

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 28, 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 November 14, 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) Melden & Hunt, Inc., representing Children's Haven International Inc., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The property is legally described as being 3.366 acres more or less, out of Lot 1, Children's Haven Mobile Home Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 400 East Minnesota Road. **COZ#220964**

- 2) Kids at Play Learning Center LLC. representing The Rock Outreach of The Valley, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being Lots 23 through 26, Chapa Subdivision No. 2, Pharr, Hidalgo County, Texas. The property's physical address is 413 East State Street. **COZ#220963**

E. PLATS:

- 1) Perez Consulting Engineers, representing Charles D. Mueller, Manager for Lynn Tract, L.P., A Texas Limited Partnership, is requesting final plat approval of the proposed UHS Center on Ridge Subdivision. The property is legally described as being a 3.71 acre tract of land out of and a portion of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400-500 Block of West Ridge Rd. **SUB#220617**

- 2) Salinas Engineering Associates, representing Jorge Gonzalez, owner, is requesting final plat approval of the proposed Arnold Grove Subdivision. The property is legally described as being all of the North 20.0 acres out of Lot 103, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4600 Block of North Sugar Road. **SUB#210825**

3) Melden and Hunt, Inc., representing Shavi Mahtani, President of West Oak Manor, is requesting preliminary and final plat approval of the proposed Vacate and Plat of West Oak Manor (Private) Subdivision. The property is legally described as being a 31.939 acres gross, tract of land, being a Vacating of West Oak Manor (Private) Subdivision, being all of Lots 1 through 146, being out of West Oak Manor Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of North Sugar Road. **SUB#220931**

4) Melden and Hunt Inc., representing 3100 Sugar Subdivision, LTD., a Texas Limited Partnership, is requesting preliminary plat approval of the proposed D & F Subdivision. The property is legally described as being a 5.458 acres of land, being part or portion out of Lot 135, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3106 North Sugar Road. **SUB#200414**

5) Spoor Engineering Consultants, Inc., representing Adolfo Lozano, Agent for ASL Leasing, LLC, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Beamsley Subdivision Lots 51A and 51B. The property is legally described as being a Replat of Lot 51, Pharr, Hidalgo County, Texas. The property is located within the 1100 Block of West Eisenhower Street. **SUB#221034**

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 23rd day of November 2022 at 12:30 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 23rd day of November 2022



Hilda Pedraza
Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 14, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, November 14, 2022 and following is the record of attendance.

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

ABSENT: Rafael Munguia Luis Madrigal

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
Rolando Gomez, Director of Building & Code Compliance
Roy Rodriguez, Asst. Director of Building & Code Compliance
Patricia Rigney, City Attorney
Eddie Martinez, Planner II
Anaisa Licerio, Planner II
Laura Fonseca, Planner I
Iris Mata, CDBG Specialist
Pilar Rodriguez, Fire Chief
Anali Alanis, Interim City Manager
Ed Wylie, Deputy City Manager
Ruben Alfaro, City Engineer
Joanna Villarreal, Secretary

ITEM A. CALL TO ORDER

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

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

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF OCTOBER 10, 2022

Chairman, Danny Wylie, introduced the item.

There being no discussion Charlie Ramirez moved to approve the minutes of October 10, 2022. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 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 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 (This item will go to City Commission)**

Anaisa Licerio, Planner II, introduced the item and stated 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. Eight (8) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius 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.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request for a change of zone from General Business District (C) 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.

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

There being no discussion Jonathan Larraga moved to **approve** the request to re-zone from General Business District (C) to Townhouse Residential District (R-TH). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

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 IS PHYSICALLY LOCATED AT 1500 W. OWASSA ROAD. COZ#220962 (THIS ITEM WILL GO TO CITY COMMISSION)

Anaisa Licerio, Planner II, introduced the item and stated 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. Twenty (20) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius 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.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request to re-zone from Single-Family Residential District (R-1) to Single Family Residential Estate District (R1-E), 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.

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

There being no discussion Charlie Ramirez moved to approve the request approval of the request to re-zone from Single-Family Residential District (R-1) to Single Family Residential Estate District (R1-E). Andy Castro seconded the motion and when put to vote, it carried unanimously.

ITEM E. 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

Eddie Martinez, Planner II, introduced the item. 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. 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. The proposed property will be used for Warehouses.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the site for discussion and action. Chairman, Danny Wylie asked Mario Garcia, Project Manager, with Sam Engineering if he was aware of the 6 month from denial Mario Garcia responded yes. Mr. Wylie asked him if he wanted to withdraw and he responded he did not have the authority to withdraw. Mario Garcia stated from the last letter he had received mentioned the city staff recommended approval so he was surprised to see disapproval. Project Engineer had two variances requested; waive requirement from 10 inch water main to a 12 inch water main and 6 public fire hydrants along Military Highway. Pilar Rodriguez, Fire Chief, was requesting for developer to meet minimum city standards. The city required 12 inch water line and 300 ft. spacing between fire hydrants. 20 psi minimum water pressure water line needs to be fed by another line. Additional requirement was a loop system. Ruben Rosales, Public Utilities Director, mentioned there had not been an agreement between Military Water Supply and the City of Pharr.

Charlie Ramirez recommended entering into Executive Session.

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

The time being 6:29 p.m., Chairman, Danny Wylie, stated the Commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM G. RECONVENE:

The time being 6:49 p.m., Chairman, Danny Wylie, stated the Commission would be resuming the open meeting.

In continuous with discussion, Chairman Wylie provided representative Mario Garcia the opportunity to withdraw. Mario Garcia said he would be getting his boss on the phone and would be right back. Mario Garcia returned and stated the applicant at this time would formally withdraw the application. No action was taken.

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:52 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: November 22, 2022

MEETING DATE: November 28, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt, Inc., representing Children's Haven International Inc., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The property is legally described as being 3.366 acres more or less, out of Lot 1, Children's Haven Mobile Home Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 400 East Minnesota Road. **COZ#220964**

Classification: Public Hearing

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

Issue: Melden & Hunt, Inc., representing Children's Haven International Inc., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) 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:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 11/22/2022
Approved - 11/23/2022
Final Approval - 11/23/2022



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, NOVEMBER 28, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The property is legally described as being 3.366 acres more or less, out of Lot 1, Children's Haven Mobile Home Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 400 East Minnesota Road. COZ#220964

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:

Melden & Hunt, Inc., representing Children's Haven International Inc., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) in order to develop a battery storage facility.

The subject site is located on the south side of East Minnesota Road, approximately ¼ mile east of IH 69C and has a physical address 400 of East Minnesota Road. The property is legally described as being 3.366 acres more or less, out of Lot 1, Children's Haven Mobile Home Park Subdivision, Pharr, Hidalgo County, Texas.

The subject property fronts East Minnesota, an 80' major collector street that runs west and east with a posted speed limit of 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property was zoned Agricultural and/or Open Space District (A-O) on August 20, 1991, when annexed into the City of Pharr. The properties to the east were zoned to Single-Family Residential District (R-1) on October 1, 2002. The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on November 4, 2003. The properties to the west were zoned to Limited-Industrial District (L-I) on October 21, 1980. 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 Limited Industrial District (L-I) is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.

Forty-six (46) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on November 10, 2022, and a legal notice was published in the Advance News Journal on November 9, 2022. Staff received one (1) telephone response in opposition and one (1) mail response in favor to the item.

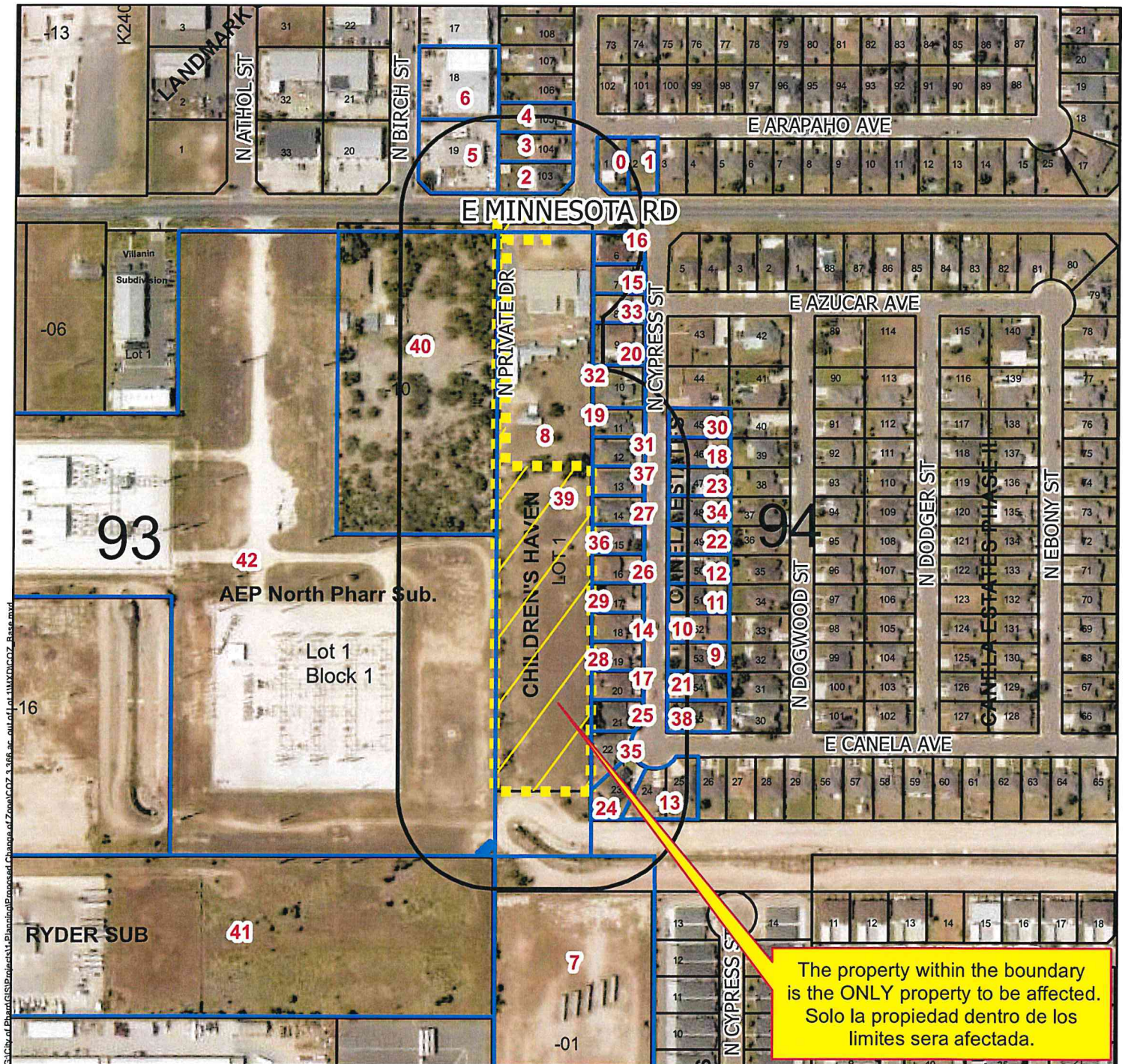
Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements and has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow reasonable use of the property and granting the request results in equal treatment of similarly situated properties. 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 December **5, 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
400 E. Minnesota Rd., 3.366 acres, out of Lot 1
Melden & Hunt Inc. Rep. Children's Haven International Inc.



Zoning

ZONE

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

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

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

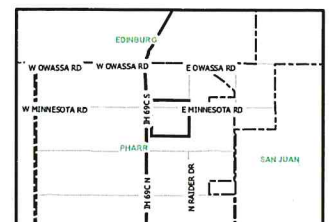
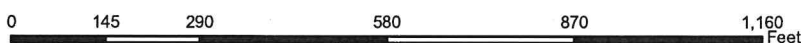
- 200 ft. Buffer Zone
- Notified Properties
- Subject Property

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.

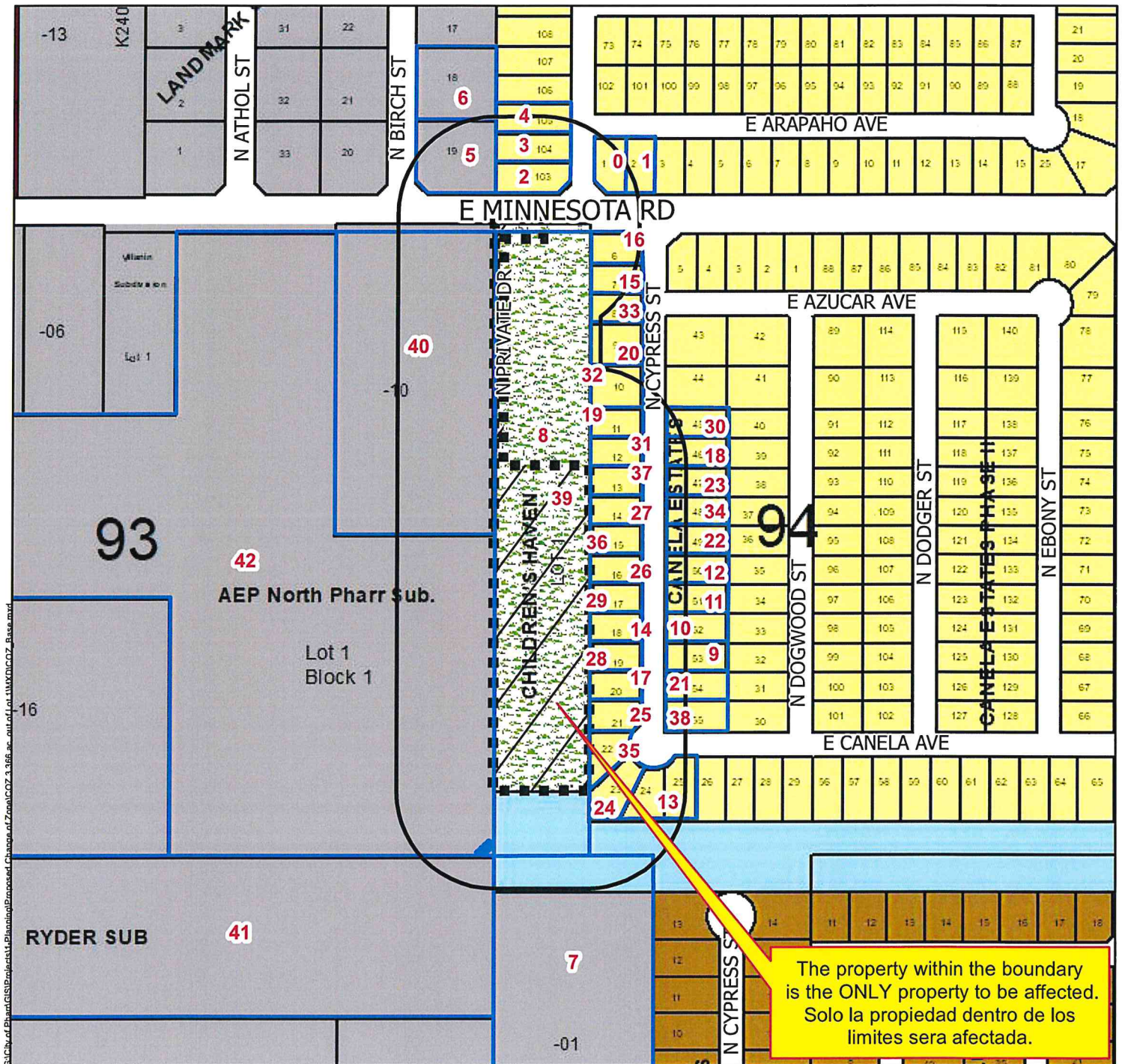
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/22/2022

Scale: 1 inch = 295 feet



Proposed Change of Zone
 400 E. Minnesota Rd., 3.366 acres, out of Lot 1
 Melden & Hunt Inc. Rep. Children's Haven International Inc.



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

Zoning

ZONE

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

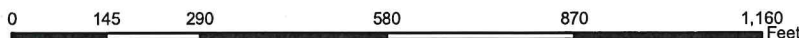
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

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

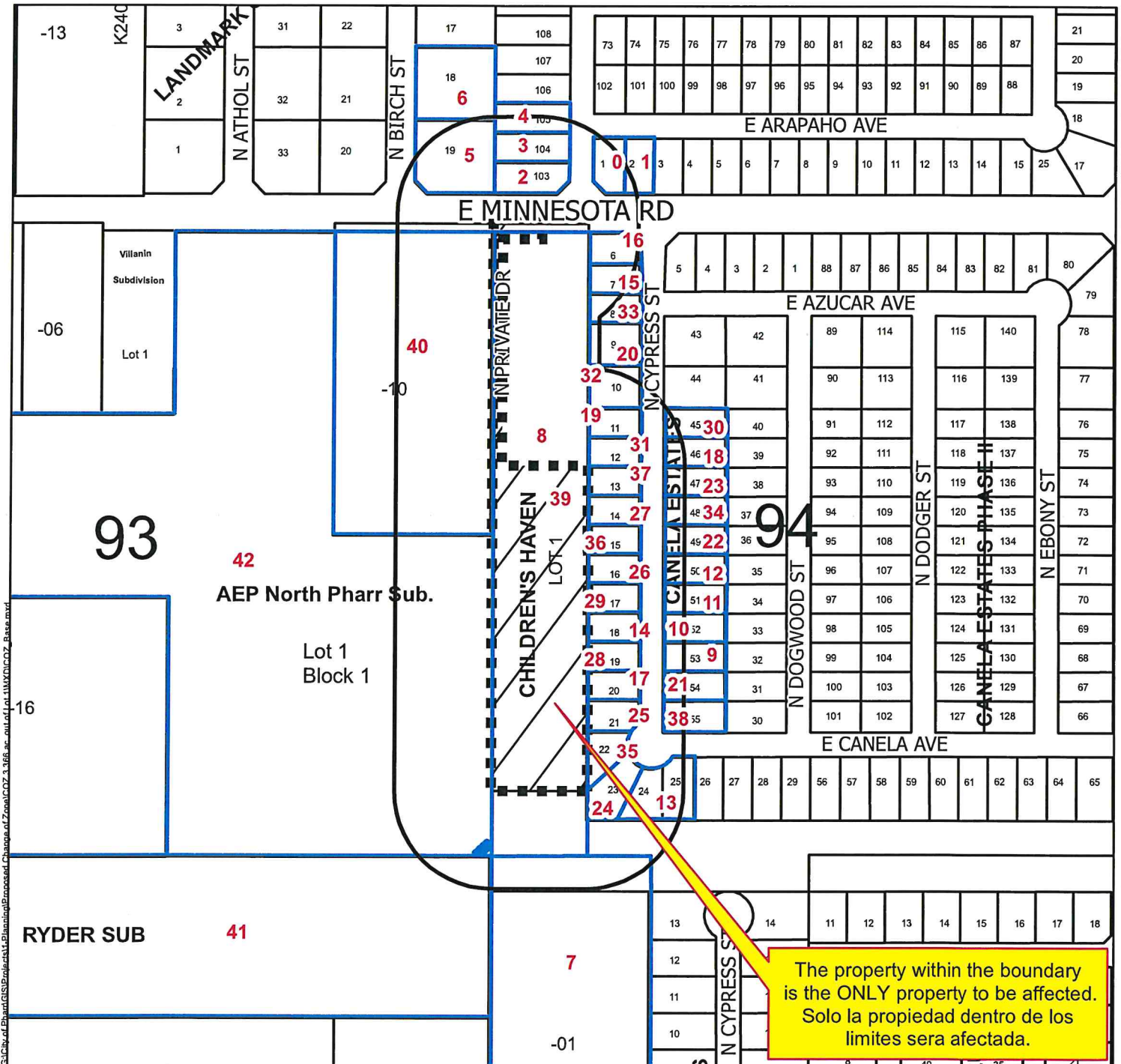
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
 Engineering Department
 956.402.4242

Scale: 1 inch = 295 feet



Proposed Change of Zone
400 E. Minnesota Rd., 3.366 acres, out of Lot 1
Melden & Hunt Inc. Rep. Children's Haven International Inc.



Zoning

ZONE

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

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

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

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City of Pharr, Texas
Engineering Department
956.402.4242
Date: 11/22/2022

Scale: 1 inch = 295 feet



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Melden & Hunt, Inc representing Children's Haven International
Inc

APPLICANT

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

400 East Minnesota Road

ADDRESS

Limited Industrial District (L-I)

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

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements, and has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow reasonable use of the property and granting the request results in equal treatment of similarly situated properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca
PREPARED BY

November 21, 2022
DATE

LOT 93
KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134, H.C.D.R.

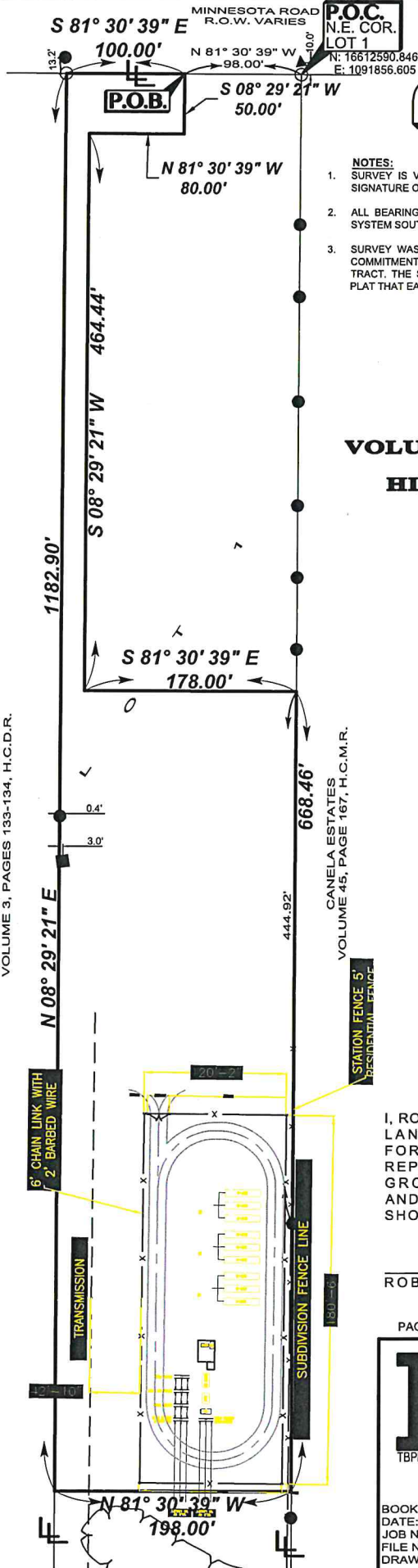


EXHIBIT "B"

- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 2. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
 3. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT EASEMENTS MAY AFFECT THIS TRACT.

SCALE: 1"=100'

**PLAT SHOWING
3.366 ACRES
OUT OF LOT 1
CHILDREN'S HAVEN
VOLUME 27, PAGE 140A H.C.M.R.
CITY OF PHARR
HIDALGO COUNTY, TEXAS**

LEGEND

- FOUND No.4 REBAR
 - ▲ FOUND COTTON PICKER SPINDLE
 - FOUND CONCRETE MONUMENT
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - EDGE OF DITCH TOP
- R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
N.E. COR. - NORTHEAST CORNER
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
L - LOT LINE

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 10/25/22 UNDER MY DIRECTION AND SUPERVISION AND WAS NOT INTENDED TO SHOW ALL IMPROVEMENTS AND EASEMENTS.

ROBERTO N. TAMEZ, RPLS No. 6238 DATE:

PAGE OF 2 OF 2



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

BOOK: T. PG.
DATE: 11-22-22
JOB No. 22167.02.08
FILE NAME: 22167.02 WITH PORTION AERIAL
DRAWN BY: I.H.

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 23, 2022

MEETING DATE: November 28, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Kids at Play Learning Center LLC. representing The Rock Outreach of The Valley, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being Lots 23 through 26, Chapa Subdivision No. 2, Pharr, Hidalgo County, Texas. The property's physical address is 413 East State Street. **COZ#220963**

Classification: Public Hearing

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

Issue: Kids at Play Learning Center LLC. representing The Rock Outreach of The Valley, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C) 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:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 11/23/2022
Approved - 11/23/2022
Final Approval - 11/23/2022



MEMORANDUM

DATE: MONDAY, NOVEMBER 28, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being Lots 23 through 26, Chapa Subdivision No. 2, Pharr, Hidalgo County, Texas. The property's physical address is 413 East State Street. COZ#220963
--

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:

Kids at Play Learning Center LLC. representing The Rock Outreach of The Valley, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to operate a daycare.

The subject site is located on the north side of East State Street, approximately 150 feet west of North Dogwood Street. The property is legally described as being Lots 23-26, Chapa Subdivision No. 2, Pharr, Hidalgo County, Texas.

The property fronts East State Street, a 50' – 60' local street that runs east and west with a posted speed limit of 20 to 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single Family Residential District (R-1). The property and the properties to the north, east and west were zoned to Single Family Residential District (R-1) and the property to the south was zoned to Heavy Commercial District (H-C) on March 30, 1982, when the city adopted the current zoning ordinance. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single family residential use in the Land Use Plan.

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

Fifteen (15) letters were mailed out to the surrounding property owners on November 10, 2022, and a legal notice was published in the Advance News Journal on November 9, 2022. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C) as the property meets area requirements and has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow reasonable use of the property and granting the request results in equal treatment of similarly situated properties. 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 December **05, 2022**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

**Kids at Play Learning Center, LLC rep.
The Rock Outreach of the Valley**

APPLICANT

Single Family Residential District (R-1)
CURRENT ZONE

413 East State Street
ADDRESS

General Business District (C)

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

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C) as the property meets area requirements and has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow reasonable use of the property and granting the request results in equal treatment of similarly situated properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Anaisa Licerio, Planner II
PREPARED BY

November 21, 2022
DATE



Zoning

ZONE

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

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

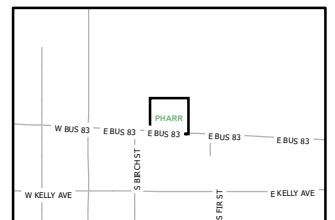
City of Pharr, Texas
Engineering Department
956.402.4242

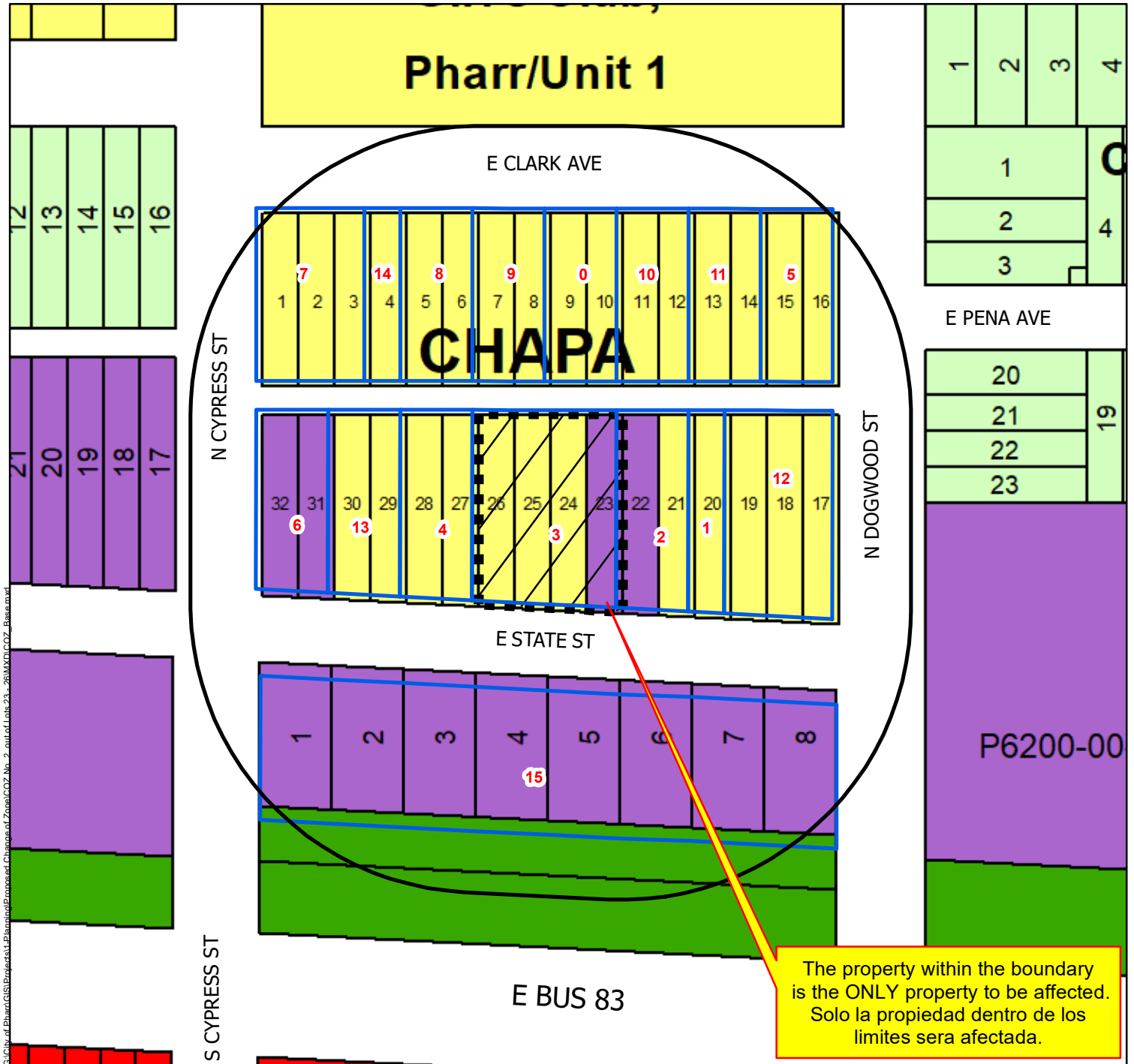
Date: 11/9/2022

Scale: 1 inch = 100 feet



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





Zoning

ZONE

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

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

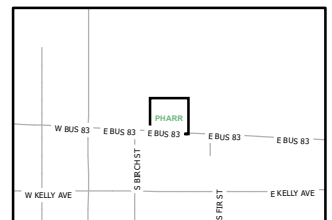
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/9/2022

Scale: 1 inch = 100 feet



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





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: November 22, 2022

MEETING DATE: November 28, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Perez Consulting Engineers, representing Charles D. Mueller, Manager for Lynn Tract, L.P., A Texas Limited Partnership, is requesting final plat approval of the proposed UHS Center on Ridge Subdivision. The property is legally described as being a 3.71 acre tract of land out of and a portion of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400-500 Block of West Ridge Rd. **SUB#220617**

Classification: Regular

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

Issue: Perez Consulting Engineers, representing Charles D. Mueller, Manager for Lynn Tract, L.P., A Texas Limited Partnership, is requesting final plat approval of the proposed UHS Center on Ridge Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed UHS Center on Ridge Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza

Patricia Rigney

Kimberly Mendoza

Created/Initiated - 11/22/2022

Approved - 11/23/2022

Final Approval - 11/23/2022



MEMORANDUM

DATE: MONDAY, NOVEMBER 28, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: UHS CENTER ON RIDGE SUBDIVISION FILE NO. SUB#220617

GENERAL INFORMATION:

APPLICANT: Perez Consulting Engineers, representing Charles D. Mueller, Manager for Lynn Tract, L.P., A Texas Limited Partnership, is requesting final plat approval of the proposed UHS Center on Ridge Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.71 acre tract of land out of and a portion of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 400-500 Block of West Ridge Rd.

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

PROPERTY PROPOSED USE: Medical clinics.

VARIANCES: None requested.

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

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

1. Provide street light layout maximum distance of 250', show distances between street lights.

EASEMENTS:

1. Show easements dedicated by plat or existing, if any.
2. Provide a 15' Exclusive easement to City of Pharr, for water & sewer, if any.
3. Verify location of landscaping easement.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Use detention directive.

OTHER:

1. Review with HCID #2, if any issues within property.
2. Provide plat note for detention, who will be responsible for maintenance.
3. Staff notes are attached.

This item will go before the City Commission Meeting on **December 05, 2022 at 4:00 p.m.**

PLAT REVIEW MEETING FOR:

UHS-CENTER ON RIDGE SUBDIVISION

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

WATER:

- Ok as proposed.
- Depending on site plan it will required PVC casing for water line on the entrance 5' beyond edges
- Water meter box will need to be installed before water meter is installed
- Comments made change depending of circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Ok as proposed.
- Will need to update sanitary sewer rim and cover detail.
- Comments made change depending of 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: _____



Pharr

Fire Department



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

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

Subdivision: UHS CENTER ON RIDGE SUBD. (STAFF PRELIMINARY)

Reviewed by: Dago Soto
2022

November 21,

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

Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2012; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

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

Additional Comments:

- 1. SHALL PROVIDE HYDRANT DETAIL.**
- 2. CALL OUT EXISTING FIRE HYDRANT ALONG W. RIDGE RD.**
- 3. THE FIRE HYDRANT ON W. RIDGE AND S. DAHLIA IS LOCATED ON NORTH EAST CORNER OF S. DAHLIA ENTRANCE.**
- 4. SHALL REQUIRE AN ADDITIONAL FIRE HYDRANTS. THE SITE PLAN WILL DETERMINE THE LOCATIONS OF THE FIRE HYDRANTS. MAY REQUIRED A MIN. OF 2 FIRE HYDRANTS.**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: UHS Center on Ridge
Subdivision

DATE: July 26, 2022

REVIEW: Preliminary (comments plans dated 7-15-2022)

PLAT

1. Signature from P.E. & R.P.L.S. required.
2. Note No. 4---Use correct City of Pharr drainage directive: *"Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development"*.
3. Note No. 5---revise note to say... "Owners to maintain detention areas".
4. Add note---Owners to maintain R.O.W. and perimeter of entire subdivision.

SITE PLAN

1. Use composite sanitary sewer manhole detail with updated logo.
2. Show a cross-section detail of access drive at time of building permit stage.
3. Sanitary sewer services shall require a concrete cradle underneath wye.
4. Include storm sewer layout. Discharge shall be based on drainage masterplan.
5. No swales/detention ponds to be inside utility easements at time of building permit phase.

DRAINAGE

1. Drainage plan to be reviewed and approved by H.C.D.D. No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.

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

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

ADDITIONAL COMMENTS

- Detention pond depths that exceed 3'-ft shall require perimeter fence.



Pharr Public Work



Staff Review Meeting

UHS Center

Ridge Subdivision

Pharr Tx, 78577

DATE: 07/27/2022

3.71 Acres

Plat Notes:

- No comments

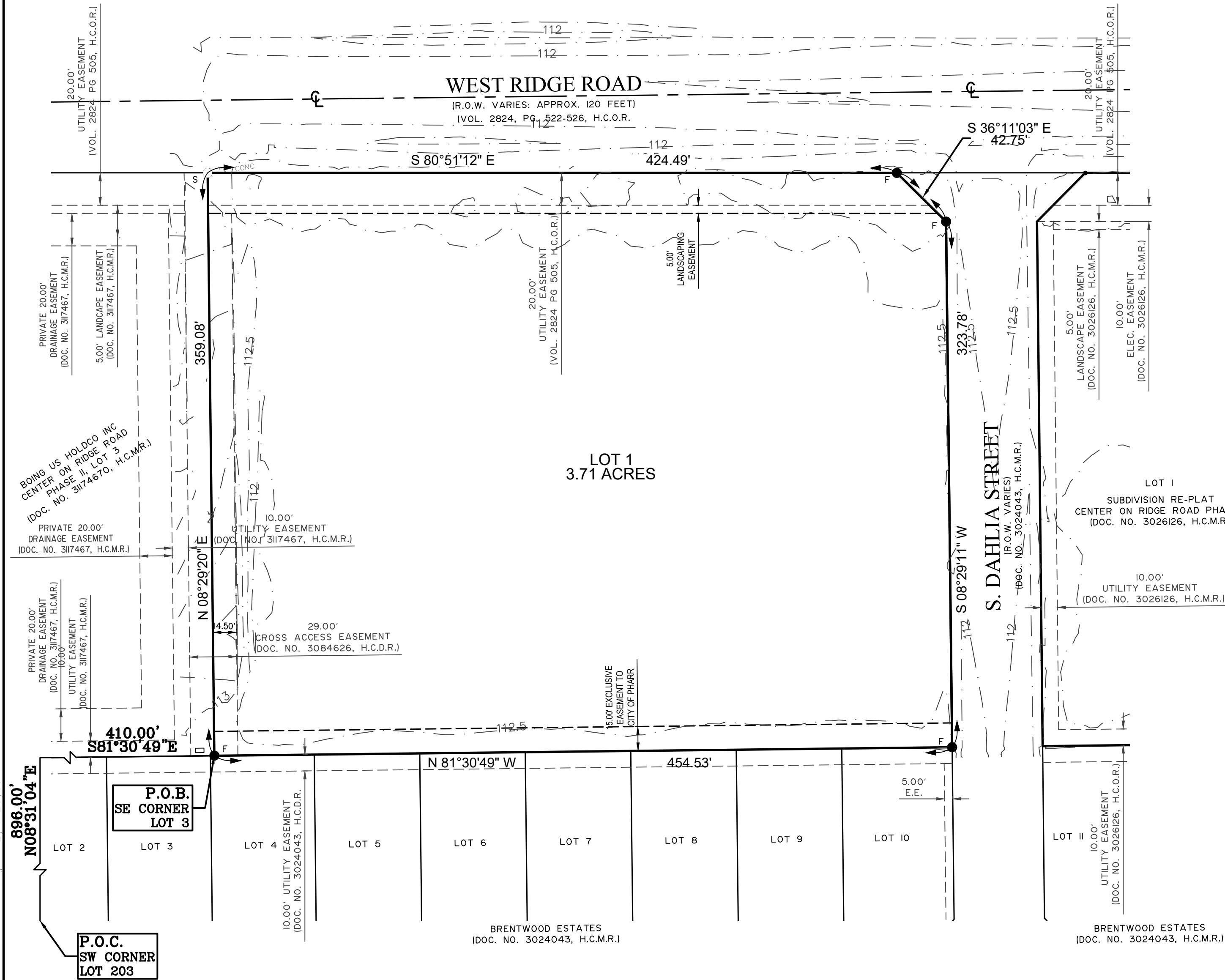
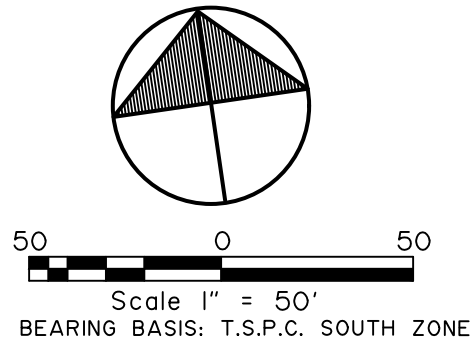
General Notes:

- Show Drainage Details Elevation, connections.
- Show all Utility sections details crossing and crossing and Drain outfall connection
- Show and Attach Erosion & Sediment Control Layout with BMP Details to S.W.P.P.P.
- 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.) Texas commission of the Environmental Quality (T.C.E.Q.) and City of Pharr B.M.P. requirements.
- Must submit (1) digital copy in (USB) for review and one (1) hard copy for Finalization of the Erosion & Sediment control Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.

A: Cad, Rev: 24, 2s, (LMS, Tech), User: jh, TMO, VPR, O
H:\HS22208\UHS-CENTER on RIDGE\DESIGN\DWG\UHS22208 PLAT-JDP-REV.dwg, L:\JH-1404011

LEGEND:

F ● 1/2" IRON ROD FOUND
S ○ 1/2" IRON ROD SET
W/ A PLASTIC CAP
STAMPED
I.R.F. IRON ROD FOUND
I.R.S. IRON ROD SET
H.C.M.R. HIDALGO COUNTY
MAP RECORDS
H.C.D.R. HIDALGO COUNTY
DEED RECORDS
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
P.U.E. DENOTES PUBLIC UTILITY EASEMENT
R.O.W. DENOTES RIGHT OF WAY
--- --- & ROAD
--- --- EXISTING R.O.W.



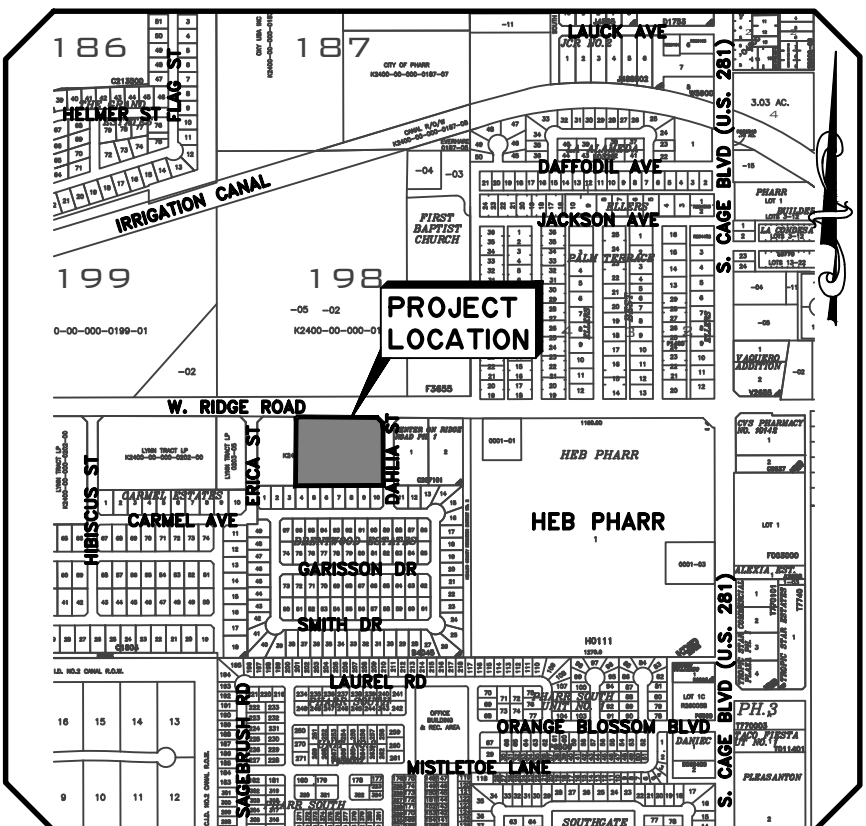
SUBDIVISION PLAT

UHS-CENTER ON RIDGE SUBDIVISION
PHARR, TEXAS

BEING A 3.71 (161,566 SQ. FT.) ACRE TRACT OF LAND OUT OF AND A PORTION OF LOT TWO HUNDRED THREE (203), KELLY-PHARR SUBDIVISION, SITUATED IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGES 133-134, OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS; AND BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO LYNN TRACT, L.P. (LYNN TRACT), A TEXAS LIMITED PARTNERSHIP, IN SPECIAL WARRANTY DEED, DATED OCTOBER 15, 2007, AS RECORDED IN DOCUMENT NUMBER 1824380 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

CONTACT INFORMATION:

OWNER: CHARLES D. MUELLER, SOLE MANAGER OF
SYNERGIS, L.L.C., SOLE GENERAL PARTNER
OF LYNN TRACT, L.P.
1400 N. McCOLL ROAD
McALLEN, TEXAS 78501
ENGINEER: PCE-PEREZ CONSULTING ENGINEERS
808 DALLAS AVENUE
McALLEN, TEXAS 78501
SURVEYOR: AZIMUTH ENGINEERING & SURVEYING LLC
907 SUMMIT CIRCLE
EDINBURG, TEXAS 78539



METES AND BOUNDS DESCRIPTION :

BEING A 3.71 (161,566 SQ. FT.) ACRE TRACT OF LAND OUT OF AND A PORTION OF LOT TWO HUNDRED THREE (203), **KELLY-PHARR SUBDIVISION**, SITUATED IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGES 133-134, OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS; AND BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO LYNN TRACT, L.P. (LYNN TRACT), A TEXAS LIMITED PARTNERSHIP, IN SPECIAL WARRANTY DEED, DATED OCTOBER 15, 2007, AS RECORDED IN DOCUMENT NUMBER 1824380 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; SAID 3.71 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "4856" FOR THE SOUTHEAST CORNER OF CENTER ON RIDGE ROAD PHASE II LOT 3, RECORDED IN DOC. 3117467 H.C.M.R., THE CENTER OF A 29.00 FOOT CROSS ACCESS EASEMENT, RECORDED IN DOC. 3084626 H.C.D.R., AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 8°31'04" E, 896.00 FEET AND S 81°30'49" E, 410.00 FEET, FROM THE SOUTHWEST CORNER OF SAID LOT 203, KELLY-PHARR SUBDIVISION, SITUATED IN HIDALGO COUNTY, TEXAS;

THENCE WITH THE EAST LINE OF SAID CENTER ON RIDGE ROAD PHASE II LOT 3, AND THE CENTER OF SAID 29.00 FOOT CROSS ACCESS EASEMENT, N 8°29'20" E, A DISTANCE OF 359.08 FEET, TO A SET "X" IN CONCRETE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD (RIGHT-OF-WAY VARIES), AS RECORDED IN VOLUME 2824, PAGE 522, OF THE H.C.D.R., S 80°51'12" E, A DISTANCE OF 424.49 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "4856" LOCATED AT A 30' X 30' CORNER CLIP IN THE WEST RIGHT-OF-WAY LINE OF SAID DAHLIA STREET, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD (RIGHT-OF-WAY VARIES), WITH THE COMMON LINE BETWEEN SAID 30' X 30' CORNER CLIP AND THE HEREIN DESCRIBED TRACT OF LAND, S 36°11'03" E, A DISTANCE OF 42.75 FEET, TO A 1/2 INCH IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH DAHLIA STREET (RIGHT-OF-WAY VARIES) FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH DAHLIA STREET AND THE COMMON LINE BETWEEN SAID HEREIN DESCRIBED TRACT OF LAND, S 8°29'11" W, A DISTANCE OF 323.78 FEET, TO A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "4856" LOCATED AT AN INTERIOR CORNER OF BRENTWOOD ESTATES, THEREOF RECORDED IN DOC. 3024043 H.C.M.R., AND THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, WITH THE NORTH LINE OF SAID BRENTWOOD ESTATES, N 81°30'49" W, A DISTANCE OF 454.53' FEET TO THE **POINT OF BEGINNING** AND CONTAINING 3.71 (161,566 SQ. FT.) ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

- FLOOD ZONE DESIGNATION: ZONE "C": ZONE "C" (UNSHADED) MINIMAL RISK AREAS OUTSIDE THE 1 PERCENT AND 2 PERCENT ANNUAL CHANCE OF FLOODING. NO BASE FLOOD ELEVATIONS ARE PROVIDED FOR THESE ZONES. ZONE "X" (UNSHADED) IS DESIGNATED ON THESE ZONES IN NEW FEMA MAPS INSTEAD OF ZONE "C".
FEMA PANEL NO. 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE CENTERLINE OF ROADWAY MEASURED AT FRONT CENTER OF EACH LOT.
- MINIMUM BUILDING SETBACK AS PER CITY OF PHARR ORDINANCE.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.20 ACRE AND A VOLUME OF APPROXIMATELY 0.80 ACRE- FEET (34,848 C.F.) 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.
- OWNERS ARE TO MAINTAIN STORM WATER DETENTION AREAS.
- CITY OF PHARR BENCHMARK: MONUMENT #35
HORIZONTAL DATUM IS TEXAS STATE PLACE COORDINATES SOUTH ZONE
VERTICAL DATUM IS NGVD 1988 USING GEOID MODEL 1999
ELEVATION = 112.61 FEET.
NORTHING=16591462.611
EASTING= 1085153.706
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT CREATED BY THIS PLAT.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE SITE PLAN AND BUILDING PERMIT REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- THE PROPERTY SHALL BE SUBJECT TO ALL TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND ASSESSMENT LIENS AS SET FORTH IN THAT CERTAIN SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CENTER ON RIDGE IN THE DOCUMENT FILED FOR RECORD IN THE OFFICE OF THE HIDALGO COUNTY CLERK UNDER CLERKS FILE NO. 3243930 AND AS THEREAFTER MAY BE AMENDED.

STATE OF _____
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT DO HEREBY SUBDIVIDE THE PROPERTY HEREIN AS THE **UHS - CENTER ON RIDGE SUBDIVISION**, AN ADDITION OF THE CITY OF PHARR, TEXAS, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

CHARLES D. MUELLER, SOLE MANAGER OF
SYNERGIS, L.L.C., A TEXAS LIMITED COMPANY,
SOLE MANAGER PARTNER OF LYNN TRACT, L.P.,
A TEXAS LIMITED PARTNERSHIP
1400 N. McCOLL ROAD
McALLEN, TEXAS 78501

STATE OF _____
COUNTY OF _____
NOTARY PUBLIC ACKNOWLEDGEMENT CERTIFICATE:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **CHARLES D. MUELLER**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF PHARR AND HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS THE _____ DAY OF, _____ A.D. 20__.

DANNY WYLIE - CHAIRMAN
PLANNING AND ZONING COMMISSION
PHARR, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF, _____ A.D. 20__.

AMBROSIO HERNANDEZ
MAYOR
ATTEST: _____
CITY CLERK

APPROVED BY THE HIDALGO 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO
IRRIGATION DISTRICT NO. 2:

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

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

PRESIDENT
ATTEST: _____
SECRETARY

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

DATED THIS THE _____ DAY OF, _____ 2022.

JORGE A. GONZALEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6887
AZIMUTH ENGINEERING & SURVEYING, LLC
907 SUMMIT CIRCLE
EDINBURG, TX 78539
T.B.P.E.L.S. FIRM NO. 10194697

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION WAS GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF, _____ 2022.

JORGE D. PEREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS T.B.P.E. NO. 34594



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

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

BY: _____ DEPUTY



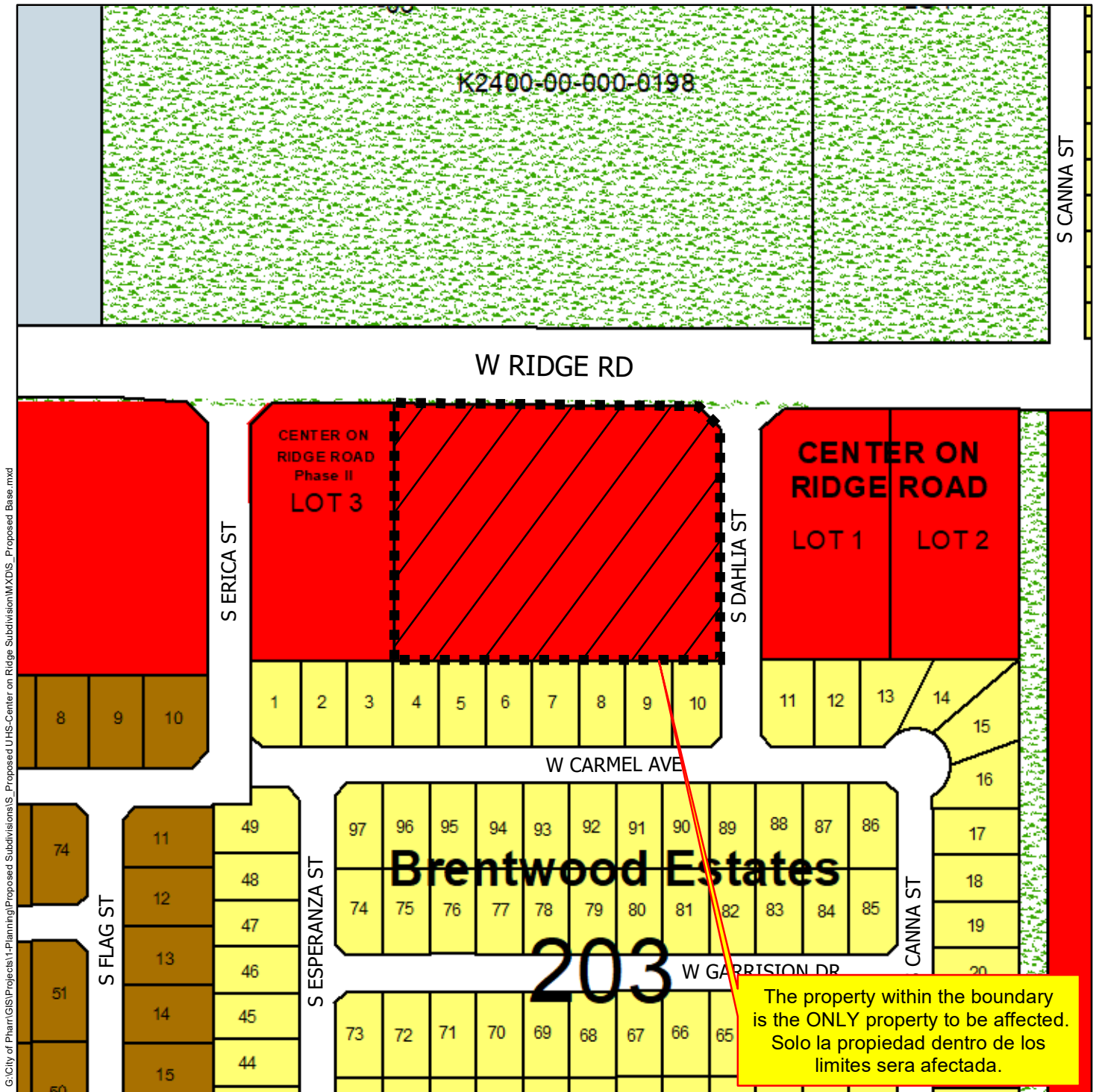
Texas Registered Engineering Firm F-2158
808 Dallas Ave. McAllen, Texas 78501
(956) 631-4482 fax (956) 682-1545

DATE OF PREPARATION: MAY 18, 2022



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

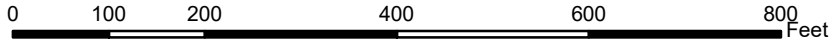




G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed UHS-Center on Ridge Subdivision\MXDS - Proposed Base.mxd

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

Scale: 1 inch = 200 feet





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: November 22, 2022

MEETING DATE: November 28, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Salinas Engineering Associates, representing Jorge Gonzalez, owner, is requesting final plat approval of the proposed Arnold Grove Subdivision. The property is legally described as being all of the North 20.0 acres out of Lot 103, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4600 Block of North Sugar Road. **SUB#210825**

Classification: Regular

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

Issue: Salinas Engineering Associates, representing Jorge Gonzalez, owner, is requesting final plat approval of the proposed Arnold Grove Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Arnold Grove Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 11/22/2022
Approved - 11/23/2022
Final Approval - 11/23/2022



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, NOVEMBER 28, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ARNOLD GROVE SUBDIVISION FILE NO. SUB#210825
--

GENERAL INFORMATION:

APPLICANT: Salinas Engineering Associates, representing Jorge Gonzalez, Owner, is requesting final plat approval of the proposed Arnold Grove Subdivision.

LEGAL DESCRIPTION: The property is legally described as being all of the North 20.0 acres out of Lot 103, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 4600 Block of North Sugar Road.

ZONING: The property is currently zoned Single Family Residential Estates District (R1-E). The adjacent zones are Single Family Residential District (R-1) to the north and Agricultural Open Space District (A-O) to the south, east and west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Single family residential lots.

VARIANCES: None requested.

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

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

1. In compliance.

EASEMENTS:

1. In compliance.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

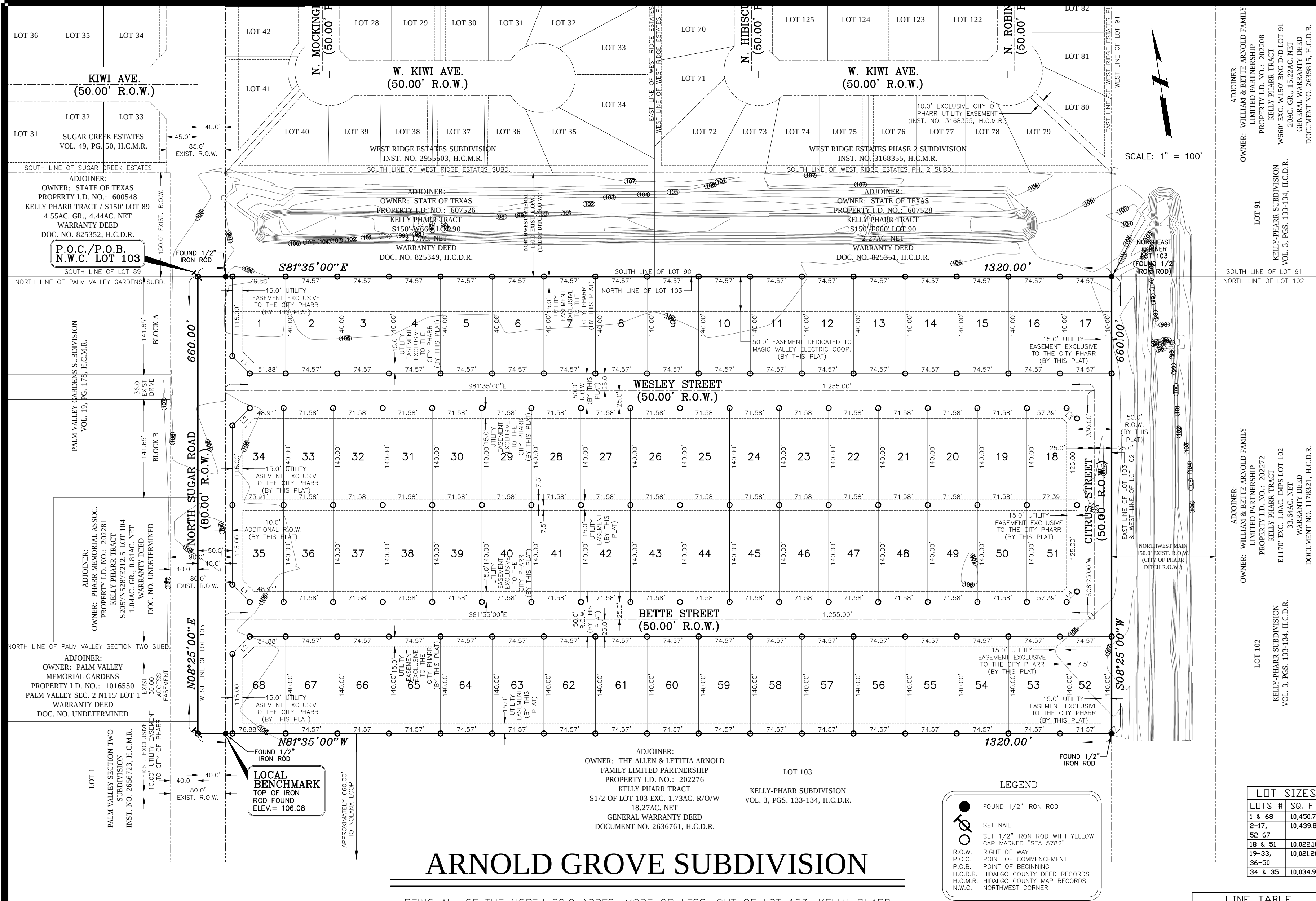
DRAINAGE:

1. In compliance.

OTHER:

1. In compliance.

This item will go before the City Commission Meeting on **December 05, 2022 at 4:00 p.m.**



ARNOLD GROVE SUBDIVISION

BEING ALL OF THE NORTH 20.0 ACRES, MORE OR LESS, OUT OF LOT 103, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

- MINIMUM BUILDING SETBACKS: AS PER CITY OF PHARR ORDINANCE.
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY PANEL NO. 480334 0425 C
EFFECTIVE NOVEMBER 16, 1982.
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY.
THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1.07 ACRES AND A VOLUME OF APPROXIMATELY 2.82 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 RESIDENTIAL DEVELOPMENT.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE NOT LESS THAN 18" ABOVE THE TOP OF THE CURB OF ROAD LOCATED AT THE CENTER OF EACH LOT.
- BENCHMARK NOTE:
PHARR SURVEY CONTROL POINT NO. 57, N.A.V.D. 88,
NORTHING: 16610979.412, EASTING: 1085278.755 - LOCATED ON NOLANA LOOP, WEST OF SUGAR ROAD. ELEV.= 106.86.
LOCAL BENCHMARK:
NORTHING: 16611472.79, EASTING: 1086191.64
TOP OF IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH SUGAR ROAD AND THE SOUTH PROPERTY LINE OF THIS SUBDIVISION. ELEV.= 106.08.
- 5.0' SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG INTERNAL STREETS AT THE TIME OF BUILDING PERMIT PHASE. 5.0' SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG THE EAST SIDE OF N. SUGAR ROAD DURING SUBDIVISION PHASE.
- 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.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE SYSTEM (TPDES).
- OWNERS ARE TO MAINTAIN RIGHT-OF-WAY PERIMETER OF SUBDIVISION - ALONG SUGAR ROAD.
- DEVELOPER SHALL CONSTRUCT A FENCE FOR LOTS ABUTTING AND/OR FRONTING ANY DRAINAGE DITCH IRREGARDLESS OF WHO OWNS IT.
- ALL FIRE PROTECTION UNDERGROUND LINES TO BE INSTALLED BY A LICENSED FIRE PROTECTION COMPANY.
- NO STRUCTURES SHALL BE PERMITTED WITHIN ANY EASEMENTS.
- ALL PROPERTY CORNERS SHALL BE MONUMENTED BY A 1/2 INCH DIAMETER IRON ROD MARKED "SEA 5782" UNLESS OTHERWISE SHOWN HEREIN.
- LOTS 1, 34, 35, AND 68 SHALL NOT HAVE CURB CUT ACCESS OR LOT FRONTAGE ALONG N. SUGAR ROAD.

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER: JORGE GONZALEZ	2900 N. TEXAS BLVD.	WESLACO, TEXAS 78599	(956) 533-1919	NONE	
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489	
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489	

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

I (WE), JORGE GONZALEZ, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ARNOLD GROVE SUBDIVISION, TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER: JORGE GONZALEZ
TRI-GEN CONSTRUCTION, LLC
2900 N. TEXAS BLVD.
WESLACO, TEXAS 78599

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JORGE GONZALEZ 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 STATED.

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

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

STATE OF TEXAS COUNTY OF HIDALGO

THIS PLAT OF ARNOLD GROVE SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2022.

DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING

STATE OF TEXAS COUNTY OF HIDALGO

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

AMBROSIO HERNANDEZ, MAYOR

DATE

ATTEST:

CITY CLERK

DATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

STATE OF TEXAS HIDALGO COUNTY IRRIGATION DISTRICT # 2

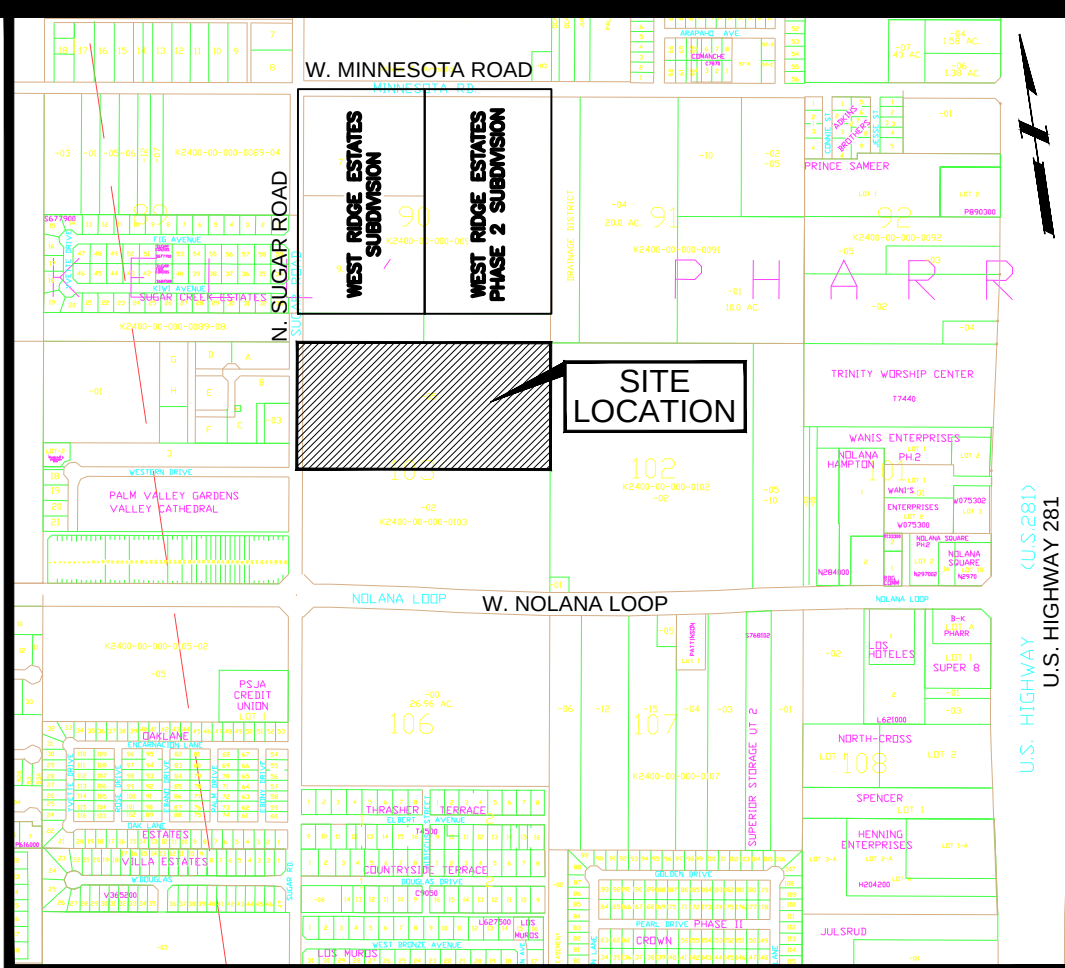
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT # 2 ON THIS, THE _____ DAY OF _____, 2022.

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

PRESIDENT

ATTEST:

SECRETARY



LOCATION MAP

SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING ALL OF THE NORTH 20.0 ACRES, MORE OR LESS, OUT OF LOT 103, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 20.0 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 103 LOCATED IN THE CENTER OF N. SUGAR ROAD FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 103, A DISTANCE OF 40.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID N. SUGAR ROAD, AT A DISTANCE OF 1,320.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 103 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 08 DEGREES 25 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 103, A DISTANCE OF 660.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 81 DEGREES 35 MINUTES 00 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 103, A DISTANCE OF 1,280.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. SUGAR ROAD, AT A DISTANCE OF 1,320.0 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 103 LOCATED IN THE CENTER OF SAID N. SUGAR ROAD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 08 DEGREES 25 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 103, A DISTANCE OF 660.0 FEET TO THE POINT OF BEGINNING, CONTAINING 20.0 GROSS ACRES OF LAND, MORE OR LESS OF WHICH THE WEST 40.0 FEET (OR 0.61 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID N. SUGAR ROAD, LEAVING 19.39 NET ACRES OF LAND, MORE OR LESS.

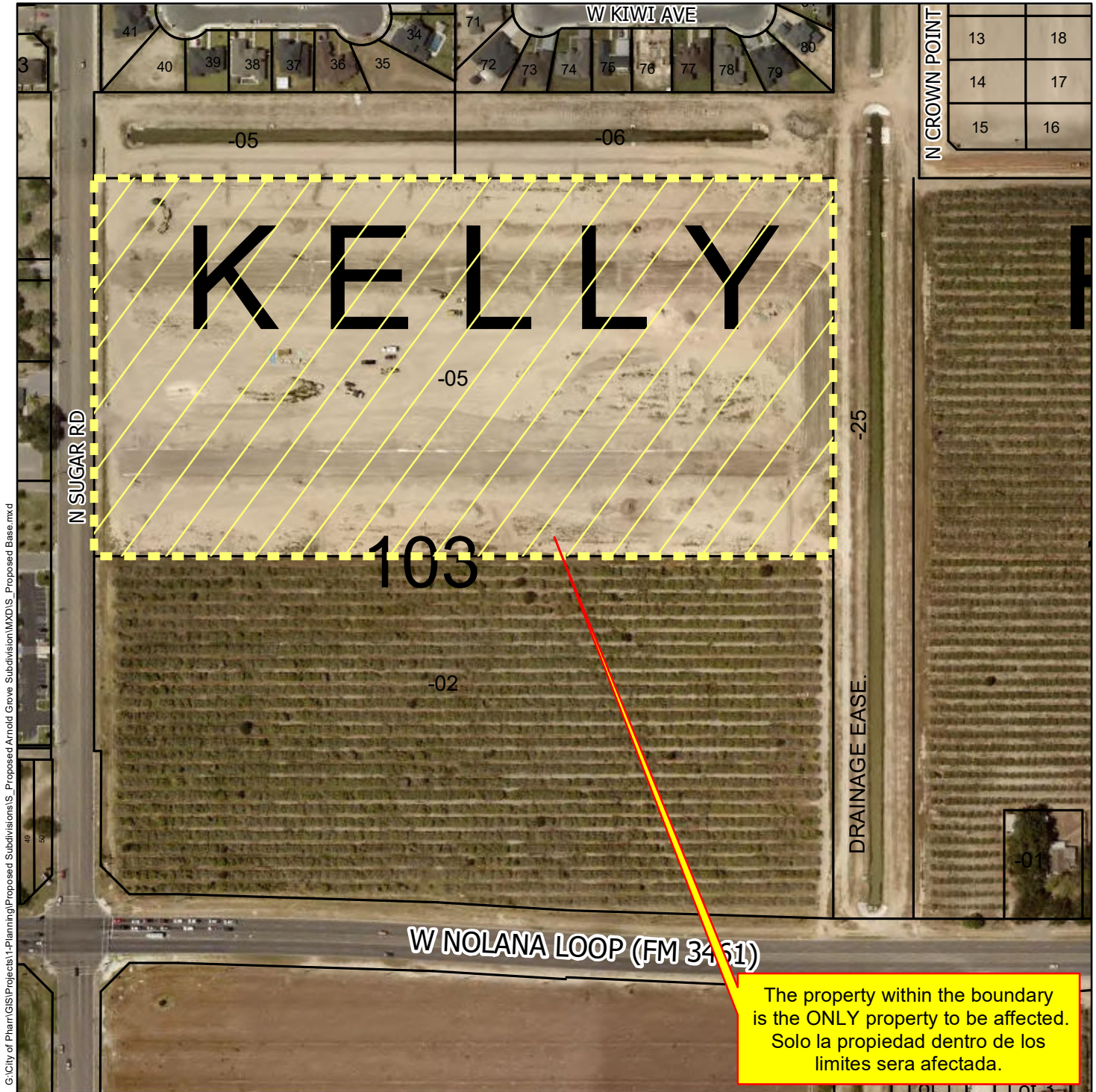
BASIS OF BEARING: SUGAR CREEK ESTATES, PHARR, H.C.T.
N:M&B.2021.020.071421

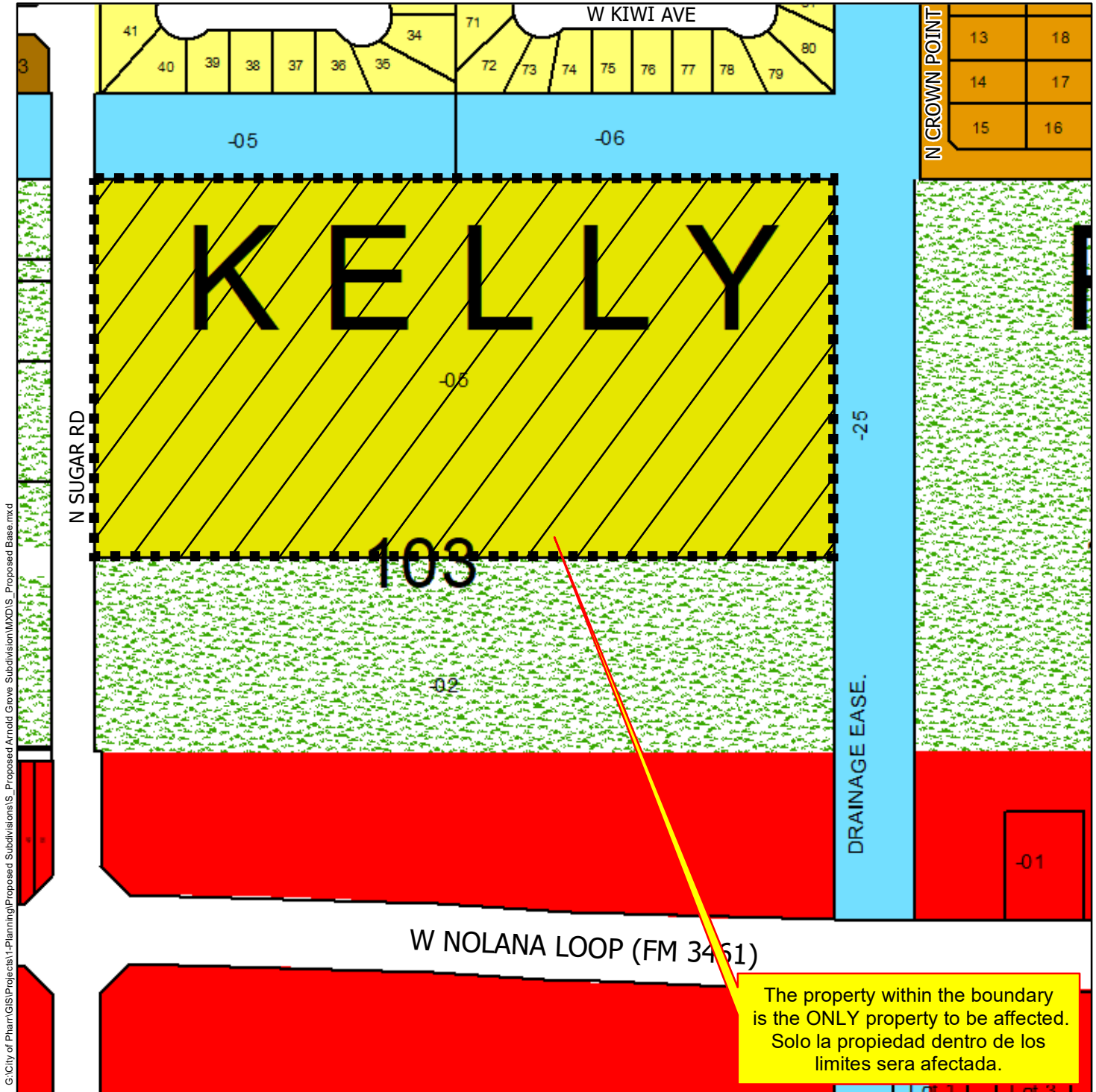
ARNOLD GROVE SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: OCTOBER 26, 2022
JOB NUMBER: SP-21-25574

OWNER: JORGE GONZALEZ
TRI-GEN CONSTRUCTION, LLC
2900 N. TEXAS BLVD.
WESLACO, TEXAS 78599

SEA
SALINAS ENGINEERING & ASSOC.
(P-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE., McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263





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

Zoning

- | | | | |
|--|--|---|---|
|  Agricultural Open Space |  HUD-Code Manufactured Home |  Neighborhood Commercial |  Residential Multi-Family High Density |
|  Business |  Heavy Commercial |  Office and Professional |  Schools |
|  Drainage Easement |  Heavy Industrial |  Planned Unit Development |  Single Family Residential |
|  General Business |  Limited Industrial |  Rail |  Single Family Residential - Estate |
|  Government Owned |  Mobile Home |  Residential Multi-Family District |  Single Family Residential-Small Lot |
| | |  Residential Multi-Family District |  Townhouse Residential |

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 250 feet

0 125 250 500 750 1,000 Feet



Date: 11/21/2022



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: November 22, 2022

MEETING DATE: November 28, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden and Hunt, Inc., representing Shavi Mahtani, President of West Oak Manor, is requesting preliminary and final plat approval of the proposed Vacate and Plat of West Oak Manor (Private) Subdivision. The property is legally described as being a 31.939 acres gross, tract of land, being a Vacating of West Oak Manor (Private) Subdivision, being all of Lots 1 through 146, being out of West Oak Manor Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of North Sugar Road. **SUB#220931**

Classification: Regular

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

Issue: Melden and Hunt, Inc., representing Shavi Mahtani, President of West Oak Manor, is requesting preliminary and final plat approval of the proposed Vacate and Plat of West Oak Manor (Private) Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Vacate and Plat of West Oak Manor (Private) Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 11/22/2022
Approved - 11/23/2022
Final Approval - 11/23/2022



MEMORANDUM

DATE: MONDAY, NOVEMBER 28, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: VACATE AND PLAT OF WEST OAK MANOR (PRIVATE) SUBDIVISION FILE NO. SUB#220931

GENERAL INFORMATION:

APPLICANT: Melden and Hunt, Inc., representing Shavi Mahtani, President of West Oak Manor, is requesting preliminary and final plat approval of the proposed Vacate and plat of West Oak Manor (Private) Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 31.939 acres gross, tract of land, being a Vacating of West Oak Manor to Vacate and plat of West Oak Manor (Private) Subdivision, being all of Lots 1 through 146, being out of West Oak Manor Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5400 Block of North Sugar Road.

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

PROPERTY PROPOSED USE: Existing single-family residential subdivision.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Vacate and plat of West Oak Manor (Private) Subdivision subject to the following conditions:

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

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

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

FIRE PROTECTION: 1. In compliance.

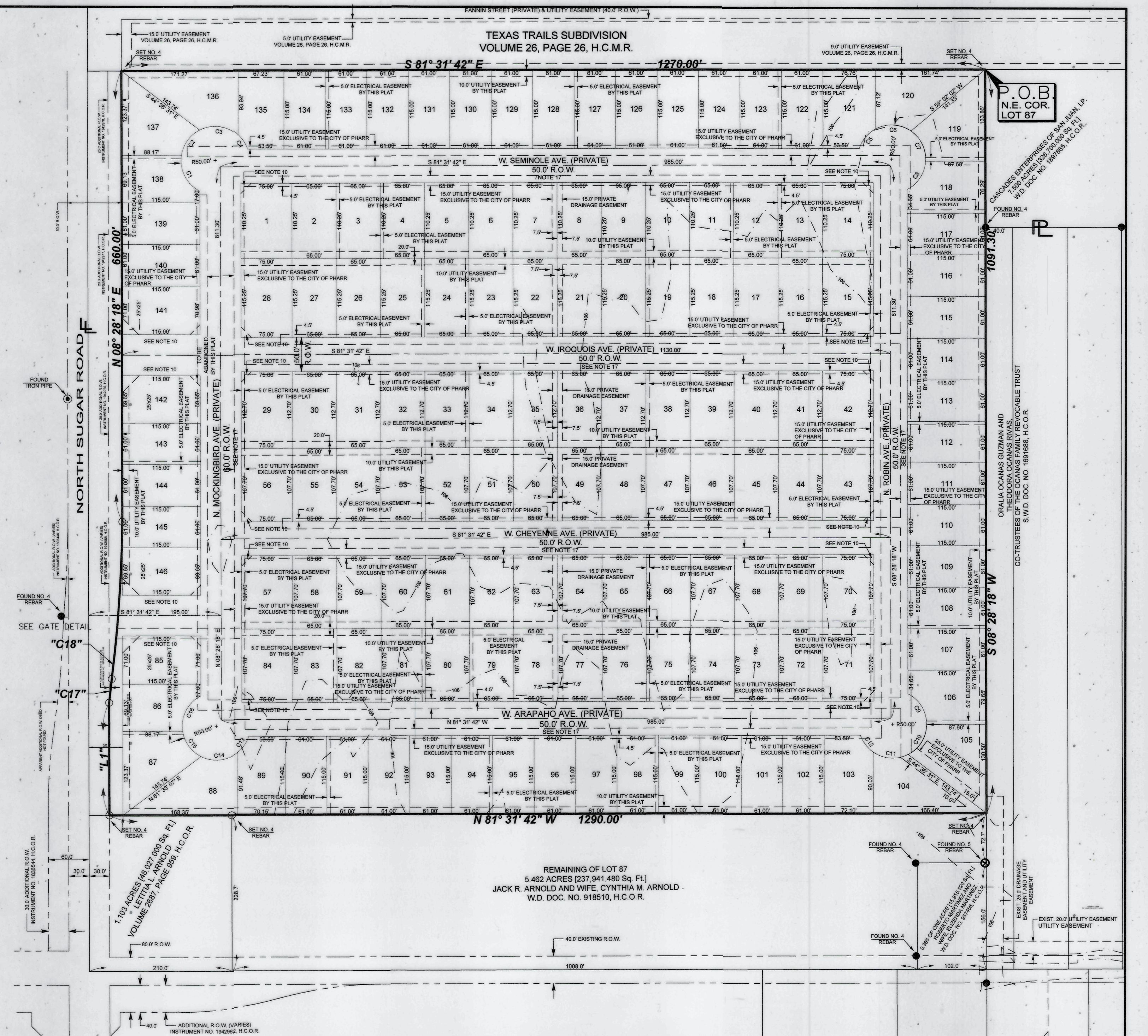
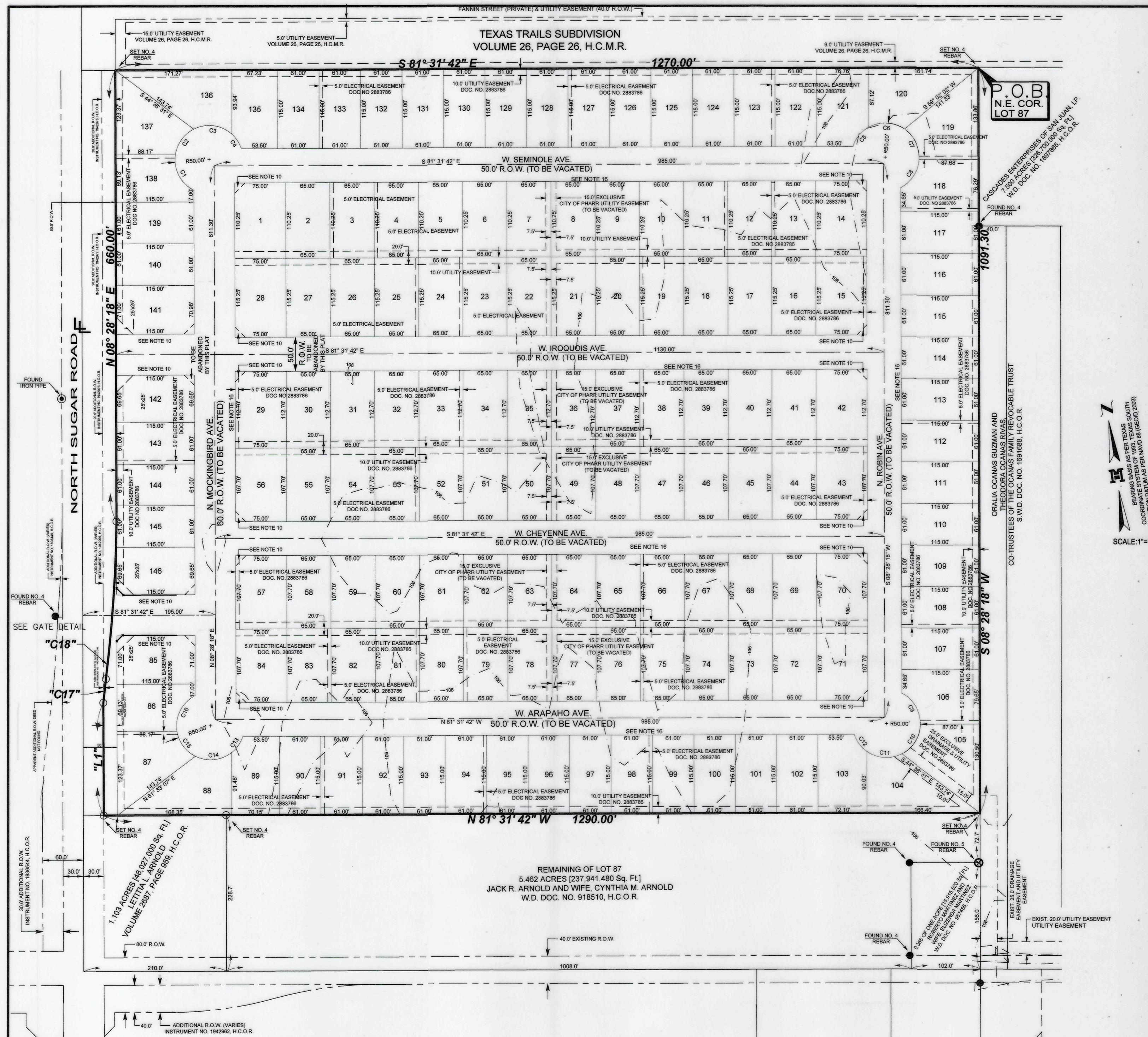
WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before City Commission on December 05, 2022 at 4:00 p.m.



VACATING WEST OAK MANOR

REPLAT OF WEST OAK MANOR (PRIVATE) SUBDIVISION

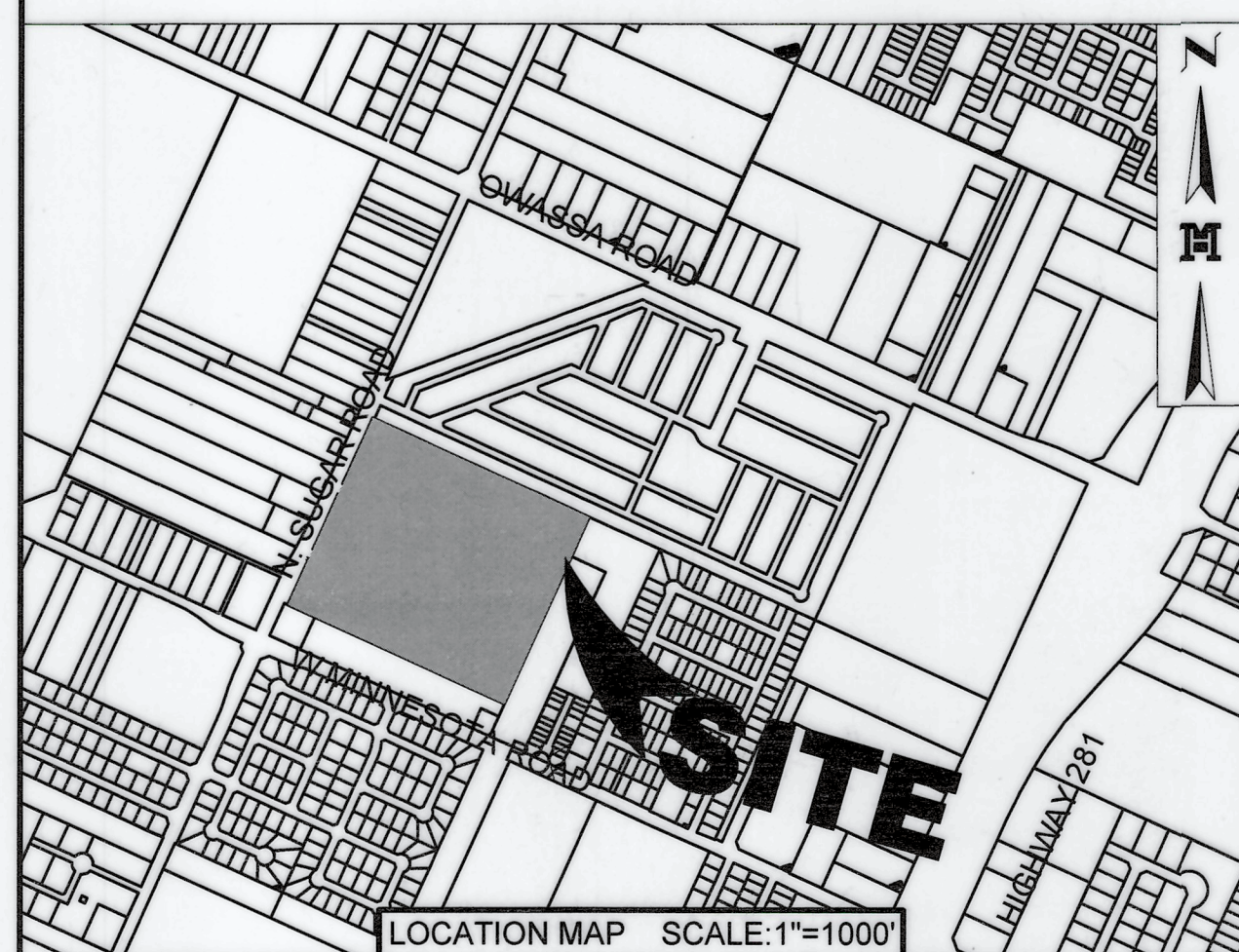
VACATING OF WEST OAK MANOR TO REPLAT OF WEST OAK MANOR (PRIVATE) SUBDIVISION

A 31.939 ACRES [1,391,252.559 Sq. Ft.] GROSS, TRACT OF LAND, BEING A VACATING OF WEST OAK MANOR TO REPLAT OF WEST OAK MANOR (PRIVATE) SUBDIVISION BEING ALL OF LOTS 1 THROUGH 146, ACCORDING TO THE MAP RECORDED IN INSTRUMENT NUMBER 2883786, H.C.M.R., ALSO BEING OUT OF LOT 87, KELLY-PHARR SUBDIVISION VOLUME 3, PAGES 133-134, H.C.D.R. CITY OF PHARR, HIDALGO COUNTY, TEXAS

A 31.939 ACRES [1,391,252.559 Sq. Ft.] GROSS, TRACT OF LAND, BEING A VACATING OF WEST OAK MANOR TO REPLAT OF WEST OAK MANOR (PRIVATE) SUBDIVISION BEING ALL OF LOTS 1 THROUGH 146, AND ALL OF W. SEMINOLE AVENUE, W. IROQUOIS AVENUE, W. CHEYENNE AVENUE, N. ROBIN AVENUE AND N. MOCKINGBIRD AVENUE ACCORDING TO THE MAP RECORDED IN INSTRUMENT NUMBER 2883786, H.C.M.R., ALSO BEING OUT OF LOT 87, KELLY-PHARR SUBDIVISION VOLUME 3, PAGES 133-134, H.C.D.R. CITY OF PHARR, HIDALGO COUNTY, TEXAS

BEGINNING AT A NO. 4 REBAR SET [NORTHING:19914547.431, EASTING:1087945.200] AT THE NORTHEAST CORNER OF SAID LOT 87, AND ON THE SOUTH LINE OF TEXAS TRAILS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26, PAGE 26, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT:

1. THENCE, S 08° 28' 18" W, ALONG THE EAST LINE OF SAID LOT 87, AT A DISTANCE OF 231.00 FEET PASS A NO. 4 REBAR FOUND ON THE NORTHWEST CORNER OF A ONE-ACRE TRACT CONVEYED TO ORALIA OCAÑAS GUZMAN AND THEODORA OCAÑAS RIVAS, CO-TRUSTEES OF THE OCAÑAS FAMILY REVOCABLE TRUST, BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1991688, HIDALGO COUNTY OFFICIAL RECORDS, CONTINUING A TOTAL DISTANCE OF 1,091.30 FEET TO A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF A 5.462-ACRE TRACT CONVEYED TO JACK R. ARNOLD AND WIFE, CYNTHIA M. ARNOLD BY VIRTUE OF WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 918510, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 91° 31' 42" E, ALONG THE NORTH LINE OF SAID 5.462-ACRE TRACT, AT A DISTANCE OF 1,110.00 FEET PASS A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF A 1.103-ACRE TRACT CONVEYED TO LETTIA L. ARNOLD BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 2687, PAGE 899, HIDALGO COUNTY OFFICIAL RECORDS, AND AT THE NORTHWEST CORNER OF SAID 5.462-ACRE TRACT, AT A DISTANCE OF 1,270.00 FEET PASS A NO. 4 REBAR SET ON THE HEREBY PROPOSED EAST RIGHT-OF-WAY LINE OF NORTH SUGAR ROAD, CONTINUING A TOTAL DISTANCE OF 1,290.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF NORTH SUGAR ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 28' 18" E, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF SUGAR ROAD, A DISTANCE OF 165.33 FEET TO A NO. 4 REBAR SET FOR THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT;
4. THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF SUGAR ROAD AND ALONG SAID CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 01° 04' 06", A RADIUS OF 1,807.42 FEET, AN ARC LENGTH OF 35.19 FEET, A TANGENT OF 17.80 FEET, AND A CHORD THAT BEARS N 14° 54' 00" E A DISTANCE OF 35.19 FEET TO A NO. 4 REBAR SET FOR THE POINT OF TANGENCY OF SAID CURVE TO THE RIGHT AND THE POINT OF CURVATURE FOR A CURVE TO THE LEFT;
5. THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF SUGAR ROAD AND SAID CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 06° 18' 42", A RADIUS OF 2,193.22 FEET, AN ARC LENGTH OF 231.60 FEET, A TANGENT OF 115.90 FEET, AND A CHORD THAT BEARS N 12° 28' 58" E A DISTANCE OF 231.57 FEET TO A NO. 4 REBAR SET FOR THE POINT OF TANGENCY OF SAID CURVE TO THE LEFT;
6. THENCE, N 08° 28' 18" E, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF SUGAR ROAD, A DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET [NORTHING: 19914734.528, EASTING: 1089599.598] FOR THE NORTHWEST CORNER OF THIS TRACT;
7. THENCE, S 81° 31' 42" E, ALONG THE NORTH LINE OF SAID LOT 87, AND THE SOUTH LINE OF SAID TEXAS TRAILS SUBDIVISION, A DISTANCE OF 1,270.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 31.939 ACRES [1,391,252.559 SQUARE FEET] OF LAND, MORE OR LESS.



M MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBLPLS NO. 10095900

DRAWN BY: K.G. / R.N. DATE: 11/18/2022.
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____

NOTES:

1. SETBACK INFORMATION.
FRONT: 20.0' OR GREATER FOR EASEMENT
SIDE: 5.0' OR GREATER FOR EASEMENT
7.5' EAST SIDE LOTS: 7.22,35.50,63.47 &
7.5' WEST SIDE LOTS: 8.21,36.49,64 AND 77
CORNER: 10.0' OR GREATER FOR EASEMENT
REAR: 15.0' OR GREATER FOR EASEMENT
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
3. THIS SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH ACREAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD INSURANCE RATE MAP COMM. PANEL NO. 480334-0425 C, MAP REVISED: NOVEMBER 16, 1982.
4. BENCH-MARK: CITY OF PHARR BM#64 ALUMINUM DISK LOCATED ON THE SOUTH SIDE OF W. OWASSA ROAD APPROXIMATELY 1,440.00 FEET WEST OF SUGAR ROAD. ACTUAL N. 16616255.741 E. 1085394.263 ELEV. 105.94 (GEO ID) 1999, AS PER THE CITY OF PHARR.
5. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 135,189 CUBIC FEET. DETENTION WILL BE PROVIDED WITHIN THE WIDENING OF A CITY OF PHARR DRAINAGE DITCH AS APPROVED BY THE CITY OF PHARR.
6. A 5.0-FOOT SIDEWALK TO BE INSTALLED ON BOTH SIDES OF ALL STREETS INSIDE THE SUBDIVISION AND A 5.0-FOOT SIDEWALK TO BE INSTALLED ALONG SUGAR ROAD. ALL ADA RAMPS TO BE BUILT AT THE TIME OF SUBDIVISION CONSTRUCTION. ADA RAMPS MUST BE CONSTRUCTED AT EVERY CORNER OF STREETS.
7. NO BUILDINGS ALLOWED OVER ANY EASEMENT.
8. LOTS 85-87 AND 137-146 SHALL NOT HAVE CURB CUT ACCESS, OR LOT FRONTAGE ALONG SUGAR ROAD.
9. ALL LOTS WILL HAVE A NO. 4 REBAR SET ON THE EACH CORNER WITH A PLASTIC CAP STAMPED MELDEN & HUNT, INC.
10. INTERIOR STREET CORNERS SHOULD HAVE A 15.0x15.0-FOOT CORNER CURB EASEMENT AND A 25.0x25.0-FOOT CORNER AT SUBDIVISION ENTRANCE.
11. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
12. OWNER'S TO MAINTAIN R.O.W./FRONTAGE AND PERIMETER OF SUBDIVISION.
13. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
14. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
15. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
16. ALL EXISTING PUBLIC STREET R.O.W.S TO BE ABANDONED BY THIS PLAT AND CONVERTED TO BE PRIVATE.
17. AT NO TIME IN THE FUTURE WILL THE STREETS BE DEDICATED BACK TO THE CITY OF PHARR.
18. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR MINNESOTA ESTATES SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____ HIDALGO COUNTY OFFICIAL RECORD, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF PHARR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS.

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	62.66'	50.00'	071° 47' 51"	S18° 45' 46"E	58.64'	36.19'
C2	47.44'	50.00'	054° 21' 31"	S44° 18' 56"W	45.68'	25.67'
C3	60.48'	50.00'	069° 18' 25"	N73° 51' 06"W	56.96'	34.56'
C4	25.42'	50.00'	029° 07' 34"	N24° 38' 07"W	25.14'	12.99'
C5	37.16'	50.00'	042° 35' 08"	S48° 18' 30"W	36.31'	19.49'
C6	55.45'	50.00'	063° 32' 28"	N78° 37' 43"W	52.65'	30.97'
C7	51.24'	50.00'	058° 43' 17"	N17° 29' 50"W	49.03'	28.13'
C8	52.13'	50.00'	059° 44' 28"	N41° 44' 03"E	49.80'	28.72'
C9	55.50'	50.00'	063° 35' 51"	N22° 51' 46"W	52.69'	31.00'
C10	54.59'	50.00'	062° 33' 32"	N40° 12' 55"E	51.92'	30.38'
C11	54.24'	50.00'	062° 09' 23"	S77° 25' 37"E	51.62'	30.14'
C12	31.66'	50.00'	036° 16' 36"	S28° 12' 38"E	31.13'	16.38'
C13	29.23'	50.00'	033° 29' 47"	N43° 45' 49"E	28.82'	15.05'
C14	56.67'	50.00'	064° 55' 12"	S87° 01' 11"E	53.68'	31.81'
C15	47.44'	50.00'	054° 21' 31"	S27° 22' 20"E	45.68'	25.67'
C16	62.66'	50.00'	071° 47' 51"	S35° 42' 22"W	58.64'	36.19'

Line Table		
Line #	Direction	Length
"L1"	N 08° 28' 18" E	165.33'

Curve Table							CURVE DIRECTION
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	
"C17"	35.19'	1,887.42'	001° 04' 06"	N14° 54' 00"E	35.19'	17.60'	RIGHT
"C18"	231.69'	2,103.22'	006° 18' 42"	N12° 26' 56"E	231.57'	115.96'	LEFT

Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	8268.75	0.190	41	7325.50	0.168	81	7000.50	0.161	121	8420.13	0.193
2	7166.25	0.165	42	8452.50	0.194	82	7000.50	0.161	122	7015.00	0.161
3	7166.25	0.165	43	8077.50	0.185	83	7000.50	0.161	123	7015.00	0.161
4	7166.25	0.165	44	7000.50	0.161	84	8077.50	0.185	124	7015.00	0.161
5	7166.25	0.165	45	7000.50	0.161	85	8165.00	0.187	125	7015.00	0.161
6	7166.25	0.165	46	7000.50	0.161	86	6871.63	0.158	126	7015.00	0.161
7	7166.25	0.165	47	7000.50	0.161	87	8550.66	0.196	127	7015.00	0.161
8	7166.25	0.165	48	7000.50	0.161	88	9427.69	0.216	128	7015.00	0.161
9	7166.25	0.165	49	7000.50	0.161	89	7830.37	0.180	129	7015.00	0.161
10	7166.25	0.165	50	7000.50	0.161	90	7015.00	0.161	130	7015.00	0.161
11	7166.25	0.165	51	7000.50	0.161	91	7015.00	0.161	131	7015.00	0.161
12	7166.25	0.165	52	7000.50	0.161	92	7015.00	0.161	132	7015.00	0.161
13	7166.25	0.165	53	7000.50	0.161	93	7015.00	0.161	133	7015.00	0.161
14	8268.75	0.190	54	7000.50	0.161	94	7015.00	0.161	134	7015.00	0.161
15	8643.75	0.198	55	7000.50	0.161	95	7015.00	0.161	135	7660.26	0.174
16	7491.25	0.172	56	8077.50	0.185	96	7015.00	0.161	136	9697.81	0.223
17	7491.25	0.172	57	8077.50	0.185	97	7015.00	0.161	137	8550.66	0.196
18	7491.25	0.172	58	7000.50	0.161	98	7015.00	0.161	138	6871.63	0.158
19	7491.25	0.172	59	7000.50	0.161	99	7015.00	0.161	139	7015.00	0.161
20	7491.25	0.172	60	7000.50	0.161	100	7015.00	0.161	141	8165.00	0.187
21	7491.25	0.172	61	7000.50	0.161	101	7015.00	0.161	142	8009.75	0.184
22	7491.25	0.172	62	7000.50	0.161	102	7015.00	0.161	143	7015.00	0.161
23	7491.25	0.172	63	7000.50	0.161	103	8007.18	0.184	144	7015.00	0.161
24	7491.25	0.172	64	7000.50	0.161	104	9250.89	0.212	145	7015.00	0.161
25	7491.25	0.172	65	7000.50	0.161	105	9176.39	0.211	146	8009.75	0.184
26	7491.25	0.172	66	7000.50	0.161	106	8275.64	0.190			
27	7491.25	0.172	67	7000.50	0.161	107	7015.00	0.161			
28	8643.75	0.198	68	7000.50	0.161	108	7015.00	0.161			
29	8452.50	0.194	69	7000.50	0.161	109	7015.00	0.161			
30	7325.50	0.168	70	8077.50	0.185	110	7015.00	0.161			
31	7325.50	0.168	71	8077.50	0.185	111	7015.00	0.161			
32	7325.50	0.168	72	7000.50	0.161	112	7015.00	0.161			
33	7325.50	0.168	73	7000.50	0.161	113	7015.00	0.161			
34	7325.50	0.168	74	7000.50	0.161	114	7015.00	0.161			
35	7325.50	0.168	75	7000.50	0.161	115	7015.00	0.161			
36	7325.50	0.168	76	7000.50	0.161	116	7015.00	0.161			
37	7325.50	0.168	77	7000.50	0.161	117	7015.00	0.161			
38	7325.50	0.168	78	7000.50	0.161	118	7980.94	0.183			
39	7325.50	0.168	79	7000.50	0.161	119	9025.38	0.207			
40	7325.50	0.168	80	7000.50	0.161	120	9283.67	0.213			

STATE OF TEXAS COUNTY OF HIDALGO:

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VACATING OF WEST OAK MANOR TO REPLAT OF WEST OAK MANOR (PRIVATE) SUBDIVISION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, DO HEREBY GRANT AS EASEMENT TO THE CITY OF PHARR AND THOSE WHO MAY NOW OR HEREFTER HOLD FRANCHISE UNDER SAID CITY, THE SURFACE USE OF THE STREETS, COMMON AREAS AND UTILITY EASEMENTS THEREON SHOWN AS PRIVATE AND RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF PHARR, EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. OWNERSHIP AND MAINTENANCE OF ALL STREET IMPROVEMENTS AND COMMON AREA(S) SHALL REMAIN WITH AND BE THE RESPONSIBILITY OF THE WEST OAK MANOR HOMEOWNERS ASSOCIATION.

WEST OAK MANOR HOMEOWNERS ASSOCIATION
SHAVI MAHTANI, PRESIDENT
100 E HOLMAN AVE., SUITE #130
MCALLEN, TX 78504

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO:

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

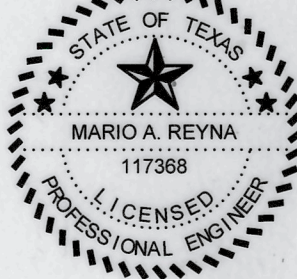
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

THE 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.

DATED THIS THE _____ DAY OF _____, 20____.

TEXAS REGISTRATION F-1435



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

DATE PREPARED: 11/18/2022
ENGINEERING JOB NO. 16173.00

STATE OF TEXAS
COUNTY OF HIDALGO:

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATED THIS THE _____ DAY OF _____, 20____.



ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 11/21/2021
T-395, PGS 61-64
SURVEY JOB # 15105.08



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

- NOTES:
1. SETBACK INFORMATION.
FRONT: 20.0' OR GREATER FOR EASEMENT
SIDE: 5.0' OR GREATER FOR EASEMENT
7.5' EAST SIDE LOTS: 7.22,35,50,63 & 78
7.5' WEST SIDE LOTS: 8.21,36,49,64 AND 77
CORNER: 10.0' OR GREATER FOR EASEMENT
REAR: 15.0' OR GREATER FOR EASEMENT
 2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
 3. THIS SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH ACREAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD INSURANCE RATE MAP COMM. PANEL NO. 480334-0425 C, MAP REVISED: NOVEMBER 16, 1982.
 4. BENCHMARK: CITY OF PHARR BM#54 ALUMINUM DISK LOCATED ON THE SOUTH SIDE OF W. OWASSA ROAD APPROXIMATELY 1,440.00 FEET WEST OF SUGAR ROAD. ACTUAL N: 16616255.741 E: 1085394.263 ELEV: 105.94 (GEO ID) 1999. AS PER THE CITY OF PHARR.
 5. REQUIRED DENTENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 135,189 CUBIC FEET. DETENTION WILL BE PROVIDED WITHIN THE WIDENING OF A CITY OF PHARR DRAINAGE DITCH AS APPROVED BY THE CITY OF PHARR.
 6. A 5.0-FOOT SIDEWALK TO BE INSTALLED ON BOTH SIDES OF ALL STREETS INSIDE THE SUBDIVISION AND A 5.0-FOOT SIDEWALK TO BE INSTALLED ALONG SUGAR ROAD. ALL ADA RAMPS TO BE BUILT AT THE TIME OF SUBDIVISION CONSTRUCTION. ADA RAMPS MUST BE CONSTRUCTED AT EVERY CORNER OF STREETS.
 7. NO BUILDINGS ALLOWED OVER ANY EASEMENT.
 8. LOTS 85-87 AND 137-146 SHALL NOT HAVE CURB CUT ACCESS, OR LOT FRONTAGE ALONG SUGAR ROAD.
 9. ALL LOTS WILL HAVE A NO. 4 REBAR SET ON THE EACH CORNER WITH A PLASTIC CAP STAMPED MELDEN & HUNT, INC.
 10. INTERIOR STREET CORNERS SHOULD HAVE A 15.0x15.0-FOOT CORNER CLIP EASEMENT AND A 25.0x25.0'-FOOT CORNER AT SUBDIVISION ENTRANCE.
 11. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 12. OWNER'S TO MAINTAIN R.O.W./FRONTAGE AND PERIMETER OF SUBDIVISION.
 13. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 14. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
 15. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
 16. ALL EXISTING PUBLIC STREET R.O.W.S TO BE ABANDONED BY THIS PLAT AND CONVERTED TO BE PRIVATE.
 17. AT NO TIME IN THE FUTURE WILL THE STREETS BE DEDICATED BACK TO THE CITY OF PHARR.

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	62.66'	50.00'	071° 47' 51"	S18° 45' 46"E	58.64'	36.19'
C2	47.44'	50.00'	054° 21' 31"	S44° 18' 56"W	45.68'	25.67'
C3	60.48'	50.00'	059° 18' 25"	N73° 51' 06"W	56.86'	34.56'
C4	25.42'	50.00'	029° 07' 34"	N24° 38' 07"W	25.14'	12.99'
C5	37.16'	50.00'	042° 35' 08"	S48° 18' 30"W	36.31'	19.49'
C6	55.45'	50.00'	063° 32' 28"	N78° 37' 43"W	52.65'	30.97'
C7	51.24'	50.00'	058° 43' 17"	N17° 29' 50"W	49.03'	28.13'
C8	52.13'	50.00'	059° 44' 28"	N41° 44' 03"E	49.80'	28.72'
C9	55.50'	50.00'	063° 35' 51"	N22° 51' 46"W	52.69'	31.00'
C10	54.59'	50.00'	062° 33' 32"	N40° 12' 56"E	51.92'	30.38'
C11	54.24'	50.00'	062° 09' 23"	S77° 25' 37"E	51.62'	30.14'
C12	31.66'	50.00'	036° 16' 36"	S28° 12' 38"E	31.13'	16.38'
C13	29.23'	50.00'	033° 29' 47"	N43° 45' 49"E	28.82'	15.05'
C14	56.67'	50.00'	064° 56' 12"	S87° 01' 11"E	53.68'	31.61'
C15	47.44'	50.00'	054° 21' 31"	S27° 22' 20"E	45.68'	25.67'
C16	62.66'	50.00'	071° 47' 51"	S35° 42' 22"W	58.64'	36.19'

Line Table		
Line #	Direction	Length
"L1"	N 08° 28' 18" E	165.33'

Curve Table							CURVE DIRECTION
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	
"C17"	35.19'	1,887.42'	001° 04' 06"	N14° 54' 00"E	35.19'	17.60'	RIGHT
"C18"	231.69'	2,103.22'	006° 18' 42"	N12° 26' 56"E	231.57'	115.95'	LEFT

Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	8268.75	0.190	41	7325.50	0.168	81	7000.50	0.161	121	8420.13	0.193
2	7166.25	0.165	42	8452.50	0.194	82	7000.50	0.161	122	7015.00	0.161
3	7166.25	0.165	43	8077.50	0.185	83	7000.50	0.161	123	7015.00	0.161
4	7166.25	0.165	44	7000.50	0.161	84	8077.50	0.185	124	7015.00	0.161
5	7166.25	0.165	45	7000.50	0.161	85	8165.00	0.187	125	7015.00	0.161
6	7166.25	0.165	46	7000.50	0.161	86	6871.63	0.158	126	7015.00	0.161
7	7166.25	0.165	47	7000.50	0.161	87	8550.66	0.196	127	7015.00	0.161
8	7166.25	0.165	48	7000.50	0.161	88	9427.69	0.216	128	7015.00	0.161
9	7166.25	0.165	49	7000.50	0.161	89	7830.37	0.180	129	7015.00	0.161
10	7166.25	0.165	50	7000.50	0.161	90	7015.00	0.161	130	7015.00	0.161
11	7166.25	0.165	51	7000.50	0.161	91	7015.00	0.161	131	7015.00	0.161
12	7166.25	0.165	52	7000.50	0.161	92	7015.00	0.161	132	7015.00	0.161
13	7166.25	0.165	53	7000.50	0.161	93	7015.00	0.161	133	7015.00	0.161
14	8268.75	0.190	54	7000.50	0.161	94	7015.00	0.161	134	7015.00	0.161
15	8643.75	0.198	55	7000.50	0.161	95	7015.00	0.161	135	7560.26	0.174
16	7491.25	0.172	56	8077.50	0.185	96	7015.00	0.161	136	9697.81	0.223
17	7491.25	0.172	57	8077.50	0.185	97	7015.00	0.161	137	8550.66	0.196
18	7491.25	0.172	58	7000.50	0.161	98	7015.00	0.161	138	6871.63	0.158
19	7491.25	0.172	59	7000.50	0.161	99	7015.00	0.161	139	7015.00	0.161
20	7491.25	0.172	60	7000.50	0.161	100	7015.00	0.161	141	8165.00	0.187
21	7491.25	0.172	61	7000.50	0.161	101	7015.00	0.161	142	8009.75	0.184
22	7491.25	0.172	62	7000.50	0.161	102	7015.00	0.161	143	7015.00	0.161
23	7491.25	0.172	63	7000.50	0.161	103	8007.18	0.184	144	7015.00	0.161
24	7491.25	0.172	64	7000.50	0.161	104	9250.89	0.212	145	7015.00	0.161
25	7491.25	0.172	65	7000.50	0.161	105	9176.39	0.211	146	8009.75	0.184
26	7491.25	0.172	66	7000.50	0.161	106	8275.64	0.190			
27	7491.25	0.172	67	7000.50	0.161	107	7015.00	0.161			
28	8643.75	0.198	68	7000.50	0.161	108	7015.00	0.161			
29	8452.50	0.194	69	7000.50	0.161	109	7015.00	0.161			
30	7325.50	0.168	70	8077.50	0.185	110	7015.00	0.161			
31	7325.50	0.168	71	8077.50	0.185	111	7015.00	0.161			
32	7325.50	0.168	72	7000.50	0.161	112	7015.00	0.161			
33	7325.50	0.168	73	7000.50	0.161	113	7015.00	0.161			
34	7325.50	0.168	74	7000.50	0.161	114	7015.00	0.161			
35	7325.50	0.168	75	7000.50	0.161	115	7015.00	0.161			
36	7325.50	0.168	76	7000.50	0.161	116	7015.00	0.161			
37	7325.50	0.168	77	7000.50	0.161	117	7015.00	0.161			
38	7325.50	0.168	78	7000.50	0.161	118	7980.94	0.183			
39	7325.50	0.168	79	7000.50	0.161	119	9025.38	0.207			
40	7325.50	0.168	80	7000.50	0.161	120	9283.67	0.213			

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

APPROVED THIS THE ____ DAY OF _____, 20 ____

DANNY WYLIE CHAIRMAN, PLANNING AND ZONING COMMISSION

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

AMEROSIO HERNANDEZ
MAYOR, CITY OF PHARR

DATE

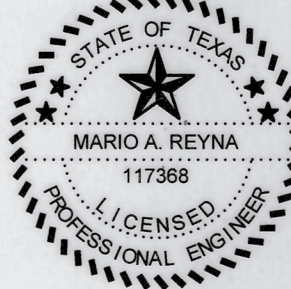
CITY CLERK

THE 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.

DATED THIS THE ____ DAY OF _____, 20 ____

TEXAS REGISTRATION F-1435



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

DATE PREPARED: 4/20/2022
ENGINEERING JOB NO. 16173.00

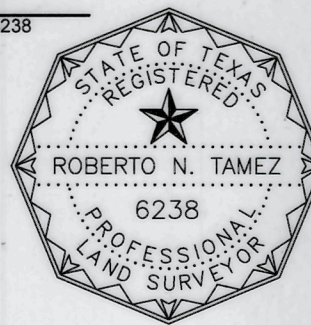
STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATED THIS THE ____ DAY OF _____, 20 ____

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 11/21/2021
T-995, PGS 61-64
SURVEY JOB # 15105.08



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

ON: _____ AT: _____ AM/PM

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

BY: _____ DEPUTY

OWNER OF LOT 1:
Belén Bomo
Print Name
Signature
Date 12/20/21

OWNER OF LOT 2:
Lizandro Izaguirre
Print Name
Signature
Date 12/20/21

OWNER OF LOT 3:
Elias Garza
Print Name
Signature
Date 12/20/21

OWNER OF LOT 4:
Patricia Nanez
Print Name
Signature
Date Dec 28, 2021

OWNER OF LOT 5:
Diana Garcia
Print Name
Signature
Date 12/20/21

OWNER OF LOT 6:
Diana Garcia
Print Name
Signature
Date 12/20/21

OWNER OF LOT 7:
Esther A. Garcia
Print Name
Signature
Date 12/20/21

OWNER OF LOT 8:
Diana Garcia
Print Name
Signature
Date 12/20/21

OWNER OF LOT 9:
Judith Burnam
Print Name
Signature
Date 12/20/21

OWNER OF LOT 10:
Andrés Suarez Paraga
Print Name
Signature
Date 12/20/21

OWNER OF LOT 11:
ERCAN NOKAY
Print Name
Signature
Date 01/14/2022

OWNER OF LOT 12:
Rafael Uribe cortes
Print Name
Signature
Date Dec 26, 2021

OWNER OF LOT 13:
Rafael Uribe cortes
Print Name
Signature
Date Dec 26, 2021

OWNER OF LOT 14:
Elizabeth Godoy
Print Name
Signature
Date 12/20/2021

OWNER OF LOT 15:
Elizabeth Godoy
Print Name
Signature
Date 12/20/2021

OWNER OF LOT 16:
Clint Macheta
Print Name
Signature
Date 12/20/21

OWNER OF LOT 17:
Priscilla Pacheco
Print Name
Signature
Date Dec 28, 2021

OWNER OF LOT 18:
Clarissa Ruiz
Print Name
Signature
Date 12/22/21

OWNER OF LOT 19:
Dulce M. Garcia
Print Name
Signature
Date 12-22-2021

OWNER OF LOT 20:
Saul Rios
Print Name
Signature
Date Dec 28, 2021

OWNER OF LOT 21:
Saul Rios
Print Name
Signature
Date 12-20-21

OWNER OF LOT 22:
Daniel Trevino
Print Name
Signature
Date 12/20/21

OWNER OF LOT 23:
Toni A. Rodriguez
Print Name
Signature
Date 12/20/21

OWNER OF LOT 24:
Rubí Martinez
Print Name
Signature
Date 12/20/21

OWNER OF LOT 25:
Jorge González
Print Name
Signature
Date Jan 27, 2022

OWNER OF LOT 26:
Jorge González
Print Name
Signature
Date Jan 27, 2022

OWNER OF LOT 27:
Ramon R.M. Oyervidez
Print Name
Signature
Date Dec 30, 2021

OWNER OF LOT 28:
Jorge González
Print Name
Signature
Date 12/20/21

OWNER OF LOT 29:
Alfredo Bocanegra
Print Name
Signature
Date Dec 23, 2021

OWNER OF LOT 30:
Evan Dustin Perez
Print Name
Signature
Date Dec 29, 2021

OWNER OF LOT 31:
Vince Mark
Print Name
Signature
Date 12/20/19

OWNER OF LOT 32:
Jessica Cortez
Print Name
Signature
Date 12/20/21

OWNER OF LOT 33:
Sonja Ortega
Print Name
Signature
Date Dec 28, 2021

OWNER OF LOT 34:
Rafael Uribe cortes
Print Name
Signature
Date 12-25-21

OWNER OF LOT 35:
Yajaira Gutierrez
Print Name
Signature
Date Dec 29, 2021

OWNER OF LOT 36:
Victor M. Hernandez
Print Name
Signature
Date 12-20-2021

OWNER OF LOT 37:
Suzanne Palma
Print Name
Signature
Date Jan 11, 2022

OWNER OF LOT 38:
Fabiola Cortez
Print Name
Signature
Date 12-20-2021

OWNER OF LOT 39:
Nick J. Saldana
Print Name
Signature
Date 12/20/21

OWNER OF LOT 40:
Selene Fierro
Print Name
Signature
Date 12/20/21

OWNER OF LOT 41:
RANESH C. SIVAN
Print Name
Signature
Date 12/20/2021

OWNER OF LOT 42:
Ranjana Shah
Print Name
Signature
Date 12/20/21

OWNER OF LOT 43:
Jose E. Miralles
Print Name
Signature
Date 12-20-2021

OWNER OF LOT 44:
Jennifer D. Rios
Print Name
Signature
Date 12-20-2021

OWNER OF LOT 45:
Rafael Uribe cortes
Print Name
Signature
Date 1-20-22

OWNER OF LOT 46:
Vince Mark
Print Name
Signature
Date 12/20/2021

OWNER OF LOT 47:
Angela Mark
Print Name
Signature
Date 12/20/21

OWNER OF LOT 48:
Miguel J. Moreno Zuniga
Print Name
Signature
Date 12/20/21

OWNER OF LOT 49:
Adriana Olivera
Print Name
Signature
Date 12/20/21

OWNER OF LOT 50:
Blanca Sanchez
Print Name
Signature
Date Dec 29, 2021

OWNER OF LOT 51:
Pascual del Bosque
Print Name
Signature
Date 12-20-21

OWNER OF LOT 52:
Katerina Vargas
Print Name
Signature
Date 12/20/2021

OWNER OF LOT 53:
Katerina Vargas
Print Name
Signature
Date 12/20/21

OWNER OF LOT 54:
Yliana Padilla
Print Name
Signature
Date 12-20-2021

OWNER OF LOT 55:
Jaime Cantu
Print Name
Signature
Date Dec 29, 2021

OWNER OF LOT 56:
Mere Rangel
Print Name
Signature
Date Dec 28, 2021

OWNER OF LOT 57:
Julio C Benitez
Print Name
Signature
Date Jan 11, 2022

OWNER OF LOT 58:
GILBERTO HERNANDEZ
Print Name
Signature
Date 12/20/2021

OWNER OF LOT 59:
Ma. Esther Rodriguez Silva
Print Name
Signature
Date Jan 14, 2022

OWNER OF LOT 60:
Alejandra Gonzalez
Print Name
Signature
Date 12/20/21

OWNER OF LOT 61:
Cecilia Rios
Print Name
Signature
Date 12-20-21

OWNER OF LOT 62:
Anahi Ramirez
Print Name
Signature
Date Dec 20, 2021

OWNER OF LOT 63:
Fabian Elizondo
Print Name
Signature
Date 12/21/21

OWNER OF LOT 64:
Vanessa Martinez
Print Name
Signature
Date 12/20/2021

OWNER OF LOT 65:
Juan M. Guerrero
Print Name
Signature
Date 12/20/2021

OWNER OF LOT 66:
Dora A. Barrios
Print Name
Signature
Date 12/20/21

OWNER OF LOT 67:
Lilian M. Rodriguez
Print Name
Signature
Date 12/20/21

OWNER OF LOT 68:
Yessica Aguilera
Print Name
Signature
Date 12/20/21

OWNER OF LOT 69:
Hector Mendoza
Print Name
Signature
Date Jan 15, 2022

OWNER OF LOT 70:
Beatriz Rodriguez
Print Name
Signature
Date Dec 29, 2021

OWNER OF LOT 71:
Javier Martinez
Print Name
Signature
Date 12-21-21

OWNER OF LOT 72:
Juliana Luna
Print Name
Signature
Date 12/22/21

OWNER OF LOT 73:
Maria A. Lozano
Print Name
Signature
Date 12/20/2021

OWNER OF LOT 74:
William Bradley Gunter
Print Name
Signature
Date Dec 28, 2021

OWNER OF LOT 75:
Yessica H. Morales
Print Name
Signature
Date 2/8/2022

OWNER OF LOT 76:
Ma. Esther Blanco
Print Name
Signature
Date 12/20/21

OWNER OF LOT 77:
Alissa Blanco
Print Name
Signature
Date 12/20/21

OWNER OF LOT 78:
Eileen Gibbs
Print Name
Signature
Date 12/21/21

OWNER OF LOT 79:
Sofia Garcia
Print Name
Signature
Date 12/21/21

OWNER OF LOT 80:
Francisca Garcia
Print Name
Signature
Date 12-21-22

OWNER OF LOT 81:
Emma Gonzalez
Print Name
Signature
Date Jan 13, 2022

OWNER OF LOT 82:
Cecilia Rios
Print Name
Signature
Date 12/20/21

OWNER OF LOT 83:
Yessica Gonzalez
Print Name
Signature
Date 12-22-21

OWNER OF LOT 84:
Monica Gonzalez
Print Name
Signature
Date 12-22-21

OWNER OF LOT 85:
Jose Luis Izaguirre
Print Name
Signature
Date Jan 11, 2022

OWNER OF LOT 86:
Hien Nguyen
Print Name
Signature
Date 12/21/21

OWNER OF LOT 87:
David Villanueva
Print Name
Signature
Date 12-21-2021

OWNER OF LOT 88:
Juanita Aldonado
Print Name
Signature
Date 12/21/2021

OWNER OF LOT 89:
Fernando saenz
Print Name
Signature
Date Jan 12, 2022

OWNER OF LOT 90:
Ondar Ari
Print Name
Signature
Date Dec 22, 2021

OWNER OF LOT 91:
Gabriela Y Gonzalez Belders
Print Name
Signature
Date 12/21/21

OWNER OF LOT 92:
Menghung Wu
Print Name
Signature
Date Jan 14, 2022

OWNER OF LOT 93:
Eduardo Guemez
Print Name
Signature
Date Dec 29, 2021

OWNER OF LOT 94:
GABRIEL GUILLEN
Print Name
Signature
Date Jan 28, 2022

OWNER OF LOT 95:
Nora C Lopez
Print Name
Signature
Date Jan 26, 2022

OWNER OF LOT 96:
GABRIEL GUILLEN
Print Name
Signature
Date Jan 26, 2022

OWNER OF LOT 97:
Nora C Lopez
Print Name
Signature
Date Jan 26, 2022

OWNER OF LOT 98:
Rosaly Renteria
Print Name
Signature
Date 12-21-2021

OWNER OF LOT 99:
Juan F. Villaseca
Print Name
Signature
Date 12/21/21

OWNER OF LOT 100:
Lisa M. Elizaran
Print Name
Signature
Date 12/22/21

OWNER OF LOT 101:
Mara A. Alaman
Print Name
Signature
Date 12-21-21

OWNER OF LOT 102:
Brenda Alaman
Print Name
Signature
Date 12-21-21

Jonathan Vargas
Print Name
Signature
Jan 15, 2022
Date

OWNER OF LOT 85:
Print Name
Signature
12/21/21
Date

OWNER OF LOT 86:
Print Name
Signature
12-21-21
Date

OWNER OF LOT 87:
Print Name
Signature
Julio C Roman
12-21-21
Date

OWNER OF LOT 88:
Print Name
Signature
Monica cantu
Jan 15, 2022
Date

OWNER OF LOT 89:
Print Name
Signature
Alma Hernandez
12-21-21
Date

OWNER OF LOT 90:
Print Name
Signature
Ismael Medina
12-21-21
Date

OWNER OF LOT 91:
Print Name
Signature
Rosendo Roman C.
12-21-21
Date

OWNER OF LOT 92:
Print Name
Signature
Jose Salinas Gonzalez
12-21-21
Date

OWNER OF LOT 93:
Print Name
Signature
Yolanda Torres
12-21-21
Date

OWNER OF LOT 94:
Print Name
Signature
Lilliana De Leon
12/21/21
Date

OWNER OF LOT 95:
Print Name
Signature
Mohammad Khasawneh
Dec 28, 2021
Date

OWNER OF LOT 96:
Print Name
Signature
Rose Castellanos
12/21/21
Date

OWNER OF LOT 97:
Print Name
Signature
Karina Saldivar
1/21/22
Date

OWNER OF LOT 98:
Print Name
Signature
Jorge saldivar
Jan 14, 2022
Date

OWNER OF LOT 99:
Print Name
Signature
Yanis Alvar
12/21/2021
Date

OWNER OF LOT 100:
Print Name
Signature
Ingrid S. Cortez Nolas
12/21/2021
Date

OWNER OF LOT 101:
Print Name
Signature
Khaled Sherif
12/21/2021
Date

OWNER OF LOT 102:
Print Name
Signature
Henda Sherif
12/21/2021
Date

OWNER OF LOT 103:
Print Name
Signature
Perce Jose P
12/21/2021
Date

OWNER OF LOT 104:
Print Name
Signature
Cynthia Martinez
12/21/2021
Date

OWNER OF LOT 105:
Print Name
Signature
Juliana Rojas
12/21/21
Date

OWNER OF LOT 106:
Print Name
Signature
Irina Flores
12-20-21
Date

OWNER OF LOT 107:
Print Name
Signature
Jude Guerra
12-20-21
Date

OWNER OF LOT 108:
Print Name
Signature
Edgar Farias
Dec 30, 2021
Date

OWNER OF LOT 109:
Print Name
Signature
Jose E Cruz
Feb 15, 2022
Date

OWNER OF LOT 110:
Print Name
Signature
Fabian Garcia
Jan 14, 2022
Date

OWNER OF LOT 111:
Print Name
Signature
Cynthia Denise Arredondo
12/20/2021
Date

OWNER OF LOT 112:
Print Name
Signature
Javier Salinas
12-20-21
Date

OWNER OF LOT 113:
Print Name
Signature
Cindy Gora
12-20-21
Date

OWNER OF LOT 114:
Print Name
Signature
Cindy Gora
12-20-21
Date

OWNER OF LOT 115:
Print Name
Signature
Diana Viana
12-20-21
Date

OWNER OF LOT 116:
Print Name
Signature
Rene Flores Cortez
12-20-21
Date

OWNER OF LOT 117:
Print Name
Signature
Raul A. Serna Jr
12/20/21
Date

OWNER OF LOT 118:
Print Name
Signature
Sandra I. Serna
12/20/21
Date

OWNER OF LOT 119:
Print Name
Signature
Marta Ramirez
12-20-21
Date

OWNER OF LOT 120:
Print Name
Signature
Philip Barker
12-22-21
Date

OWNER OF LOT 121:
Print Name
Signature
Sofia Gomez
12-20-21
Date

OWNER OF LOT 122:
Print Name
Signature
Jose G. Ramos
12/20/21
Date

OWNER OF LOT 123:
Print Name
Signature
Amador Castillo
12-22-21
Date

OWNER OF LOT 124:
Print Name
Signature
Esther Castillo
12/20/21
Date

OWNER OF LOT 125:
Print Name
Signature
Esther Castillo
12/20/21
Date

OWNER OF LOT 126:
Print Name
Signature
Rita C. Edes
12-20-21
Date

OWNER OF LOT 127:
Print Name
Signature
Rita C. Edes
12-20-21
Date

OWNER OF LOT 128:
Print Name
Signature
Luis Torres
12-20-21
Date

OWNER OF LOT 129:
Print Name
Signature
Ana Vasquez
12-20-21
Date

OWNER OF LOT 130:
Print Name
Signature
Ana Vaz
12-20-21
Date

OWNER OF LOT 131:
Print Name
Signature
Andrew Bode
12/20/21
Date

OWNER OF LOT 132:
Print Name
Signature
Agustin Cisneros
Jan 15, 2022
Date

OWNER OF LOT 133:
Print Name
Signature
Jose De Leon
12/20/21
Date

OWNER OF LOT 134:
Print Name
Signature
Michelle B. Guerrero
12/20/21
Date

OWNER OF LOT 135:
Print Name
Signature
Michelle B. Guerrero
12/20/21
Date

OWNER OF LOT 136:
Print Name
Signature
Evelyn Moriana Reyes
12/20/2021
Date

OWNER OF LOT 137:
Print Name
Signature
Alma Lidia Cortez
12/20/2021
Date

OWNER OF LOT 138:
Print Name
Signature
Carmen Castillo
Dec 30, 2021
Date

OWNER OF LOT 139:
Print Name
Signature
Erika Gonzalez
12-20-21
Date

OWNER OF LOT 140:
Print Name
Signature
Erika Gonzalez
12-20-21
Date

OWNER OF LOT 141:
Print Name
Signature
Vilma Hernandez
12/20/21
Date

OWNER OF LOT 142:
Print Name
Signature
Jose Gonzalez
Dec 29, 2021
Date

OWNER OF LOT 143:
Print Name
Signature
Armando Gonzalez
12-20-21
Date

OWNER OF LOT 144:
Print Name
Signature
Alma Hernandez
12-20-21
Date

OWNER OF LOT 145:
Print Name
Signature
Andrew Salinas
Jan 20, 2022
Date

OWNER OF LOT 146:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 147:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 148:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 149:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 150:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 151:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 152:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 153:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 154:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 155:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 156:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 157:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 158:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 159:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 160:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 161:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 162:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 163:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 164:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 165:
Print Name
Signature
Luis Salin
12/21/21
Date

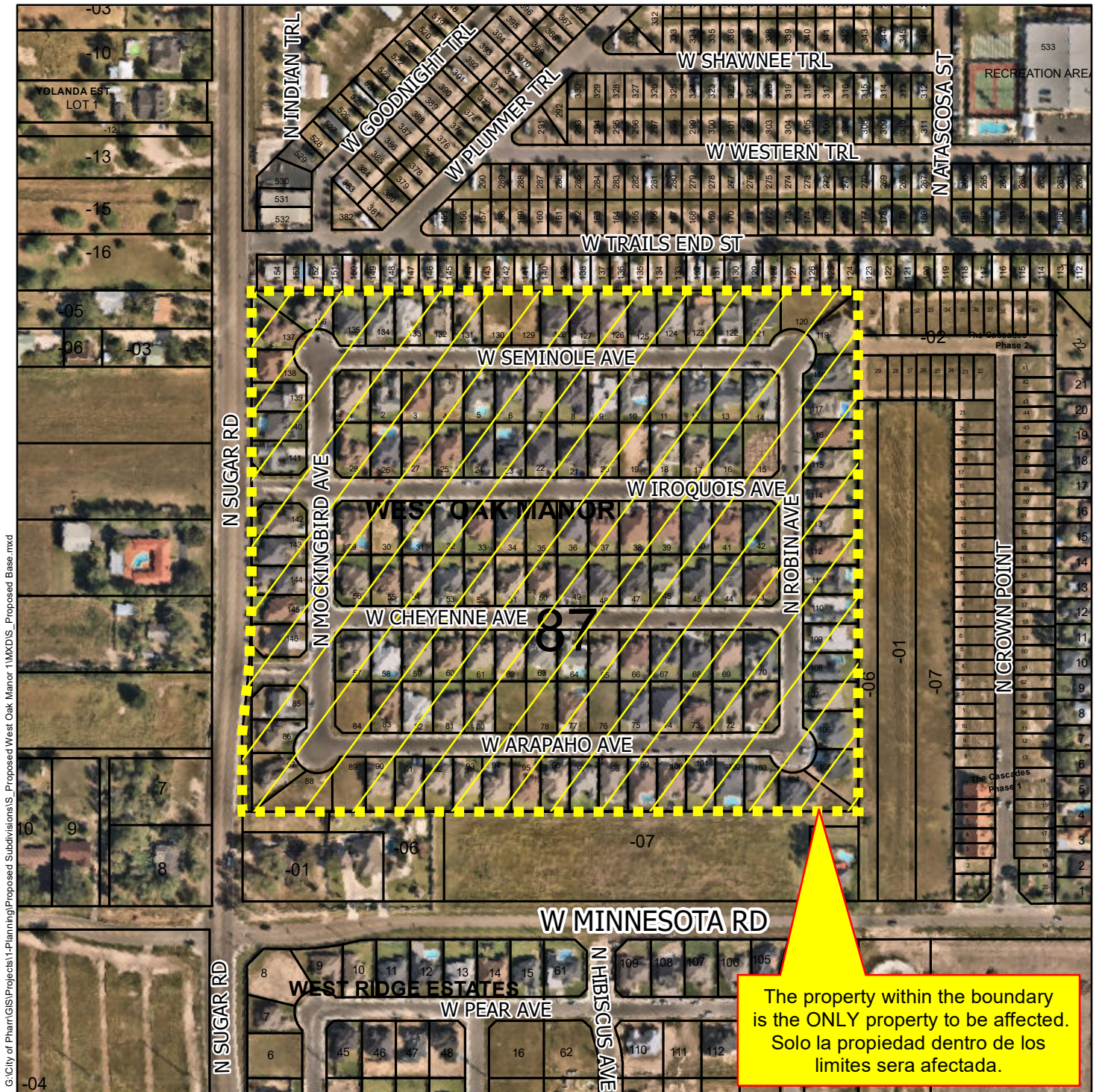
OWNER OF LOT 166:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 167:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 168:
Print Name
Signature
Luis Salin
12/21/21
Date

OWNER OF LOT 169:
Print Name
Signature
Luis Salin
12/21/21
Date

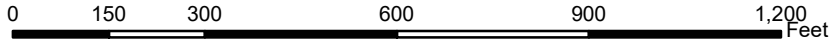
OWNER OF LOT 170:
Print Name
Signature
Luis Salin
12/21/21
Date

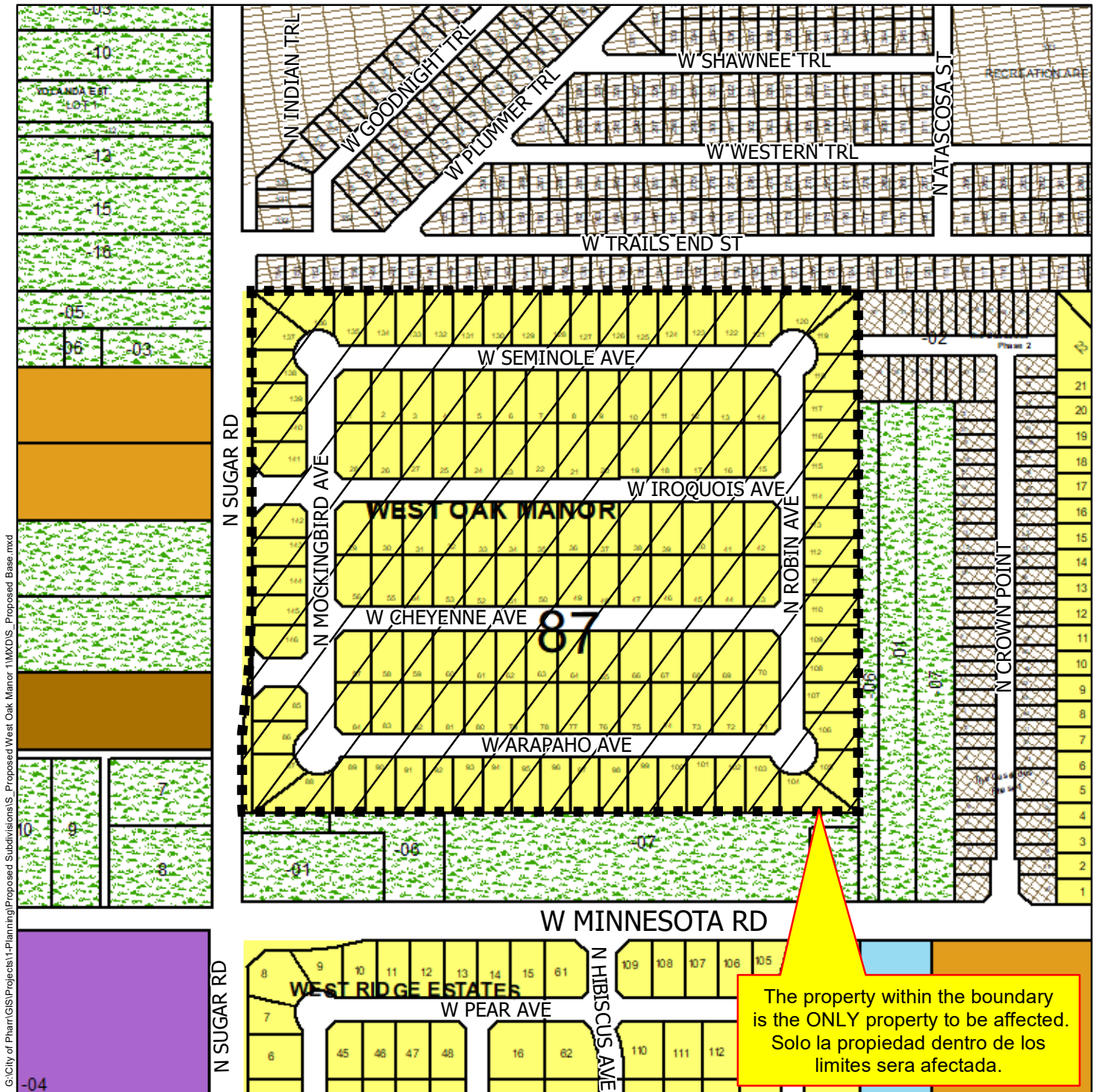


G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed West Oak Manor 11MXD\S - Proposed Base.mxd

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

Scale: 1 inch = 300 feet







AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.4.

DATE SUBMITTED: November 22, 2022

MEETING DATE: November 28, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden and Hunt Inc., representing 3100 Sugar Subdivision, LTD., a Texas Limited Partnership, is requesting preliminary plat approval of the proposed D & F Subdivision. The property is legally described as being a 5.458 acres of land, being part or portion out of Lot 135, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3106 North Sugar Road. **SUB#200414**

Classification: Regular

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

Issue: Melden and Hunt Inc., representing 3100 Sugar Subdivision, LTD., a Texas Limited Partnership, is requesting preliminary plat approval of the proposed D & F Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed D & F Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza

Patricia Rigney

Kimberly Mendoza

Created/Initiated - 11/22/2022

Approved - 11/23/2022

Final Approval - 11/23/2022



MEMORANDUM

DATE: MONDAY, NOVEMBER 28, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: D & F SUBDIVISION
FILE NO. **SUB#200414**

GENERAL INFORMATION:

APPLICANT: Melden and Hunt Inc., representing 3100 Sugar Subdivision, LTD., a Texas Limited Partnership, is requesting preliminary plat approval of the proposed D & F Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 5.458 acres of land, being part or portion out of Lot 135, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 3106 North Sugar Road.

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

PROPERTY PROPOSED USE: Existing Warehouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed D & F Subdivision subject to the following conditions set before you:

STREETS, PAVING AND R.O.W.:

1. Shall obtain excavation permits from Public Works and Public Utilities Department if any excavation along any R.O.W's
2. Verify the south R.O.W. alignment with existing subdivision, they are not matching.

3. Provide Street Light Layout.

EASEMENTS:

1. Need to obtain off-site easement for water & sewer.

SIDEWALK:

1. In compliance.

ADA:

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. See attached comments from engineering department and public works.

OTHER:

1. Provide all details, street, sewer and water.
2. Need to apply for a Change of Zone.
3. Verify the bearing abutting south subdivision they are not matching.
4. Provide signatures from engineer and surveyor.

PLAT REVIEW MEETING FOR: *D&F SUBDIVISION*

COMMENTS: **Initials: J.R.** **NOVEMBER 17, 2022**

WATER:

- On detail B will need to install a 6" gate valve for hydrant only.
- On the west side of property (Sugar Rd. and access rd.) will need to maintain 9' of separation from any other utility.
- Will need to revise details A and B.
- Easements will need to be 15' exclusive to the City of Pharr.
- Comments made change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Ok as proposed.
- On the west side of property (Sugar Rd. and access rd.) will need to maintain 9' of separation from any other utility.
- Easements will need to be 15' exclusive to the City of Pharr.
- Manholes lid needs to be composite base with City of Pharr logo.
- 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: D & F SUBDIVISION PRELIMINARY

Reviewed by: DAGO SOTO

November 21, 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 **PAINTED SILVER** in Color 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 2018. 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 MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF ALUMINUM AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
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 - NO PARKING -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 NOTE #9: ADD BUILDING BEFORE PLAN REVIEW PHASE**
- 2. ON BOLLARD DETAIL PLANS, ADD THE RADIUS AROUND THE FIRE HYDRANT.**
- 3. CALL OUT EXISTING FIRE HYDRANT(S).**
- 4. ADD FIRE HYDRANT DETAIL ON PLANS**
- 5. ADD VALVE BOX DETAIL ON PLANS**

SUBDIVISION: D& F Subdivision**DATE:** November 17, 2022**REVIEW:** Preliminary plan comments dated: 11/7/2022**PLAT**

1. Note No. 14---Sidewalk shall be done at subdivision construction phase.
2. Verify R.P.L.S Signature and seal.
3. Verify existing ROW on N. Sugar Rd.

SITE PLAN

1. Include cross-section detail of utility crossing if any.
2. Include all pertinence City of Pharr details (water line bedding, sanitary sewer bedding, water and sewer service, sanitary sewer manhole with composite sewer lid with updated logo, sidewalk/ ramps and landings).
3. Street light layout required.
4. Water and sewer line shall have a 9-foot separation as per TCEQ requirements.

DRAINAGE

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

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

- Testing compaction for subgrade, flexbase, and asphaltic material shall be required for street cut on N. Hibiscus St. Lab testing for waterline underneath driving surface shall be required.
- Fire hydrant detail preferred brand Mueller. **UPDATE*Apply Sherwin Williams Corothane I Mio Aluminum or equal finish coating.** (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 shall be set 6'-ft from back of curb.
- Street cut shall require "street cut" permit from Public Works.
- Fire lane shall have the following description:

FIRE LANE - NO PARKING - TOW AWAY ZONE



Pharr Public Work



SUBDIVISION: D & F Subdivision
W. Sioux Rd
Pharr Tx, 78577

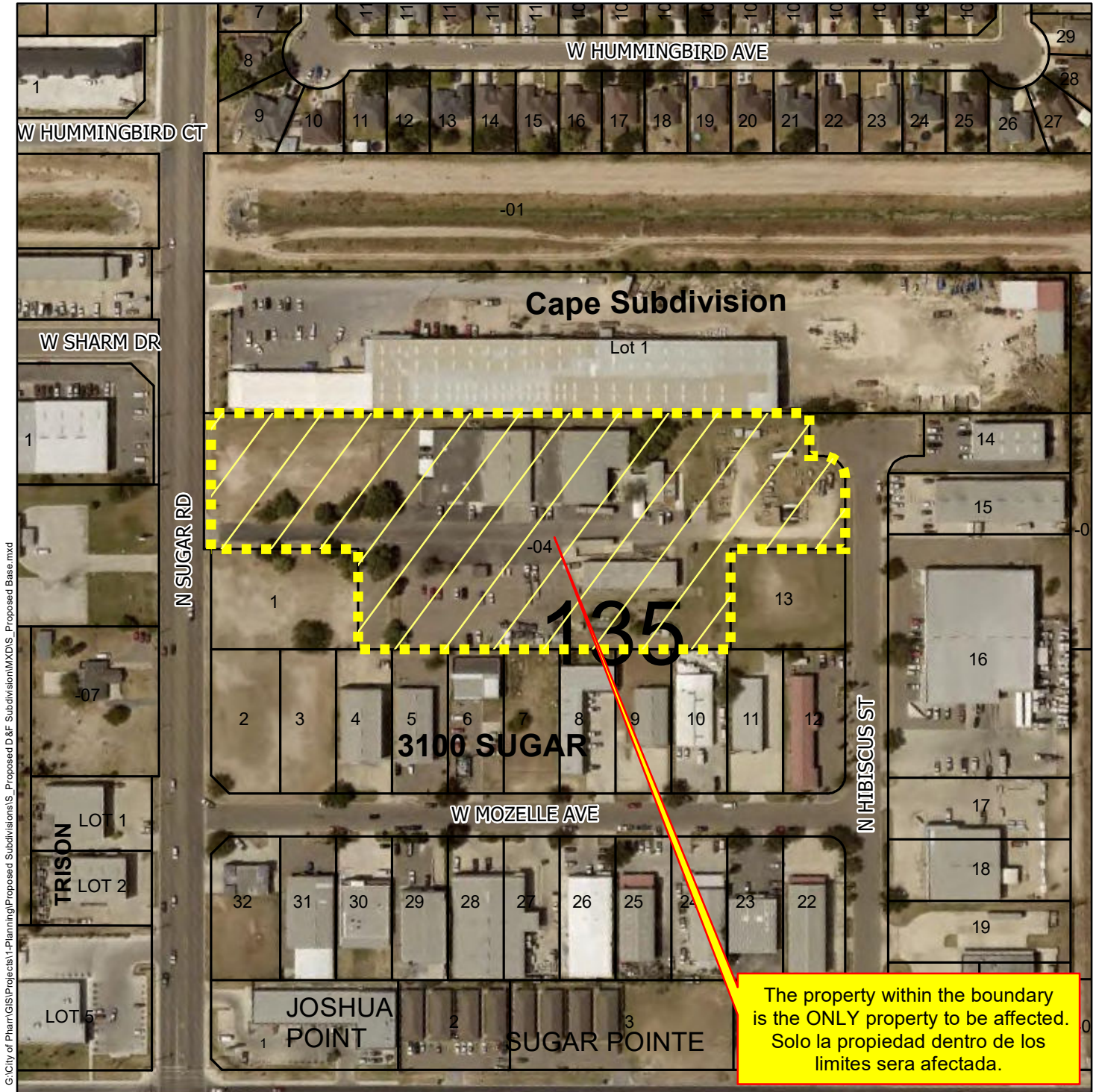
DATE: 11/17/2020
5.458 Acres

Plat Notes:

- **No comment**

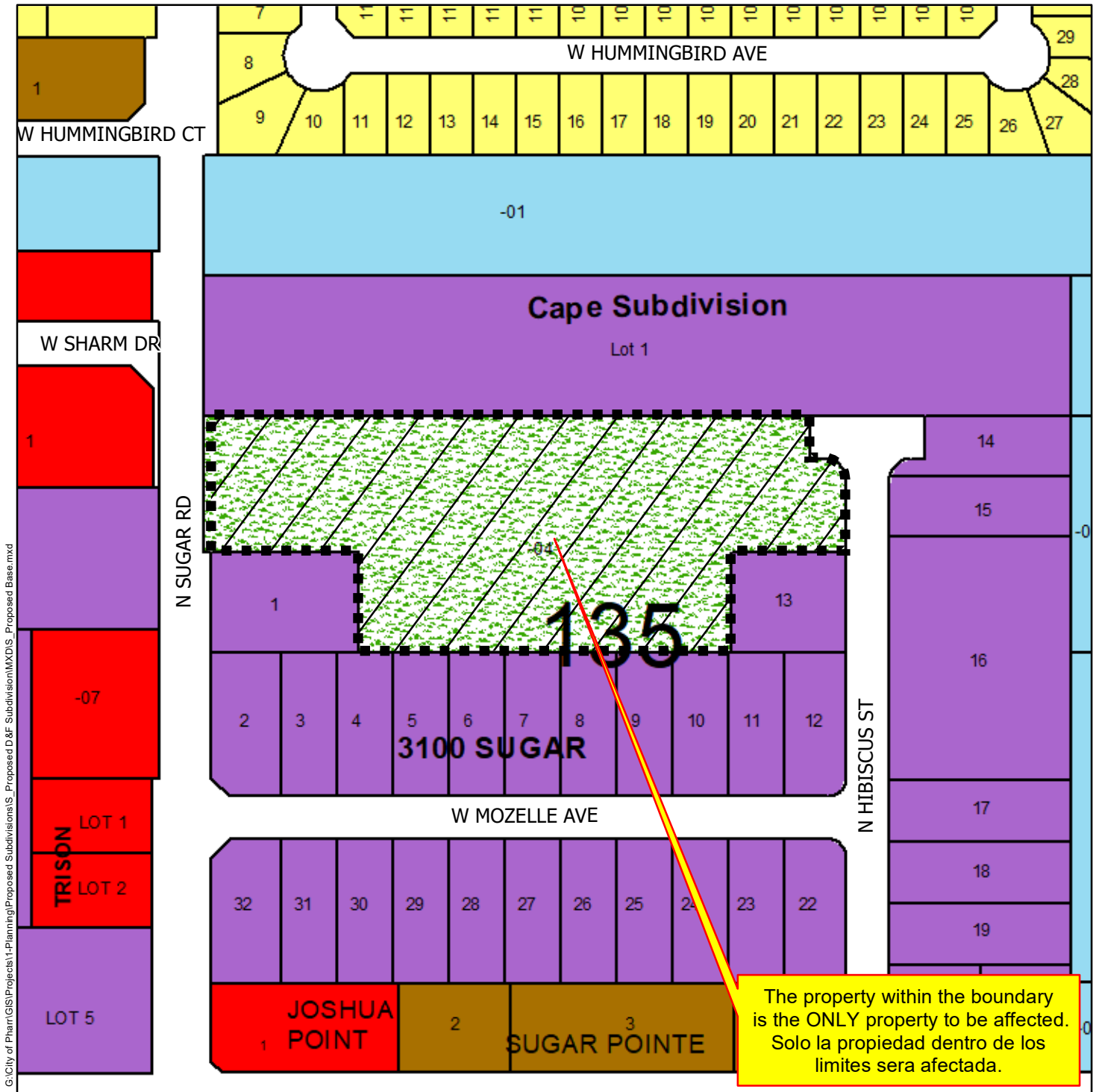
General Notes:

- **Must obtain Public Works bore permit**
- **Show Drainage Layout and Details**
- **Show Elevations on All Utility Crossings**
- **Details on drainage outfalls connections (8" bleeder)**
- **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.)**
- **Show and attach approved (by City Engineering Department) Drainage Plan Layout with Details, to S.W.P.P.P. (must be legible)**
- **Must submit a digital copy (in USB) for review and one (3) hard copy for finalization of the Stormwater Pollution Prevention Plan w/Notice of Intent at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance and Notice of Proceed (NTP) is issued.**



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





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

Scale: 1 inch = 200 feet





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.5.

DATE SUBMITTED: November 22, 2022

MEETING DATE: November 28, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Spoor Engineering Consultants, Inc., representing Adolfo Lozano, Agent for ASL Leasing, LLC, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Beamsley Subdivision Lots 51A and 51B. The property is legally described as being a Replat of Lot 51, Pharr, Hidalgo County, Texas. The property is located within the 1100 Block of West Eisenhower Street. **SUB#221034**

Classification: Regular

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

Issue: Spoor Engineering Consultants, Inc., representing Adolfo Lozano, Agent for ASL Leasing, LLC, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Beamsley Subdivision Lots 51A and 51B.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Beamsley Subdivision Lots 51A and 51B subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 11/22/2022
Approved - 11/23/2022
Final Approval - 11/23/2022



MEMORANDUM

DATE: MONDAY, NOVEMBER 28, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: BEAMSLEY SUBDIVISION LOTS 51A AND 51B FILE NO. SUB#221034

GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing Adolfo Lozano, Agent for ASL Leasing, LLC, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Beamsley Subdivision Lots 51A and 51B.

LEGAL DESCRIPTION: The property is legally described as being a Replat of Lot 51, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1100 Block of West Eisenhower Street.

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

PROPERTY PROPOSED USE: Multi-family residential.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Beamsley Subdivision Lots 51A and 51B subject to the following conditions:

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

1. Shall obtain street cut permits for sewer street and water bore.
2. Obtain street cut permits from Public Works Department.
3. Obtain excavation permit from Public Utility Department.
4. Provide street lights layout, maximum spacing is 250'.

EASEMENTS:

1. Shall provide a 15' exclusive easement to City of Pharr, for sanitary sewer lines and water lines, if any.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

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

OTHER:

1. Update location map to show street directions.
2. Label net or gross for acres on plat layout
3. Provide signatures from engineer and surveyor.
4. Provide all details, street, sewer and water.
5. Label the point of beginning on plat layout.
6. Plat note # 2, verify the setbacks only show one proposed setbacks.

PLAT REVIEW MEETING FOR:

BEAMSLEY SUBDIVISION LOT 51A & 51B

COMMENTS: **Initials: J.R.** **NOVEMBER 17, 2022**

WATER:

- Will need install 4" PVC casing heavy wall for water service.
- Comments made change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Will need to relocate the sewer service to green area maintaining 9 feet of separation from any other utility.
- 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: BEAMSLEY SUBDIVISION PRELIMINARY

Reviewed by: DAGO SOTO

November 21, 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 **PAINTED SILVER** in Color 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 2018. 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 MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF ALUMINUM AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
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 NOTE # 10: ADD **BUILDING** PLAN REVIEW PHASE.

SUBDIVISION: Beamsley Subdivision Lots 51A and 51B **DATE:** November 17, 2022

REVIEW: Preliminary plan comments dated: 11/7/2022

PLAT
1. Note No.8---Verify that the correct benchmark is being used. 2. Add note---Erosion and sediment control during construction shall be in accordance with current Texas Pollution Discharge Elimination System (TPDES). 3. Signature and seal from R.P.L.S. required. 4. Seal from P.E. required.

SITE PLAN
1. Include cross-section detail of utility crossing if any. 2. Include all pertinence City of Pharr details (water and sewer service, sidewalk). 3. Will service consist of a sanitary sewer as an access? 4. Include casing for proposed water service. 5. Street cut permit shall be required for sanitary sewer service along Eisenhower St. 6. Recommend upsizing existing bleeder line 8-inch to prevent maintenance issues for detention pond.

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

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

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

ADDITIONAL COMMENTS

- Lab testing shall be required for paving and concrete items.



Pharr Public Work



Staff Review Meeting
Beamsley Subdivision
N. Jackson & Johnson St.
Pharr Tx, 78577

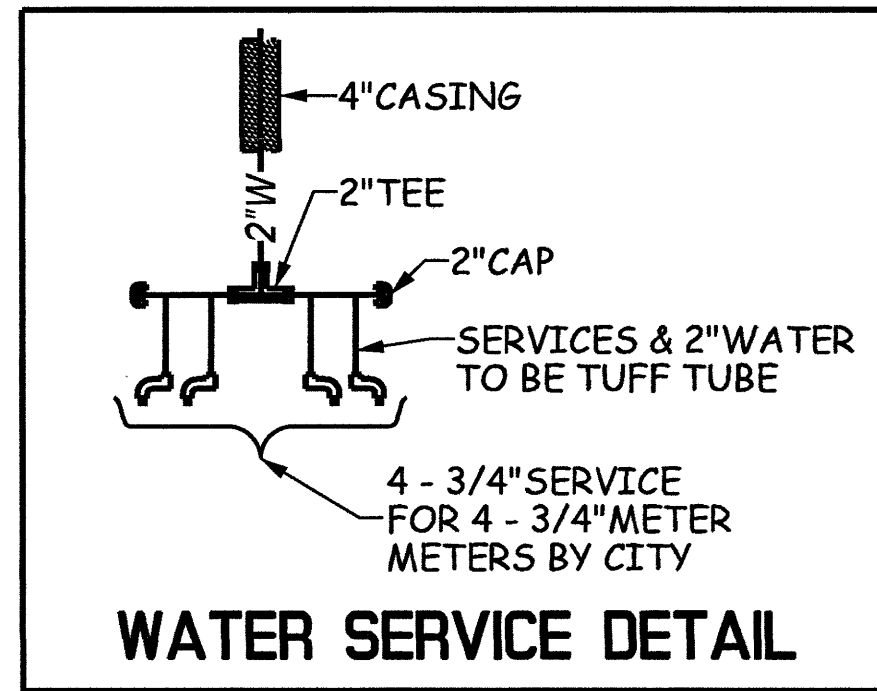
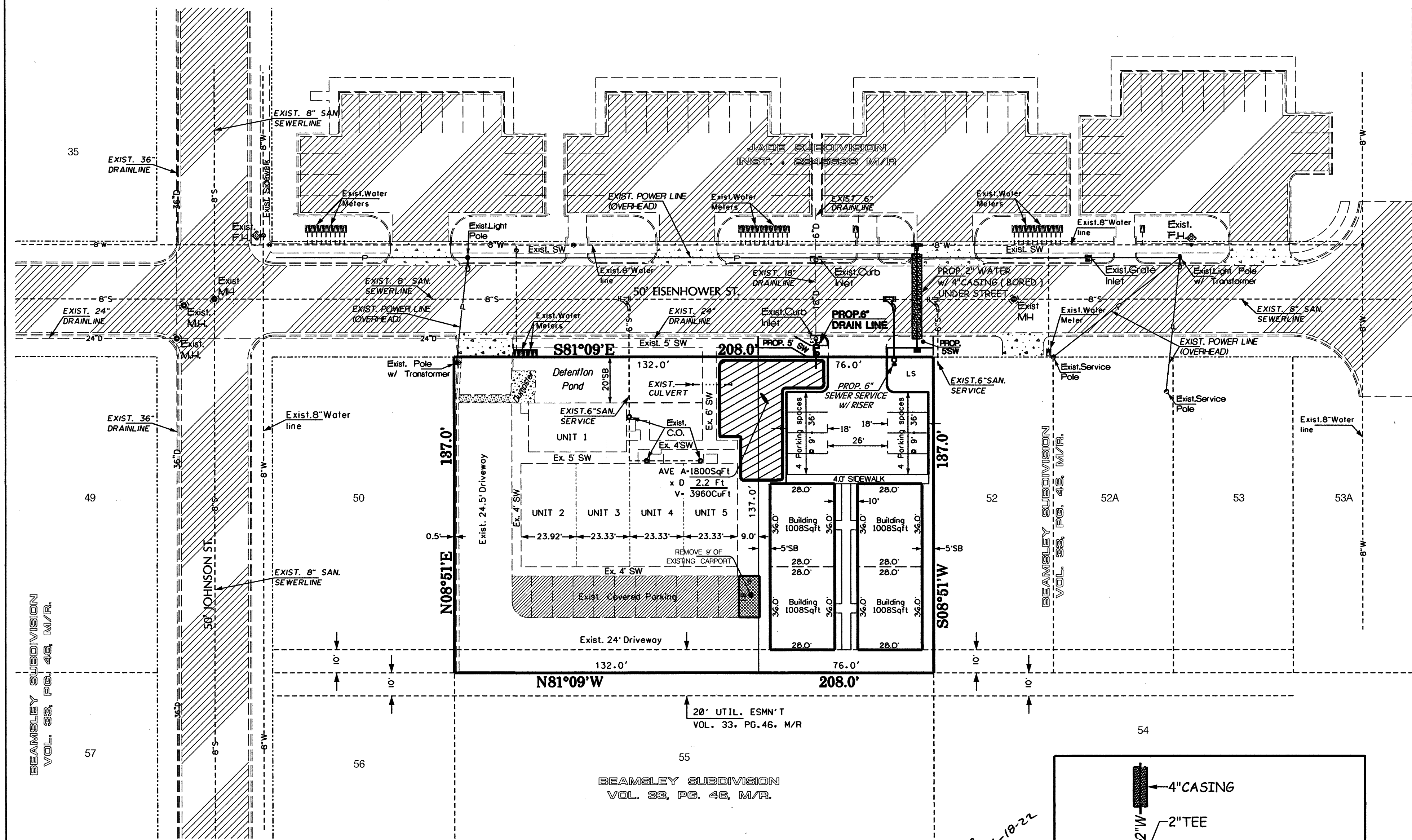
DATE: 11/16/2022
0.65 Acres

Plat Notes:

- **No comments**

General Notes:

- **Open Cut/Curb Cut**
- **Permit Public Works**
- **Bore permit from Public Works**
- **Must submit (1) digital copy in (USB) for review and one (1) hard copy for Finalization of the Erosion & Sediment control Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.**



Prepared by:
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PROJECT

BEAMSLEY SUBDIVISION
LOTS 51A AND 51B
City of Pharr, Texas

NAME OF PLAN

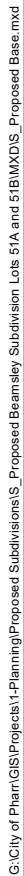
PAVING & UTILITIES PLAN

DATE: Sep. 01 2022
SCALE: 1" = 30'
SHEET NUM.

C-2



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



- City of Pharr, Texas
Engineering Department
956.702.5355

