AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. **October 23, 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 October 9, 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) J & R Engineering, representing Carrillo Properties I, LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being 1.96 acres, more or less, out of Lot 245, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3210 South Cage Boulevard. **COZ#230923**

2) J & R Engineering, representing Carrillo Properties I, LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being 4.66 acres, more or less, out of Lot 245, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 100 West Javelina Drive. **COZ#230924**

3) Pablo Soto Jr., representing Pablo Quintanilla Salinas & Claribel Salinas, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH). The property is legally described as being 0.45 acres, more or less, out of Lot 144, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2400 North Veterans Boulevard. **COZ#230925**

E. PLATS:

1) M2 Engineering, PLLC., representing Jorge A. Andrade, Manager for Blue-Man Investments, LLC, is requesting preliminary plat approval of the proposed Blue-Man Acres Subdivision. The property is legally described as being 17.425 acres out of Lots 6 and 7, Re-Subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 10200 Block of South Veterans Boulevard. **SUB#230204**

2) Pablo Soto Jr., P.E., representing Ashley Anette Perez and husband, Diego Armando Torres, owners, are requesting final plat approval of the proposed Diego Torres Estates Subdivision. The property is legally described as being a 0.96 acre tract of land, out of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West Greg Drive. **SUB#220725**

3) Treviño Engineering, representing Alberto Garza, owner, is requesting final plat approval of the proposed Sam Houston Cage Subdivision. The property is legally described as being a 0.510 of an acre tract of land, more or less, out of Lots 1, 2 and 3, Block 1, South Side Addition Subdivision, Pharr, Hidalgo County,Texas. The property is located within the 100 Block of East Sam Houston Avenue. **SUB#220306**

4) S2 Engineering, PLLC, representing Carlos Gomez, Manager for Gomez Group, LLC., is requesting final plat approval of the proposed Big D Industrial Park Subdivision. The property is legally described as being a 8.635 acre tract of land and a part or portion of Lot 98, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of East Nolana Loop (FM 3461). **SUB#221036**

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 19th day of October 2023 at 4:00 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 19th day of October 2023

Gracie Casas for HP

Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. October 9, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 9, 2023 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie, Ruben Luna, Charlie Ramirez, Mercedes Guillen, Jonathan Larraga, Guadalupe Cano

ABSENT: Rafael Munguia, Romeo Robles, Andy Castro

STAFF PRESENT: Ricardo Rodriguez, City Attorney
David Friedlein, Asst. City Manager
Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Laura Fonseca, Planner II
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. Jonathan Larraga 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 25, 2023

Chairman, Danny Wylie, introduced the item.

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

ITEM D. PUBLLIC HEARING:

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

Laura Fonseca, Planner II, introduced the item and stated Alfredo Alvarado, owner, was requesting a change of zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) to develop and construct a triplex. She went over the property's legal description and physical address and stated the property was located on the east side of South Saint Marie Drive, approximately 300 ft. south of East Thomas Road and 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.

Laura Fonseca, Planner II, stated the properties to the west and south were zoned to Single-Family Residential District (R-1) on December 15, 1987. She further stated 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 and 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. She briefly stated Lot 49 and Lot 50 were rezoned from Single-Family Residential District (R-1) to Two-Family Residential District (R2) on April 6, 1999 and the property was generally designated for single-family residential use in the Land Use Plan.

Laura Fonseca, Planner II, briefly explained the Residential Multi-Family District was established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities were available for present and future needs. Ms. Fonseca stated the district was 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 should be met before zoning to such use. She added it was 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.

Laura Fonseca, Planner II, further reported 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.

Lastly, Laura Fonseca, Planner II, stated staff recommended denial of the request to re-zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the property was not in line with the future land use plan.

Chairman, Danny Wylie, asked if applicant had any comments. Danielle Alvarado, representing Alfredo Alvarado, approached the podium and stated her husband had just recently built two triplexes to the north.

There being no discussion, Charlie Ramirez **moved** to approve the request to rezone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). Jonathan Larraga seconded the motion and when put to vote, it carried by a majority vote of four (4) ayes and two (2) nays. Chairman, Danny Wylie, and Board member Mercedes Guillen voted against.

ITEM 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 ACRES GROSS TRACT OF LAND OF LOT 96, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF EAST MINNESOTA ROAD. SUB#230616**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1200 block of East Minnesota Road and was currently zoned Single-Family Residential District (R-1). The adjacent properties were zoned 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. He further stated the property was designated for single-family residential use in the Land Use Plan and the property was proposed use for Single-Family Residential Homes per lot.

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

There being no discussion, Jonathan Larraga **moved** to approve the request for preliminary plat approval of the proposed Minnesota Oaks Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

2) **RUDS ENGINEERING & CONSTRUCTION SERVICES, LLC., REPRESENTING MARTIN GABRIEL GAMBOA AND GLORIA GAMBOA SANTOS, OWNERS, ARE 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**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1400 Block of North Sugar Road and was currently zoned General Business District (C). The adjacent zones were zoned General Business District (C) to the north, south, east, and west. He further stated the property was designated for industrial use in the Land Use Plan and the property's proposed use was retail/office.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Santos Business Center Subdivision subject to the conditions noted in the packet.

Chairman, Danny Wylie, asked staff on the additional comments. Eddie Martinez, Planner III, briefly went over the fire department comments for business.

Board member, Charlie Ramirez, asked on small office retail. Eddie Martinez, Planner III, briefly stated the home would be converted to a private owned office.

There being no discussion, Charlie Ramirez **moved** to approve the request for preliminary plat approval of the proposed Santos Business Center Subdivision. Jonathan Larraga 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, Charlie Ramirez moved to **adjourn**. Guadalupe Cano seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:13 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 19, 2023
MEETING DATE: October 23, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: J & R Engineering, representing Carrillo Properties I, LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being 1.96 acres, more or less, out of Lot 245, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3210 South Cage Boulevard. **COZ#230923**

Classification: Public Hearing
(* If closed session, City Attorney must review and approve.)

Issue: J & R Engineering, representing Carrillo Properties I, LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to General Business District (C) in order to develop and construct commercial uses on the property.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to General Business District (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	Created/Initiated - 10/19/2023
Ricardo Rodriguez	Approved - 10/20/2023
Kimberly Mendoza	Final Approval - 10/20/2023

Pharr
Development Services

MEMORANDUM

DATE: **MONDAY, OCTOBER 23, 2023**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **DEVELOPMENT SERVICES**

SUBJECT: **Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being 1.96 acres, more or less, out of Lot 245, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3210 South Cage Boulevard. COZ#230923**

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:

J & R Engineering, representing Carrillo Properties I, LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to General Business District (C) in order to develop and construct commercial uses on the property.

The subject site is located on the northwest corner of South Cage Boulevard and West Javelina Drive and has a physical address of 3210 South Cage Boulevard. The property is legally described as being 1.96 acres, more or less, out of Lot 245, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120 ft. – 150 ft. principal arterial street which runs north and south with a posted speed limit of 40-55 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property and the properties to the east and west were zoned Agricultural and/or Open Space District (A-O) upon annexation on May 4, 1976. The property to the north was zoned General Business District (C) upon annexation on May 4, 1976. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on July 17, 2023. 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 General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors.

Thirteen (13) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 6, 2023, and a legal notice was published in the Advance News Journal on October 4, 2023. Staff received one response to the letters or the legal notice for information only.

Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (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 **November 6, 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.**

Pharr
Development Services

REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

J & R Engineering, representing Carrillo Properties I, LTD., owner
APPLICANT

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

3210 South Cage Boulevard
ADDRESS

General Business District (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	

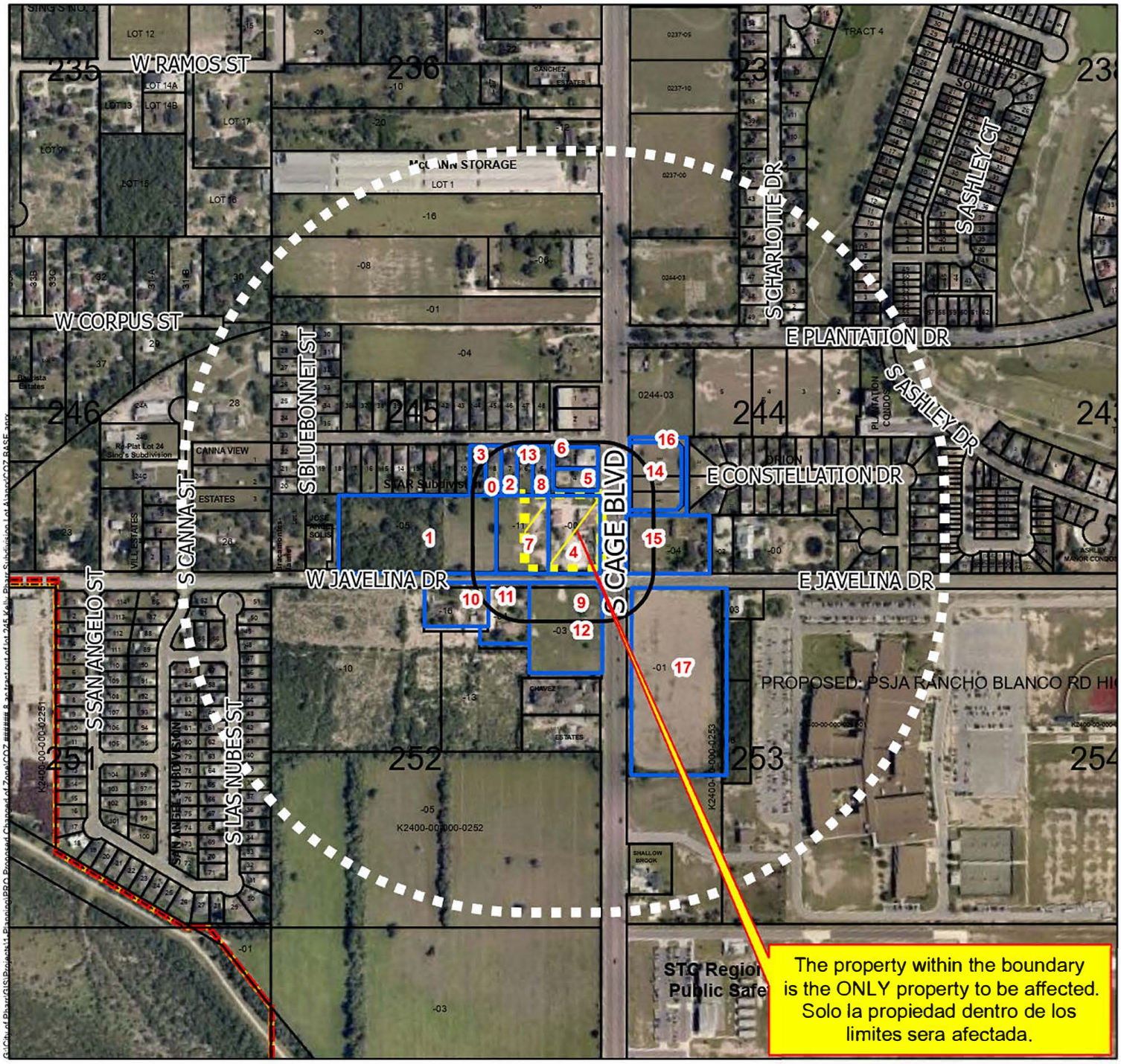
STAFF RECOMMENDATIONS: **Approval**

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (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 II
PREPARED BY

October 17, 2023
DATE

Proposed Change of Zone
1.96 acres, more or less, out of Lot 245,
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

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

Scale: 1:6,600

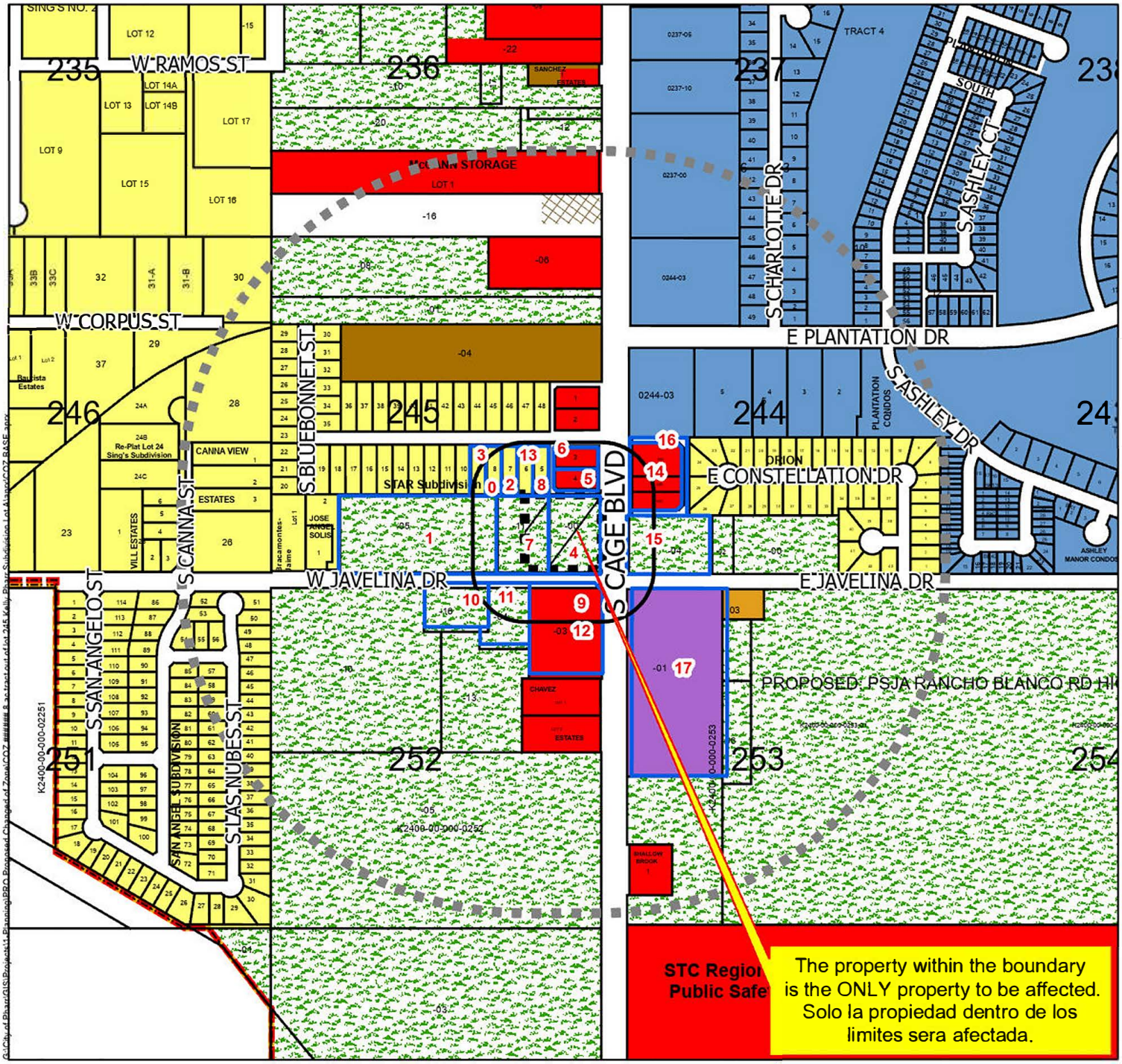
0 275 550 1,100 1,650 2,200 Feet

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

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/3/2023

Proposed Change of Zone
1.96 acres, more or less, out of Lot 245,
Kelly-Pharr Subdivision
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
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- Planned Unit Development

Future Land Use

FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.
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- Parks
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- 200 ft Radius
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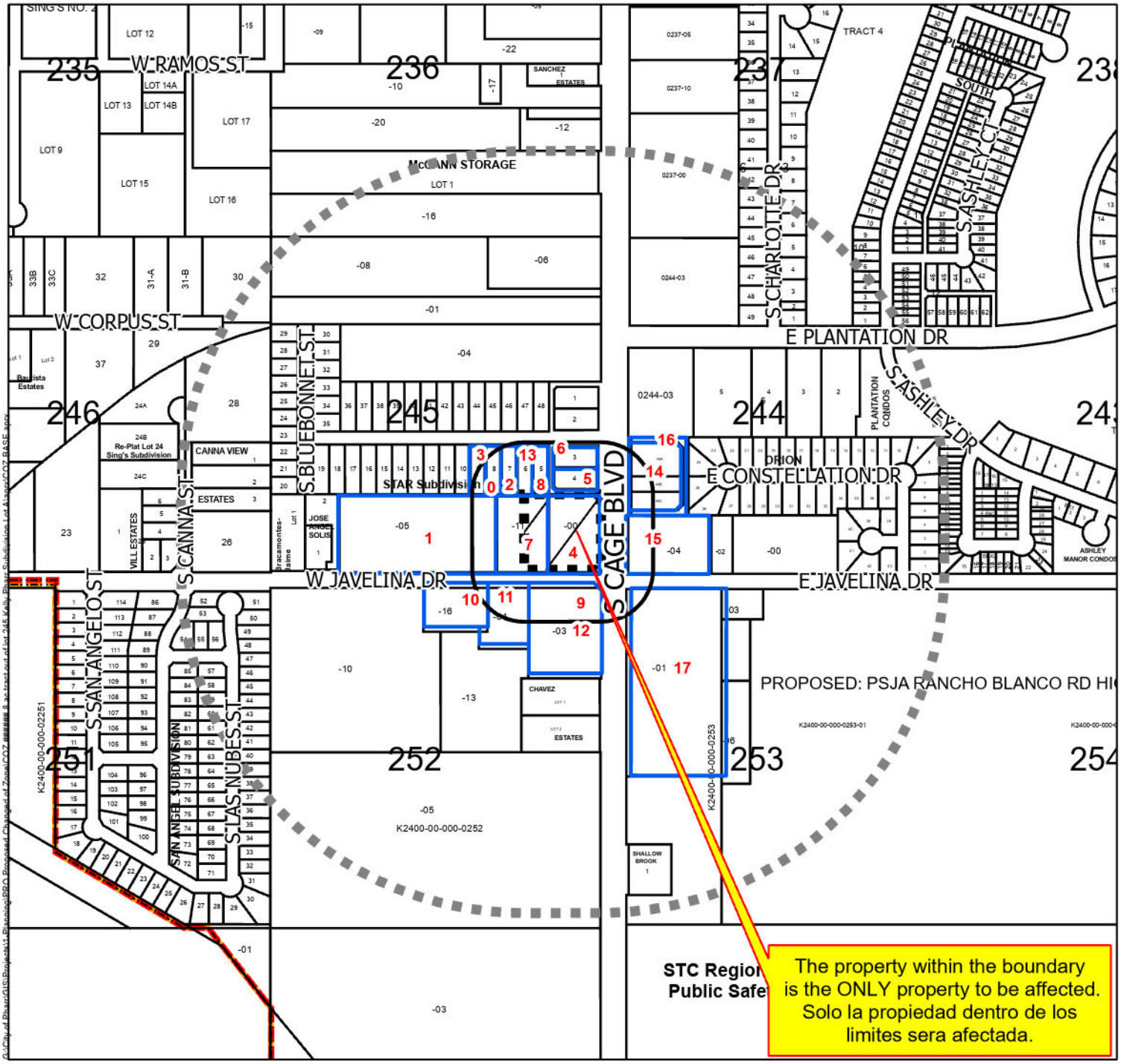
Scale: 1:6,600

0 275 550 1,100 1,650 2,200 Feet

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/3/2023

Proposed Change of Zone
3210 S Cage Blvd / Javelina Estates Subdivision
J & R Engineering, LLC
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

- 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

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City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/3/2023

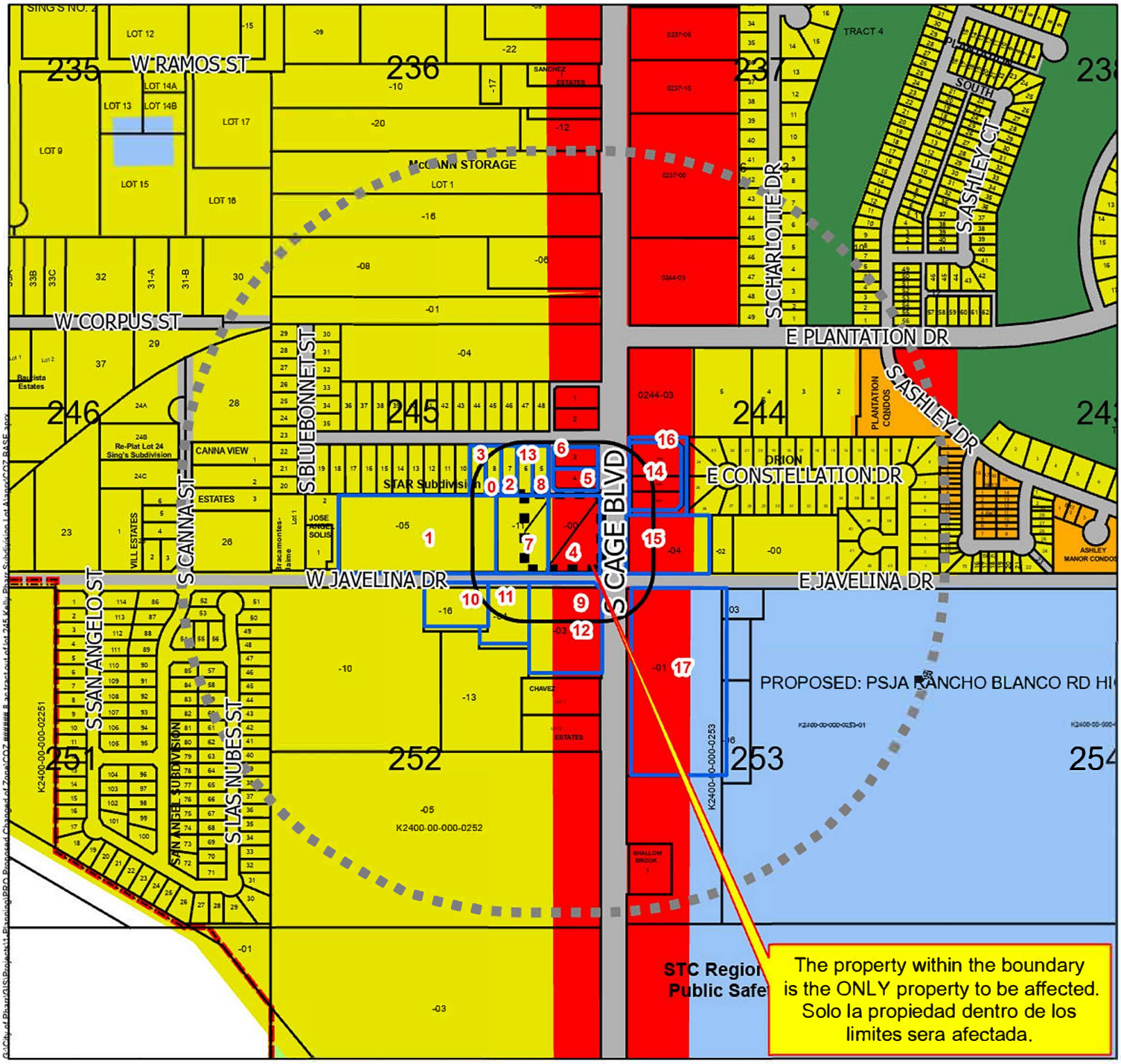
Scale: 1:6,600

0 275 550 1,100 1,650 2,200 Feet

Proposed Change of Zone
3210 S Cage Blvd / Javelina Estates Subdivision
J & R Engineering, LLC

Pharr Engineering

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
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- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
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- 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

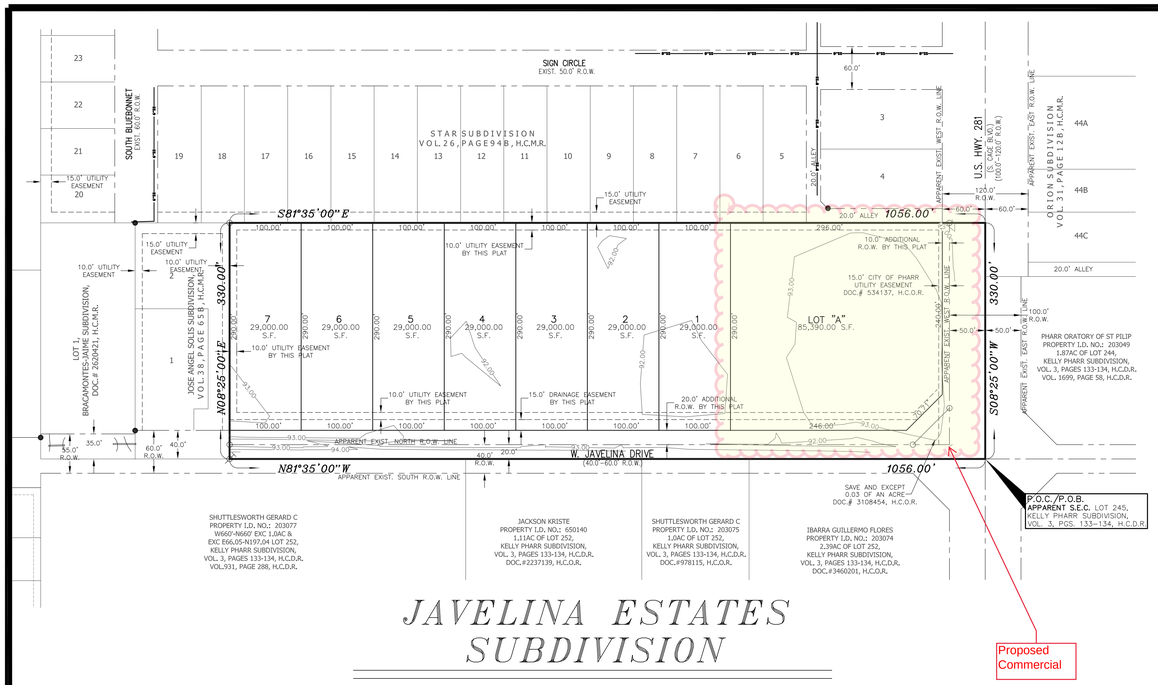
Scale: 1:6,600

0 275 550 1,100 1,650 2,200 Feet

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

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/3/2023



JAVELINA ESTATES SUBDIVISION

CITY OF PHARR, HIDALGO COUNTY, TEXAS

A 8.000-ACRE TRACT OF LAND OUT OF LOT 245, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 & 134, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

GENERAL PLAT NOTES:

1. MINIMUM SETBACKS: PER CITY OF PHARR ORDINANCES.

2. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (SHADED)
AREA BETWEEN LIMITS OF THE 100-YEAR FOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
COMMUNITY PANEL NO. 480334 0425 C, EFFECTIVE NOVEMBER 16, 1982
COMMUNITY PANEL NO. 480347 0005 C, EFFECTIVE OCTOBER 19, 1982

3. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY XXX ACRES AND A VOLUME OF APPROXIMATELY XXXX 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. LOTS 1-7 ARE ZONED FOR SINGLE FAMILY RESIDENTIAL USE (ZONE R-1) AND LOT "A" IS ZONED FOR GENERAL BUSINESS USE (ZONE C).

5. NO STRUCTURAL IMPROVEMENTS WILL BE ALLOWED ON EASEMENTS OF ANY KIND.

6. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE NATURAL GROUND.

7. UNLESS OTHERWISE NOTED, AL PROPERTY CORNERS ARE MONUMENTED BY A No.4 REBAR BY 18" WITH PLASTIC CAP STAMPED 2791.

8. BENCHMARK NOTE:
PHARR SURVEY CONTROL POINT NO. 32, N.A.V.D 88 - LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 281 AND MOORE RD. ELEV.=92.51

9. 5' CONCRETE SIDEWALK WITH A.D.A. WHEELCHAIR RAMPS AND LANDINGS SHALL BE BUILT AT BUILDING PERMIT PHASE.

10. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

11. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS (LOT A).

12. SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE (LOT A).

13. DEVELOPER TO CONSTRUCT 6.0' OPAQUE FENCE BETWEEN SINGLE FAMILY AND GENERAL BUSINESS.

14. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

15. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).

16. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

17. OWNER TO MAINTAIN DETENTION/RETENTION AREA.

18. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	AIDA CUELLAR	230 WEST PARK	PHARR, TEXAS 78577	(956)
ENGINEER:	ROBERTO J. SALINAS	1209 S. 10th ST. STE. A539	McALLEN, TEXAS 78501	(956) 432-5851
SURVEYOR:	HOMERO LUIS GUTIERREZ	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988

BASIS OF BEARING AS PER THE SOUTH LINE OF STAR SUBDIVISION, VOL. 26, PAGE 94B, H.C.M.R.

SCALE: 1" = 100'

LEGEND

●	FOUND No.4 REBAR
⊗	SET NAIL
○	SET No.4 REBAR WITH ORANGE PLASTIC CAP STAMPED "2791"
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
VOL.	VOLUME
DOC.	DOCUMENT
S.E.C.	SOUTHEAST CORNER

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____ 2023.
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 TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

_____ DATE:

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

THE COUNTY OF HIDALGO TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

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

_____
OWNER: CARRILLO PROPERTIES I, LTD
AIDA CUELLAR, MANAGING MEMBER
230 WEST PARK,
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **AIDA CUELLAR**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

OF _____ , 2023.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
AMBROSIO HERNANDEZ DATE
MAYOR, CITY OF PHARR, TEXAS.

_____ _____
ATTEST: CITY CLERK, CITY OF PHARR, TEXAS. DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____ 2023.

_____
DANNY WYLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO J. SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 98352, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

THIS DOCUMENT IS FOR
INTERIM REVIEW AND
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.

_____ _____
ROBERTO J. SALINAS, P.E. DATE
REG. PROFESSIONAL ENGINEER #98352

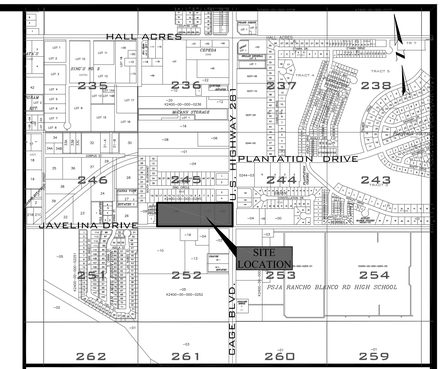
STATE OF TEXAS
ROBERTO J. SALINAS
98352
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY OF THE PROPERTY MADE AUGUST 02, 2023, ON THE GROUND UNDER MY SUPERVISION.

_____ _____
HOMERO LUIS GUTIERREZ, R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #2791

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR



LOCATION MAP SCALE : 1" = 1000'

PREPARED BY:
J&R ENGINEERING, LLC
ROBERTO J. SALINAS. P.E.
1209 S. 10th STREET STE. A539
McALLEN, TEXAS 78501
DATE PREPARED: SEPTEMBER 03, 2023
DATE SURVEYED: AUGUST 02, 2023

METES AND BOUNDS DESCRIPTION

A 8.000-ACRE TRACT OF LAND OUT OF LOT 245, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 & 134, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED FROM CARRILLO PROPERTIES I, LTD TO CITY OF PHARR, RECORDED IN DOCUMENT NO. 3108454, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, DATED APRIL 29, 2020. REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 281 (S. CAGE BLVD.) AND W. JAVELINA DRIVE IN THE CITY OF PHARR, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT IN THE INTERSECTION OF U.S. HIGHWAY 281 AND W. JAVELINA DRIVE CENTER LINES FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 245 AND OF SAID 8.000-ACRE TRACT AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 8.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°35'00" W, WITH THE APPARENT W. JAVELINA DRIVE CENTER LINE AND SOUTH LOT LINE OF SAID LOT 245 AND OF SAID 8.000-ACRE TRACT, A DISTANCE OF 1,056.00 FEET TO A NAIL SET ON THE APPARENT SOUTHEAST CORNER OF JOSE ANGEL SOLIS SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 65B FOR THE APPARENT SOUTHWEST CORNER OF SAID 8.000-ACRE TRACT HEREIN DESCRIBED;

THENCE, N 08°25'00" E, WITH THE APPARENT EAST LOT LINE OF SAID JOSE ANGEL SOLIS SUBDIVISION AND PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 245 AND WITH THE APPARENT WEST LOT LINE OF SAID 8.000-ACRE TRACT, A DISTANCE OF 20.00 FEET TO A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID W. JAVELINA DRIVE, CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A SET NO.4 REBAR WITH PLASTIC CAP STAMPED 2791 ON THE INTERSECTION WITH THE APPARENT SOUTH LOT LINE OF STAR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 94B FOR THE APPARENT NORTHWEST CORNER OF SAID 8.000-ACRE TRACT HEREIN DESCRIBED;

THENCE, S 81°35'00" E, WITH THE SOUTH LOT LINE OF SAID STAR SUBDIVISION AND PARALLEL TO THE APPARENT SOUTH LOT LINE OF SAID LOT 245 AND WITH THE APPARENT NORTH LOT LINE OF SAID 8.000-ACRE TRACT, A DISTANCE OF 1,006.00 FEET TO A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 281, CONTINUING FOR A TOTAL DISTANCE OF 1,056.00 FEET TO A POINT ON THE INTERSECTION WITH THE APPARENT EAST LOT LINE OF SAID LOT 245, FOR THE APPARENT NORTHEAST CORNER OF SAID 8.000-ACRE TRACT HEREIN DESCRIBED;

THENCE, S 08°25'00" W, WITH THE SAID EAST LOT LINE OF LOT 245 AND OF SAID 8.000-ACRE TRACT, A DISTANCE OF 330.00 FEET TO A POINT FOR THE APPARENT SOUTHEAST CORNER OF SAID 8.000-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 8.000 ACRES OF LAND, SAVE AND EXCEPT 0.03 OF AN ACRE CONVEYED TO THE CITY OF PHARR AND 0.841 OF AN ACRE ARE IN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 7.129 ACRES, MORE OR LESS.

J&R ENGINEERING, LLC
1209 S. 10th STREET STE. A539
McALLEN, TEXAS 78501
(956) 432-5851
FIRM # 12509

Pharr
Development Services

Site Photo

3210 South Cage Boulevard

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.
DATE SUBMITTED: October 19, 2023
MEETING DATE: October 23, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: J & R Engineering, representing Carrillo Properties I, LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being 4.66 acres, more or less, out of Lot 245, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 100 West Javelina Drive. **COZ#230924**

Classification: Public Hearing
(* If closed session, City Attorney must review and approve.)

Issue: J & R Engineering, representing Carrillo Properties I, LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) in order to develop and construct single family lots.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) 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	Created/Initiated - 10/19/2023
Ricardo Rodriguez	Approved - 10/20/2023
Kimberly Mendoza	Final Approval - 10/20/2023

Pharr
Development Services

MEMORANDUM

DATE: **MONDAY, OCTOBER 23, 2023**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **DEVELOPMENT SERVICES**

SUBJECT: **Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being 4.66 acres, more or less, out of Lot 245, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 100 West Javelina Drive. COZ#230924**

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:

J & R Engineering, representing Carrillo Properties I, LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) in order to develop and construct single family lots.

The subject site is located on the north side of West Javelina Drive, approximately 300 ft. west of South Cage Boulevard and has a physical address of 100 West Javelina Drive. The property is legally described as being 4.66, more or less, out of Lot 245, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West 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 the properties to the east and south were zoned Agricultural and/or Open Space District (A-O) upon annexation on June 7, 1983. The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on July 3, 1988. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) on November 18, 2013. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single family use in the Land Use Plan.

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

Twenty-four (24) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 6, 2023, and a legal notice was published in the Advance News Journal on October 4, 2023. Staff received two responses to the letters or the legal notice for information only.

Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) 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 **November 6, 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.**

Pharr
Development Services

REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

J & R Engineering, representing Carrillo Properties I, LTD., owner
APPLICANT

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

100 West Javelina Drive
ADDRESS

Single-Family Residential District (R-1)
PROPOSED ZONE

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

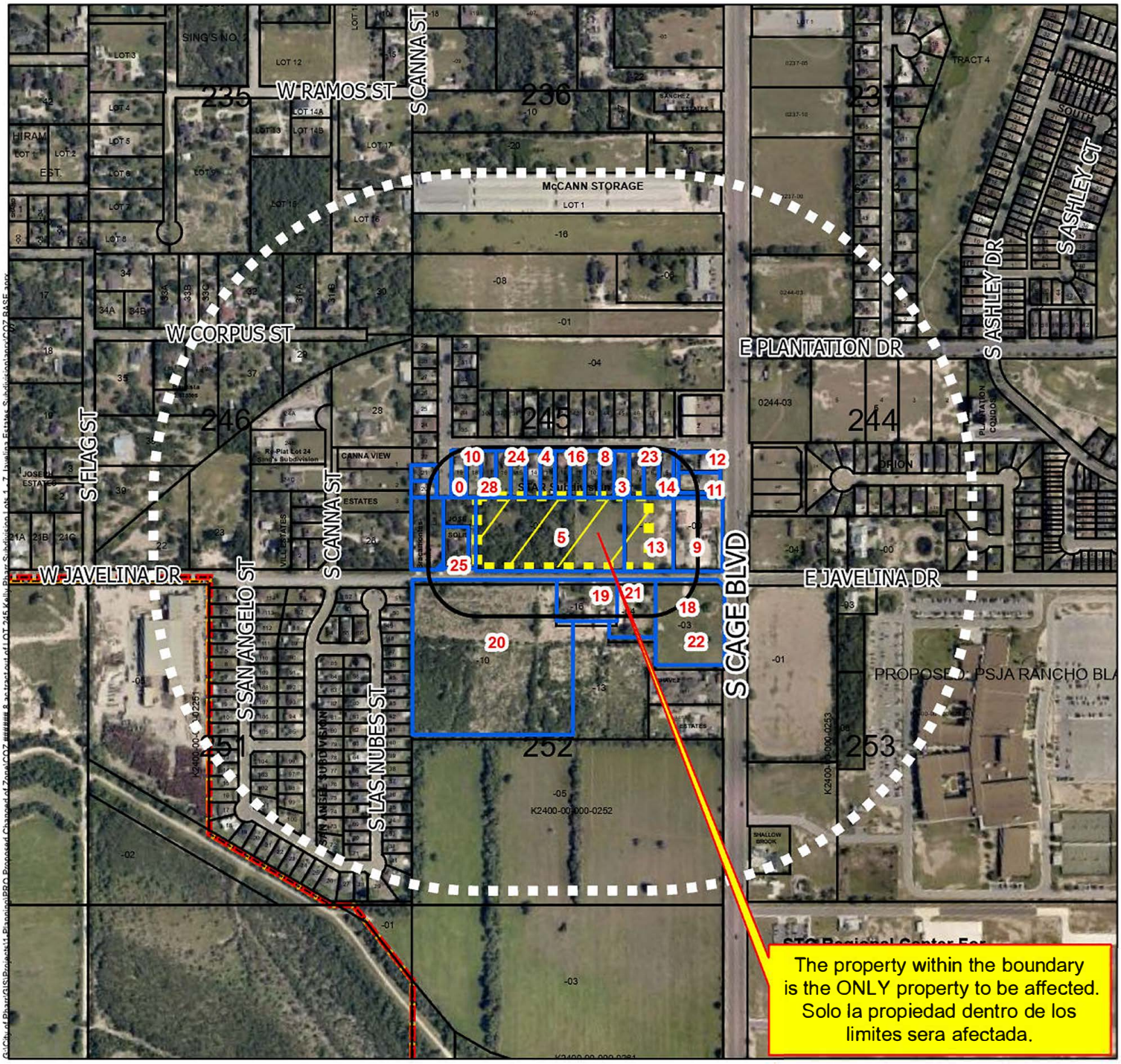
STAFF RECOMMENDATIONS: **Approval**

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) 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 II
PREPARED BY

October 17, 2023
DATE

Proposed Change of Zone
4.66 acres, more or less,
out of Lot 245 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
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- 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
- Quarter Mile Radius
- 200 ft Radius
- Notified Properties
- Subject Property

Scale: 1:7,000

0 290 580 1,160 1,740 2,320 Feet

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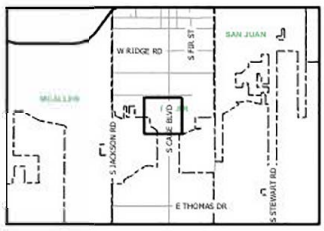
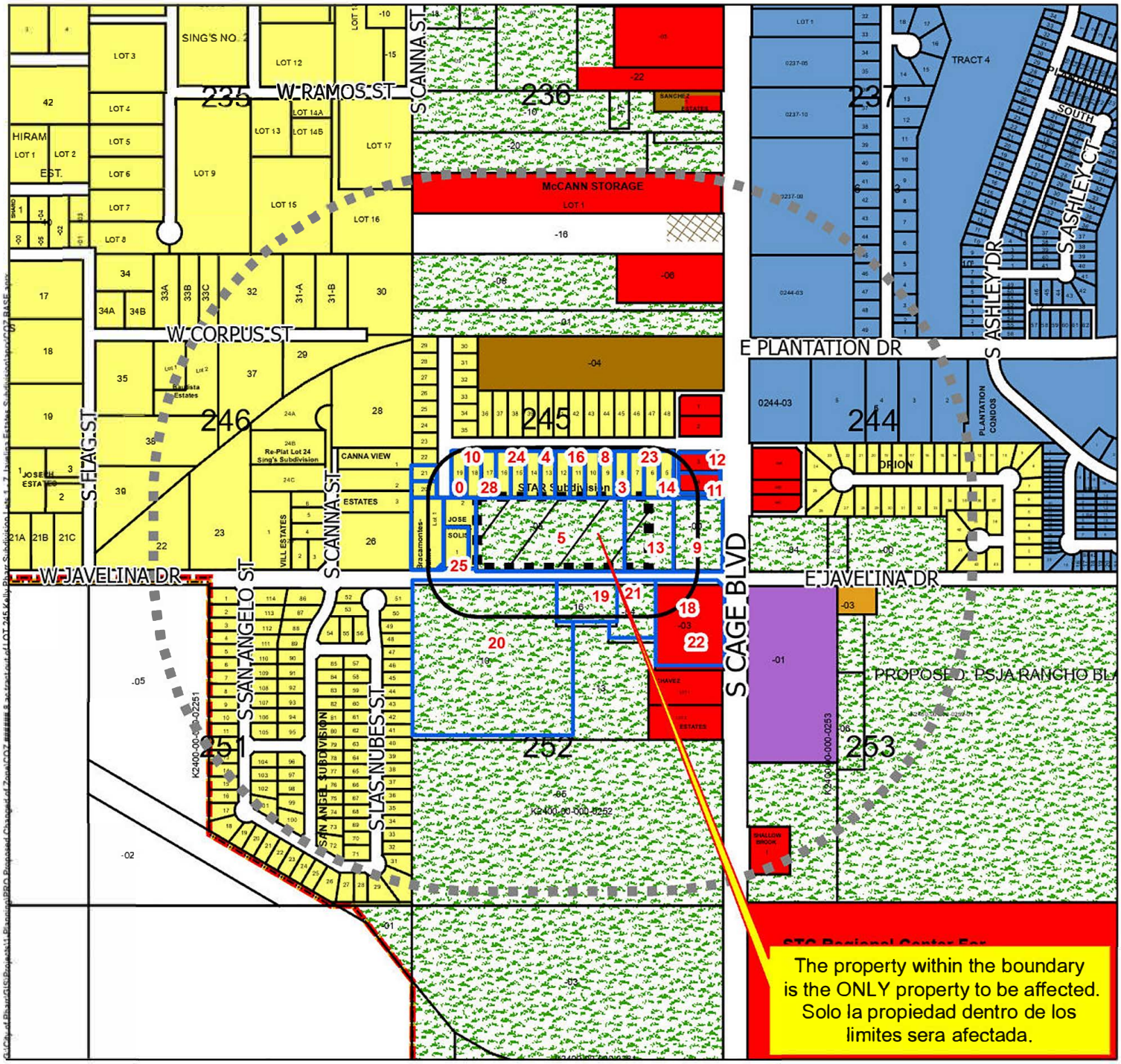


City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/3/2023

Proposed Change of Zone
4.66 acres, more or less,
out of Lot 245, Kelly-Pharr
Subdivision
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
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Future Land Use

FUTURELAND

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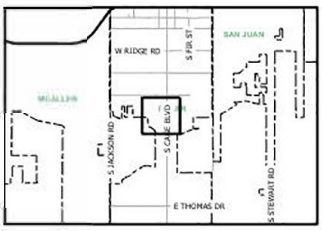


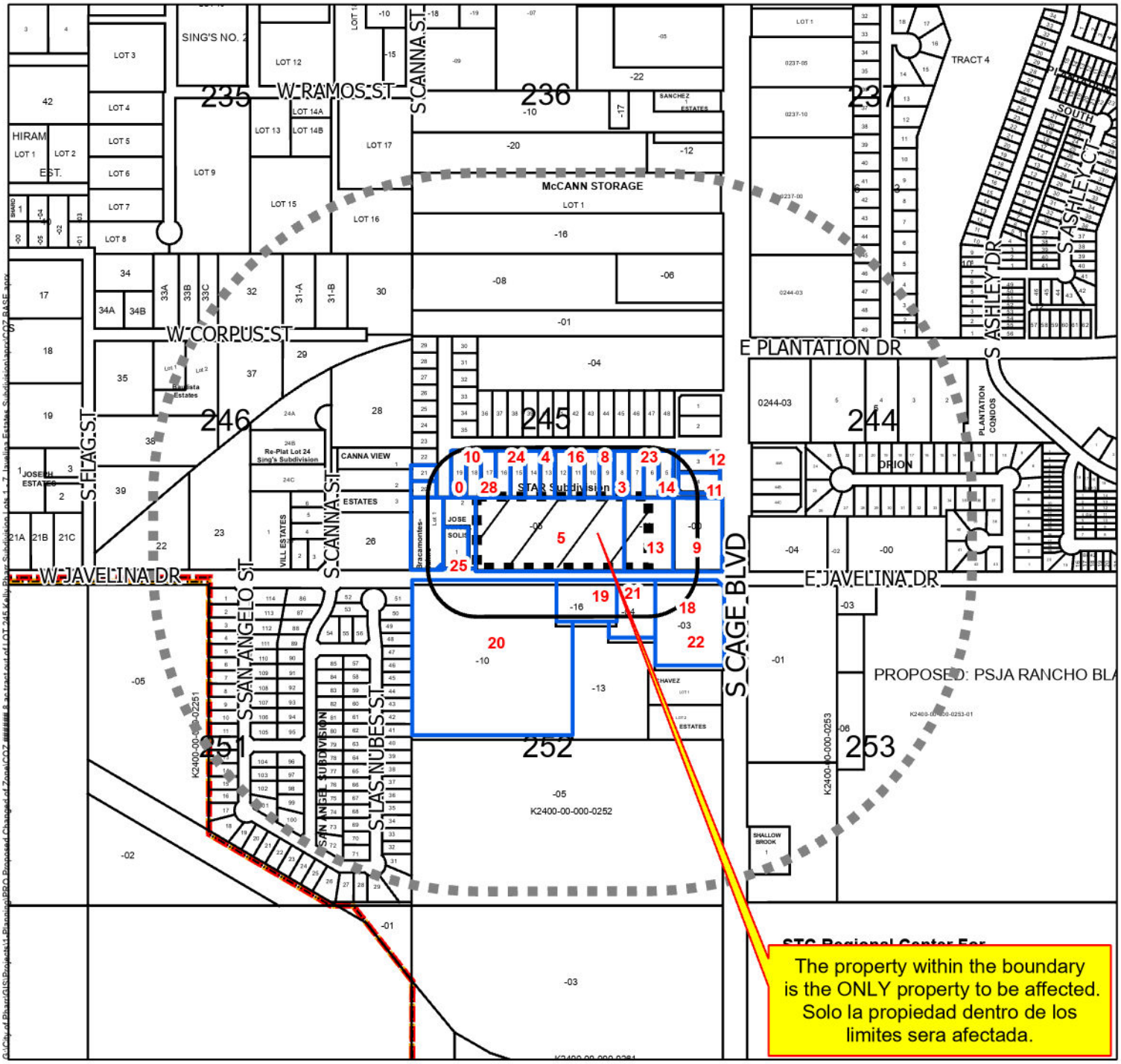
Scale: 1:7,000

0 290 580 1,160 1,740 2,320 Feet

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/3/2023

Proposed Change of Zone
Javelina Estates Subdivision
J & R Subdivision



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

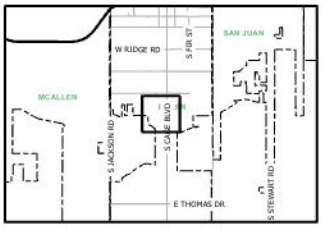
FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
- 200 ft Radius
- Notified Properties
- Subject Property

Scale: 1:7,000

0 290 580 1,160 1,740 2,320 Feet

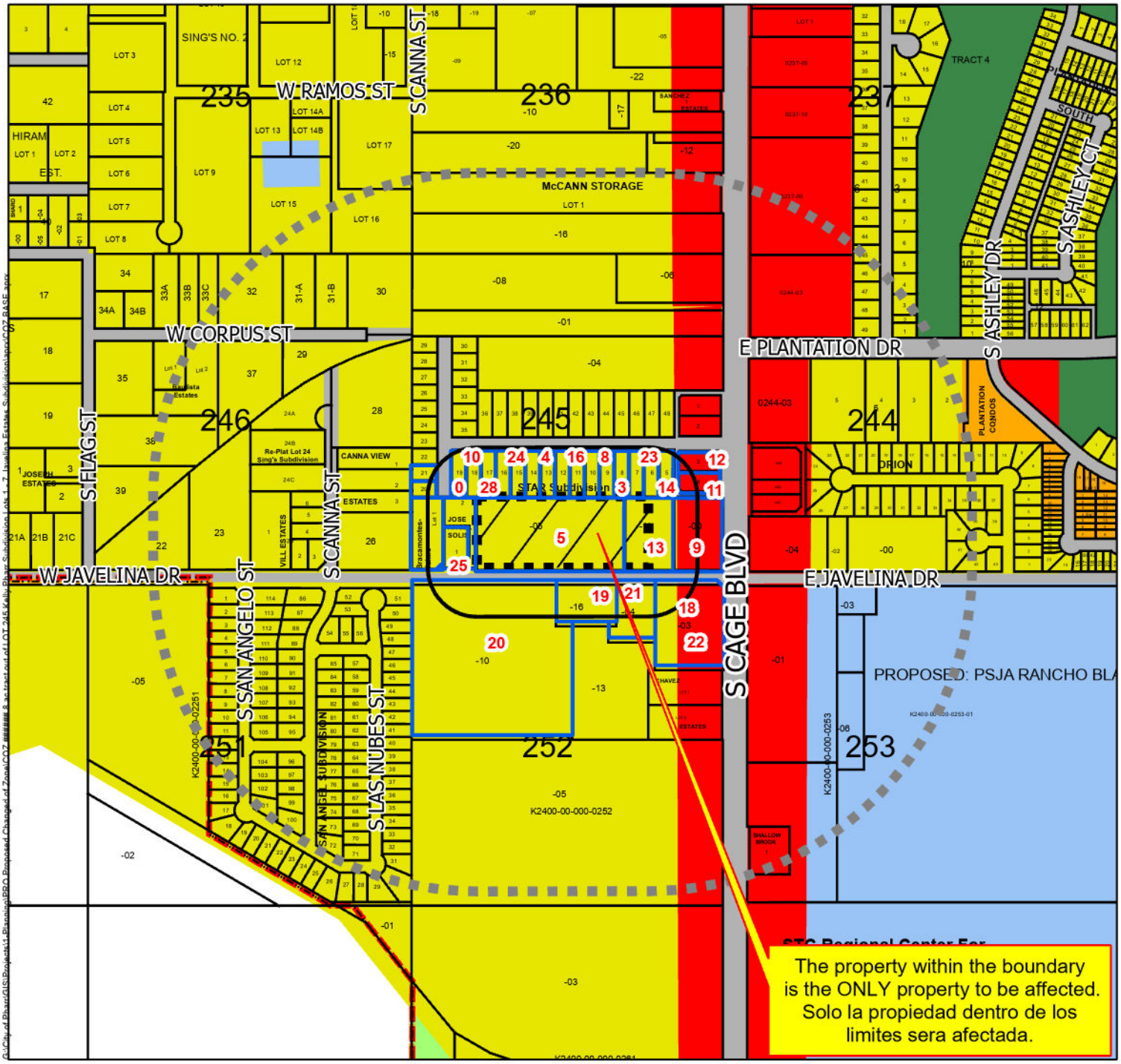
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/3/2023

Proposed Change of Zone
Javelina Estates Subdivision
J & R Subdivision
Future Land Use



Zoning

ZONE

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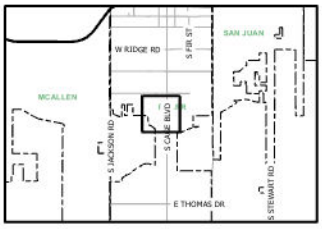

City of Pharr, Texas
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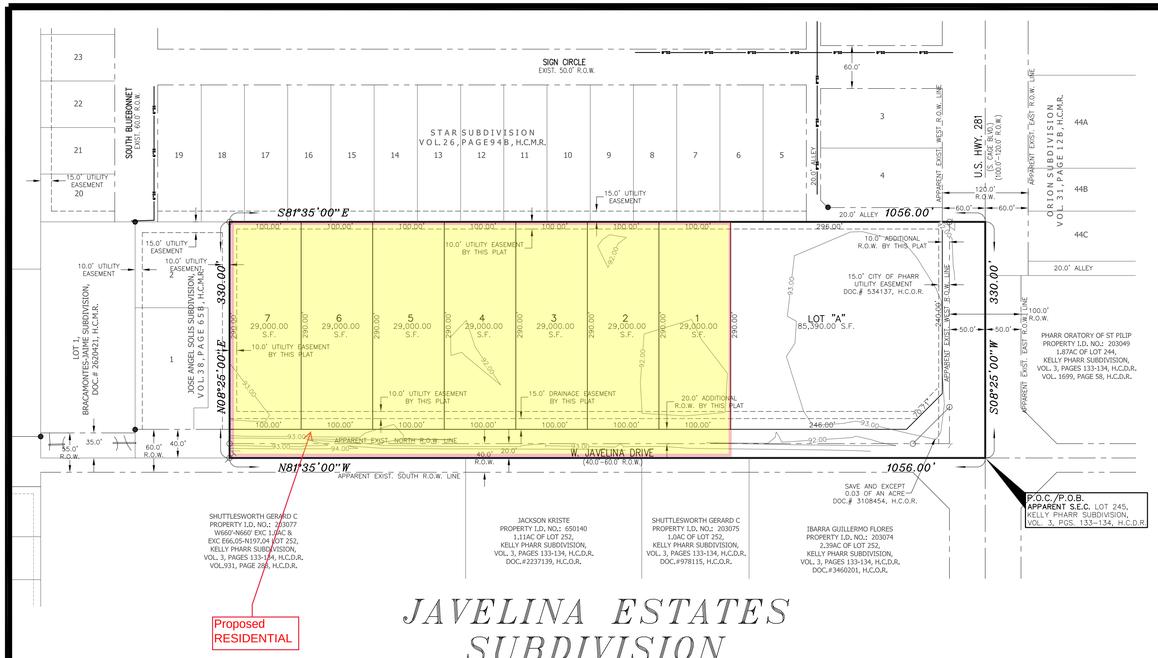


JAVELINA ESTATES SUBDIVISION

CITY OF PHARR, HIDALGO COUNTY, TEXAS

A 8.000-ACRE TRACT OF LAND OUT OF LOT 245, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 & 134, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

GENERAL PLAT NOTES:

1. MINIMUM SETBACKS: PER CITY OF PHARR ORDINANCES.

2. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (SHADED)
AREA BETWEEN LIMITS OF THE 100-YEAR FOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
COMMUNITY PANEL NO. 480334 0425 C, EFFECTIVE NOVEMBER 16, 1982
COMMUNITY PANEL NO. 480347 0005 C, EFFECTIVE OCTOBER 19, 1982

3. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY XXX ACRES AND A VOLUME OF APPROXIMATELY XXXX 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. LOTS 1-7 ARE ZONED FOR SINGLE FAMILY RESIDENTIAL USE (ZONE R-1) AND LOT "A" IS ZONED FOR GENERAL BUSINESS USE (ZONE C).

5. NO STRUCTURAL IMPROVEMENTS WILL BE ALLOWED ON EASEMENTS OF ANY KIND.

6. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE NATURAL GROUND.

7. UNLESS OTHERWISE NOTED, AL PROPERTY CORNERS ARE MONUMENTED BY A No.4 REBAR BY 18" WITH PLASTIC CAP STAMPED 2791.

8. BENCHMARK NOTE:
PHARR SURVEY CONTROL POINT NO. 32, N.A.V.D 88 - LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 281 AND MOORE RD. ELEV.=92.51

9. 5' CONCRETE SIDEWALK WITH A.D.A. WHEELCHAIR RAMPS AND LANDINGS SHALL BE BUILT AT BUILDING PERMIT PHASE.

10. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

11. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS (LOT A).

12. SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE (LOT A).

13. DEVELOPER TO CONSTRUCT 6.0' OPAQUE FENCE BETWEEN SINGLE FAMILY AND GENERAL BUSINESS.

14. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

15. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).

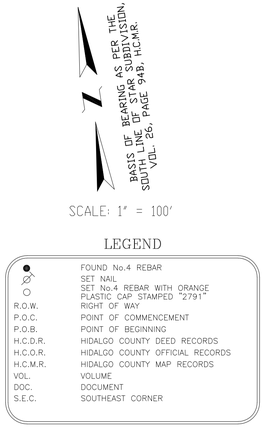
16. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

17. OWNER TO MAINTAIN DETENTION/RETENTION AREA.

18. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	AIDA CUELLAR	230 WEST PARK	PHARR, TEXAS 78577	(956)
ENGINEER:	ROBERTO J. SALINAS	1209 S. 10th ST. STE. A539	McALLEN, TEXAS 78501	(956) 432-5851
SURVEYOR:	HOMERO LUIS GUTIERREZ	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988



HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____ 2023.
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 TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

THE COUNTY OF HIDALGO TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

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

_____
OWNER: CARRILLO PROPERTIES I, LTD
AIDA CUELLAR, MANAGING MEMBER
230 WEST PARK,
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **AIDA CUELLAR,** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

OF _____, 2023.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

AMBROSIO HERNANDEZ _____ DATE _____
MAYOR, CITY OF PHARR, TEXAS.

ATTEST: CITY CLERK, CITY OF PHARR, TEXAS. _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____ 2023.

_____
DANNY WYLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO J. SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 98352, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

THIS DOCUMENT IS FOR
INTERIM REVIEW AND
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.

ROBERTO J. SALINAS, P.E. _____ DATE _____
REG. PROFESSIONAL ENGINEER #98352

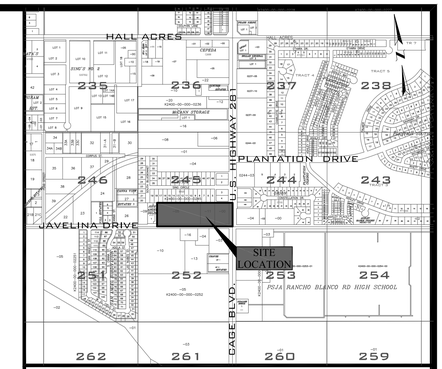
STATE OF TEXAS
98352
ROBERTO J. SALINAS
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY OF THE PROPERTY MADE AUGUST 02, 2023, ON THE GROUND UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ, R.P.L.S. _____ DATE _____
REG. PROFESSIONAL LAND SURVEYOR #2791

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR



LOCATION MAP SCALE : 1" = 1000'

PREPARED BY:
J&R ENGINEERING, LLC
ROBERTO J. SALINAS. P.E.
1209 S. 10th STREET STE. A539
McALLEN, TEXAS 78501
DATE PREPARED: SEPTEMBER 03, 2023
DATE SURVEYED: AUGUST 02, 2023

METES AND BOUNDS DESCRIPTION

A 8.000-ACRE TRACT OF LAND OUT OF LOT 245, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 & 134, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED FROM CARRILLO PROPERTIES I, LTD TO CITY OF PHARR, RECORDED IN DOCUMENT NO. 3108454, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, DATED APRIL 29, 2020. REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 281 (S. CAGE BLVD.) AND W. JAVELINA DRIVE IN THE CITY OF PHARR, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT IN THE INTERSECTION OF U.S. HIGHWAY 281 AND W. JAVELINA DRIVE CENTER LINES FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 245 AND OF SAID 8.000-ACRE TRACT AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 8.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°35'00" W, WITH THE APPARENT W. JAVELINA DRIVE CENTER LINE AND SOUTH LOT LINE OF SAID LOT 245 AND OF SAID 8.000-ACRE TRACT, A DISTANCE OF 1,056.00 FEET TO A NAIL SET ON THE APPARENT SOUTHEAST CORNER OF JOSE ANGEL SOLIS SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 65B FOR THE APPARENT SOUTHWEST CORNER OF SAID 8.000-ACRE TRACT HEREIN DESCRIBED;

THENCE, N 08°25'00" E, WITH THE APPARENT EAST LOT LINE OF SAID JOSE ANGEL SOLIS SUBDIVISION AND PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 245 AND WITH THE APPARENT WEST LOT LINE OF SAID 8.000-ACRE TRACT, A DISTANCE OF 20.00 FEET TO A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID W. JAVELINA DRIVE, CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A SET NO.4 REBAR WITH PLASTIC CAP STAMPED 2791 ON THE INTERSECTION WITH THE APPARENT SOUTH LOT LINE OF STAR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 94B FOR THE APPARENT NORTHWEST CORNER OF SAID 8.000-ACRE TRACT HEREIN DESCRIBED;

THENCE, S 81°35'00" E, WITH THE SOUTH LOT LINE OF SAID STAR SUBDIVISION AND PARALLEL TO THE APPARENT SOUTH LOT LINE OF SAID LOT 245 AND WITH THE APPARENT NORTH LOT LINE OF SAID 8.000-ACRE TRACT, A DISTANCE OF 1,006.00 FEET TO A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 281, CONTINUING FOR A TOTAL DISTANCE OF 1,056.00 FEET TO A POINT ON THE INTERSECTION WITH THE APPARENT EAST LOT LINE OF SAID LOT 245, FOR THE APPARENT NORTHEAST CORNER OF SAID 8.000-ACRE TRACT HEREIN DESCRIBED;

THENCE, S 08°25'00" W, WITH THE SAID EAST LOT LINE OF LOT 245 AND OF SAID 8.000-ACRE TRACT, A DISTANCE OF 330.00 FEET TO A POINT FOR THE APPARENT SOUTHEAST CORNER OF SAID 8.000-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 8.000 ACRES OF LAND, SAVE AND EXCEPT 0.03 OF AN ACRE CONVEYED TO THE CITY OF PHARR AND 0.841 OF AN ACRE ARE IN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 7.129 ACRES, MORE OR LESS.

J&R ENGINEERING, LLC
1209 S. 10th STREET STE. A539
McALLEN, TEXAS 78501
(956) 432-5851
FIRM # 12509

Pharr
Development Services

Site Photo

100 West Javelina Drive

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.
DATE SUBMITTED: October 19, 2023
MEETING DATE: October 23, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pablo Soto Jr., representing Pablo Quintanilla Salinas & Claribel Salinas, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH). The property is legally described as being 0.45 acres, more or less, out of Lot 144, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2400 North Veterans Boulevard. **COZ#230925**

Classification: Public Hearing
(* If closed session, City Attorney must review and approve.)

Issue: Pablo Soto Jr., representing Pablo Quintanilla Salinas & Claribel Salinas, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH) in order to construct a single-family residence.

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH) 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	Created/Initiated - 10/19/2023
Ricardo Rodriguez	Approved - 10/20/2023
Kimberly Mendoza	Final Approval - 10/20/2023

Pharr
Development Services

MEMORANDUM

DATE: **MONDAY, OCTOBER 23, 2023**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **DEVELOPMENT SERVICES**

SUBJECT: **Re-zoning Request: From Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH). The property is legally described as being 0.45 acres, more or less, out of Lot 144, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2400 North Veterans Boulevard. COZ#230925**

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:

Pablo Soto Jr., representing Pablo Quintanilla Salinas & Claribel Salinas, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH) in order to construct a single-family residence.

The subject site is located on the west side of North Veterans Boulevard, approximately 1,300 ft. north of East Ferguson Avenue and has a physical address of 2400 North Veterans Boulevard. The property is legally described as being 0.45 acres, more or less, out of Lot 144, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Veterans Boulevard, a 100 ft. wide minor arterial street which runs north and south with a posted speed limit of 30 to 45 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on August 21, 2023. The property to the west was zoned Agricultural and/or Open Space District (A-O) upon annexation on December 19, 1972. The property to the north was zoned Mobile Home District (R-MH) upon annexation on December 19, 1972. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on October 16, 1990. The property to the east is outside the city limits. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for right-of-way uses in the Land Use Plan.

The Residential Mobile Home District is established to provide adequate space and site diversification for mobile home parks as a viable alternative to the typical single-family residence. Mobile home developments are a low- to medium-density use, and have the same additional requirements for streets, water, fire protection, wastewater, drainage and open space shall be met before zoning to such use.

Twenty (20) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 6, 2023, and a legal notice was published in the Advance News Journal on October 4, 2023. Staff received one (1) response in opposition to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH) 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 **November 6, 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.**

Pharr Development Services

REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Pablo Soto Jr., representing Pablo Quintanilla Salinas & Claribel Salinas, owners	**Single-Family Residential District (R-1)**
APPLICANT	CURRENT ZONE
2400 North Veterans Boulevard	**Residential Mobile Home District (R-MH)**
ADDRESS	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	

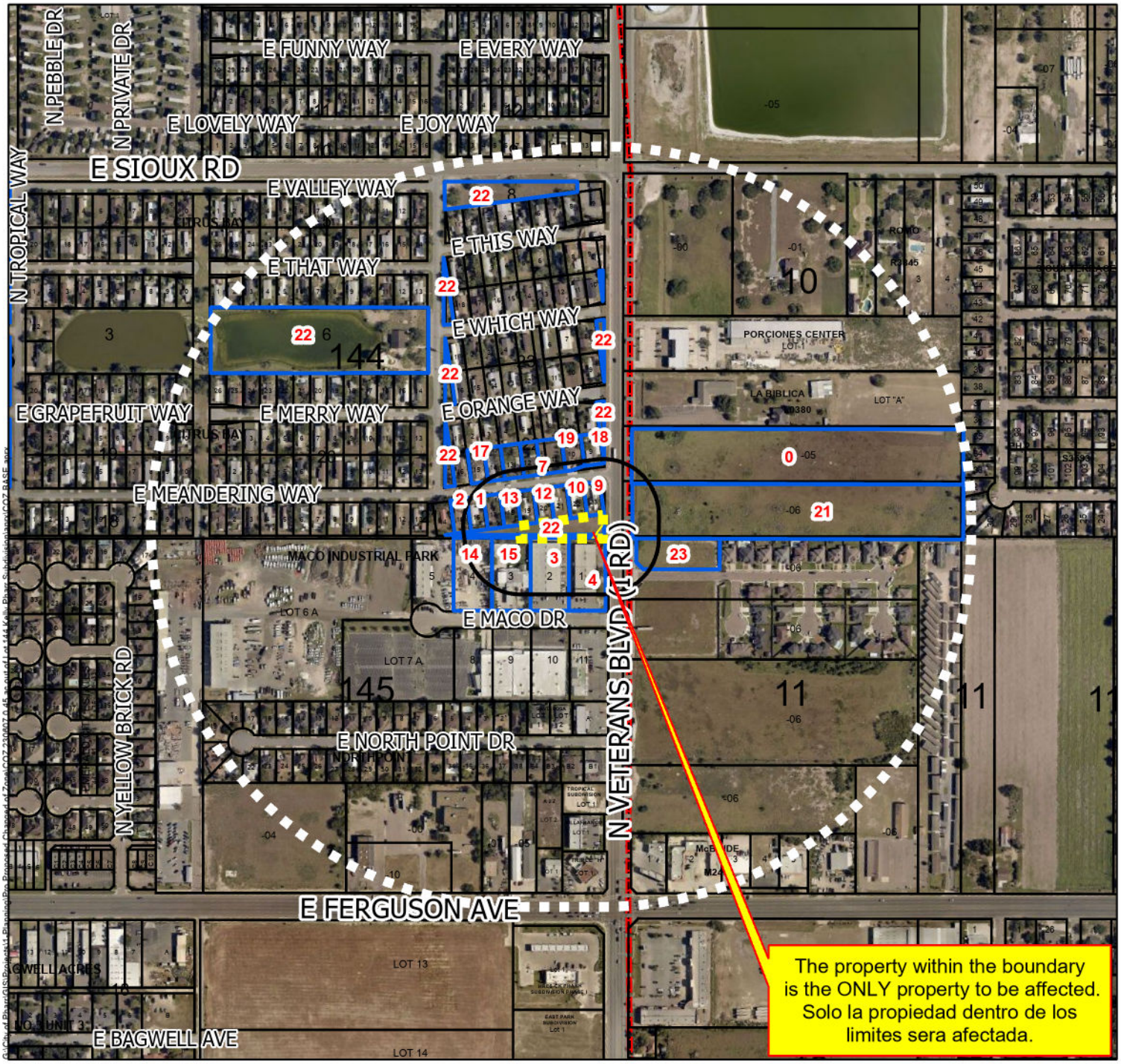
STAFF RECOMMENDATIONS: **Approval**

Development Services is recommending approval of the request to re-zone from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH) 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 II	**October 17, 2023**
PREPARED BY	DATE

Proposed Change of Zone
0.45 ac, out of Lot 144, Kelly-Pharr Subdivision
Pablo Soto Jr

Aerial



Zoning

LandUse

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

Future Land Use

FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
- Subject Property
- 200 ft Notification Radius
- Notified Properties

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 8/9/2023

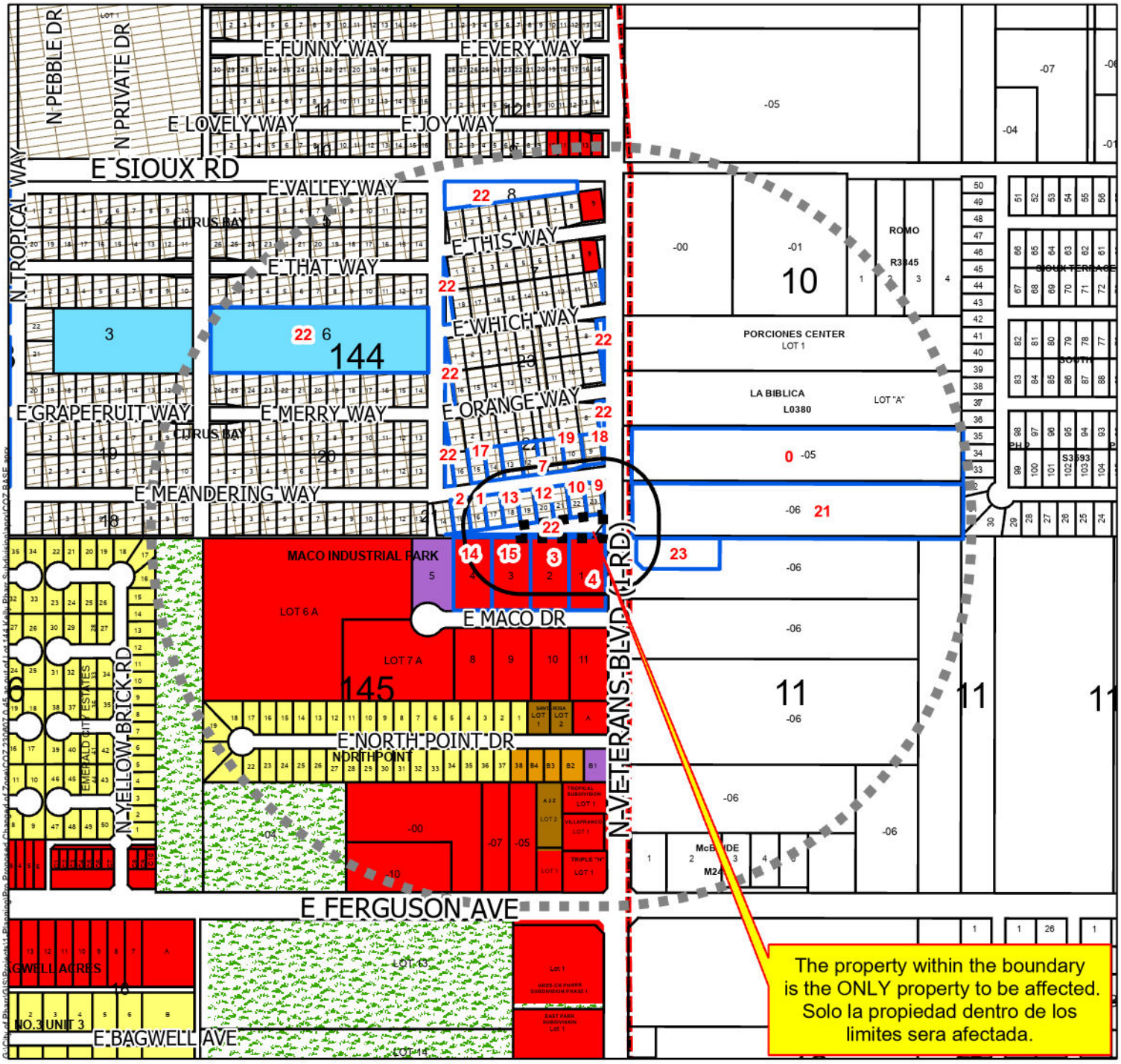
Scale: 1:6,152

0 255 510 1,020 1,530 2,040 Feet

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

Proposed Change of Zone
0.45 ac, out of Lot 144, Kelly-Pharr Subdivision
Pablo Soto Jr

Zoning



Zoning

LandUse

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

Future Land Use

FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
- Subject Property
- 200 ft Notification Radius
- Notified Properties

City of Pharr, Texas
Engineering Department
956.402.4242

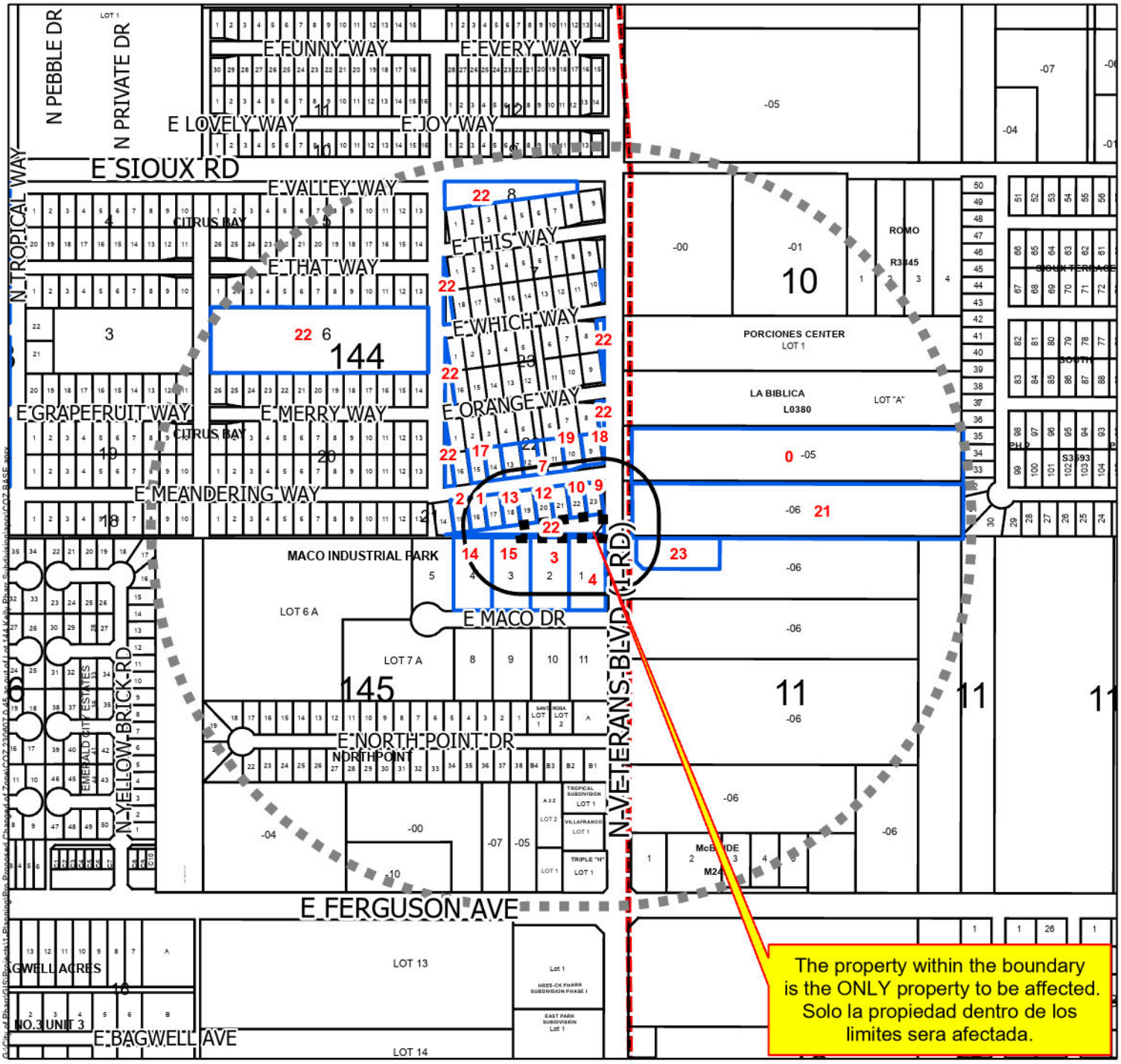
Date: 8/9/2023

Scale: 1:6,152

0 255 510 1,020 1,530 2,040 Feet

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

Proposed Change of Zone
0.45 ac, out of Lot 144, Kelly-Pharr Subdivision
Pablo Soto Jr



Zoning

LandUse

- Agricultural Open Space
- Business
- Drainage Easement
- General Business
- Government Owned
- HUD-Code Manufactured Home
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Mobile Home
- Neighborhood Commercial
- Office and Professional
- Planned Unit Development
- Rail
- Residential Multi-Family District
- Residential Multi-Family High Density
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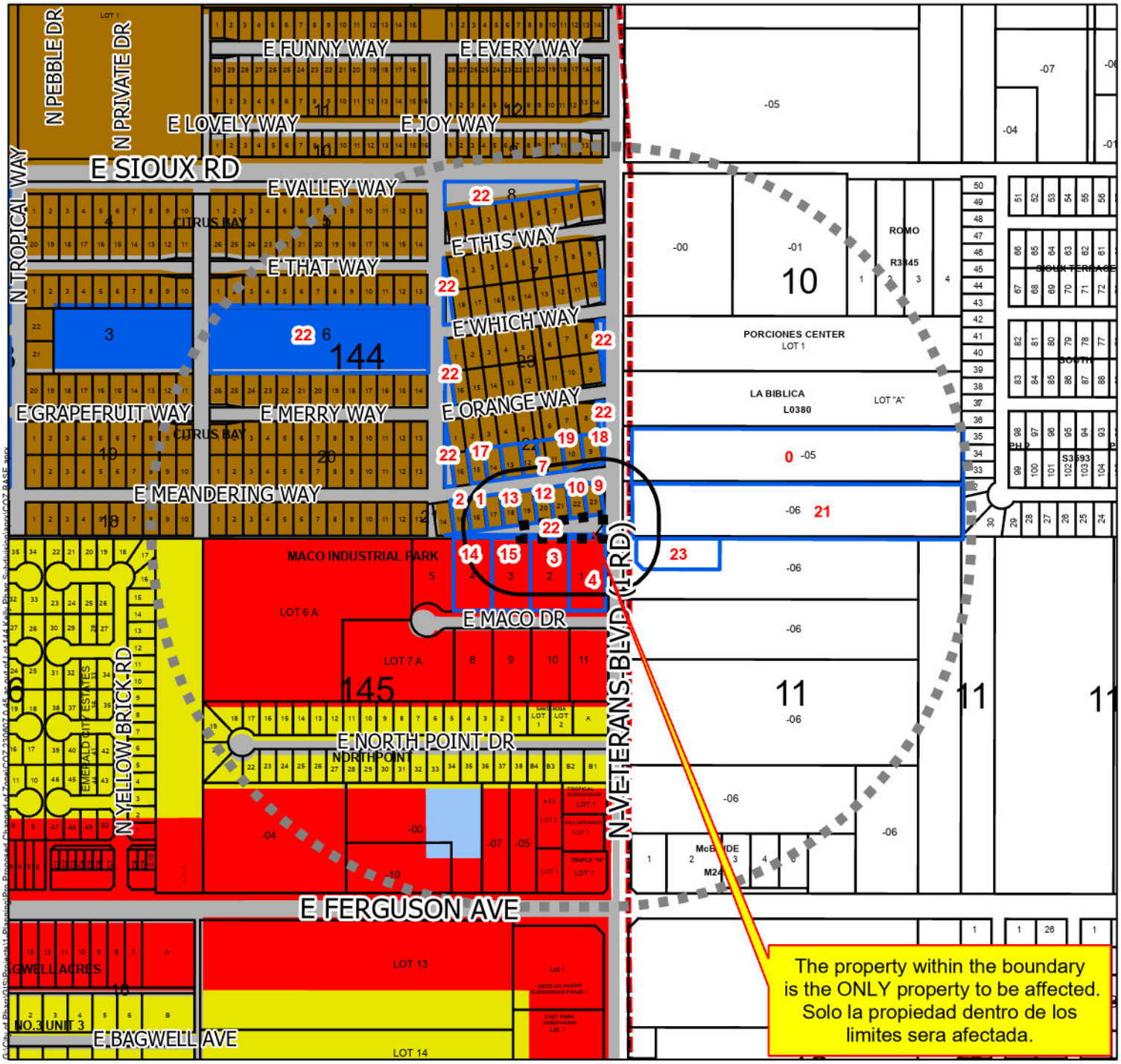
Future Land Use



Zoning

LandUse

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- Drainage Easement
- General Business
- Government Owned
- HUD-Code Manufactured Home
- Heavy Commercial
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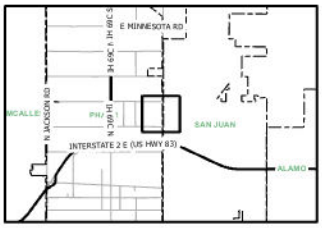
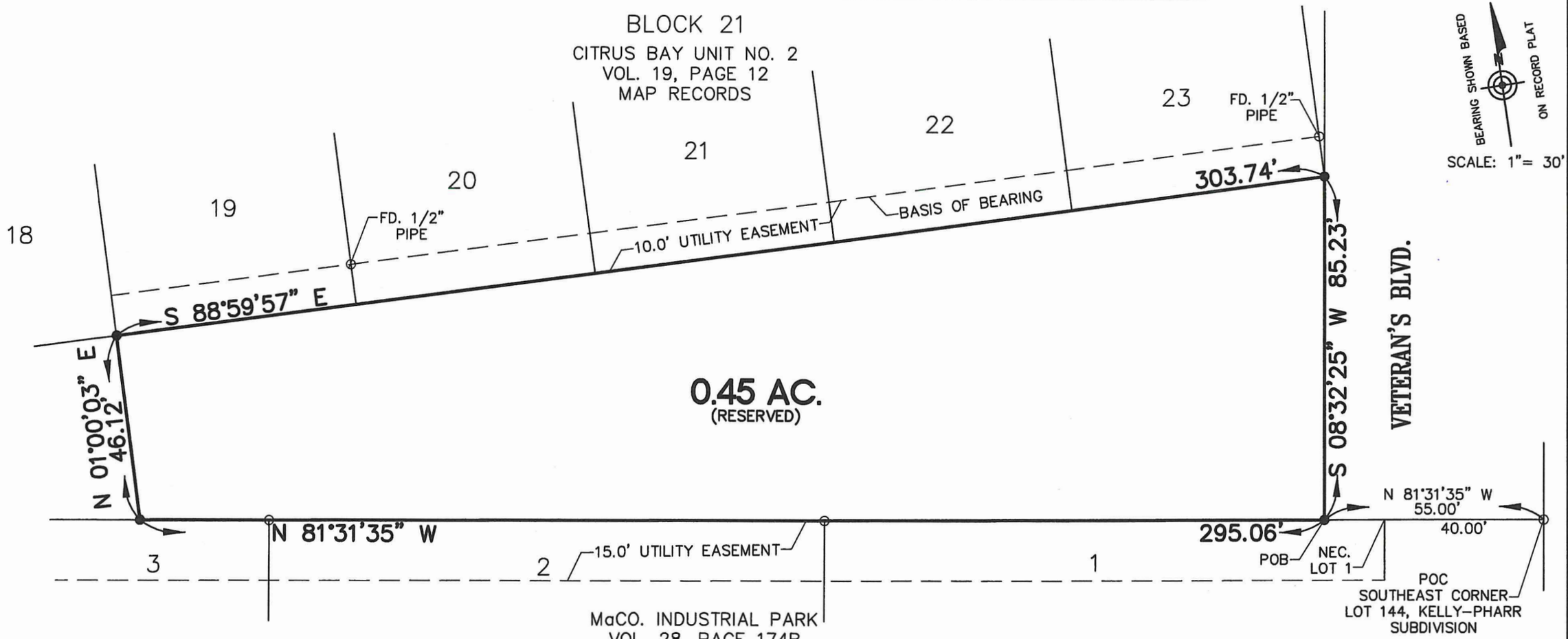




PLAT SHOWING

A 0.45 ACRE TRACT OF LAND OUT OF LOT 144, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, ALSO KNOWN AS RESERVED LYING SOUTH OF AND ADJACENT TO LOTS 19, 20, 21, 22, AND 23, BLOCK 21, CITRUS BAY UNIT NO. 2, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 19, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

OWNER: PABLO QUINTANILLA SALINAS
& CLARIBEL PEREZ

JOB NUMBER
SUR 23 093

FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

LEGEND

- ○ – FD. 5/8" IRON ROD
- ● – SET 1/2" IRON ROD WITH YELLOW STAMPED RPLS 4541

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

6/21/2023

PABLO SOTO JR. — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541

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

Pharr
Development Services

Site Photo

2400 North Veterans Boulevard

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.
DATE SUBMITTED: October 18, 2023
MEETING DATE: October 23, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: M2 Engineering, PLLC., representing Jorge A. Andrade, Manager for Blue-Man Investments, LLC, is requesting preliminary plat approval of the proposed Blue-Man Acres Subdivision. The property is legally described as being 17.425 acres out of Lots 6 and 7, Re-Subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 10200 Block of South Veterans Boulevard. **SUB#230204**

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

Issue: M2 Engineering, PLLC., representing Jorge A. Andrade, Manager for Blue-Man Investments, LLC, is requesting preliminary plat approval of the proposed Blue-Man Acres Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Blue-Man Acres Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No
Reason: N/A

ROUTING:

Kimberly Mendoza	Created/Initiated - 10/18/2023
Ricardo Rodriguez	Approved - 10/18/2023
Kimberly Mendoza	Final Approval - 10/20/2023

`

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, OCTOBER 23, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: BLUE-MAN ACRES SUBDIVISION
FILE NO. **SUB#230204**

GENERAL INFORMATION:

APPLICANT: M2 Engineering, PLLC., representing Jorge A. Andrade, Manager for Blue-Man Investments, LLC, is requesting preliminary plat approval of the proposed Blue-Man Acres Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 17.425 acres out of Lots 6 and 7, Re-Subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 10200 Block of South Veterans Blvd.

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

PROPERTY PROPOSED USE: Truck Business.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Blue-Man Acres Subdivision subject to the following conditions set before you.

`

STREETS, PAVING AND R.O.W.:

1. Provide streetlight layout maximum distance 250', along E. Military Rd.
2. Verify with R.M.A, if any additional R.O.W. is required along E. Military Hwy., and provide documentation of response.

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for sewer lines, if any.
2. Easements shall not overlap other easements.
3. Show easements dedicated by plat or existing.
4. Provide electrical easements on plat.

SIDEWALK:
ADA:

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. Shall follow Military Highway Water Supply Corporation comments for domestic use.

SEWER:

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

DRAINAGE:

1. Need approved drainage report.

OTHER:

1. Verify the metes and bounds, subdivision mentioned is not near site.
2. Provide all details, street, sewer and water.
3. Project engineer to verify if offsite sewer will require an easement or will it be within the TxDot R.O.W.
4. Staff notes are attached.

801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300

Pharr Public Utilities

Ruben Rosales
Public Utilities Director

STAFF REVIEW MEETING FOR:

BLUE-MAN ACRES SUBDIVISION

****

COMMENTS: Initials: J.R./O.D.L. OCTOBER 9, 2023

****

WATER:

- Will need approval from M.H.W.S. for fire protection water line installation inside CCN from M.H.W.S.C.
- For internal fire protection loop will need to be 8."
- Domestic water will need to be from M.H.W.S. (CCN belongs to M.H.W.S.C.)
- Will need to upgrade 6" water line to 12" PVC from Military Hwy to Zaragoza St. on west side of S. Veterans.
- Will need to show water valve locations on main line.
- Will need to show all water crossing details.
- Will need to install MJ Tee's (tapping tee's is not allowed.)
- Will need to show all surrounding utilities in the area.
- Comments made change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Ok as proposed.
- Will need to show manhole lid detail.
- Will need to get UIR permit from TxDot.
- Will need to show all sewer crossing details.
- Manhole cover will need to be composite base with City of Pharr logo.
- Comments made change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

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

Print Name:_____

Signature:_____ Date:_____

Pharr Fire Department

118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577
Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: BLUE-MAN ACRES SUBDIVISION STAFF PRELIMINARY

Reviewed by: J. GONZALEZ October 9, 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 6 INCH WATERLINE SHALL BE 8 INCH INSIDE THE PROPERTY.**
2. **PROPOSED FIRE HYDRANT(S) SHALL BE SILVER IN COLOR.**
3. **ENTRANCE SHALL HAVE A 40 FOOT CLEARANCE FROM VETRANS RD WITH KNOX SWITCH ON GATE.**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Blue-man Acres Subdivision **DATE:** October 12, 2023

REVIEW: Preliminary (comments plans dated 9-26-2023)

PLAT

1. Verify with HCRMA whether ROW dedication will be required for US 281 (E. Military HWY).
2. Signature and seal for P.E. & R.P.L.S. is required.

SITE PLAN

1. Use the correct detail for storm manhole lid showing the updated "fish" logo.
2. Use the correct detail for sanitary sewer manhole lid. Composite lid with the updated City of Pharr logo.
3. Include a street light layout. All streetlights along City ROW shall be 250 feet apart.
4. Include profile of all utility crossings.
5. What is the existing 6"-in sewer material made of? Vitrified clay or PVC and confirm the size of the line is correct.
6. What is the existing 6"-in water line material made of? PVC or is it an AC line.
7. How will 6"-in waterline be eliminated while installing 12"-in water line? ***NOTE**: **Minimum depth for waterline shall be 4'-ft deep from natural ground elevation.**

DRAINAGE

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

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

- Trenching/excavations deeper than 5'-ft shall require a trench safety plan.
- Driveways along S. Veterans Blvd. shall follow City of Pharr specifications. Ensure concrete is a design mix of 4000 PSI, and make sure pedestrian path is constructed for future use. City of Pharr Engineering Department staff shall inspect before concrete pour for ADA compliance.
- Testing may be required for paving, backfill and concrete items if applicable.
- Sanitary sewer services shall include concrete cradles underneath wyes.
- 1/3 escrow of S. Veterans Blvd. shall include the following:
  - 5'-ft sidewalk
  - 24"-in curb & gutter
  - 3" HMAC
  - 10"-in Flex base
  - 10"-in Stabilized subgrade

Pharr Engineering

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

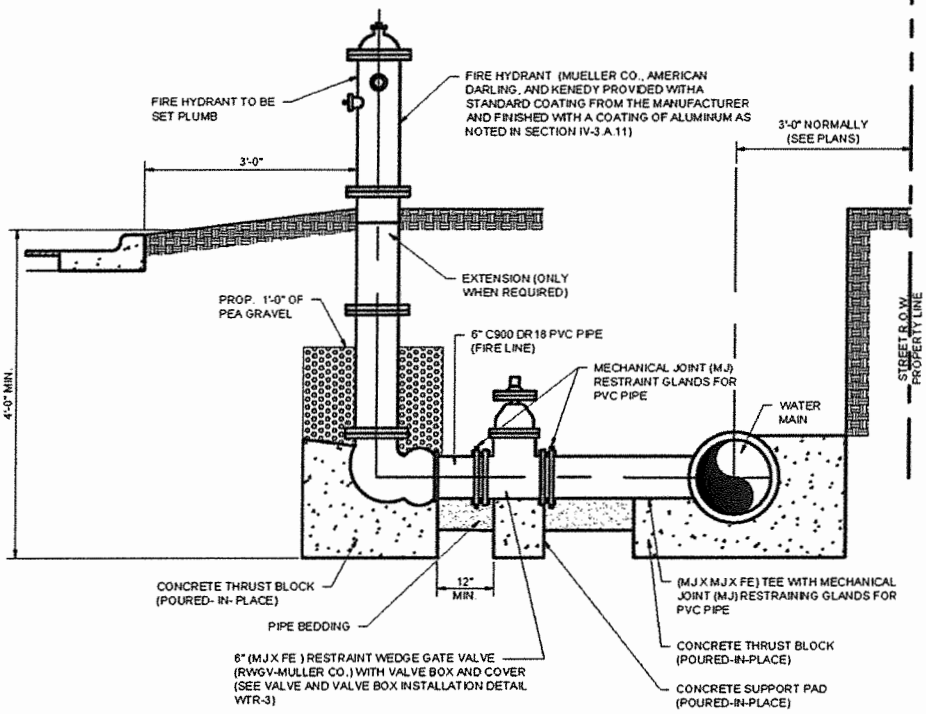
This Directive will serve as Official Notice to all staff involved in the building permit review process of the additional requirements for fire hydrant.

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~~)



GENERAL NOTES:

1. FIRE HYDRANT SHALL BE PLACED 3'-0" BEHIND BACK OF CUR AND 6" ABOVE TOP OF CURB (TO TOP OF FLANGE).
2. THE FIRE HYDRANT COLOR SHALL BE STANDARD FROM THE MANUFACTURER AND FINISHED WITH A COATING AS PER CITY OF PHARR STANDARD SECTION IV-3.A.11.
3. FIRE LANES MUST BE PAINTED RED, 15 FEET ON EACH SIDE OF FIRE HYDRANT (TOTAL 30 FEET), WITH LETTERING AT LEAST 3 INCHES TALL WHICH MUST READ: FIRE LANE - TOW AWAY ZONE.
4. DRAIN HOLES MUST NOT BE PLUGGED.

CROSS SECTION VIEW
NOT TO SCALE

WTR-2

FIRE HYDRANT DETAILS	DESIGNED BY:	DESIGNER	Pharr Engineering 118 S Cage Blvd. Pharr, TX 78577 956-402-4221
	DRAWN BY:	DRAWN_BY	
	CHECKED BY:	CKD_BY	
	DATE:	DATE	

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

Blue Man Staff Meeting **DATE: 10/10/2023**

Veterans Road **5.78 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.**
- **Must request a Bore Permit from Public Works.**
- **Shall obtain a Large Construction Notice from TCEQ.**
- **Detention pond shall have a fence minimum of 3 feet in height.**
- **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.**

Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Friday, October 6, 2023 9:46 AM
To: Eddie Martinez
Cc: Javier Lopez
Subject: Proposed Blue-man acres S/d and Jackson Crossing S/d

***** 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 the proposals:

BLUE-MAN ACRES: We have the general right of way covering all the lot by Vol. 19, Pg. 225 and Vol. 19, Pg. 337. We have no facilities. The petition for exclusion will be needed for the subdivision. The signature script has a few corrections to be made. We need to add Closner Subdivision to the P.O.C. label after Lot 6.

JACKSON CROSSING SUBDIVISION: HCID2 has no claim to general right of way or easement by document #3437990. This is already an excluded area. Within the signature script, we need a comma after LIMITATION. Add S to RIGHT and remove the S from WAYS. The ATTEST: is misplaced. It should be in front of or to the left of the signature line for the SECRETARY.

Javier Lopez and I will be attending both the staff review and the preliminary plat review meetings.

If there are any questions to the above comments, please advise. 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

GENERAL NOTES

1. BUILDING SETBACKS AS PER CITY ORDINANCE
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "C".

   THIS PROPERTY APPEARS TO LIE WITHIN ZONE "C" WHICH IS DEFINED AS "AREAS OF MINIMAL FLOODING", ACCORDING TO THE FLOOD INSURANCE RATE MAP OF COMMUNITY PANEL NO. 480334 0500 B, REVISED JANUARY 2, 1981.
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF PAVEMENT OF CENTER OF ROAD.
4. 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.
5. STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
6. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 17.42 ACRES AND A VOLUME OF APPROXIMATELY 5.78 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS RESIDENTIAL DEVELOPMENT.
7. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
8. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
9. OWNER/DEVELOPER SHALL MAINTAIN THE PERIMETER OF THE SUBDIVISION.
10. EROSION & SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S.), THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (T.C.E.Q.), AND CITY OF PHARR BEST MANAGEMENT PRACTICES (B.M.P.) REQUIREMENTS.
11. BENCHMARK: CITY OF PHARR MONUMENT No. 4 – ELEVATION 88.43. BENCHMARK IS LOCATED NORTH OF E. MILITARY HIGHWAY 281 & WEST OF S. VETERANS BLVD. (S. I RD.) (N:16560518.618 E:1087052.203)
12. 5' SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
13. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSABILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
14. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIERMENTS.
15. OWNER TO MAINTAIN DETANTION/RETENTION AREAS.

CHAIRMAN, PLANNING COMMISSION

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.

DANNY WYLIE
CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

MAYOR, CITY OF PHARR

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, M.D.
MAYOR, CITY OF PHARR

DATE

ATTEST:

CITY CLERK

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

EMIGDIO SALINAS, P.E.
LICENSE PROFESSIONAL ENGINEER No. 107703

DATE

STATE OF TEXAS
EMIGDIO SALINAS
107703
LICENSED
PROFESSIONAL ENGINEER

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

ROBERTO N. TAMEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238
TBPELS No. 10096900

DATE

STATE OF TEXAS
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS BLUE-MAN ACRES TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

JORGE A. ANDRADE
BLUE-MAN INVESTMENTS, LLC
24523 CLIFF LINE
SAN ANTONIO, TX 78257

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLU-MAN INVESTMENTS, LLC 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

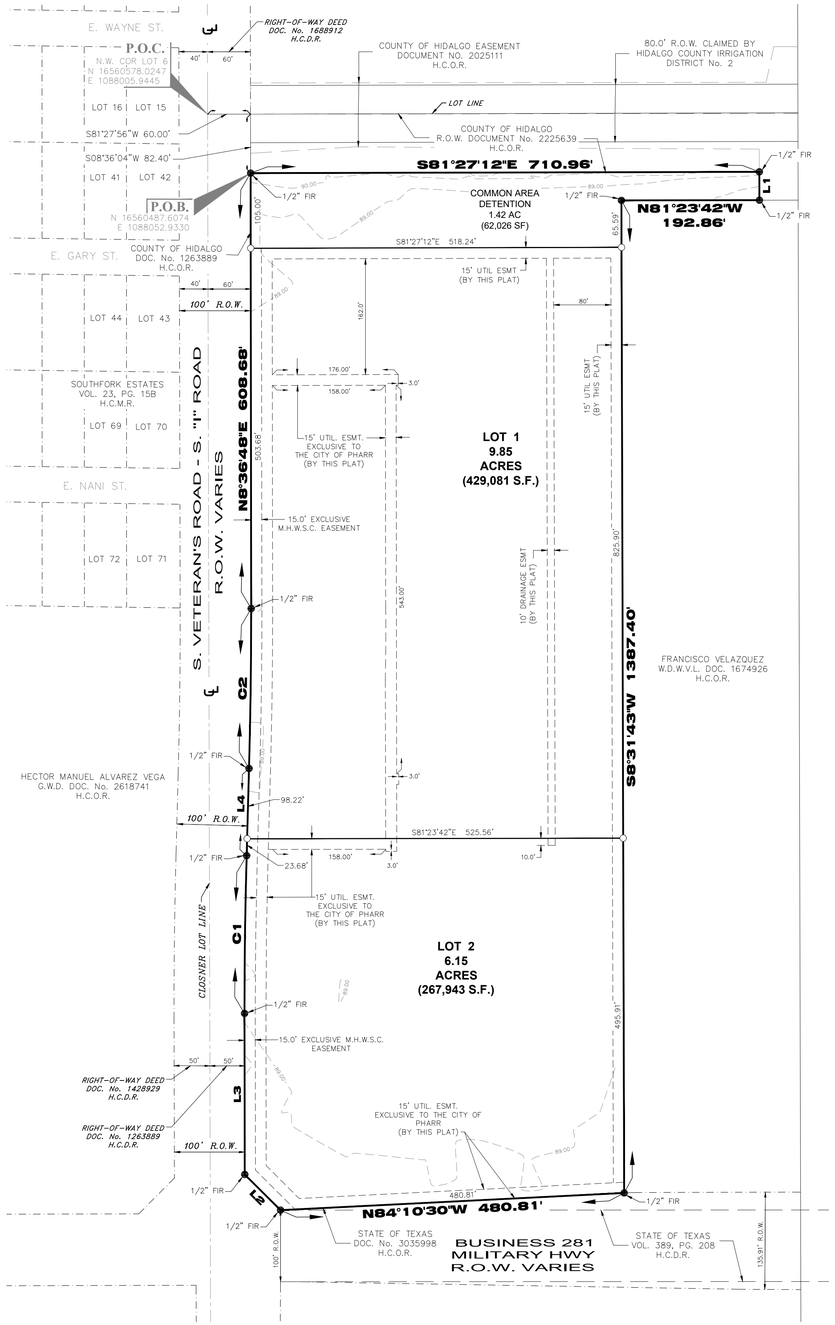
MY COMMISSION EXPIRES_____

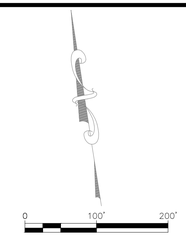
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

HIDALGO COUNTY CLERK
STATE OF TEXAS





SCALE: 1" = 100'

BEARINGS ARE GRID NORTH, BASED TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE (4205), NAD83 (2007)

Line Table

Line #	Bearing	Length
L1	S8°32'52"W	39.60'
L2	N36°25'12"W	70.60'
L3	N8°36'48"E	225.05'
L4	N10°16'45"E	121.90'

LOCATION MAP
SCALE: 1" = 500'

LOCATION OF BLUE-MAN ACRES SUBDIVISION WITH RESPECT TO THE CITY LIMITS OF THE PHARR MUNICIPALITY:

BLUE-MAN ACRES SUBDIVISION IS LOCATED NORTHEAST FROM THE INTERSECTION OF E. MILITARY HIGHWAY 281 & S. VETERANS ROAD THE NEARBY MUNICIPALITY IS THE CITY OF PHARR, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF PHARR. GARDENIA ESTATES LIES WITHIN THE CITY LIMITS OF PHARR IN HIDALGO COUNTY PRECINCT No. 2. THE ESTIMATE POPULATION OF THE CITY OF PHARR IS 79,715 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 17.425 ACRES SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, OUT OF LOT 6 AND LOT 7, OUT OF THE RE-SUBDIVISION OF CLOSNER SUBDIVISION, IN PORCION 71, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56A. HIDALGO COUNTY MAP RECORDS, WHICH SAID 17.425 ACRES BEING OUT OF 21 ACRES CONVEYED TO ROCIO ISABEL LLANOS COLLADO, BY VIRTUE OF A WARRANTY DEED RECODED UNDER DOCUMENT NUMBER 2115854, HIDALGO COUNTY OFFICIAL RECORDS, FURTHER DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED UNDER DOCUMENT NUMBER 1263889, HIDALGO COUNTY OFFICIAL RECORDS AND DOCUMENT NUMBER 2225639, HIDALGO COUNTY OFFICIAL RECORDS, SAID 17.425 ACRES ALSO BEING MORE PARTICULARLY DESCRIBE BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6, SAID POINT BEING ON THE CENTERLINE OF SOUTH VETERANS ROAD - SOUTH "I" ROAD;

THENCE, SOUTH 81 DEGREES 27 MINUTES 56 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 60.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH VETERANS ROAD - SOUTH "I" ROAD;

THENCE, SOUTH 08 DEGREES 36 MINUTES 04 MINUTES WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH VETERANS ROAD-SOUTH "I" ROAD, A DISTANCE OF 82.40 FEET TO A NO. 4 REBAR SET, FOR THE POINT OF BEGINNING, AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81 DEGREES 27 MINUTES 12 SECONDS EAST, ALONG THE SOUTH LINE OF A CERTAIN TRACT OF LAND CONVEYED TO THE COUNTY OF HIDALGO, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2225639, HIDALGO COUNTY OFFICIAL RECORDS, A DISTANCE OF 710.96 FEET TO **A** NO. 4 REBAR SET FOR THE NORTHEAST CORNER **OF** THIS TRACT;

THENCE, SOUTH 08 DEGREES 32 MINUTES 52 SECONDS WEST, A DISTANCE OF 39.60 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF A CERTAIN TRACT OF LAND CONVEYED TO FRANCISCO VELAZQUEZ, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 1574926, HIDALGO COUNTY OFFICIAL RECORDS, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, NORTH 81 DEGREES 23 MINUTES 42 SECONDS WEST, ALONG SAID FRANCISCO VELAZQUEZ TRACT, A DISTANCE OF 192.86 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS SOUTH 89 DEGREES 42 MINUTES 07 SECONDS WEST, A DISTANCE OF 5.31 FEET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, SOUTH 08 DEGREES 31 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF SAID FRANCISCO VELAZQUEZ TRACT, A DISTANCE OF 1,387.40 FEET TO A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF U.S. BUSINESS 281 - MILITARY HIGHWAY, FROM WHICH A NO. 4 REBAR FOUND BEARS SOUTH 07 DEGREES 16 MINUTES 09 SECONDS EAST, A DISTANCE OF 1.49 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 84 DEGREES 10 MINUTES 30 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S. BUSINESS 281 MILITARY HIGHWAY, A DISTANCE OF 480.81 FEET TO A NO. 4 REBAR SET ON THE CUTBACK CORNER, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, NORTH 36 DEGREES 25 MINUTES 12 SECONDS WEST, ALONG THE CUTBACK CORNER, A DISTANCE OF 70.60 FEET TO A NO. 4 REBAR FOUND ON THE EAST RIGHT-OF-WAY LINE OF SOUTH VETERANS ROAD - SOUTH "I" ROAD, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, NORTH 08 DEGREES 36 MINUTES 48 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH VETERANS ROAD SOUTH "I" ROAD, A DISTANCE OF 225.05 FEET TO A NO. 4 REBAR SET, FOR A POINT OF TANGENT OF THIS TRACT;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO **THE** RIGHT, WITH A CENTRAL ANGLE OF 01 DEGREES 39 MINUTES 57 SECONDS, A RADIUS OF 7,589.00 **FEET**, AN ARC LENGTH OF 220.64 FEET A TANGENT OF 110.33 FEET, AND A CHORD THAT BEARS NORTH 09 DEGREES 26 MINUTES 46 SECONDS EAST, A DISTANCE OF 220.63 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS NORTH 80 DEGREES 24 MINUTES 54 SECONDS WEST, A DISTANCE OF 0.90 FEET, FOR A POINT OF TANGENT OF THIS TRACT;

THENCE, NORTH 10 DEGREES 16 MINUTES 45 SECONDS EAST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH VETERANS ROAD - SOUTH "I" ROAD, A DISTANCE OF 121.90 FEET TO A NO. 4 REBAR SET, FOR A POINT OF TANGENT OF THIS TRACT;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 01 DEGREES 39 MINUTES 57 SECONDS, A RADIUS OF 7,689.00 FEET, AN ARC LENGTH OF 223.55 **FEET**, A TANGENT OF 111.78 FEET, AND A CHORD THAT BEARS NORTH 09 DEGREES 26 MINUTES 46 SECONDS EAST, A DISTANCE OF 223.54 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH VETERANS ROAD - SOUTH "I" ROAD TO A NO. 4 REBAR FOUND, FOR A POINT OF TANGENT OF THIS TRACT;

THENCE, NORTH 08 DEGREES 36 MINUTES 48 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH VETERANS ROAD SOUTH "I" ROAD A DISTANCE OF 608.68 FEET, TO THE POINT OF BEGINNING AND CONTAINING 17.425 ACRES OF LAND, MORE OR **LESS**.

Curve Table

Curve #	Radius	Length	Tangent	Delta	Chord Direction	Chord Length
C1	7589.00'	220.64'	110.33'	1°39'57""	N9°26'46"E	220.63'
C2	7689.00'	223.55'	111.78'	1°39'57""	N9°26'46"E	223.54'

APPROVED BY IRRIGATION DISTRICT #2

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

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

BY: _____ ATTEST: _____
PRESIDENT SECRETARY

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

DATE

PLAT OF BLUE-MAN ACRES

BEING A 17.425 ACRES OUT OF LOTS 6 AND 7, RE-SUBDIVISION OF CLOSNER SUBDIVISION VOLUME 1, PAGE 56A H.C.M.R. CITY OF PHARR HIDALGO COUNTY, TEXAS

DATE OF PREPARATION: MARCH, 2023

PRINCIPAL CONTACTS:

NAME		ADDRESS	PHONE(S)
OWNER:		24523 CLIFF LINE – SAN ANTONIO, TX 78257	
ENGINEER: EMIGDIO SALINAS	P.E.	PO BOX 5069 – McALLEN, TX 78502	(956) 600-8628
SURVEYOR: ROBERTO N. TAMEZ	R.P.L.S.	115 W. McINTYRE ST. – EDINBURG, TX 78541	(956) 381-0981

M2 Engineering, PLLC

Emigdio "Milo" Salinas, P.E.
PO BOX 5069
MCALLEN, TX 78502
956.227.5327
milo@m2-engineers.com
FIRM REGISTRATION # F-19545

PHARR ETJ – HIDALGO COUNTY | PAGE: 1 OF 3

\\server\m2_engineering\M2 Engineering (Server)\5 Projects\Hidalgo\Pharr\P-115 BlueMan Acres\02-DWG_Design Files\Civil\3.3 8-24-23\FP\Plat.dwg Oct 16,2023 – 4:01PM CADTech4

Proposed Subdivision
Blue-man Acres
M2 Engineering, PLLC

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

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

Scale: 1 inch = 250 feet

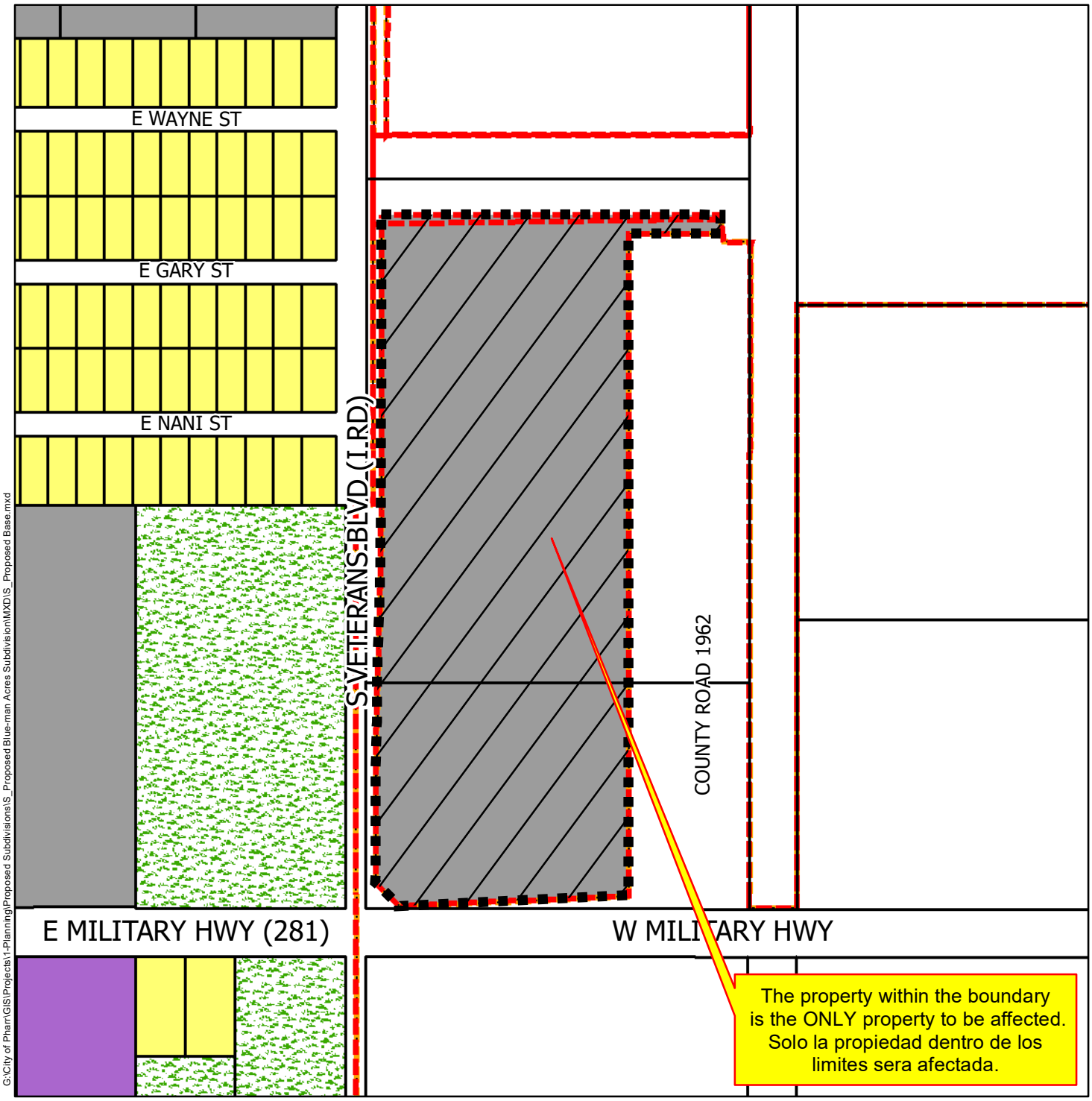
0 125 250 500 750 1,000 Feet

N W E S

Date: 3/14/2023

City of Pharr, Texas
Engineering Department
956.702.5355

Proposed Subdivision
Blue-man Acres
M2 Engineering, PLLC



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

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N W E S

Date: 10/18/2023

City of Pharr, Texas
Engineering Department
956.702.5355

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.
DATE SUBMITTED: October 18, 2023
MEETING DATE: October 23, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pablo Soto Jr., P.E., representing Ashley Anette Perez and husband, Diego Armando Torres, owners, are requesting final plat approval of the proposed Diego Torres Estates Subdivision. The property is legally described as being a 0.96 acre tract of land, out of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West Greg Drive. **SUB#220725**

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

Issue: Pablo Soto Jr., P.E., representing Ashley Anette Perez and husband, Diego Armando Torres, owners, are requesting final plat approval of the proposed Diego Torres Estates Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Diego Torres Estates Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No
Reason: N/A

ROUTING:

Kimberly Mendoza	Created/Initiated - 10/18/2023
Ricardo Rodriguez	Approved - 10/18/2023
Kimberly Mendoza	Final Approval - 10/20/2023

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, OCTOBER 23, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: DIEGO TORRES ESTATES SUBDIVISION
FILE NO. **SUB#220725**

GENERAL INFORMATION:

APPLICANT: Pablo Soto Jr., P.E., representing Ashley Anette Perez and husband, Diego Armando Torres, owners, are requesting final plat approval of the proposed Diego Torres Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.96 acre tract of land, out of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1400 Block of West Greg Drive.

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 family homes.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Diego Torres Estates Subdivision subject to the following conditions:

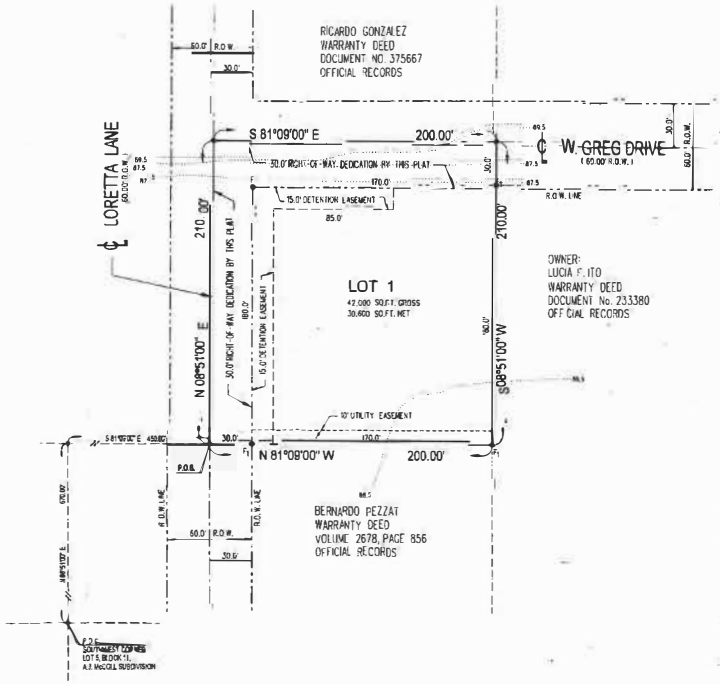
STREETS, PAVING AND R.O.W.:	1.	In compliance.
EASEMENTS:	1.	In compliance.
SIDEWALK: ADA:	1.	In compliance.
FIRE PROTECTION:	1.	In compliance.
WATER:	1.	In compliance.
SEWER:	1.	In compliance.
DRAINAGE:	1.	In compliance.
OTHER:	1.	In compliance.

This item will go before the City Commission Meeting on November 06, 2023 at 4:00 p.m.

FINAL

APR 14 2023

Time:



PLAT OF DIEGO TORRES ESTATES

A 0.96 ACRE TRACT OF LAND, OUT OF LOT 5, BLOCK 11, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

SCALE 1" = 40'

PREPARED BY: PABLO SOTO JR. P.E. DATE OF PREPARATION: JUNE 11, 2022

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

GENERAL SUBDIVISION PLAT NOTES :

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION ZONE "B" COMMUNITY-PANEL NO. 480334 0500 B EFFECTIVE DATE: JANUARY 02,1981. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING).
2. BLDG. SETBACK: AS PER CITY OF PHARR ORDINANCE
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCE: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER OF GREG DRIVE.
5. REFERENCE BENCHMARK: CITY OF PHARR BENCHMARK No. 14 NORTHING: 16571256.867 EASTING: 1076182.056 ELEVATION 87.32 LOCATED ON THE WEST SIDE OF LAS MILPAS DRAIN DITCH SOUTH OF F.M. 3072, APPROXIMATELY 12FT. SOUTH OF RIGHT-OF-WAY LINE.
6. DRAINAGE: TOTAL ON-SITE DETENTION REQUIRED IS 1514 C.F. OR 0.035 AC-FT..
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT..
8. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH YELLOW CAP STAMPED RPLS 4541, OR AS NOTE.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP)REQUIREMENTS REQUIRED BY TCEQ.
11. OWNER TO MAINTAIN DETENTION/RETENTION AREAS.
12. OWNER TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
13. LANDSCAPE AS PER CITY OF PHARR ORDINANCE.
14. NO STRUCTURE ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
15. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED

METES AND BOUNDS:

A 0.96 acre tract of land out of Lot 5, Block 11, A. J. McColl Subdivision, Hidalgo County, Texas, as per map recorded in Volume 21, Page 598, Deed Records of Hidalgo County, Texas, said 0.96 acre tract of land being more particularlydescribed by metes and bounds as follows:

COMMENCING at the Southwest corner of Lot 5, Block 11, A. J. McColl Subdivision, Thence North 08 degrees 51 minutes 00 seconds East, with the West line of Lot 5, Block 11, A. J. McColl Subdivision, a distance of 670.00 feet, Thence South 81 degrees 09 minutes 00 seconds East, a distance of 450.00 feet to a 60-d nail set in the centerline of S. Loretta Lane for the Southwest corner of this tract of land and the POINT OF BEGINNING;

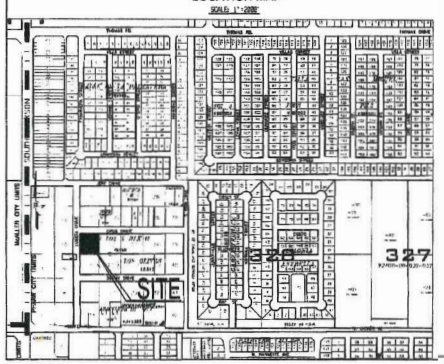
THENCE continuing North 08 degrees 51 minutes 00 seconds East, with the centerline of said S. Loretta Lane, a distance of 210.00 feet to a 60-d nail set at the centerline Intersection of S. Loretta Lane with the centerline of W. Greg Drive for the Northwest corner of this tract of land;

THENCE South 81 degrees 09 minutes 00 seconds East, with the centerline of said W. Greg Drive, a distance of 200.00 feet to a 60-d nail set for the Northeast corner of this tract of land;

THENCE South 08 degrees 51 minutes 00 seconds West, at 30.00 feet pass a half (1/2) inch iron rod found at the South right of way line of said W. Greg Drive, at a total distance of 210.00 feet to a half (1/2) inch iron rod found for the Southeast corner of this tract of land;

THENCE North 81 degrees 09 minutes 00 seconds West, at a distance of 170.00 feet pass a half (1/2) inch iron rod found at the East right of way line of said S. Loretta Lane, at a total distance of 200.00 to the POINT OF BEGINNING, containing 0.96 of an acre, more or less.

LOCATION MAP
SCALE 1"=200'



THE COUNTY OF HIDALGO TEXAS

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 STATE OF TEXAS
COUNTY OF HIDALGO

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

ASHLEY ANETTE PEREZ
706 W VILLA AVE
PHARR, TEXAS 78577

DIEGO ARMANDO TORRES

THE STATE OF TEXAS - COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

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

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

NOTARY PUBLIC

MY COMMISSION EXPIRES

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATE

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

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

PRESIDENT

ATTEST: _____
SECRETARY

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

UNDER LOCAL GOVERNMENT CODE 212.0115(B), WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DIEGO TORRES ESTATES WAS REVIEWED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF PHARR.

MAYOR, AMBROSIO HERNANDEZ

DATE

ATTEST: _____
CITY CLERK

DATE

APPROVAL BY PLANNING AND ZONING COMMISSION:

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

CHAIRMAN PLANNING AND ZONING COMMISSION
DANNY WALLE

DATE:

HIDALGO COUNTY
DRAINAGE DISTRICT No.1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT No. ONE
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

DATE

KNOW ALL MEN BY THESE PRESENTS :

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

STATE OF TEXAS
REGISTERED
PABLO SOTO JR.
66278
LICENSED
PROFESSIONAL ENGINEER

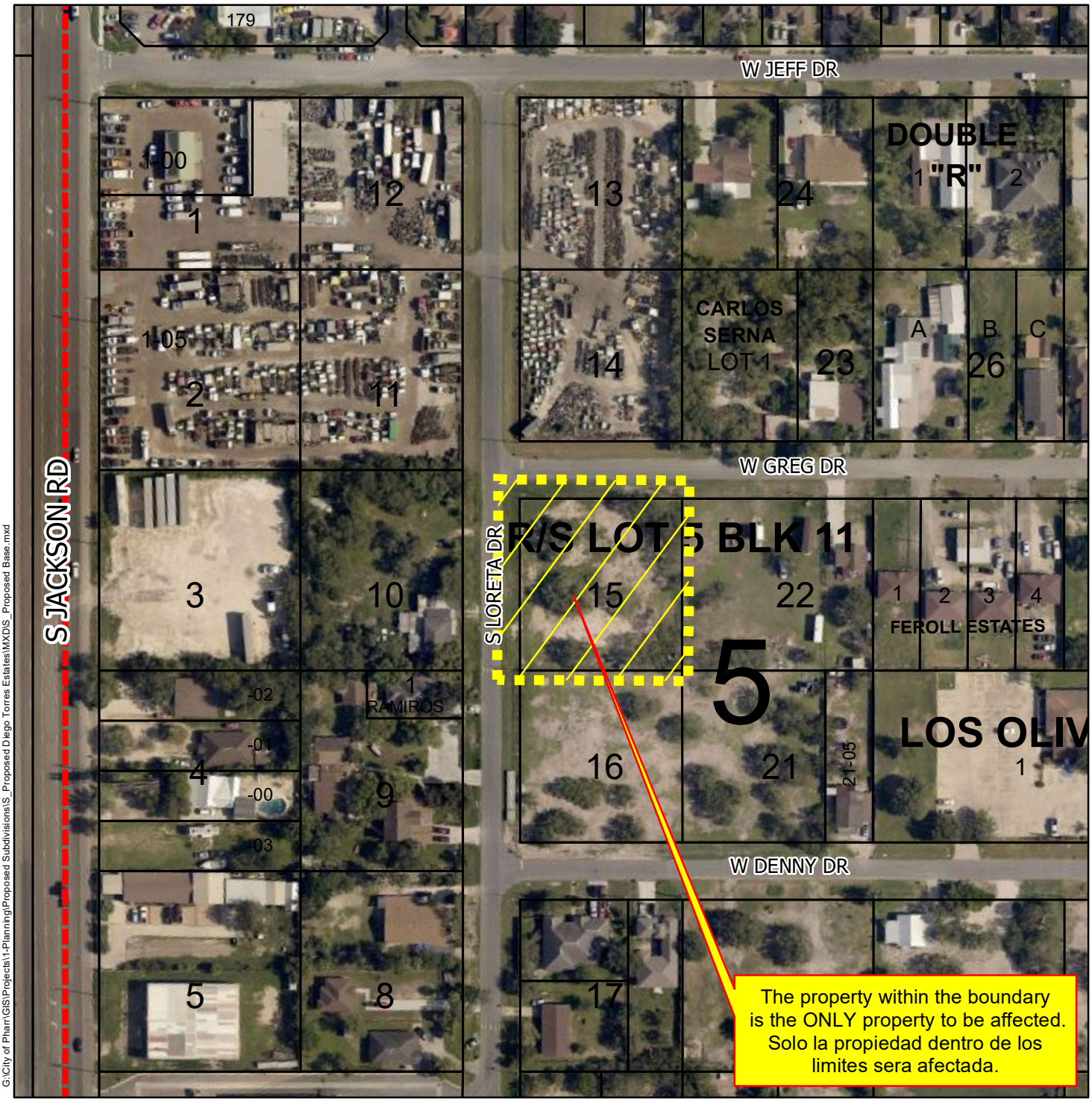
REGISTERED PROFESSIONAL ENGINEER No. 66278

STATE OF TEXAS
REGISTERED
PABLO SOTO JR.
4541
LICENSED
PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR No 4541

PABLO SOTO JR. P.E.
1238 S. IRONWOOD STREETTEL: (956) 460-1605
PHARR, TEXAS 78577

Proposed Subdivision
Diego Torres Estates
Pablo Soto Jr. P.E.



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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	

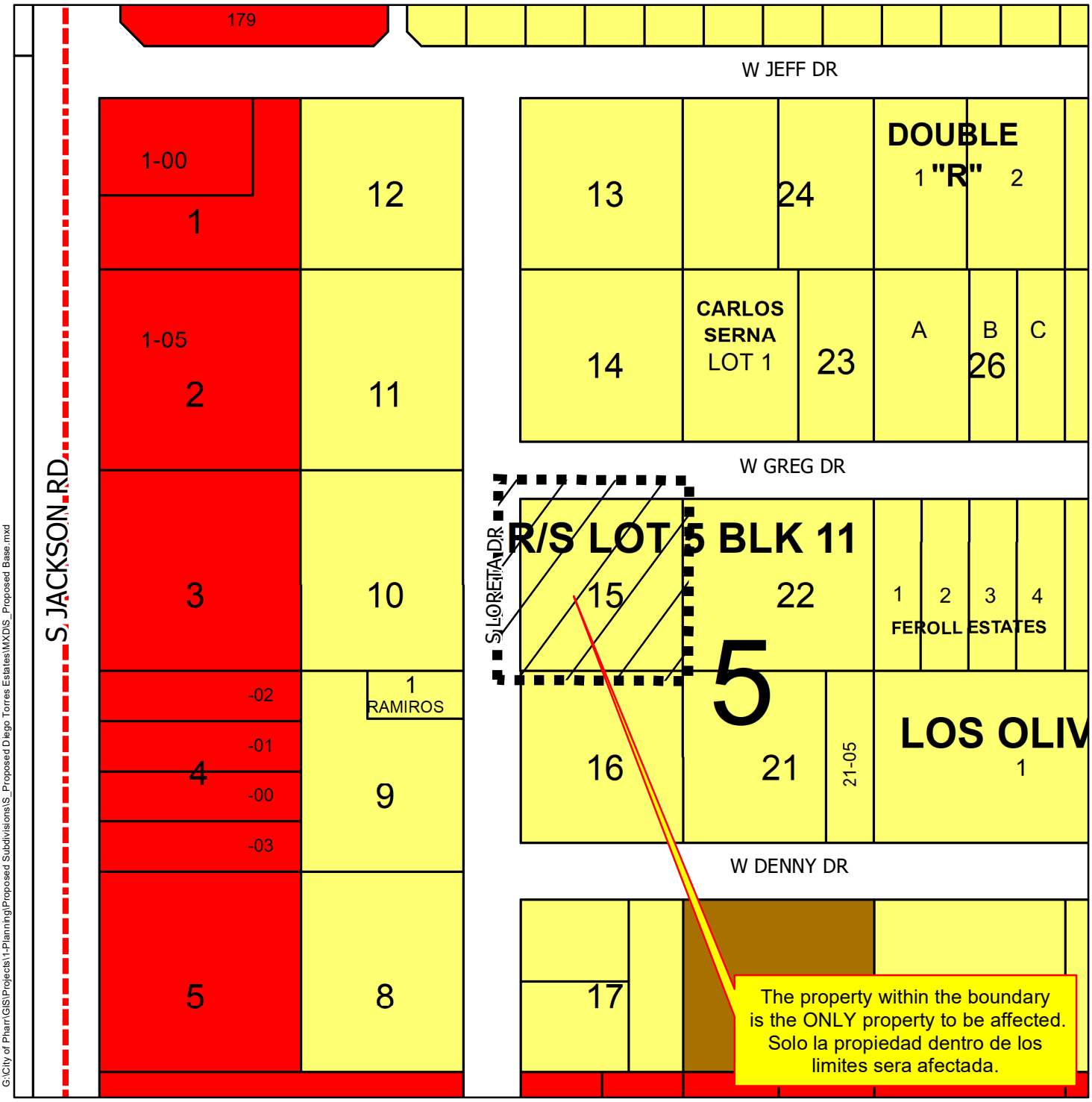
Scale: 1 inch = 150 feet

0 75 150 300 450 600 Feet

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 4/21/2023

Proposed Subdivision
Diego Torres Estates
Pablo Soto Jr. P.E.



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- 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

Scale: 1 inch = 150 feet

0 75 150 300 450 600 Feet

N W E S

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 4/21/2023

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.
DATE SUBMITTED: October 18, 2023
MEETING DATE: October 23, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Treviño Engineering, representing Alberto Garza, owner, is requesting final plat approval of the proposed Sam Houston Cage Subdivision. The property is legally described as being a 0.510 of an acre tract of land, more or less, out of Lots 1, 2 and 3, Block 1, South Side Addition Subdivision, Pharr, Hidalgo County,Texas. The property is located within the 100 Block of East Sam Houston Avenue. **SUB#220306**

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

Issue: Treviño Engineering, representing Alberto Garza, owner, is requesting final plat approval of the proposed Sam Houston Cage Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Sam Houston Cage Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No
Reason: N/A

ROUTING:

Kimberly Mendoza	Created/Initiated - 10/18/2023
Ricardo Rodriguez	Approved - 10/18/2023
Kimberly Mendoza	Final Approval - 10/20/2023

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, OCTOBER 23, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SAM HOUSTON CAGE SUBDIVISION
FILE NO. **SUB#220306**

GENERAL INFORMATION:

APPLICANT: Treviño Engineering, representing Alberto Garza, owner, is requesting final plat approval of the proposed Sam Houston Cage Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.510 of an acre tract of land, more or less, out of Lots 1, 2 and 3, Block 1, South Side Addition Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 100 Block of East Sam Houston Avenue.

ZONING: The property is currently zoned Residential Multi-Family District (R-MF) (Rezoned on 11-15-2021). The adjacent zones are Single Family Residential District (R-1) to the north and south, Office Professional District (O-P) to the east and General Business District (C) to the west. The property is designated for single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

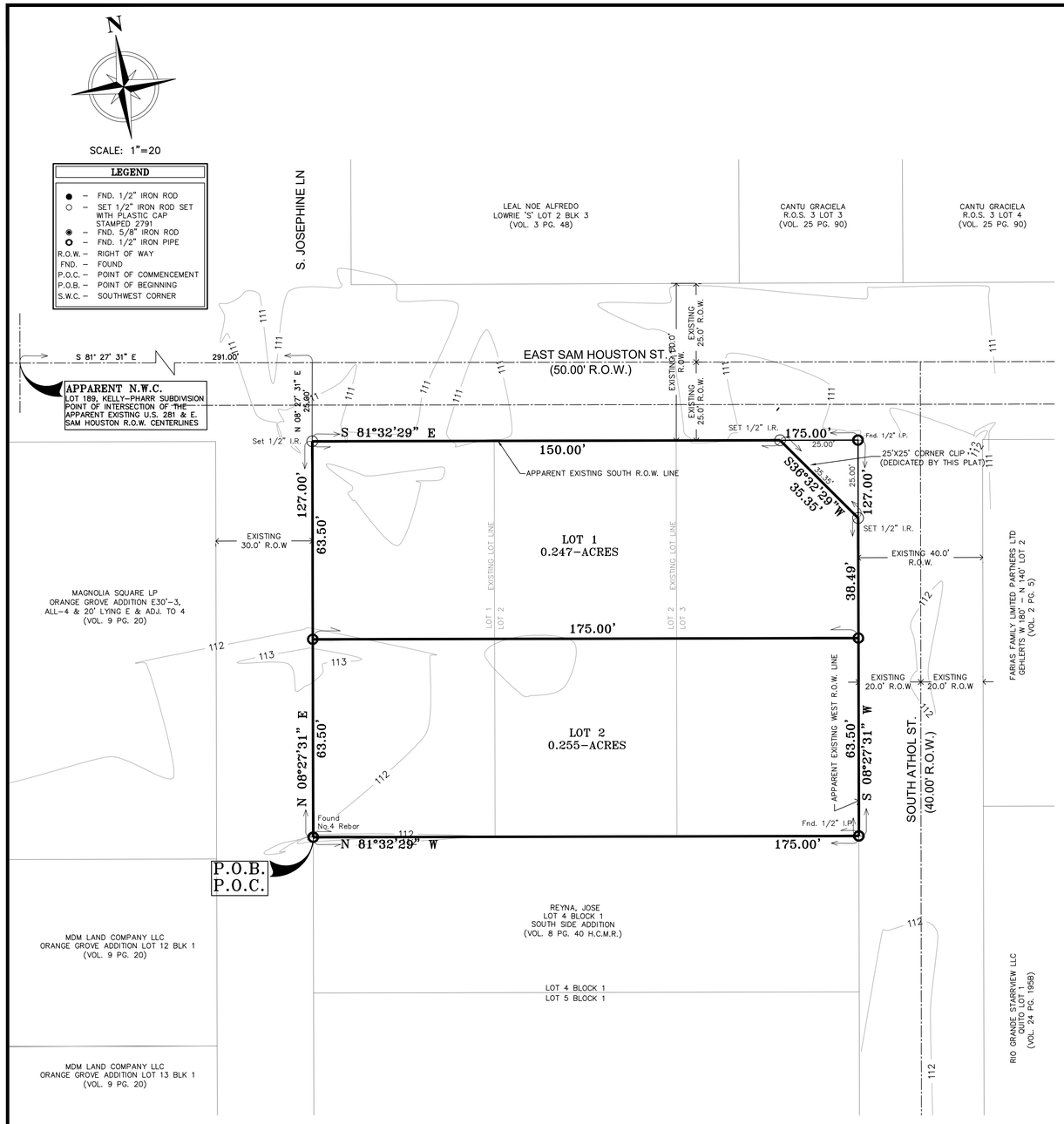
VARIANCES:

None requested.

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

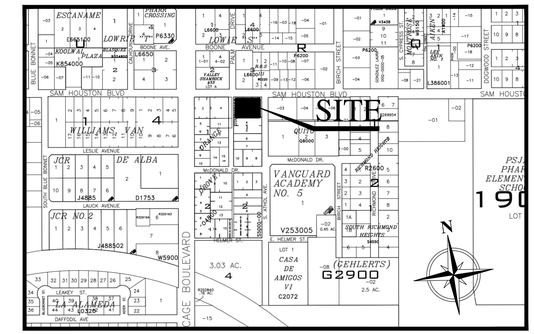
STREETS, PAVING AND R.O.W.:	1. In compliance.
EASEMENTS:	1. In compliance.
SIDEWALK: ADA:	1. In compliance.
FIRE PROTECTION:	1. In compliance.
WATER:	1. In compliance.
SEWER:	1. In compliance.
DRAINAGE:	1. In compliance.
OTHER:	1. In compliance.

This item will go before the City Commission Meeting on November 06, 2023 at 4:00 p.m.



GENERAL NOTES:

1. FLOOD ZONE "B" –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)
COMMUNITY PANEL NO. 480347 0005 C
MAP REVISED: OCTOBER 19, 1982
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB OF ROAD MEASURED AT FRONT CENTER OF LOT.
3. MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE.
4. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.88 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
5. BENCHMARK: NEAREST CITY OF PHARR BENCHMARK IS LOCATED ON THE INTERSECTION OF E. SAM HOUSTON AVE. AND S. CAGE BLVD. MONUMENT #40 ELEVATION: 110.72 (NORTHING: 16593593.187, EASTING: 1087438.540)
6. NO BUILDING OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT DEDICATED BY THIS PLAT.
7. CONSTRUCTION WILL COMPLY WITH T.P.D.E.S REQUIREMENTS AND SITE'S STORM WATER POLLUTION PREVENTION PLAN.
8. A 5.0' FT. SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG ALL STREETS A THE THE TIME OF BUILDING PERMIT PHASE.
9. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
10. OWNER(S) TO MAINTAIN DETENTION/RETENTION AREA.
11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
13. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
14. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES)
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT, IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS BEING GREATER, THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
16. ALL BEARING AND DISTANCE ARE BASED ON GRID COORDINATES



LOCATION MAP
SCALE: 1"=500'

SAM HOUSTON CAGE SUBDIVISION

A 0.510–OF AN ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 1 THRU 3, BLOCK 1, SOUTH SIDE ADDITION, MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 40, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED AT THE SOUTHWEST INTERSECTION OF EAST SAM HOUSTON STREET AND SOUTH ATHOL STREET.

METES AND BOUNDS

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 REBAR FOUND FOR THE APPARENT NORTHWEST CORNER OF LOT 4, BLOCK 1, SOUTH SIDE ADDITION (VOLUME 8, PAGE 40, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE APPARENT SOUTHWEST CORNER OF SAID LOT 1, AND FOR THE SOUTHWEST CORNER OF SAID 0.510–OF AN ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.510–OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 27 MINUTES 31 SECONDS EAST, WITH THE APPARENT WEST LOT LINE OF SAID LOT 1, AND THE WEST LOT LINE OF SAID 0.510–OF AN ACRE TRACT, A DISTANCE OF 127.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT SAID EAST SAM HOUSTON STREET EXISTING. SOUTH RIGHT–OF–WAY FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 1, AND OF SAID 0.510–OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 32 MINUTES 29 SECONDS EAST, WITH THE SAID SAM HOUSTON EXISTING SOUTH RIGHT–OF–WAY LINE AND THE APPARENT NORTH LOT LINE OF SAID LOT 1, AND OF SAID 0.510–OF AN ACRE TRACT, A DISTANCE OF 58.33 FEET PASSED A POINT FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 1 AND THE APPARENT NORTHWEST CORNER OF SAID LOT 2, CONTINUING FOR A DISTANCE OF 58.34 FEET PASSED THE APPARENT NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF SAID LOT 3, CONTINUING FOR A TOTAL DISTANCE OF 175.00 FEET TO A HALF–INCH IRON PIPE FOUND ON THE APPARENT EXISTING WEST RIGHT–OF–WAY LINE OF SAID SOUTH ATHOL STREET FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 3, AND THE NORTHEAST CORNER OF SAID 0.510–OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 27 MINUTES 31 SECONDS WEST, WITH THE SAID SOUTH ATHOL STREET EXISTING WEST RIGHT–OF–WAY LINE AND THE APPARENT EAST LOT LINE OF SAID LOT 3 AND OF SAID 0.510–OF AN ACRE TRACT, A DISTANCE OF 127.00 FEET TO A HALF–INCH IRON PIPE FOUND FOR APPARENT NORTHEAST CORNER OF SAID LOT 4, AND THE SOUTHEAST CORNER OF SAID LOT 3 AND OF SAID 0.510–OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 32 MINUTES 29 SECONDS WEST, WITH THE APPARENT NORTH LINE OF SAID LOT 4, AND THE SOUTH LOT LINE OF SAID LOT 3 AND OF SAID 0.510–OF AN ACRE TRACT, A DISTANCE OF 58.33 FEET PASS APPARENT SOUTHWEST CORNER OF SAID LOT 3 AND THE APPARENT SOUTHEAST CORNER OF SAID LOT 2, CONTINUING FOR A DISTANCE OF 58.34 FEET PASS THE APPARENT SOUTHWEST CORNER OF SAID LOT 2, AND THE SOUTHEAST CORNER OF SAID LOT 1, CONTINUING FOR A TOTAL DISTANCE OF 175.00 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 1 AND OF SAID 0.510–OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) CONTAINING A GROSS OF 0.510 OF AN ACRE OF LAND, OF WHICH 0.007 OF AN ACRE (3125 SQUARE FEET) IS DEDICATED VIA THIS PLAT FOR ROADWAY RIGHT–OF–WAY, FOR A NET OF 0.503 OF AN ACRE, AND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE SAM HOUSTON CAGE 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 PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____
ALBERTO GARZA, 5105 N. 10TH ST. SUITE B, MCALLEN TEXAS 78504
OWNER & ADDRESS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALBERTO GARZA KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF_____, 2023.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

APPROVED THIS THE _____ DAY OF _____ 2023

_____ _____
DANNY WYLIE, DATE
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
AMBROSIO HERNANDEZ, M.D. DATE
MAYOR, CITY OF PHARR

_____
CITY CLERK DATE

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 TEX. WATER CODE s 49.21(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

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

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

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.

_____ ATTEST: _____
PRESIDENT SECRETARY

THE COUNTY OF HIDALGO TEXAS

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

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

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS:

THAT I, HOMERO L. GUTIERREZ, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF PHARR.

STATE OF TEXAS REGISTERED HOMERO L. GUTIERREZ 2791 PROFESSIONAL LAND SURVEYOR

_____ _____
HOMERO L. GUTIERREZ, RPLS NO. 2791 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS IDEN I. TREVINO 92036 LICENSED PROFESSIONAL ENGINEER

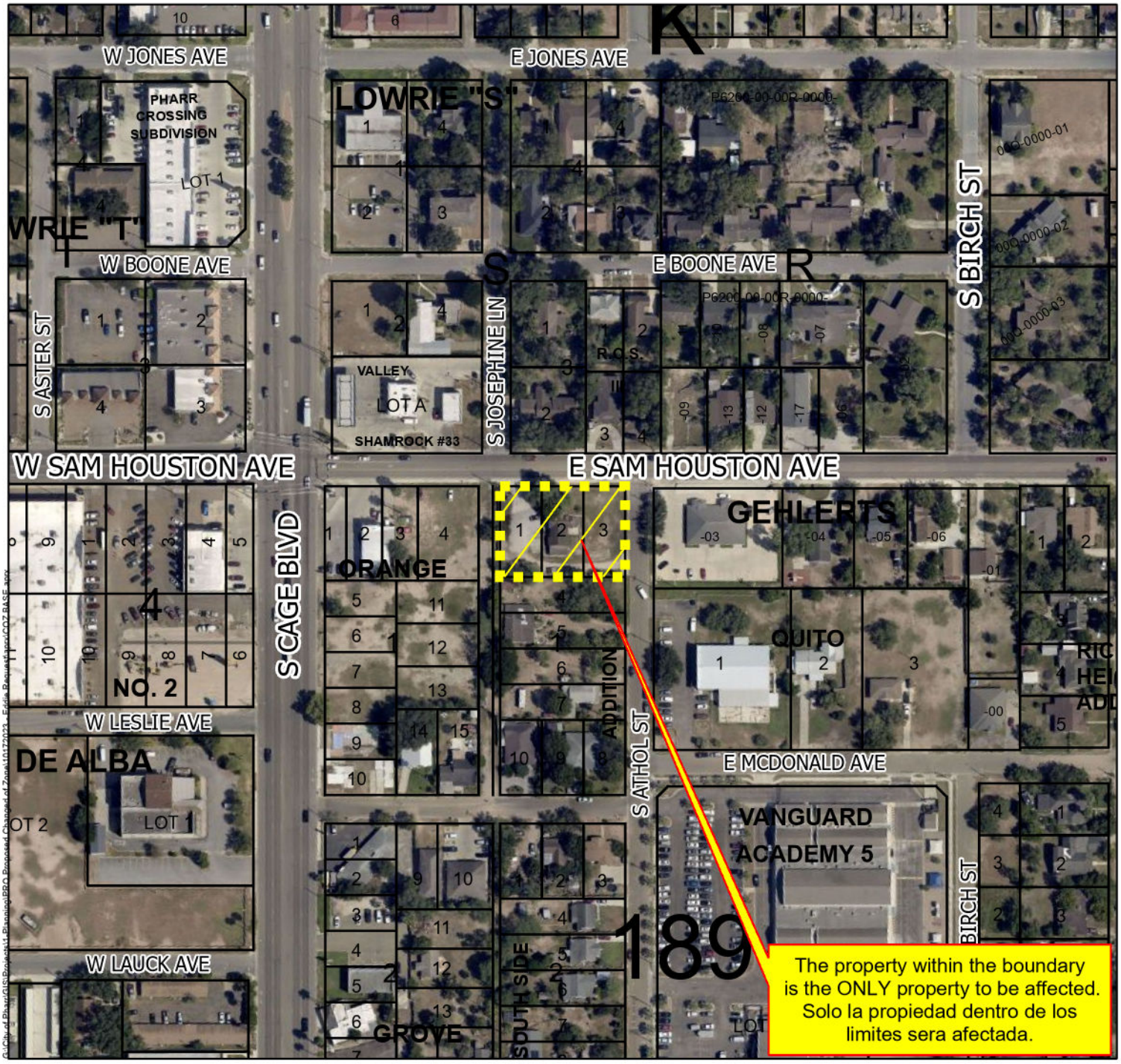
_____ _____
IDEN I. TREVINO, PE NO. 92036 DATE

DATE OF PREPARATION: AUGUST 31, 2023

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALBERTO GARZA	5105 N. 10TH ST. SUITE B	MCALLEN, TEXAS 78504	(956) 227–0594
ENGINEER:	IDEN I. TREVINO, P.E.	2211 E. GRIFFIN PKWY, SUITE 160	MISSION, TEXAS 78572	(956) 283–8847
SURVEYOR:	HOMERO L. GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369–0988

TREVIÑO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847
2211 E. GRIFFIN PKWY. SUITE 160
Mission, Texas 78502
ident@trevinoengineering.com



Zoning

ZONE

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

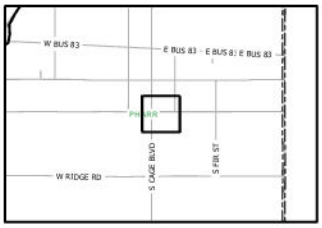
City of Pharr, Texas
Engineering Department
956.402.4242

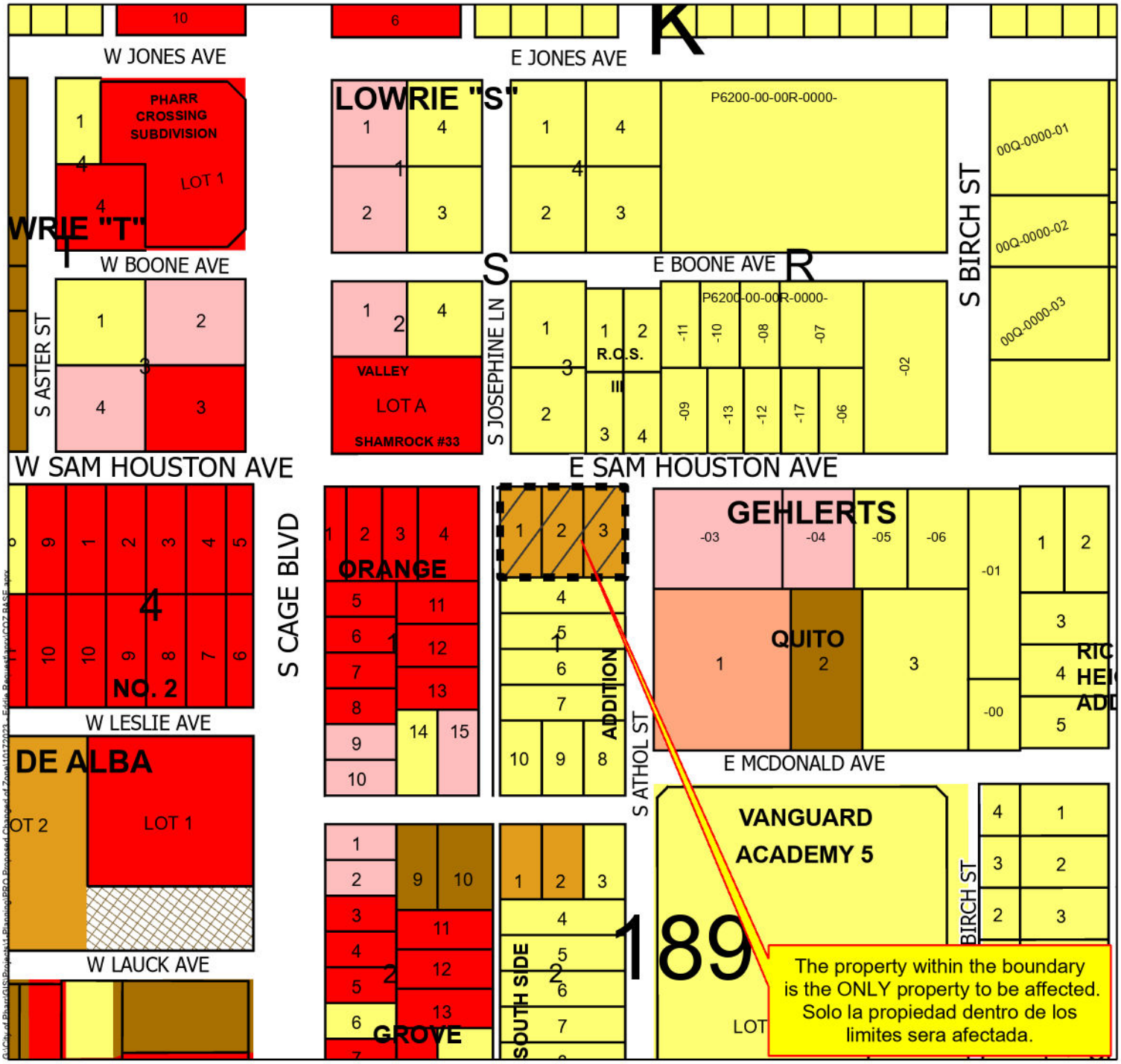
Date: 10/17/2023

Scale: 1:2,400

0 100 200 400 600 800 Feet

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





Zoning

ZONE

- Agricultural Open Space
- Single Family
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- Residential Multi-Family
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- HUD Code
- Rail Road R.O.W
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- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Subject Property

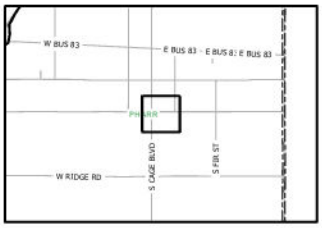
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/17/2023

Scale: 1:2,400

0 100 200 400 600 800 Feet

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



AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.4.
DATE SUBMITTED: October 18, 2023
MEETING DATE: October 23, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: S2 Engineering, PLLC, representing Carlos Gomez, Manager for Gomez Group, LLC., is requesting final plat approval of the proposed Big D Industrial Park Subdivision. The property is legally described as being a 8.635 acre tract of land and a part or portion of Lot 98, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of East Nolana Loop (FM 3461). **SUB#221036**

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

Issue: S2 Engineering, PLLC, representing Carlos Gomez, Manager for Gomez Group, LLC., is requesting final plat approval of the proposed Big D Industrial Park Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Big D Industrial Park Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No
Reason: N/A

ROUTING:

Kimberly Mendoza	Created/Initiated - 10/18/2023
Ricardo Rodriguez	Approved - 10/18/2023
Kimberly Mendoza	Final Approval - 10/20/2023

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, OCTOBER 23, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: BIG D INDUSTRIAL PARK SUBDIVISION
FILE NO. **SUB#221036**

GENERAL INFORMATION:

APPLICANT: S2 Engineering, PLLC, representing Carlos Gomez, Manager for Gomez Group, LLC., is requesting final plat approval of the proposed Big D Industrial Park Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 8.635 acre tract of land and a part or portion of Lot 98, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Block of East Nolana Loop (FM 3461).

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

PROPERTY PROPOSED USE: Rental equipment for construction.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Big D Industrial Park Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. In compliance.

EASEMENTS:

1. Shall provide a 15' exclusive easement to City of Pharr, for sanitary sewer line, if any.
2. Show all existing easements adjacent to property.

SIDEWALK:
ADA:

1. In compliance.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. N.A.W.S.C., provide comments.

SEWER:

1. See attachments.
2. Follow City of Pharr Construction Standards Manual

DRAINAGE:

1. In compliance

OTHER:

1. Provide signatures from engineer and surveyor.
2. Plat note #1, verify the last paragraph not required.
3. Developer recording subdivision with letter of credit.
4. Letter of credit to be return after all subdivisions requirements have been met.

This item will go before the City Commission Meeting on November 06, 2023 at 4:00 p.m.

801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300

Pharr Public Utilities

Ruben Rosales
Public Utilities Director

STAFF REVIEW MEETING FOR:

BIG D INDUSTRIAL PARK SUBDIVISION

****

COMMENTS: Initials: J.R. DECEMBER 13, 2022

****

WATER:

- Water belongs to N.A.W.S.C.
- Follow City of Pharr Construction Standards Manual.

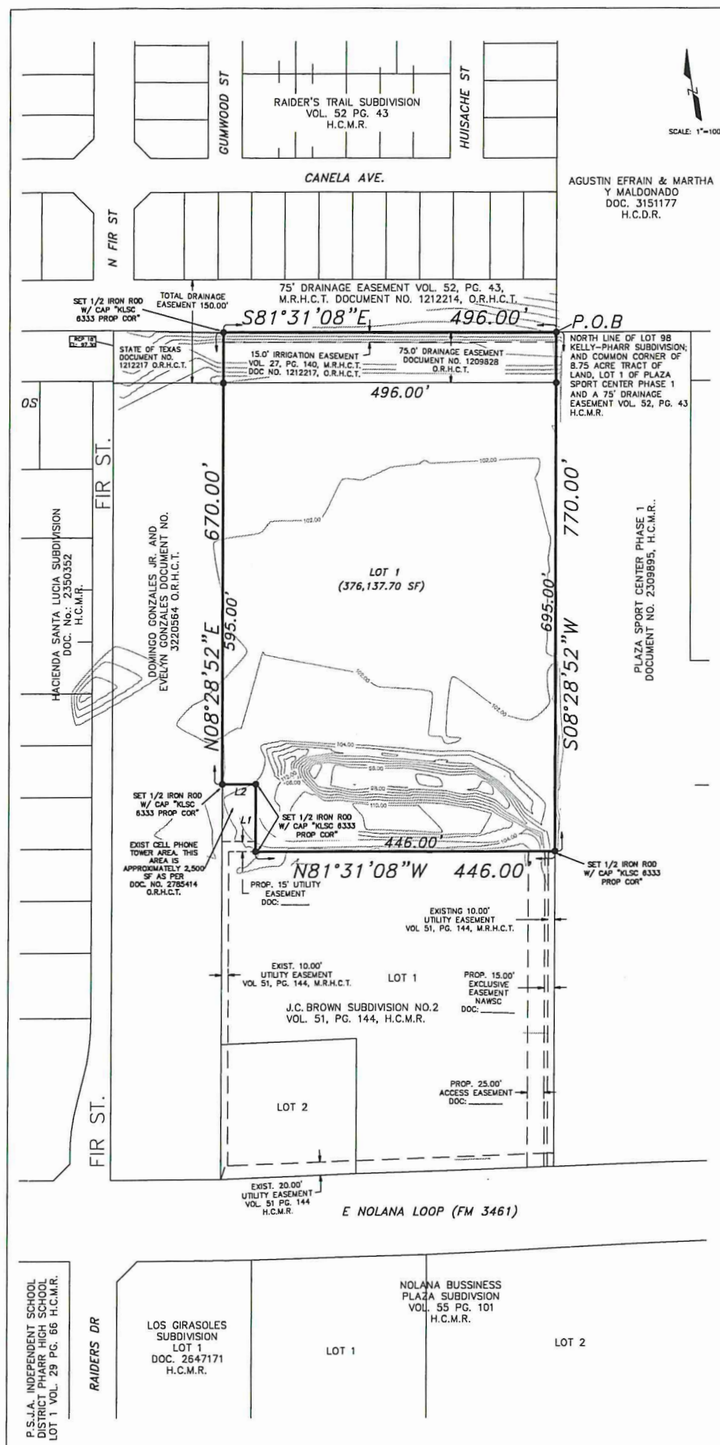
SEWER:

- Sewer service remains private.
- Will need to have access for maintenance (proposed manhole).
- 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:_____



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: GOMEZ GROUP LLC	2300 EAST EXPRESSWAY 83	DONNA, TEXAS 78537	(956)464-0123
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2424 MIMOSA	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: KURT SCHUMACHER R.P.L.S.	4037 N. 22ND ST. SUITE B	MCALLEN, TEXAS 78504	(956)357-2185

SUBDIVISION PLAT OF
BIG D INDUSTRIAL PARK

BEING A 8.635 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING OUT OF A PART OR PORTION OF LOT 98, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133-134 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
(8.635 ACRE)

BEING A 8.635 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING OUT OF A PART OR PORTION OF LOT 98, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133-134 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID CALLED 8.635 ACRE TRACT OF LAND BEING A PORTION OF A CALLED 8.75 ACRE TRACT OF LAND CONVEYED TO 1227, LTD BY AN ASSUMPTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN EFFECTIVE AS OF AUGUST 3, 2004 AND RECORDED ON SEPTEMBER 2, 2004 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 8.75 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 98;

THENCE, NORTH 81°31'08" WEST A DISTANCE OF 660.00 FEET ALONG THE NORTH LINE OF SAID LOT 98 TO A SET 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KANE LINDSEY PROPERTY CORNER", BEING THE COMMON CORNER OF SAID CALLED 8.75 ACRE TRACT OF LAND, LOT 1, PLAZA SPORT CENTER PHASE I AS RECORDED IN DOCUMENT NUMBER 2309895 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, AND A 75' DRAINAGE EASEMENT DEDICATED BY RAIDER'S TRAIL SUBDIVISION AS RECORDED IN VOLUME 52, PAGE 43 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS AND CONVEYED TO THE STATE OF TEXAS BY A DRAINAGE EASEMENT FOR HIGHWAY PURPOSES EXECUTED MAY 7, 2003 AND RECORDED ON JUNE 19, 2003 AS DESCRIBED IN DOCUMENT NUMBER 1212214 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

1. THENCE, SOUTH 08°28'52" WEST A DISTANCE OF 770.00 FEET ALONG THE COMMON LINE OF SAID CALLED 8.635 ACRE TRACT OF LAND AND SAID LOT 1, PLAZA SPORT CENTER PHASE 1 TO A SET 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KANE LINDSEY PROPERTY CORNER", BEING THE COMMON CORNER OF SAID CALLED 8.75 ACRE TRACT OF LAND AND LOT 1, J.C. BROWN SUBDIVISION NO. 2 AS RECORDED IN VOLUME 51, PG. 144 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

2. THENCE, NORTH 81°31'08" WEST A DISTANCE OF 446.00 FEET ALONG THE COMMON LINE OF SAID CALLED 8.635 ACRE TRACT OF LAND AND SAID LOT 1, J.C. BROWN SUBDIVISION NO. 2 TO A SET 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KANE LINDSEY PROPERTY CORNER", BEING THE SOUTHEAST CORNER A 5,000 SQUARE FOOT OR 0.115 OF ONE ACRE TRACT OF LAND (OUTPARCEL 1) ENCOMPASSING A 2,500 SQUARE FOOT TRACT OF LAND (CELL PHONE TOWER AREA) LEASED TO WWC TEXAS RSA LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A/ VERIZON WIRELESS BY A CONFIRMATORY MEMORANDUM OF LEASE RECORDED ON FEBRUARY 8, 2017 AS DESCRIBED IN DOCUMENT NUMBER 2785414 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE MOST SOUTHERNLY SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

3. THENCE, NORTH 08°28'52" EAST A DISTANCE OF 100.00 FEET OVER AND ACROSS SAID CALLED 8.75 ACRE TRACT OF LAND, BEING THE EAST LINE OF SAID OUTPARCEL 1 TO A SET 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KANE LINDSEY PROPERTY CORNER", BEING THE NORTHEAST CORNER OF SAID OUTPARCEL 1, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

4. THENCE, NORTH 81°31'08" WEST A DISTANCE OF 50.0 FEET OVER AND ACROSS SAID CALLED 8.75 ACRE TRACT OF LAND, BEING THE NORTH LINE OF SAID OUTPARCEL 1 TO A SET 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KANE LINDSEY PROPERTY CORNER", BEING ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO DOMINGO GONZALES, JR AND/OR EVELYN GONZALEZ, AS TRUSTEES OF THE GONZALEZ FAMILY TRUST BY A SPECIAL WARRANTY DEED DATED APRIL 29, 2021 AND RECORDED ON MAY 5, 2021, AS DESCRIBED IN DOCUMENT NUMBER 3220564 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

5. THENCE, NORTH 08°28'52" EAST A DISTANCE OF 670.00 FEET ALONG THE COMMON LINE OF SAID CALLED 8.635 ACRE TRACT OF LAND AND SAID DOMINGO GONZALEZ, JR AND/OR EVELYN GONZALEZ TRACT OF LAND TO A SET 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KANE LINDSEY PROPERTY CORNER:, BEING THE COMMON CORNER OF SAID CALLED 8.75 ACRE TRACT OF LAND AND A TRACT OF LAND (PARCEL 285) CONVEYED TO THE STATE OF TEXAS BY A DRAINAGE EASEMENT FOR HIGHWAY PURPOSES EXECUTED MAY 13, 2003 AND RECORDED ON JUNE 19, 2003 AS DESCRIBED IN DOCUMENT NUMBER 1212217 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING ON THE SOUTH LINE OF SAID 75' DRAINAGE EASEMENT, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

6. THENCE, SOUTH 81°31'08" EAST A DISTANCE OF 469.00 FEET ALONG THE COMMON LINE OF SAID CALLED 8.75 ACRE TRACT OF LAND AND SAID 75' DRAINAGE EASEMENT TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 8.635 ACRES, WHICH 0.854 OF ONE ACRE LIES WITHIN THE DRAINAGE EXISTING RIGHT-OF-WAY, LEAVING A NET TOTAL OF 7.781 ACRES.

RIGHT OF WAY EXCLUSIVE EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER 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, A PERPETUAL EXCLUSIVE 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 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' IN 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 EXCLUSIVE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EXCLUSIVE EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE 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 IT 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 EXCLUSIVE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EXCLUSIVE EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES 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 HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20___.

_____ _____
DATE

CARLOS GOMEZ
GOMEZ GROUP LLC.
2300 EAST EXPRESSWAY 83
DONNA, TX 78537

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

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE BIG D INDUSTRIAL PARK TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES,DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____
CARLOS GOMEZ
GOMEZ GROUP LLC.
2300 EAST EXPRESSWAY 83
DONNA, TX 78537

PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE DESIGNATION:
COMMUNITY-PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982
ZONE "B" (MEDIUM SHADING)
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.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS: AS PER CITY OF PHARR ORDINANCE

3. GENERAL NOTE FOR COMMERCIAL LOT:
LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE THAN COMMERCIAL. LOT 1 IS FOR NON RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTOR DOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT, AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER;

5. BENCHMARKS (B.M.): BENCHMARK ELEV= 101.22 N: 16609418.287 E: 1095242.491
REFERENCE TO BENCHMARK No. 59 FROM CITY OF PHARR

6. DRAINAGE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 7.90 ACRES, THE REQUIRED DETENTION IS APPROXIMATELY 1.20 ACRE-FEET (52,321 CUBIC-FEET OR 3,212 CUBIC-YARD) AND THE PROPOSED DETENTION POND WILL BE PROVIDING 2.25 ACRE-FEET (98,037 CUBIC-FEET OR 3,631 CUBIC-YARD). 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.

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATION FOR THIS SUBDIVISION."

7. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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.

9. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS.

10. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).

11. A 5.0 FOOT SIDEWALK WITH A.D.A. RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED DURING BUILDING PERMIT PHASE ALONG ANY STREET, UNLESS OTHERWISE STATED.

12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

13. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS GOMEZ. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF_____ , 2022.

DAISY BONILLA
MY COMMISSION EXPIRES
August 02, 2025

_____
NOTARY PUBLIC- STATE OF TEXAS

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

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

_____ ATTEST: _____
PRESIDENT SECRETARY

THE COUNTY OF HIDALGO TEXAS

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

STATE OF TEXAS – CITY OF PHARR
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO 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.

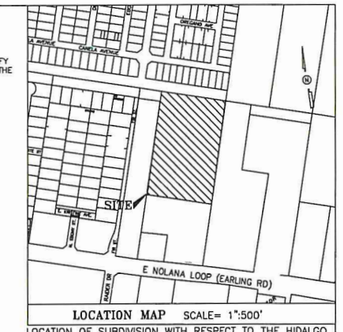
_____ _____
CITY MAYOR DATE
AMBROSIO HERNANDEZ

_____ _____
ATTEST: CITY SECRETARY DATE

PLANNING AND ZONING COMMISSION–CITY OF PHARR

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS THE _____ DAY OF _____ 20_____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

_____ _____
PLANNING AND ZONING COMMISSION CHAIRMAN DATE



LOCATION MAP SCALE= 1":500'

LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
BIG D INDUSTRIAL PARK IS LOCATED IN HIDALGO COUNTY, ON THE NORTH SIDE OF EARLING RD (FM 3461) ROAD, AND APPROXIMATELY 3000 FT EAST OF U.S. EXPRESSWAY 281. THE PROJECT LIES WITHIN THE PHARR CITY LIMITS (POPULATION 79,715 – 2020 CENSUS). THE PROPOSED SUBDIVISION IS LOCATED IN PRECINCT NO. 2.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 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.

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

LINE DATA TABLE		
LINE	LINE BEARING	LENGTH
L1	N08°28'52"E	100.00'
L2	N81°31'08"W	50.00'

LEGEND	
●	SET 1/2 INCH IRON ROD W/A RED CAP STAMPED "KLSC 6333 PROP COR"

STATE OF TEXAS
COUNTY OF HIDALGO
I, KURT SCHUMACHER, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

STATE OF TEXAS
KURT SCHUMACHER
6333
PROFESSIONAL
LAND SURVEYOR

Preliminary
_____ _____
KURT SCHUMACHER, R.P.L.S. DATE
R.P.L.S. No. 6333

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

STATE OF TEXAS
JOSE N. SALDIVAR
94076
LICENSED
PROFESSIONAL ENGINEER

Preliminary
_____
JOSE N. SALDIVAR, P.E. , C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING, PLLC.
2424 MIMOSA ST
MISSION, TEXAS 78574

INDEX OF SHEETS

SHEET 1.– HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO.1 CERTIFICATION; N.A.W.S.C. CERTIFICATION; REVISION NOTES.

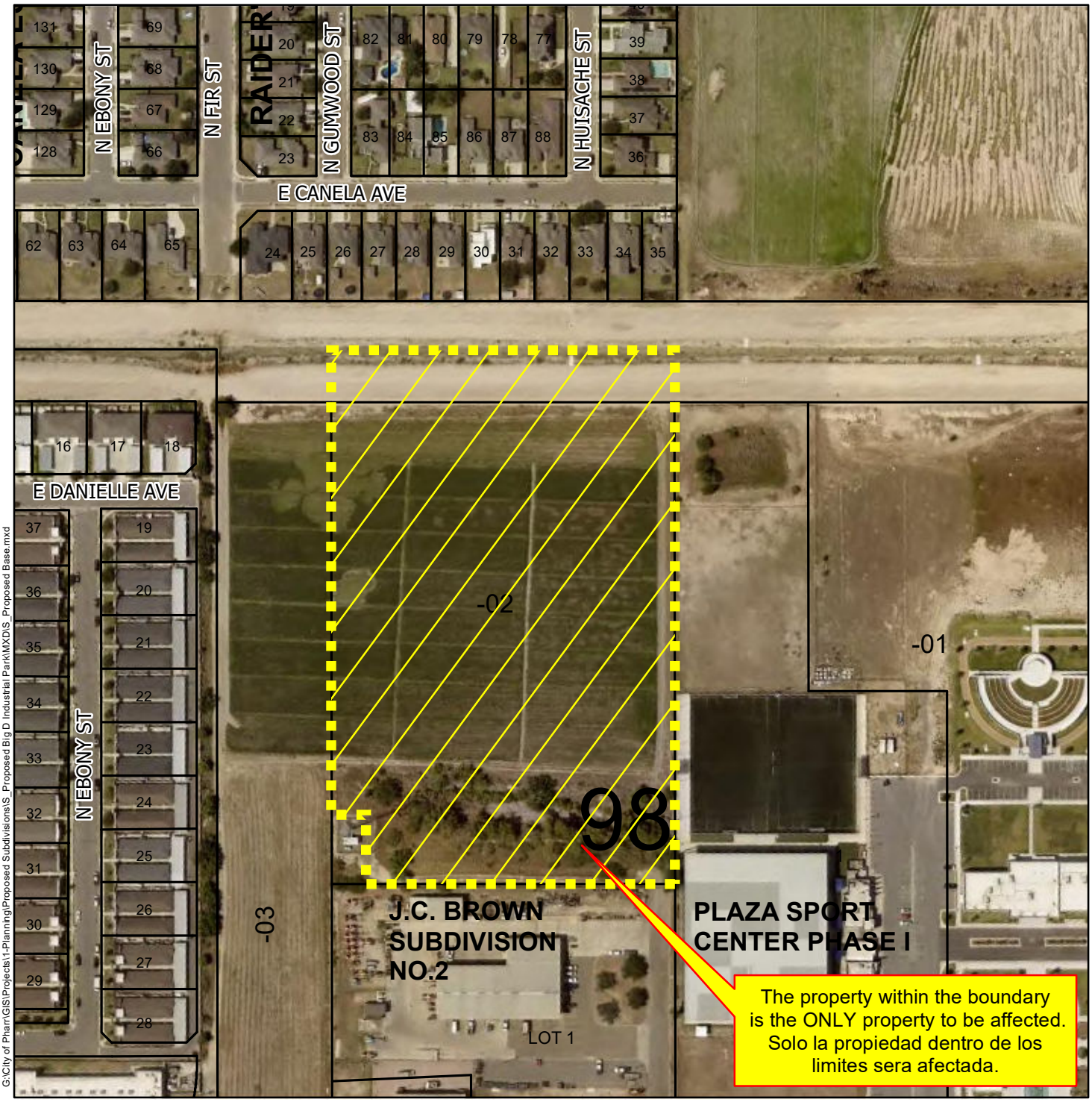
SHEET 2.– WATER AND SANITARY SEWER DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.

SHEET 3.– PAVING DISTRIBUTION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION. DETENTION POND CROSS SECTIONS. EROSION CONTROL DETAIL.

S2 ENGINEERING. PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBPE F - 22858

SHEET NO. 1 OF 3 SHEETS	FILENAME		
	DATE PREPARED	PREPARED BY	CHECKED BY
	NOV. 1ST 2022	L.M.	N.S.
	DATE REVISED	REVISED BY	CHECKED BY

Proposed Subdivision
Big D Industrial Park
S2 Engineering PLLC



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Big D Industrial Park\MXD\S_Proposed Base.mxd

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

Scale: 1 inch = 206 feet

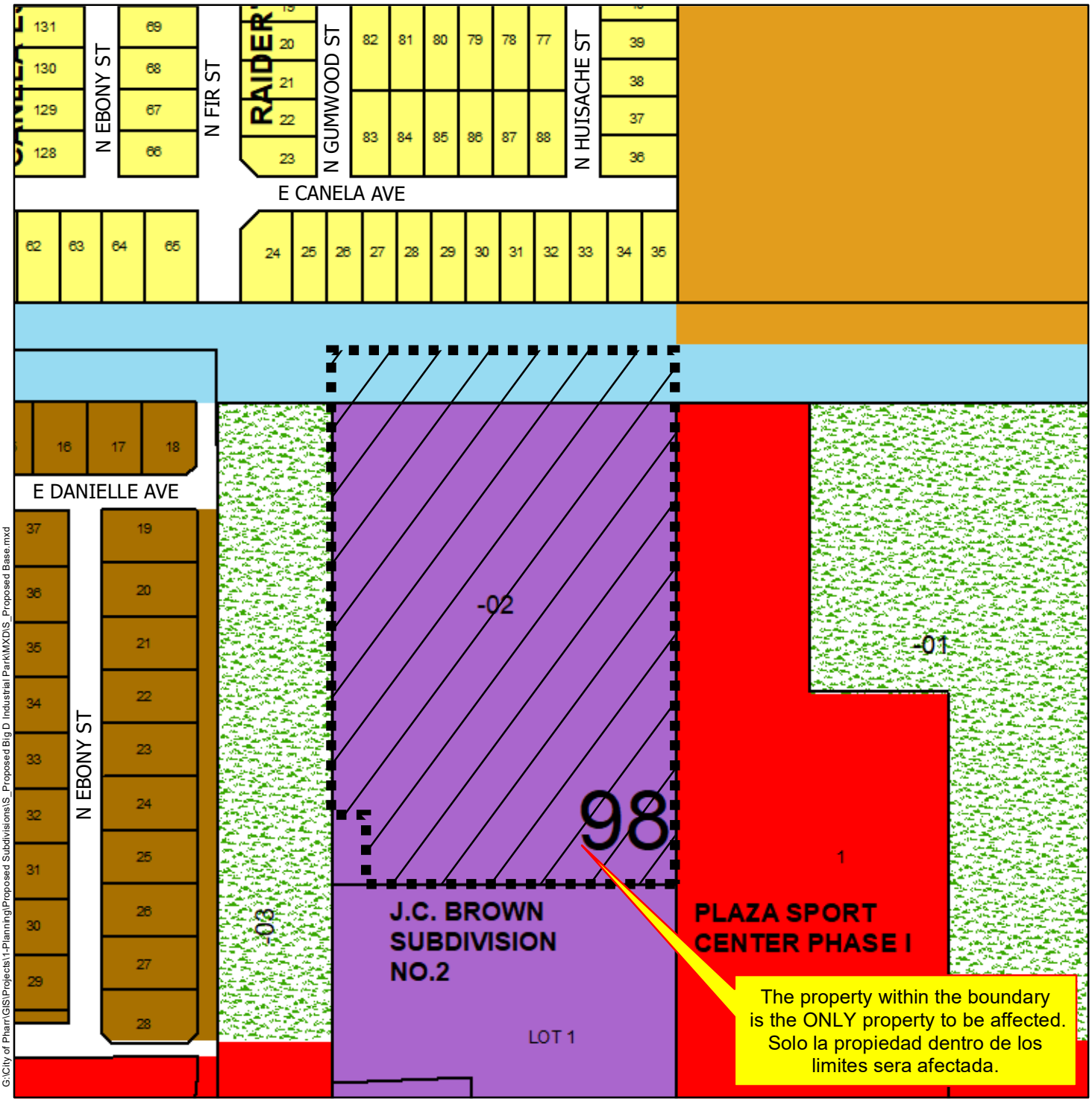
0 100 200 400 600 800 Feet

N W E S

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 12/5/2022

Proposed Subdivision
Big D Industrial Park
S2 Engineering PLLC



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Big D Industrial Park\MXD\S_Proposed Base.mxd

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

Scale: 1 inch = 206 feet

0 100 200 400 600 800 Feet

N W E S

Date: 12/5/2022

City of Pharr, Texas
Engineering Department
956.702.5355