

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. October 9, 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 for September 25, 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) Alfredo Alvarado, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). The property is legally described as being Lot 46, Block 1, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 6621 South Saint Marie Drive. **COZ#230920**

E. PLATS:

- 1) SAMES Inc., representing Frank Gonzalez, Managing Member for Lord and Gonzalez Investment Group LLC., is requesting preliminary plat approval of the proposed Minnesota Oaks Subdivision. The property is legally described as being a 25.06 acre gross tract of land out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of East Minnesota Road. **SUB#230616**

- 2) RUDS Engineering & Construction Services, LLC., representing Martin Gabriel Gamboa and Gloria Gamboa Santos, owners, is requesting preliminary plat approval of the proposed Santos Business Center Subdivision. The property is legally described as being a 1.136 acre gross tract of land out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of North Sugar Road. **SUB#220829**

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 5th day of October 2023 at 3:30 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 5th day of October 2023



Imelda Perez
Imelda Perez, Asst. City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 25, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 25, 2023 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Ruben Luna
 Charlie Ramirez Mercedes Guillen
 Andy Castro

ABSENT: Jonathan Larraga Romeo Robles
 Guadalupe Cano Rafael Munguia

STAFF PRESENT: Ricardo Rodriguez, Asst. City Attorney
David Friedlein, Asst. City Manager
Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Joanna Villarreal, Planner I

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. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM B. PUBLIC TESTIMONY

Joanna Villarreal, Planner I, stated there was no one who signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR SEPTEMBER 11, 2023 REGULAR CALLED MEETING

Chairman, Danny Wylie, introduced the item.

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

ITEM E. PLATS:

- 1) PABLO SOTO JR. P.E., REPRESENTING CARLOS JUVERA AND ROSITA JUVERA, OWNERS, ARE REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED JCR III SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A REPLAT OF LOT 2, DE ALBA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF WEST LESLIE AVENUE. SUB#210826**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 100 block of West Leslie Avenue and was currently zoned Residential Multi-Family District (R-MF) and Residential Townhouse District (R-TH). The adjacent zones were zoned General Business District (C) to the north and east, Residential Multi-Family High Density District (R-MFHD), Single-Family Residential District (R-1) and General Business District (C) to the south and Residential Multi-Family High Density District (R-MFHD) to the west. He further stated the property was designated for commercial and Multi-Family Residential use in the Land Use Plan. He further stated the property was proposed use for apartments and townhouses.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed JCR III Subdivision subject to the conditions noted in the packet.

There being no discussion, Charlie Ramirez moved to approve the request for final plat approval of the proposed JCR III Subdivision. Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 2) TREVINO ENGINEERING, REPRESENTING ALEJANDRO BARRERA, REQUESTING A FINAL PLAT APPROVAL OF THE PROPOSED CENTRAL MATERIAL II SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 9.57 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 99, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 500 BLOCK OF EAST NOLANA LOOP. SUB#211245**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 500 Block of East Nolana Loop and was currently zoned Limited Industrial District (L-I). The adjacent zones were zoned Single-Family Residential District (R-1) and Limited Industrial District (L-I) to the north, Residential Multi-Family High Density District (R-MFHD) and General Business District (C) to the east, Agricultural Open Space District (L-I) and Heavy Commercial District (H-C) to the west. He further stated the property was designated for multi-family, commercial and public/semipublic in the Land Use Plan. He further stated the property was proposed use for retail store.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Central Material II Subdivision subject to the conditions noted in the packet.

There being no discussion, Andy Castro **moved** to approve the request for final plat approval of the proposed Central Material II Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

3) ROBLES ENGINEERING, LLC., REPRESENTING JORGE A. ESPINO, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED LA PIEDAD SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.684 ACRE OUT OF LOT 191, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF EAST SAM HOUSTON AVENUE. SUB#211144

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 900 block of East Sam Houston Avenue and was currently zoned Single-Family Residential District (R-1). The adjacent zones were zoned Agricultural Open Space District (A-O) to the north, General Business District (C) to the east and Single-Family Residential District (R-1) to the south and west. He further stated the property was designated for single-family residential use in the Land Use Plan. He further stated the property was proposed use single-family residential lot.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed La Piedad Subdivision subject to the conditions noted in the packet.

There being no discussion, Charlie Ramirez **moved** to approve the request for final plat approval of the proposed La Piedad Subdivision. Mercedes Guillen 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

None

There being no further business, Andy Castro moved to **adjourn**. Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:08 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: October 4, 2023

MEETING DATE: October 9, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Alfredo Alvarado, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). The property is legally described as being Lot 46, Block 1, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 6621 South Saint Marie Drive.
COZ#230920

Classification: Public Hearing

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

Issue: Alfredo Alvarado, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) in order to develop and construct a triplex.

Fiscal Consideration:

Staff Recommendation: Development Services recommends disapproval of the rezoning request from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the property is not in line with the future land use plan.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 10/4/2023
Approved - 10/4/2023
Final Approval - 10/5/2023

MEMORANDUM

DATE: MONDAY, OCTOBER 9, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). The property is legally described as being Lot 46, Block 1, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 6621 South Saint Marie Drive. COZ#230920

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:

Alfredo Alvarado, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) in order to develop and construct a triplex.

The subject site is located on the east side of South Saint Marie Drive, approximately 300 ft. south of East Thomas Road and has a physical address of 6621 South Saint Marie Drive. The property is legally described as being Lot 46, Block 1, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Saint Marie Drive, a 50 ft. local street, that runs north and south with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property and the properties to the west and south were zoned to Single-Family Residential District (R-1) on December 15, 1987. The property to the north Lot 47, was rezoned from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) on October 3, 2022. The property to the north Lot 48, was rezoned from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) on March 1, 2021. Lot 49 and Lot 50 were rezoned from Single-Family Residential District (R-1) to Two-Family Residential District (R2) on April 6, 1999. The property is generally designated for single-family residential use in the Land Use Plan.

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

Twenty-three (23) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on September 22, 2023, and a legal notice was published in the Advance News Journal on September 20, 2023. Staff received one (1) response to the letters or the legal notice for information only.

Development Services is recommending **disapproval** of the request to re-zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the property is not in line with the future land use plan.

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

Alfredo Alvarado, owner

APPLICANT

Single-Family Residential District (R-1)

CURRENT ZONE

6621 South Saint Marie Drive

ADDRESS

Residential Multi-Family District (R-MF)

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:

Denial

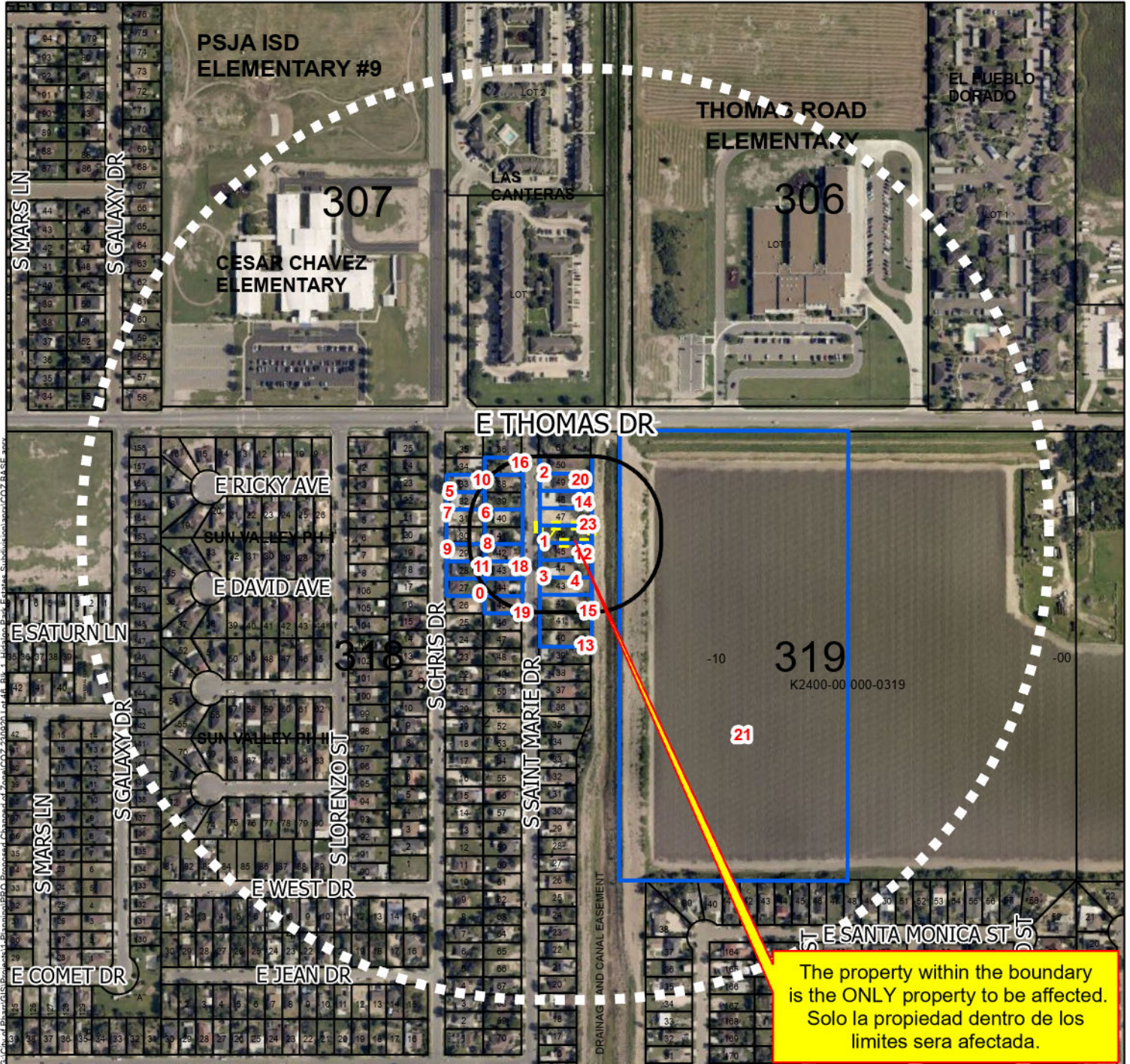
Development Services is recommending disapproval of the request to re-zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the property is not in line with the future land use plan.

Laura Fonseca, Planner II

PREPARED BY

September 18, 2023

DATE



- Zoning**
- ZONE**
- Agricultural Open Space
 - Single Family
 - Single Family Small Lot
 - Residential Multi-Family
 - Residential Multi-Family High Density
 - Mobile Home
 - Townhouse
 - HUD Code

- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD

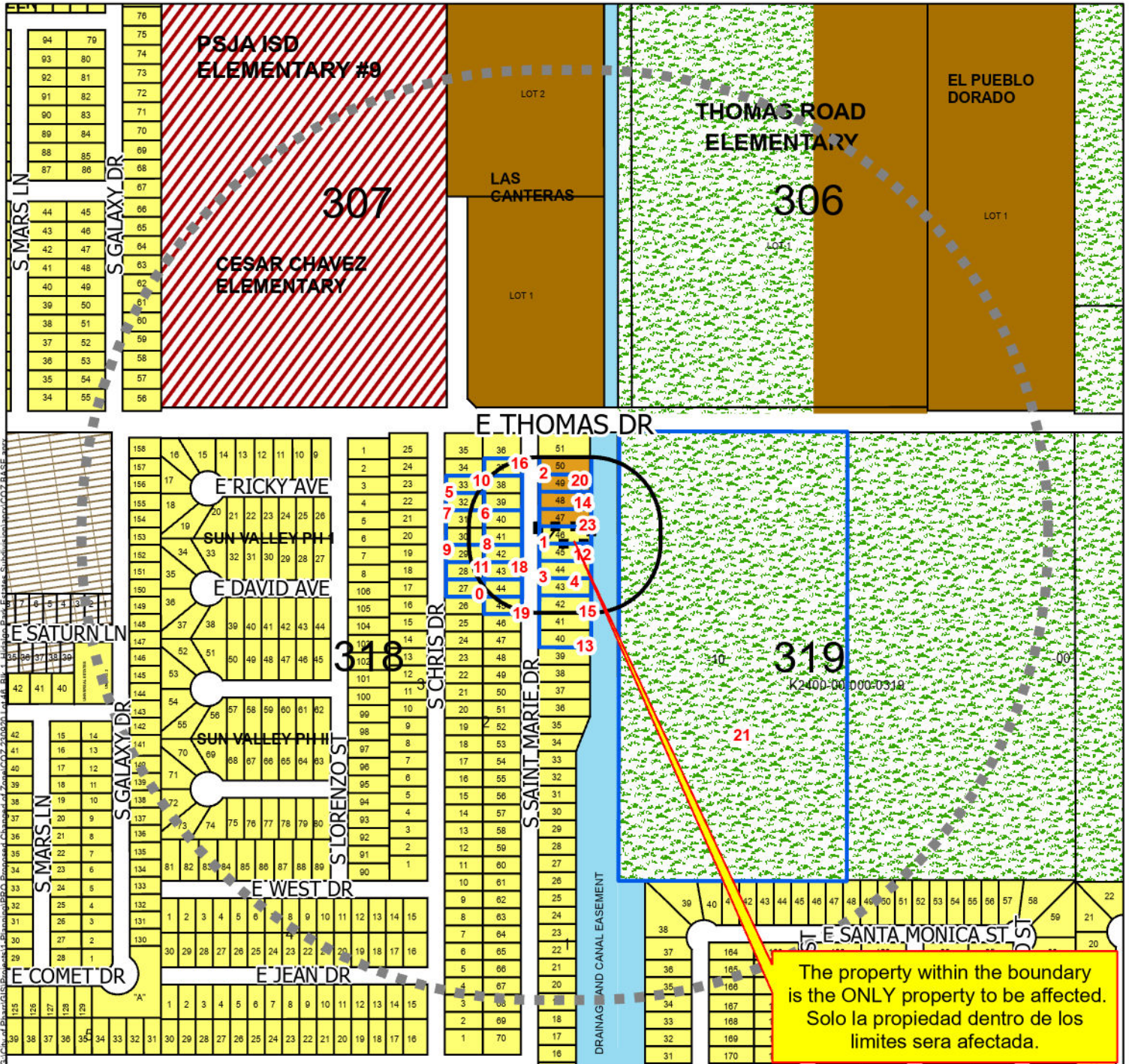
- Hidalgo ISD
 - Valley View ISD
 - Planned Unit Development
- Future Land Use**
- FUTURELAND**
- Irrigation
 - Agriculture
 - Single Family Res.
 - Multi-Family Res.

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

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



Proposed Change of Zone
Being Lot 46, Block 1, Hidalgo
Park Estates
Alfredo Alvarado
Zoning



- 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

- Future Land Use**
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- Irrigation
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City of Pharr, Texas
Engineering Department
956.402.4242

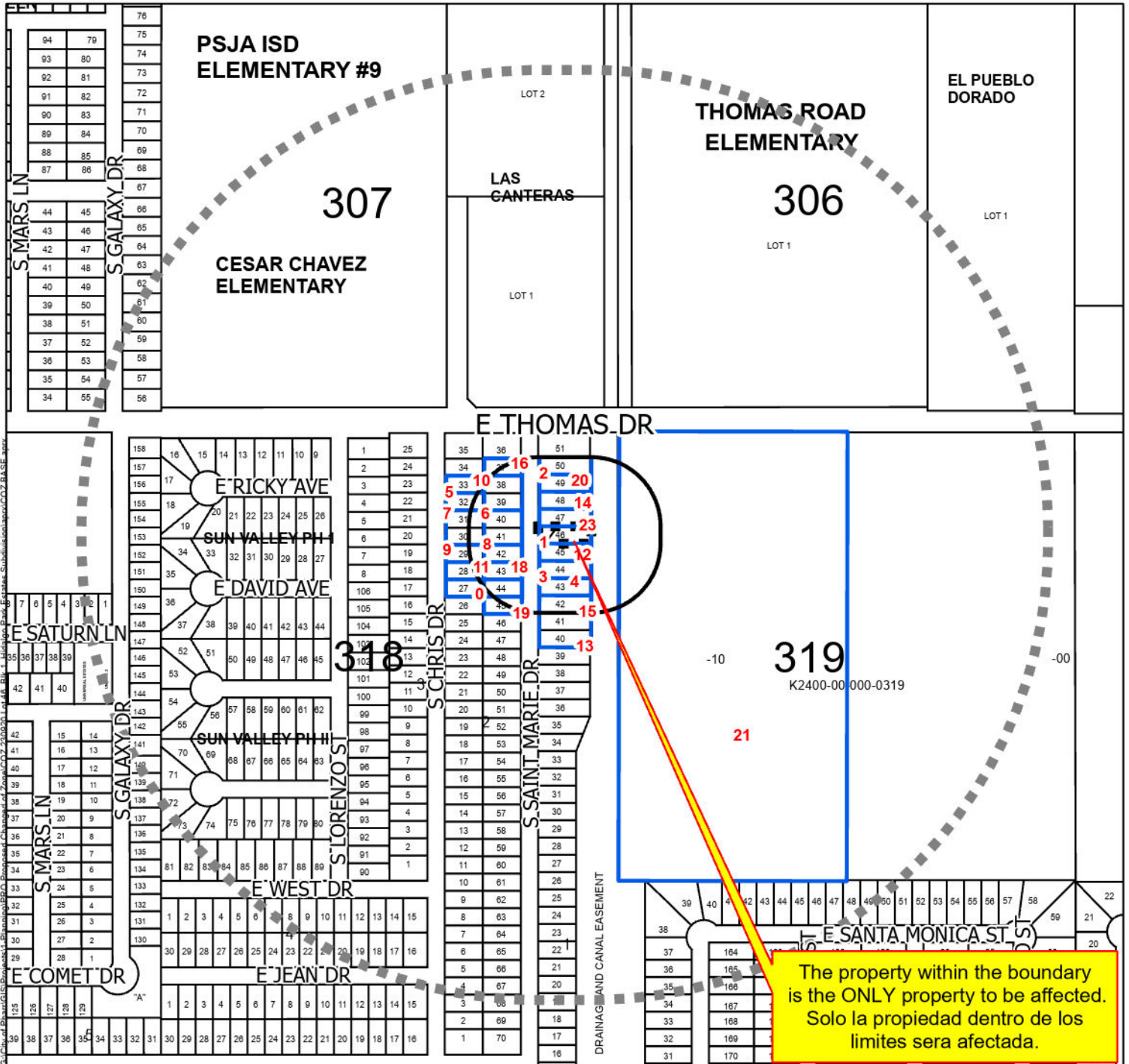
Date: 9/11/2023

Scale: 1:5,000

0 210 420 840 1,260 1,680 Feet



Proposed Change of Zone
Being Lot 46, Block 1, Hidalgo
Park Estates
Alfredo Alvarado
Radius



- 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**
- FUTURELAND**
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- 200 ft Radius
- Quarter Mile Radius

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City of Pharr, Texas
Engineering Department
956.402.4242

Date: 9/11/2023

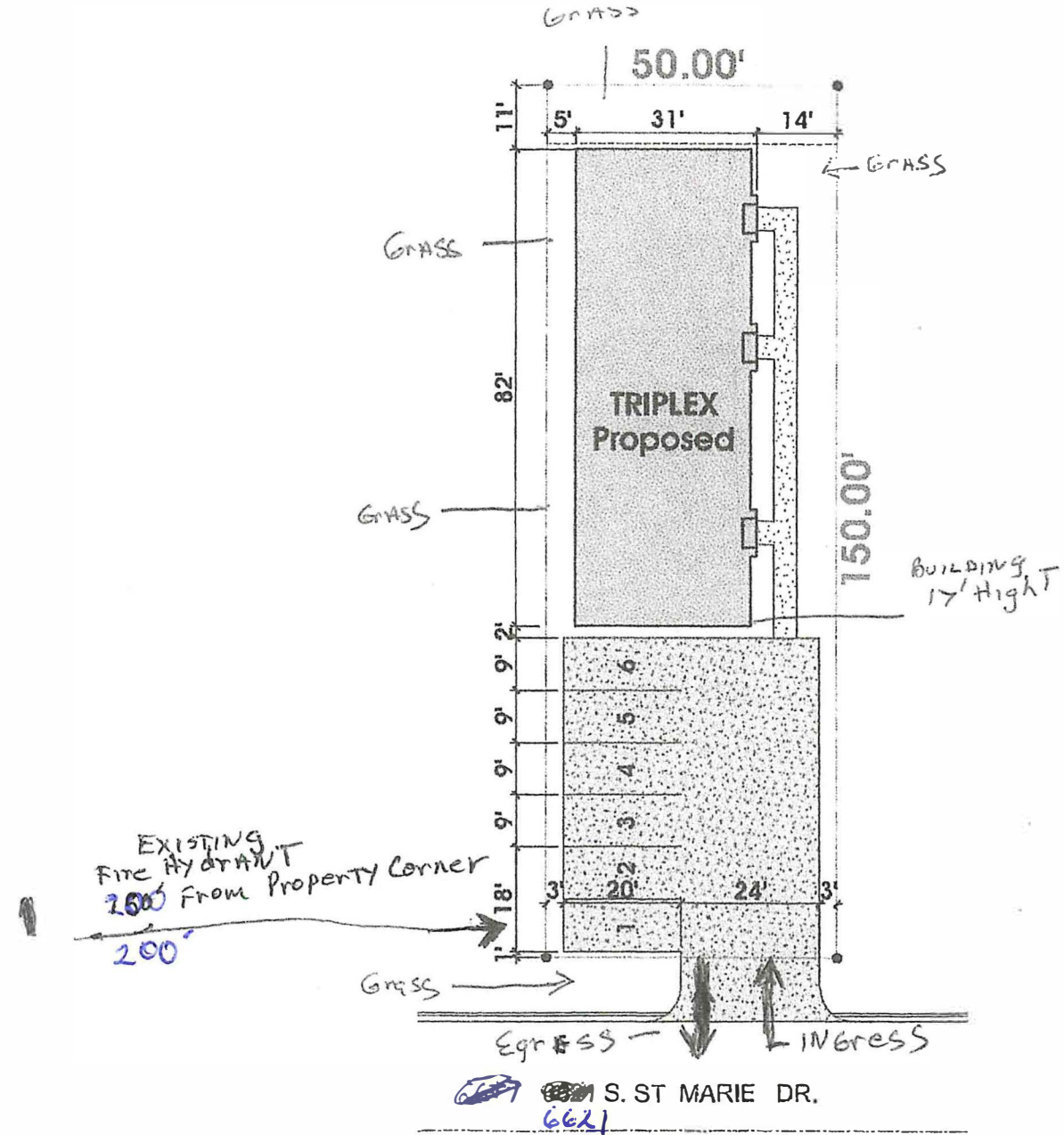
Scale: 1:5,000

0 210 420 840 1,260 1,680 Feet



Date: 9/11/2023

Alfredo Alvarado
LOT 46 Block 1
Hidalgo Park Estates



SITE PLAN
Scale: 1"=15'-0"



Pharr
Development Services



Site Photo
6621 South St. Marie





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: October 3, 2023

MEETING DATE: October 9, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: SAMES Inc., representing Frank Gonzalez, Managing Member for Lord and Gonzalez Investment Group LLC., is requesting preliminary plat approval of the proposed Minnesota Oaks Subdivision. The property is legally described as being a 25.06 acre gross tract of land out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of East Minnesota Road. **SUB#230616**

Classification: Regular

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

Issue: SAMES Inc., representing Frank Gonzalez, Managing Member for Lord and Gonzalez Investment Group LLC., is requesting preliminary plat approval of the proposed Minnesota Oaks Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Minnesota Oaks 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 - 10/3/2023
Approved - 10/3/2023
Final Approval - 10/4/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, OCTOBER 09, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MINNESOTA OAKS SUBDIVISION FILE NO. SUB#230616
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GENERAL INFORMATION:

APPLICANT: SAMES Inc., representing Frank Gonzalez, Managing Member for Lord and Gonzalez Investment Group LLC., is requesting preliminary plat approval of the proposed Minnesota Oaks Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 25.06 acre gross tract of land out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1200 Block of East Minnesota Rd.

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

PROPERTY PROPOSED USE: Single family residential homes per lot.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

1. Street lights shall be 250' max spaced out.
2. Shall obtain street cut permits from public works department for any street cuts.
3. Provide corner clips for lots abutting E. Minnesota Rd. 25'x 25'.
4. Provide street names and use existing names that align.

EASEMENTS:

1. Easements shall be 15' exclusive to City of Pharr for any utilities for City of Pharr (Sewer).
2. Show all adjacent existing easements.
3. Show all existing easements within property.
4. No overlapping easements.
5. Provide approval letter from N.A.W.S.C., to abandon the 15' exclusive easement to N.A.W.S.C.

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. North Alamo Water Supply Corporation, shall follow requirements and provide comments.

SEWER:

1. See attached comments.

DRAINAGE:

1. Provide detention directive on plat note.
2. See attached comments.

OTHER:

1. On metes & bounds remove the bearings & distances that are within parentheses.
2. Any existing utilities along the R.O.W. of E. Minnesota shall be relocated by developer.
3. Fiber optic shall be provided on a separate sheet and provide details.
4. Provide HOA, plat note if any.
5. H.C.I.D. #2 verify with district for any issues.

6. The gap behind lots 1-15, who will be maintaining the irrigation easement.
7. Staff comments attached.

STAFF REVIEW FOR:

MINNESOTA OAKS SUBDIVISION

COMMENTS: **Initials:** O.D.L. / J.R. **SEPTEMBER 27, 2023**

WATER:

- Water belongs to NAWSC
- Comments may change depending on circumstances
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to show sewer crossing details and elevations for canal crossing
- Will need to show sewer details for service line connections
- Will need to show call out for future sewer connection to the N / E. section of the property (M/H)
- All Manhole Ring and Covers will need to be Composite Based with City Logo
- 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: MINNESOTA OAKS SUBDIVISION PRELIMINARY

Reviewed by: J. GONZALEZ/ R. DOMINGUEZ

September 27, 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. PLANS ARE IN REASONABLE COMPLIANCE AT THIS TIME.**



Pharr Public Work



Minnesota Oaks Staff Meeting

DATE: 9/27/2023

Minnesota Road

25.06 Acres

Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

- **8" bleeder is required for outfall connection to drainage canal.**
- **All Stormwater manholes lids shall have the new city logo.**
- **Show utility profiles, lines, crossing, elevations, and separation details.**
- **Shall obtain a Large Construction Notice from TCEQ.**
- **Detention pond shall have a fence minimum of 3 feet in height.**
- **Must obtain Discharge Permit from Hidalgo County Drainage District**
- **Show all bar ditch details and elevations.**
- **Public Works recommends that regarding Stormwater pipes that extend from 400-500 feet from inlet to inlet have a manhole installed at halfway point.**
- **Include Best Management Practices and submit Sediment Erosion Control Plan with details.**
- **Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.**

SUBDIVISION: Minnesota Oaks Subdivision **DATE:** September 28, 2023

REVIEW: Preliminary plan comments dated: 9/15/2023

PLAT
1. Signature for P.E. & R.P.L.S. required. 2. Note No. 2---Revise northing, easting, and elevation values. ○ Northing:16612085.349 ○ Easting: 1095606.319 ○ Elevation: 101.47

SITE PLAN
1. Include utility profile and crossing detail for sanitary sewer lines with aerial crossing and drainage lines. 2. Include street profile view for internal streets and additional 1/3 widening of E. Minnesota Rd. 3. Provide rim and flow line elevations for storm layout. 4. Provide a street light layout. 5. Have fiber optics layout in a separate sheet. 6. Include the following details: ➤ Sanitary sewer services ➤ Sanitary sewer manhole ➤ Composite manhole with current logo ➤ Storm sewer Type A Inlets ➤ Storm sewer manhole/inlet lids with current logo ➤ Cross-section detail of internal streets and E. Minnesota Rd. widening

DRAINAGE
1. Revised drainage report shall be required to be reviewed and approved by HCDD No. 1. 2. Drainage plan to be reviewed and approved at building permit stage. 3. Crossing permit from HCDD No. 1 shall be required for sewer installation.

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

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

ADDITIONAL COMMENTS

- **1/3 paving for E. Minnesota Rd. shall include the following:**
 - 3" HMAC
 - 10" Base
 - 10" Stabilized Subgrade
 - 24" Reinforced Curb & Gutter
 - 5' Sidewalk

STANDARD REQUIREMENTS

- Access road must follow City of Pharr standards for paving.
- Testing will 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. (Show a proposed grading plan).**
- At time of subdivision completion drainage area shall be stabilized using sod or hydromulch.
- Detention ponds with depths greater than 3'-ft shall require perimeter fencing.
- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Future comments may arise after reviewing preliminary plans.

Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Monday, September 25, 2023 4:48 PM
To: Eddie Martinez
Cc: Javier Lopez
Subject: Proposed Minnesota Oaks Subd. and Proposed Santos Business Center Subd

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

Hello Eddie,

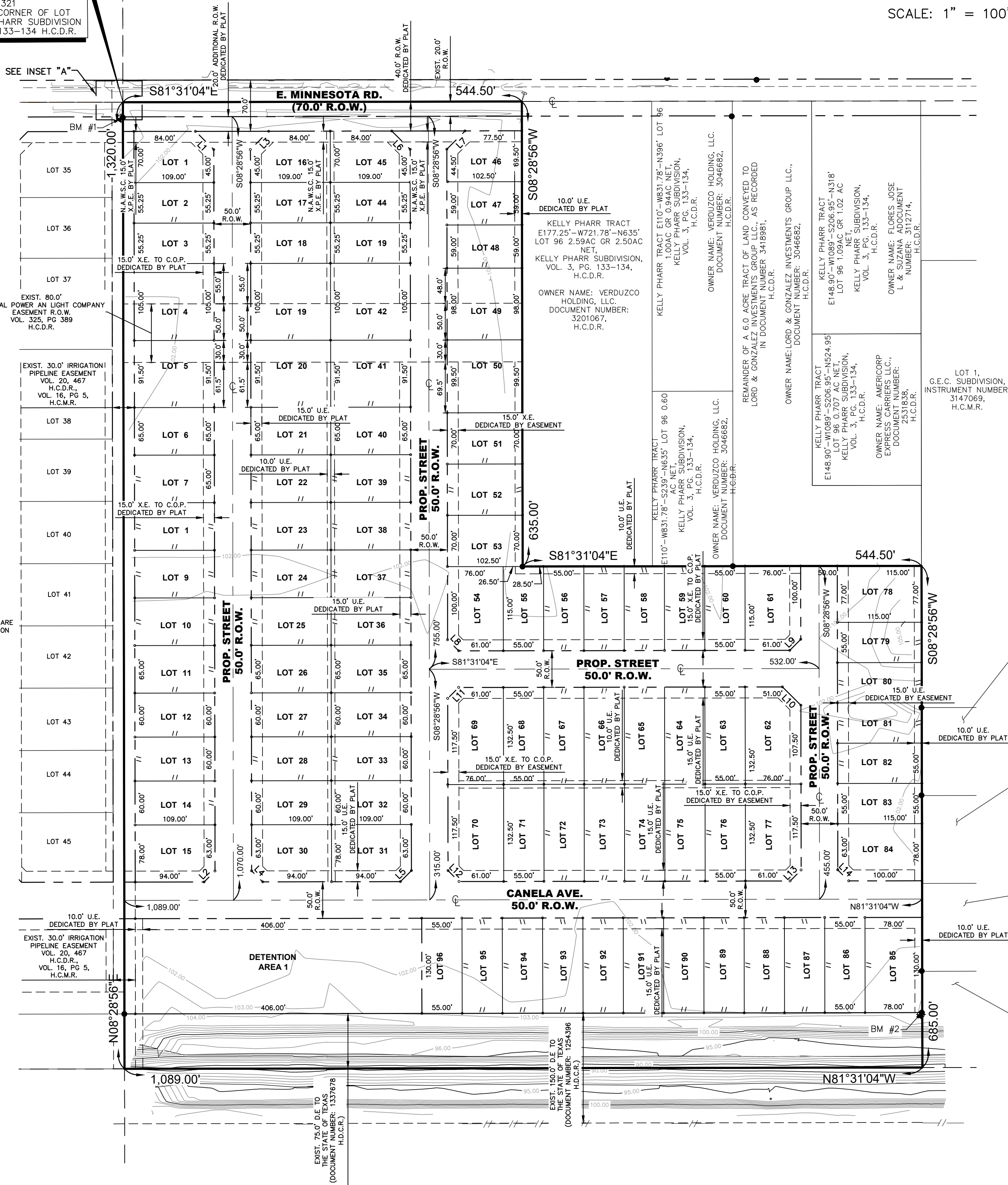
HCID2 claims for:

1. Minnesota Oaks Subdivision – We have a 30' easement centered on the pipeline as shown in the plat. All/any utility crossings are allowed only by permit. These crossings must end outside and remove the dash lines. The signature script needs to be updated. Another delivery method along the south would need to be extended to service existing customers or have them exclude. A delivery method is also needed for properties to the north of the development or have them exclude from the district. The subdivision will need the petition for excluding from the district.
2. Santos Business Center Subdivision - We have the general right of way covering all the lot Vol. 19 Pg. 41. This tract is already excluded from our district.

Please advise if there are any questions. Thank you.

John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589
Phone: (956) 787-1422
Fax: (956) 781-7622
Email: jbs_hcid2@att.net

P.O.C./P.O.B.
FND. COTTON PICKER SPINDLE.
X: 1094278.1677
Y: 16612269.2321
NORTHWEST CORNER OF LOT
96, KELLY-PHARR SUBDIVISION,
VOL. 3, PG. 133-134, H.C.D.R.



LEGEND	
●	- FND. 1/2" IRON ROD W/ NO CAP.
○	- SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
⦿	- SET PK. NAIL
●	- FND. 5/8" IRON ROD
▲	- FND. COTTON PICKER SPINDLE
△	- SET COTTON PICKER SPINDLE
◆	- ON-SITE BENCHMARK
R.O.W.	- RIGHT OF WAY
FND.	- FOUND
M.R.C.	- MAP RECORDS OF HIDALGO COUNTY
H.C.O.R.	- HIDALGO COUNTY OFFICIAL RECORDS
H.C.I.D.	- HIDALGO COUNTY IRRIGATION DISTRICT
N.A.W.S.C.	- NORTH ALAMO WATER SUPPLY CORPORATION
C.O.P.	- CITY OF PHARR
P.O.C.	- POINT OF COMMENCEMENT
P.O.B.	- POINT OF BEGINNING
D.E.	- DRAINAGE EASEMENT
E.E.	- ELECTRICAL EASEMENT
U.E.	- UTILITY EASEMENT
X.E.	- EXCLUSIVE EASEMENT
X.P.E.	- EXCLUSIVE PERPETUAL EASEMENT
EXST.	- EXISTING
PROP.	- PROPOSED

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.36"	N36°31'04"W
L2	21.21"	N53°28'56"E
L3	35.36"	S53°28'56"W
L4	21.21"	S36°31'04"E
L5	21.21"	N53°28'56"E
L6	35.36"	N36°31'04"W
L7	35.36"	S53°28'56"W
L8	21.21"	S36°31'04"E
L9	21.21"	N53°28'56"E
L10	35.36"	N36°31'04"W
L11	21.21"	S53°28'56"W
L12	21.21"	S36°31'04"E
L13	21.21"	N53°28'56"E
L14	21.21"	S36°31'04"E

DETENTION PARCEL TABLE		
NUMBER	AREA (AC.)	AREA (SQ. FT.)
1	1.21	52780.00

PARCEL TABLE		
LOT #	AREA (AC.)	AREA (SQ. FT.)
1	0.17	7317.50
2	0.14	6022.25
3	0.14	6022.25
4	0.26	11445.00
5	0.23	9973.50
6	0.16	7085.00
7	0.16	7085.00
8	0.16	7085.00
9	0.16	7085.00
10	0.16	7085.00
11	0.16	7085.00
12	0.15	6540.00
13	0.15	6540.00
14	0.15	6540.00
15	0.19	8389.50
16	0.17	7317.50
17	0.14	6022.25
18	0.14	6022.25
19	0.26	11445.00
20	0.23	9973.50

PARCEL TABLE		
LOT #	AREA (AC.)	AREA (SQ. FT.)
21	0.16	7085.00
22	0.16	7085.00
23	0.16	7085.00
24	0.16	7085.00
25	0.16	7085.00
26	0.16	7085.00
27	0.15	6540.00
28	0.15	6540.00
29	0.15	6540.00
30	0.19	8389.50
31	0.19	8389.50
32	0.15	6540.00
33	0.15	6540.00
34	0.15	6540.00
35	0.16	7085.00
36	0.16	7085.00
37	0.16	7085.00
38	0.16	7085.00
39	0.16	7085.00
40	0.16	7085.00

PARCEL TABLE		
LOT #	AREA (AC.)	AREA (SQ. FT.)
41	0.23	9973.50
42	0.26	11445.00
43	0.14	6022.25
44	0.14	6022.25
45	0.17	7317.50
46	0.16	6811.25
47	0.14	6047.50
48	0.14	6047.50
49	0.23	10045.00
50	0.23	10198.75
51	0.16	7175.00
52	0.16	7175.00
53	0.16	7175.00
54	0.20	8627.50
55	0.15	6325.00
56	0.15	6325.00
57	0.15	6325.00
58	0.15	6325.00
59	0.15	6325.00
60	0.15	6325.00



MINNESOTA OAKS SUBDIVISION

METES AND BOUNDS

A 25.06 ACRE (1,091,722.50 SQ. FT.) GROSS, 24.81 ACRE (1,080,817.42 SQ. FT.) NET, TRACT OF LAND COMPRISED OUT OF A 16.50 ACRE TRACT OF LAND CONVEYED TO LORD & GONZALEZ INVESTMENT GROUP, LLC, AS RECORDED IN DOCUMENT 3366935, DEED RECORDS, HIDALGO COUNTY, TEXAS, A 4.518 ACRE TRACT OF LAND CONVEYED TO LORD & GONZALEZ INVESTMENT GROUP, LLC, AS RECORDED IN DOCUMENT NUMBER 3399943, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND A 6.0 ACRE TRACT OF LAND CONVEYED TO LORD & GONZALEZ INVESTMENT GROUP, LLC, AS RECORDED IN DOCUMENT NUMBER 3418981, DEED RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT 96, KELLY PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A FOUND COTTON PICKER SPINDLE, BEING THE NORTHWEST CORNER OF LOT 96, KELLY PHARR SUBDIVISION, AND BEING THE CENTERLINE OF SAID MINNESOTA ROAD, AT A DISTANCE OF 544.50 FEET, TO A SET PK-NAIL, LYING ON THE CENTERLINE OF SAID ROAD, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°31'04" EAST, (SOUTH 81°30'43" EAST) ALONG THE NORTH LINE OF SAID LOT 96, KELLY PHARR SUBDIVISION, AND THE CENTERLINE OF SAID MINNESOTA ROAD, AT A DISTANCE OF 544.50 FEET, TO A SET PK-NAIL, LYING ON THE CENTERLINE OF SAID ROAD, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°28'56" WEST, (SOUTH 08°29'17" WEST) ALONG THE WEST LINE OF A TRACT OF LAND CONVEYED TO VERDUZCO HOLDING, LLC, AS RECORDED IN DOCUMENT NUMBER 3201067, DEED RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 20.00 FEET, PASSING A SET HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", LYING ON THE SOUTH RIGHT OF WAY OF MINNESOTA ROAD, AT A TOTAL DISTANCE OF 635.00 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°31'04" EAST, (SOUTH 81°30'43" EAST) ALONG THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO VERDUZCO HOLDING, LLC, AT A DISTANCE OF 544.50 FEET, TO SET HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°28'56" WEST, (SOUTH 08°29'17" WEST) ALONG THE WEST LINE OF LOT 1, G.E.C. SUBDIVISION, AS RECORDED IN INSTRUMENT NUMBER 3147069, MAP RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 610.00 FEET, PASSING A SET HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", LYING ON THE NORTH LINE OF A 75.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN DOCUMENT NUMBER 1254396, DEED RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 685.00 FEET, TO A POINT, LYING IN A HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE DITCH, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°31'04" WEST, (NORTH 81°30'43" WEST) ALONG SAID HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE DITCH, AT A DISTANCE OF 1,089.00 FEET, TO A POINT, LYING ON THE EAST BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO AGUSTIN EFRAIN & MARTHA MALDONADO, AS RECORDED IN DOCUMENT NUMBER 3151177, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°28'56" EAST, (NORTH 08°29'17" EAST) ALONG THE WEST BOUNDARY LINE OF SAID LOT 96, KELLY PHARR SUBDIVISION, AT A DISTANCE OF 1,089.00 FEET, PASSING A FOUND HALF (1/2) INCH IRON ROD, LYING ON THE NORTH LINE OF A 75.00 FOOT DRAINAGE EASEMENT, AT A DISTANCE OF 1,224.00 FEET, PASSING A FOUND HALF (1/2) INCH IRON ROD, AT A DISTANCE OF 1,225.00 FEET, PASSING A SET HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", LYING ON THE SOUTH RIGHT OF WAY LINE OF MINNESOTA ROAD, A TOTAL DISTANCE OF 1,320.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 25.06 ACRE (1,091,722.50 SQ. FT.) GROSS, 24.81 ACRE (1,080,817.42 SQ. FT.) NET, GROSS, TRACT OF LAND, MORE OR LESS.

PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 9/14/2023
THIS DOCUMENT SHALL NOT BE RELIED
ON FOR RECORDING OR ANY OTHER
INTENDED USE

DATE OF PREPARATION: September 2023

SHEET 01 OF 02



200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880

McALLEN, TEXAS 78501 FAX: (956) 702-8883

TEX. REG. ENGINEERING FIRM F-10602

TEX. REG. SURVEYING FIRM No. 101416-00

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP
OWNER:	LORD AND GONZALEZ INVESTMENT GROUP LLC.	5801 GUMWOOD AVE.	PHARR, TEXAS 78577
ENGINEER:	MARIO ALBERTO GARCIA, P.E.	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501
SURVEYOR:	LEO L. RODRIGUEZ, R.P.L.S.	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501

	NAME	ADDRESS	CITY & ZIP
OWNER:	LORD AND GONZALEZ INVESTMENT GROUP LLC.	5801 GUMWOOD AVE.	PHARR, TEXAS 78577
ENGINEER:	MARIO ALBERTO GARCIA, P.E.	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501
SURVEYOR:	LEO L. RODRIGUEZ, R.P.L.S.	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501

	PHONE	FAX
	(956) 492-6106	NONE
	(956) 702-8880	(956) 702-8883
	(956) 702-8880	(956) 702-8883

SITE BENCHMARKS			
No.	DESCRIPTION	NORTHING	EASTING
1	1/2 INCH IRON ROD WITH A PLASTIC STAMPED "SAMES"	16612247.8600	1094272.4880
2	1/2 INCH IRON ROD WITH A PLASTIC STAMPED "SAMES"	16610874.9400	1095169.6000

GENERAL NOTES:

- FLOOD ZONE CLASSIFICATION: "B" - AREAS BETWEEN LIMITS OF THE 100-YEAR 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 AREA PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: DATE: NOVEMBER 16, 1982
- BENCHMARK: CITY OF PHARR BM#61, A FOUND ALUMINUM DISK MONUMENT, LOCATED APPROXIMATELY 796 FEET EAST FROM THE NORTHEAST CORNER OF MINNESOTA OAKS SUBDIVISION, LYING ON THE NORTH R.O.W. OF E. MINNESOTA ROAD, HAVING A COORDINATE OF N:16612085.5830 E:1095606.3830 AND A ELEVATION OF 102.293'
- MINIMUM SETBACKS PER CITY ORDINANCE.
- ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.
- THIS SUBDIVISION IS A SINGLE-FAMILY SUBDIVISION DEVELOPMENT. ALL PROPOSED LOTS WILL CONSIST OF SINGLE-FAMILY FOR THE MINNESOTA OAKS SUBDIVISION DEVELOPMENT. THE CONFIGURATION WOULD IN TURN RESULT IN 96 LOTS FOR A TOTAL OF 96 DWELLING UNITS
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1.21-ACRES AND A VOLUME OF 5,284-ACRE FEET (230,191 CUBIC FEET) WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY BE REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- A 5' SIDEWALK WITH ADA RAMPS AND LANDING SHALL BE CONSTRUCTED ALONG THE FRONT OF RESIDENTIAL LOTS AT THE ISSUANCE OF A BUILDING PERMIT.
- A 5' WITH ADA RAMPS AND LANDING ALONG W. MINNESOTA RD. WILL BE CONSTRUCTED BY DEVELOPER AT SUBDIVISION CONSTRUCTION STAGE.
- NO DRIVEWAYS SHALL BE PERMITTED FOR LOTS ALONG E. MINNESOTA RD.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- OWNER(S) AND/OR HOA TO MAINTAIN R.O.W. AND PERIMETER OF ENTIRE SUBDIVISION. PEDESTRIAN GATE MAY BE ALLOWED FOR MAINTENANCE OF PERIMETER.
- OWNER(S) AND/OR HOA TO MAINTAIN DETENTION AREA.

SURVEY NOTES:

- BASIS OF BEARING AS PER THE CENTERLINE OF MINNESOTA ROAD, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134 MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE (4205) ADJUSTMENT OF 2011, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
- ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
- THE SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.
- SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREIN CALLED "GRANTOR" WHETHER ON ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE", THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED; THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATED THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATEROALLY RELOCATED SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTOR COVENANTS THAT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREOF FOR DO LONG AS THE EASEMENT CONTINUED TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____

LORD AND GONZALEZ INVESTMENT GROUP LLC.

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

MAYOR'S CERTIFICATION

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.

DR. AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

DATE

ATTEST:

CITY CLERK

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MINNESOTA OAKS SUBDIVISION" TO THE CITY OF PHARR, TEXAS, AND THOSE NAMES ARE 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.

FRANK GONZALEZ (MANAGING MEMBER)
LORD AND GONZALEZ INVESTMENT GROUP LLC

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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

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

PRESIDENT

ATTEST:

SECRETARY

APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT No. 1:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E.
GENERAL MANAGER

DATE

PLANNING & ZONING
COMMISSION CERTIFICATION

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

APPROVED THIS THE ____ DAY OF _____ 20____

DANNY WYLIE
CHAIRMAN-PLANNING AND ZONING COMMISSION

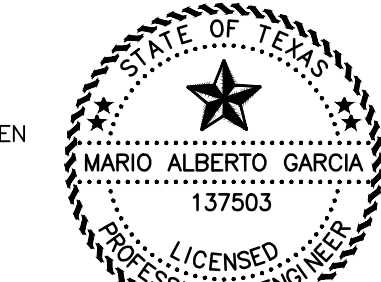
STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIO ALBERTO GARCIA, P.E.

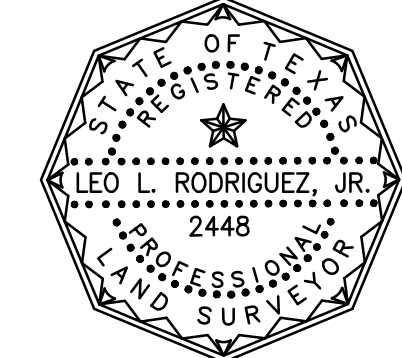
NO. 137503

DATE



PRELIMINARY
SUBMITTAL FOR REVIEW
ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



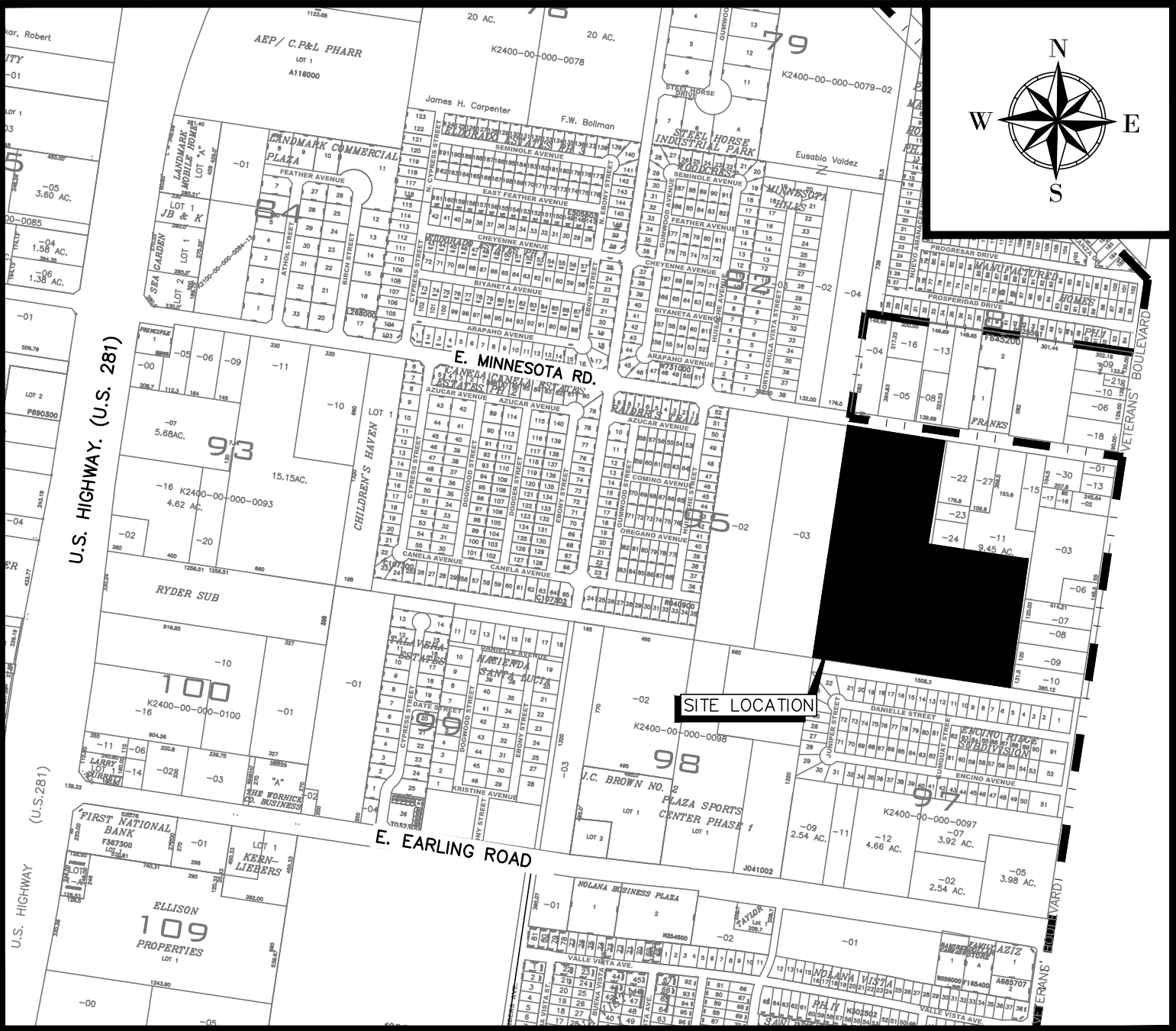
PRELIMINARY
SUBMITTAL FOR REVIEW
ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LEO L. RODRIGUEZ, R.P.L.S.

NO. 2448

DATE



LOCATION MAP
SCALE: 1"=800'

MINNESOTA OAKS SUBDIVISION

METES AND BOUNDS

A 25.06 ACRE (1,091,722.50 SQ. FT.) GROSS., 24.81 ACRE (1,080,817.42 SQ. FT.) NET., TRACT OF LAND COMPRISED OUT OF A 16.50 ACRE TRACT OF LAND CONVEYED TO LORD & GONZALEZ INVESTMENT GROUP, LLC., AS RECORDED IN DOCUMENT 3366935, DEED RECORDS, HIDALGO COUNTY, TEXAS, A 4.518 ACRE TRACT OF LAND CONVEYED TO LORD & GONZALEZ INVESTMENT GROUP, LLC., AS RECORDED IN DOCUMENT NUMBER 3399943, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND A 6.0 ACRE TRACT OF LAND CONVEYED TO LORD & GONZALEZ INVESTMENT GROUP, LLC., AS RECORDED IN DOCUMENT NUMBER 3418981, DEED RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT 96, KELLY PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A FOUND COTTON PICKER SPINDLE, BEING THE NORTHWEST CORNER OF LOT 96, KELLY PHARR SUBDIVISION, AND BEING THE CENTERLINE OF MINNESOTA ROAD, FOR THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF E=1094278.1677, N=16612269.2321 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°31'04" EAST, ALONG THE NORTH LINE OF SAID LOT 96, KELLY PHARR SUBDIVISION, AND THE CENTERLINE OF SAID MINNESOTA ROAD, A DISTANCE OF 544.50 FEET, TO A SET PK-NAIL, LYING ON THE CENTERLINE OF SAID ROAD, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°28'56" WEST, ALONG THE WEST LINE OF A TRACT OF LAND CONVEYED TO VERDUZCO HOLDING, LLC., AS RECORDED IN DOCUMENT NUMBER 3201067, DEED RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 20.00 FEET, PASSING A SET HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", LYING ON THE SOUTH RIGHT OF WAY OF MINNESOTA ROAD, A TOTAL DISTANCE OF 635.00 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°31'04" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO VERDUZCO HOLDING, LLC., A DISTANCE OF 544.50 FEET, TO SET HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°28'56" WEST, ALONG THE WEST LINE OF LOT 1, G.E.C. SUBDIVISION, AS RECORDED IN INSTRUMENT NUMBER 3147069, MAP RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 610.00 FEET, PASSING A SET HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", LYING ON THE NORTH LINE OF A 75.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN DOCUMENT NUMBER 1254396, DEED RECORDS, HIDALGO COUNTY, TEXAS, A TOTAL DISTANCE OF 685.00 FEET, TO A POINT, LYING IN A HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE DITCH, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°31'04" WEST, ALONG SAID HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE DITCH, A DISTANCE OF 1,089.00 FEET, TO A POINT, LYING ON THE EAST BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO AGUSTIN EFRAIN & MARTHA MALDONADO, AS RECORDED IN DOCUMENT NUMBER 3151177, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°28'56" EAST, ALONG THE WEST BOUNDARY LINE OF SAID LOT 96, KELLY PHARR SUBDIVISION, AT A DISTANCE OF 75.00 FEET, PASSING A FOUND HALF (1/2) INCH IRON ROD, LYING ON THE NORTH LINE OF A 75.00 FOOT, DRAINAGE EASEMENT, AT A DISTANCE OF 1,224.00 FEET, PASSING A FOUND HALF (1/2) INCH IRON ROD, AT A DISTANCE OF 1,225.00 FEET, PASSING A SET HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", LYING ON THE SOUTH RIGHT OF WAY LINE OF MINNESOTA ROAD, A TOTAL DISTANCE OF 1,320.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 25.06 ACRE (1,091,722.50 SQ. FT.) GROSS., 24.81 ACRE (1,080,817.42 SQ. FT.) NET., GROSS., TRACT OF LAND, MORE OR LESS.

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

ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER _____
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

**PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 9/14/2023
THIS DOCUMENT SHALL NOT BE RELIED
ON FOR RECORDING OR ANY OTHER
INTENDED USE**

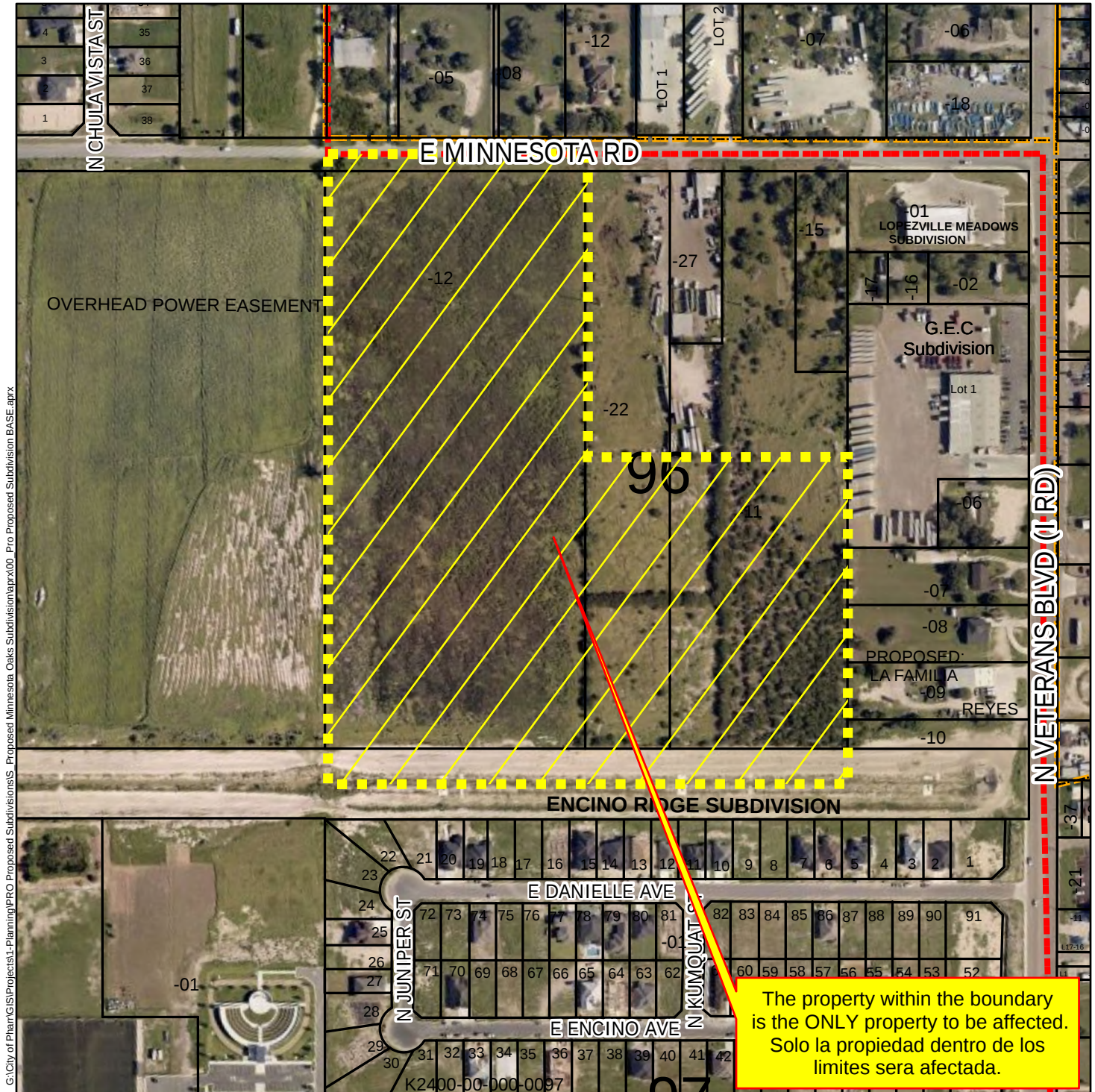
DATE OF PREPARATION: September 2023

SHEET 02 OF 02

	200 S. 10TH ST. SUITE 1500.	TEL. (956) 702-8880
	McAlLEN, TEXAS 78501	FAX: (956) 702-8883
	TEX. REG. ENGINEERING	FIRM F-10602
	TEX. REG. SURVEYING	FIRM No. 101416-00

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	LORD & GONZALEZ INVESTMET GROUP LLC.	5801 GUMWOOD AVE.	PHARR, TEXAS 78577	(956) 492-6106	NONE
ENGINEER:	MARIO ALBERTO GARCIA, P.E.	200 S. 10TH ST. STE. 1500	McAlLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	LEO L. RODRIGUEZ, R.P.L.S.	200 S. 10TH ST. STE. 1500	McAlLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883



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



Pharr
Development Services



Site Photo
Minnesota Oaks Subdivision





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: October 3, 2023

MEETING DATE: October 9, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: RUDS Engineering & Construction Services, LLC., representing Martin Gabriel Gamboa and Gloria Gamboa Santos, owners, is requesting preliminary plat approval of the proposed Santos Business Center Subdivision. The property is legally described as being a 1.136 acre gross tract of land out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of North Sugar Road. **SUB#220829**

Classification: Regular

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

Issue: RUDS Engineering & Construction Services, LLC., representing Martin Gabriel Gamboa and Gloria Gamboa Santos, owners, is requesting preliminary plat approval of the proposed Santos Business Center Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Santos Business Center 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 - 10/3/2023
Approved - 10/3/2023
Final Approval - 10/4/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, OCTOBER 09, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SANTOS BUSINESS CENTER SUBDIVISION
FILE NO. **SUB#220829**

GENERAL INFORMATION:

APPLICANT: RUDS Engineering & Construction Services, LLC., is representing Martin Gabriel Gamboa and Gloria Gamboa Santos, owners, is requesting preliminary plat approval of the proposed Santos Business Center Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.136 acre gross tract of land out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1400 Block of North Sugar Rd.

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

PROPERTY PROPOSED USE: Retail/office.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Santos Business Center Subdivision subject to the following conditions:

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

1. Shall obtain street cut permits from public works department for any street cuts, if any.
2. Provide 10' additional R.O.W., along N. Sugar Rd.

EASEMENTS:

1. Easements shall be 15' exclusive to City of Pharr for any utilities for City of Pharr, label existing or dedicated by plat.
2. Verify the 10' width of gas line.
3. Show all adjacent existing easements.
4. Show all existing easements within property, if any.

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Provide detention directive on plat note.
2. See attached comments.

OTHER:

1. Verify metes & bounds to match plat layout.
2. Update location map to show recorded subdivision.
3. Provide location map scale 1"= 500' or 1"=1000'
4. Re-number plat notes not in sequence.
5. Add at the P.O.C. the Kelly Pharr lot. (H.C.I.D. 2)
6. Label center of N. Sugar Rd.
7. Update year on signature blocks.
8. Provide bold line for property.
9. Make sure bearings are legible.
10. H.C.I.D. #2 verify with district for any issues.
11. Staff comments attached.

STAFF REVIEW FOR:

SANTOS BUSINESS CENTER SUDIVISION

COMMENTS: **Initials:** O.D.L. / J.R. **SEPTEMBER 26, 2023**

WATER:

- Will need to provide connection and location of water service to the property
- Will need to review flow usage quantities for proper water meter sizing
- Water meter box will need to be replaced by developer if damaged or if larger meter box is required
- Water meter box will need to be to final grade and flush to ground level
- Comments may change depending circumstances
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to provide connection and location of sewer service to the property
- Will need to field verify Sewer line sizing for surrounding area
- Will need to show details of all sewer connections
- All Manhole Ring and Covers will need to be Composite Base with City Logo
- Sewer service line within the property will remain private
- Sewer service will need to be 6" SDR26 for commercial use
- Comments may change depending 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: SANTOS BUSINESS CENTER

Reviewed by: RICARDO DOMINGUEZ

09/27/23

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. PLANS ARE IN REASONABLE COMPLIANCE AT THIS TIME.**
- 2. IF ANY BUILDINGS ARE BUILT BEHIND THE RESIDENCE, PHARR FIRE MARSHALS OFFICE NEEDS TO NOTIFIED IMMEDIATELY.**

SUBDIVISION: Santos Business Center
Subdivision

DATE: September 28, 2023

REVIEW: Preliminary plan comments dated: 9/15/2023

PLAT

1. **General notes are out of order.**
2. Signature for P.E. & R.P.L.S. required.
3. Note No 8--- Revise note to say... *“Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development.”*
4. Note No 10--- Revise note to say... “Owners o maintain detention / retention area”.
5. Note No. 11--- Revise note to say... “A 5’-ft sidewalk with ADA compliant when chair ramps shall be required along N. Sugar Rd. at time of subdivision construction phase”.
6. Dedicate 10’-ft of additional ROW to N. Sugar Rd.

SITE PLAN

1. Provide a street light layout.
2. Have fiber optics layout in a separate sheet.
3. Include the following details:
 - Sanitary sewer services
4. Subdivision waterline may be required to be looped as per Fire department and Public Utilities.
 - If so, include all details for water

DRAINAGE

1. Drainage report to be reviewed and approved by Hidalgo County Drainage District No. 1 (HCDD No. 1) Crossing permit from HCDD

- | |
|--|
| 2. Drainage layout to be reviewed and approved at time of building permit phase. |
|--|

CLOSEOUT DOCUMENTS

- | |
|---|
| <ul style="list-style-type: none">• All As-builts must have the following requirements:<ul style="list-style-type: none">➤ As-builts must reflect current field changes. Mark all field changes as existing.➤ Must be Geo referenced, and in an AUTOCAD file.➤ Submit a physical and electronic copy (USB or CD). |
|---|

CONSTRUCTION SCHEDULE

- | |
|---|
| <ul style="list-style-type: none">• The contractor shall provide a construction schedule for the above-mentioned subdivision. |
|---|

ADDITIONAL COMMENTS

STANDARD REQUIREMENTS

- Access road must follow City of Pharr standards for paving.
- Testing will 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. (Show a proposed grading plan).
- At time of subdivision completion drainage area shall be stabilized using sod or hydromulch.
- Detention ponds with depths greater than 3'-ft shall require perimeter fencing.
- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Future comments may arise after reviewing preliminary plans.



DIRECTIVE #2022-01

DATE: October 14, 2022

TO: Director of Planning
Director of Building & Code
Public Works Director
Public Utilities Director
Subdivision Planner II
Fire Chief
Director of Innovation & Technology

FROM: Ruben Alfaro, P.E. – City Engineer

RA

SUBJECT: FIRE HYDRANT ALUMINUM COATING

This Directive will serve as Official Notice to all staff involved in the building permit review process of the additional requirements for fire hydrant.

This DIRECTIVES will modify as follows:

Section IV - 3.A.11

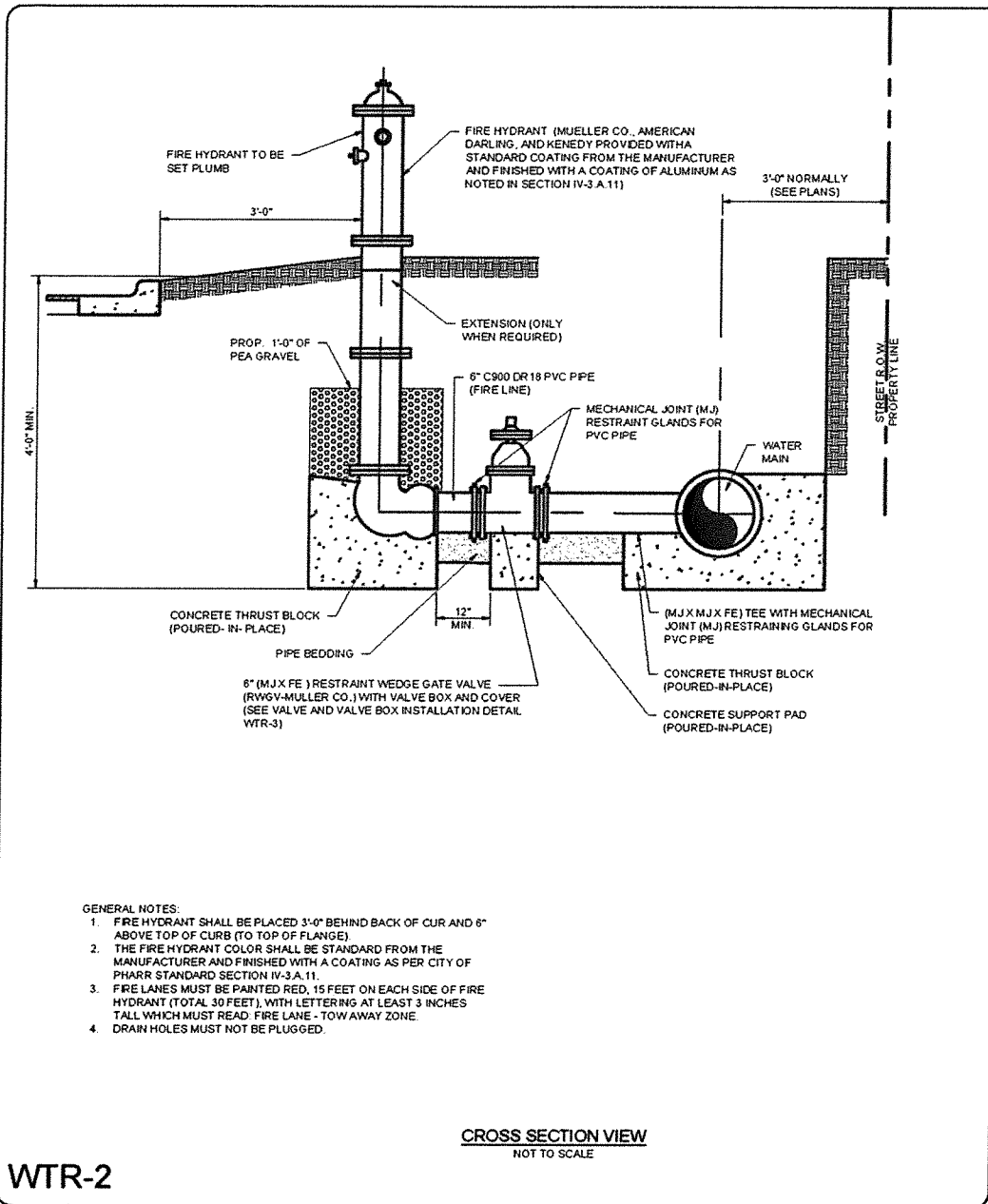
All buildings in the City Limits (and ETJ developments) shall be within 500 feet of a standard city fire hydrant. The contractor is responsible for painting all installed fire hydrants with a finish coat of Caution Yellow "Sherwin Williams Corothane I Mio Aluminum" or an equal finish coating- or as designated approved by the Fire Department.

Section IV - 3.C.8

Fire Hydrants shall be of the brand Mueller, American Darling or Kennedy provided with a standard coating from the manufacturer and painted "caution" yellow, oil based paint, and finished with a coating of aluminum as noted in Section IV – 3.A.11.

Standard Detail WTR-2

FIRE HYDRANT (MUELLER, AMERICAN DARLING AND KENNEDY)PROVIDED WITH A STANDARD COATING FROM THE MANUFACTURER AND FINISHED WITH A COATING OF ALUMINUM AS NOTED IN SECTION IV – 3.A.11. ~~PAINTED CAUTION YELLOW WITH~~)



FIRE HYDRANT DETAILS

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:

DESIGNER
DRAWN_BY
CKD_BY
DATE

Pharr Engineering
118 S Cage Blvd.
Pharr, TX 78577
956-402-4221



This DIRECTIVE will go into effect immediately and it will be enforced until a new updated standard is in effect.

END OF DIRECTIVE



Pharr Public Work



Santos Business Center - Staff Meeting

DATE: 9/27/2023

S. Sugar Rd.

1.136 Acres

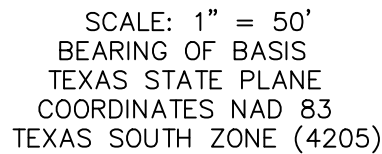
Pharr Tx, 78577

Plat Notes:

- **No comments**

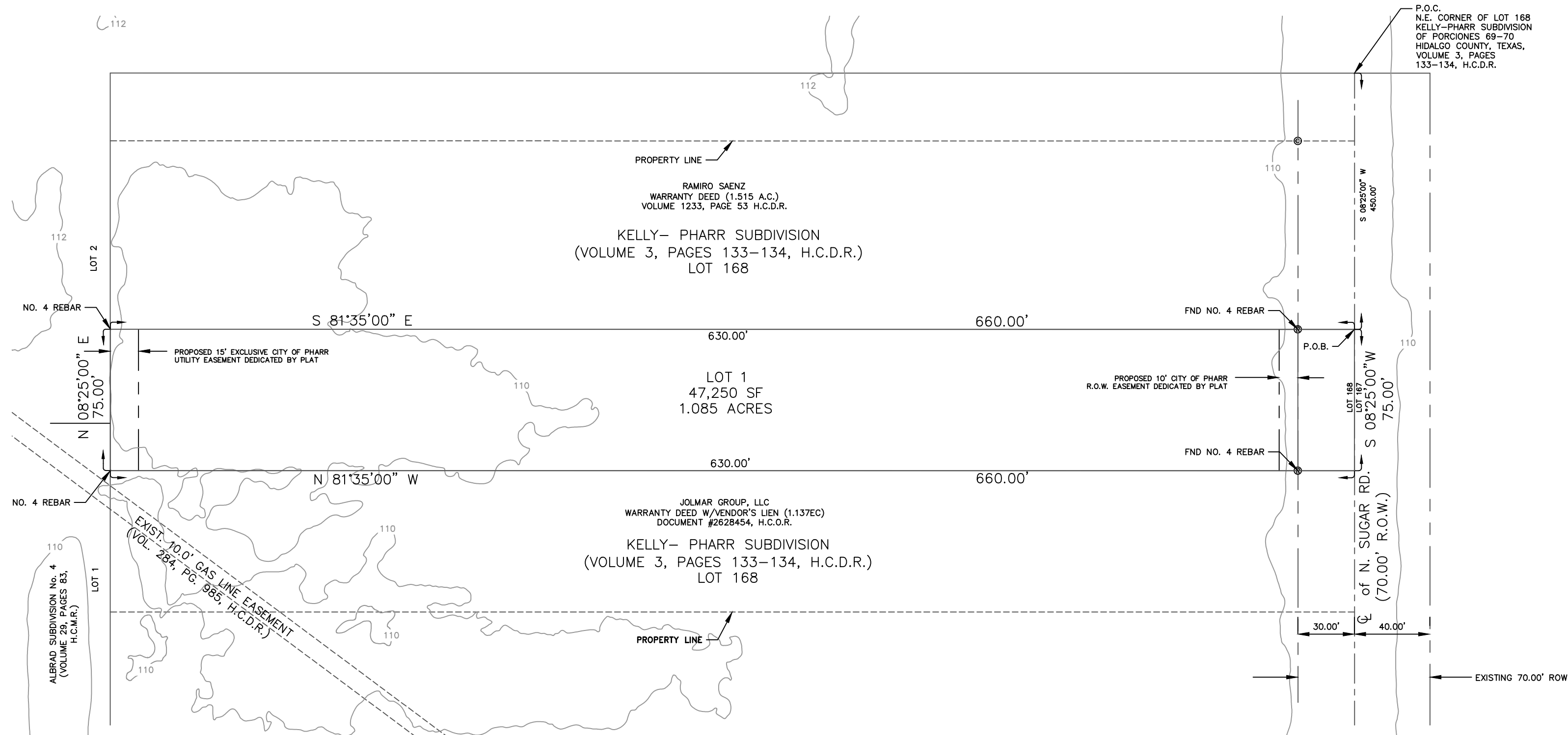
General Notes:

- **No comments**



LEGEND	
R.O.W	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
N.E.	NORTHEAST
F.N.D.	FOUND No. 4 REBAR
SET	SET No. 4 REBAR
BOC	BACK OF CURB
B-B	BACK TO BACK
	EXISTING CLEAN OUT
-X-	EXISTING CHAIN LINK FENCE
	EXISTING LIGHT POLE
	EXISTING TELEPHONE PEDESTAL
WCM	EXISTING WATER METER
	FOUND No. 4 REBAR
	FOUND No. 4 REBAR W/CAP

1.136-ACRE TRACT



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY _____

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

CITY OF PHARR,
MAYOR:AMBROSIO
DATE:

CITY OF PHARR,
CITY CLERK: HILDA PEDRAZA
DATE: _____

APPROVAL BY PLANNING AND ZONING COMMISSION

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS. THIS THE _____ DAY OF _____ 2023. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR.

DANNY WYLIE, PLANNING AND ZONING COMMISSION

APPROVED BY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE ____ DAY OF _____ 2023.

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

PRESIDENT

ATTEST: _____
SECRETARY

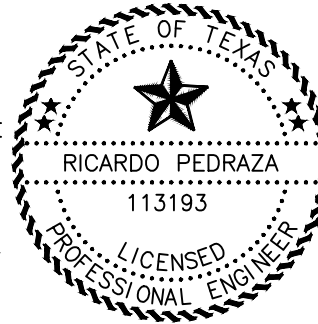
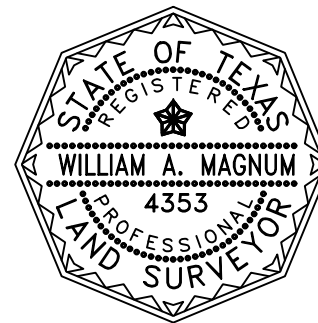
WILLIAM A MANGUM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4353
SURVEY FIRM # 10113300

STATE OF TEXAS
COUNTY OF HIDALGO

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

RICARDO PEDRAZA P.E.
REG. PROFESSIONAL ENGINEER NO. 113193
FIRM NO. 17276

DATE _____

[illegible]

VICINITY MAP
SCALE: 1" = 1000'

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS SANTOS BUSINESS CENTER SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: MARTIN GABRIEL GAMBOA & GLORIA GAMBOA SANTOS
ADDRESS: 1419 N. SUGAR RD, PHARR TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARTIN GABRIEL SANTOS & GLORIA GAMBOA SANTOS PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023

NOTARY PUBLIC MY COMMISSION EXPIRES

NAME		ADDRESS		PHONE
OWNER(S): MARTIN AND GLORIA SANTOS		1419 N SUGAR RD	PHARR, TX. 78577	(956) 351-7291
SURVEYOR: WILLIAM A. MANGUM	R.P.L.S.	2520 BUDDY OWENS BLVD.	MCALLEN, TX. 78504	(956) 249-8061
ENGINEER: RICARDO PEDRAZA	P.E.	P.O. BOX 1612	PHARR, TX. 78577	(512) 788-4629

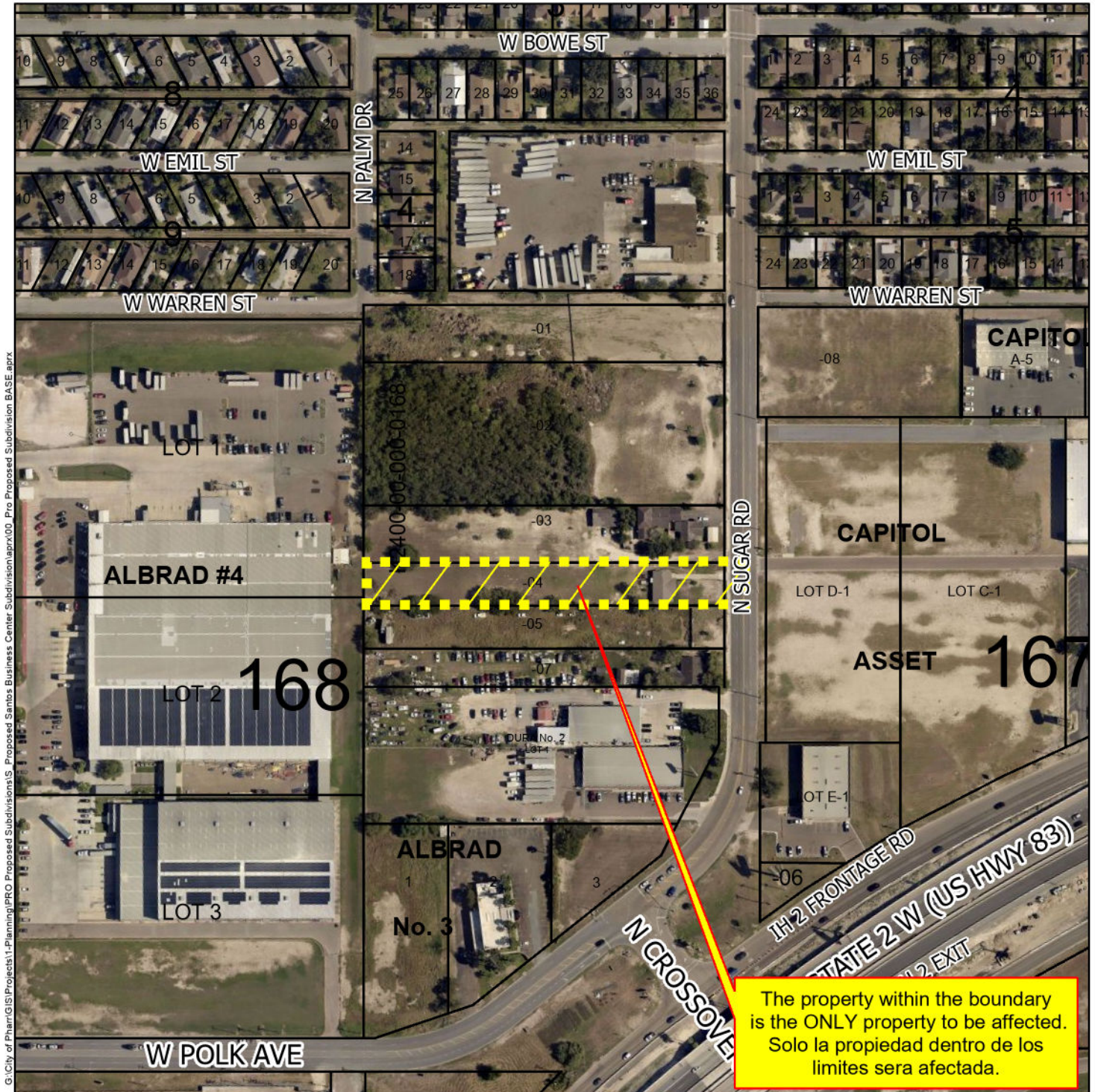
SANTOS BUSINESS CENTER
SUBDIVISION

A TRACT OR PARCEL OF LAND (1.136-ACRE) MEASURING 75 FEET BY 660 FEET OUT OF LOT 168, THE KELLY- PHARR SUBDIVISION, OF PORCIONES 69-70, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 3, PAGES 133-134, OF THE DEED RECORDS OF HIDALGO COUNTY

RUDS engineering &
construction services, llc

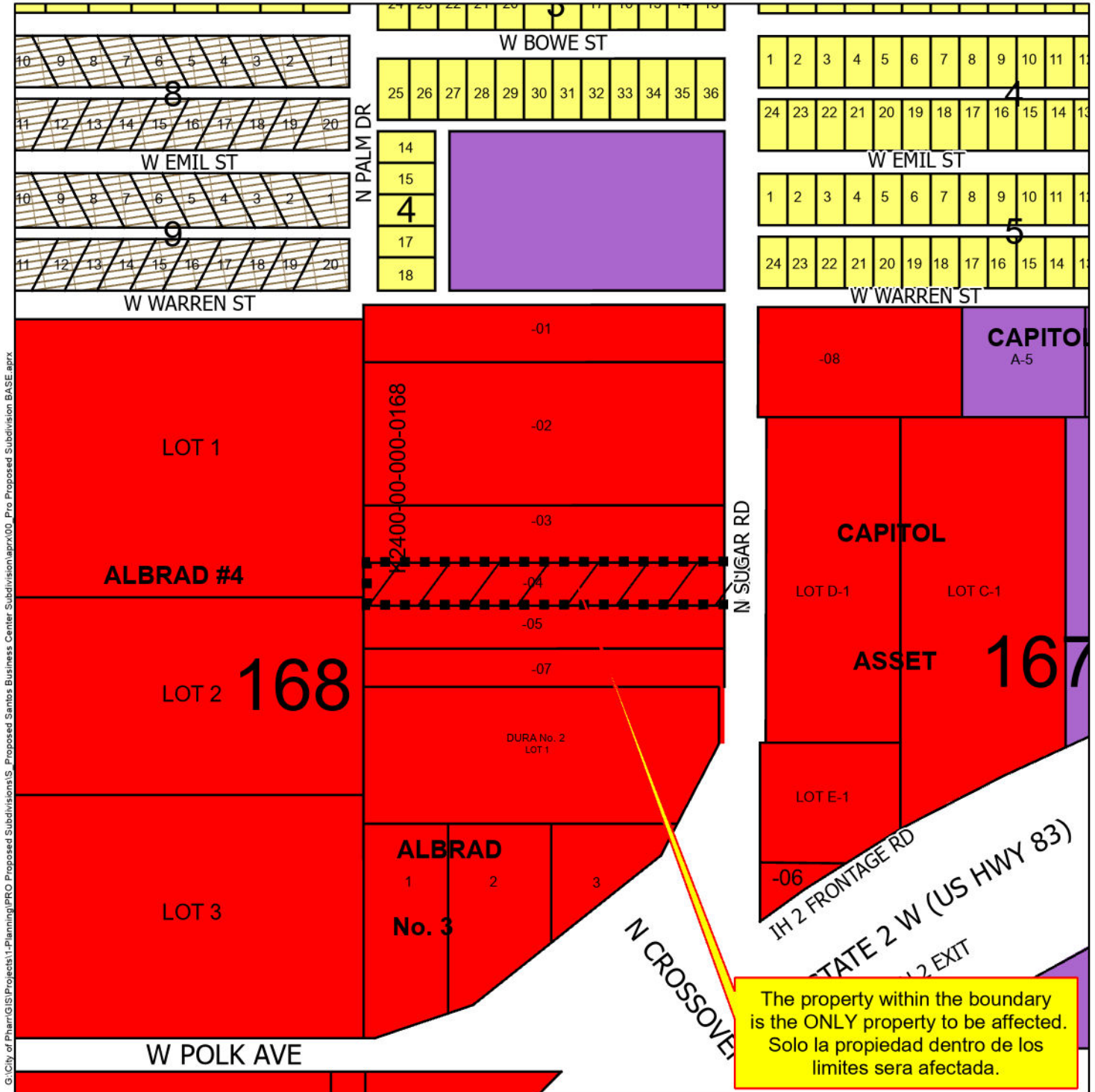
P.O. BOX 1612 PHARR, TEXAS 78577
PH: (512) 788-4629
TBPELS FIRM NO. 17276

AERIAL



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

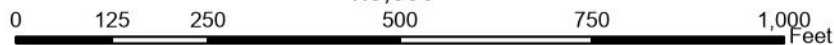
ZONING



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 Future Land Use Irrigation Agriculture Single Family Res. | <ul style="list-style-type: none"> Multi-Family Res. Manufactured Homes Industrial Commercial Public/Semi Public ROW Parks |
|--|---|--|--|---|

Scale: 1:3,000





Pharr
Development Services



Site Photo

Santos Business Center Subdivision

