS SHALL IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES. MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO SEDIMENTATION BASINS OR FILTER SOCKS.
14. CONCRETE WASH-WATER SHALL NOT BE DISCHARGED DIRECTLY INTO A STORM SEWER SYSTEM OR RECEIVING STREAM. ALL WASH ACTIVITIES MUST BE PERFORMED WITHIN THE EXTENTS OF ESTABLISHED EROSION AND SEDIMENT CONTROL MEASURES OR DESIGNATED AREAS APPROVED BY PROJECT ENGINEER.
15. SEDIMENT SHALL BE CLEARED FROM ALL STORM SEWER PIPES, CULVERTS AND APPURTENANCES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO FINAL PROJECT ACCEPTANCE. SEDIMENT SHALL BE PROPERLY DISPOSED.
16. SW3P SHALL BE FOLLOWED AS INDICATED IN SW3P SHEETS

DRAINAGE

1. ALL REINFORCED CONCRETE PIPE SHALL BE ASTM C-76 CLASS III (RUBBER JOINT) UNLESS NOTED OTHERWISE ON THE PLANS. ALL PIPE AND APPURTENANCES (INLETS, MANHOLES, JUNCTION BOXES, ETC.) SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS.
2. BEDDING MATERIAL SHALL CONSIST OF SAND OR PIT RUN GRAVEL WITH A MAXIMUM SIZE OF 3/4-INCHES OR APPROVED SUBSTITUTE AND SHALL EXTEND TO THE SPRING LINE OF THE PIPE. SEE DETAILS.
3. ALL PIPES SHALL EXTEND TO THE INSIDE FACE OF ALL STRUCTURES. ALL JOINTS SHALL BE GROUTED TO ENSURE A WATER TIGHT FIT IN NO INSTANCE SHALL GROUT BE USED TO EXTEND AN INCOMPLETE SEGMENT OF PIPE TO THE INSIDE FACE OF A STRUCTURE.
4. SAND MAY BE USED FOR FINAL BACKFILL IN LIEU OF NATIVE MATERIAL IS ALLOWED AT THE CONTRACTOR'S DISCRETION; NO SEPARATE PAY. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE INITIAL BACKFILL MATERIAL TO THE PROJECT ENGINEER FOR INSPECTION AND SHALL UTILIZE THE MATERIAL ONLY UPON APPROVAL BY THE ENGINEER.
5. EXPANSION JOINTS ARE REQUIRED BETWEEN ALL INLET STRUCTURES AND CURB AND GUTTER AND/OR SIDEWALK.
6. THE CONTRACTOR SHALL ENSURE THAT ALL EXISTING STORM SEWER INFRASTRUCTURE REMAINS FUNCTIONAL THROUGHOUT THE COURSE OF CONSTRUCTION. IN THE EVENT THAT ANY ASSOCIATED CONSTRUCTION ACTIVITY IMPEDES THE FUNCTION OF A SYSTEM, THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER A PLAN TO ADDRESS THE ISSUE IN ANTICIPATION OF A STORM EVENT.
7. ALL NEWLY INSTALLED STORM SEWER PIPE AND APPURTENANCES ARE SUBJECT TO VIDEO INSPECTION.
8. ALL STREET TURN-OUTS AND DRIVEWAY CULVERTS AFFECTED BY THE PROPOSED IMPROVEMENTS SHALL BE REPLACED SUBSIDIARY TO CONTRACT.
9. ROADSIDE DITCH REGRADING AS PROPOSED IN PLANS SHALL BE COMPLETED SUBSIDIARY TO CONTRACT OR PER IDENTIFIED BID ITEM.

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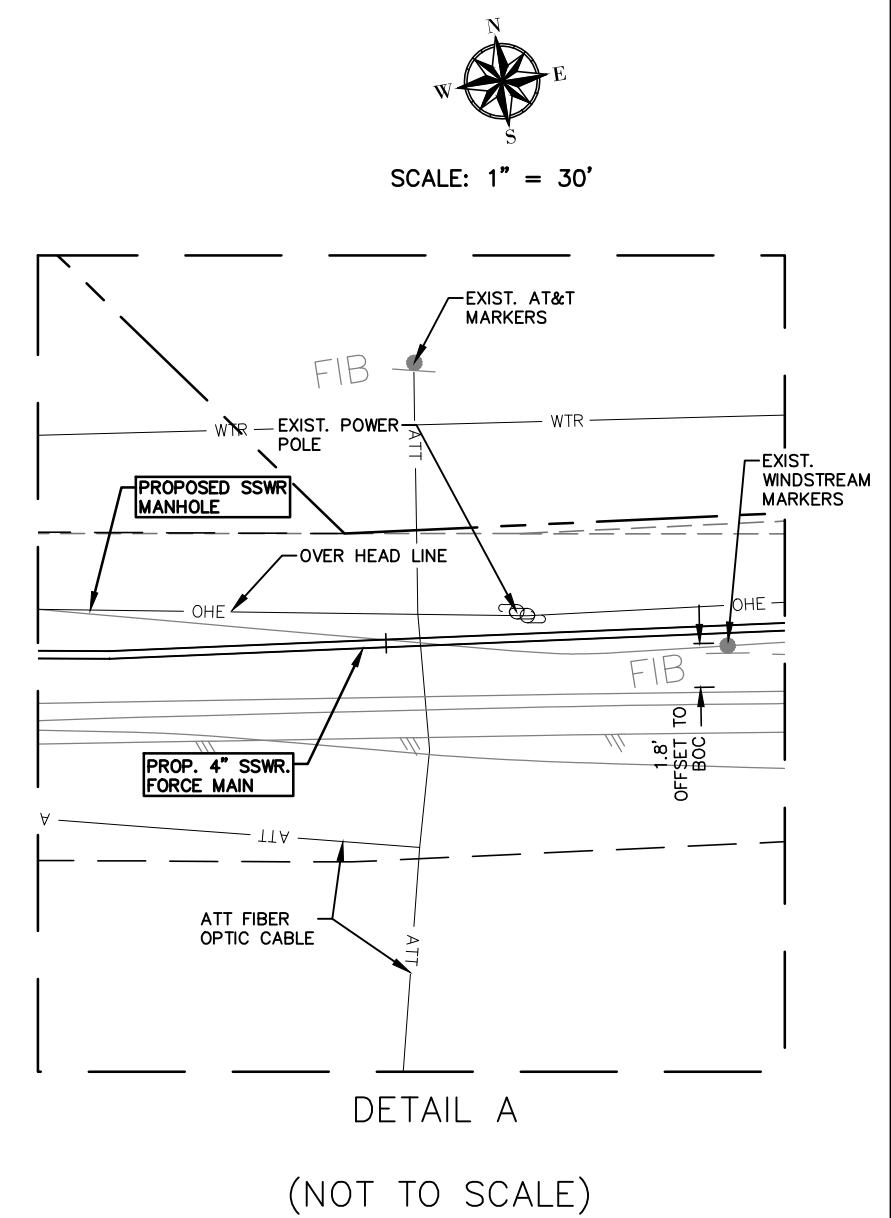
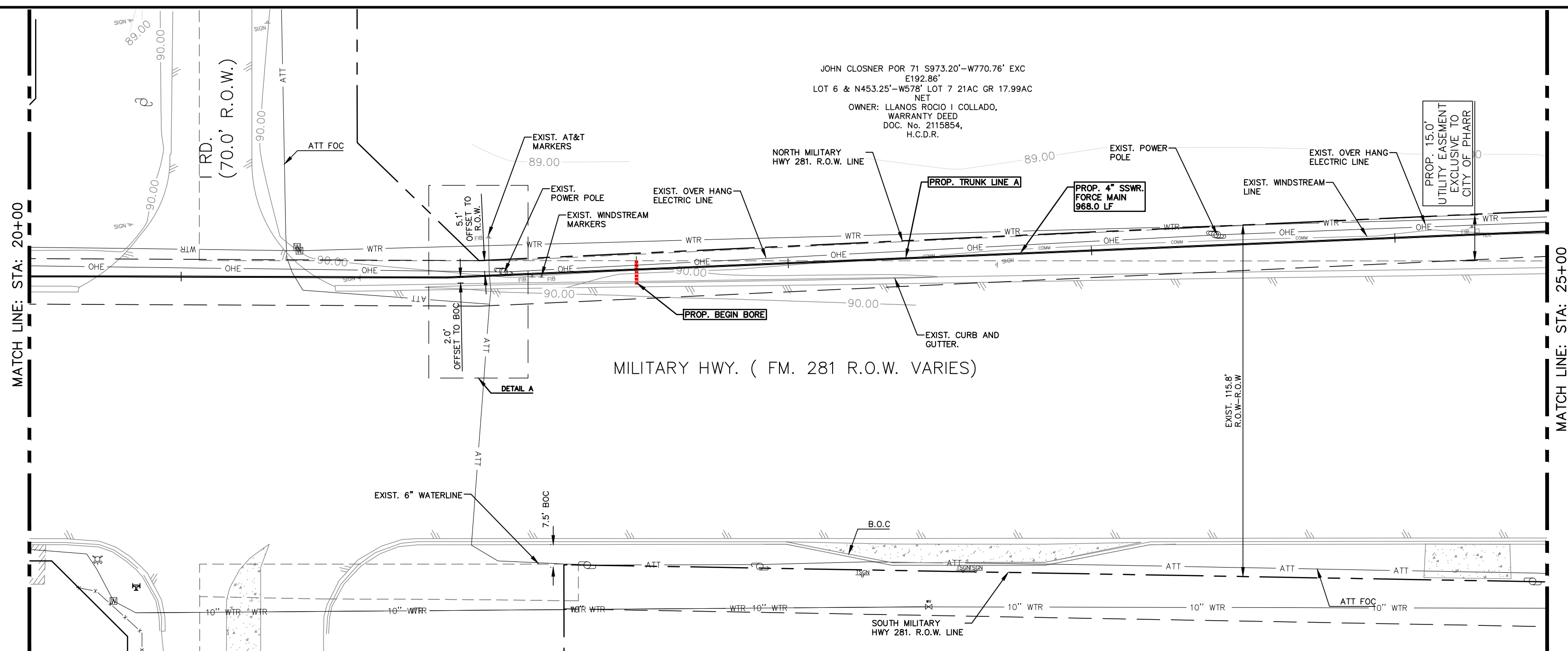
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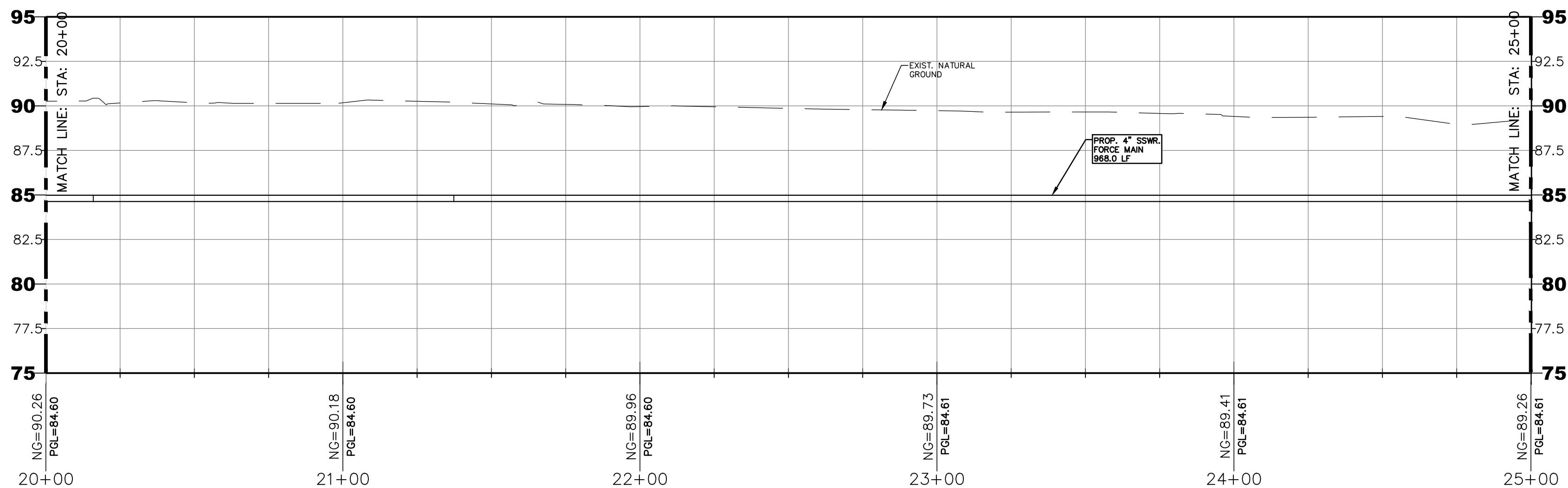
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DRAWN:	E.H.								
CHECKED:	M.G.	STATE DIST. NO.	21	COUNTY	HIDALGO	CONTROL NO.	000	SECTION NO.	00
DATE:	OCT. 2022						000		02



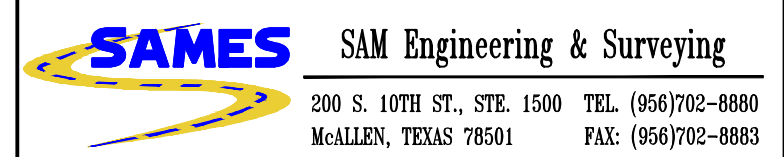
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North Military PROFILE
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VERTICAL SCALE: 1" = 5'



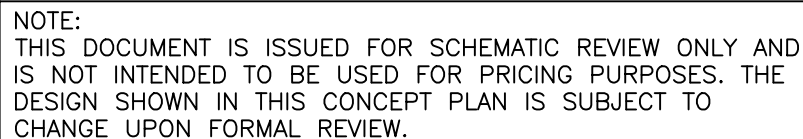
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LAYOUT STA: 20+00 - 25+00
TRUNK LINE A**

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DRAWN:	E.H.	STATE DIST. NO.:	21	COUNTY:	HIDALGO	CONTROL NO.:	000	SECTION NO.:	00
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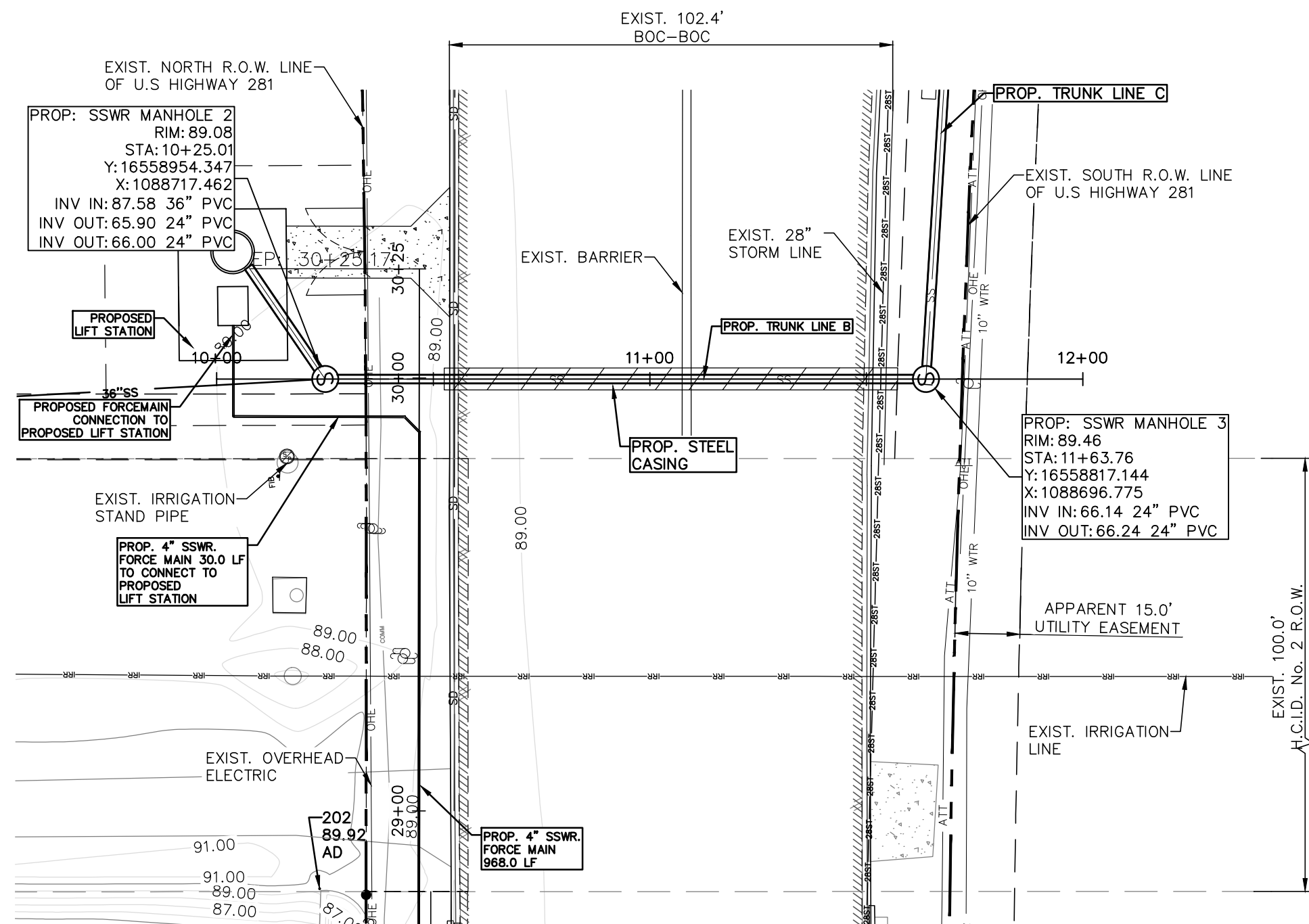


PROPOSED SEWER
IMPROVEMENT
LAYOUT STA:25+00 - 30+25
TRUNK LINE A

DESIGNED:	L.M.	FED. RD. DIV. NO.	STATE	PROJECT NO.		HIGHWAY NO.	
DRAWN:	E.H.	0	TEXAS	ENG. 22.016			
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DATE:	OCT. 2022	21	HIDALGO	000	00	000	06



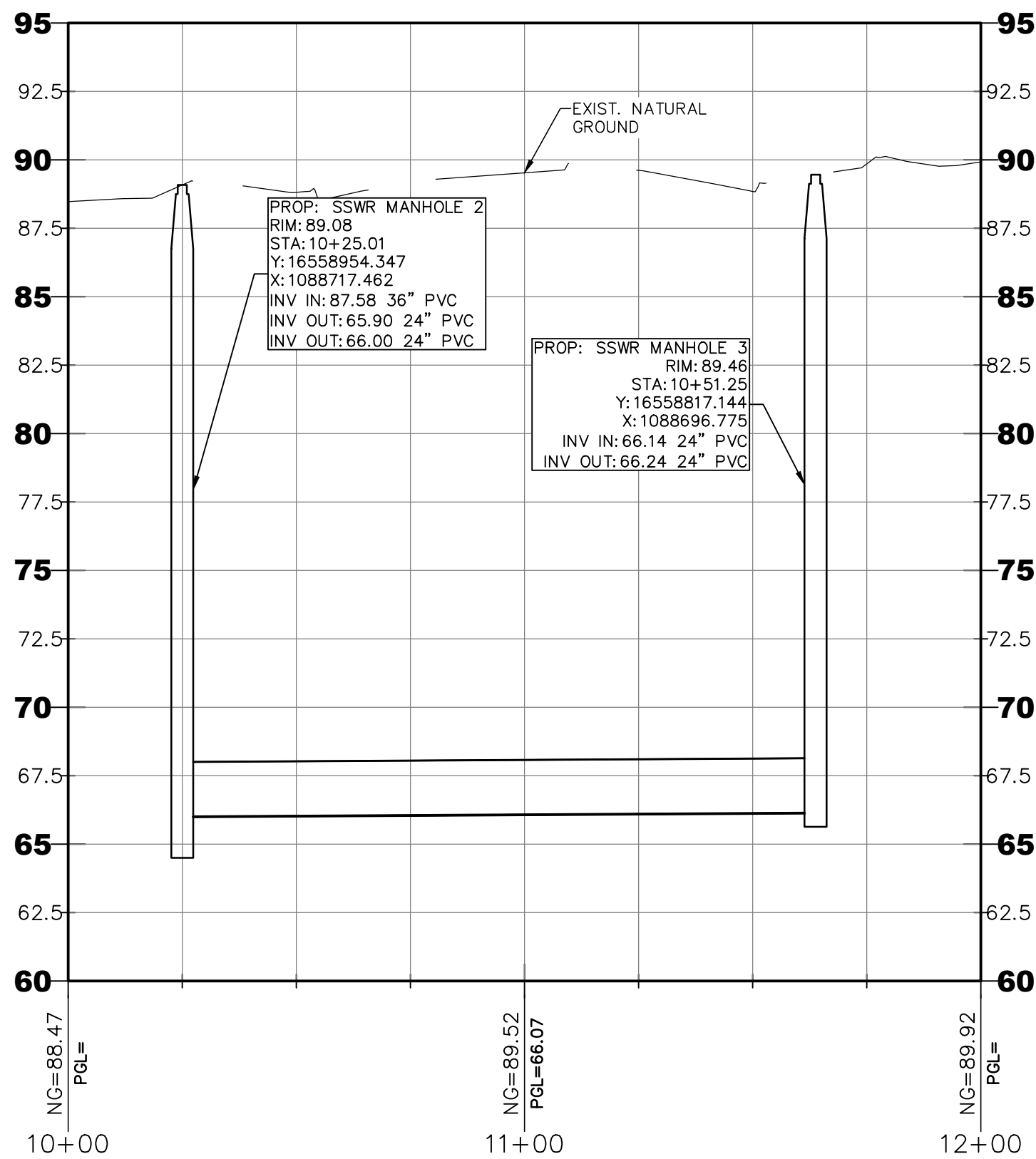
SCALE: 1" = 30'



LEGEND	
	SSWR MANHOLE
	WATER METER
	STOP SIGN
	FIRE HYDRANT
	OVERHEAD LINE
	CHAINLINK FENCE LINE
	WATER LINE
	SSWR LINE
	POWER POLE
	ASPHALT EDGE OF PAYMENT
	AT&T FIBER OPTIC CABLE
	WINDSTREAM COMMUNICATION LINE
	EASEMENT LINE
	NATURAL GROUND
	PIPE FLOW LINE

Military Crossing PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

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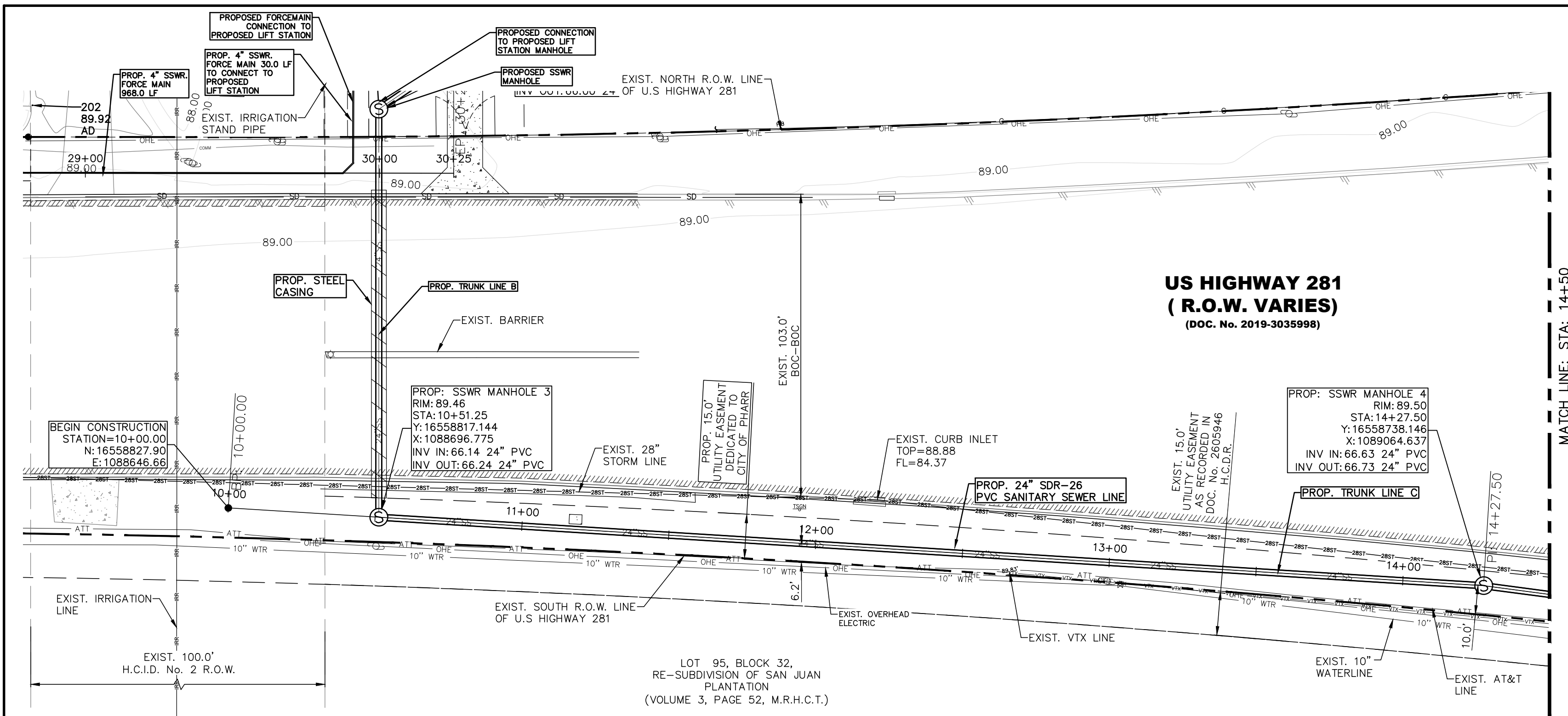
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TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

SAMES SAM Engineering & Surveying
200 S. 10TH ST., STE. 1500 TEL. (956)702-8880
McALLEN, TEXAS 78501 FAX: (956)702-8883

SAMES, INC.
TEXAS REGISTERED ENGINEERING FIRM
F-10602

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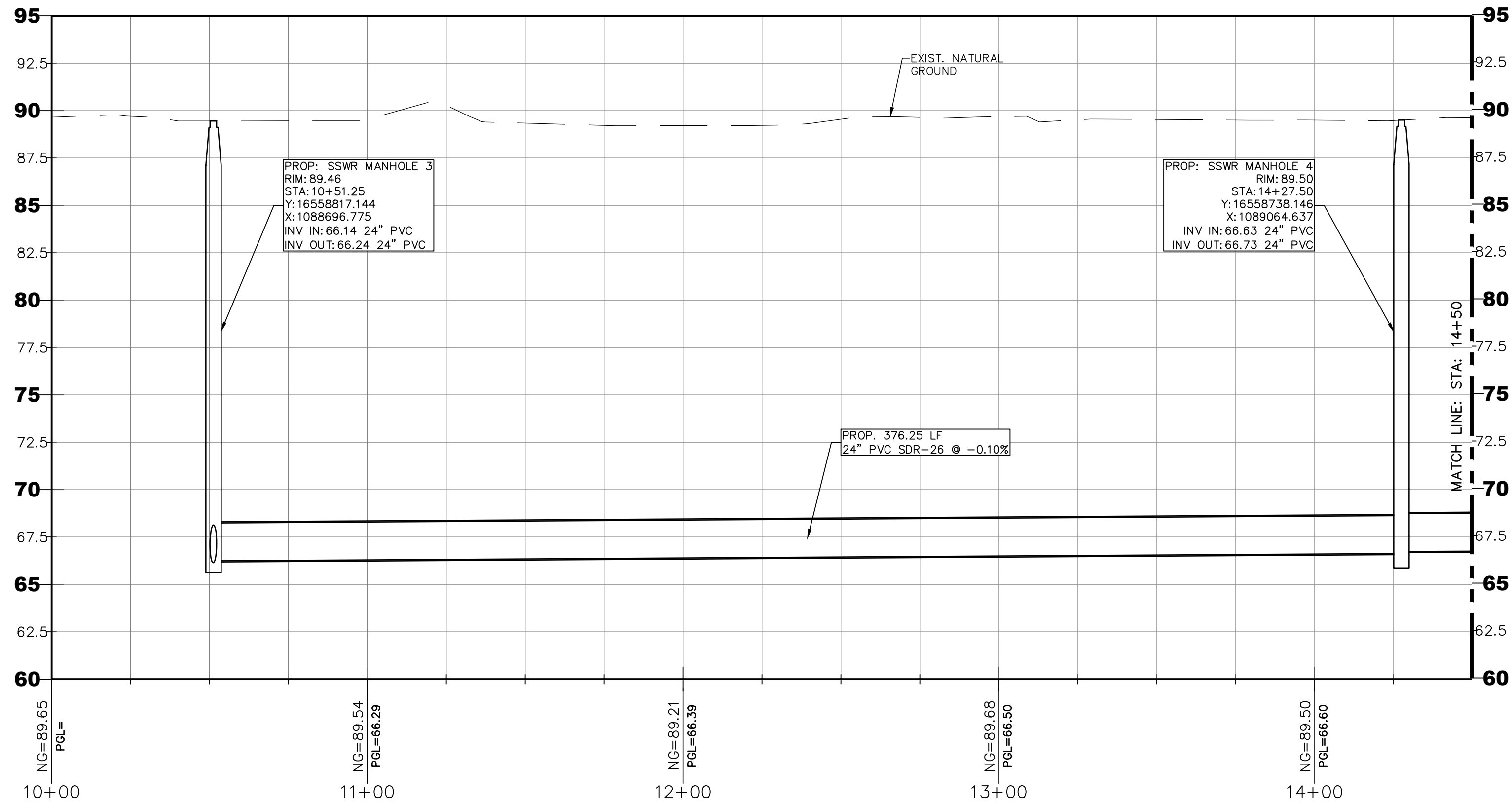
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SCALE: 1" = 30'

- LEGEND**
- SSWR MANHOLE
 - WATER METER
 - STOP SIGN
 - FIRE HYDRANT
 - OVERHEAD LINE
 - CHAINLINK FENCE LINE
 - WATER LINE
 - SSWR LINE
 - POWER POLE
 - ASPHALT EDGE OF PAYMENT
 - AT&T FIBER OPTIC CABLE
 - WINDSTREAM COMMUNICATION LINE
 - EASEMENT LINE
 - NATURAL GROUND
 - PIPE FLOW LINE

South Military PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'



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TEXAS DEPARTMENT OF TRANSPORTATION

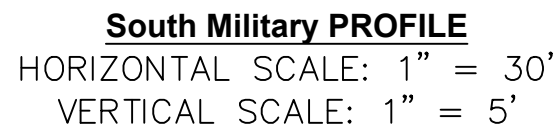
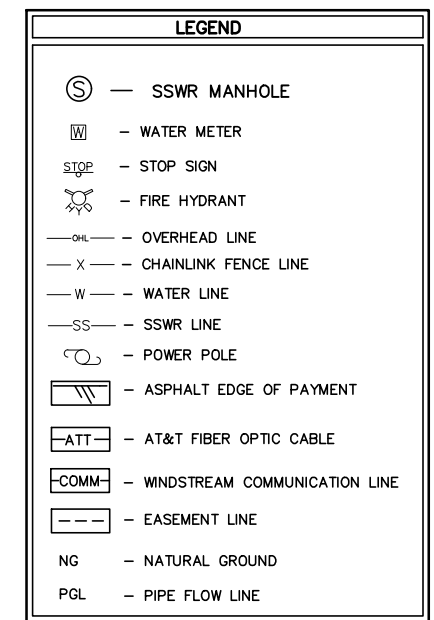
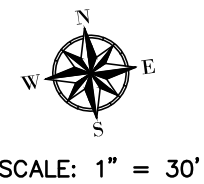
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TEXAS REGISTERED ENGINEERING FIRM
F-10602

PROPOSED SEWER IMPROVEMENT LAYOUT STA: 10+00 - 14+50 TRUNK LINE C

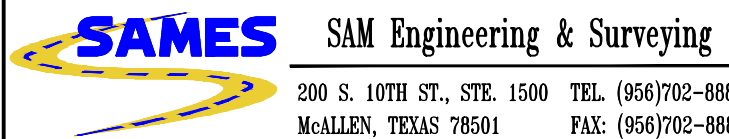
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DRAWN:	E.H.	STATE DIST. NO.:	21	COUNTY:	HIDALGO	CONTROL NO.:	000	SECTION NO.:	00
CHECKED:	M.G.	DATE:	OCT. 2022	JOB NO.:	000	SHEET NO.:	08		



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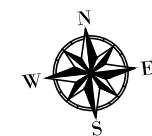
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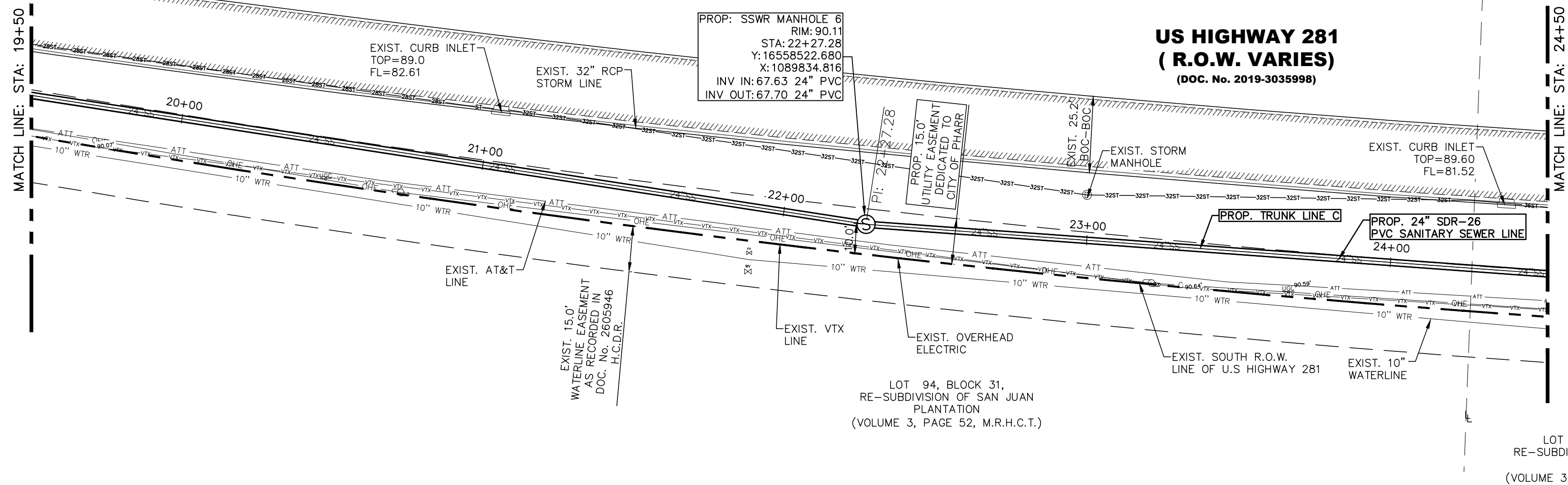


PROPOSED SEWER
IMPROVEMENT
LAYOUT STA:14+50 - 19+50
TRUNK LINE C

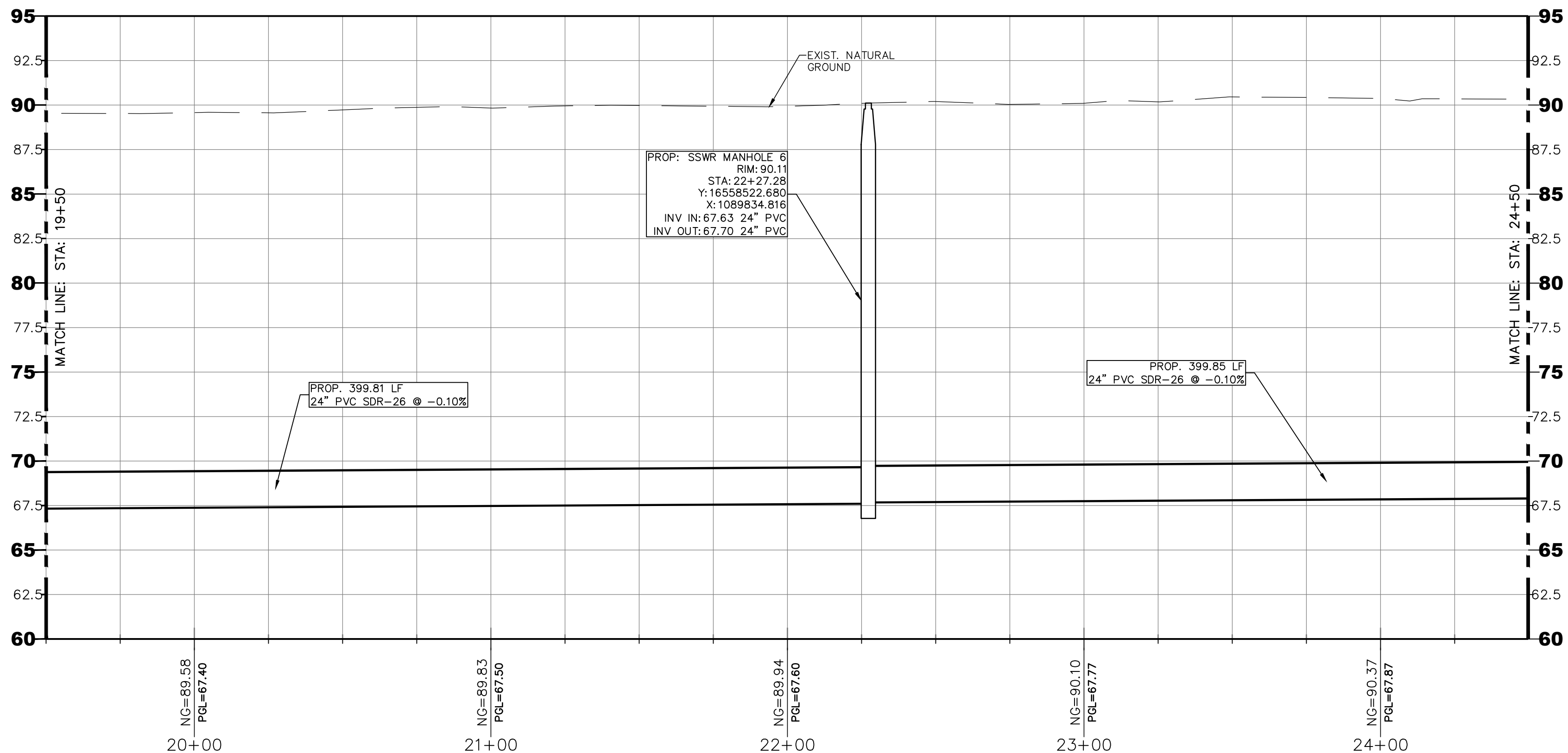
DESIGNED:	L.M.	FED. RD. DIV. NO.	STATE	PROJECT NO.	HIGHWAY NO.		
DRAWN:	E.H.	0	TEXAS	ENG 22.016			
CHECKED:	M.G.	STATE DIST. NO.	COUNTY	CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
DATE:	OCT. 2022	21	HIDALGO	000	00	000	0



SCALE: 1" = 30'



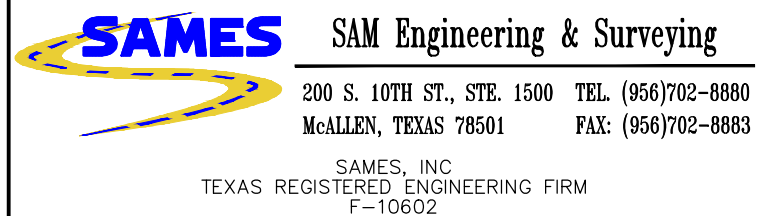
LEGEND	
	SSWR MANHOLE
	WATER METER
	STOP SIGN
	FIRE HYDRANT
	OVERHEAD LINE
	CHAINLINK FENCE LINE
	WATER LINE
	SSWR LINE
	POWER POLE
	ASPHALT EDGE OF PAYMENT
	AT&T FIBER OPTIC CABLE
	WINDSTREAM COMMUNICATION LINE
	EASEMENT LINE
	NATURAL GROUND
	PIPE FLOW LINE



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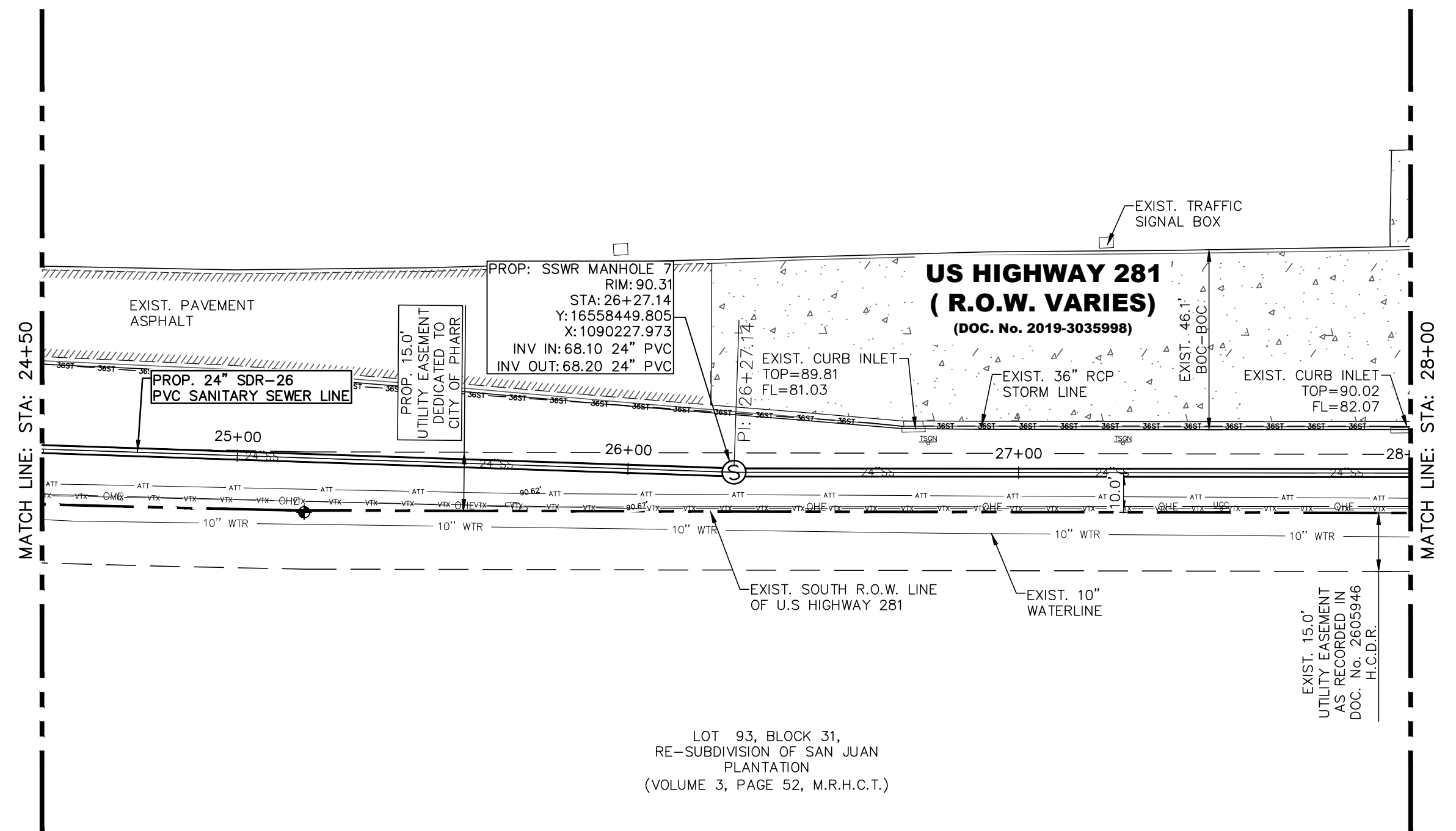
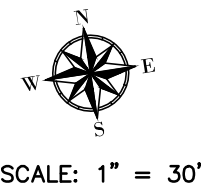
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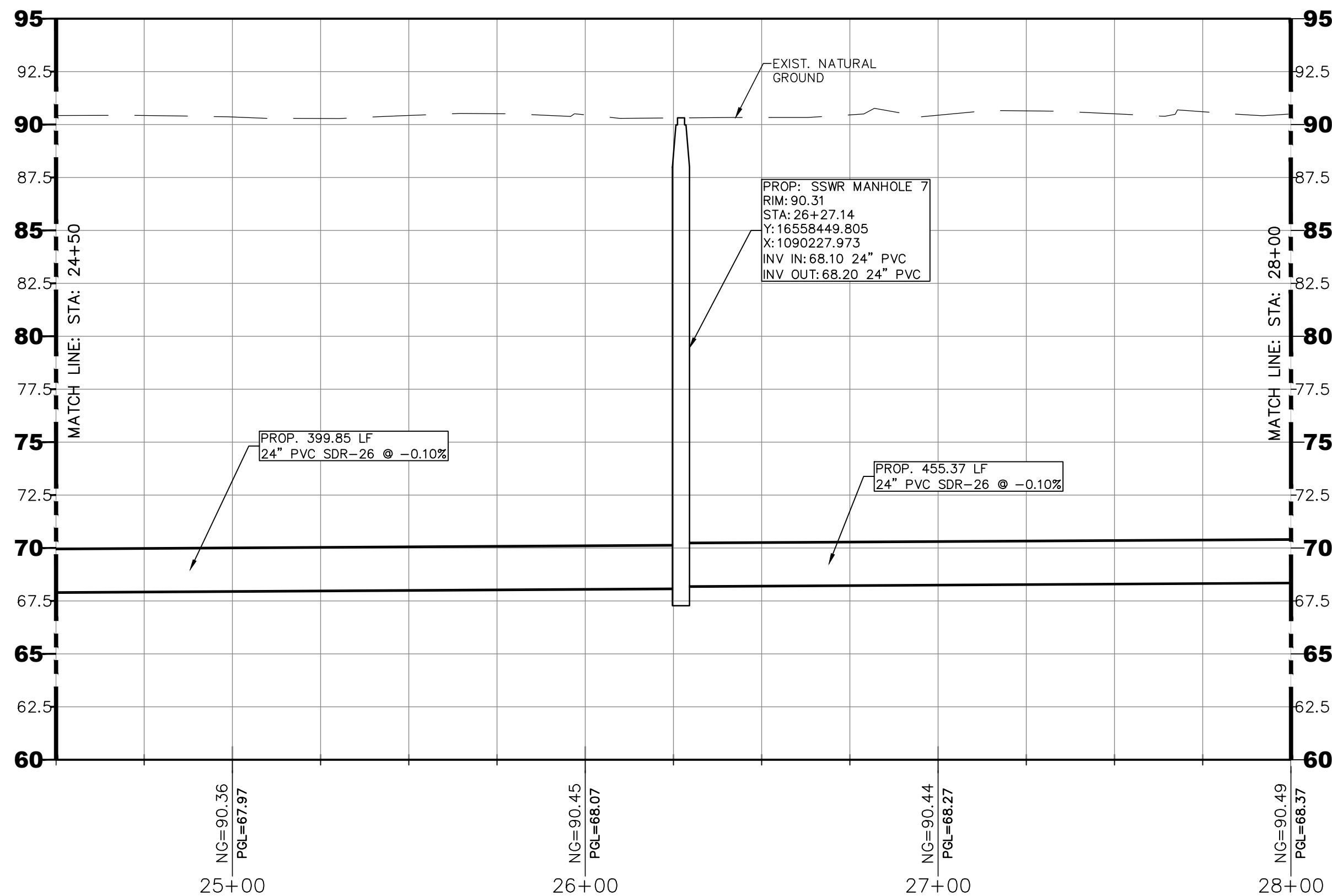


**PROPOSED SEWER
IMPROVEMENT
LAYOUT STA:21+00 - 26+00
TRUNK LINE C**

DESIGNED:	L.M.	FED. RD. DIV. NO.:	0	STATE:	TEXAS	PROJECT NO.:	ENG 22.016	HIGHWAY NO.:	
DRAWN:	E.H.	STATE DIST. NO.:	21	COUNTY:	HIDALGO	CONTROL NO.:	000	SECTION NO.:	00
CHECKED:	M.G.	DATE:	OCT. 2022	JOB NO.:	000	SHEET NO.:	10		



LEGEND	
	SSWR MANHOLE
	WATER METER
	STOP SIGN
	FIRE HYDRANT
	OVERHEAD LINE
	CHAINLINK FENCE LINE
	WATER LINE
	SSWR LINE
	POWER POLE
	ASPHALT EDGE OF PAYMENT
	AT&T FIBER OPTIC CABLE
	WINDSTREAM COMMUNICATION LINE
	EASEMENT LINE
	NATURAL GROUND
	PIPE FLOW LINE

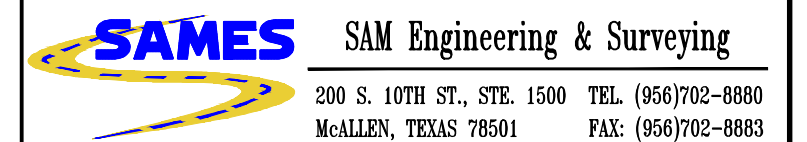


South Military PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

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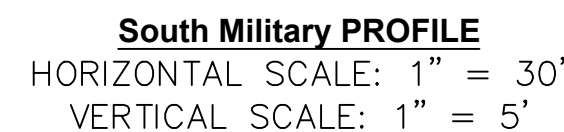
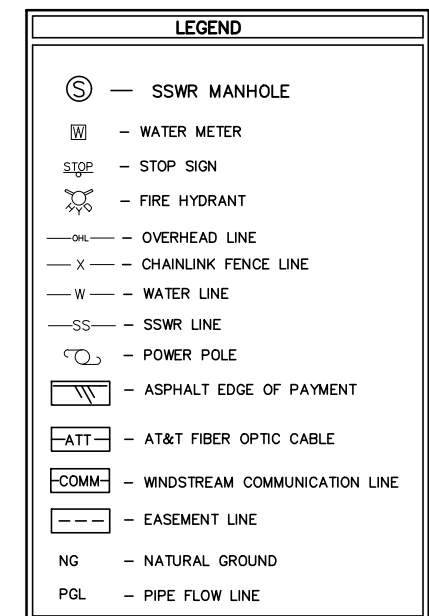
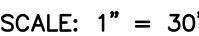
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SAMES, INC.
TEXAS REGISTERED ENGINEERING FIRM
F-10602

**PROPOSED SEWER
IMPROVEMENT
LAYOUT STA:24+50 - 28+00
TRUNK LINE C**

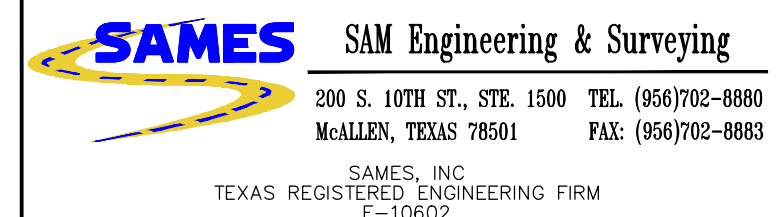
DESIGNED:	L.M.	FED. RD. DIV. NO.:	0	STATE:	TEXAS	PROJECT NO.:	ENG 22.016	HIGHWAY NO.:	
DRAWN:	E.H.	STATE DIST. NO.:	21	COUNTY:	HIDALGO	CONTROL NO.:	000	SECTION NO.:	00
CHECKED:	M.G.	DATE:	OCT. 2022	JOB NO.:	000	SHEET NO.:	11		



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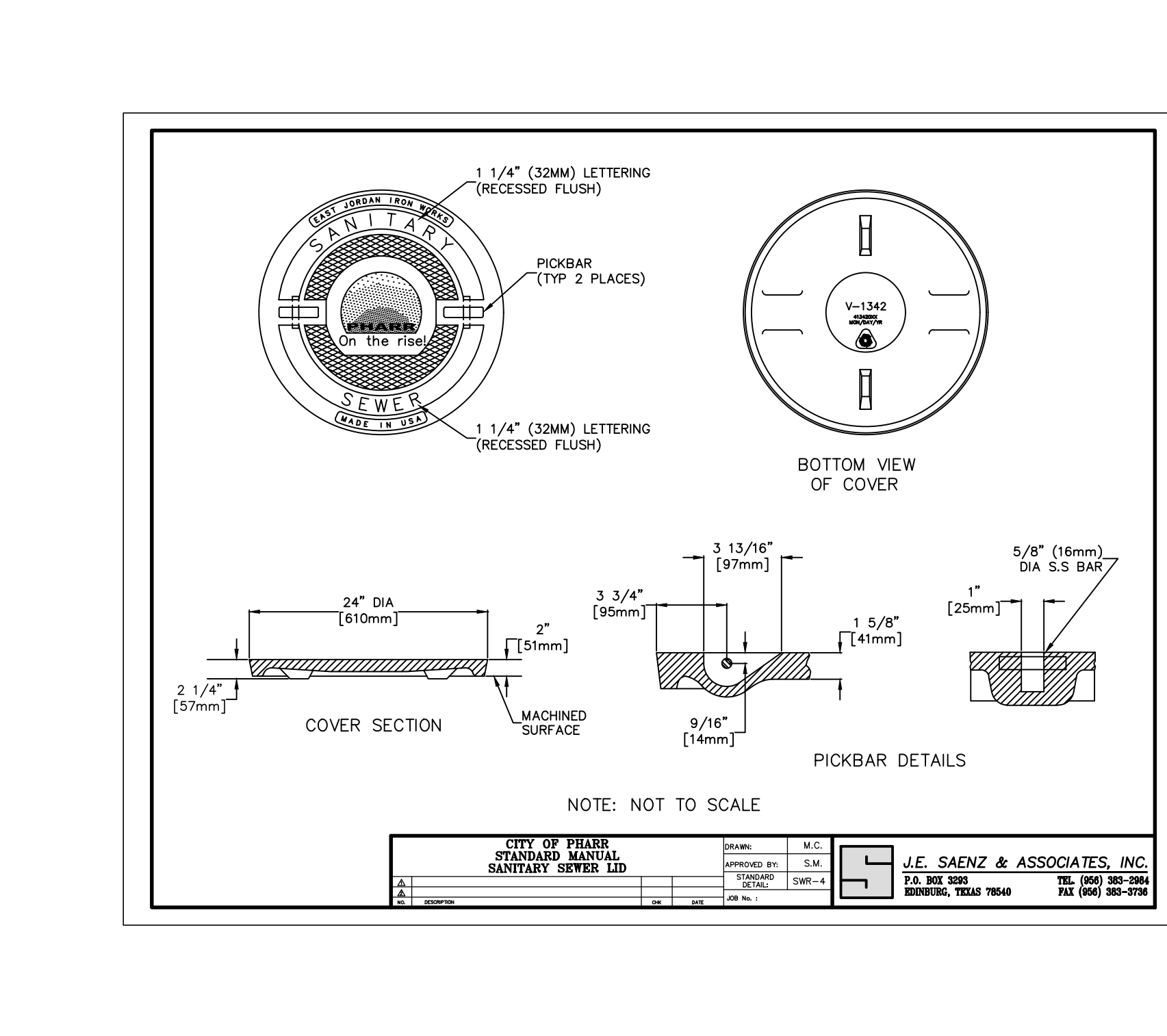
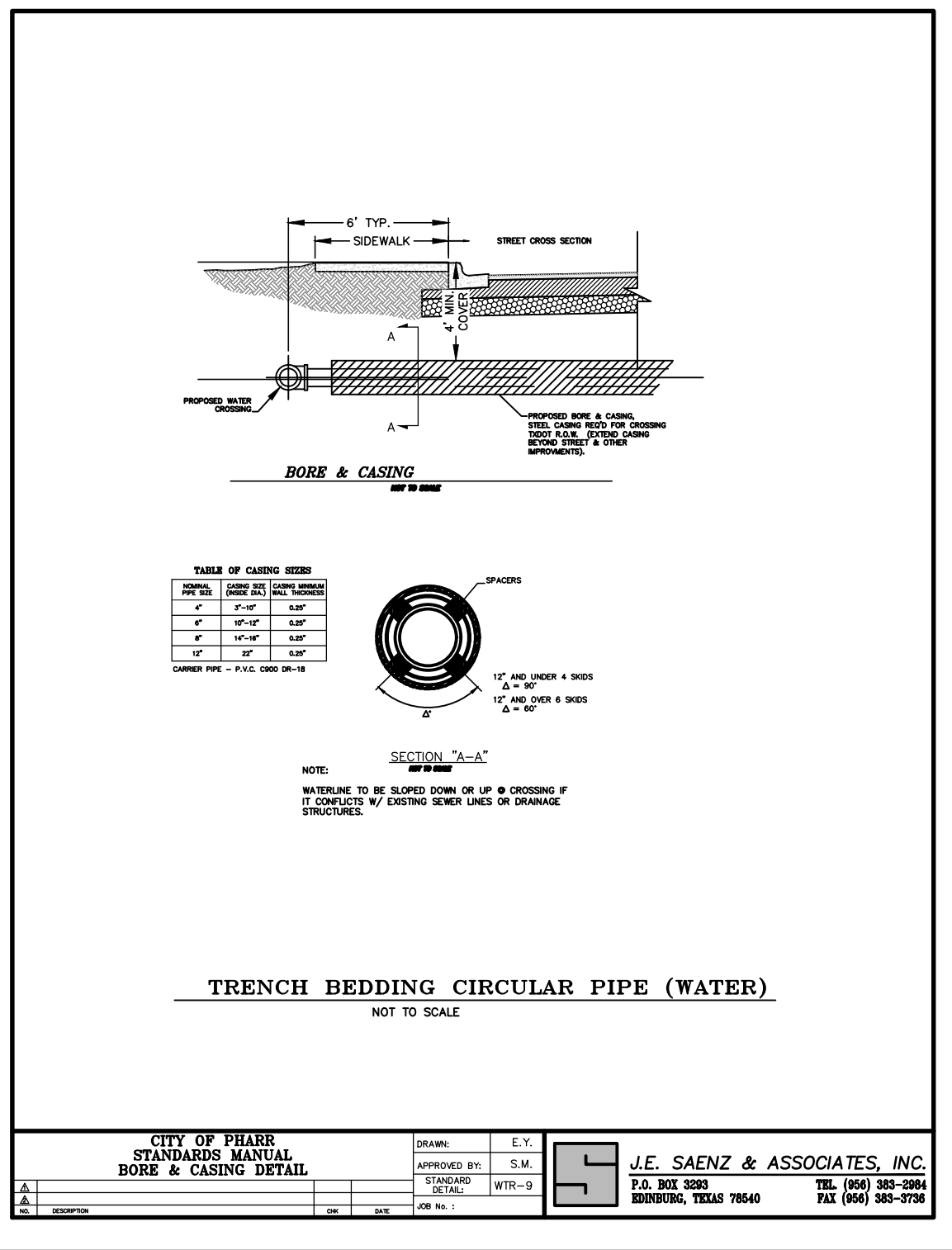
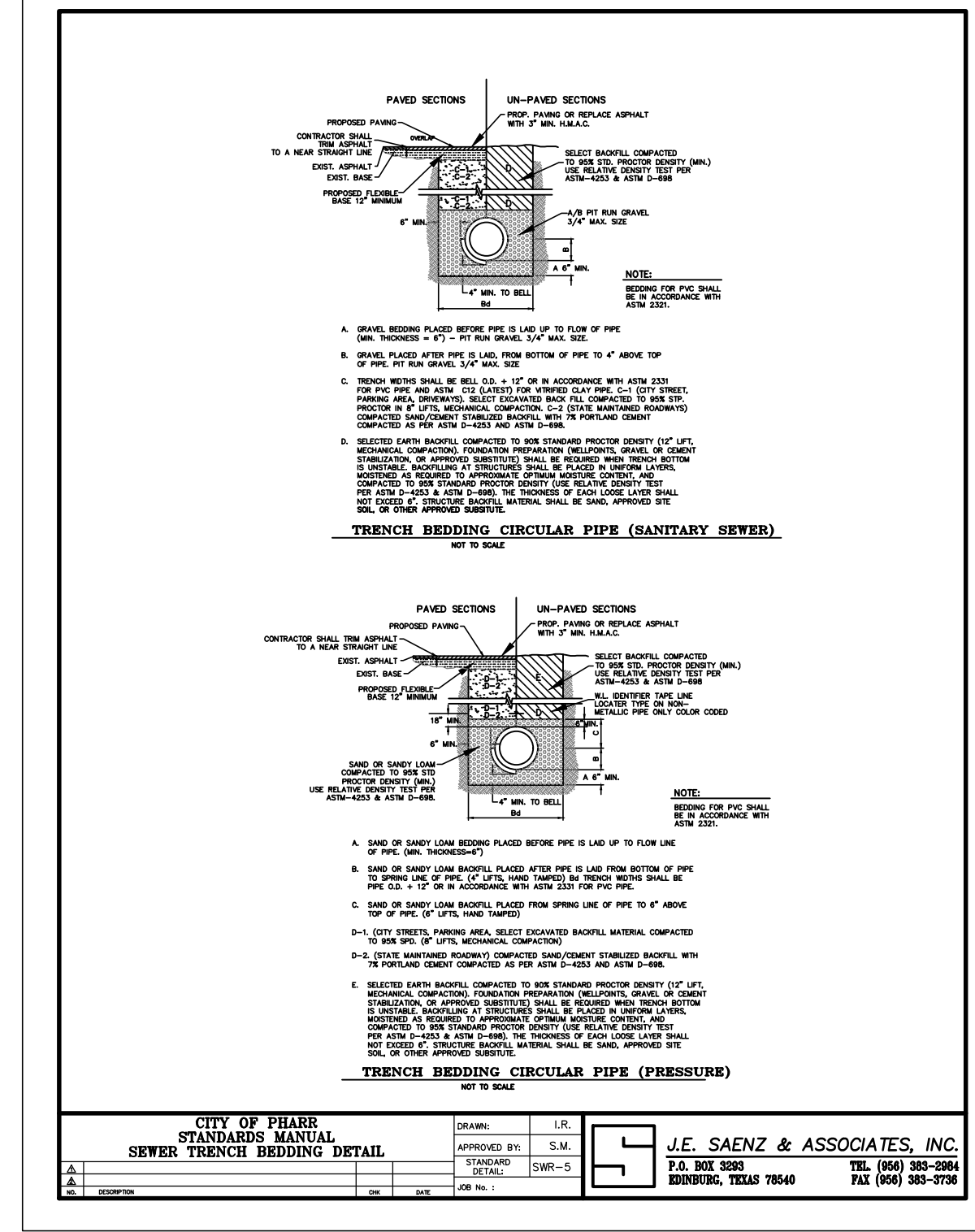
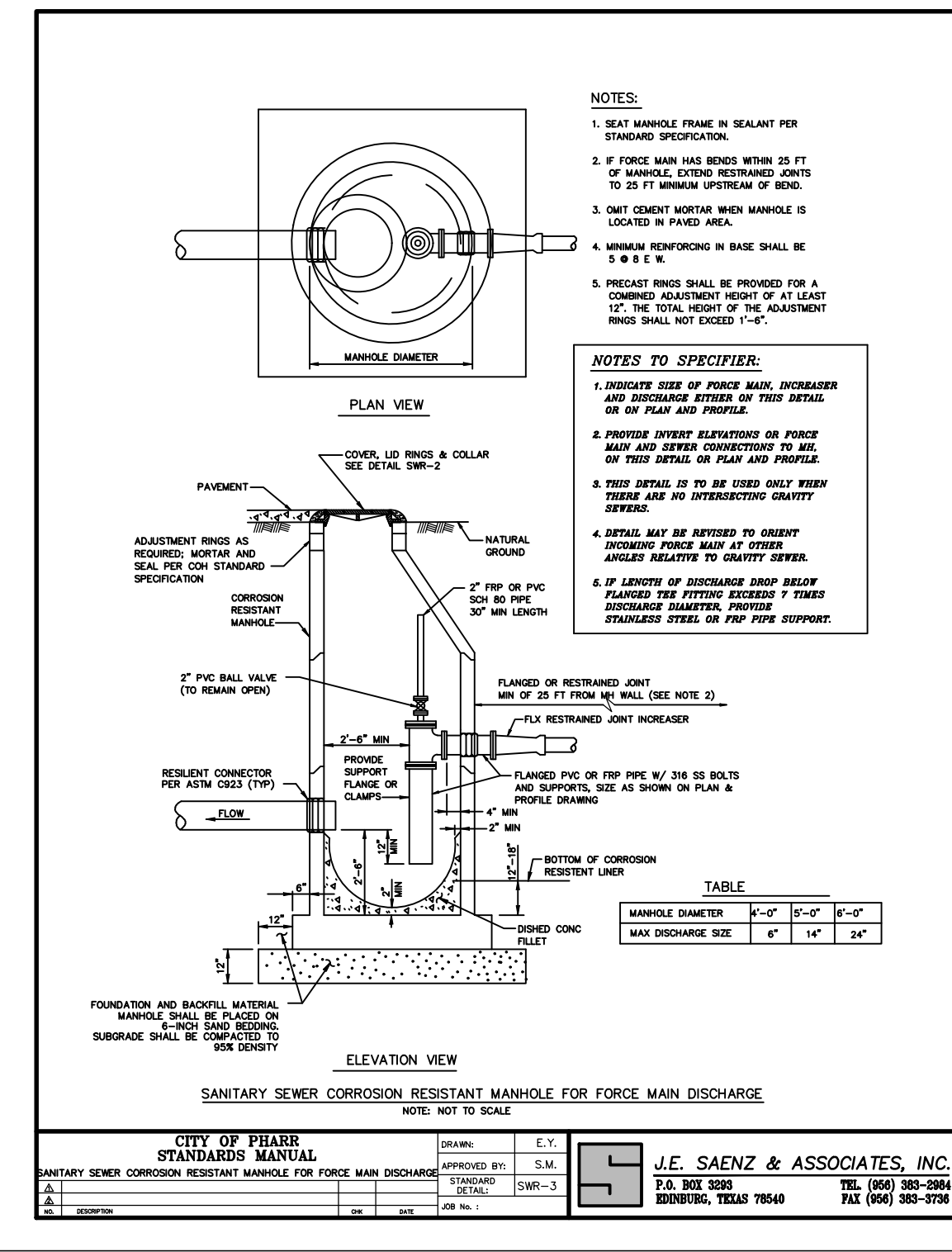
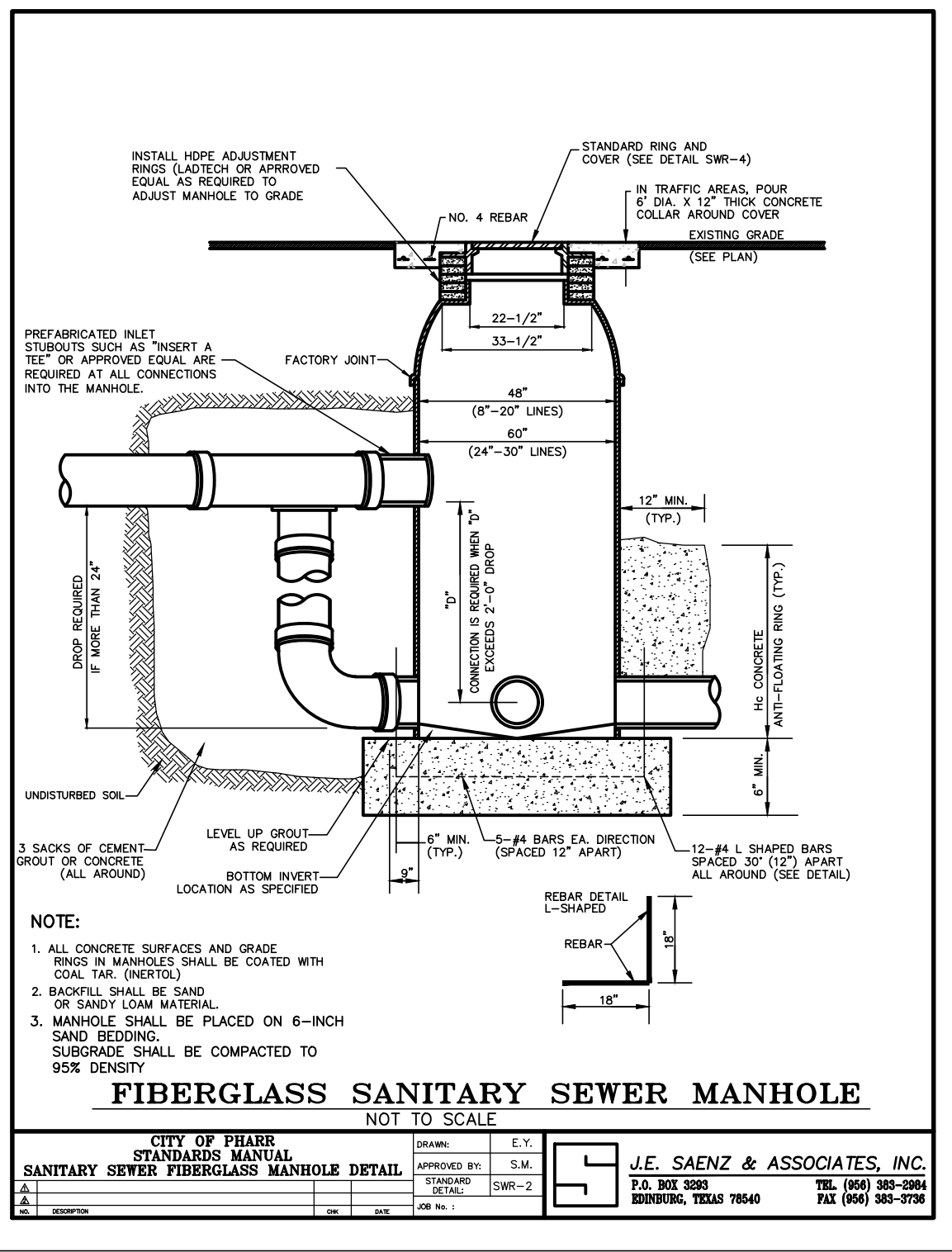
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PROPOSED SEWER
IMPROVEMENT
LAYOUT STA:26+00 - 31+00
TRUNK LINE C

DESIGNED:	L.M.	FED. RD. DIV. NO.	STATE	PROJECT NO.		HIGHWAY NO.	
DRAWN:	E.H.	0	TEXAS	ENG 22.016			
CHECKED:	M.G.	STATE DIST. NO.	COUNTY	CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
DATE:	OCT. 2022	21	HIDALGO	000	00	000	12



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TEXAS DEPARTMENT OF TRANSPORTATION

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

Pacheco Koch

200 S. 10TH ST., STE. 1500 TEL. (956)702-8880
McALLEN, TEXAS 78501 FAX: (956)702-8883

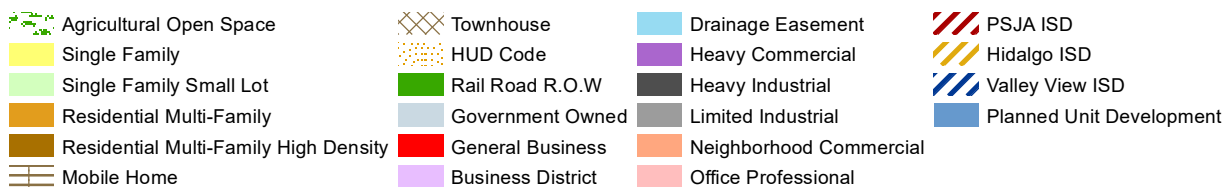
SAMES

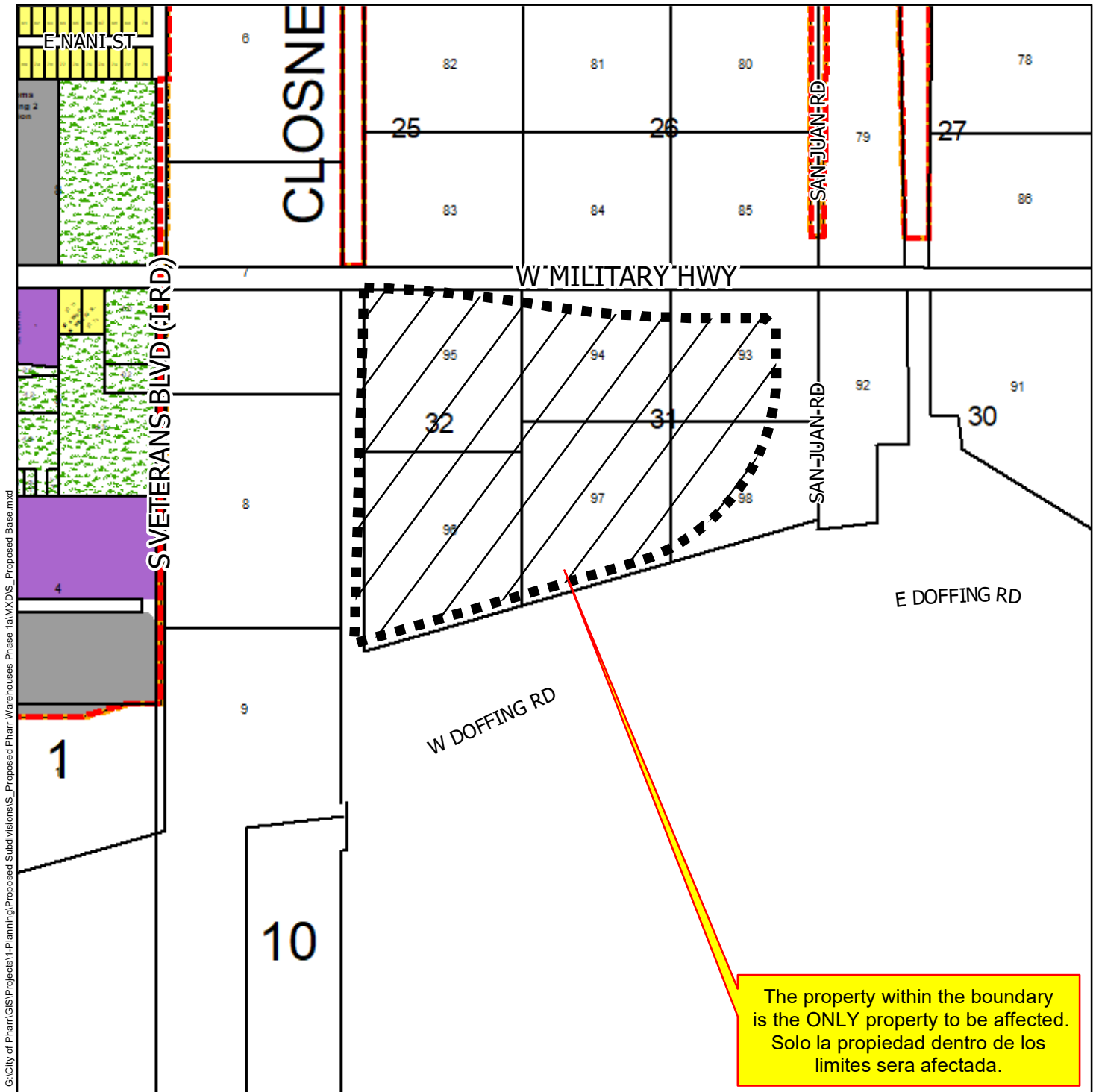
SAM Engineering & Surveying
200 S. 10TH ST., STE. 1500 TEL. (956)702-8880
McALLEN, TEXAS 78501 FAX: (956)702-8883

SAMES, INC.
TEXAS REGISTERED ENGINEERING FIRM
F-10602

SANITARY SEWER DETAILS

DESIGNED: L.M.	FED. RD. DIV. NO. 0	STATE TEXAS	PROJECT NO. ENG 22.016	HIGHWAY NO.
DRAWN: E.H.				
CHECKED: M.G.	STATE DIST. NO. 21	COUNTY HIDALGO	CONTROL NO. 000	SECTION NO. 00
DATE: OCT. 2022				SHEET NO. 13





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