

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 12, 2023 – 6:00 PM

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

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

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

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

A. CALL TO ORDER:

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

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

C. APPROVAL OF MINUTES:

- 1) Minutes of May 22, 2023.

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) Todd Womack, representing Lasco Development Corporation, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 5.9 acres, more or less, out of Lot 253, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 100 East Javelina Drive. **COZ#230501**

- 2) Jose Romo, representing James Nikki Rowe VFW Post 2369, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 25, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1405 West Kennedy Street. **CUP#230502**

E. PLATS:

- 1) Salinas Engineering, representing Joshua Tapia, President for Stonehard Construction, LLC, is requesting final plat approval of the proposed Shamrock Acres Subdivision. The property is legally described as being a 0.87 acre tract of land, more or less, consisting of the South 309.50 feet out of and forming a part of Lot 9 of the un-recorded plat of Palo Verde Subdivision No. 3, being out of a portion of Lot 332, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 7600 Block of South Palo Verde Circle. **SUB#220309**

- 2) SAMES Engineering, representing Noel De Leon, Managing member for Pharr Housing Authority, is requesting preliminary plat approval of the proposed Camellia Court Apartments I Subdivision. The property is legally described as being a 3.31 acre tract of land out of Lot 1 and Lot 4, Block D, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of West Audrey Street. **SUB#230412**

3) SAMES Engineering, representing Noel De Leon, Managing member for Pharr Housing Authority, is requesting preliminary plat approval of the proposed Camellia Court Apartments II Subdivision. The property is legally described as being a 1.37 acre tract of land out of Lot 2, Block C, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of West Audrey Street. **SUB#230411**

4) Melden & Hunt Inc., representing Gilberto Espino, Owner, is requesting preliminary plat approval of the proposed Saint Barts Subdivision. The property is legally described as being a Resubdivision of 4.811 acres and being a part or portion out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2800 Block of South Cage Boulevard. **SUB#221037**

5) Melden & Hunt Inc., representing Michael Bird, Managing member for Southwind Gardens, LLC, is requesting preliminary plat approval of the proposed Southwind Gardens Subdivision. The property is legally described as being a 13.125 acres being out of Lot 5, Block 7, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1800 Block of West Ridge Road. **SUB#230515**

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 9th day of June 2023 at 12:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 9th day of June, 2023




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 22, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 22, 2023 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Andy Castro
 Charlie Ramirez Guadalupe Cano
 Jonathan Larraga Mercedes Guillen
 Rafael Munguia

ABSENT: Luis Madrigal Romeo Robles

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
 Laura Fonseca, Planner I
 Joanna Villarreal, Secretary

ITEM A. CALL TO ORDER

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

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

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

ITEM B. PUBLIC TESTIMONY

One individual signed up to speak but was not present.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR MAY 8, 2023

Chairman, Danny Wylie, introduced the item.

Rafael Munguia moved to approve the minutes as submitted. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

- 1) MARCIAL SANCHEZ, REPRESENTING OLD TEXAS BRICK LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.83 ACRES, MORE OR LESS, OUT OF LOT 175, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 901 WEST STATE AVENUE. CUP#230495**

Laura Fonseca, Planner I, introduced the item and stated Marcial Sanchez, representing Old Texas Brick LLC., was requesting a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C) and General Business District (C). She went over the property's legal description and physical address and stated the property was currently zoned Heavy Commercial District (H-C) and General Business District (C). The surrounding area was zoned General Business District (C) to the west, east, south and a portion of the north and Single-Family Residential Small Lot District (R-1A) to the north. She further stated the area was generally designated for commercial use in the Land Use Plan.

Laura Fonseca, Planner I, reported Fire Department, Code Compliance and Development Services Department had conducted their inspections for Conditional Use Permit and were recommending approval. She stated forty-six (46) surrounding property owners were notified of the request by letter on May 12, 2023 and a legal notice was published in the Advance News Journal on May 10, 2023. Staff received (2) phone calls for information.

Laura Fonseca, Planner I, stated staff recommended approval of the Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C) and General Business District (C). 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, and the item was opened for discussion.

Board member Charlie Ramirez questioned business expanding to property next door. Chairman, Danny Wylie, responded it would be change of owners.

Laura Fonseca, Planner I, briefly stated it would be change of ownership.

At this time, Chairman, Danny Wylie, closed the board discussion and opened the floor for a motion.

There being no discussion, Jonathan Larraga moved to approve the request of the Conditional Use Permit to allow the outside storage of materials and/or equipment re-zone from Heavy Commercial District (H-C) and General Business District (C). Rafael Munguia seconded the motion and when put to vote, it carried unanimously.

2) IRASEMA ALMAZAN, REPRESENTING MARTIN ALMAZAN AND IRASEMA SALINAS, OWNER (S), FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM OFFICE AND PROFESSIONAL DISTRICT (O-P) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 45, SING'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2621 SOUTH GARDENIA STREET. COZ#230498

Laura Fonseca, Planner I, introduced the item and stated Irasema Almazan, representing Martin Almazan and Irasema Salinas, owner (s), had filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C) to develop and construct a commercial plaza. She went over the property's legal description and physical address and stated the property was located at the southeast corner of West Hall Acres Road and South Gardenia Street and had the physical address of 2621 South Gardenia Street and stated the property fronts South Gardenia Street, a 70 ft. minor collector street which runs north and south and West Hall Acres Road, an 80 ft. major collector which runs east and west both with a posted speed limit of 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner I, stated the property was currently zoned Office and Professional District (O-P) and the property was rezoned from Single-Family Residential District (R-1) to Office and Professional District (O-P) on February 18, 2018. She further stated the properties to the south and east were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on February 21, 1995, when the city amended the ordinance on March 30, 1982, adopting the current zoning ordinance. She further stated a portion of the property to the north was rezoned from Agricultural and/or Open Space District (A-O) to High Density Multi-Family Residential District (R-4) on March 2, 2004 and the remaining portion to the north was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on October 07, 2003. She also stated the property to the west was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on September 19, 2006 and there have been no other zoning requests within the general vicinity of the subject property since that time. She reported the property was generally designated for single-family residential use in the Land Use Plan.

Laura Fonseca, Planner I, further stated the owner was requesting to rezone the property to General Business District (C) to develop and construct a commercial plaza for uses such as a coffee shop, daycare, and mini school for after school children. She briefly

stated the General Business District (C) was established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. She stated larger shopping centers and most existing commercial strips along major arterials would be included in the district. She reported 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.

Laura Fonseca, Planner I, reported eighteen (18) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 12, 2023, and a legal notice was published in the Advance News Journal on May 10, 2023. Staff received four (4) calls for information.

Laura Fonseca, Planner I, stated staff recommended approval of the request to re-zone from Office and Professional District (O-P) to General Business District (C) as the property met area requirements, had adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if there was representation. Ms. Fonseca stated there was representation.

Irasema Almazan, applicant, briefly stated a couple of neighbors were inquiring about a traffic light at intersection of Gardenia Street and Hall Acres Road.

Kimberly Mendoza, Director of Development Services, stated a couple of owners were concerned and met with the Engineering department to discuss traffic issues.

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, and the item was opened for discussion.

Board member, Rafael Munguia, asked staff why Office Professional District (O-P) to General Business District (C) was less restrictive or more restrictive.

Kimberly Mendoza, Director of Development Services, briefly explained this would be a rezoning higher intense commercial as applicant was proposing a daycare, coffee shop, and other children related activities.

There being no further discussion, Jonathan Larraga **moved** to approve the request to re-zone from Office and Professional District (O-P) to General Business District (C). Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

3) RICARDO RAMOS, REPRESENTING INTERNATIONAL DEVELOPMENT PROPERTIES, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM LIMITED INDUSTRIAL DISTRICT (L-I) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 2, NOLANA HAMPTON SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 308 WEST NOLANA LOOP. COZ#230499

Laura Fonseca, Planner I, introduced the item and stated Ricardo Ramos, representing International Development Properties, LLC., was requesting a Change of Zone from Limited Industrial District (L-I) to General Business District (C) to comply with the minimum lot area requirements for the property. She stated a proposed replat by the name of Lots 2A & 2B, Nolana Hampton, was also on the same agenda for consideration by the Board and went over the property's legal description and physical address. She further stated the property fronts West Nolana Loop, a 120 ft. - 150 ft. principal arterial street which runs east and west with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner I, stated the property and properties to the east, west, and south were zoned Limited Industrial District (L-I), when the city amended the ordinance on March 30, 1982, adopting the current zoning ordinance we use today. She stated there were no other zoning requests within the general vicinity of the subject property since that time and the property was generally designated for industrial use in the Land Use Plan.

Laura Fonseca, Planner I, further stated the General Business District (C) was established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. She explained larger shopping centers and most existing commercial strips along major arterials would be included in the 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.

Laura Fonseca, Planner I, also reported fourteen (14) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 12, 2023, and a legal notice was published in the Advance News Journal on May 10, 2023. Staff received one response to the letters or the legal notice.

Laura Fonseca, Planner I, stated staff recommended approval of the request to re-zone from Limited Industrial District (L-I) to General Business District (C) as the property met area requirements and had adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if applicant had any comments.

Ricardo Ramos, Project Engineer, briefly stated he agreed with staff's recommendation to approve the item.

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, and the item was opened for discussion.

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

ITEM E. PLATS:

1) DO-RITE ENGINEERING, LLC. REPRESENTING PATRICK STARNES, OWNER AND MANAGER OF INTERNATIONAL DEVELOPMENT PROPERTIES, LLC. IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED LOTS 2A & 2B, REPLAT OF LOT 2, NOLANA HAMPTON SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.01 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 2, NOLANA HAMPTON SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. SUB#230414

Kimberly Mendoza, Director of Development Services, introduced the item and stated DO-RITE Engineering, LLC. representing Patrick Starnes Owner/Manager of International Development Properties, LLC. was requesting preliminary and final plat approval of the proposed Lots 2A & 2B, Replat of Lot 2, Nolana Hampton Subdivision. She went over the property's legal description and stated the property was located at 308 west Nolana Loop. She further stated the property was currently zoned Limited Industrial District (L-I) and the rezoning request from Limited Industrial District (L-I) to General Business District (C) was also on the same agenda for consideration by the Board. The adjacent zoning was Limited Industrial District (L-I) in all directions and the property was designated for industrial use in the Land Use Plan and was zoned for Commercial.

Kimberly Mendoza, Director of Development Services, stated staff recommended preliminary and final plat approval of the proposed Lots 2A & 2B, Replat of Lot 2, Nolana Hampton Subdivision subject to the following conditions as noted in the packet.

There being no discussion, Guadalupe Cano **moved** to approve the request for preliminary and final plat approval of the proposed Lots 2A & 2B, Replat of Lot 2, Nolana Hampton Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

2) MELDEN & HUNT INC., REPRESENTING WILLIAM R. STEELE, PRESIDENT FOR CHILDREN'S HAVEN INTERNATIONAL INC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED PHARR BESS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.376 ACRE TRACT OF LAND OUT OF CHILDREN'S HAVEN SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT 400 EAST MINNESOTA ROAD. SUB#230415

Kimberly Mendoza, Director of Development Services, introduced the item and stated Melden & Hunt Inc., representing William R. Steele, President for Children's Haven International Inc., was requesting preliminary plat approval of the proposed Pharr Bess Subdivision. She went over the property's legal description and stated the property was located at 400 East Minnesota Road. She further stated the property was currently zoned Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) and the adjacent zones were Single Family Residential District (R-1) to the north, and east, and Limited Industrial District (L-I) also to the north, west and south. The property was designated for single family residential use in the Land Use Plan and was zoned and proposed for Battery Energy Storage System on proposed Lot 1 (BESS) and Children's Haven International on proposed Lot 2.

Kimberly Mendoza, Director of Development Services, stated staff recommended preliminary plat approval of the proposed Pharr Bess Subdivision subject to the following conditions as noted in the packet.

There being no discussion, Guadalupe Cano moved to approve the request for preliminary plat approval of the proposed Pharr Bess Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

3) PABLO SOTO, P.E., REPRESENTING JAIME ARREOLA, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER PLAN OF LOS PAVORREALES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.0 ACRE TRACT OF LAND OUT OF LOT 326, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT 600 WEST HABITAT CIRCLE. SUB#230416

Kimberly Mendoza, Director of Development Services, introduced the item and stated Pablo Soto, P.E., representing Jaime Arreola, was requesting preliminary plat approval of the proposed Master Plan of Los Pavorreales Subdivision. She went over the property's legally described and stated the property was located at 600 West Habitat Circle. She further stated the property was currently zoned General Business District (C) and the adjacent zones were Single Family Residential District (R-1) to the north, east and south, and Agricultural and/or Open Space District (A-O) to the west. She stated the property was designated for single family residential use in the Land Use Plan and was

zoned for an Event Center (Lot 1, Phase I) and Multifamily Residential (Lots 1 & 2, Phase II).

Kimberly Mendoza, Director of Development Services, stated staff recommended preliminary plat approval of the proposed Master Plan Los Pavorreales Subdivision subject to the conditions as noted in the packet.

There being no discussion, Andy Castro moved to approve the request for preliminary plat approval of the proposed Master Plan Los Pavorreales Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None

ITEM G. CLOSED SESSION:

None

ITEM H. RECONVENE:

None

ITEM I. ADJOURNMENT

There being no further business, Andy Castro moved to adjourn. Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:22 p.m.

PLANNING & ZONING COMMISSION

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: June 8, 2023

MEETING DATE: June 12, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Todd Womack, representing Lasco Development Corporation, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 5.9 acres, more or less, out of Lot 253, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 100 East Javelina Drive. **COZ#230501**

Classification: Public Hearing

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

Issue: Todd Womack, representing Lasco Development Corporation, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) in order to develop and construct a convenience store.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property meets area requirements, has adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 6/8/2023
Approved - 6/9/2023
Final Approval - 6/9/2023



MEMORANDUM

DATE: MONDAY, JUNE 12, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 5.9 acres, more or less, out of Lot 253, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 100 East Javelina Drive. COZ#230501

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:

Todd Womack, representing Lasco Development Corporation, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) in order to develop a convenience store.

The subject site is located on the southeast corner of South Cage Boulevard and East Javelina Drive and has a physical address of 100 East Javelina Drive. The property is legally described as being 5.9 acres, more or less, out of Lot 253, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Javelina Drive, a 70 ft. minor collector street which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property and properties to the north, south, east and west were zoned Agricultural and/or Open Space District (A-O) upon annexation on June 7, 1983. A portion of the east was rezoned from Agricultural and/or Open Space District (A-O) to Two-Family Residential District (R2) on April 20, 2010. A portion of the west was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on May 20, 2003. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

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

Twelve (12) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 26, 2023, and a legal notice was published in the Advance News Journal on May 24, 2023. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property meets area requirements, has adequate ingress and egress and will be compatible with surrounding 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 **June 19, 2023**, 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

Todd Womack, representing Lasco Development Corporation
APPLICANT

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

100 East Javelina Drive
ADDRESS

Heavy Commercial District (H-C)
PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

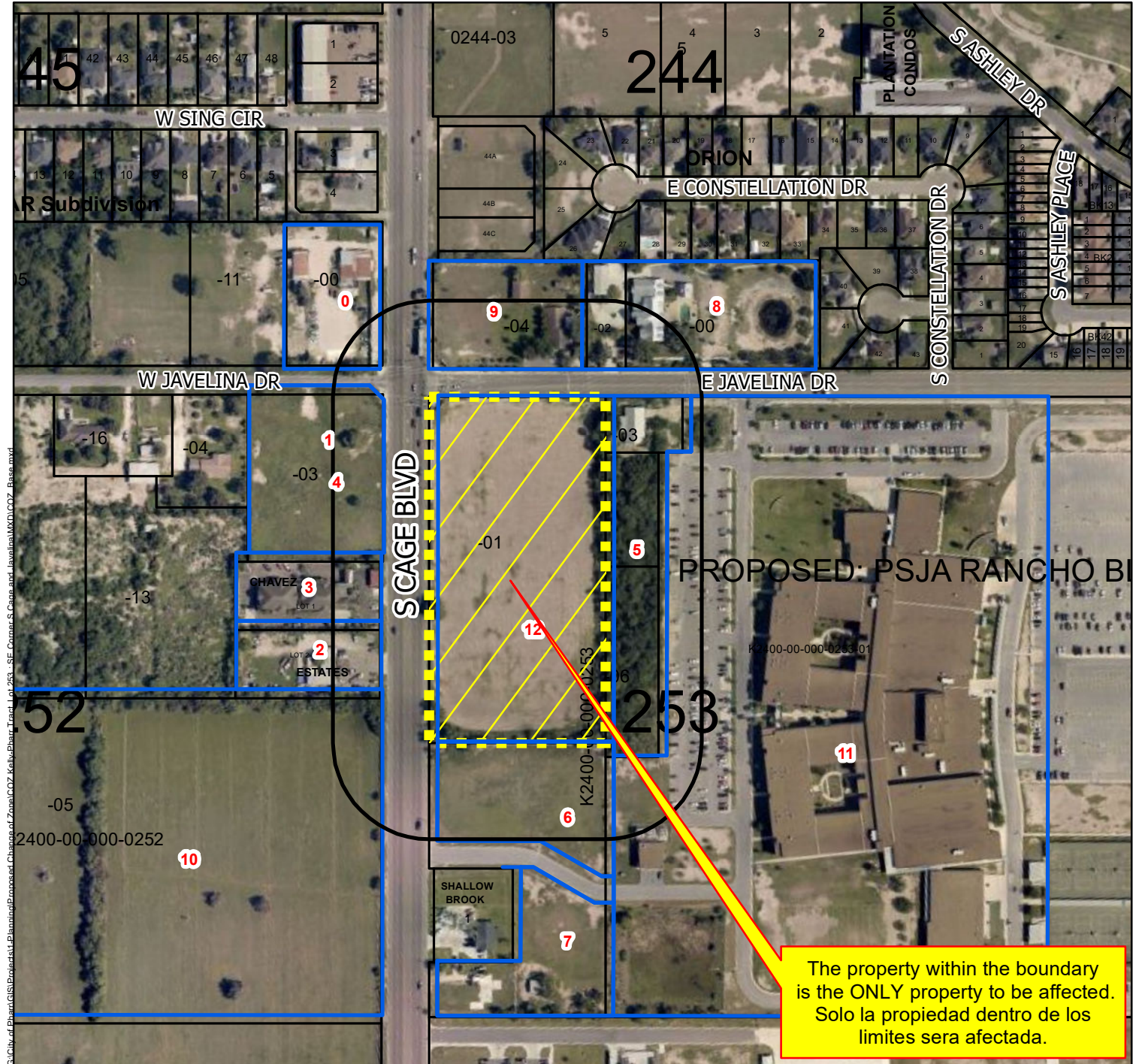
Approval

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property meets area requirements, has adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner I
PREPARED BY

June 1, 2023
DATE

Proposed Change of Zone
5.9 acres, more or less, out of Lot 253
Kelly-Pharr Subdivision
Aerial



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

Future Land Use

- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.

- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Subject Property
- Notified Properties
- 200 ft Radius

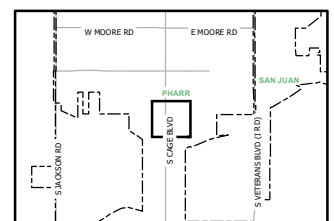
City of Pharr, Texas
Engineering Department
956.402.4242

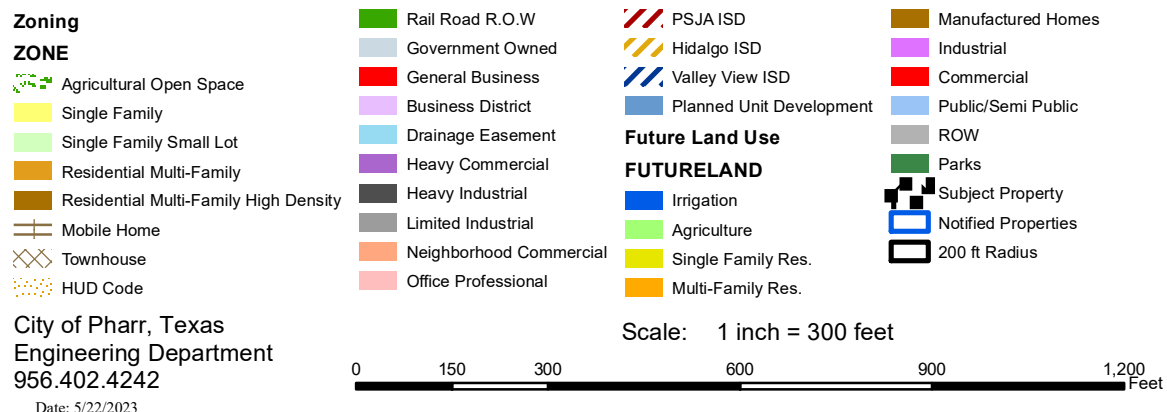
Date: 5/22/2023

Scale: 1 inch = 300 feet

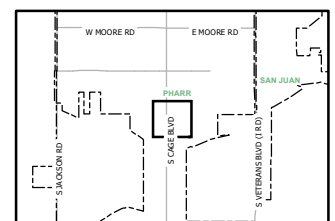


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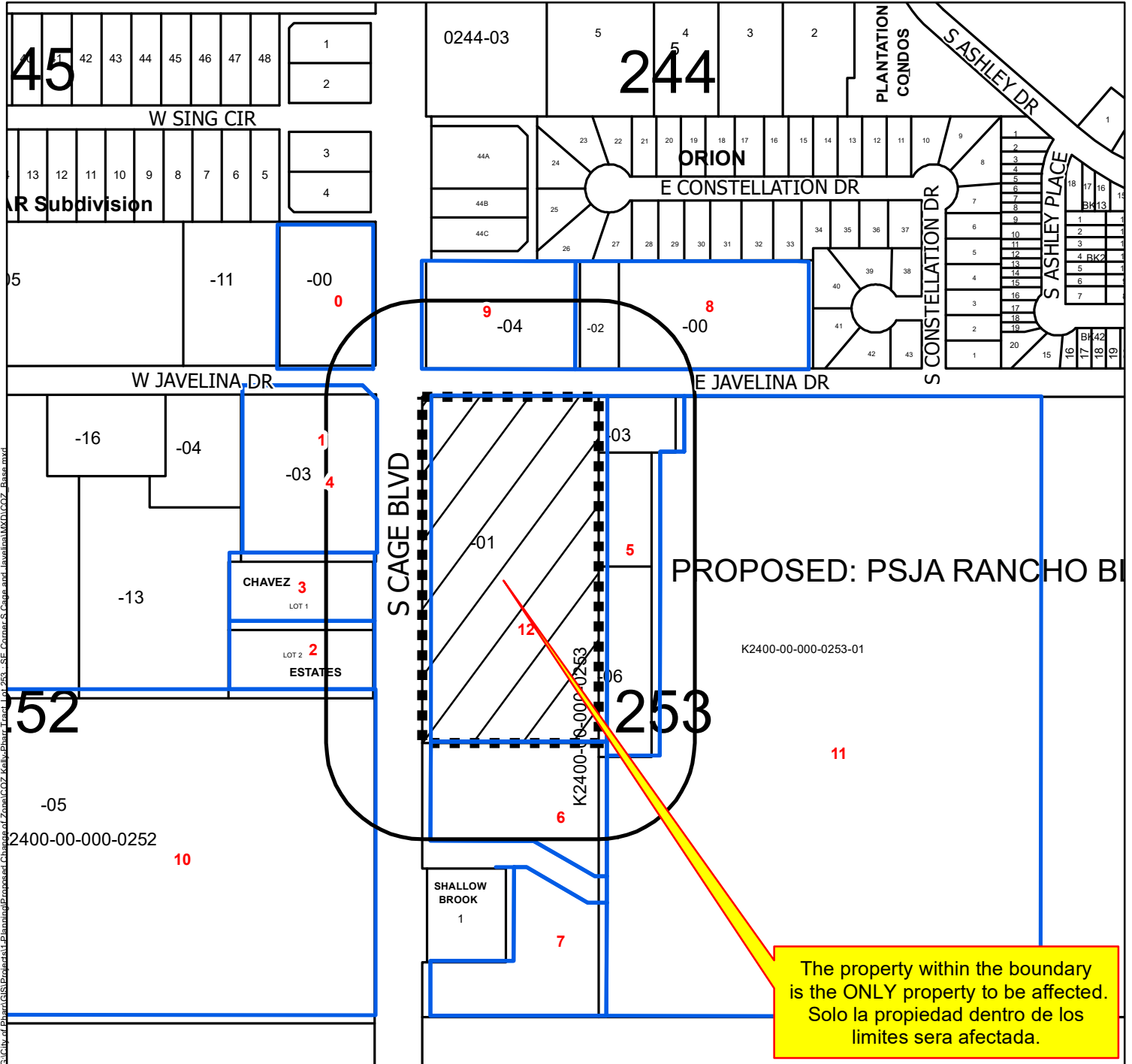




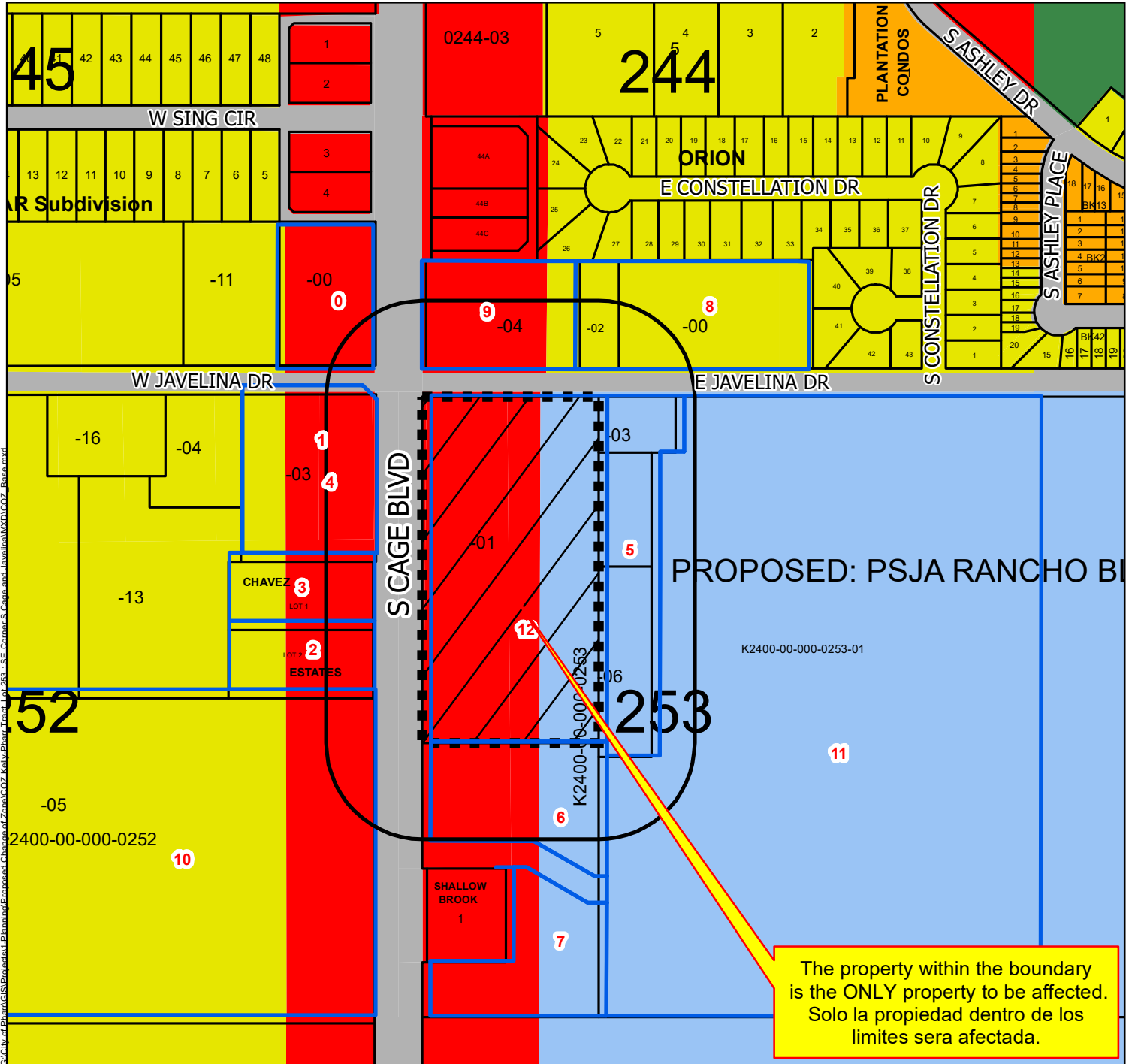
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Proposed Change of Zone
5.9 acres, more or less, out of Lot 253
Kelly-Pharr Subdivision
Radius



Proposed Change of Zone
5.9 acres, more or less, out of Lot
253 Kelly-Pharr Subdivision
Future Land Use



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
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- Business District
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- Heavy Industrial
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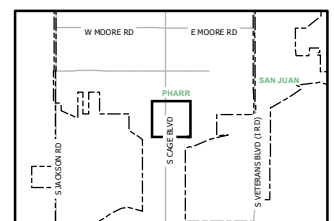
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Future Land Use

- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.

- Manufactured Homes
- Industrial
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- Subject Property
- Notified Properties
- 200 ft Radius

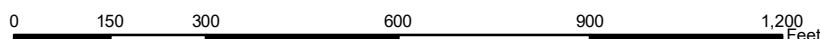
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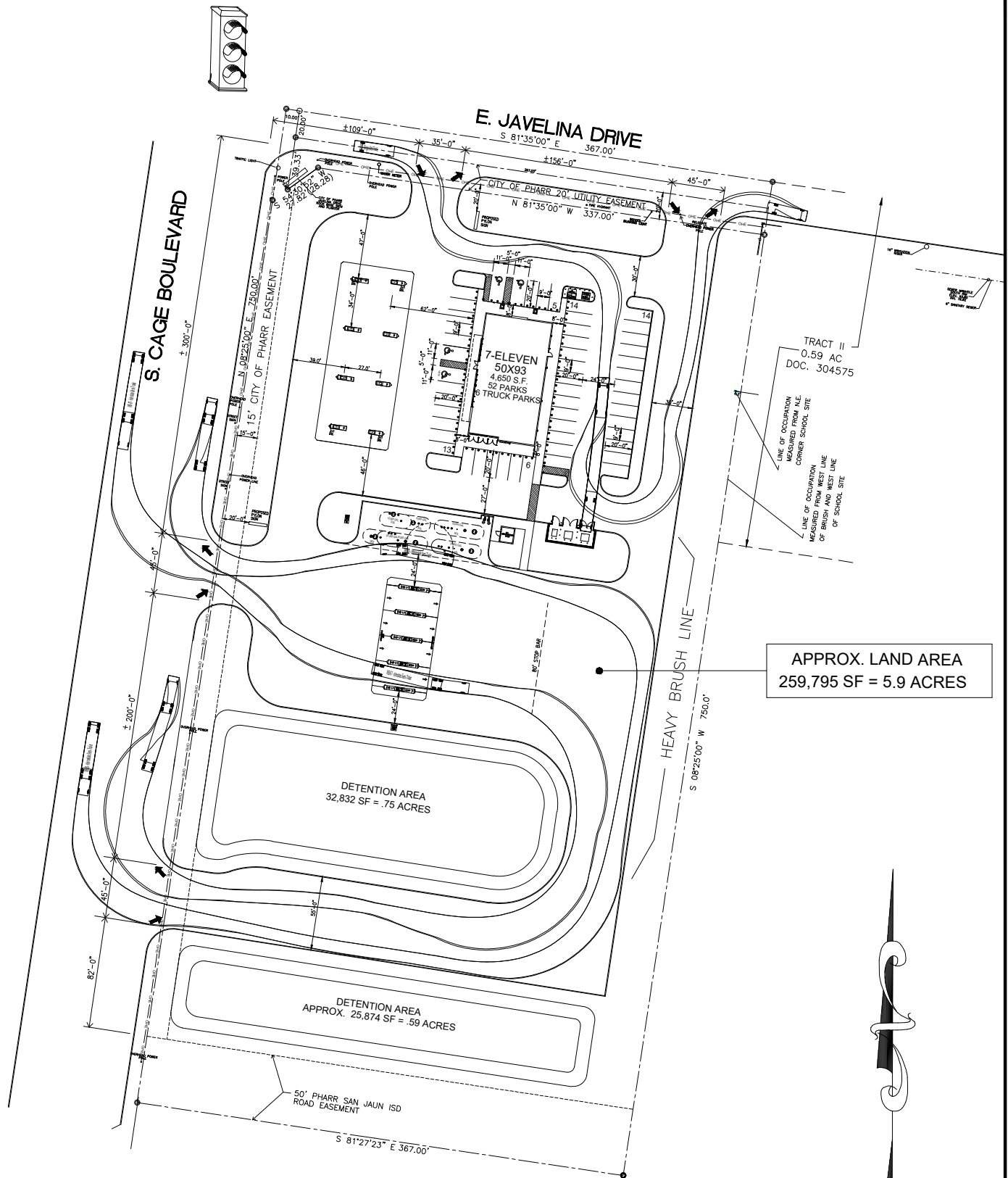


City of Pharr, Texas
Engineering Department
956.402.4242

Date: 5/22/2023

Scale: 1 inch = 300 feet





GRAPHIC SCALE

THIS SITE PLAN/EXHIBIT IS PROVIDED FOR CONCEPTUAL PURPOSES ONLY, AND AS SUCH IS NOT INTENDED TO BE USED, AND SHOULD NOT BE RELIED UPON, FOR THE PURPOSE OF PREPARING CONSTRUCTION DOCUMENTS, DRAWINGS OR PLANS. ALL SITE INFO MAY NOT BE FULLY CONFIRMED PER INDICATED CITY JURISDICTION.

LASCO DEVELOPMENT CORPORATION 2023

05-22-23 (REVISION 19)

E. JAVELINA DR. AND S. CAGE BLVD
PHARR, TEXAS 78577

LASCO



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: June 8, 2023

MEETING DATE: June 12, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Jose Romo, representing James Nikki Rowe VFW Post 2369, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 25, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1405 West Kennedy Street. **CUP#230502**

Classification: Public Hearing

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

Issue: Jose Romo, representing James Nikki Rowe VF Post 2369, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcohol beverages for on premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends disapproval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) as this establishment is less than 300 feet from the nearest residential zone.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 6/8/2023
Approved - 6/9/2023
Final Approval - 6/9/2023



MEMORANDUM

DATE: MONDAY, JUNE 12, 2023
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#230502 (JAMES NIKKI ROWE VF POST 2369)
--

GENERAL INFORMATION:

APPLICANT: Jose Romo, representing James Nikki Rowe VF Post 2369, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcohol beverages for on premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lot 25, Beamsley Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1405 West Kennedy Street.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the south. The properties to the north and east are zoned Residential Multi-Family High Density District (R-MFHD). The property to the west is zoned Single Family Residential District (R-1). The area is generally designated for commercial in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Pending inspection of the Conditional Use Permit.
	FIRE DEPARTMENT:	Pending inspection of the Conditional Use Permit.

CODE COMPLIANCE:

Approval of the Conditional Use Permit.

DEVELOPMENT SERVICES:

Recommends disapproval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC:

Twenty-eight (28) surrounding property owners were notified of the request by letter on March 26, 2023, and a legal notice was published in the Advance News Journal on May 24, 2023. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS:

Development Services is recommending **disapproval** of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) as this establishment is less than 300 feet from the nearest residential zone and is not in compliance with the minimum parking requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **June 19, 2023, at 4:00 p.m.**

Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

1. An establishment that sells or allows the on premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.
4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across

intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:

- A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
- A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.
7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.

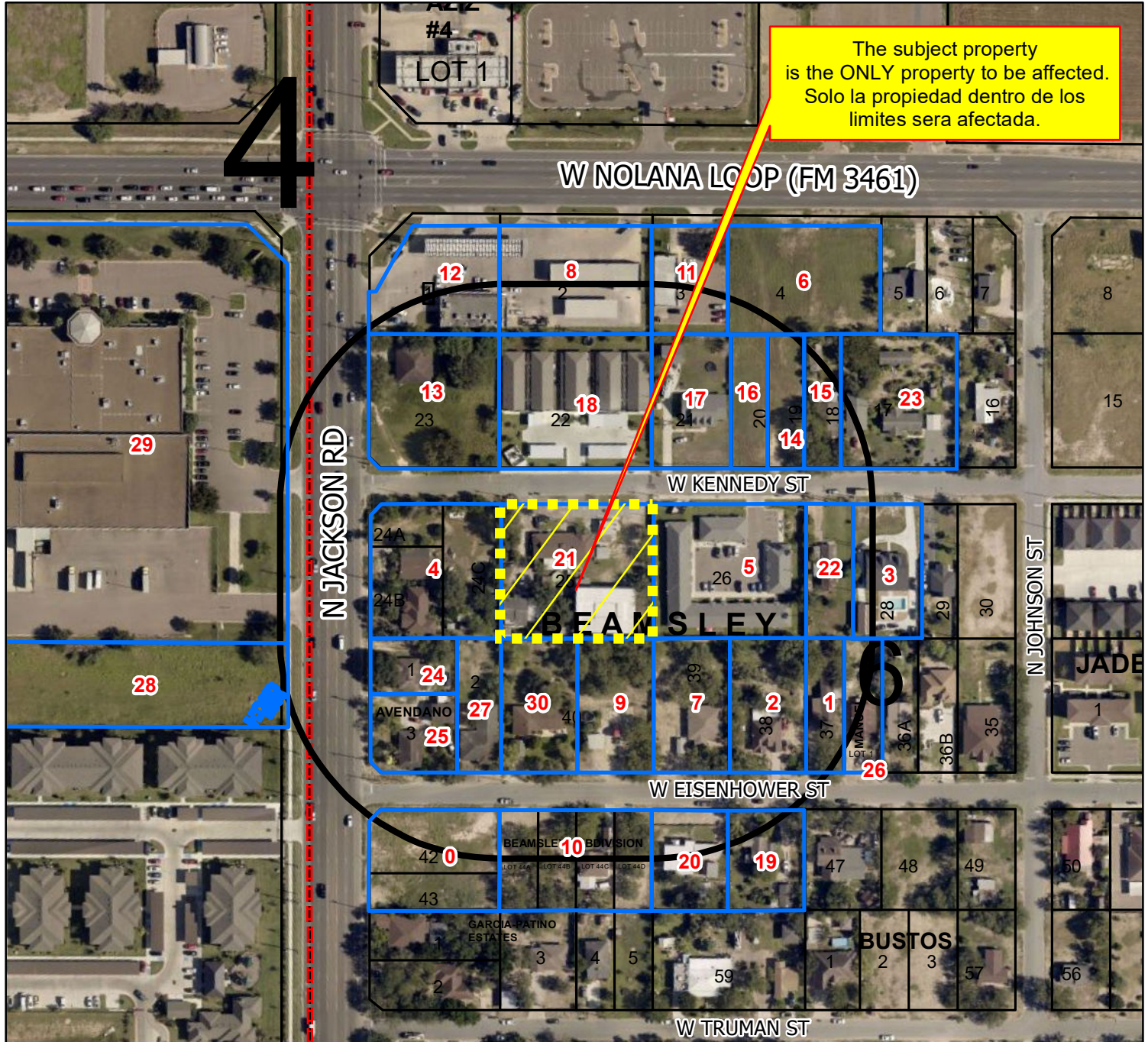
9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.

10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.

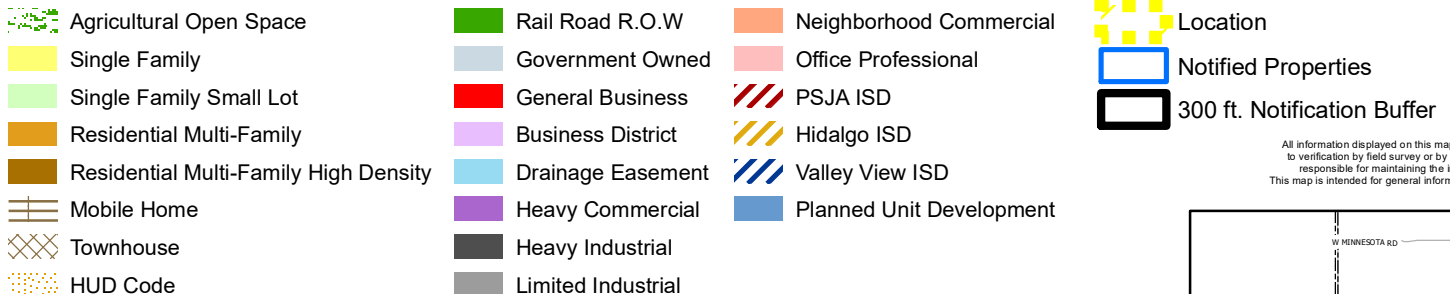
11. The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.

12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).

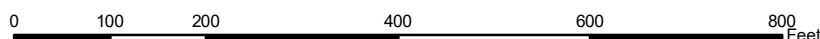
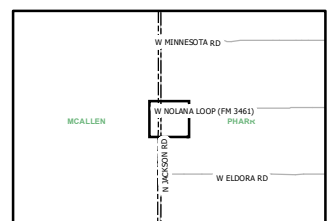
13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts, or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to: quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.

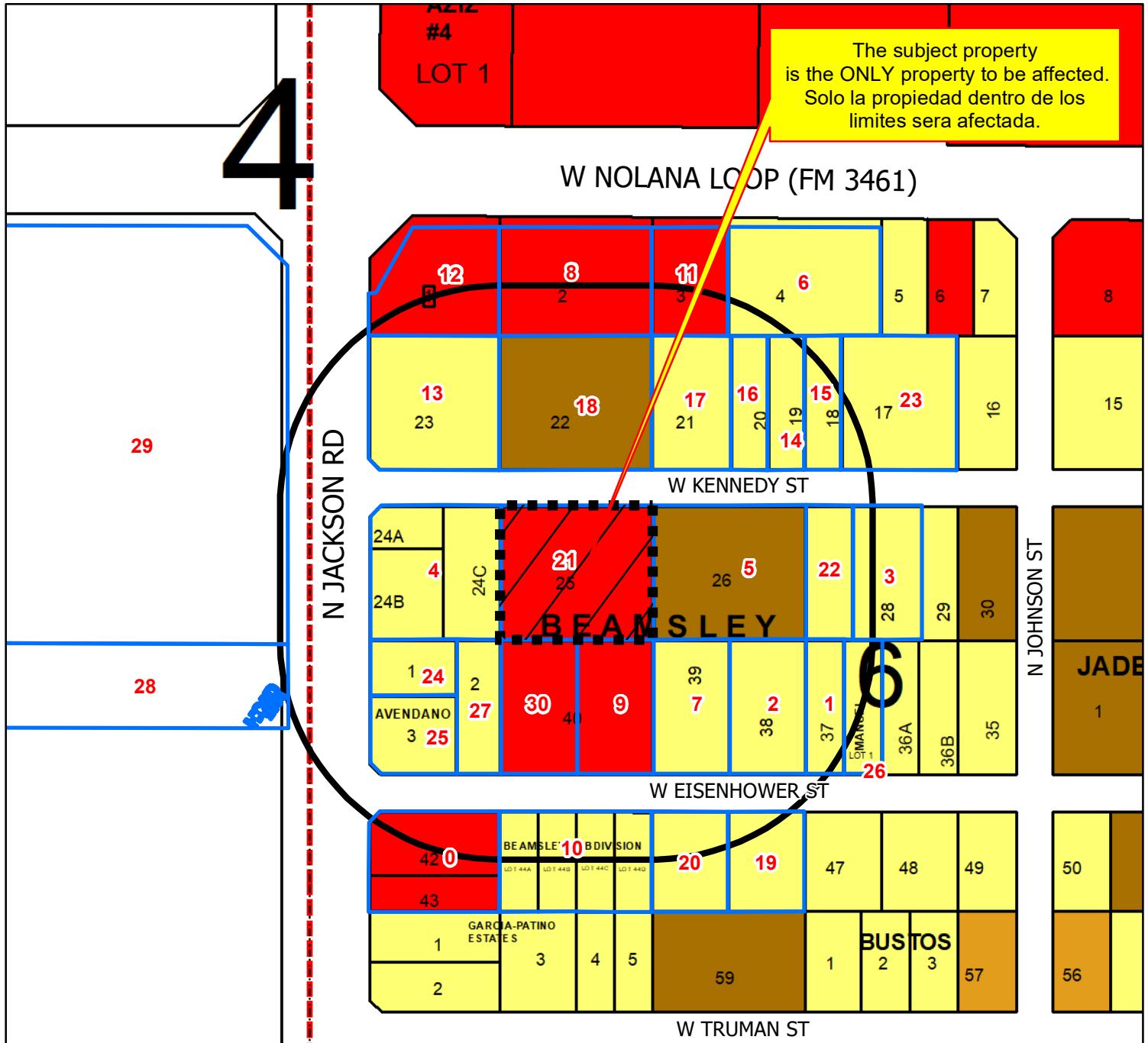


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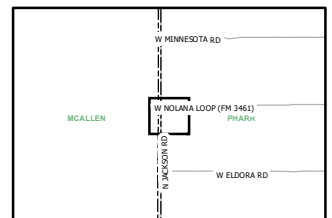


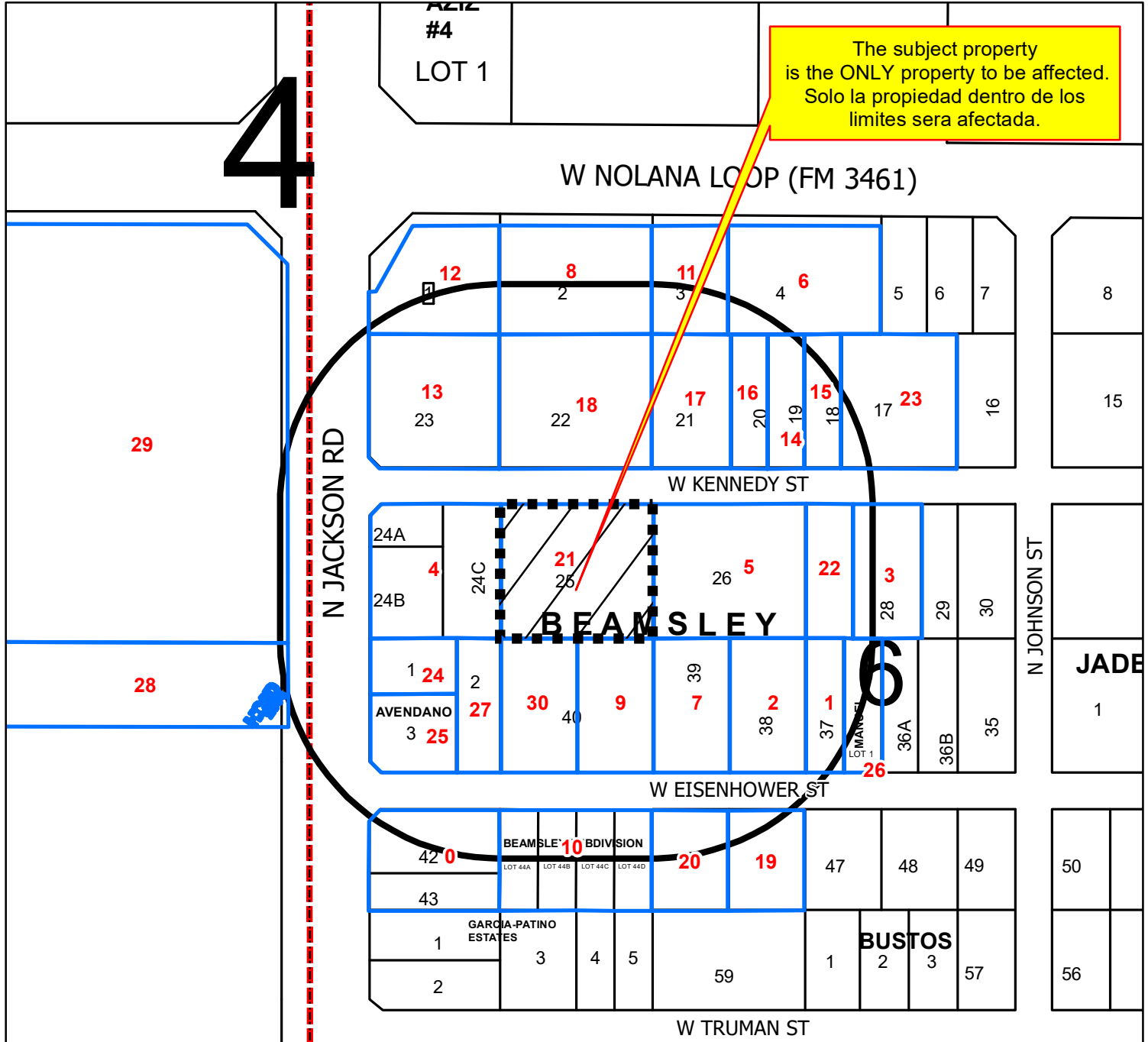


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

- Location
- Notified Properties
- 300 ft. Notification Buffer

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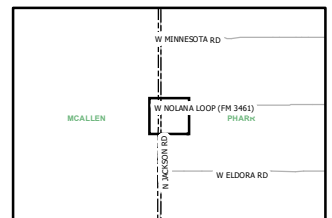
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- Agricultural Open Space
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- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

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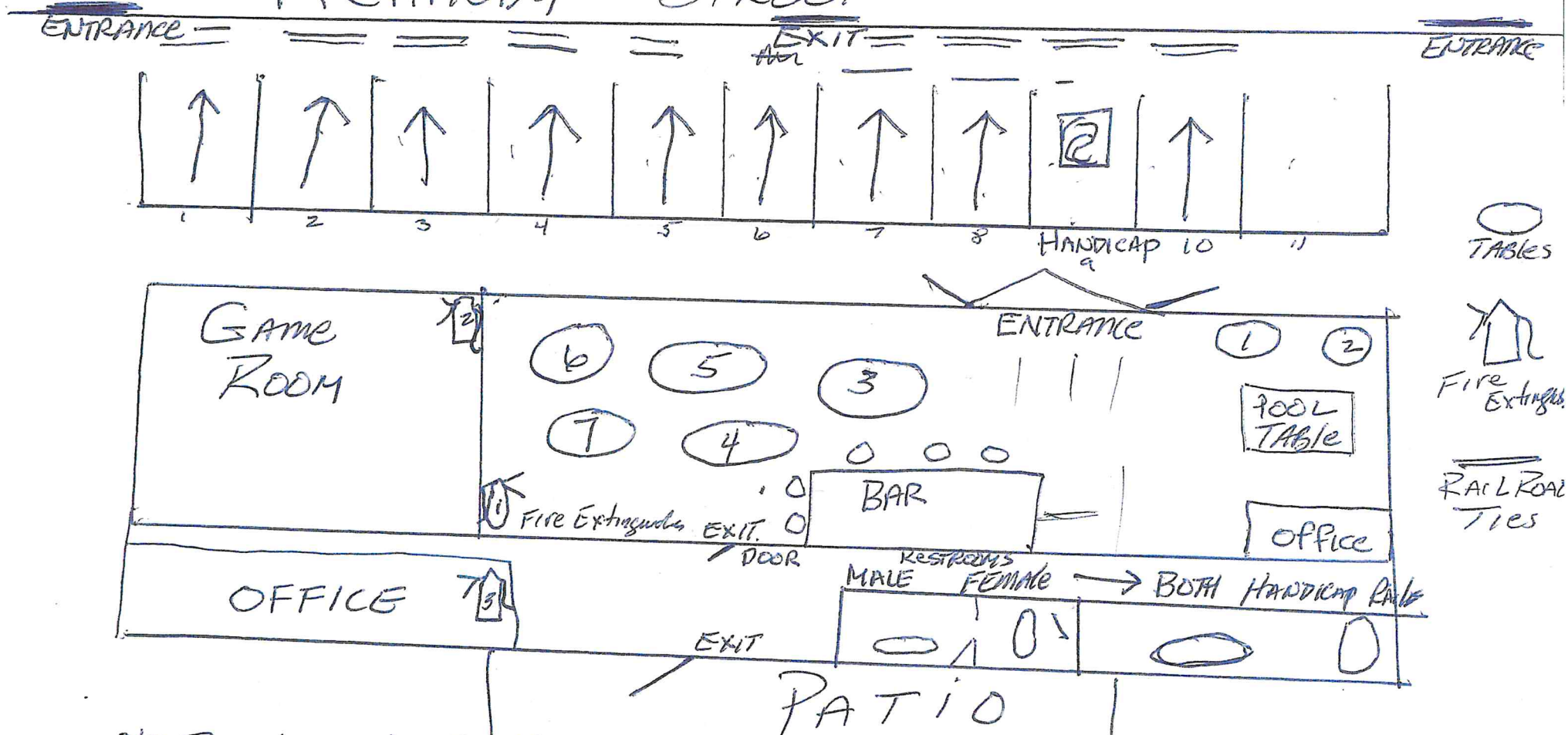
- Location
- Notified Properties
- 300 ft. Notification Buffer

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VFW POST 2369

Kennedy STREET



NO BACKING UNTO KENNEDY ST
 10 SPACE PARKING LOT. MORE ON SIDE. RESURFACED
 NO SMOKING OR DRINKING IN PUBLIC FRONT ONLY IN PATIO



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: June 8, 2023

MEETING DATE: June 12, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Salinas Engineering, representing Joshua Tapia, President for Stonehard Construction, LLC, is requesting final plat approval of the proposed Shamrock Acres Subdivision. The property is legally described as being a 0.87 acre tract of land, more or less, consisting of the South 309.50 feet out of and forming a part of Lot 9 of the un-recorded plat of Palo Verde Subdivision No. 3, being out of a portion of Lot 332, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 7600 Block of South Palo Verde Circle. **SUB#220309**

Classification: Regular

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

Issue: Salinas Engineering, representing Joshua Tapia, President for Stonehard Construction, LLC, is requesting final plat approval of the proposed Shamrock Acres Subdivision.

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 6/8/2023
Approved - 6/9/2023
Final Approval - 6/9/2023



MEMORANDUM

DATE: MONDAY, JUNE 12, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: SHAMROCK ACRES SUBDIVISION FILE NO. SUB#220309
--

GENERAL INFORMATION:

APPLICANT: Salinas Engineering, representing Joshua Tapia, President for Stonehard Construction, LLC, is requesting final plat approval of the proposed Shamrock Acres Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.87 acre tract of land, more or less, consisting of the South 309.50 feet out of and forming a part of Lot 9 of the un-recorded plat of Palo Verde Subdivision No. 3, being out of a portion of Lot 332, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 7600 Block of South Palo Verde Cir.

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

PROPERTY PROPOSED USE: Single residential homes.

VARIANCES: None requested.

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

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

EASEMENTS: 1. In compliance.

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

FIRE PROTECTION: 1. In compliance.

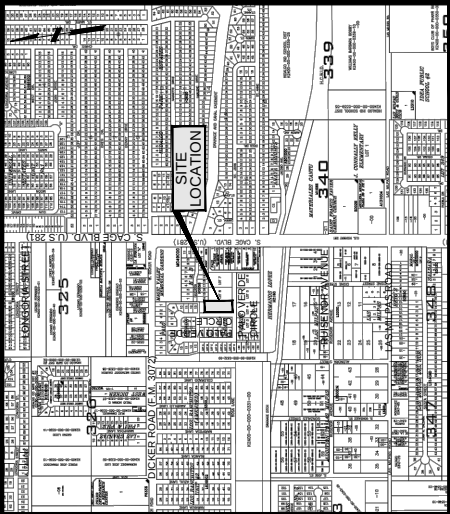
WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission Meeting of **June 19, 2023** at **4:00 p.m.**



LOCATION MAP
SCALE : 1" = 1000'

**STATE OF TEXAS
COUNTY OF HIDALGO**
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I (WE), STONEHARD CONSTRUCTION, LLC, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SHAMROCK ACRES SUBDIVISION, TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL INTERESTS, ALLEYS, EASEMENTS, WATER COURSE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER: STONEHARD CONSTRUCTION, LLC
JOSHUA TAPIA, PRESIDENT
5512 PRAIRE LANE
EDINBURG, TEXAS 78542

**STATE OF TEXAS
COUNTY OF HIDALGO**
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSHUA TAPIA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND I CANKNOWLEDGE 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 _____

METES AND BOUNDS DESCRIPTION

BEING A 0.87 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF THE SOUTH 309.50 FEET OUT OF AND FORMING A PART OF LOT 9, OF THE UN-RECORDED PLAT OF PALO VERDE SUBDIVISION NO. 3, BEING OUT OF PORTION OF LOT 332, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133 AND 134, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.87 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 9 AND FURTHER BEING THE SOUTHEAST CORNER OF PALO VERDE UNIT NO. 1 (VOL. 16, PAGE 52, H.C.M.R.); THENCE, AS FOLLOWS:

SOUTH 08 DEGREES 25 MINUTES WEST, A DISTANCE OF 50.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 08 DEGREES 25 MINUTES WEST, A DISTANCE OF 309.50 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF S. PALO VERDE CIRCLE FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 81 DEGREES 35 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 9 SAME BEING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S. PALO VERDE CIRCLE - A DISTANCE OF 122.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 9 LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF S. PALO VERDE CIRCLE FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 08 DEGREES 25 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 9 AND FURTHER BEING WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. PALO VERDE CIRCLE, A DISTANCE OF 309.50 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 81 DEGREES 35 MINUTES EAST - A DISTANCE OF 122.0 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.87 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: KELLY-PHARR SUBDIVISION, H.C.T.
N: SUBDIVISION PLATS \0.87.010422

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF PHARR ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON JULY 5, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SHAMROCK ACRES SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES

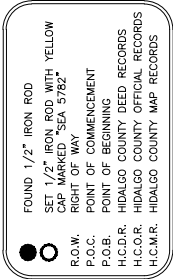
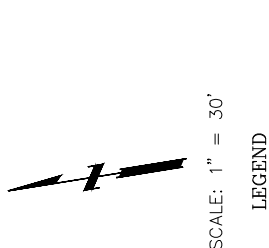
DATE OF PREPARATION: JULY 5, 2022

JOB NUMBER: SP-21-25664

OWNER: STONEHARD CONSTRUCTION, LLC
JOSHUA TAPIA, PRESIDENT
5512 PRAIRE LANE
EDINBURG, TEXAS 78542



SALINAS ENGINEERING & ASSOC.
(F-6676) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2225 DAFERDOLL AVE. MCALLEN, TEXAS 78501
TEL: 361-9601 FAX: 361-9602
TBE15 12100 PARK 35 CIRCLE BLDG. A, SUITE 150, MC-320, AUSTIN, TEXAS 78673 (602) 229-2263

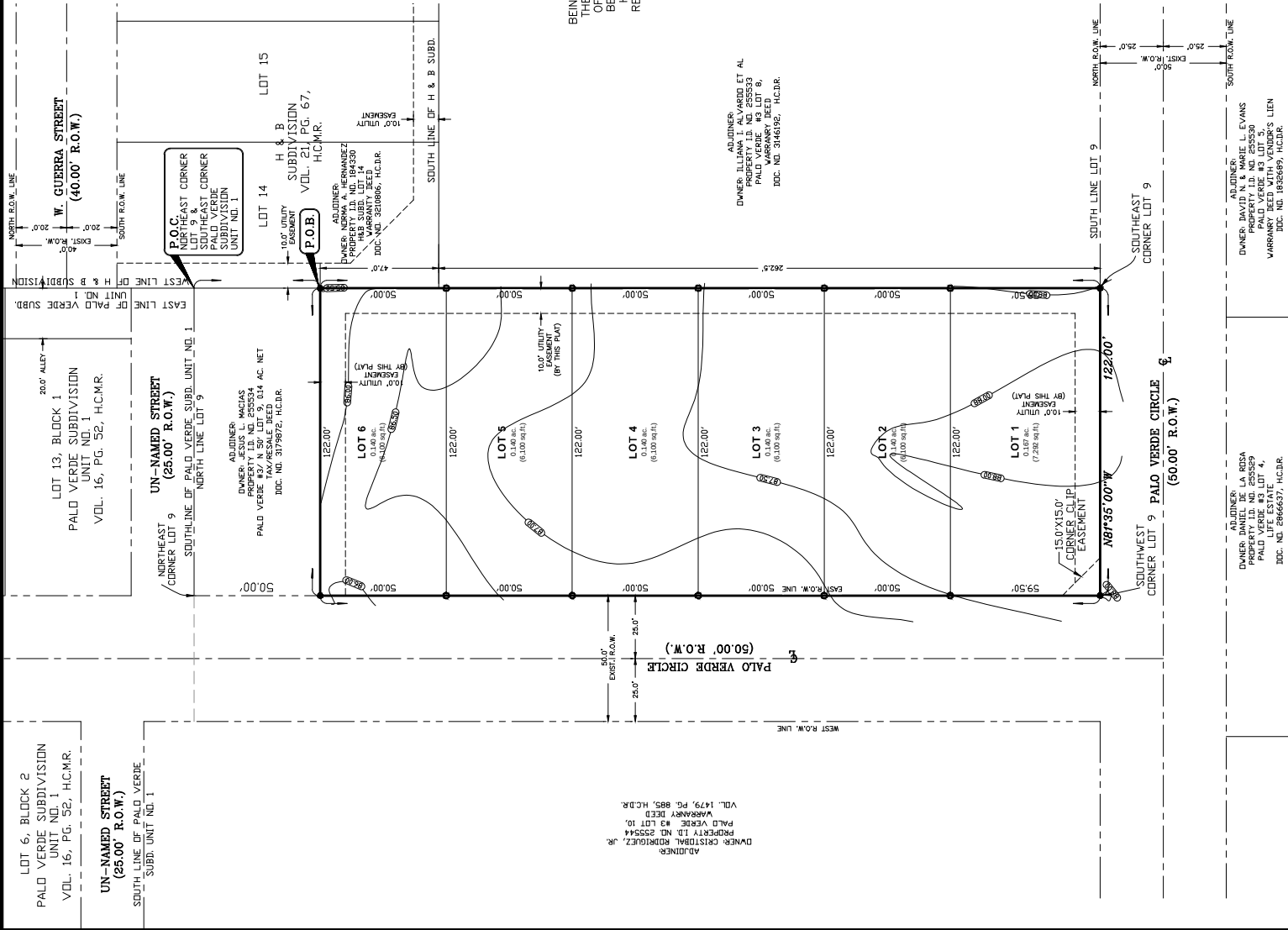


SHAMROCK ACRES SUBDIVISION

BEING A 0.87 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF THE SOUTH 309.50 FEET OUT OF AND FORMING A PART OF LOT 9, OF THE UN-RECORDED PLAT OF PALO VERDE SUBDIVISION NO. 3, BEING OUT OF PORTION OF LOT 332, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133 AND 134, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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



GENERAL PLAT NOTES:

- MINIMUM BUILDING SETBACKS AS PER CITY OF PHARR ORDINANCE.
- FLOOD ZONE STATEMENT: ZONE "B"
- FLOOD ZONE DESIGNATION: COMMUNITY PANEL NO. 480334 0500 B EFFECTIVE JANUARY 2, 1981.
- 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)
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF NOT LESS THAN 2,616.77 CUBIC FEET, OR, 0.06 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
- EACH LOT SHALL BE REQUIRED TO PROVIDED DETENTION IN THE FORM OF A SWALE IN THE AMOUNT OF NOT LESS THAN 450.0 CU. FT. AT TIME OF BUILDING PERMIT. THE BUILDING PERMIT SHALL INCLUDE A SITE GRADING PLAN OUTLINING LOCATION AND DETAILS OF THE RESPECTIVE SWALE.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF THE CURB OF ROAD LOCATED AT THE CENTER OF EACH LOT.
- ONLY ONE SINGLE-FAMILY DWELLING UNIT PER LOT.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: STONEHARD CONSTRUCTION, LLC	5512 PRAIRE LANE	EDINBURG, TEXAS 78542	(956) 867-1123	NONE
OWNER: JOSHUA TAPIA, PRESIDENT				
ENGINEER: DAVID O. SALINAS	2221 DAFERDOLL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFERDOLL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

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

**STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT #2**

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 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 NO. 2 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT

ATTEST: _____

SECRETARY

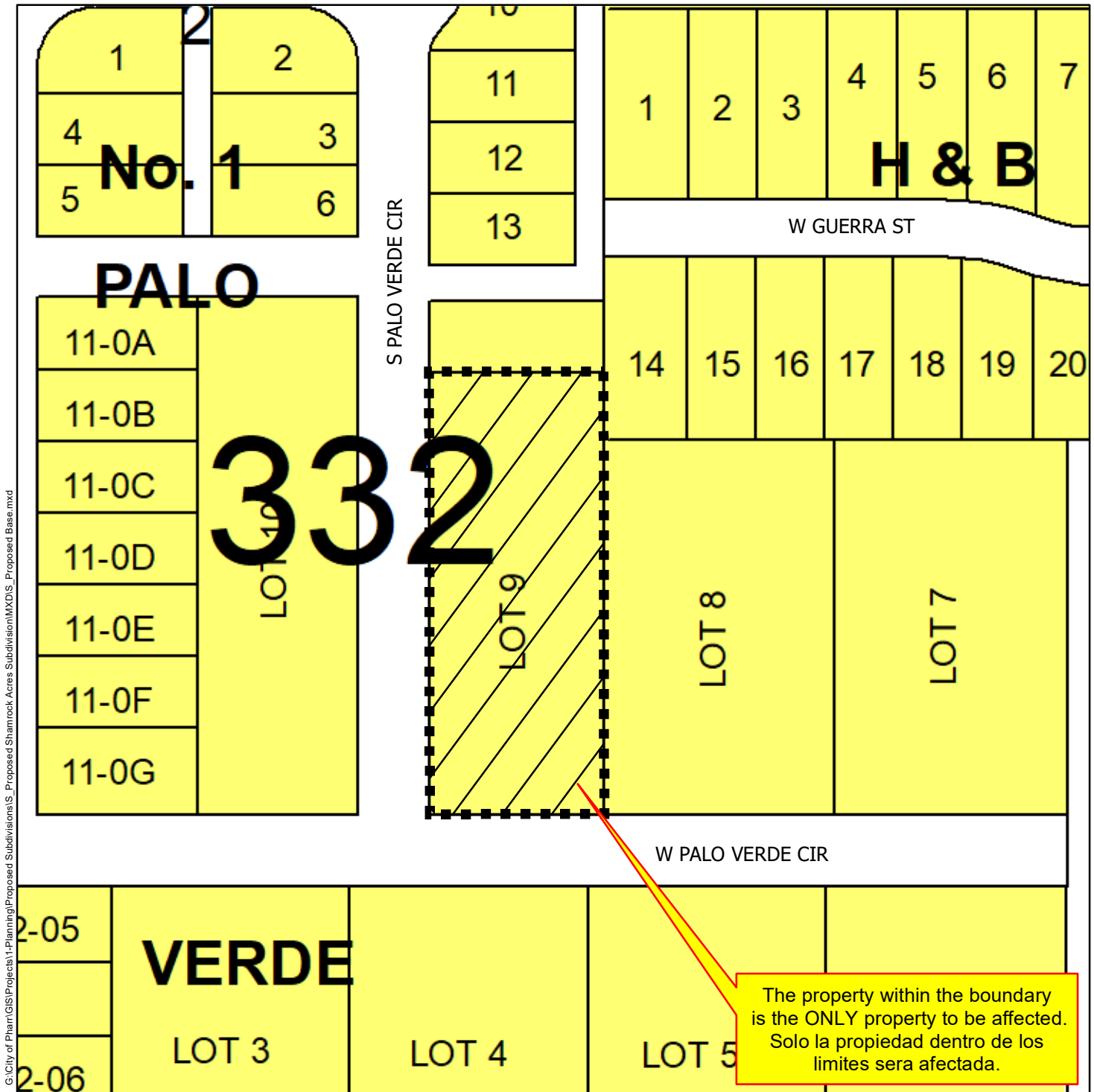


G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Shamrock Acres Subdivision\MXD\1-Proposed Base.mxd

- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 = 100 feet





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





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: June 8, 2023

MEETING DATE: June 12, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: SAMES Engineering, representing Noel De Leon, Managing member for Pharr Housing Authority, is requesting preliminary plat approval of the proposed Camellia Court Apartments I Subdivision. The property is legally described as being a 3.31 acre tract of land out of Lot 1 and Lot 4, Block D, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of West Audrey Street. **SUB#230412**

Classification: Regular

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

Issue: SAMES Engineering, representing Noel De Leon, Managing member for Pharr Housing Authority, is requesting preliminary plat approval of the proposed Camellia Court Apartments I Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Camellia Court Apartments I Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 6/8/2023
Approved - 6/9/2023
Final Approval - 6/9/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 12, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CAMELLIA COURT APARTMENTS I SUBDIVISION FILE NO. SUB#230412

GENERAL INFORMATION:

APPLICANT: SAMES Engineering, representing Noel De Leon, Managing member for Pharr Housing Authority, is requesting preliminary plat approval of the proposed Camellia Court Apartments I Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.31 acre tract of land out of Lot 1 and Lot 4, Block D, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 900 Blk. of W. Audrey Street.

ZONING: The property is currently zoned Residential Multifamily High Density District (R-MFHD). The adjacent zones are Agricultural Open Space District (A-O) to the north, Single Family Residential District (R-1) to the east, Residential Single Family Small Lot District (R-1A) to the south and Residential Multifamily High Density District (R-MFHD) and Residential Single Family Small Lot District (R-1A) to the west. The property is designated for single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Camellia Court Apartments I Subdivision subject to the following conditions:

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

1. Any street cuts for public improvements shall follow City Standards.

EASEMENTS:

1. Shall provide a 15' exclusive easement to City of Pharr, for City of Pharr utilities, if any.
2. Show all existing easements adjacent to property.
3. Verify with HCID #2, for any easements or R.O.W's, are within the property.
4. Label the 15' Drainage easement "Private".

**SIDEWALK:
ADA:**

1. Follow City Standards.

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. Remove the concrete monuments shown on plat layout.
2. Show solid line for new property line, along the alley.
3. On signature block for the owner, provide title of person signing.
4. Plat note # 15 remove the plat note.
5. Remove the word proposed from plat layout and use dedicate.
6. Surveyor and engineer shall sign plat.

PLAT REVIEW MEETING FOR: CAMELLIA COURT APARTMENTS I SUBDIVISION

COMMENTS: **Initials:** J.R. / O.D.L. **JUNE 2, 2023**

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show water valves (on tees and hydrants and tie-ins)
- Will need to show all water meters locations (10units per 2" meter)
- Will need to show all surrounding utilities.
- Comments made may change depending on the circumstances.
- Different options for water line connections to be discussed on 6-2-23.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- 10" sewer line not to be eliminated.
- Will need to replace sewer main line on W. Audrey St.
- Will need to show all surrounding utilities.
- Comments made may 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: CAMELLIA COURT APARTMENTS 1

Reviewed by: J. GONZALEZ / R. DOMINGUEZ

June 5, 2023

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. **SHALL REPLACE THE EXISITING FIRE HYDRANT ON W. AUDREY STREET WITH A NEW FIRE HYDRANT.**
2. **THE PHARR FIRE DEPARTMENT IS RECOMMENDING THAT THE EXISITNG 6 INCH WATER LINE ON WEST AUDREY STREET BE REPLACED WITH A 12 INCH WATER LINE.**



Pharr Public Work



SUBDIVISION: Staff Plat Review Meeting
Camelia Court Apartments I
Pharr Tx, 78577

DATE: 6/05/2022

3.31 Acres

Plat Notes:

- No comments

General Notes:

- 8" bleeder is required for outfall connection to existing inlet.
- Show storm drain inlets, grates, and elevations
- Public Storm Drain covers shall have the new city logo
- Detention pond shall have a fence minimum of 3 feet in height
- Show an approved (by City Engineering Department) Drainage Plan Layout with Details
- Show Utility Profile Lines, Crossing, Elevations and Separation Details
- Include Best Management Practices and submit Sediment Erosion Control Plan
- Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Camellia Court Apartments I
Subdivision

DATE: June 2, 2023

REVIEW: Preliminary (comments plans dated 5-4-2023)

PLAT

1. Signature from P.E. & RPLS is required.
2. Verify irrigation easement.

SITE PLAN

1. Include details pertaining to paving, water, sewer, and storm if applicable.
2. Provide additional gate valves as shown on redlines.
3. Show the existing sanitary sewer for tie-in.
4. Include street light layout if applicable.
5. Include fiber optics layout if applicable.

DRAINAGE

1. Stabilize detention areas using sod or hydromulch.
2. Drainage plan to be reviewed and approved at building permit phase.
3. Perimeter fence for detention ponds may be required for depths greater than 3'-ft.
4. Change 18"-inch bleeder into an 8"-inch PVC.

CONSTRUCTION SCHEDULE

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

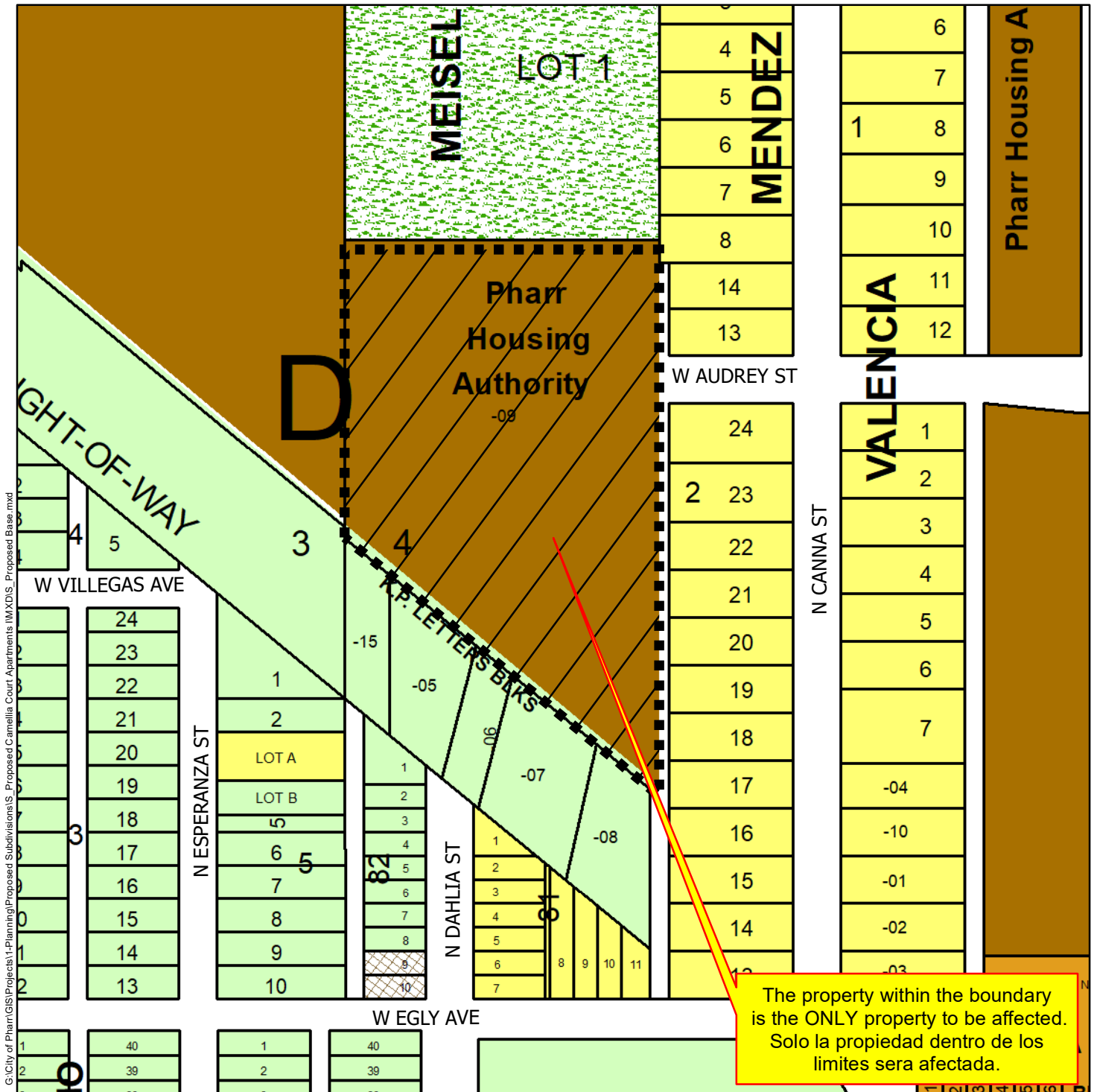
CLOSEOUT DOCUMENTS

- 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

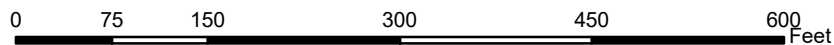
- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). ***UPDATE (Please see attachment pertaining to proposed hydrants)**
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.

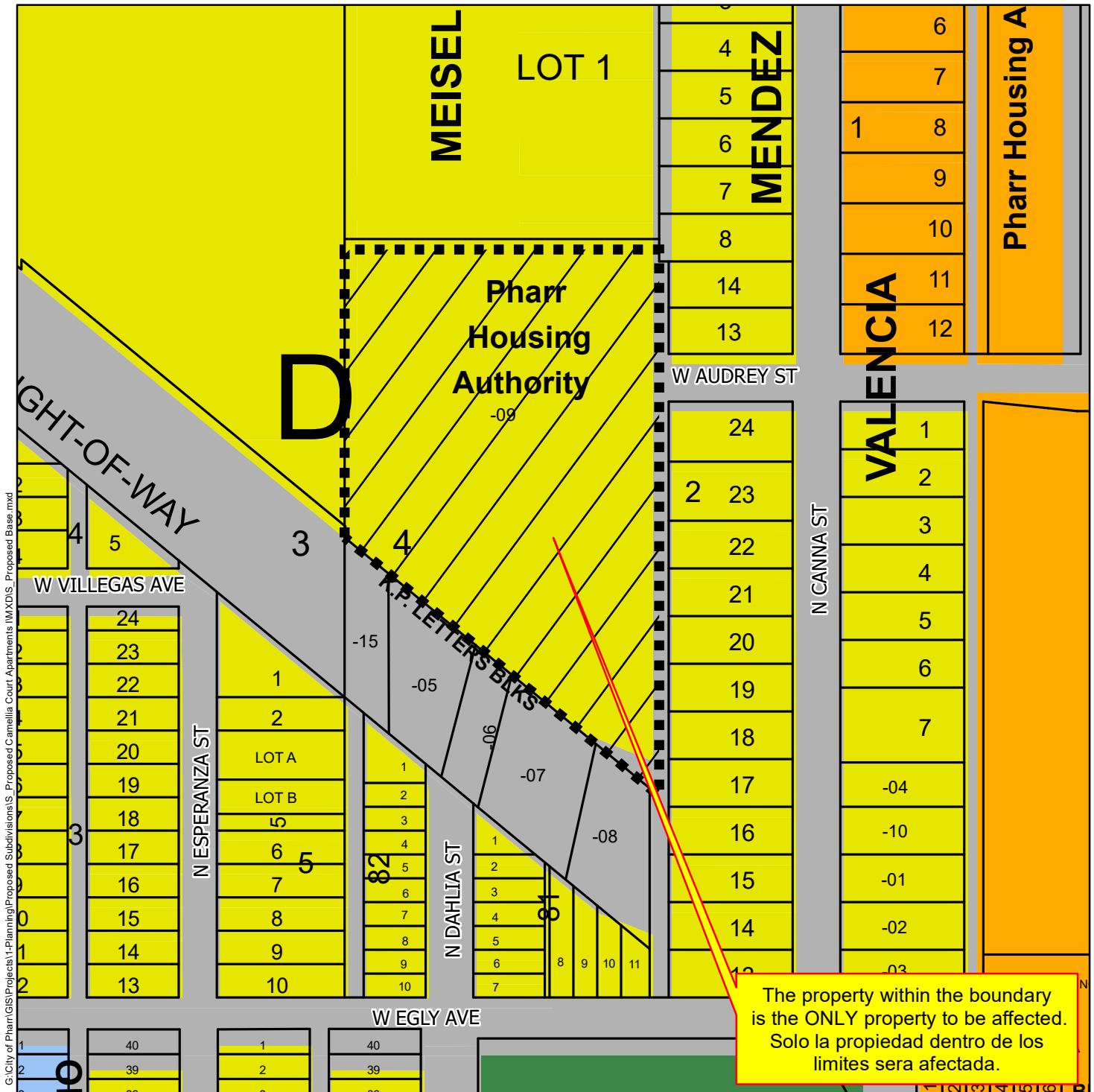




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|---------------------------------------|-------------------|-------------------------|--------------------------|--------------------|
| Agricultural Open Space | HUD Code | Heavy Industrial | Planned Unit Development | Manufactured Homes |
| Single Family | Rail Road R.O.W | Limited Industrial | Future Land Use | Industrial |
| Single Family Small Lot | Government Owned | Neighborhood Commercial | Irrigation | Commercial |
| Residential Multi-Family | General Business | Office Professional | Agriculture | Public/Semi Public |
| Residential Multi-Family High Density | Business District | PSJA ISD | Single Family Res. | ROW |
| Mobile Home | Drainage Easement | Hidalgo ISD | Multi-Family Res. | Parks |
| Townhouse | Heavy Commercial | Valley View ISD | Subject Property | |

Scale: 1 inch = 150 feet





- | | | | | |
|--|---|--|---|--|
| <ul style="list-style-type: none"> Agricultural Open Space Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse | <ul style="list-style-type: none"> HUD Code Rail Road R.O.W Government Owned General Business Business District Drainage Easement Heavy Commercial | <ul style="list-style-type: none"> Heavy Industrial Limited Industrial Neighborhood Commercial Office Professional PSJA ISD Hidalgo ISD Valley View ISD | <ul style="list-style-type: none"> Planned Unit Development Future Land Use Irrigation Agriculture Single Family Res. Multi-Family Res. | <ul style="list-style-type: none"> Manufactured Homes Industrial Commercial Public/Semi Public ROW Parks Subject Property |
|--|---|--|---|--|





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: June 8, 2023

MEETING DATE: June 12, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: SAMES Engineering, representing Noel De Leon, Managing member for Pharr Housing Authority, is requesting preliminary plat approval of the proposed Camellia Court Apartments II Subdivision. The property is legally described as being a 1.37 acre tract of land out of Lot 2, Block C, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of West Audrey Street.
SUB#230411

Classification: Regular

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

Issue: SAMES Engineering, representing Noel De Leon, Managing member for Pharr Housing Authority, is requesting preliminary plat approval of the proposed Camellia Court Apartments II Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Camellia Court Apartments II Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 6/8/2023
Approved - 6/9/2023
Final Approval - 6/9/2023



MEMORANDUM

DATE: MONDAY, JUNE 12, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CAMELLIA COURT APARTMENTS II SUBDIVISION FILE NO. SUB#230411
--

GENERAL INFORMATION:

APPLICANT: SAMES! Engineering, representing Noel De Leon, Managing member for Pharr Housing Authority, is requesting preliminary plat approval of the proposed Camellia Court Apartments II Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.37 acre tract of land out of Lot 2, Block C, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 900 Blk. of W. Audrey Street.

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

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Camellia Court Apartments II Subdivision subject to the following conditions:

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

1. Label corner clips.
2. Any street cuts for public improvements shall follow City Standards.
3. Provide street light along N. Camellia St., max distance 250' intervals.

EASEMENTS:

1. Shall provide a 15' exclusive easement to City of Pharr, for City of Pharr utilities, if any.
2. Show all existing easements adjacent to property, if any.
3. Verify with HCID #2, for any easements or R.O.W's, are within the property.
4. Label detention easement within property.

**SIDEWALK:
ADA:**

1. Follow City Standards.

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. Remove the concrete monuments shown on plat layout.
2. Label all monuments on plat layout.
3. On signature block for the owner, provide title of person signing.
4. Plat note # 15 remove the plat note.
5. Remove the word proposed from plat layout and use dedicate.
6. Surveyor and engineer shall sign plat.

PLAT REVIEW MEETING FOR: CAMELLIA COURT APARTMENTS II SUBDIVISION

COMMENTS: **Initials: J.R./O.D.L.** **JUNE 2, 2023**

WATER:

- Will need to show all water meter locations (10units per 2" meter)
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Will need to re-connect all existing sewer services to the new sewer line.
- Will need to show manhole lid detail.
- All manhole rims and lids need to be composite base with the City of Pharr logo.
- Will need to replace sewer main line on W. Audrey St. (Clay line)
- Comments made may 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: CAMELLIA COURT APARTMENTS 2

Reviewed by: J. GONZALEZ / R. DOMINGUEZ

June 5, 2023

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. **THE PHARR FIRE DEPARTMENT IS RECOMMENDING THAT THE EXISTING 6 INCH WATER LINE ON WEST AUDREY STREET BE REPLACED WITH A 12 INCH WATER LINE.**



Pharr Public Work



SUBDIVISION: Staff Pre- Construction Meeting
Camelia Court Apartments II
Pharr Tx, 78577

DATE: 6/05/2022
1.37 Acres

Plat Notes:

- No comments

General Notes:

- 8" bleeder is required for outfall connection to existing inlet
- Shall obtain a Boring permit from Public Works
- Detention pond shall have a fence minimum of 3 feet in height
- Show an approved (by City Engineering Department) Drainage Plan Layout with Details
- Show Utility Profile Lines, Crossing, Elevations and Separation Details
- Include Best Management Practices and submit Sediment Erosion Control Plan
- Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.

SUBDIVISION: Camellia Court Apartments II **DATE:** June 2, 2023
Subdivision

REVIEW: Preliminary (comments plans dated 5-4-2023)

PLAT

1. Signature from P.E. & RPLS is required.

SITE PLAN

1. Include details pertaining to paving, water, sewer, and storm if applicable.
2. Provide additional gate valves as shown on redlines.
3. Call out 6"-inch sewer service on utility layout.
4. Include street light layout if applicable.
5. Include fiber optics layout if applicable.

DRAINAGE

1. Stabilize detention areas using sod or hydromulch.
2. Drainage plan to be reviewed and approved at building permit phase.
3. Perimeter fence for detention ponds may be required for depths greater than 3'-ft.
4. Change 18 -inch bleeder into an 8"-inch PVC line.

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).

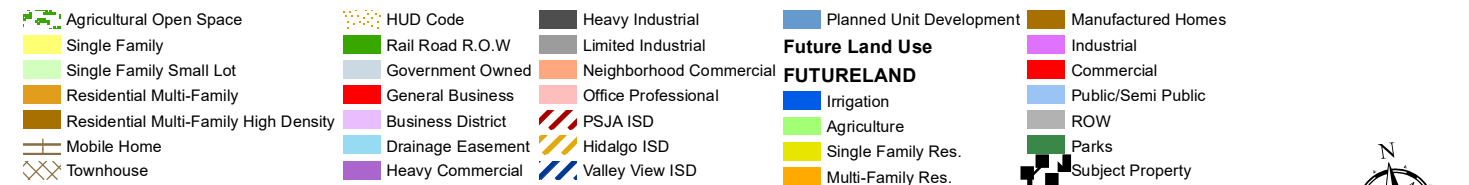
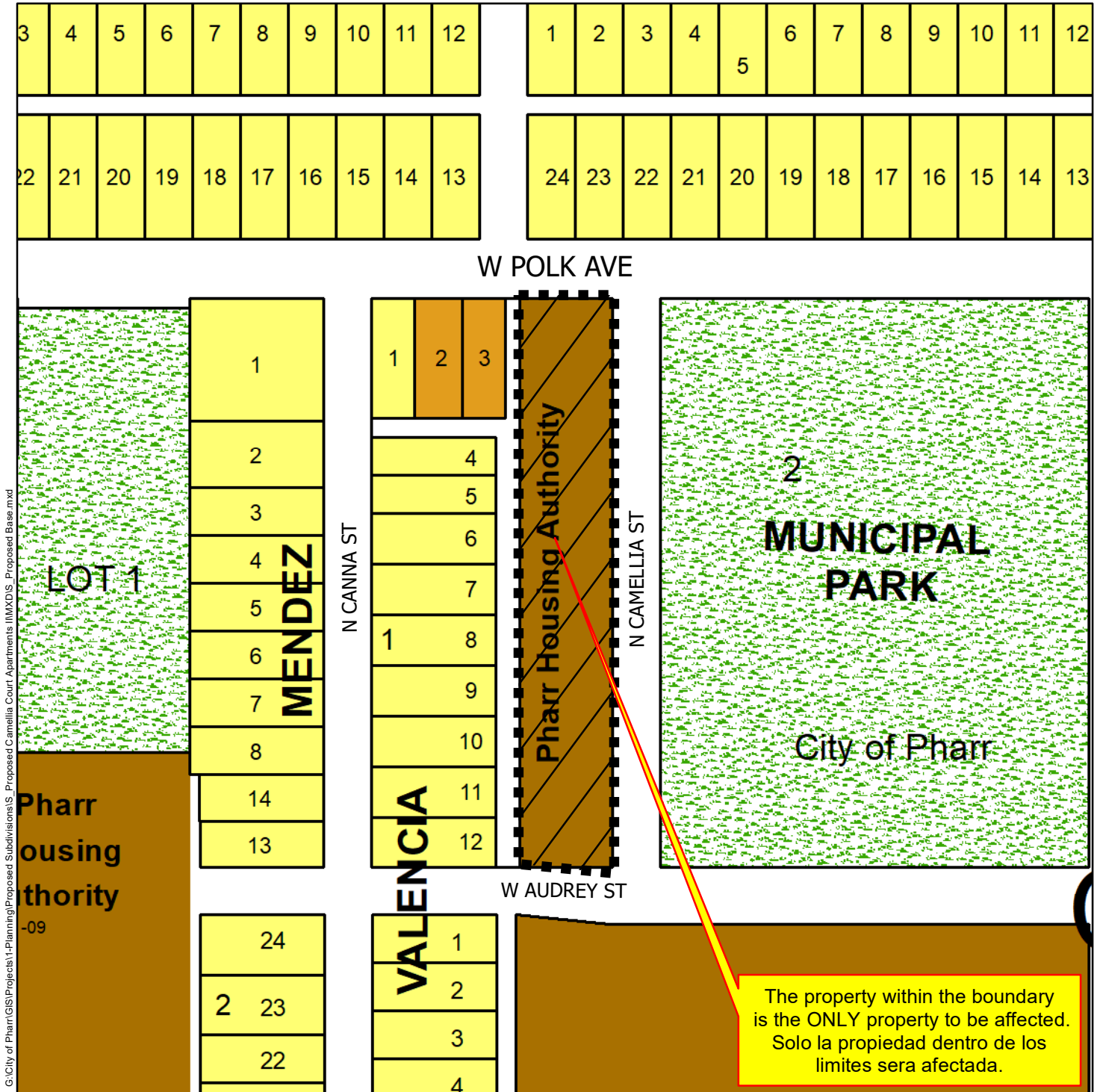
ADDITIONAL COMMENTS

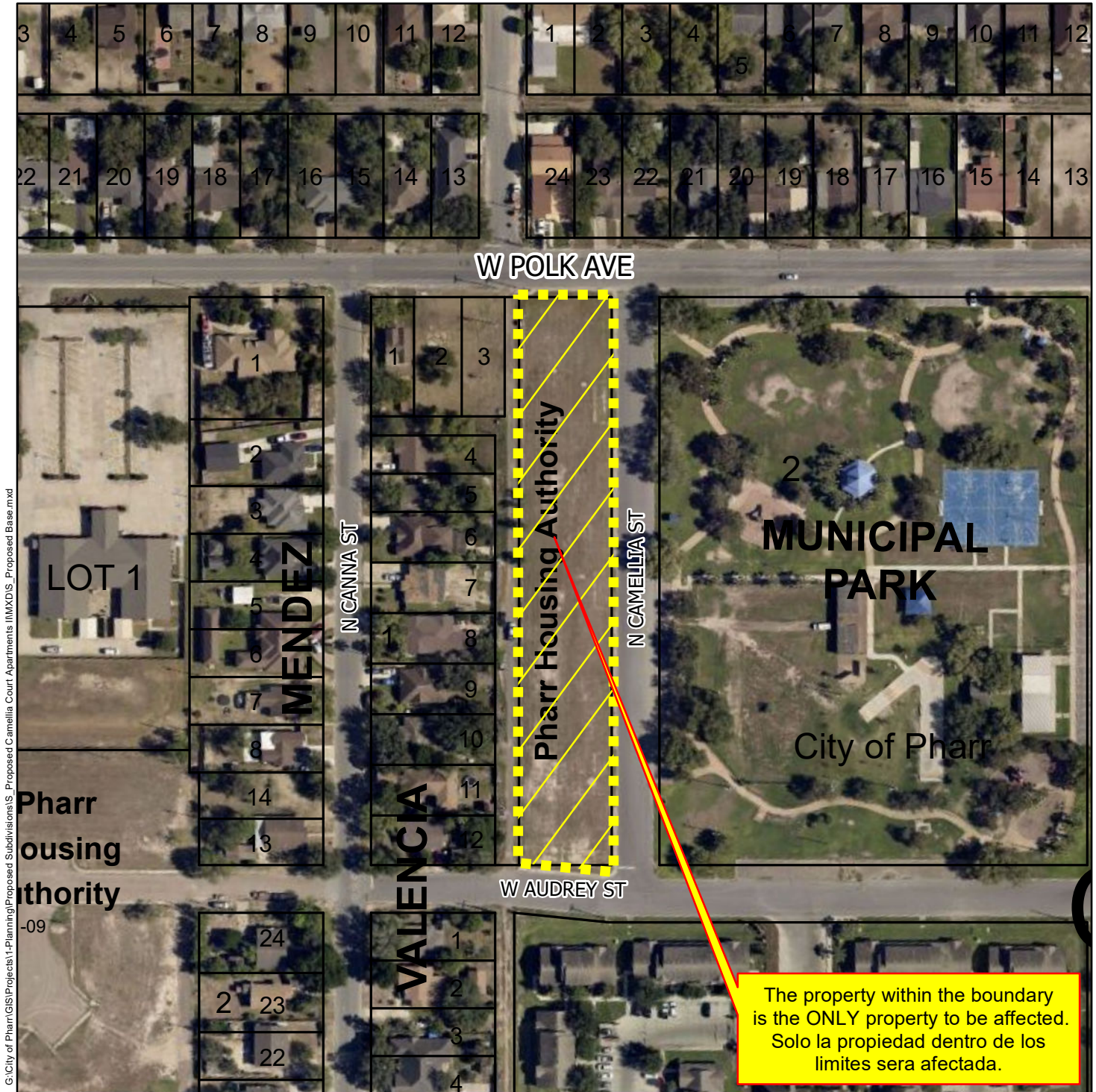
- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). ***UPDATE (Please see attachment pertaining to proposed hydrants)**
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.



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

- | | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|--------------------|
| Agricultural Open Space | HUD Code | Heavy Industrial | Planned Unit Development | Manufactured Homes |
| Single Family | Rail Road R.O.W | Limited Industrial | Irrigation | Industrial |
| Single Family Small Lot | Government Owned | Neighborhood Commercial | Agriculture | Commercial |
| Residential Multi-Family | General Business | Office Professional | Single Family Res. | Public/Semi Public |
| Residential Multi-Family High Density | Business District | PSJA ISD | Multi-Family Res. | ROW |
| Mobile Home | Drainage Easement | Hidalgo ISD | | Parks |
| Townhouse | Heavy Commercial | Valley View ISD | | Subject Property |





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

- | | | | | |
|--|---|--|--|--|
| <ul style="list-style-type: none"> Agricultural Open Space Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse | <ul style="list-style-type: none"> HUD Code Rail Road R.O.W Government Owned General Business Business District Drainage Easement Heavy Commercial | <ul style="list-style-type: none"> Heavy Industrial Limited Industrial Neighborhood Commercial Office Professional PSJA ISD Hidalgo ISD Valley View ISD | <ul style="list-style-type: none"> Planned Unit Development Irrigation Agriculture Single Family Res. Multi-Family Res. | <ul style="list-style-type: none"> Manufactured Homes Industrial Commercial Public/Semi Public ROW Parks Subject Property |
|--|---|--|--|--|



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.4.

DATE SUBMITTED: June 8, 2023

MEETING DATE: June 12, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing Gilberto Espino, Owner, is requesting preliminary plat approval of the proposed Saint Barts Subdivision. The property is legally described as being a Resubdivision of 4.811 acres and being a part or portion out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2800 Block of South Cage Boulevard.
SUB#221037

Classification: Regular

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

Issue: Melden & Hunt Inc., representing Gilberto Espino, Owner, is requesting preliminary plat approval of the proposed Saint Barts Subdivision.

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 6/8/2023
Approved - 6/9/2023
Final Approval - 6/9/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 12, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: SAINT BARTS SUBDIVISION FILE NO. SUB#221037

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Gilberto Espino, Owner, is requesting preliminary plat approval of the proposed Saint Barts Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a Resubdivision of 4.811 acres and being a part or portion out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2800 block of S. Cage Boulevard.

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

PROPERTY PROPOSED USE: Residential townhouses.

VARIANCES: None requested.

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

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

1. Verify HCID 2, R.O.W., if lots can overlap and if it's shown on the correct location.
2. Provide street name or use one that aligns to propose street.
3. Subdivision gates shall be 40' away from R.O.W., if gated.
4. Label dash lines along S. Cage Blvd.

EASEMENTS:

1. Show all existing easement adjacent to property.
2. Show setbacks on Cul-De-Sac's.
3. Public water or sewer easements shall have an Exclusive City of Pharr Utility easement and outside of the street R.O.W.

**SIDEWALK:
ADA:**

1. Follow City of Pharr standards.

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 approved.
2. Detention area shall be the responsibility of the HOA.
3. See attached comments.

OTHER:

1. Need engineer and surveyor signature on plat.
2. Label dash line at end of Cul-De-Sac.
3. Provide front dimensions for lots 20 & 21, from HCID#2 to lot line.
4. Minimum lot frontage for townhouses= 20', verify lots that have the R.O.W., from HCID #2.
5. Plat note # 4, provide nearest benchmark to site and use City of Pharr benchmark system.
6. Remove plat notes # 15 & 16.
7. H.O.A., recorded document shall be added to plat notes.
8. Attached are staff comments.

PLAT REVIEW MEETING FOR: *SAINT BARTS SUBDIVISION*

COMMENTS:

Initials: J.R. / O.D.L.

JUNE 02, 2023

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Water line will need to be straight on lots 12,13 and 14.
- Will need to get HCID permit for water line installation.
- Water services will need to be 1"x 3/4"
- Will need to install valves on all tees.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Will need to get HCID permit for sewer line installation.
- Will need to get UIR permit from Tex Dot.
- Manhole rim and lid will need to be composite base with City of Pharr logo.
- Comments made may 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: PLAT REVIEW SAINT BARTS SUBDIVISION

Reviewed by: J. GONZALEZ/ R. DOMINGUEZ

June 5, 2023

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. SHALL PROVIDE FIRE HYDRANTS EVERY 600 FEET.**
- 2. SHALL PROVIDE FIRE HYDRANT DETAIL AND VALVE & VALVE BOX DETAIL.**
- 3. THE PROP 8 INCH WATER LINE ON CAGE BLVD SHALL BE REPLACE TO 12 INCH WATER LINE.**
- 4. SHALL HAVE A MINIMUM DISTANCE OF 40 FEET FROM THE STREET ROW IS REQUIRED FOR GATES. MINIMUM GATE WIDTH SHALL BE 20-FOOT.**



Pharr Public Work



SUBDIVISION: Staff Plat Review Meeting
Saint Barts
Pharr Tx, 78577

DATE: 6/05/2022
4.811 Acres

Plat Notes:

- No comments

General Notes:

- 8" bleeder is required for outfall connection to existing inlet.
- Public Storm Drain covers shall have the new city logo
- Detention pond deeper than 3 feet shall have a fence surrounding it no smaller than 3 feet
- Show an approved (by City Engineering Department) Drainage Plan Layout with Details
- Show Utility Profile Lines, Crossing, Elevations and Separation Details
- Include Best Management Practices and submit Sediment Erosion Control Plan
- Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Saint Barts Subdivision

DATE: June 2, 2023

REVIEW: Preliminary (comments plans dated 5-30-2023)

PLAT

1. Signature from P.E. & RPLS is required.
2. Private street shall require a name.

SITE PLAN

1. Include details pertaining to paving, water, sewer, and storm if applicable.
2. Provide additional gate valves as shown on redlines.
3. Is there enough footage for a deflection? If not, please provide the appropriate fittings.
4. Lab reports for private road shall be provided to the Engineering department.
5. Include street light layout if applicable.
6. Include fiber optics layout if applicable.
7. Will there be a gate? If so, please include detail showing distance from and dimensions.
8. Change waterline along thoroughfare to 12"-inches as per Public Utilities.
9. Include street light layout if applicable.
10. Include fiber optics layout if applicable.

DRAINAGE

1. Stabilize detention areas using sod or hydromulch.
2. Drainage plan to be reviewed and approved at building permit phase.
3. Perimeter fence for detention ponds may be required for depths greater than 3'-ft.
4. Change callout for 8"-inch bleeder RCP to PVC.

CONSTRUCTION SCHEDULE

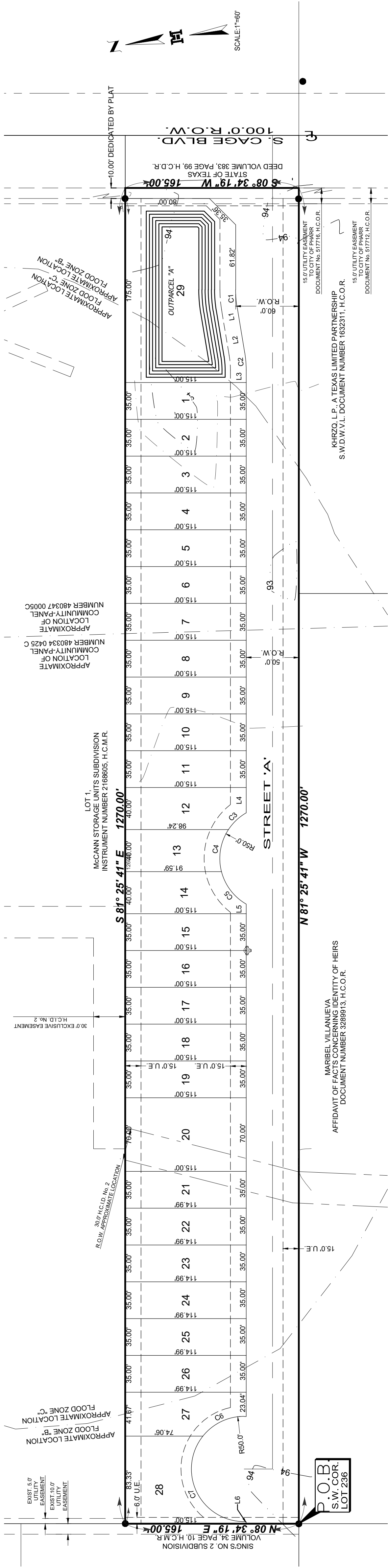
- The contractor shall provide a construction schedule for the above-mentioned subdivision.

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

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). ***UPDATE (Please see attachment pertaining to proposed hydrants)**
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.



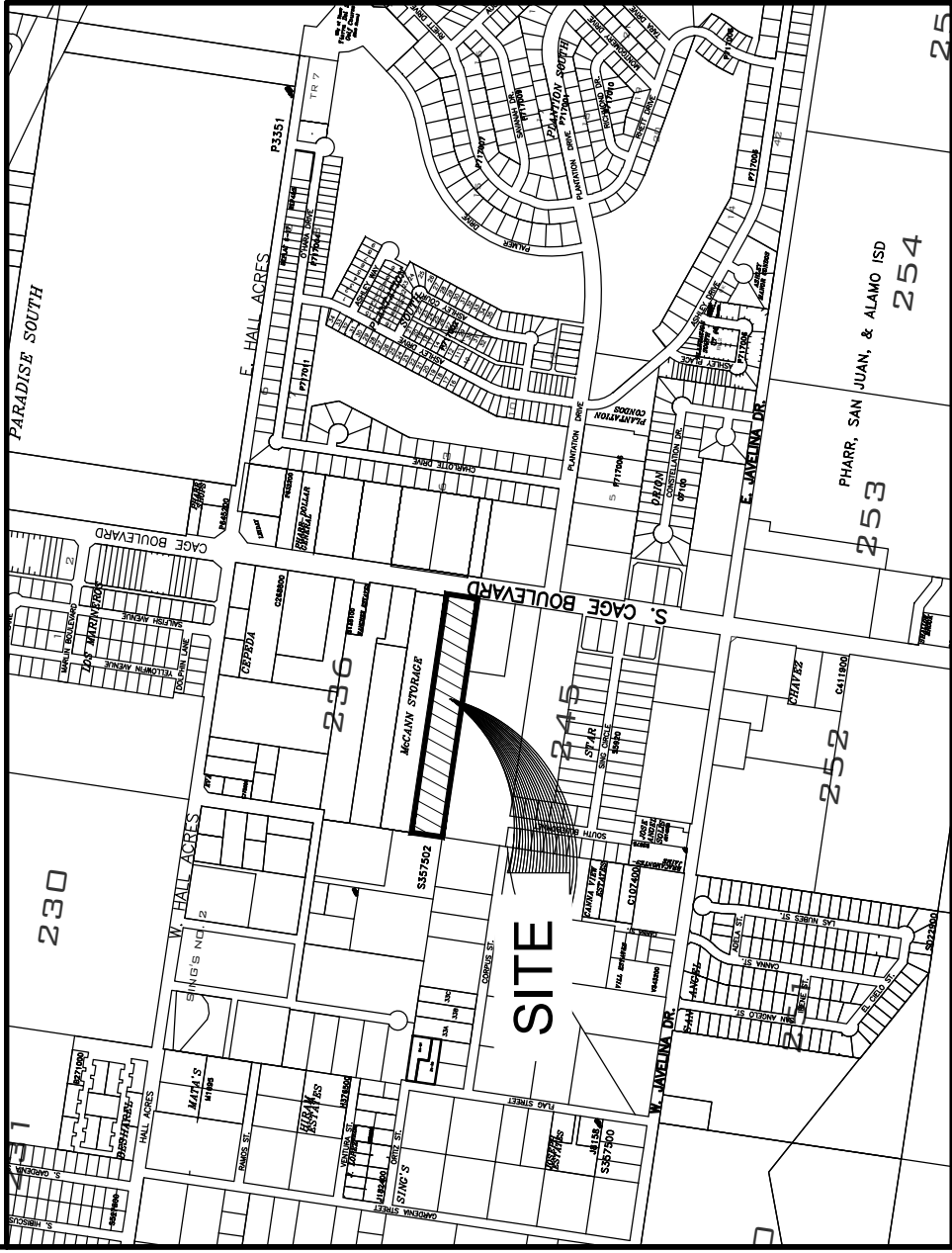
SUBDIVISION PLAT OF SAINT BARTS SUBDIVISION

BEING A RESUBDIVISION OF 4.811 ACRES SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 236, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGE 27, HIDALGO COUNTY MAP RECORDS

- LEGEND**
- FOUND NO.4 REBAR
 - SET NO.4 REBAR WITH PLASTIC
 - CAP STAMPED MELDEN & HUNT

H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
S.W. COR. - SOUTHWEST CORNER
P.O.B. - POINT OF BEGINNING
Q.C.D. - QUIT CLAIM DEED

S.W.D.V.L. - SPECIAL WARRANTY DEED WITH VENDORS LIEN



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 4.811 ACRES SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 236, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGE 27, HIDALGO COUNTY MAP RECORDS, SAID 4.811 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO GILBERT ESPINO BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER DOCUMENT NUMBER 3202779, HIDALGO COUNTY OFFICIAL RECORDS, SAID 4.811 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 236, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 34' 19" E ALONG THE WEST LINE OF SAID LOT 236, A DISTANCE OF 165.00 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

2. THENCE, S 81° 25' 41" E ALONG THE SOUTH LINE OF LOT 1, MCCANN STORAGE UNITS CO-OWNED BY MCCANN STORAGE UNITS CO. AND KELLY-PHARR SUBDIVISION, A DISTANCE OF 1270.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, CONTINUING A TOTAL DISTANCE OF 1270.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF S. CAGE BOULEVARD FOR THE NORTHEAST CORNER OF THIS TRACT;

3. THENCE, S 08° 34' 19" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF S. CAGE BOULEVARD, A DISTANCE OF 165.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

4. THENCE, N 81° 25' 41" W ALONG THE SOUTH LINE OF SAID LOT 236, A DISTANCE OF 1270.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.811 ACRES OF LAND, MORE OR LESS.

- NOTES:**
- SETBACKS: AS PER CITY OF PHARR
 - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
 - THIS SUBDIVISION IS IN ZONE "C" AREAS OF MINIMAL FLOODING, AND 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.
 - BENCH-MARK: CITY OF PHARR BM#XX ALUMINUM DISK LOCATED ON THE SOUTH SIDE OF _____ ACTUAL N: 0000000.00 E: 0000000.00 ELEV: 000.00 (GEO ID) 1999, AS PER THE CITY OF PHARR.
 - STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.679 ACRES AND A VOLUME OF APPROXIMATELY 29,993 CUBIC FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
 - A 5.0-FOOT SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS, AT THE TIME OF SUBDIVISION CONSTRUCTION PHASE 1, CURBS AND SIDEWALKS ALONG INTERIOR STREETS SHALL BE BUILT AT TIME OF SUBDIVISION CONSTRUCTION PHASE.
 - NO STRUCTURE OR BUILDING ALLOWED OVER ANY EASEMENT.
 - ALL LOTS WILL HAVE A NO. 4 REBAR SET ON THE EACH CORNER WITH A PLASTIC CAP STAMPED MELDEN & HUNT, INC.
 - INTERIOR STREET CORNERS SHOULD HAVE A 15.0x15.0-FOOT CORNER CLIP EASEMENT AND A 25.0x25.0-FOOT CORNER AT SUBDIVISION ENTRANCE.
 - LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 - OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
 - ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 - EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
 - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
 - ALL FIRE PROTECTION UNDERGROUND LINES TO BE INSTALLED BY A LICENSE FIRE PROTECTION COMPANY.
 - ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
 - DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING /FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS IT.
 - OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.
 - AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR MINNESOTA ESTATES SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF PHARR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS.
 - OUTPARCEL 'A' TO BE USED FOR DETENTION PURPOSES ONLY.

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.

AMOROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST:

CITY CLERK

DATE

DATE

NAME	CITY & ZIP	PHONE	FAX
OWNERS GILBERT ESPINO, OWNER ENGINEER MARIO A. REYNA, P.E. SURVEYOR	ALAMO, TX 78516 EDINBURG, TX 78541 EDINBURG, TX 78541	714 NORMA AVE (956) 381-0981 (956) 381-1839	(956) 381-0981 (956) 381-1839 (956) 381-1839

DRAWN BY: CESAR JOSE DATE: 03-07-2023
SURVEYED CHECKED DATE
FINAL CHECK DATE

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

OWNERS NAME: GILBERTO ESPINO
COMPANY: ESPINO DEVELOPMENT LLC, A LIMITED LIABILITY COMPANY
ADDRESS: 714 NORMA AVE
STATE AND CITY: ALAMO, TX, 78516

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIO A. REYNA, PE #117368
DATE PREPARED: 8-2-22
JOB NO. 22494.00



STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, 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 SHOWN THEREON, AND THAT THE SAME IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS HEREON DESCRIBED, IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE ____ DAY OF _____, 20 ____.

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED: 06-29-2022
T-1129, PG. 10
SURVEY JOB # 22494.08



APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE, CHAPTER 46, SUBCHAPTER C, ARTICLE 46.03, AND THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION 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. BESIN, P.E., C.F.M.
GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NUMBER 2

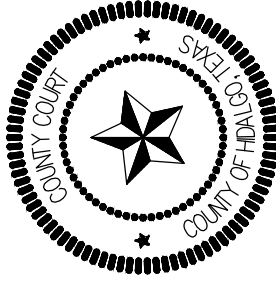
ON THIS THE ____ DAY OF _____, 20 ____.

ATTEST: SECRETARY

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

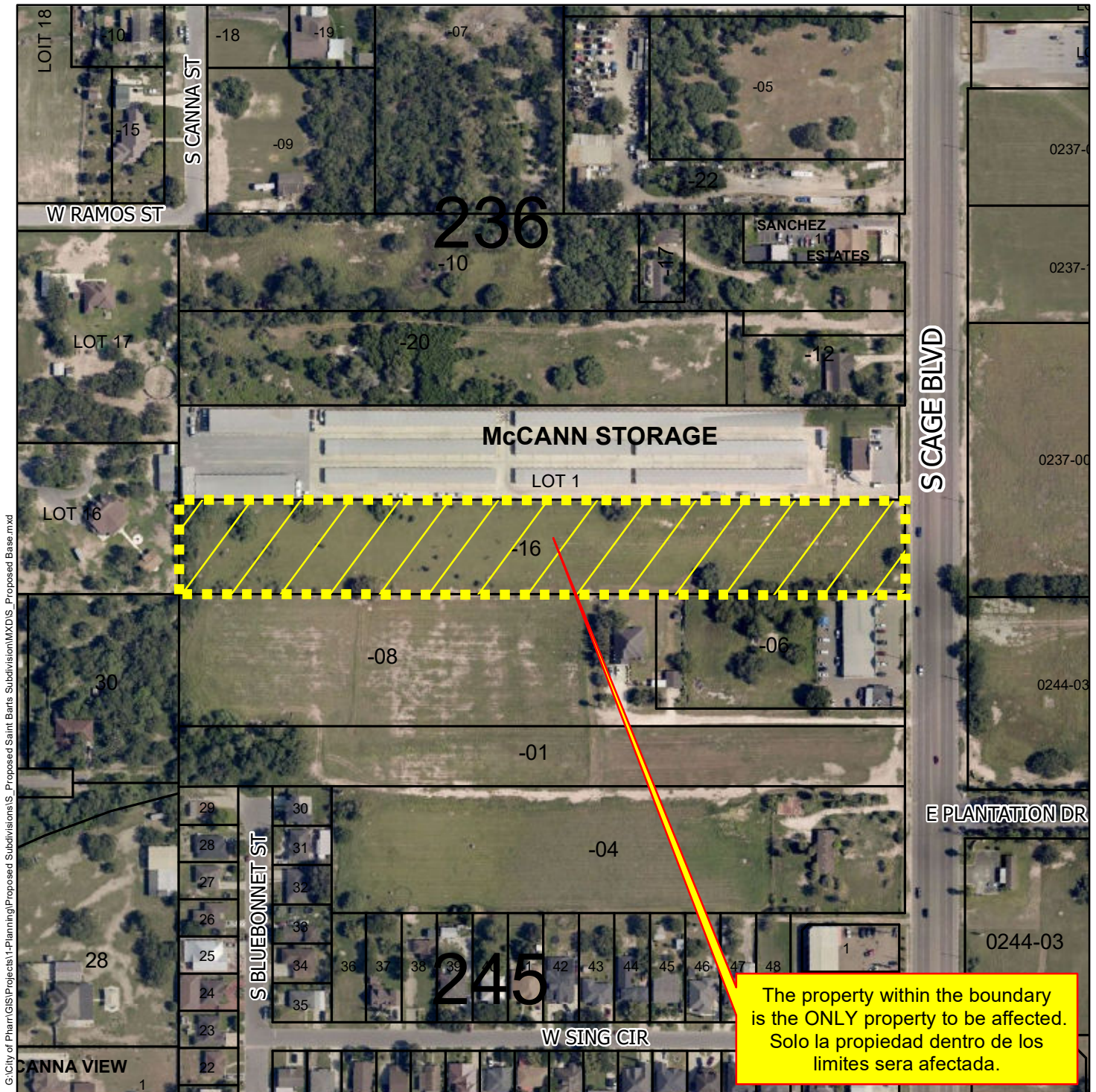
APPROVED THIS THE ____ DAY OF _____, 20 ____.

DANNY WYLLIE CHAIRMAN, PLANNING AND ZONING COMMISSION



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

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

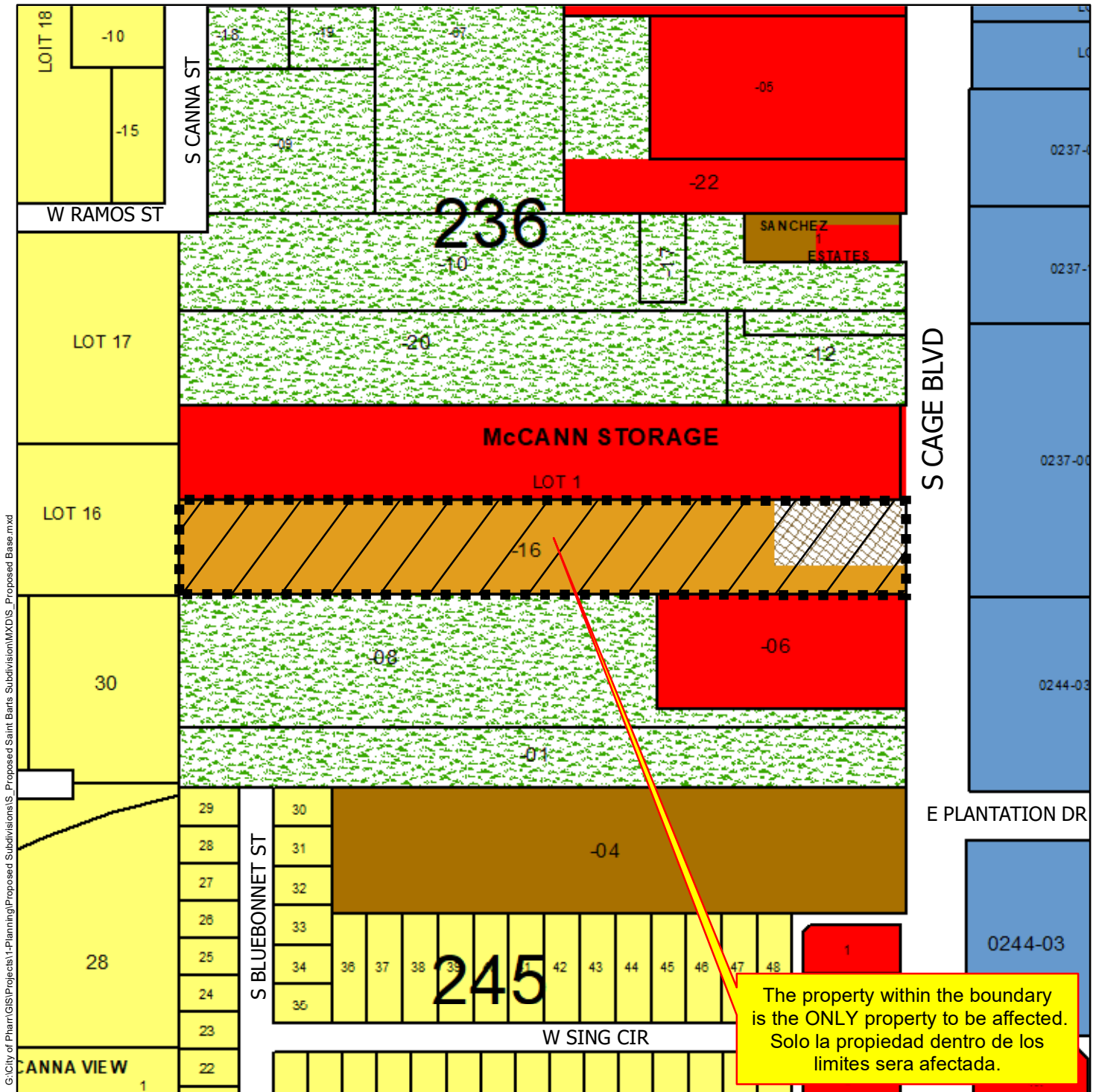


The property within the boundary
is the ONLY property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

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

Scale: 1 inch = 250 feet

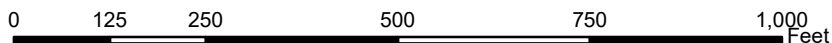




The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

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

Scale: 1 inch = 250 feet





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.5.

DATE SUBMITTED: June 8, 2023

MEETING DATE: June 12, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing Michael Bird, Managing member for Southwind Gardens, LLC, is requesting preliminary plat approval of the proposed Southwind Gardens Subdivision. The property is legally described as being a 13.125 acres being out of Lot 5, Block 7, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1800 Block of West Ridge Road.

SUB#230515

Classification: Regular

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

Issue: Melden & Hunt Inc., representing Michael Bird, Managing member for Southwind Gardens, LLC, is requesting preliminary plat approval of the proposed Southwind Gardens Subdivision.

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 6/8/2023
Approved - 6/9/2023
Final Approval - 6/9/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 12, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: SOUTHWIND GARDENS SUBDIVISION FILE NO. SUB#230515

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Michael Bird, Managing member for Southwind Gardens, LLC, is requesting preliminary plat approval of the proposed Southwind Gardens Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 13.125 acres being out of Lot 5, Block 7, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1800 block of W. Ridge Rd.

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

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

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

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

1. Shall provide street lights along W. Ridge Rd.

EASEMENTS:

1. Show all existing easement adjacent to property.
2. Label easements to be dedicated by plat.
3. Public water or sewer easements shall have an Exclusive City of Pharr Utility easement.
4. Verify with HCID#2, if any easements within property.

**SIDEWALK:
ADA:**

1. Follow City of Pharr standards.

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 approved.
2. Detention area shall be within property.
3. See attached comments.

OTHER:

1. Need engineer and surveyor signature on plat.
2. Need to verify lot numbers on plat.
3. Lot on rear shall not be landlock, need a access easement to a public street.
4. Provide owner name on signature block and title
5. Verify gaps between easements.
6. Why was a section of property left out from platting, next to drainage ditch, needs to be platted.
7. Attached are staff comments.

PLAT REVIEW MEETING FOR: *SOUTHWIND GARDENS SUBDIVISION*

COMMENTS:

Initials: J.R. / O.D.L.

JUNE 02, 2023

WATER:

- Water line will need to be loop.
- Will need to show water services location.
- Will need to show fire hydrants.
- Easements will need to be 15' exclusive to the City of Pharr.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show 6" sewer services for each lot.
- Will need to show manhole lid detail.
- Manholes will need to be composite base with City of Pharr logo.
- Comments made may 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: SOUTHWIND GARDENS SUBDIVISION

Reviewed by: J. GONZALEZ/ R. DOMINGUEZ

June 5, 2023

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. SHALL HAVE LOOPED WATER LINES. PLEASE SEE NOTE #2**
- 2. SHALL HAVE FIRE HYDRANTS EVERY 300 FEET.**
- 3. SHALL PROVIDE FIRE HYDRANT DETAIL WITH VALVE & VALVE BOX DETAIL.**
- 4. PLEASE SEE EMAIL ATTACHMENT APPENDIX D FOR FIRE TRUCK ACCESS ROAD.**

APPENDIX D FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction.

User note:

About this appendix: Appendix D contains more detailed elements for use with the basic access requirements found in **Section 503**, which gives some minimum criteria, such as a maximum length of 150 feet and a minimum width of 20 feet, but in many cases does not state specific criteria. This appendix, like **Appendices B and C**, is a tool for jurisdictions looking for guidance in establishing access requirements and includes criteria for multiple-family residential developments, large one- and two-family subdivisions, specific examples for various types of turnarounds for fire department apparatus and parking regulatory signage.

SECTION D101
GENERAL

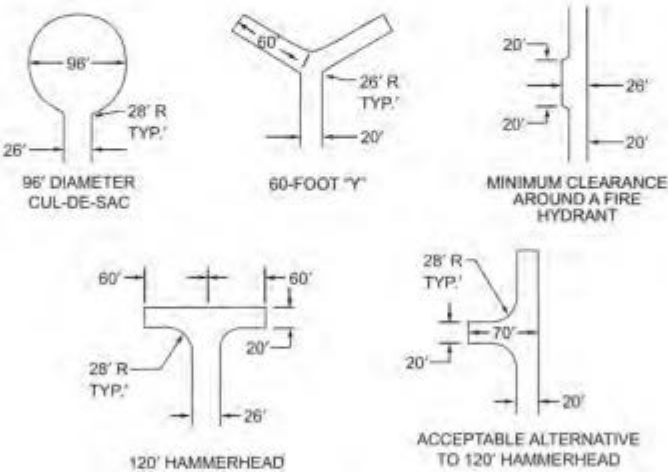
D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102
REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

SECTION D103
MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see **Figure D103.1**).



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official.

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with **Table D103.4**.

TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.



Pharr Public Work



SUBDIVISION: Staff Plat Review Meeting
Southwind Gardens Subdivision
Pharr Tx, 78577

DATE: 6/05/2022
13.125 Acres

Plat Notes:

- No comments

General Notes:

- 8" bleeder is required for outfall connection to existing inlet.
- Public Storm Drain covers shall have the new city logo
- Detention pond deeper than 3 feet shall have a fence surrounding it no smaller than 3 feet
- Show an approved (by City Engineering Department) Drainage Plan Layout with Details
- Show Utility Profile Lines, Crossing, Elevations and Separation Details
- Include Best Management Practices and submit Sediment Erosion Control Plan
- Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: South Garden Subdivision

DATE: June 2, 2023

REVIEW: Preliminary (comments plans dated 5-11-2023)

PLAT

1. Signature from P.E. & RPLS is required.

SITE PLAN

1. Include details pertaining to paving, water, sewer, and storm if applicable.
2. Show all existing utility lines to the north of proposed subdivision.
3. Include street light layout if applicable.
4. Include fiber optics layout if applicable.
5. Follow sanitary sewer master plan.
6. Show all proposed hydrants.

DRAINAGE

1. Stabilize detention areas using sod or hydromulch.
2. Drainage report shall be reviewed and approved by HCDD No. 1.
3. Drainage plan to be reviewed and approved at building permit phase.
4. Perimeter fence for detention ponds may be required for depths greater than 3'-ft.

CONSTRUCTION SCHEDULE

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

CLOSEOUT DOCUMENTS

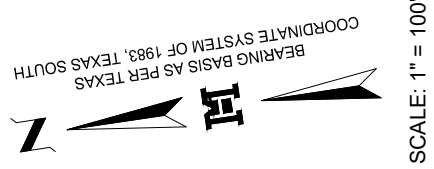
- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

ADDITIONAL COMMENTS

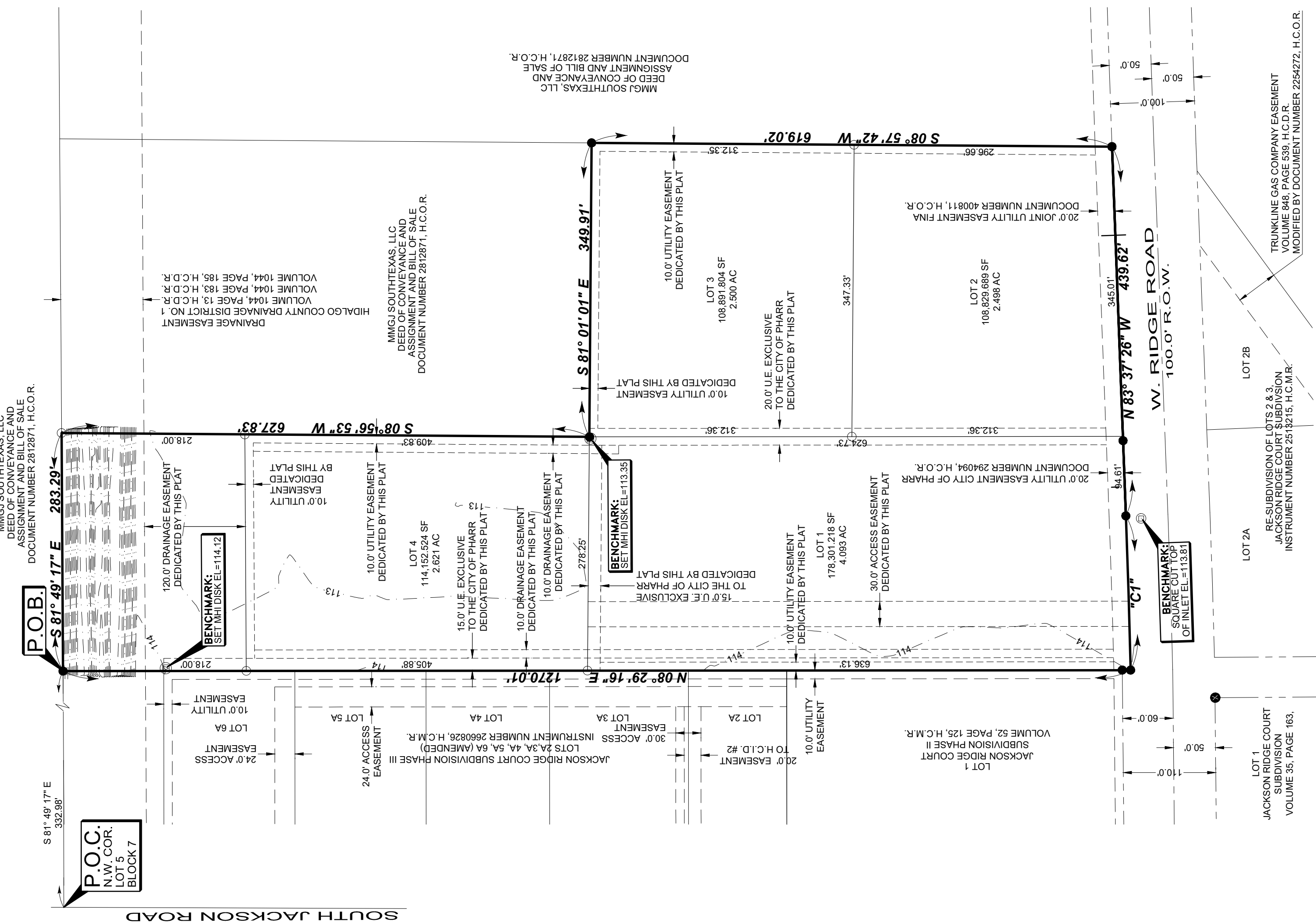
- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). ***UPDATE (Please see attachment pertaining to proposed hydrants)**
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.

SUBDIVISION MAP OF
SOUTHWIND GARDENS
SUBDIVISION

BEING A 13.125 ACRES BEING
OUT OF LOT 5, BLOCK 7,
A.J. MCCOLL SUBDIVISION
CITY OF PHARR
HIDALGO COUNTY, TEXAS

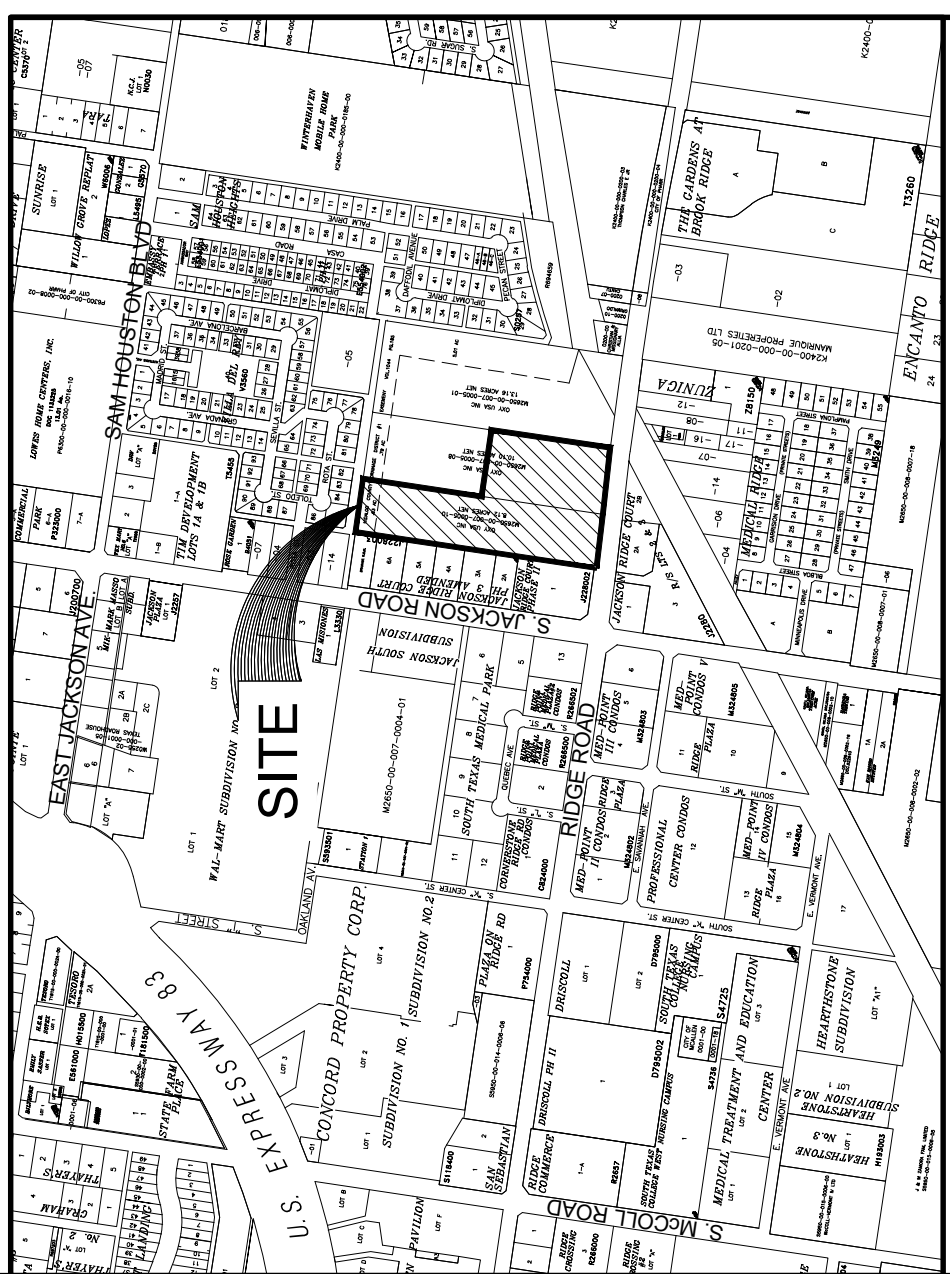


SCALE: 1" = 100'



- LEGEND**
- FOUND 8x4 REBAR
 - FOUND ALUMINUM MONUMENT
 - SET MH DISK MONUMENT
 - SET SQUARE CUT
 - SET CAP STAMPED MELDEN & HUNT, INC
 - R.O.W. - RIGHT OF WAY
 - H.C.O.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY MAP RECORDS
 - N.Y.P.O.B. - POINT OF BEGINNING
 - Sq. Ac. - OF ONE ACRE

Curve Table				
Curve #	Delta	Radius	Length	Chord Length
101	00° 59' 22"	1410.00'	183.79'	183.79'



- NOTES:**
- SETBACKS, AS PER CITY OF PHARR ORDINANCE
 - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 16" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
 - THIS SUBDIVISION IS IN FLOOD ZONE "C" AND ZONE "B". ZONE "C" IS DESIGNATED AS AREAS OF MINIMAL FLOODING. ZONE "B" AREAS ARE AREAS OF MODERATE FLOODING. AREAS SHOWN BETWEEN THESE ZONES ARE AREAS OF MODERATE FLOODING. WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
 - COMMUNITY-PANEL NUMBER: 480347 0005 C MAP REVISED: OCTOBER 15, 1982
 - BENCH MARK: DOCUMENTATION FOR CITY OF PHARR BENCHMARK SYSTEM INDICATES INFORMATION FOR THE NEAREST MONUMENT AS POINT #34, NORTHING: 16592043.578, EASTING: 1081709.507 ELEV =114.09
 - BENCH MARK #41: SQUARE CUT TOP OF INLET LOCATED IN THE NORTH P.O.W. OF W. RIDGE ROAD. A GPS ELEVATION PER NAVD 83 (GEOD 2003) OF NORTHING: 16592105.8286, EASTING: 1080984.6590, EL=113.81.
 - BENCH MARK #2: SET MH DISK ON THE NORTH WEST CORNER OF SAID LOT 1 WITH A GPS ELEVATION PER NAVD 83 (GEOD 2003) OF NORTHING: 16592739.0340, EASTING: 1081155.9786, EL=113.35.
 - BENCH MARK #3: SET MH DISK ON THE NORTH WEST CORNER OF LOT 8A JACKSON RIDGE COURT SUBDIVISION WITH A GPS ELEVATION PER NAVD 83 (GEOD 2003) OF NORTHING: 16592737.110, EASTING: 1080980.6383, EL=114.12.
 - STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 175.197 ACRES AND A VOLUME OF APPROXIMATELY 4.122 ACRES WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ADVISED THAT A PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
 - 5.0-FOOT SIDEWALK WITH A.D.A. RAMP(S) AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED WITHIN SUBDIVISION CONSTRUCTION PHASE.
 - NO STRUCTURES ALLOWED OVER ANY EASEMENT.
 - LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 - OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
 - ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 - EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
 - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
 - DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING / FRONTING ANY DRAIN DITCH REGLESS OF WHO OWNS IT.
 - OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS.
 - PROVIDE STEEL CASING FOR PORTIONS OF WATERLINE UNDER DRIVEWAYS.

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 WYLLIE CHAIRMAN, PLANNING AND ZONING COMMISSION

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

AMBROSIO HERNANDEZ,
MAYOR, CITY OF PHARR

ATTEST:
CITY CLERK

DATE

STATE OF TEXAS

COUNTY OF HIDALGO.

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

SOUTHWIND GARDENS, LLC A TEXAS LIMITED LIABILITY COMPANY

MICHAEL BIRD, MANAGING MEMBER
2007 E SILVERBELL STREET
MISSION, TX 78573

DIANA S. BIRD, MANAGING MEMBER
2007 E SILVERBELL STREET
MISSION, TX 78573

ROSS M. TROUTMAN, MANAGING MEMBER
2007 E SILVERBELL STREET
MISSION, TX 78573

EMILY R. TROUTMAN, MANAGING MEMBER
2007 E SILVERBELL STREET
MISSION, TX 78573

STATE OF TEXAS

COUNTY OF HIDALGO.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS

COUNTY OF HIDALGO.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS

COUNTY OF HIDALGO.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS

COUNTY OF HIDALGO.

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

MARIO A. REYNA, P.E. # 117268
DATE PREPARED: 10-30-2020
ENGINEERING JOB No. 20770.01

MARIO A. REYNA, P.E.
TEXAS REGISTRATION E-1445

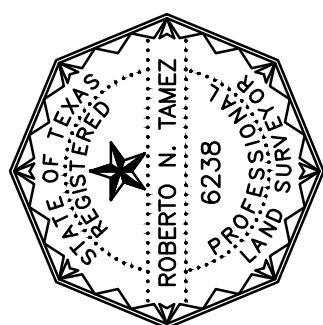


STATE OF TEXAS

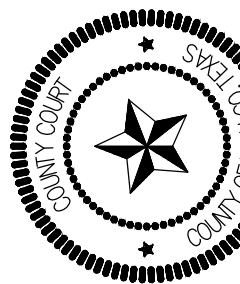
COUNTY OF HIDALGO.

I, ROBERTO N. TAMEZ, 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 LAND SHOWN ON THIS PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PHARR, TEXAS.

DATE SURVEYED: 8-19-2020
SURVEYING JOB No. 20770.01



ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238



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

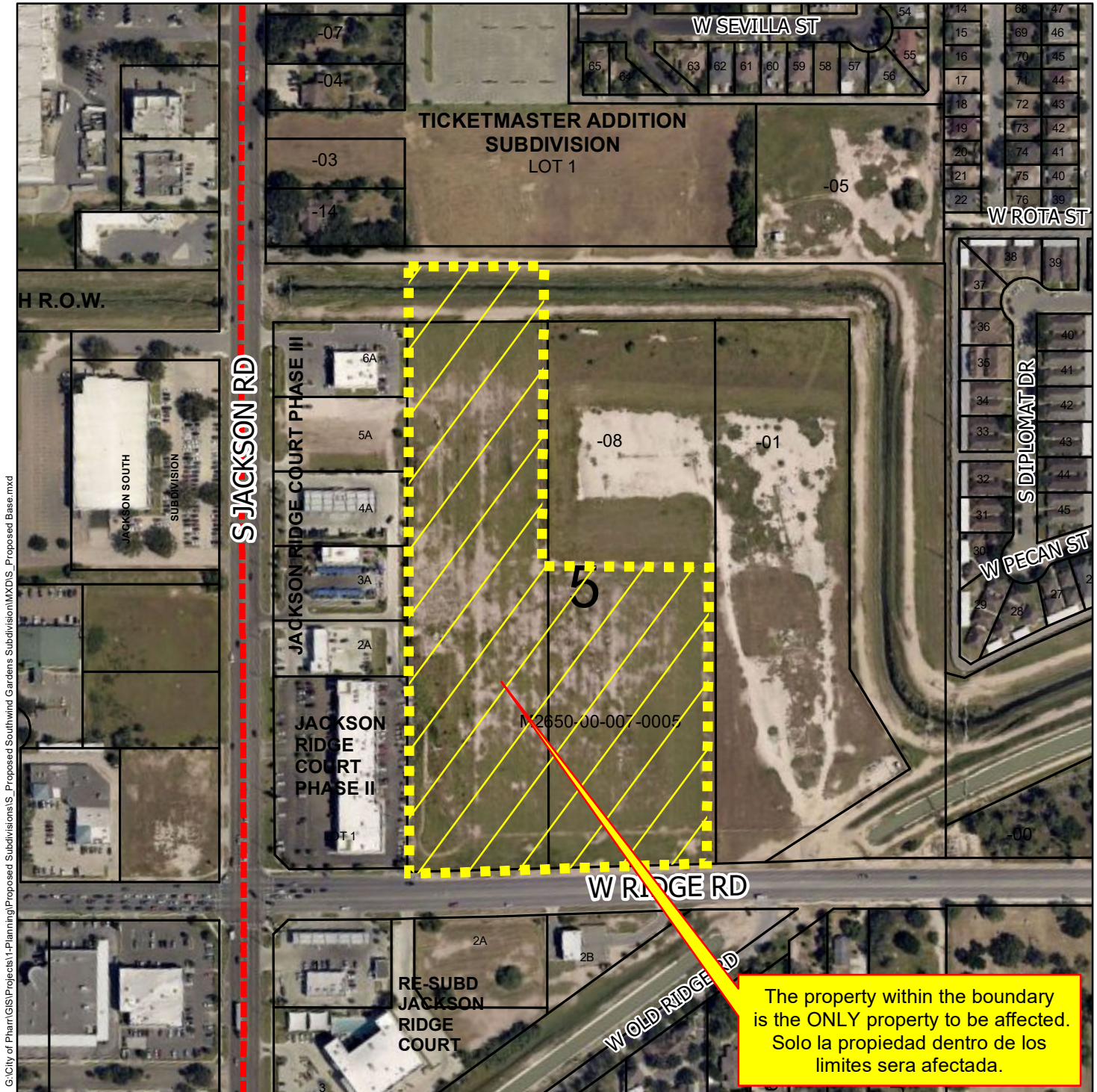
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

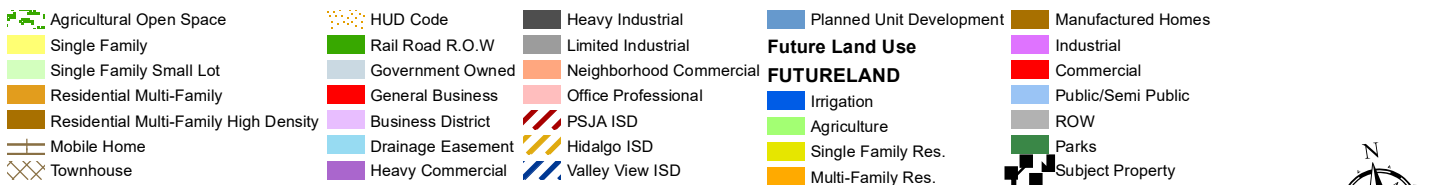
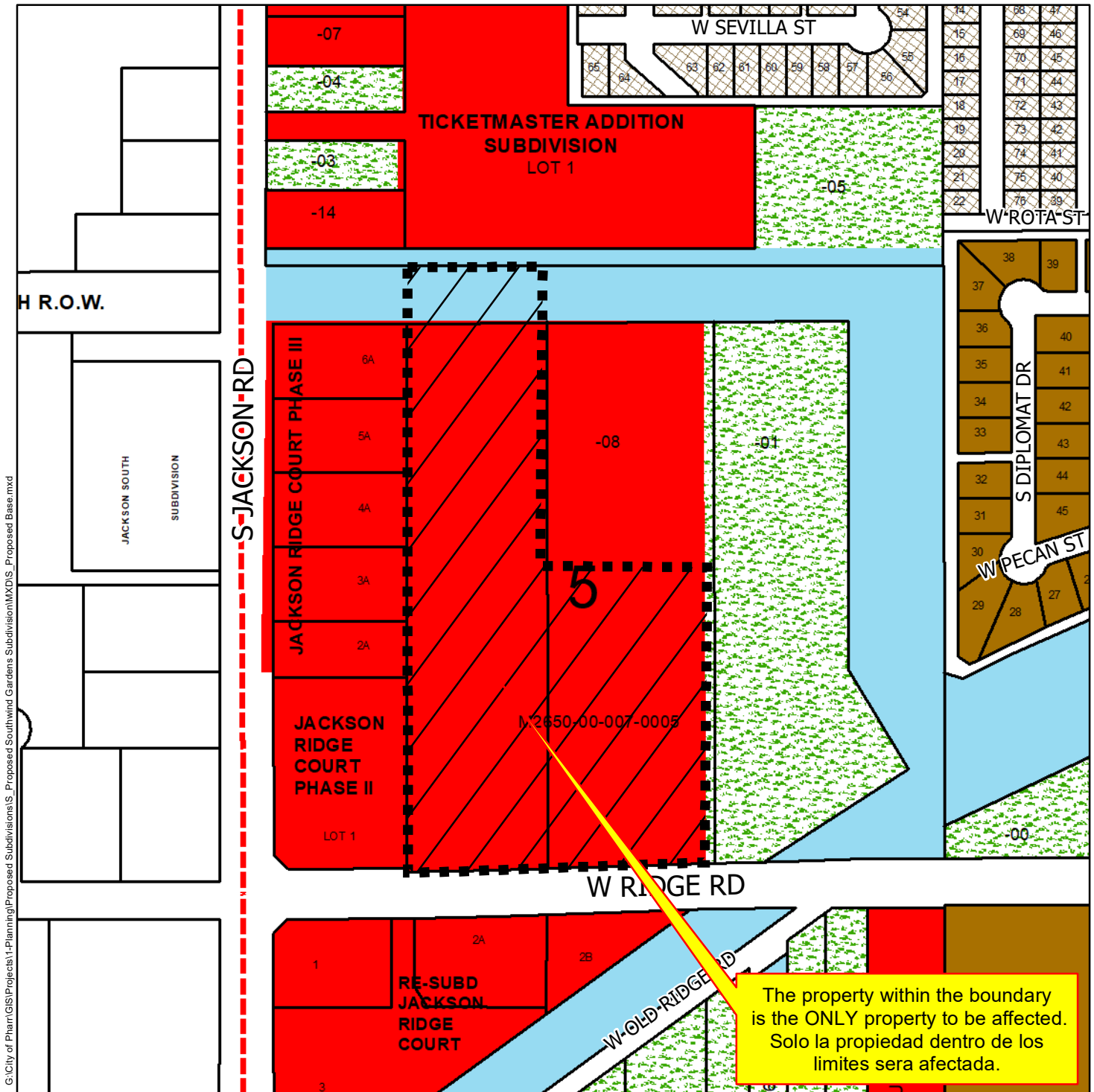
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

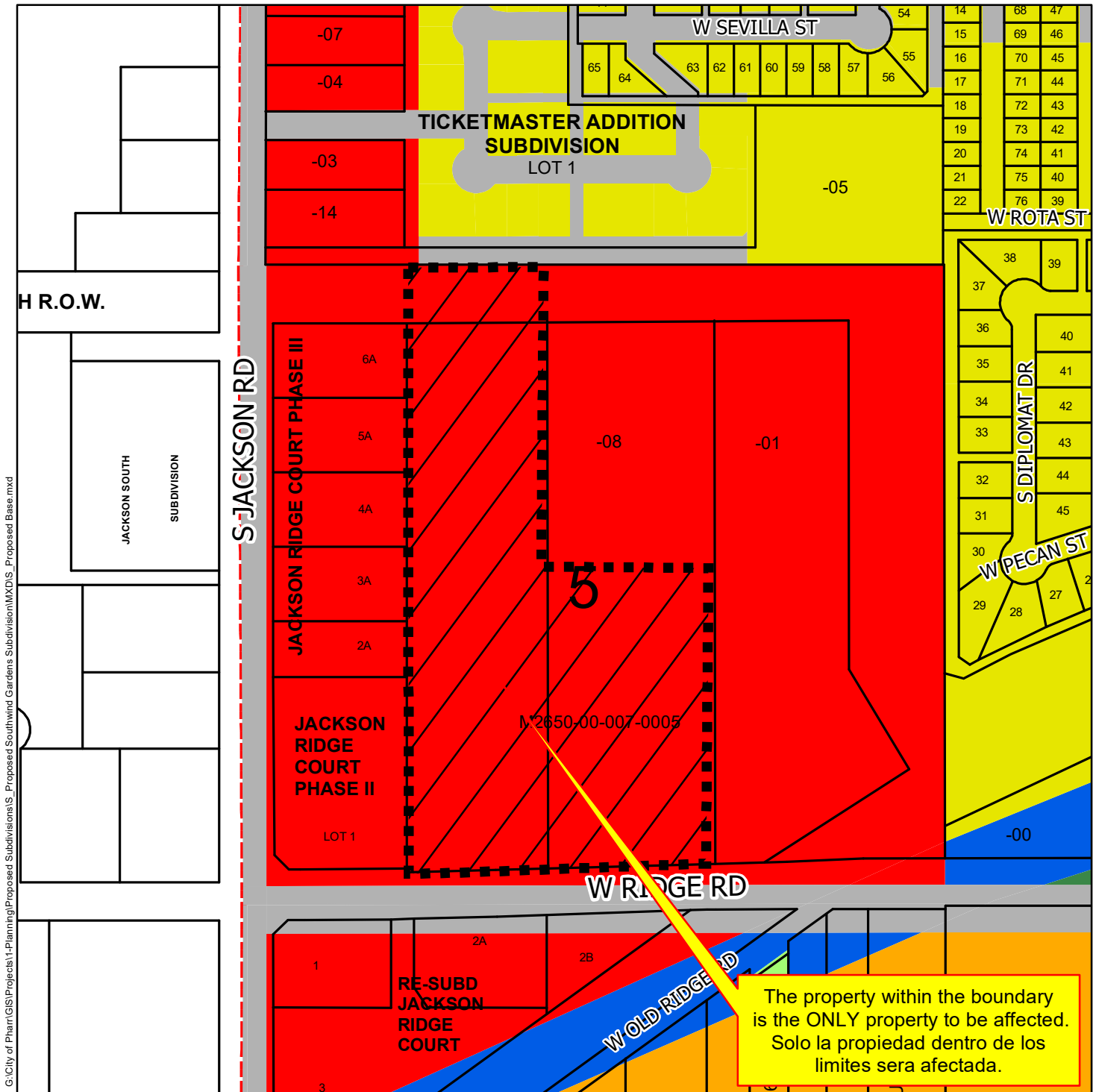
LOCATION MAP SCALE: 1"=1000'



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Southwind Gardens Subdivision\MXD\S_Proposed Base.mxd

- | | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|--------------------|
| Agricultural Open Space | HUD Code | Heavy Industrial | Planned Unit Development | Manufactured Homes |
| Single Family | Rail Road R.O.W. | Limited Industrial | Future Land Use | Industrial |
| Single Family Small Lot | Government Owned | Neighborhood Commercial | FUTURELAND | Commercial |
| Residential Multi-Family | General Business | Office Professional | Irrigation | Public/Semi Public |
| Residential Multi-Family High Density | Business District | PSJA ISD | Agriculture | ROW |
| Mobile Home | Drainage Easement | Hidalgo ISD | Single Family Res. | Parks |
| Townhouse | Heavy Commercial | Valley View ISD | Multi-Family Res. | Subject Property |





G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Southwind Gardens Subdivision\MXD\S_Proposed Base.mxd

- | | | | | |
|--|---|--|--|--|
| <ul style="list-style-type: none"> Agricultural Open Space Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse | <ul style="list-style-type: none"> HUD Code Rail Road R.O.W Government Owned General Business Business District Drainage Easement Heavy Commercial | <ul style="list-style-type: none"> Heavy Industrial Limited Industrial Neighborhood Commercial Office Professional PSJA ISD Hidalgo ISD Valley View ISD | <ul style="list-style-type: none"> Planned Unit Development Irrigation Agriculture Single Family Res. Multi-Family Res. | <ul style="list-style-type: none"> Manufactured Homes Industrial Commercial Public/Semi Public ROW Parks Subject Property |
|--|---|--|--|--|

