



**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, APRIL 1, 2024**

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. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

1. CALL TO ORDER:

A) Roll call and possible action on the excusing of any absent member of the governing board.

B) Pledge of Allegiance/Invocation

2. PROCLAMATIONS:

A) Proclamation proclaiming April 2024 as Fair Housing Month.

B) Proclamation proclaiming the week of April 1 - 5, 2024 as National Community Development Week.

C) Proclamation proclaiming the week of April 7-13, 2024 as National Library Week.

3. 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.

AGENDA REGULAR MEETING

April 1, 2024

4. PUBLIC HEARINGS: *(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.*

A) Public hearing on development services cases

5. CITY MANAGER'S REPORTS: *(City Manager's Administrative Reports and discussion, if any, with governing body. The City Manager may also assign a designated spokesperson for any particular listed topic)*

A) City Engineer's Report

B) City Events of Interest

1. 2024 It's Time Texas Community Challenge Presentation

6. CONSENT AGENDA: *(All items listed under consent Agenda are considered to be routine and non-controversial by the Governing Body and will be enacted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

A) Approval of Minutes for March 4, 2024 Regular Called Meeting and March 18, 2024 Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, authorizing City Manager to advertise the Pharr-Reynosa International Bridge Expansion Project. **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, on Development Services Cases:

1. Diana L. Bojorquez De Robles, DBA The Forum By Regency, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). The property is legally described as being 0.08 acres, more or less, out of Lots 12 and 13, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 213 East Ferguson Avenue, Suite D. CUP#240203 **This item supports EV - Economic Vitality.**

2. Mario A. Cantu, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as Lots 29 and 30, Block 25, Chapa Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 407 East State Street. COZ#240207 **This item supports EV - Economic Vitality.**

AGENDA REGULAR MEETING
April 1, 2024

3. Jerry Benavides Engineering, representing Aro Coffee, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being 0.413 acres, more or less, out of Lot 1, Block 5, Bagwell Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1220 East Alan Avenue. COZ#240205 **This item supports EV - Economic Vitality.**

4. Jerry Benavides Engineering, representing RCDS Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being Lot 8, Monarch Business Park Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1250 East Zaragosa Drive. COZ#240206 **This item supports EV - Economic Vitality.**

PLATS:

1. B.I.G. Engineering, representing Armando Alonso, President of EMX Design, LLC, is requesting final plat approval of the proposed Monarch Estates Subdivision. The property is legally described as being a 3.69 acre tract out of Lot 192, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of East Sam Houston Avenue. SUB#140922 **This item supports EV - Economic Vitality.**

2. Brownstone Consultants, representing Rhea Nanette Mora, owner, is requesting final plat approval of the proposed San Diego Crossing Subdivision. The property is legally described as being a 10.854 acre tract of land out of the South ½ of the South ½ of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2200 Block of North Jackson Road. SUB#220724 **This item supports EV - Economic Vitality.**

3. Fulcrum Consulting Services, representing Zeppelin Texas LLC and Delta Properties LLP., is requesting final plat approval of the proposed Dekal Subdivision. The property is legally described as being a 77.405 acre tract of land out of Lots 382 and 385, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of East Military Highway. SUB#210827 **This item supports EV - Economic Vitality.**

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

5. Melden & Hunt Inc., representing William R. Steele, President for Children's Haven International Inc., is requesting final plat approval of the proposed Pharr Bess Subdivision. The property is legally described as being a 5.376 acre tract of land out of Children's Haven Subdivision, Pharr, Hidalgo County, Texas. The property is located at 400 East Minnesota Road. SUB#230415 **This item supports EV - Economic Vitality.**

6. Melden & Hunt, Inc., representing Kevin Mattson, Manager for RS Pharr, L.L.C. A Texas Limited Liability, is requesting final plat approval of the proposed Sioux Rep Subdivision. The property is legally described as being 2.826 acres being 1.853 acres out of Lot 140, Kelly-Pharr Subdivision and 0.973 of one acre out of Lot 1, Silver Spur Subdivision Pharr, Hidalgo County, Texas. The property is located within the 2700 Block of North IH 69C. SUB#211037 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution appointing one (1) member to the Tierra del Sol Golf Club Advisory Board. **This item supports SG - Sound Governance and Fiscal Sustainability.** (PARKS)

B) Consideration and action, if any, on Resolution to accept Petition for Voluntary Annexation, setting date, time and place for public hearing, authorizing and directing publication of the notice of such public hearing, and directing the City Manager to prepare service plan for a 6.154 acres of Road Right of Way situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas being a portion of South Veterans Boulevard and East Hi Line Road, said portion being out of Parcels 70B, 70C, and 70D, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), Hidalgo County, Texas. **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

C) Consideration and action, if any, on Resolution to accept Petition for Voluntary Annexation, setting date, time and place for public hearing, authorizing and directing publication of the notice of such public hearing, and directing the City Manager to prepare service plan for a 79.022 acre tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas being out of Lots 47 through 55, and a portion of a 40 ft. road (not in use) as shown on the Resubdivision of Lots 1 and 5 to 32 inclusive of the San Juan Plantation Subdivision located at the northeast corner East Hi Line Road and South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), Hidalgo County, Texas. **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

8. ADMINISTRATIVE:

A) Consideration and action, if any, on proposed toll fee increase for commercial hazmat trucks at the Pharr International Bridge. **This item supports EV - Economic Vitality.** (BRIDGE)

9. PURCHASING:

A) Consideration and action, if any, on purchase of decorative perimeter fencing for Guadalupe Cemetery/Memorial Park. **This item supports QL - Quality of Life.** (PARKS)

10. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to enter into a mutual aid agreement between Pharr EMS and Trans Starr EMS **(TABLED)**. **This item supports SSC - Safe and Secure Community.** (EMERGENCY MEDICAL SERVICES)

B) Consideration and action, if any, authorizing City Manager to award a Service Contract for Sludge Management Services to Denali Water Solutions from Russellville, AR. **This item supports IF - Infrastructure.** (PURCHASING)

C) Consideration and action, if any, on Amendment No. 4 of the Construction Management Agreement with Brownstone Consultants, LLC for the citywide fiber optic broadband project. **This item supports IF - Infrastructure.** (IT)

11. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda in accordance with the following below:*

Pursuant to Section 551.071, the Board 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 Board 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 Board 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 Board 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.

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Pursuant to Section 551.084, the Board 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 Board 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.

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

13. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4100 Ext. 1016 / 1007 or FAX 956-702-5313 or E-mail hilda.pedraza@pharr-tx.gov and imelda.perez@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr 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 28th day of March 2024 at 3:45 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 28th day of March 2024



IMELDA PEREZ, TRMC
ASSISTANT CITY CLERK

I certify that the attached notice and agenda of items to be considered by the City Commission was removed from the bulletin board of City Hall on the ____ day of _____, 20__ by,

Title: _____

Proclamation



WHEREAS, April is observed as Fair Housing Month across the country; and

WHEREAS, The Fair Housing Act recognizes, supports, and encourages the right of every person, regardless of race, color, creed, gender, national origin, family status, or disability to live in the housing of the individual’s choice; and

WHEREAS, Fair Housing organizations and partners will observe the month of April with special activities and events in recognition of the Federal Fair Housing Act and the important role it plays in our community; and

WHEREAS, in Pharr, Texas we encourage all of our citizens to join in this national effort to assure housing opportunities for all Americans in all neighborhoods throughout the nation.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas, by the virtue of the authority vested in me and on behalf of the Commission do hereby proclaim the month of April 2024 as:

“Fair Housing Month”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 1st day of April, 2024.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Clerk

Proclamation



WHEREAS, The City of Pharr is a participant in the Community Development Block Grant (CDBG) program which funds a myriad of social and public services, community projects and housing programs; and

WHEREAS, in the City and in communities throughout the nation, forty-seven years of Community Development Block Grant Program funding has developed a strong working network of relationships between this local government, residents of community development target neighborhoods and a number of nonprofit agencies which provide services and help make possible our commitment to those neighborhoods; and

WHEREAS, during National Community Development Week, the City of Pharr will give special thanks and recognition to all participants whose hard work and devotion to the neighborhoods and their low and moderate income residents help ensure the quality and effectiveness of the Community Development Block Grant Program.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas, by the virtue of the authority vested in me and on behalf of the Commission do hereby proclaim the week of April 1, 2024 to April 5, 2024 as:

“National Community Development Week”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 1st day of April, 2024.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Clerk

Proclamation



WHEREAS, libraries provide the opportunity for everyone to pursue their passions and engage in lifelong learning, allowing them to live their best life; and

WHEREAS, libraries have long served as trusted institutions for all members of the community; and

WHEREAS, libraries strive to develop and maintain programs and collections that are as diverse as the populations they serve and ensure equity of access for all; and

WHEREAS, libraries adapt to the ever-changing needs of their communities, continually expanding their collections, services, and partnerships; and

WHEREAS, libraries play a critical role in the economic vitality of communities by providing internet and technology access, literacy skills, and support for job seekers, small businesses, and entrepreneurs; and

WHEREAS, libraries are accessible and inclusive places that promote a sense of local connection, advancing understanding, civic engagement, and shared community goals; and

WHEREAS, libraries are cornerstones of democracy, promoting the free exchange of information and ideas for all; and

WHEREAS, libraries, librarians, and library workers are joining library supporters and advocates across the nation to celebrate National Library Week.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas, by virtue of the authority vested in me and on behalf of the City Commission, do hereby proclaim April 7-13, 2024 as:

“National Library Week”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 1st day of April 2024.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Clerk



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.A.

DATE SUBMITTED: March 27, 2024

MEETING DATE: April 1, 2024

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Public hearing on development services cases

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Hilda Pedraza

Created/Initiated - 3/27/2024



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.A.

DATE SUBMITTED: March 28, 2024

MEETING DATE: April 1, 2024

FROM: Ruben Alfaro, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Ruben Alfaro

Agenda Item: City Engineer's Report

Classification: Regular

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

Issue: N/A

Fiscal Consideration: N/A

Staff Recommendation: N/A

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Ruben Alfaro
City Management Office

Created/Initiated - 3/28/2024
Final Approval - 3/28/2024



Report on Capital Improvement Project Activity Construction – April 2024

City Engineer – Ruben Alfaro, PE
Monday, April 1, 2024



Pharr
Engineering



City Engineers Report

Engineer: TEDSI Infrastructure Group, Inc.
Contractor: International Consulting Engineers
CM: Brownstone Consultants, LLC
Notice to Proceed: Sept. 8, 2020
Contract Time: 545 + 26 + 30 + 112 + 223 (ETC April 02, 2023, *2nd BSIF Exit*) = 936 days
Time to Date: 1297 days (139%)
Original Contract Amount: \$7,946,724.38
Change Orders: \$701,210.26
Current Contract: \$8,647,934.64
Placed to Date: \$8,132,045.24 (94%)

Description: The Northbound Lanes generally consists of constructing two (2) additional northbound lanes and super wide load north roadway. The 2nd BSIF Exit generally consists of constructing two (2) new exit truck lanes to the BSIF facility. Improvements also include primary and secondary inspection booths, canopies, and reshaping & regrading of a drain ditch.

Status: ATS Delivered and installed.
Next Step: Installation and startup of generator to complete the project.



*Bridge Northbound Lane Expansion and
2nd BSIF Exit*

CONSTRUCTION



Pharr
Engineering



Engineer: City of Pharr/Ramiro Gutierrez
Contractor: ASAGO, LLC
CM: City of Pharr
Notice to Proceed: December 15, 2022 (New)
Contract Time: 316 + 158 (ETC November 22,
2024) = 474 days

Time to Date: 284 days (60%) (31 Rain Days)
Contract Amount: \$2,325,300.55
Change Orders: \$135,684.40 (CO#1 – CO#3)
Current Contract: \$2,460,984.95
Placed to Date: \$1,328,283.16 (56%)

Description: This project will provide additional pedestrian connectivity to schools in the Tri-City area. Schools in city of Pharr include: Daniel Ramirez Elementary, Aida Escobar Elementary, Carnahan Elementary and Kelly-Pharr Elementary.

Status: Contractor finished all concrete sidewalks and driveways along S. Sugar Rd. for Aida Escobar Elementary.
Next Step: Contractor started preparation of ROW and placed concrete sidewalk along N. Hibiscus St. for Daniel Ramirez Elementary. After completion of N. Hibiscus St., contractor will move to S. Sugar Rd. moving north to Sioux R



PSJA Tri-City Pedestrian Safety Improvements Phase I



Pharr
Engineering



CONSTRUCTION

Engineer: J&R Engineering, LLC
Contractor: Saenz Brothers Construction, LLC
CM: City of Pharr
Notice to Proceed: July 6, 2021 (new)
Contract Time: 120+405+200= 725 days
Time to Date: 996 days (137%)

Contract Amount: \$1,494,704.00

Change Orders: -\$7,145.64

Current Contract: \$1,487,558.36

Placed to Date: \$1,358,958.36 (91%)

Description: The project generally consists of replacing an existing dry pit-wet pit lift station with a new submersible pump station and constructing a new 10-in and 8-in pressure sewer force main piping systems from LS 30 to Thomas Rd.

Status: The lift station is in service and all items have been completed. Generator installed, waiting for warranty documentation to closeout project.

Next Step: Complete final walkthrough and take project to CC for final approval.



Lift Station No. 30 Rehabilitation

CONSTRUCTION



Pharr
Engineering



WE ARE

**TEAM
PHARR**



DEPARTMENT MISSION STATEMENT

“To enhance health, safety and welfare in the City by providing economical, responsive and effective professional engineering and architectural services.



Pharr
Engineering



END



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.B.

DATE SUBMITTED: March 27, 2024

MEETING DATE: April 1, 2024

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: City Events of Interest

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Hilda Pedraza

Created/Initiated - 3/27/2024



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.B.1.

DATE SUBMITTED: March 27, 2024

MEETING DATE: April 1, 2024

FROM: Imelda Perez, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Hilda Pedraza

Agenda Item: 2024 It's Time Texas Community Challenge Presentation

Classification: Regular

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

Issue: 2024 It's Time Texas Community Challenge Presentation

Fiscal Consideration: N/A

Staff Recommendation: Allow ITT presentation

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 3/27/2024
Final Approval - 3/27/2024



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.A.

DATE SUBMITTED: March 26, 2024

MEETING DATE: April 1, 2024

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Approval of Minutes for March 4, 2024 Regular Called Meeting and March 18, 2024 Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Consent

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Hilda Pedraza
City Management Office

Created/Initiated - 3/26/2024
Final Approval - 3/26/2024

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, MARCH 4, 2024
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, March 4, 2024 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Comm. Michael Pacheco
Comm. Roberto Carrillo
Comm. Ramiro Caballero
Comm. Daniel Chavez
Comm. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Mayor Ambrosio Hernandez

STAFF PRESENT: Jonathan, City Manager
David Friedlein, Assistant City Manager
Hilda Pedraza, ACM/City Clerk
Ruben Alfaro, City Engineer
Jamison Merrick, Interim Finance Director
Veronica Ramirez, Asst. HR Director
Juan Villescas, Municipal Court Judge
Juan Gonzalez, Police Chief
Pilar Rodriguez, Fire Chief
Roland Gomez, Code Compliance Director
Kimberly Mendoza, Dev. Svcs. Director
Luis Marin, Public Works Director
Melanie Cano, O.S.E. Director
Oscar De Leon, Asst. Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Victoria Brewster, CDBG / Public Affairs
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Danny Ramirez, E.M.S. Chief
Michael Martinez, Asst. Chief Comm. Officer
Cynthia Gutierrez, Public Health Director

CITY ATTORNEY Ricardo Rodriguez, City Attorney

ITEM 1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BOARD

Mayor Pro Tem Chavez called the meeting to order at 4:00 p.m. Roll call established a quorum.

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Comm. Carrillo **moved** to excuse absent member. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

B) PLEDGE OF ALLEGIANCE/INVOCATION

David Friedlein, Assistant City Manager, led the pledge of allegiance and said the invocation.

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING MARCH 13, 2024 AS NATIONAL PROCUREMENT PROFESSIONAL'S DAY

Jonathan Flores, City Manager, introduced the item.

Mayra Gomez, Purchasing Director, introduced staff and thanked Commission for the proclamation.

Comm. Pacheco read proclamation proclaiming March 13, 2024 as National Procurement Professional's Day and presented proclamation Mayra Gomez, Purchasing Director, and staff.

ITEM 3. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

ITEM 5. CITY MANAGER'S REPORTS

A) CITY ENGINEER'S REPORT

Jonathan Flores, City Manager, introduced the item. He stated Ruben Alfaro, City Engineer, was in the audience and questions could be entertained at this time.

B) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, called upon Vanessa Soto, Special Events Manager, for a report on city events.

Vanessa Soto, Special Events Manager, reported the Pharr Business Workshop would be taking place on Thursday, March 7, 2024 at Pharr One from 10:30 a.m. to

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March 4, 2024

12:00 p.m. She further reported the Dr. Seuss Celebration would take place on March 7, 2024 at the Development and Research Center from 6:00 p.m. to 8:00 p.m.

1. EMS AMBULANCE DONATION TO RIO GRANDE VALLEY COLLEGE

Vanessa Soto, Special Events Manager, presented a video recap on the donation of Pharr EMS ambulance to Rio Grande Valley College.

Dr. Anabelle Palomo thanked the City Commission for the donation of an ambulance and stated this would enhance the vocational nursing students training. Furthermore, stated the Rio Grande Valley College was a vocational nursing school in Pharr and it was the 2nd Texas institution who educated the largest students in the field of nursing.

Vanessa Soto, Special Events Manager, presented a video recap on the St. Patrick's 5K Run/Walk and announced there were over 2,000 participants this year. She also presented a video on the Tri-City Pedestrian Sidewalks Improvement Phase I Project.

Vanessa Soto, Special Events Manager, further reported the South Texas Senior Duchess 2024 Pageant that was held in Harlingen, Texas and Pharr resident Gloria Limas had participated and won the pageant.

Gloria Limas thanked the Commission for the support and sponsorship towards her participation in this year's pageant.

ITEM 6. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR FEBRUARY 19, 2024 - REGULAR CALLED MEETING AND FEBRUARY 26, 2024 - SPECIAL CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (ADMINISTRATION)**
- B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR REQUEST FOR PROPOSALS (RFP) FOR PROFESSIONAL ENGINEERING SERVICES FOR INSPECTION, MATERIAL TESTING AND CONSTRUCTION MANAGEMENT FOR THE I ROAD PROJECT (RANCHO BLANCO ROAD TO US 281 (MILITARY HWY)).THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ENGINEERING)**
- C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR BIDS FOR THE I RD. PROJECT ROAD RECONSTRUCTION AND HIKE AND BIKE TRAIL (RANCHO BLANCO TO MILITARY HWY.) THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ENGINEERING)**
- D) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO EXTEND SERVICE SUBSCRIPTION AGREEMENT WITH ACCELA GOVERNMENT AT CARAHSOFT FROM RESTON, VA FOR THE ACCELA**

CIVIC PLATFORM AND CITIZEN ACCESS THROUGH TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR) CONTRACT NO. DIR-TSO-4288. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE (PURCHASING)

- E) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO EXTEND THE SERVICE CONTRACT FOR THE MARKETING SERVICES FOR TEAMPHARR.NET WITH DE SARO PUBLIC RELATIONS, LLC. INC. FROM MCALLEN, TEXAS. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE (PURCHASING)**
- F) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2020-06 TO ADOPT NEW AND UPDATED PERSONNEL POLICIES. (3RD AND FINAL READING) THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE (HR)**
- G) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2021-38 TO ADOPT AN UPDATED PURCHASING POLICY MANUAL. (3RD AND FINAL READING) THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE (PURCHASING)**
- H) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ADOPTING A NEW PROCUREMENT CARD POLICY MANUAL. (3RD AND FINAL READING) THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE (PURCHASING)**
- I) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. RIO DELTA ENGINEERING, REPRESENTING LA FRONTERA RE DEVELOPMENT, LLC., OWNER, REQUESTED A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 6.61 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 7, BLOCK 6, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1401 WEST WARREN STREET. COZ#240104 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**
 - 2. PIZZA PROPERTIES, INC., D/B/A PETER PIPER PIZZA #63, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS LOT 1, PLEASANTON SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1715 SOUTH CAGE BOULEVARD. CUP#060104 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**
 - 3. SHOTS MAIN EVENT, LLC., D/B/A MAIN EVENT ENTERTAINMENT, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.34 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 4A, REPLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 & 4 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 500 NORTH JACKSON ROAD,**

MINUTES: REGULAR CALLED MEETING

March 4, 2024

**SUITE C. CUP#140101 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
(DEVELOPMENT SERVICES)**

PLATS:

1. **HALFF, REPRESENTING JAIME GARZA, BEBO DISTRIBUTING COMPANY, INC., A TEXAS CORPORATION, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED LOT 1 DSV SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 36.458 ACRES OUT OF LOT 403, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1100 BLOCK OF WEST PRODUCE DRIVE. SUB#231130 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**

Jonathan Flores, City Manager, introduced the consent agenda and recommended approval.

Comm. Carrillo **moved** to approve. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

Ordinance No's. O-2024-05, O-2024-06, O-2024-07 and O-2024-08 are filed with the City Clerk's Office.

At this time, Mayor Pro Tem Chavez stated they would deviate from the agenda and go into closed session. There was no objection.

ITEM 9. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PHARR BOARD OF COMMISSIONERS HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 4:20 p.m., Mayor Pro Tem Chavez stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

ITEM 10. RECONVENE

The time being 4:49 p.m., Mayor Pro Tem Chavez stated the commission would be resuming the open meeting.

REGULAR AGENDA - OPEN SESSION

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE PHARR POLICE DEPARTMENT TO SUBMIT A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS**

DIVISION FOR THE LOCAL BORDER SECURITY PROGRAM (LBSP). THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (POLICE)

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Mayor Pro Tem Chavez seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-15 is filed with the City Clerk's Office.

B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING PHARR POLICE DEPARTMENT TO SUBMIT AN APPLICATION FOR THE OPERATION STONEGARDEN GRANT PROGRAM (OPSG-2023) TO THE OFFICE OF THE GOVERNOR'S HOMELAND SECURITY DIVISION - GRANT #3173109 / OPSG 2023.THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (POLICE)

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-16 is filed with the City Clerk's Office.

C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE PHARR POLICE DEPARTMENT TO SUBMIT A GRANT APPLICATION TO OFFICER OF THE GOVERNOR, HOMELAND SECURITY GRANTS DIVISION - OPERATION LONE STAR GRANT PROGRAM.THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (POLICE)

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-17 is filed with the City Clerk's Office.

D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE PHARR POLICE DEPARTMENT TO SUBMIT GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR-CRIMINAL JUSTICE DIVISION: PHARR BORDER BULLET RESISTANT SHIELDS. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (POLICE)

Jonathan Flores, City Manager, introduced the item.

Comm. Medina **moved** to approve. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-18 is filed with the City Clerk's Office.

- E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE PHARR POLICE DEPARTMENT TO SUBMIT A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR - CRIMINAL JUSTICE DIVISION FOR HUMAN TRAFFICKING LIAISON PROJECT. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (POLICE)**

Jonathan Flores, City Manager, introduced the item.

Comm. Flores **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-19 is filed with the City Clerk's Office.

- F) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE PHARR POLICE DEPARTMENT TO SUBMIT A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR - CRIMINAL JUSTICE DIVISION FOR CRIME VICTIM'S LIAISON PROJECT. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (POLICE)**

Jonathan Flores, City Manager, introduced the item.

Comm. Flores **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-20 is filed with the City Clerk's Office.

ITEM 8. CONTRACTS/AGREEMENTS

- A) CONSIDERATION AND ACTION, IF ANY, ON AGREEMENT WITH LIFE SCAN WELLNESS CENTERS TO PROVIDE ANNUAL MEDICAL PHYSICALS FOR THE FIRE DEPARTMENT. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (FIRE)**

Jonathan Flores, City Manager, introduced the item.

Comm. Flores **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

- B) CONSIDERATION AND ACTION, IF ANY, RATIFYING AGREEMENT BETWEEN THE TEXAS DEPARTMENT OF PUBLIC SAFETY AND THE CITY OF PHARR FIRE DEPARTMENT FOR DRIVER RECORD SERVICES. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (FIRE)**

Jonathan Flores, City Manager, introduced the item.

MINUTES: REGULAR CALLED MEETING

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Comm. Medina **moved** to approve. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, ON AGREEMENT BETWEEN THE CITY OF PHARR AND MARIELA RUIZ, CPA, PLLC FOR FINANCIAL SERVICES. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to table. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

ITEM 11. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Caballero seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:52 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS THE 4th DAY OF MARCH 2024 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

HILDA PEDRAZA, CITY CLERK

APPROVED:

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, MARCH 18, 2024
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, March 18, 2024 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Comm. Roberto Carrillo
Comm. Ramiro Caballero
Comm. Daniel Chavez
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Comm. Michael Pacheco
Comm. Ricardo Medina

STAFF PRESENT: Jonathan Flores, City Manager
David Friedlein, Assistant City Manager
Hilda Pedraza, ACM/City Clerk
Ruben Alfaro, City Engineer
Jamison Merrick, Interim Finance Director
Veronica Ramirez, HR Director
Juan Villescas, Municipal Court Judge
Juan Gonzalez, Police Chief
Pilar Rodriguez, Fire Chief
Roland Gomez, Code Compliance Director
Kimberly Mendoza, Dev. Svcs. Director
Luis Marin, Public Works Director
Melanie Cano, O.S.E. Director
Ruben Rosales, Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Cynthia Garza, CDBG / External Affairs Dir.
Adolfo Garcia, Library Director
Luis Bazan, Bridge Director
Mayra Gomez, Purchasing Director
Jose Pena, I.T. Director
Danny Ramirez, E.M.S. Chief
CJ Sanchez, Pharr Chamber President
Yuri Gonzalez, Chief Comm. Officer
Kenneth Ennis, Public Safety Comm. Dir.
Cynthia Gutierrez, Public Health Director

CITY ATTORNEY Michael Garza, City Attorney

ITEM 1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BOARD

MINUTES: REGULAR CALLED MEETING
March 18, 2024

Mayor Hernandez called the meeting to order at 4:01 p.m. Roll call established a quorum.

Comm. Carrillo moved to excuse absent members. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Luis Bazan, Bridge Director, led the pledge of allegiance and said the invocation.

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING APRIL 6, 2024 AS CHILDREN'S ADVOCACY CENTER OF HIDALGO COUNTY DAY

Jonathan Flores, City Manager, introduced the item.

Pat Blum introduced Children's Advocacy Center board members in attendance. Jesus Sanchez, Executive Director of Hidalgo and Starr Counties Centers, reported the Children's Advocacy Center served as the first stop for children entering the justice system and stated 207 of children served were from Pharr. Mr. Sanchez extended an invitation to the Commission to attend their annual VINOS event on Saturday, April 6, 2024 and thanked the Commission for the proclamation.

Mayor Hernandez read proclamation proclaiming April 6, 2024 as Children's Advocacy Center of Hidalgo County Day and presented proclamation to Children's Advocacy Center team.

ITEM 3. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

ITEM 5. CITY MANAGER'S REPORTS

A) SUBMISSION OF SALES TAX COLLECTION REPORT FOR MARCH 2024. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY

Jonathan Flores, City Manager, introduced the item and briefly reported the City of Pharr showed an increase of 0.14% year to date true growth and stated Finance Director was in the audience and questions could be entertained at this time.

B) CITY EVENTS OF INTEREST

Jonathan, City Manager, introduced the item and called upon Yuri Gonzalez, Chief Communications Officer.

Yuri Gonzalez, Chief Communications Officer, reported a Block Party by the Building and Code Compliance Department would take place on Thursday, March 21, 2023 from 5:30 p.m. to 7:00 p.m. at Valley View Apartments at 1401 W. Anaya Rd. She stated various departments would also be participating in activities and extended an invitation for the public to attend.

Yuri Gonzalez, Chief Communications Officer, reported a Trash Bash event would take place on Saturday, March 23, 2024 from 8:00 a.m. to 12:00 p.m. at Jones Box Park at 805 W. Rosa Ln. She stated all participants were required to show proof of residency.

Yuri Gonzalez, Chief Communications Officer, reported the City of Pharr would be hosting an Easter Scavenger Hunt city-wide on Saturday, March 23, 2024 from 9:00 a.m. to 11:00 a.m. She stated this was an opportunity to showcase new businesses throughout the city and reported there were cash prizes for the winners along with Easter glass-stained eggs. Ms. Gonzalez extended an invitation and encouraged the public to participate in this event. A video was presented to showcase McAllen Stained Glass business.

Yuri Gonzalez, Chief Communications Officer, reported an Easter Eggstravaganza event was also taking place on Saturday, March 23, 2024 from 10:00 a.m. to 12:00 p.m. at the Pharr Sports Complex Park located at 201 E. Moore Rd. She stated there would be games, prizes, snacks and approximately 15,000 eggs included for Easter egg hunt and extended invitation to the public.

Yuri Gonzalez, Chief Communications Officer, reported Movies at the Park would be held on Saturday, March 30, 2024 at Pharr North Amphitheater. She stated the Parks and Recreation Department would be showing the movie Blue Beetle and snacks would be provided for those in attendance.

Lastly, Yuri Gonzalez, Chief Communications Officer, presented a video promo for "Night Under the Stars" event taking place on Friday, May 10, 2024.

At this time, Mayor Hernandez stated they would deviate from the agenda and go into closed session. There was no objection.

ITEM 9. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PHARR BOARD OF COMMISSIONERS HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

MINUTES: REGULAR CALLED MEETING

March 18, 2024

The time being 4:19 p.m., Mayor Hernandez stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

ITEM 10. RECONVENE

The time being 4:49 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

ITEM 6. CONSENT AGENDA

- A) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE TO REQUEST FOR QUALIFICATIONS FOR THE CITY OF PHARR INTERNATIONAL BRIDGE TOLL COLLECTION SYSTEM. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (PURCHASING)**
- B) **CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. **JUAN F. GARZA, D/B/A MUELLE 37, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.073 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 2, BROWNING COMMERCIAL AREA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1000 NORTH CAGE BOULEVARD, SUITE A. CUP#150325 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY**
 - 2. **MAURICIO JARAMILLO, D/B/A REGENCY FIESTA, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.102 ACRES OUT OF LOT 1, REGENCY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1020 WEST FERGUSON AVENUE. CUP#071271 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY**

Jonathan Flores, City Manager, introduced the consent agenda and recommended approval.

Comm. Chavez **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

REGULAR AGENDA - OPEN SESSION

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE PHARR FIRE DEPARTMENT TO SUBMIT A GRANT APPLICATION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR FISCAL YEAR**

2023 ASSISTANCE TO FIREFIGHTER GRANT PROGRAM. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (FIRE)

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-21 is filed with the City Clerk's Office.

B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION SUPPORTING MEXICO PAYING THEIR WATER DEBT. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (ADMINISTRATION)

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-22 is filed with the City Clerk's Office.

C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION TO SUSPEND THE STATEMENT OF INTENT TO CHANGE RATES PROPOSED BY AEP TEXAS AND AUTHORIZE THE CITY TO INTERVENE IN THE COMPANY'S RATE CASE PROCEEDING BEFORE THE PUBLIC UTILITY COMMISSION IN DOCKET NO. 56165. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (ADMINISTRATION)

Jonathan Flores, City Manager, introduced the item.

Comm. Chavez **moved** to approve. Comm. Carrillo seconded the motion.

Mayor Hernandez requested clarification on the payment fees and stated motion for approval would be contingent upon legal recommendation.

There being no further discussion, the motion was put to a vote and it carried unanimously.

Resolution No. R-2024-23 is filed with the City Clerk's Office.

D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING FOUR (4) MEMBERS TO THE COMMUNITY DEVELOPMENT COUNCIL (GMCD)

Jonathan Flores, City Manager, introduced the item and stated Victor Alvarez, Lucio Gaitan, Norma Trevino, and Lisa Nunez wished to be reappointed.

Comm. Chavez **moved** to reappoint Victor Alvarez, Lucio Gaitan, Norma Trevino, and Lisa Nunez to Community Development Council. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-24 is filed with the City Clerk's Office.

ITEM 8. CONTRACTS/AGREEMENTS

- A) CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NO. 2 OF THE CONSTRUCTION MANAGEMENT AGREEMENT WITH BROWNSTONE CONSULTANTS, LLC FOR THE PHARR INTERNATIONAL BRIDGE - TWIN BRIDGE EXPANSION PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PURCHASING)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

- B) CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NO. 5 IN THE AMOUNT OF \$1,500 WITH HALFF ASSOCIATES, INC. FOR THE DONATIONS ACCEPTANCE PROGRAM (DAP) FISCAL YEAR 2016. THIS ITEM SUPPORTS IF - INFRASTRUCUTRE (ENGINEERING)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

- C) CONSIDERATION AND ACTION, IF ANY, ON AGREEMENT BETWEEN THE CITY OF PHARR AND MARIELA RUIZ, CPA, PLLC FOR FINANCIAL SERVICES (TABLED). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to untable item. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

Comm. Chavez **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

- D) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH TERRACON CONSULTANTS, INC., FOR CONSTRUCTION MATERIAL TESTING**

SERVICES FOR THE DONATION ACCEPTANCE PROGRAM FOR FISCAL YEAR 2016 AT THE PHARR PORT OF ENTRY. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ENGINEERING)

Jonathan Flores, City Manager, introduced the item and recommended approval.

Comm. Chavez **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

E) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING THE CITY MANAGER TO ENTER INTO A MUTUAL AID AGREEMENT BETWEEN PHARR EMS AND TRANS STARR EMS. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (EMERGENCY MEDICAL SERVICES)

Jonathan Flores, City Manager, introduced the item and recommended the item to be tabled.

Comm. Carrillo **moved** to table. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

F) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL AGREEMENT WITH RIO GRANDE VALLEY EMERGENCY COMMUNICATIONS DISTRICT (RGV 9-1-1) AND CITY OF PHARR PUBLIC SAFETY COMMUNICATIONS FOR USE OF 9-1-1 SYSTEM. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (COMMUNICATIONS)

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

G) CONSIDERATION AND ACTION, IF ANY, TO RATIFY MEMORANDUM OF UNDERSTANDING (MOU) WITH MUNICIPALITY OF ZITACUARO MICHOACAN, MEXICO, PHARR ECONOMIC DEVELOPMENT CORPORATION II AND THE CITY OF PHARR TO DEVOTE JOINT EFFORTS TO ATTRACT BUSINESS, INDUSTRIES AND INVESTORS AMONG OTHERS. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (PEDC II)

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

ITEM 11. ADJOURNMENT

MINUTES: REGULAR CALLED MEETING
March 18, 2024

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Chavez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:55 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

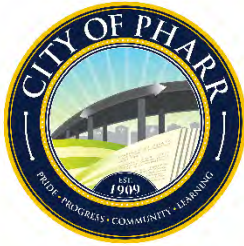
**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS THE 18th DAY OF MARCH 2024 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

HILDA PEDRAZA, CITY CLERK

APPROVED:



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.B.

DATE SUBMITTED: March 18, 2024

MEETING DATE: April 1, 2024

FROM: Maria Rangel, Engineer in Training

DEPARTMENT: Engineering

DIRECTOR: Ruben Alfaro

Agenda Item: Consideration and action, if any, authorizing City Manager to advertise the Pharr-Reynosa International Bridge Expansion Project. **This item supports IF - Infrastructure.**

Classification: Consent

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

Issue: Staff is requesting authorization to solicit sealed bids for the Pharr- Reynosa Bridge Expansion Project. The bid opening is set for Thursday, April 25, 2024.

Fiscal Consideration: Cost to advertise in the newspaper and online for at least 21 consecutive calendar days.

Staff Recommendation: Staff recommends approval to advertise the Pharr-Reynosa International Bridge Expansion Project.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maria Rangel
Ruben Alfaro
Mayra Gomez
Jamison Merrick
City Management Office

Created/Initiated - 3/18/2024
Approved - 3/28/2024
Approved - 3/28/2024
Approved - 3/28/2024
Final Approval - 3/28/2024



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.C.

DATE SUBMITTED: March 27, 2024

MEETING DATE: April 1, 2024

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Consideration and action, if any, on Development Services Cases:

Classification: Public Hearing

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

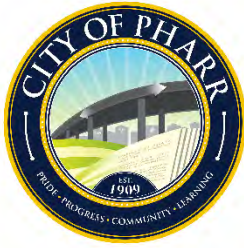
Exclude Material from Public Packet? No

Reason:

ROUTING:

Hilda Pedraza

Created/Initiated - 3/27/2024



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.C.1.

DATE SUBMITTED: March 26, 2024

MEETING DATE: April 1, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Diana L. Bojorquez De Robles, DBA The Forum By Regency, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). The property is legally described as being 0.08 acres, more or less, out of Lots 12 and 13, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 213 East Ferguson Avenue, Suite D. CUP#240203 **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: Diana L. Bojorquez De Robles, DBA The Forum By Regency, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C).

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Planning & Zoning Commission Recommendation: At the Planning and Zoning Commission meeting of March 25, 2024, the Board voted unanimously to recommend approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C) subject to site being in compliance with all City Ordinances and City Department requirements. There were five members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza

Created/Initiated - 3/26/2024

Ricardo Rodriguez
City Management Office

Approved - 3/26/2024
Final Approval - 3/26/2024



MEMORANDUM

DATE: MONDAY, APRIL 1, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#240203 (Diana L. Bojorquez-Robles, DBA The Forum By Regency)
--

GENERAL INFORMATION:

APPLICANT: Diana L. Bojorquez De Robles, DBA The Forum By Regency, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C).

LEGAL DESCRIPTION: The property is legally described as being 0.08 acres, more or less, out of Lots 12 and 13, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 213 East Ferguson Avenue, Suite D.

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

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE:	Recommends approval of the Conditional Use Permit.
HEALTH:	Recommends approval of the Conditional Use Permit.
DEVELOPMENT SERVICES:	Recommends approval of the Conditional Use Permit.
NOTIFICATION OF PUBLIC:	Thirty-one (31) surrounding property owners were notified of the request by letter on March 8, 2024, and a legal notice was published in the Advance News Journal on March 6, 2024. Staff received no response to the letters or the legal notice.
DEVELOPMENT SERVICES RECOMMENDATIONS:	Development Services recommended <u>approval</u> of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.
PLANNING & ZONING COMMISSION:	At the Planning and Zoning Commission meeting of March 25, 2024, the Board voted unanimously to recommend approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C) subject to site being in compliance with all City Ordinances and City Departments requirements. There were five members present and voting.

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

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

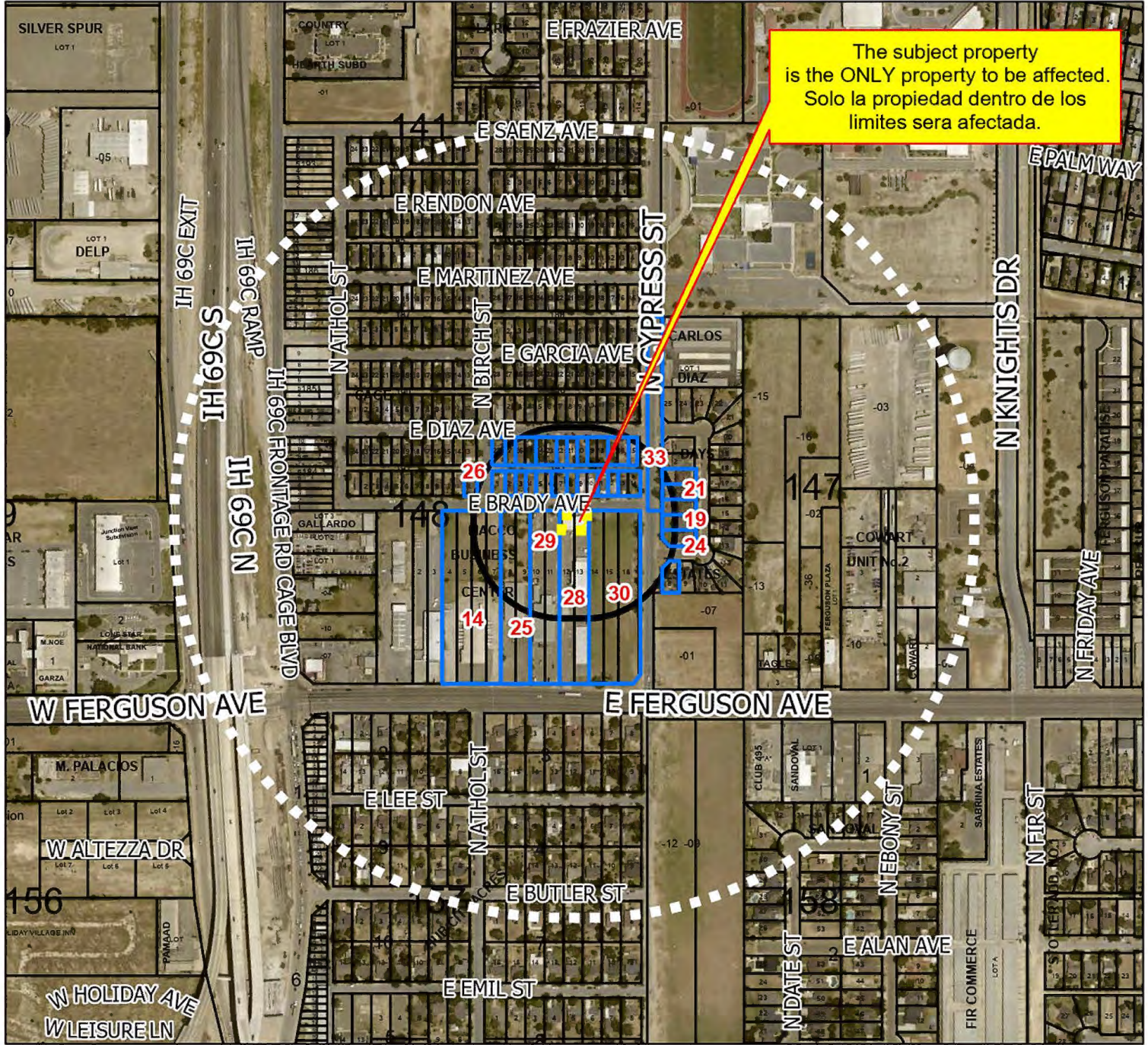
4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between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

7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.
9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.
10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.
11. The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.
12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).
13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.

Proposed Conditional Use Permit
 0.08 acres, more or less, out of Lots
 12 & 13, Maco Business Center
 The Forum by Regency



AERIAL

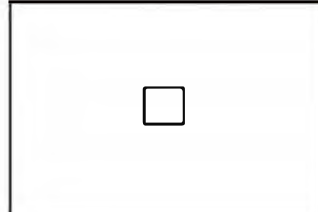
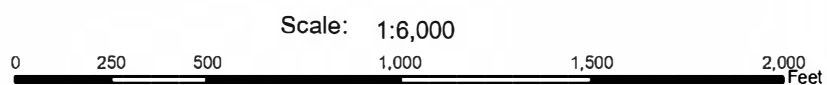


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- | | | | |
|---------------------------------------|--------------------|--------------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Notified Properties |
| Single Family | Government Owned | Office Professional | 300 ft. Notification Buffer |
| Single Family Small Lot | General Business | PSJA ISD | Location |
| Residential Multi-Family | Business District | Hidalgo ISD | Quarter Mile Radius |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD | |
| Mobile Home | Heavy Commercial | Planned Unit Development | |
| Townhouse | Heavy Industrial | | |
| HUD Code | Limited Industrial | | |

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.

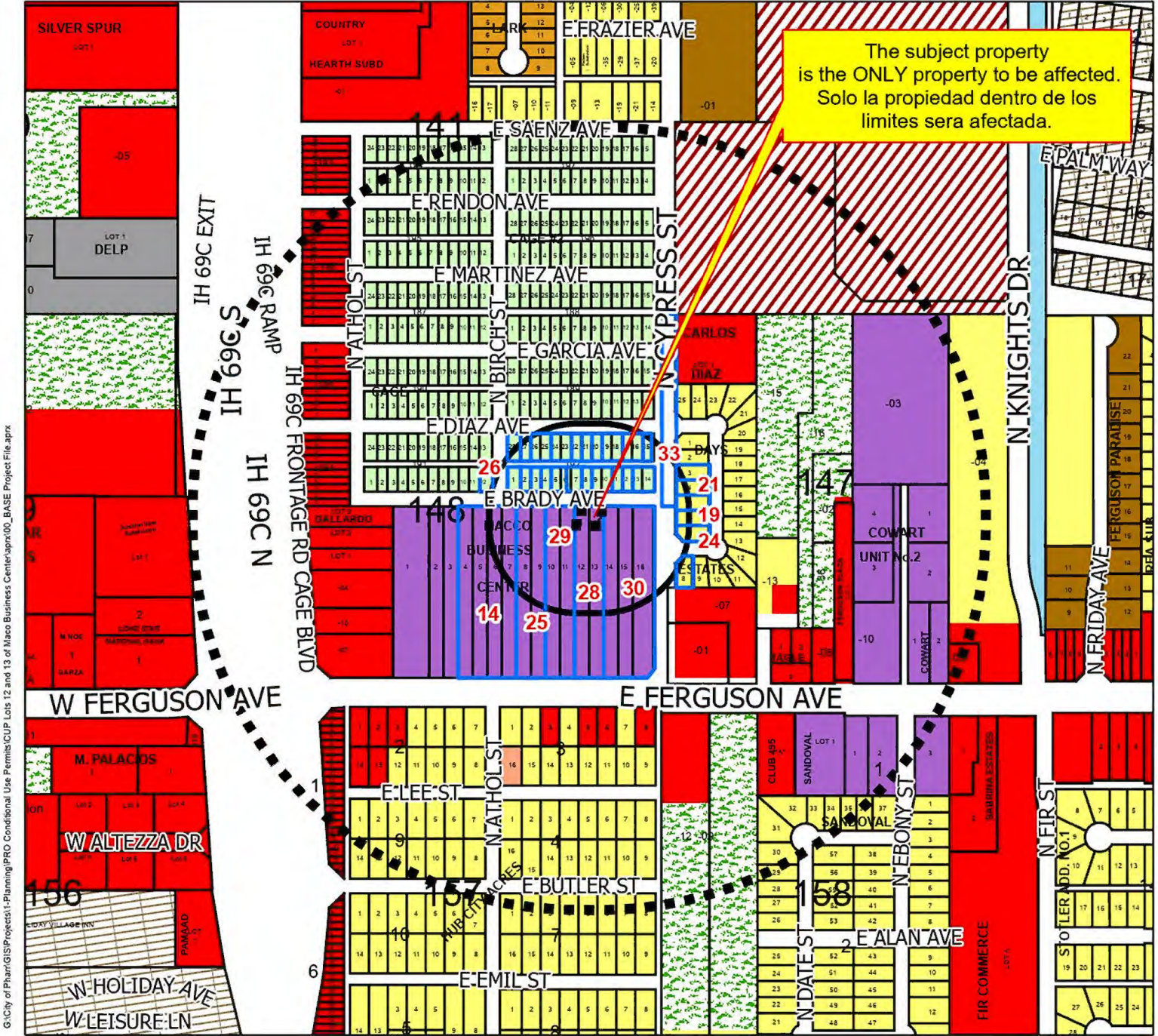
City of Pharr, Texas
 Engineering Department
 956.402.4242
 Date: 2/21/2024



Proposed Conditional Use Permit
0.08 acres, more or less, out of Lots 12
& 13, Maco Business Center
The Forum by Regency



ZONING



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP Lots 12 and 13 of Maco Business Center\aprx\00_BASE Project File.aprx

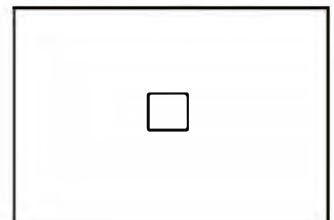
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|---------------------------------------|--------------------|--------------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Notified Properties |
| Single Family | Government Owned | Office Professional | 300 ft. Notification Buffer |
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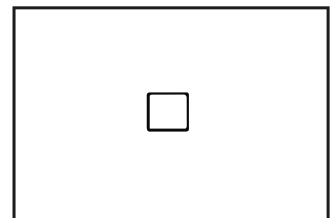
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City of Pharr, Texas
Engineering Department
956.402.4242

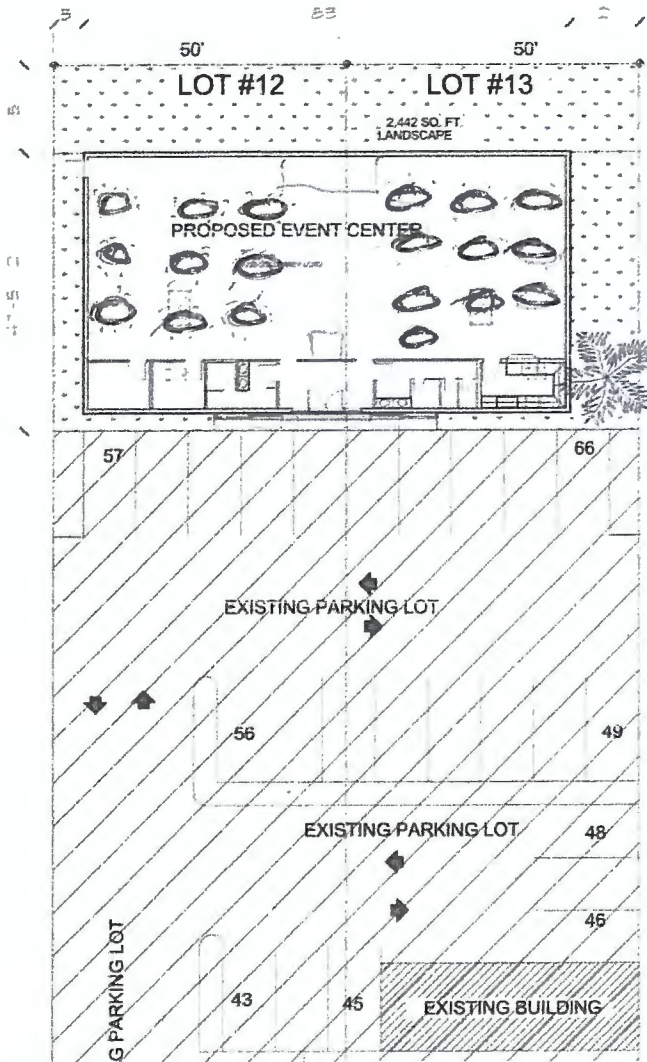
Date: 2/21/2024

Scale: 1:6,000





THE FORUM 190 OL



2 ENLARGED SITE PLAN
SCALE 1"=100'

66 TOTAL EXISTING PARKING SPACES

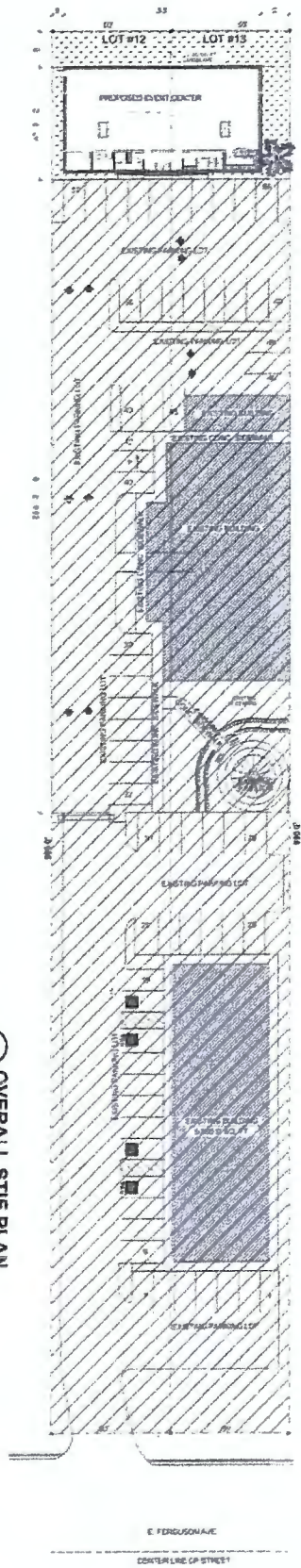
LEGAL DESCRIPTION	
LOT	1/11
SECTION	1/11
W/2 W/4 CORNER	1/11
PTN	1/11



NORTH ARROW



1 OVERALL SITE PLAN
SCALE NTS



THE FORUM 190 OL
DATE: 9/12/2022
DRAWN BY:

DATE: 9/12/2022
DRAWN BY:

REGENCY EVENT CENTER

DISTINCTIVE

3725 EXPRESSWAY #3 57171 • B
WALDEN, VA 22192
OFFICE 703-421-7000

SHEET N
A/B
02



Pharr
Development Services



Site Photo

213 East Ferguson Avenue Suite D





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.C.2.

DATE SUBMITTED: March 26, 2024

MEETING DATE: April 1, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Mario A. Cantu, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as Lots 29 and 30, Block 25, Chapa Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 407 East State Street. COZ#240207 **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: Mario A. Cantu, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct an office.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends disapproval due to the fact that the property does not meet the minimum lot area requirements for General Business District (C). Alternatively, staff is recommending Office and Professional District (OP). The property has adequate ingress and egress. The proposed use will be compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission moved to disapprove the rezoning request for General Business District (C) and alternatively voted unanimously to recommend approval of the rezoning request from Single-Family Residential District (R-1) to Office and Professional District (OP) at the meeting on March 25, 2024. There were five members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez

Created/Initiated - 3/26/2024
Approved - 3/26/2024

City Management Office

Final Approval - 3/26/2024



MEMORANDUM

DATE: MONDAY, APRIL 01, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to General Business District (C). The property is legally described as Lots 29 and 30, Block 25, Chapa Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 407 East State Street. COZ#240207

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:

Mario A. Cantu, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct an office.

The subject site is located on the north side of East State Street, approximately 80 ft. east of North Cypress Street and has a physical address of 407 East State Street. The property is legally described as being Lots 29 and 30, Block 25, Chapa Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East State Street, a 50 ft - 60 ft. local 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 north and east were zoned to Single-Family Residential District (R-1) and the property to the south and west were zoned to Heavy Commercial District (H-C) on March 30, 1982, when the city adopted the current zoning ordinance. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for residential use in the Land Use Plan. However, the area is transitioning to commercial uses. Surrounding land uses include commercial uses, with some remaining residences along East State Avenue.

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 of the 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.

Seventeen (17) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 12, 2024, and a legal notice was published in the Advance News Journal on March 13, 2024. Staff received no response to the letters or the legal notice.

Development Services recommends **disapproval** due to the fact that the property does not meet the minimum lot area requirements for General Business District (C). Alternatively, staff is recommending Office and Professional District (OP). The property has adequate ingress and egress. The proposed use will be compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission moved to disapprove the rezoning request for General Business District (C) and alternatively voted unanimously to recommend approval of the rezoning request from Single-Family Residential District (R-1) to Office and Professional District (OP) at the meeting on March 25, 2024. There were five members present and voting.

CITY COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Mario A Cantu, owner

APPLICANT

Single-Family Residential District (R-1)

CURRENT ZONE

407 East State Street

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:

Disapproval

Development Services is recommending disapproval due to the fact that the property does not meet the minimum lot area requirements for General Business District (C). Alternatively, staff is recommending Office and Professional District (OP). The property has adequate ingress and egress. The proposed use will be compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II

PREPARED BY

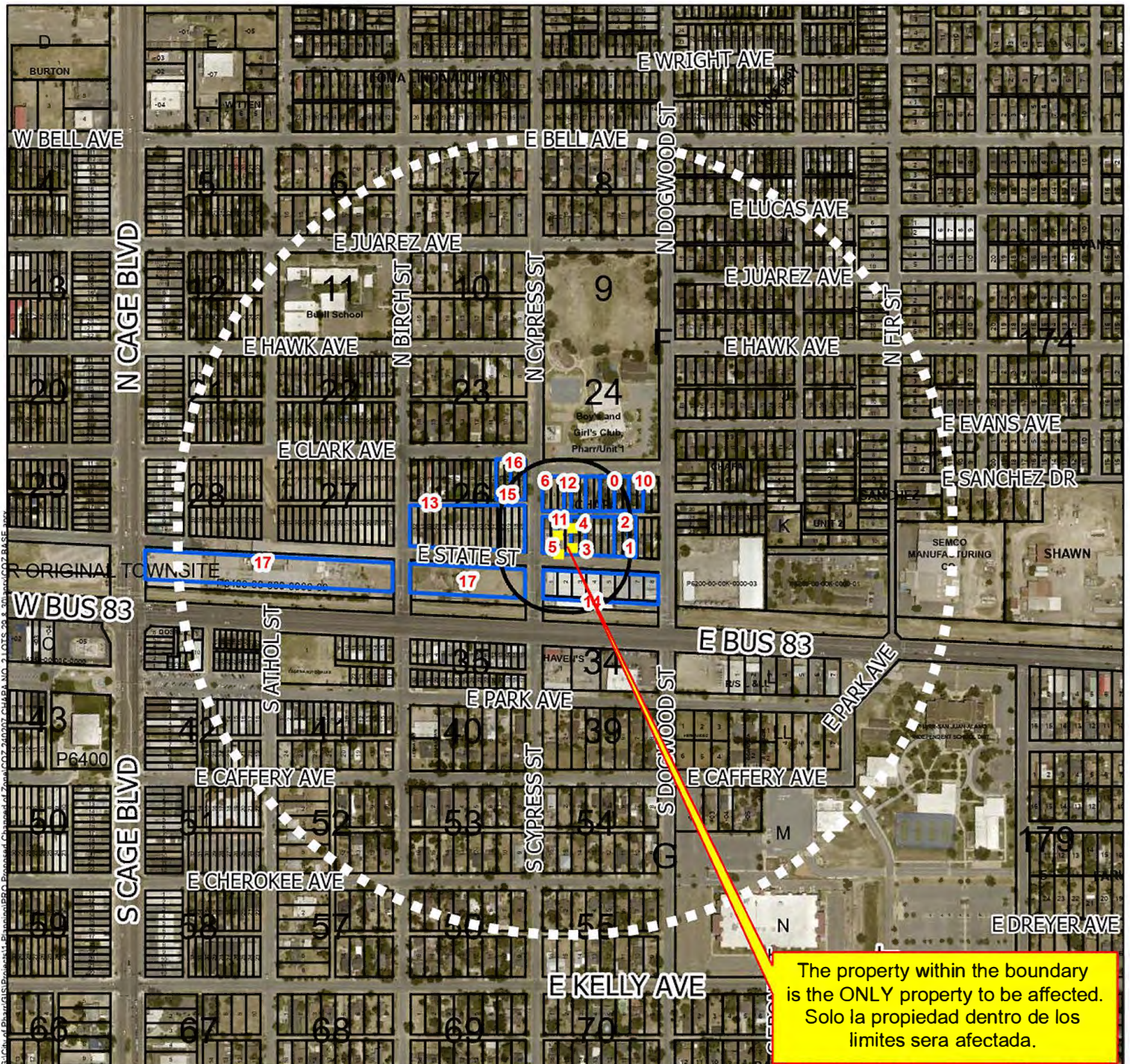
02.27.2024

DATE

Proposed Change of Zone
Lots 29 and 30, Block 25,
Chapa Subdivision

Mario Cantu

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
- Quarter Mile Radius
- Subject Property
- 200 ft Radius
- Notified Properties

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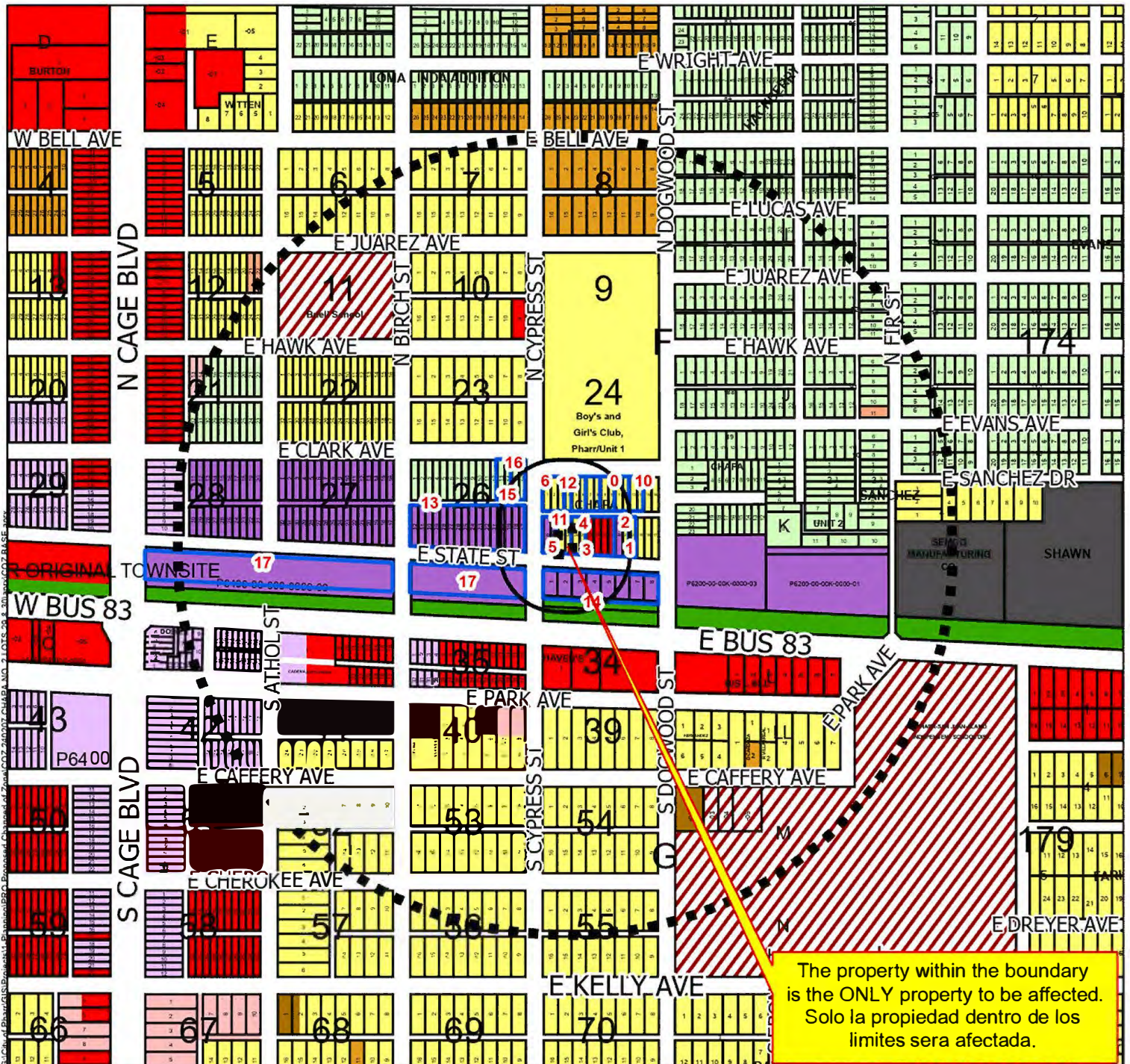
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/14/2024

Scale: 1:6,000



ZONING



Zoning

ZONE

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

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

-  Hidalgo ISD
 Valley View ISD
 Planned Unit Development

Future Land Use

- FUTURELAND**
-  Irrigation
 -  Agriculture
 -  Single Family Res.
 -  Multi-Family Res.
 -  ROW
 -  Parks
 -  Quarter Mile Radius
 -  Subject Property
 -  200 ft Radius
 -  Notified Properties

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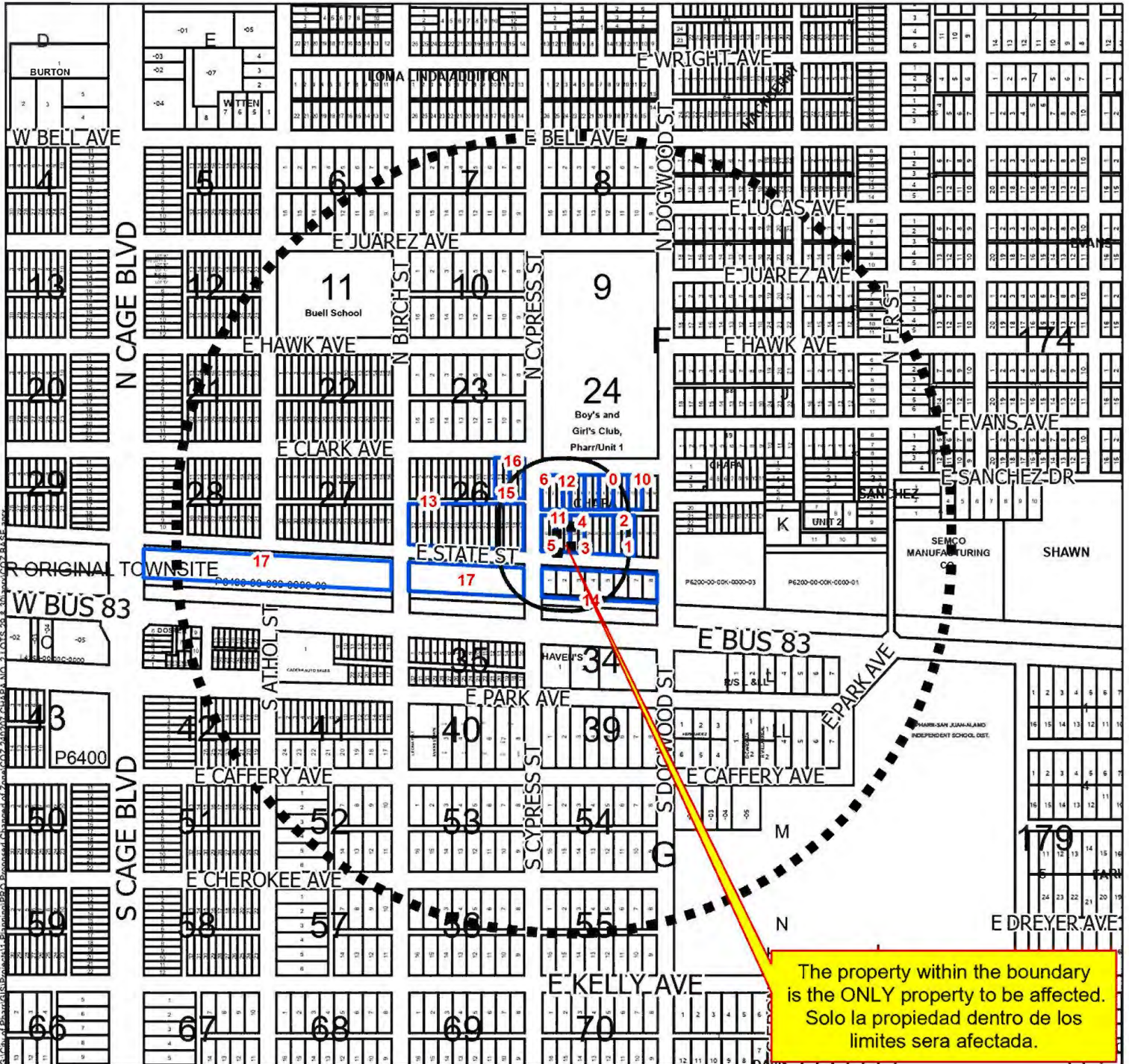


Proposed Change of Zone
Lots 29 and 30, Block 25,
Chapa Subdivision



Mario Cantu

RADIUS



- | | | | |
|---------------------------------------|-------------------------|--------------------------|---------------------|
| Zoning | Rail Road R.O.W | Hidalgo ISD | Manufactured Homes |
| ZONE | Government Owned | Valley View ISD | Industrial |
| Agricultural Open Space | General Business | Planned Unit Development | Commercial |
| Single Family | Business District | Future Land Use | Public/Semi Public |
| Single Family Small Lot | Drainage Easement | FUTURELAND | ROW |
| Residential Multi-Family | Heavy Commercial | Irrigation | Parks |
| Residential Multi-Family High Density | Heavy Industrial | Agriculture | Quarter Mile Radius |
| Mobile Home | Limited Industrial | Single Family Res. | Subject Property |
| Townhouse | Neighborhood Commercial | Multi-Family Res. | 200 ft Radius |
| HUD Code | Office Professional | | Notified Properties |
| | PSJA ISD | | |

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

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responsible for maintaining the information.
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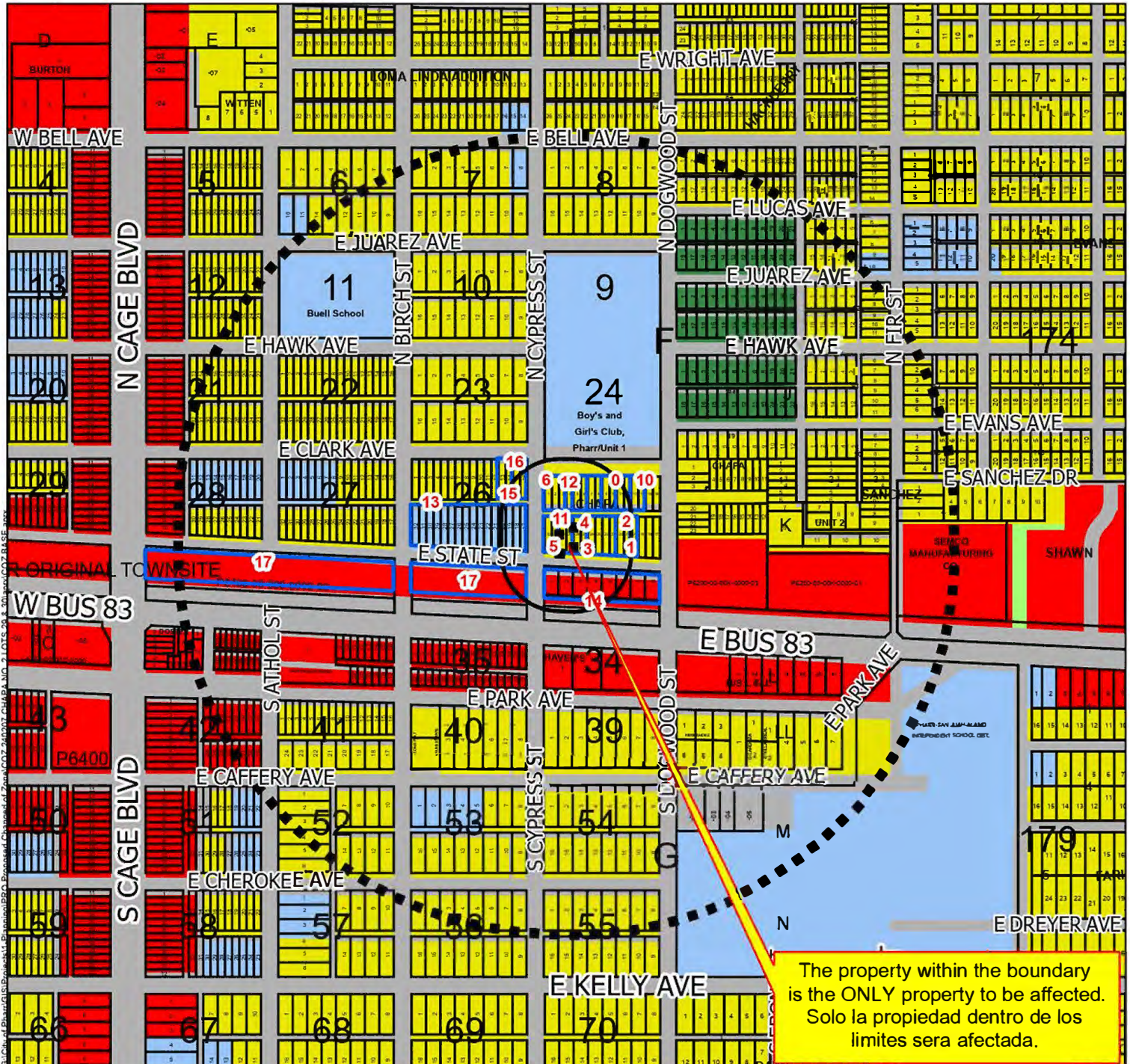
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:6,000



Date: 2/14/2024

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
- 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

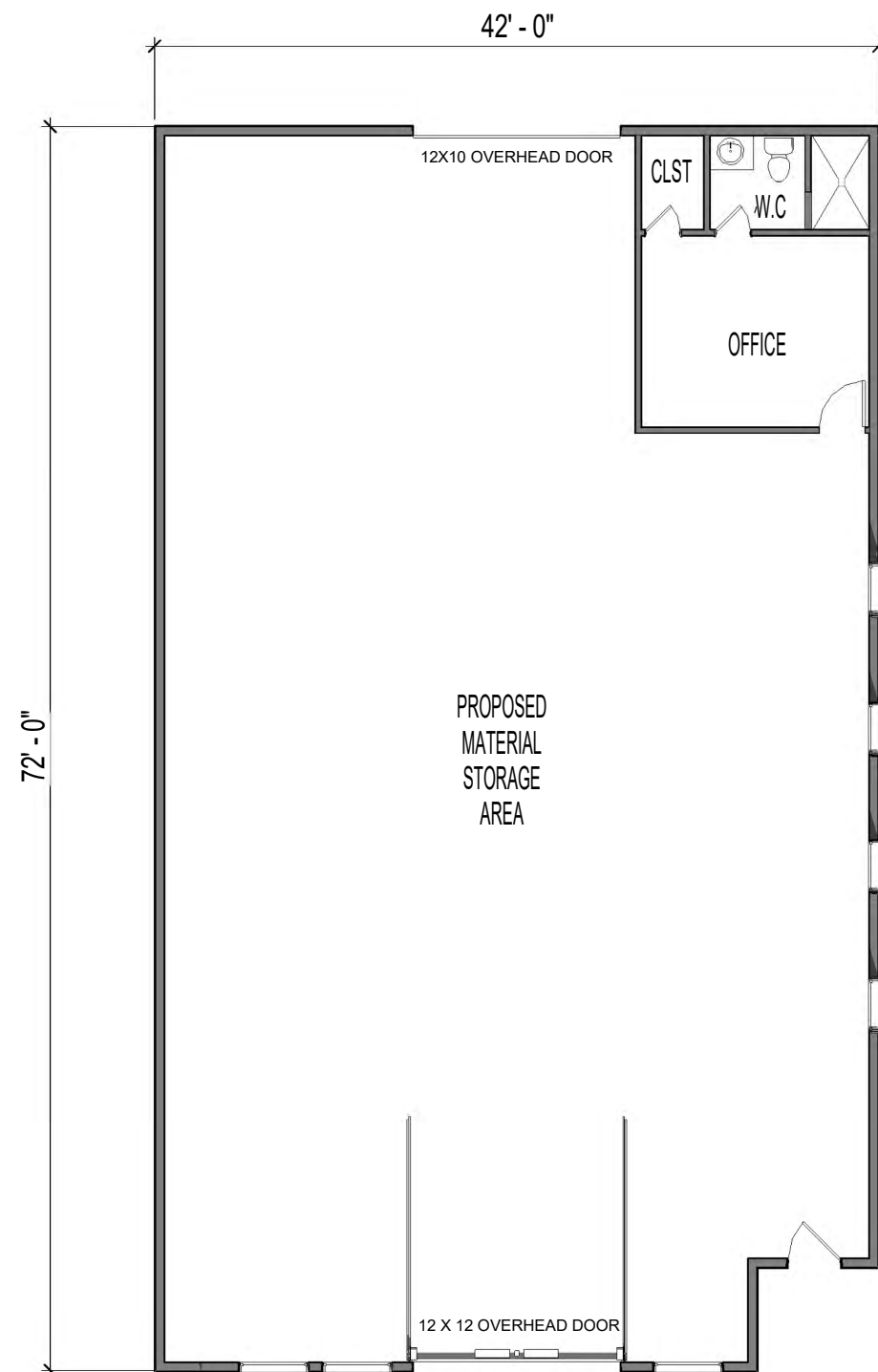
- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.

Manufactured Homes

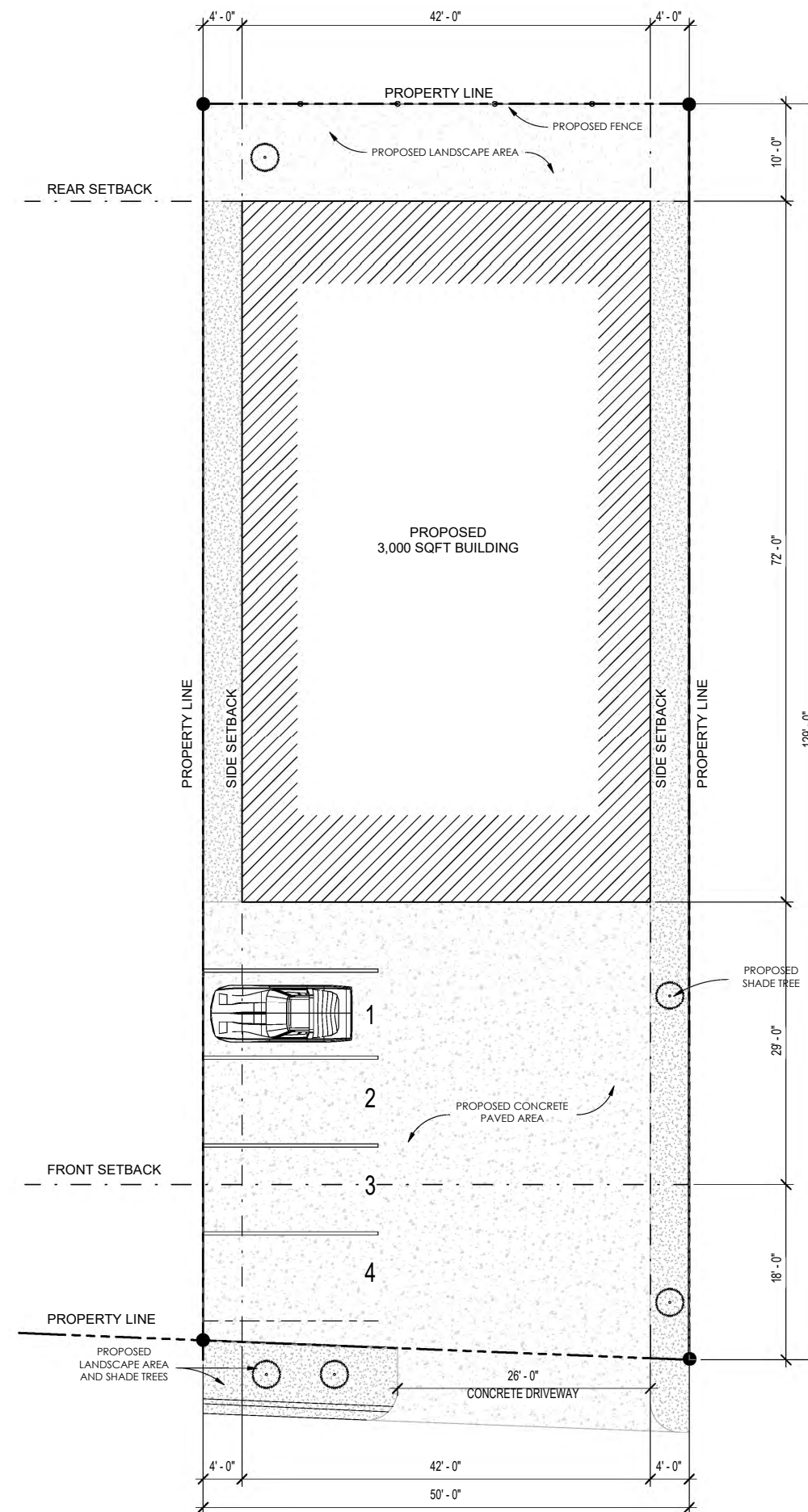
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
- Subject Property
- 200 ft Radius
- Notified Properties

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2 FLOOR PLAN
3/16" = 1'-0"



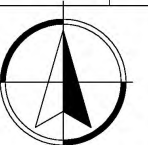
1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



956-445-8020
McALLEN,

PROJECT DESIGNED FOR:
MARIO CANTU
407 E. STATE STREET. PHARR TX

SITE PLAN
2/20/2024 5:01:33 PM



A100



Pharr
Development Services



Site Photo

407 East State Street





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.C.3.

DATE SUBMITTED: March 26, 2024

MEETING DATE: April 1, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Jerry Benavides Engineering, representing Aro Coffee, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being 0.413 acres, more or less, out of Lot 1, Block 5, Bagwell Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1220 East Alan Avenue. COZ#240205 **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: Jerry Benavides Engineering, representing Aro Coffee, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct a commercial development.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the rezoning request from Single-Family Residential District (R-1) to General Business District (C) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request from Single-Family Residential District (R-1) to General Business District (C) at the meeting on March 25, 2024. There were five members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza

Created/Initiated - 3/26/2024

Ricardo Rodriguez
City Management Office

Approved - 3/26/2024
Final Approval - 3/26/2024



MEMORANDUM

DATE: MONDAY, APRIL 01, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being 0.413 acres, more or less, out of Lot 1, Block 5, Bagwell Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1220 East Alan Avenue. COZ#240205
--

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:

Jerry Benavides Engineering, representing Aro Coffee, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct a commercial development.

The subject site is located at the southwest corner of East Alan Avenue and North Veterans Boulevard, approximately 0.15 miles south of East Ferguson Avenue and has a physical address of 1220 East Alan Avenue. The property is legally described as being 0.413 acres, more or less, out of Lot 1, Block 5, Bagwell Acres Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Alan Avenue, a 50 ft - 60 ft. local 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 also fronts North Veterans Boulevard, a 100 ft. minor arterial which runs north and south with a posted speed limit of 30 - 45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the west were zoned Single-Family Residential District (R-1) upon comprehensive zoning on October 19, 1982. The property to the north was rezoned from Single-Family Residential District (R-1) to General Business District (C) on August 21, 2023. The property to the south was rezoned from Single-Family Residential District (R-1) to Office and Professional District (O-P) on September 3, 2002. The city limits lie to the east. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The 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.

Eleven (11) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 12, 2024, and a legal notice was published in the Advance News Journal on March 13, 2024. Staff received one call for information only.

Development Services recommended approval of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request from Single-Family Residential District (R-1) to General Business District (C) at the meeting on March 25, 2024. There were five members present and voting.

CITY COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Jerry Benavides Engineering, representing Aro Coffee, LLC.
APPLICANT

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

1220 East Alan Avenue
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 Single-Family Residential District (R-1) to General Business District (C) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

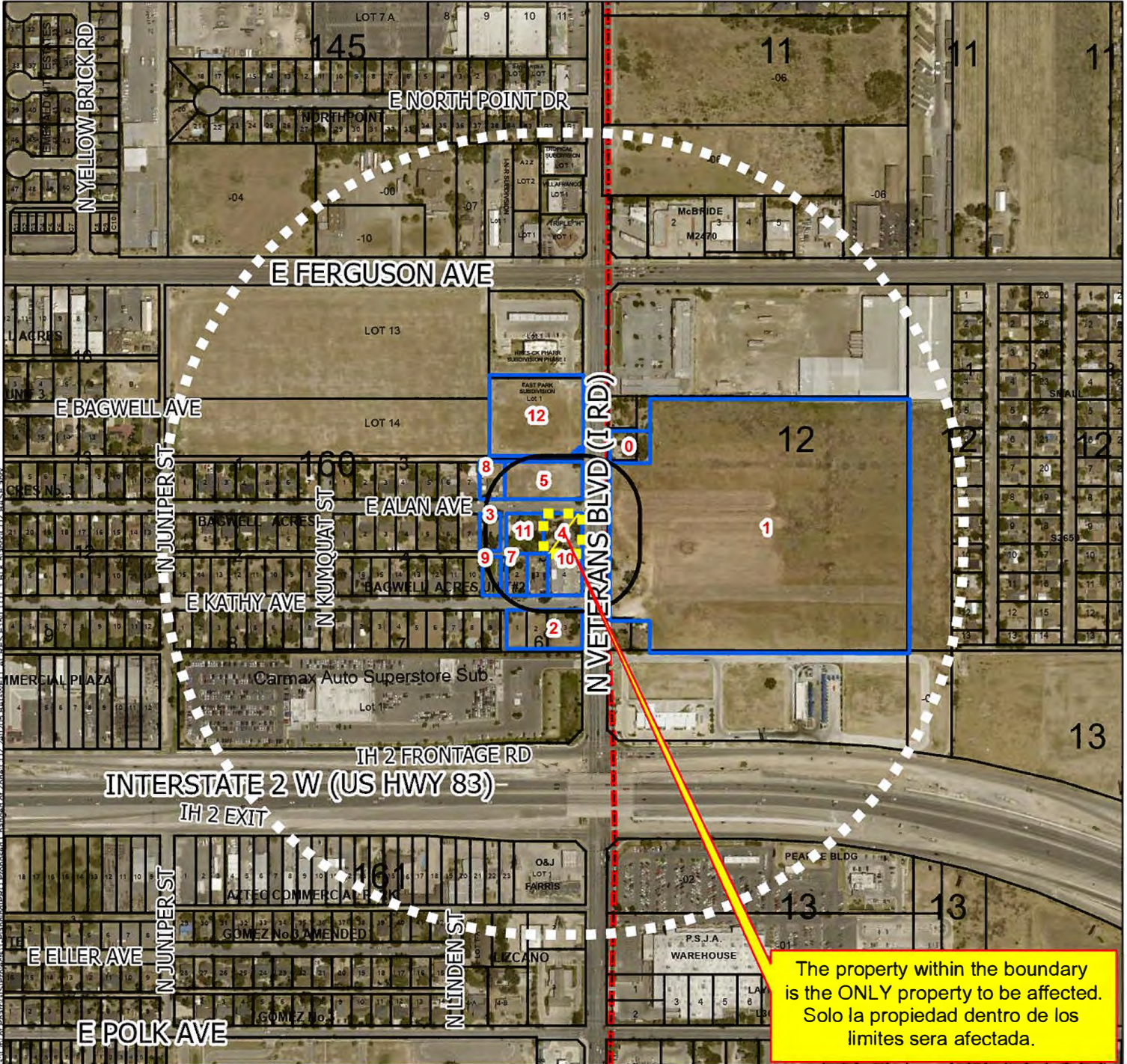
Laura Fonseca, Planner II
PREPARED BY

02.26.2024
DATE

Proposed Change of Zone

being 0.413 acres, more or less,
out of Lot 1, Block 5, Bagwell
Acres Subdivision

AERIAL



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

- Zoning**
- ZONE**
- Agricultural Open Space
 - Single Family
 - Single Family Small Lot
 - Residential Multi-Family
 - Residential Multi-Family High Density
 - Mobile Home
 - Townhouse
 - HUD Code
 - Rail Road R.O.W
 - Government Owned
 - General Business
 - Business District
 - Drainage Easement
 - Heavy Commercial
 - Heavy Industrial
 - Limited Industrial
 - Neighborhood Commercial
 - Office Professional
 - PSJA ISD

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

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

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



City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/14/2024

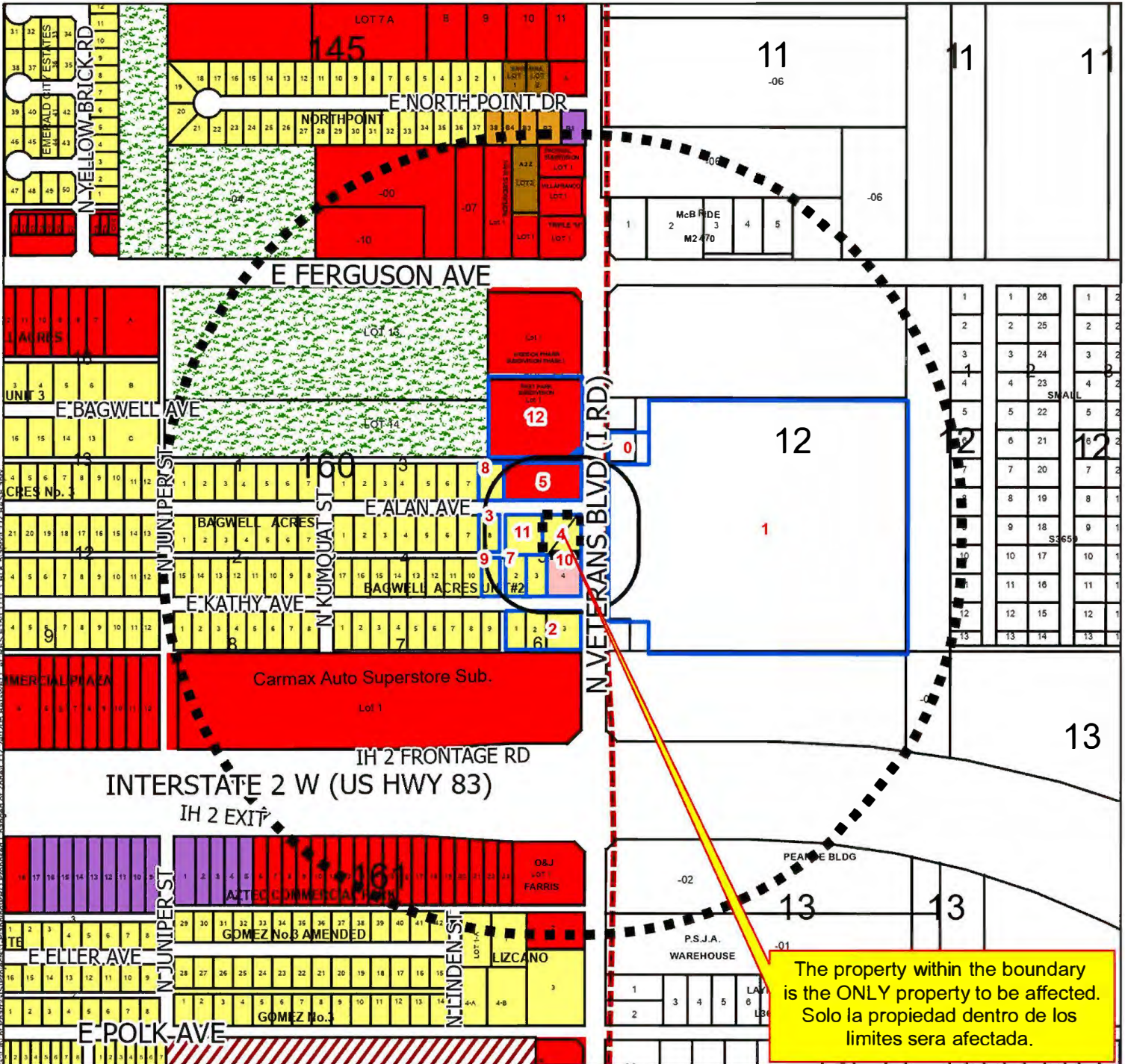
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Proposed Change of Zone

being 0.413 acres, more or less,
out of Lot 1, Block 5, Bagwell
Acres 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
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD

Future Land Use

- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Quarter Mile Radius
- Subject Property
- 200 ft Radius
- Notified Properties

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:6,000



Date: 2/14/2024

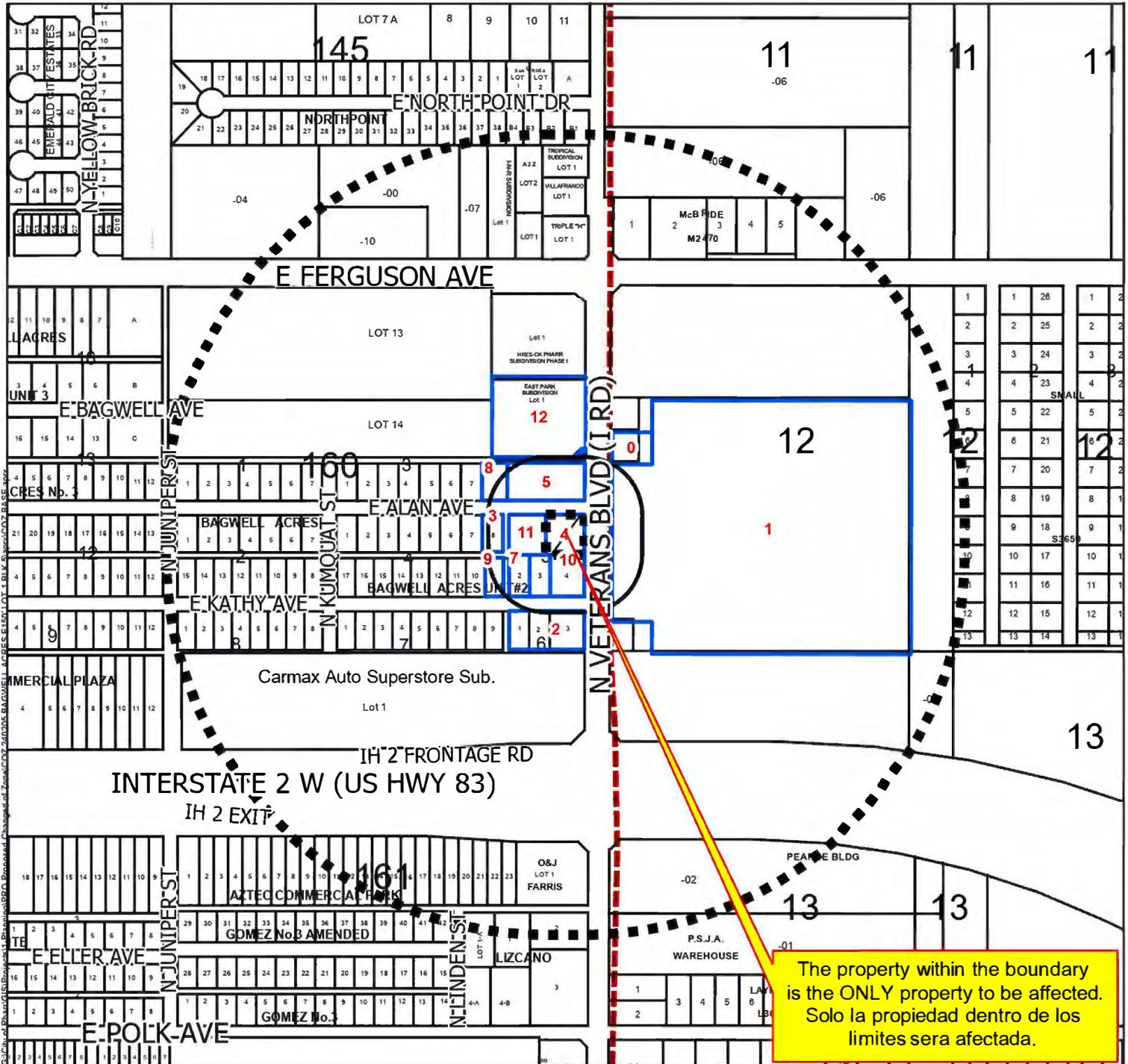
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Proposed Change of Zone

being 0.413 acres, more or less,
out of Lot 1, Block 5, Bagwell
Acres Subdivision

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
- 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
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- Public/Semi Public
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- Parks
- Quarter Mile Radius
- Subject Property
- 200 ft Radius
- Notified Properties

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/14/2024

Scale: 1:6,000



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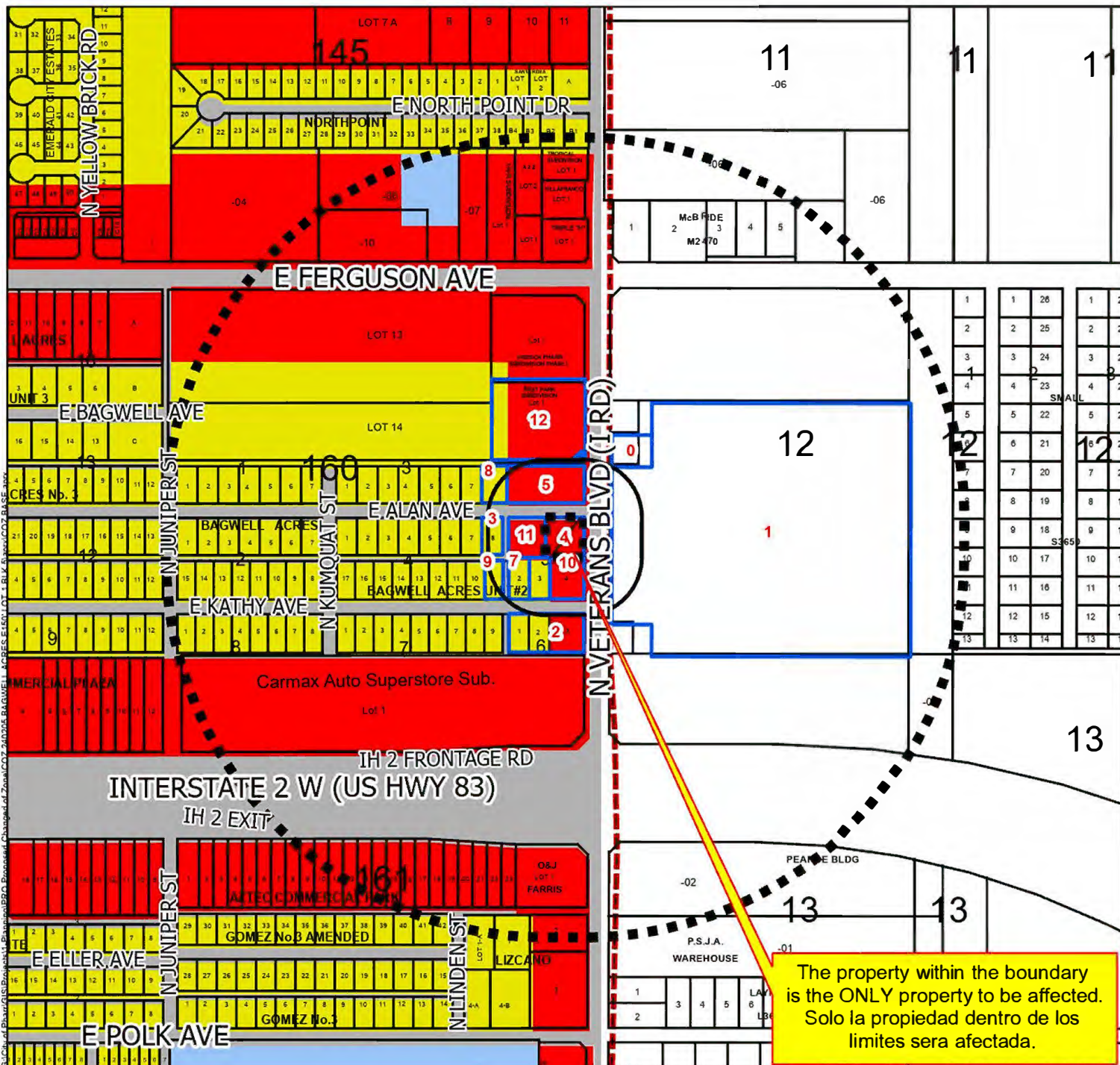


Proposed Change of Zone

being 0.413 acres, more or less,
out of Lot 1, Block 5, Bagwell
Acres Subdivision



FUTURE LAND USE



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

Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
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- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Future Land Use

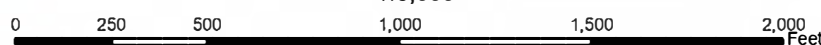
FUTURELAND

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

City of Pharr, Texas
Engineering Department
956.402.4242

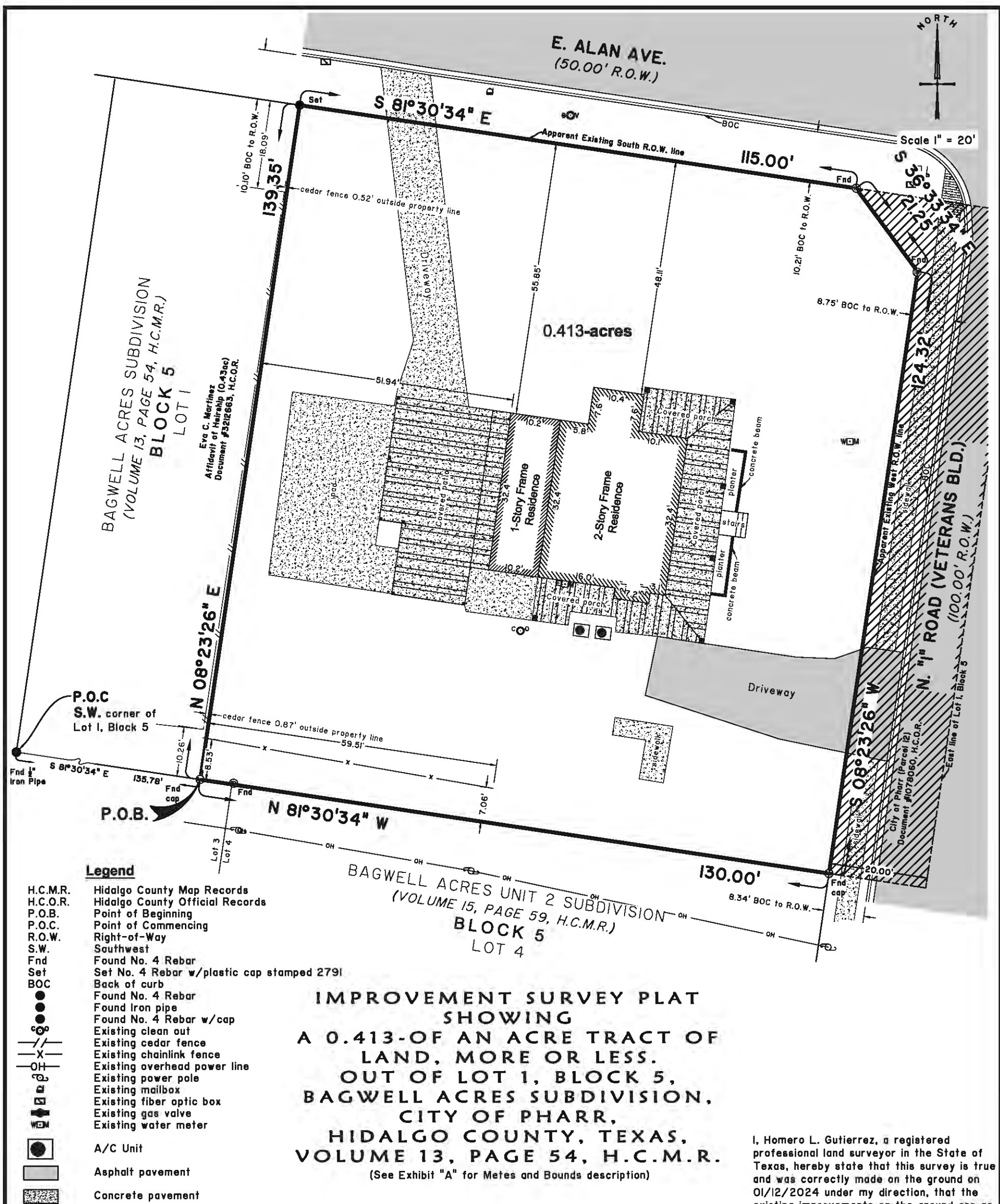
Date: 2/14/2024

Scale: 1:6,000

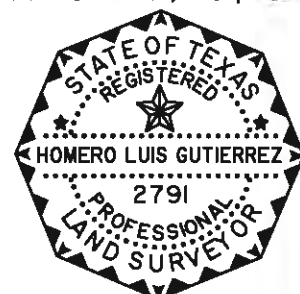


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I, Homero L. Gutierrez, a registered professional land surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on 01/12/2024 under my direction, that the existing improvements on the ground are as shown, and that there are no visible encroachments, protrusions, apparent conflicts and visible easements, except as shown hereon.



Homero Luis Gutierrez
Homero Luis Gutierrez, RPLS No. 2791
Date: 01/14/2024

HOMERO L. GUTIERREZ
P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

DATE: 01/14/2024 JOB No.: HL624-009



Pharr
Development Services



Site Photo

1220 East Alan Avenue





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.C.4.

DATE SUBMITTED: March 26, 2024

MEETING DATE: April 1, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Jerry Benavides Engineering, representing RCDS Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being Lot 8, Monarch Business Park Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1250 East Zaragosa Drive. COZ#240206 **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: Jerry Benavides Engineering, representing RCDS Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) in order to develop and construct an office, warehouse and parking facility.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the rezoning request from Limited Industrial District (L-I) to Heavy Industrial District (H-I) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request from Limited Industrial District (L-I) to Heavy Industrial District (H-I) at the meeting on March 25, 2024. There were five members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez

Created/Initiated - 3/26/2024
Approved - 3/26/2024

City Management Office

Final Approval - 3/26/2024



MEMORANDUM

DATE: MONDAY, APRIL 01, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: Re-zoning Request: From Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being Lot 8, Monarch Business Park Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1250 East Zaragosa Drive. COZ#240206

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:

Jerry Benavides Engineering, representing RCDS Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) in order to develop and construct an office, warehouse and parking facility.

The subject site is located at the southwest corner of East Zaragoza Drive and South Juniper Street and has a physical address of 1250 East Zaragoza Drive. The property is legally described as being Lot 8, Monarch Business Park Phase I Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Zaragoza Drive, a 50 ft - 60 ft. local 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 fronts South Juniper Street, a 50 ft - 60 ft. local street which runs north and south 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 west, east, north, and south were zoned from Heavy Commercial District (H-C) to Limited Industrial District (L-I) on December 16, 2014. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

The Heavy Industrial District (H-I) is established to provide adequate space and site diversification. The area requirements in this district are minimal and will allow both large and small industrial uses either on separate small lots or as part of a park. Some screening is required, but because of the potential for hazardous or possibly blighting uses, this district should not be located close to residential areas of any type. Areas should not be zoned to this usage unless they are located on or close to arterials capable of carrying commercial and truck traffic.

Seven (7) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 12, 2024, and a legal notice was published in the Advance News Journal on March 13, 2024. Staff received one response for information only.

Development Services recommended **approval** of the request to re-zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request from Limited Industrial District (L-I) to Heavy Industrial District (H-I) at the meeting on March 25, 2024. There were five members present and voting.

CITY COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Jerry Benavides Engineering, representing RCDS Investments, LLC.

APPLICANT

Limited Industrial District (L-I)

CURRENT ZONE

1250 E Zaragosa Drive

ADDRESS

Heavy Industrial District (H-I)

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 Limited Industrial District (L-I) to Heavy Industrial District (H-I) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. The request is compatible with the development trends in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

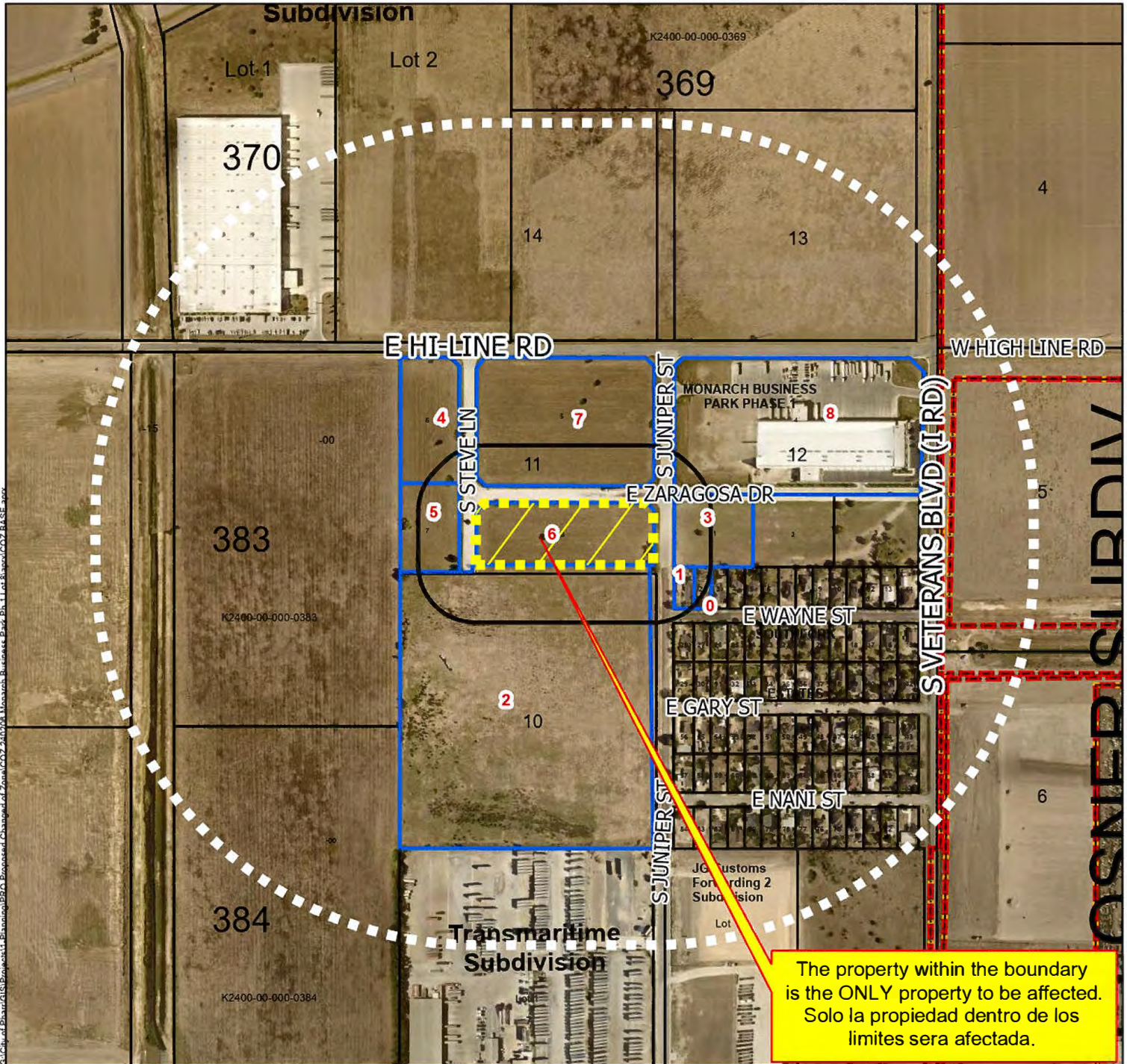
Laura Fonseca, Planner II

PREPARED BY

02.26.2024

DATE

AERIAL



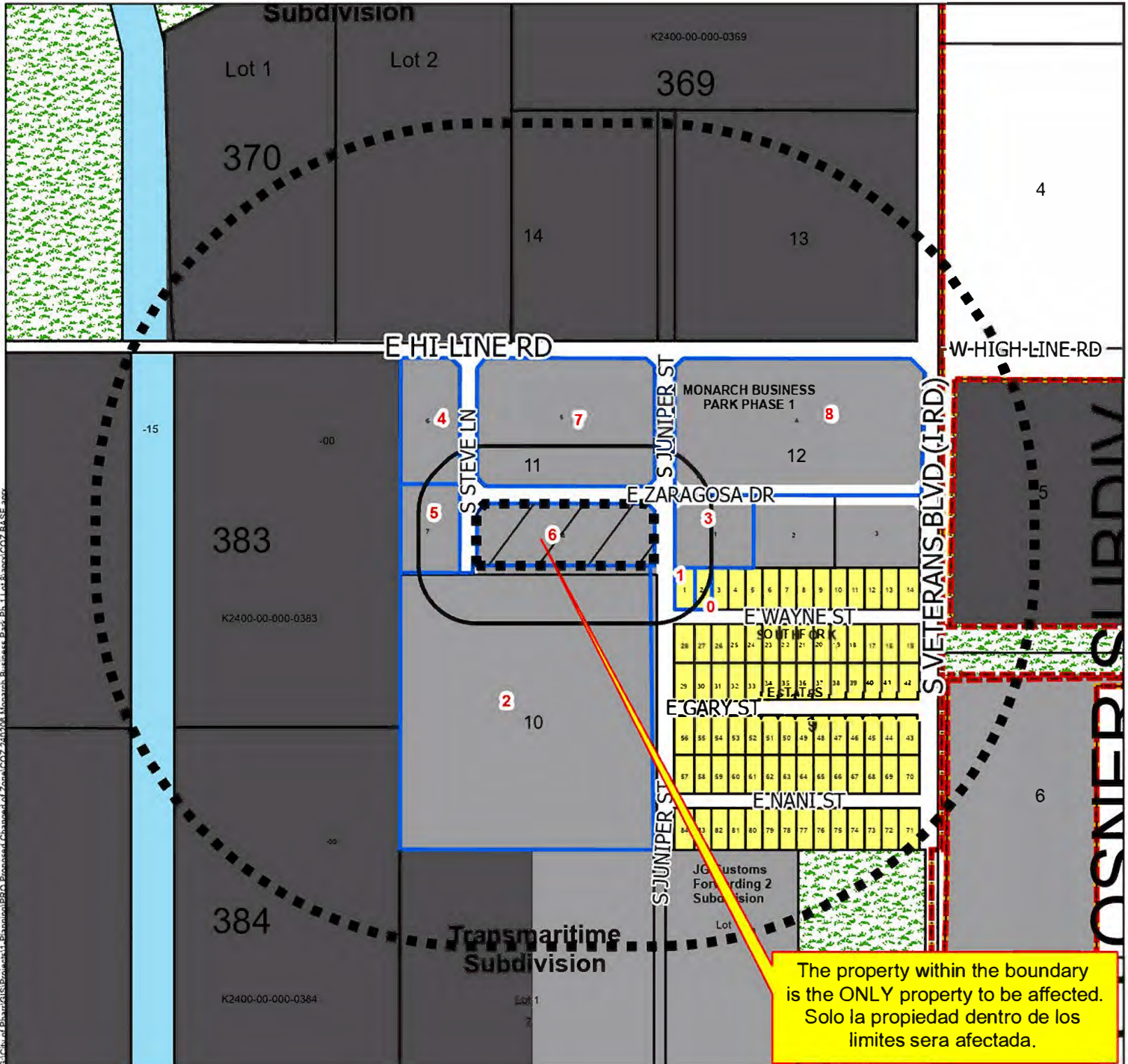
Zoning

ZONE

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



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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- ROW
- Parks
- Subject Property
- Quarter Mile Radius
- 200 ft Radius
- Notified Properties

Future Land Use

FUTURELAND

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

Scale: 1:6,000

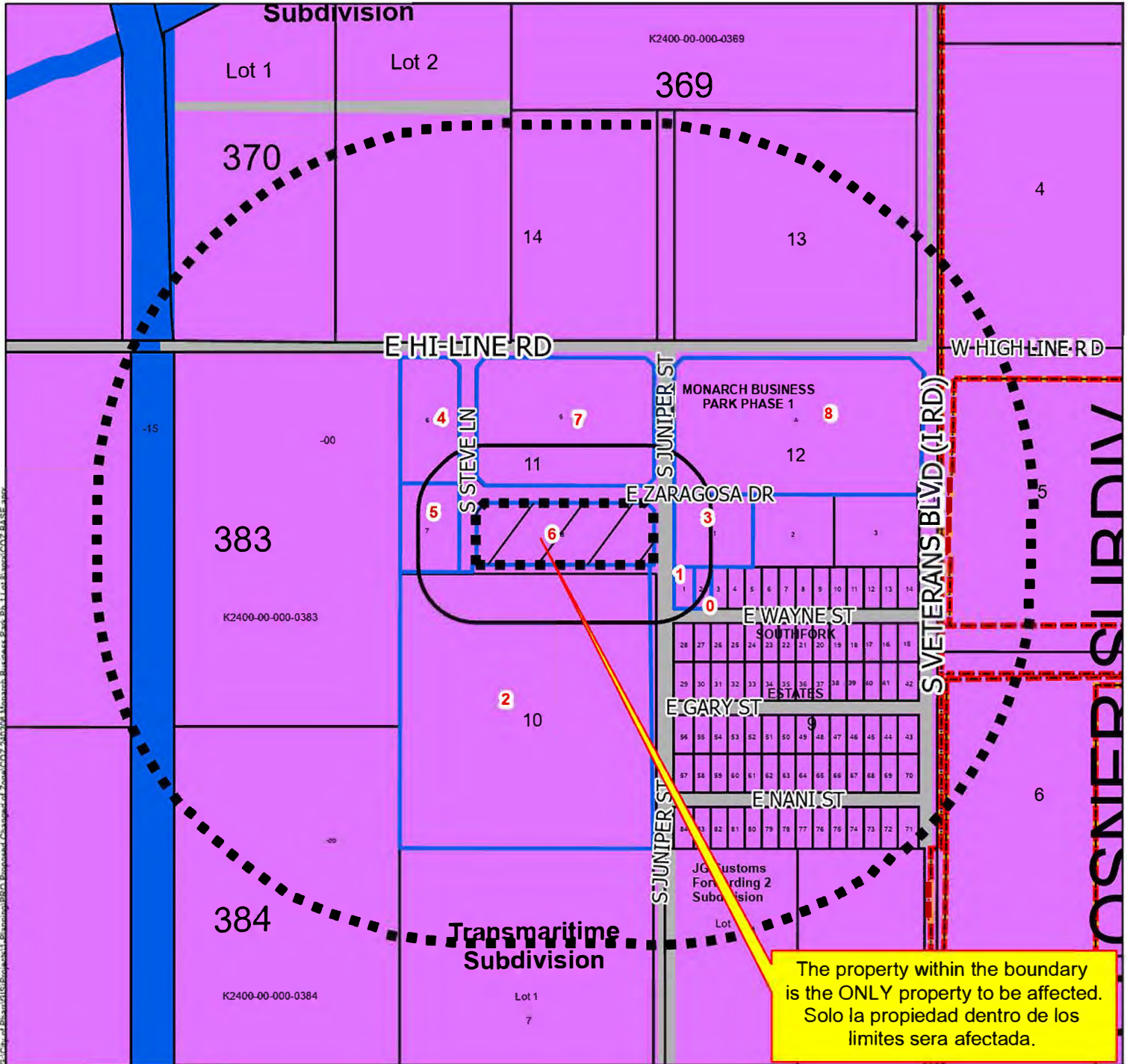


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FUTURE LAND USE



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

Zoning

ZONE

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

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- 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
- Quarter Mile Radius
- 200 ft Radius
- Notified Properties

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Pharr
Development Services



Site Photo

1250 E Zaragosa Drive





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.D.

DATE SUBMITTED: March 27, 2024

MEETING DATE: April 1, 2024

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: PLATS:

Classification: Consent

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Hilda Pedraza

Created/Initiated - 3/27/2024



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.D.1.

DATE SUBMITTED: March 26, 2024

MEETING DATE: April 1, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: B.I.G. Engineering, representing Armando Alonso, President of EMX Design, LLC, is requesting final plat approval of the proposed Monarch Estates Subdivision. The property is legally described as being a 3.69 acre tract out of Lot 192, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of East Sam Houston Avenue. SUB#140922 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: B.I.G. Engineering, representing Armando Alonso, President of EMX Design, LLC, is requesting final plat approval of the proposed Monarch Estates Subdivision.

Fiscal Consideration: N/A

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

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the final plat of the proposed Monarch Estates Subdivision at their meeting on March 25, 2024. There were five members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 3/26/2024
Approved - 3/26/2024
Final Approval - 3/26/2024



MEMORANDUM

DATE: MONDAY, APRIL 01, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: MONARCH ESTATES SUBDIVISION
FILE NO. **SUB#140922**

GENERAL INFORMATION:

APPLICANT: B.I.G. Engineering, representing Armando Alonso, President of EMX Design, LLC, is requesting final plat approval of the proposed Monarch Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.69 acre tract out of Lot 192, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 900 Block of East Sam Houston Avenue.

ZONING: The property is currently zoned Residential Townhouse District (R-TH). The adjacent zones are Single-Family Residential District (R-1) to the north, south and east and Agricultural and/or Open Space District (A-O) to the west. The property is designated for single family residential use in the land use plan.

PROPERTY PROPOSED USE: Residential townhouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Monarch 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.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to recommend approval of the final plat of the proposed Monarch Estates Subdivision at their meeting on March 25, 2024.

SUBDIVISION PLAT OF
MONARCH ESTATES

A 3.69 ACRE TRACT OUT OF LOT 192, KELLY-PHARR SUBDIVISION,
HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 0, PAGES 27, MAP RECORDS OF
HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

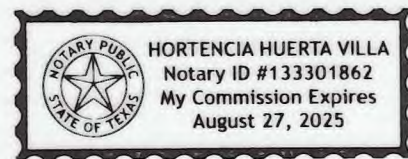
I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED
HEREIN AS MONARCH ESTATES DO HEREBY DECATE TO THE CITY OF PHARR, AND THOSE WHO
MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE EASEMENTS SHOWN AND
THE USE OF PRIVATE STREETS AND EASEMENTS SHOWN. THE STREETS AND EASEMENTS ARE
RESTRICTED TO THE EMPLOYEES OR AGENTS OF SAID CITY, EMPLOYEES OF THE UTILITIES
OPERATING UNDER FRANCHISE OF THE CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR
GUESTS.

ARMANDO ALONSO, PRESIDENT
EMX DESIGN LLC
3712 E. SANTA LUCIA
MISSION, TX 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
ARMANDO ALONSO, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE
PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 30 DAY
OF January, 2023



NOTARY PUBLIC

APPROVAL BY THE CITY OF PHARR PLANNING COMMISSION:

I, THE UNDERSIGNED CHAIRPERSON 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.

DATED THIS 20 DAY OF 2023

CHAIRPERSON, CITY OF PHARR PLANNING & ZONING COMMISSION
DANNY WILF

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

DR. AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST:
CITY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

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

RENE BARRERA, PE # 86862



STATE OF TEXAS
COUNTY OF HIDALGO

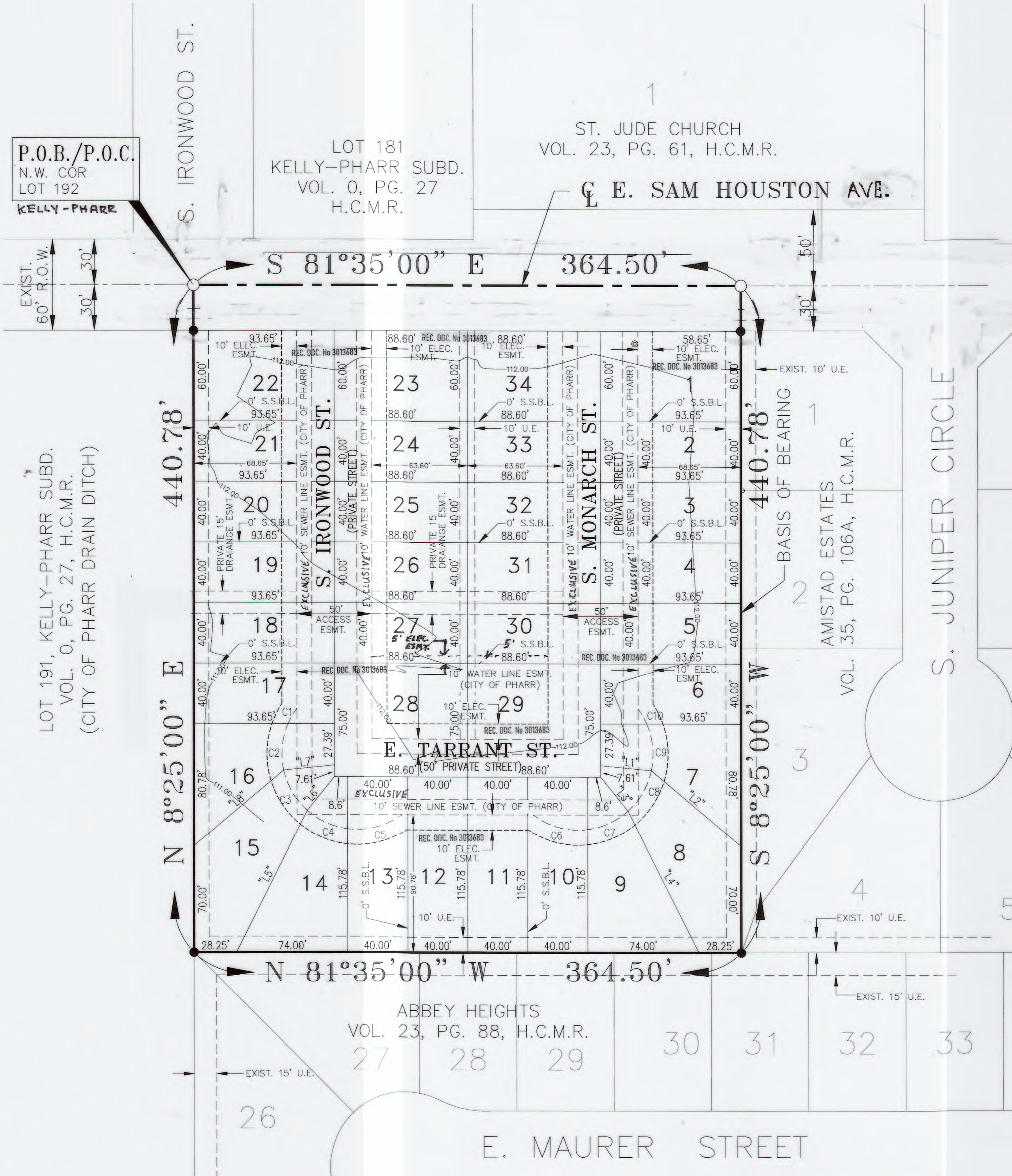
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY
THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE
PROPERTY MADE UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR
SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

LEO LOZANO RODRIGUEZ JR., R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #2448
P.O. BOX 1830
EDINBURG, TEXAS 78540
FIRM NO. 101702-00



PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: EMX DESIGN LLC	3712 E. SANTA LUCIA	MISSION, TX 78572		
ENGINEER: RENE BARRERA	3525 FREDDY GONZALEZ	EDINBURG, TX 78539	956-687-3355	956-992-8801
SURVEYOR: LEO RODRIGUEZ	P.O. BOX 1830	EDINBURG, TX 78540	956-491-1013	



SCALE: 1"= 50'
BASIS OF BEARING
RECORD PLAT OF
AMISTAD ESTATES
V. 35, P. 106A, H.C.M.R.

LEGEND
● DENOTES FOUND 1/2" ROD
○ DENOTES FOUND 3/4" MARK
○ DENOTES NO MONUMENT
● DENOTES SET 1/2" ROD
S.S.B.L. - SIDE SET BACK LINE
U.E. - UTILITY EASEMENT
ESMT. - EASEMENT

GENERAL NOTES :

- THIS SUBDIVISION IS IN ZONE "B", DEFINED AS: 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.
F.I.R.M. COMMUNITY PANEL NO.: 480347 0005 C
EFFECTIVE DATE: OCTOBER 19, 1982
- MINIMUM FINISHED FLOOR ELEVATION IS 18 INCHES ABOVE TOP OF CURB
MEASURED AT FRONT CENTER OF EACH LOT.
- SETBACKS AS PER CITY OF PHARR ORDINANCE
FRONT: 10 FT.
FRONT GARAGE: 18 FT.
SIDE: 6 FT. OR 0.0 FT. WITH FIREWALLS AS DELINEATED
BY CHART BELOW
SIDE CORNER: 10 FT. OR EASEMENT WIDTH
- 5 FT. A.D.A. RAMPS AT E. SAM HOUSTON BLVD. SHALL BE INSTALLED AT
SUBDIVISION STAGE. A.D.A. RAMPS AND LANDINGS WITH A 5 FT. SIDEWALK
TO BE INSTALLED ALONG ALL PROPOSED INTERNAL STREETS AT BUILDING
PERMIT STAGE.
- NO CURB CUTS SHALL BE ALLOWED ONTO E. SAM HOUSTON AVE.
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- CITY OF PHARR BENCHMARK #39, LOCATED AT THE NORTHWEST CORNER OF
INTERSECTION OF VETERANS BLVD. ("I" ROAD) AND E. SAM HOUSTON
BLVD., ELEVATION=111.62 (DATUM NGVD 1988)
- LANDSCAPING AS PER CITY ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE
RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS
GRANTED.
- EROSION / SEDIMENTATION CONTROL SHALL BE IN ACCORDANCE WITH THE
CURRENT TPDES GUIDELINES
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW
PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION
REQUIREMENT.
- ALL STRUCTURES WITH 1 CAR GARAGE WILL REQUIRE 3 OFF-STREET
PARKING SPACES.
- OWNERS AND/OR HOMEOWNERS ASSOCIATION TO MAINTAIN RIGHT OF WAY
ALONG EAST SAM HOUSTON AND ALONG CANAL ON WEST SIDE OF
SUBDIVISION.
- AS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
THIS SUBDIVISION, RECORDED AS DOC. # _____ HIDALGO
COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER
ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT
THE CITY OF PHARR, SHALL BE RESPONSIBLE FOR INSTALLATION,
MAINTENANCE AND REPAIR OF ALL COMMON AREAS, PRIVATE STREETS,
ALLEYS AND DETENTION AREAS.
- ALL EASEMENTS WITHIN THIS SUBDIVISION ARE DEDICATED BY THIS PLAT
UNLESS OTHERWISE NOTED.
- ALL 10 FOOT ELECTRICAL EASEMENTS SHOWN ON THIS PLAT HAVE BEEN
DEDICATED BY DOCUMENT NO. 3013683, H.C.O.R.
- A TOTAL OF 12,458 CUBIC FEET OF STORMWATER STORAGE
IS REQUIRED FOR THIS SUBDIVISION.

EASEMENT CURVE DATA

NO.	ARC. L.	RADIUS	CHORD L.	CH. BEARING
C1	11.60'	50.0'	11.57'	S 38°38'27" W
C2	31.41'	50.0'	30.90'	S 05°34'46" W
C3	31.41'	50.0'	30.90'	S 30°25'03" E
C4	29.87'	50.0'	29.43'	S 65°31'52" E
C5	38.59'	50.0'	37.64'	N 83°39'31" E
C6	38.59'	50.0'	37.64'	S 66°49'31" E
C7	29.87'	50.0'	29.43'	N 65°31'52" E
C8	31.41'	50.0'	30.90'	N 30°25'03" E
C9	31.41'	50.0'	30.90'	N 05°34'46" W
C10	11.60'	50.0'	11.57'	N 21°48'27" W

LINE TABLE

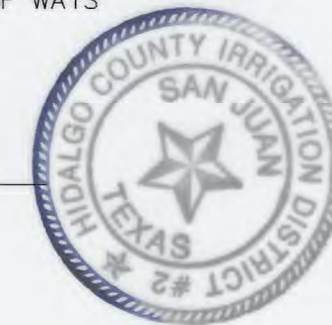
NO.	LENGTH	BEARING
L1	34.00'	S 75°54'42" E
L2	77.98'	S 41°40'40" E
L3	28.85'	N 30°39'22" W
L4	104.64'	S 18°24'18" E
L5	104.64'	S 35°14'18" W
L6	28.85'	S 47°29'22" W
L7	34.00'	N 87°15'18" W
L8	77.98'	S 58°30'40" W

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2
ON THIS, THE 12 DAY OF June, 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 WAYS
OR EASEMENTS.

ATTEST:
PRESIDENT SECRETARY

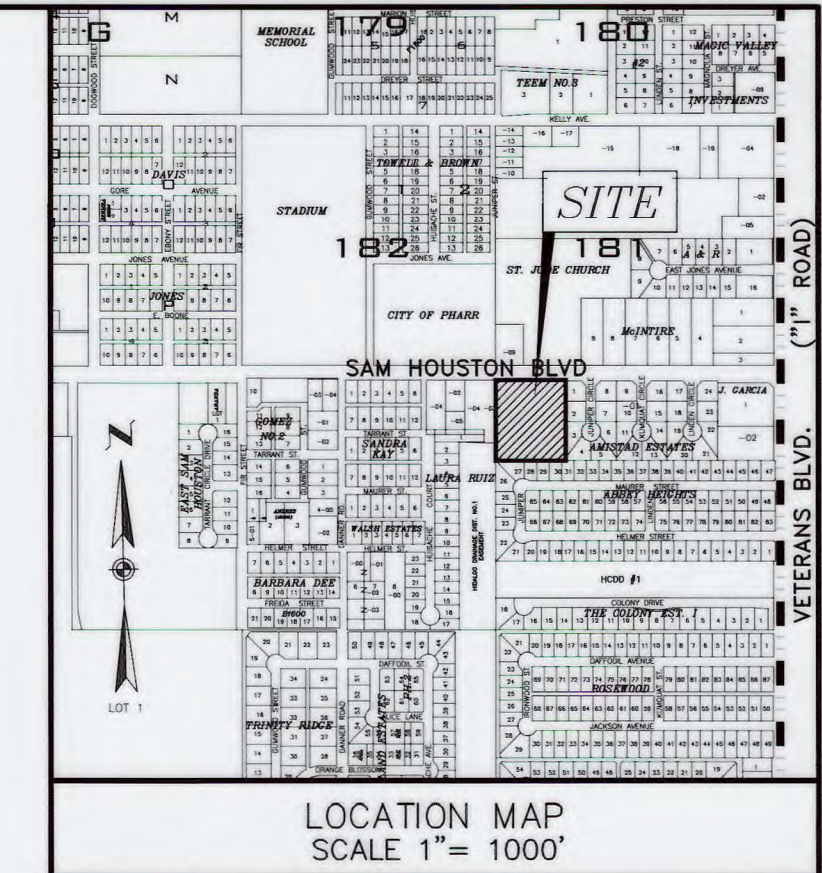


HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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

BY: Raul G. Serna, PE, CFM
General Manager

12-06-23
DATE:



MONARCH ESTATES IS LOCATED IN THE CITY OF
PHARR, HIDALGO COUNTY, IT IS APPROX 1/4 MILE WEST
OF VETERANS BLVD. (I. RD.) ON THE SOUTH SIDE OF
SAM HOUSTON AVE.

PREPARED BY: BARRERA INFRASTRUCTURE GROUP, INC.
DATE PREPARED: SEPT. 15, 2014
DATE SURVEYED: SEPT. 7, 2014

METES AND BOUNDS DESCRIPTION

A 3.69 ACRE TRACT OF LAND BEING A PORTION OF LOT 192,
KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP
OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 27, MAP
RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF E. SAM HOUSTON
AVE. THE NORTHWEST CORNER OF SAID LOT 192 FOR THE
NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST 364.50
FEET ALONG SAID CENTERLINE OF E. SAM HOUSTON AVE. ALSO
BEING THE NORTH LINE OF SAID LOT 192, TO A POINT FOR THE
NORTHWEST CORNER OF THE AMISTAD ESTATES SUBDIVISION (VOL.
35, PG. 106A, H.C.M.R.), ALSO BEING THE NORTHEAST CORNER OF
THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 08 DEGREES 25 MINUTES 00 SECONDS WEST
PARALLEL TO THE WEST LINE OF SAID LOT 192, ALSO ALONG THE
WEST LINE OF SAID AMISTAD ESTATES SUBDIVISION, PASS AT 30.00
FEET A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTH
RIGHT-OF-WAY LINE OF SAID E. SAM HOUSTON AVE. AND
CONTINUING FOR A TOTAL DISTANCE 440.78 FEET TO A FOUND
ONE-HALF INCH IRON ROD FOR THE SOUTHEAST CORNER OF HEREIN
DESCRIBED TRACT.

THENCE NORTH 81 DEGREES 35 MINUTES 00 SECONDS WEST 364.50
FEET PARALLEL TO THE NORTH LINE OF SAID LOT 192, ALSO BEING
THE NORTH LINE OF ABBEY HEIGHTS SUBDIVISION (VOL. 23, PG. 88,
H.C.M.R.), TO A FOUND ONE INCH IRON ROD ON THE WEST LINE OF
SAID LOT 192 FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED
TRACT.

THENCE NORTH 08 DEGREES 25 MINUTES 00 SECONDS EAST ALONG
SAID WEST LINE OF SAID LOT 192, PASS AT 410.78 FEET A FOUND
THREE-QUARTER INCH PIPE BEING THE SOUTH RIGHT-OF-WAY LINE
OF SAID E. SAM HOUSTON AVE. AND CONTINUING FOR A TOTAL
DISTANCE 440.78 FEET TO THE POINT OF BEGINNING AND
CONTAINING 3.69 ACRES OF LAND, MORE OR LESS.

Parcel Area Table

Parcel #	Area S.F.
1	5,619.00
2	3,746.00
3	3,746.00
4	3,746.00
5	3,746.00
6	3,746.00
7	4,319.49
8	5,694.73
9	5,102.01
10	4,631.20
11	4,631.20
12	4,631.20
13	4,631.20
14	5,102.01
15	5,694.73
16	4,319.36
17	3,746.00

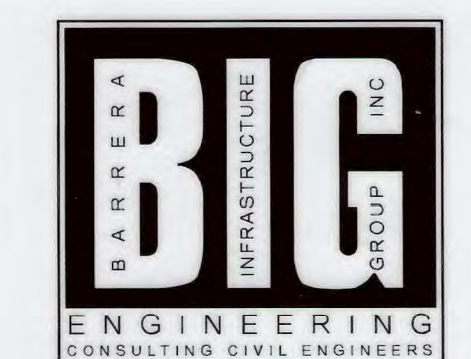
Parcel Area Table

Parcel #	Area S.F.
18	3,746.00
19	3,746.00
20	3,746.00
21	3,746.00
22	5,619.00
23	5,316.00
24	3,544.00
25	3,544.00
26	3,544.00
27	3,544.00
28	6,645.00
29	6,645.00
30	3,544.00
31	3,544.00
32	3,544.00
33	3,544.00
34	5,316.00



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

BY: _____ DEPUTY



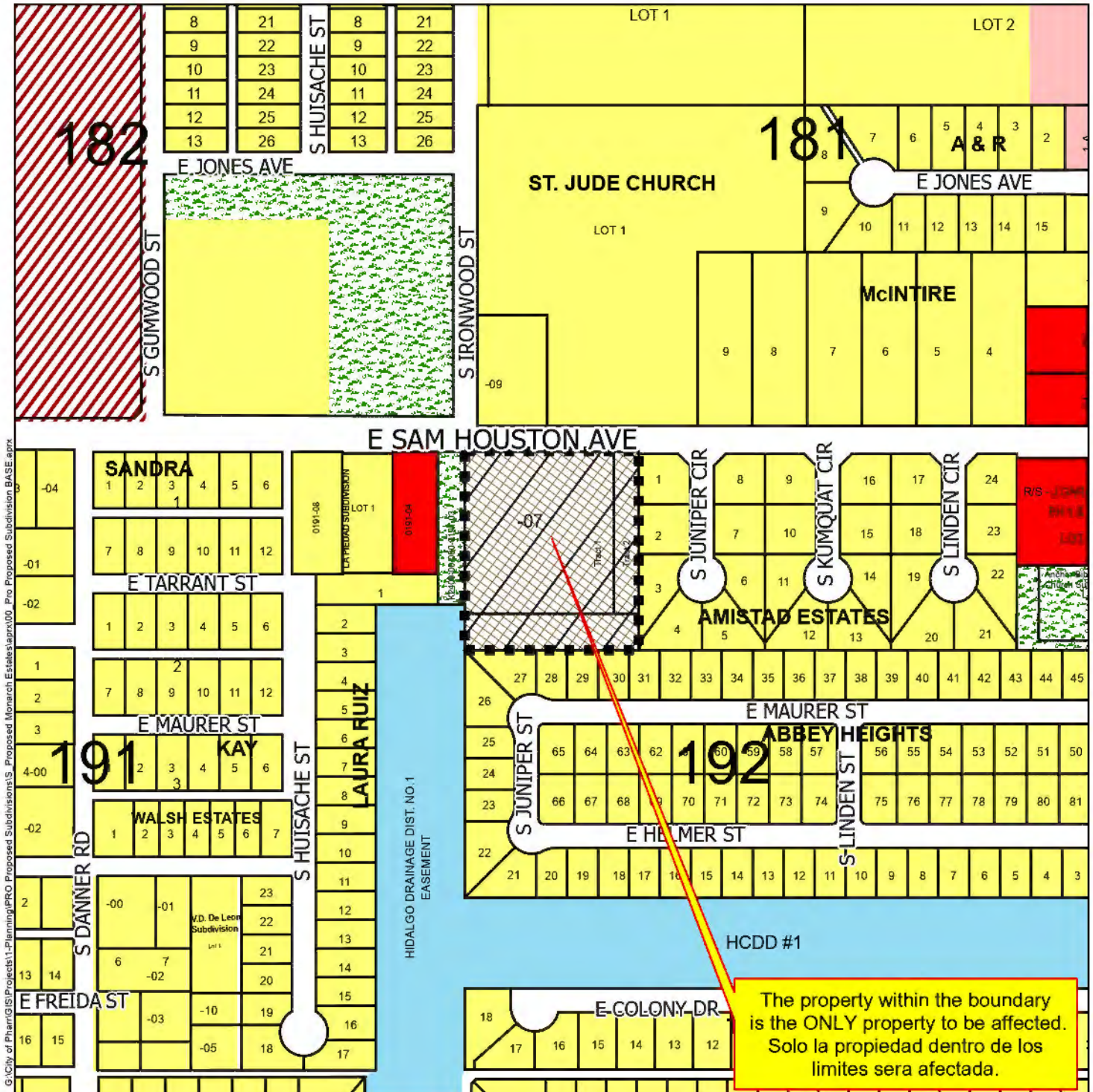
FIRM # 6435
3525 W. FREDDY GONZALEZ
SUITE B2
Edinburg, Texas 78539
956-687-3355
956-992-8801 (FAX)



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 | |



ZONING



G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\3 - Proposed Monarch Estates\apn\00 - Pro Proposed Subdivision BASE.aprx

- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 | |





Pharr
Development Services



Site Photo

900 Block of E. Sam Houston Ave.





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.D.2.

DATE SUBMITTED: March 26, 2024

MEETING DATE: April 1, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Brownstone Consultants, representing Rhea Nanette Mora, owner, is requesting final plat approval of the proposed San Diego Crossing Subdivision. The property is legally described as being a 10.854 acre tract of land out of the South ½ of the South ½ of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2200 Block of North Jackson Road. SUB#220724 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Brownstone Consultants, representing Rhea Nanette Mora, owner, is requesting final plat approval of the proposed San Diego Crossing Subdivision.

Fiscal Consideration: N/A

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

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the final plat of the proposed San Diego Crossing Subdivision at their meeting on March 25, 2024. There were five members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 3/26/2024
Approved - 3/26/2024
Final Approval - 3/26/2024



MEMORANDUM

DATE: MONDAY, APRIL 01, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: SAN DIEGO CROSSING SUBDIVISION
FILE NO. **SUB#220724**

GENERAL INFORMATION:

APPLICANT: Brownstone Consultants, representing Rhea Nanette Mora, Owner, is requesting final plat approval of the proposed San Diego Crossing Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 10.854 acre tract of land out of the South ½ of the South ½ of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2200 Block of North Jackson Road.

ZONING: The property is currently zoned Residential Multi-Family District (R-MF). The adjacent zones are General Business District (C), Limited Industrial District (L-I) and Residential Multi-Family High Density District (R-MFHD) to the north, Residential Mobile Home District (R-MH) to the east, Agricultural and/or Open Space District (A-O) to the south and City limits to the west. The property is designated for single family residential, multi-family residential and commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed San Diego Crossing 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.

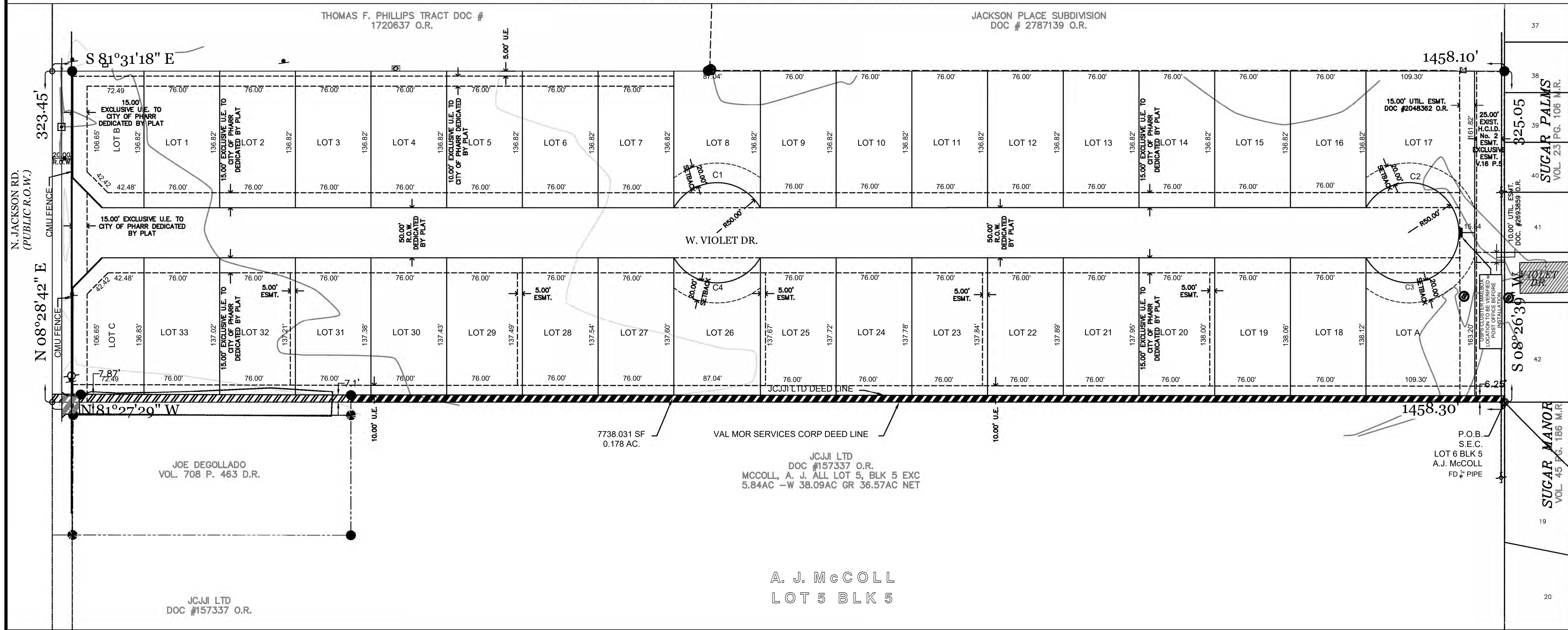
OTHER: 1. In compliance.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to recommend approval of the final plat of the proposed San Diego Crossing Subdivision at their meeting on March 25, 2024.

SAN DIEGO CROSSING SUBDIVISION

A 10.854 ACRE TRACT OF LAND OUT OF THE SOUTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2) OF LOT 6, BLOCK 5, A. J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY TEXAS



A. J. McCOLL
LOT 5 BLK 5



LEGEND	
	- SET IRON ROD
	- FOUND IRON ROD W/ CAP
R.O.W. - RIGHT OF WAY	
P.O.C. - POINT OF COMMENCEMENT	
P.O.B. - POINT OF BEGINNING	

SURVEY NOTES:

- ALL BEARING AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANS, SOUTH FIPS 4205 FEET.
- ALL HORIZONTAL CONTROL ON THIS PROJECT HAS ESTABLISHED UTILIZING RTK GPS METHODS.
- ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)

LOT AREAS	
LOT #	AREAS
1-7	10,398.32 SF 0.23 AC
8	10,444.93 SF 0.23 AC
9-16	10,398.32 SF 0.23 AC
17	13,836.27 SF 0.31 AC
18-25	10,398.32 SF 0.23 AC
26	10,444.93 SF 0.23 AC
27-33	10,398.32 SF 0.23 AC

GENERAL NOTES:

- FLOOD INSURANCE RATING ZONE: "B" AREAS WITHIN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH 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. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0425C REVISED: NOVEMBER 16, 1982
- CITY OF PHARR BENCHMARK NO. 54 20' E. OF SOUTHWEST CORNER OF SIOUX RD. AND POINSETTIA LN. VERTICAL DATUM NGVD 1988 NORTHING: 18605744.213 EASTING: 1084164.334 ELEVATION: 107.35
- SETBACKS AS PER CITY OF PHARR ORDINANCE.
- MINIMUM FINISH FLOOR ELEVATION: 18 INCHES ABOVE TOP OF CURB AT CENTER OF LOT.
- NO STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.62 ACRES AND A VOLUME OF 1.40 ACRES-FT 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 PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS DEVELOPMENT.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- ALL BUILDING CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL CITY OF PHARR ORDINANCE, REQUIREMENTS, CITY CODES AND STATE AND FEDERAL REGULATIONS.
- ALL DESIGNED WATERLINES SHALL BE 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. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT.
- HOME OWNERS ASSOCIATION TO MAINTAIN DETENTION PONDS, R.O.W. AND PERIMETER OF THE SUBDIVISION.
- A 5' SIDEWALK WITH ADA RAMPS AND LANDINGS ALONG THE FRONT OF RESIDENTIAL LOTS WILL BE REQUIRED AT THE ISSUANCE OF A BUILDING PERMIT
- A 5' SIDEWALK WITH ADA RAMPS AND LANDINGS ALONG THE EAST SIDE OF JACKSON RD. WILL CONSTRUCTED BY DEVELOPER AT SUBDIVISION CONSTRUCTION STAGE.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THIS SUBDIVISION, RECORDED AS DOCUMENT NO. _____, HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPERS/HOMEOWNER'S ASSOCIATION OWNERS, THEIR SUCCESSORS, AND/OR THEIR ASSIGNEES, AND NOT THE CITY OF PHARR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND OTHER REQUIREMENTS FOR COMMON AREAS, PRIVATE STREET, ALLEYS, AND DETENTION AREAS.

LOT AREAS (DETENTION)	
LOT #	AREAS
LOT A	13,836.27 SF 0.31 AC
LOT B	9,414.74 SF 0.21 AC
LOT C	9,414.74 SF 0.21 AC

STATE OF TEXAS COUNTY OF HIDALGO

I, (WE), _____, THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **SAN DIEGO CROSSING SUBDIVISION** AN ADDITION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC AND PRIVATE (AS DESIGNATED BY PLAT) ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF PHARR, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF PHARR.

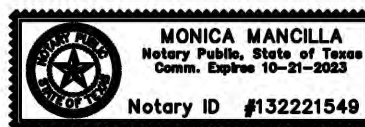
RHEA MORA
3317 KENT LN.
McAlLEN, TX

STATE OF TEXAS COUNTY OF HIDALGO

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

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



CURVE TABLE			
CURVE #	RADIUS	LENGTH	CH LENGTH
C1	50.0'	103.81'	87.04'
C2	50.0'	131.41'	96.41'
C3	50.0'	131.41'	96.41'
C4	50.0'	103.81'	87.04'

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.

DANNY WYLIE
CHAIRMAN, PLANNING AND ZONING 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 _____ DATE _____
MAYOR, CITY OF PHARR _____ CLERK, CITY OF PHARR

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 § 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

RAUL SESIN, P.E., R.P.L.S. _____ DATE _____
GENERAL MANAGER, HCDD NO. 1

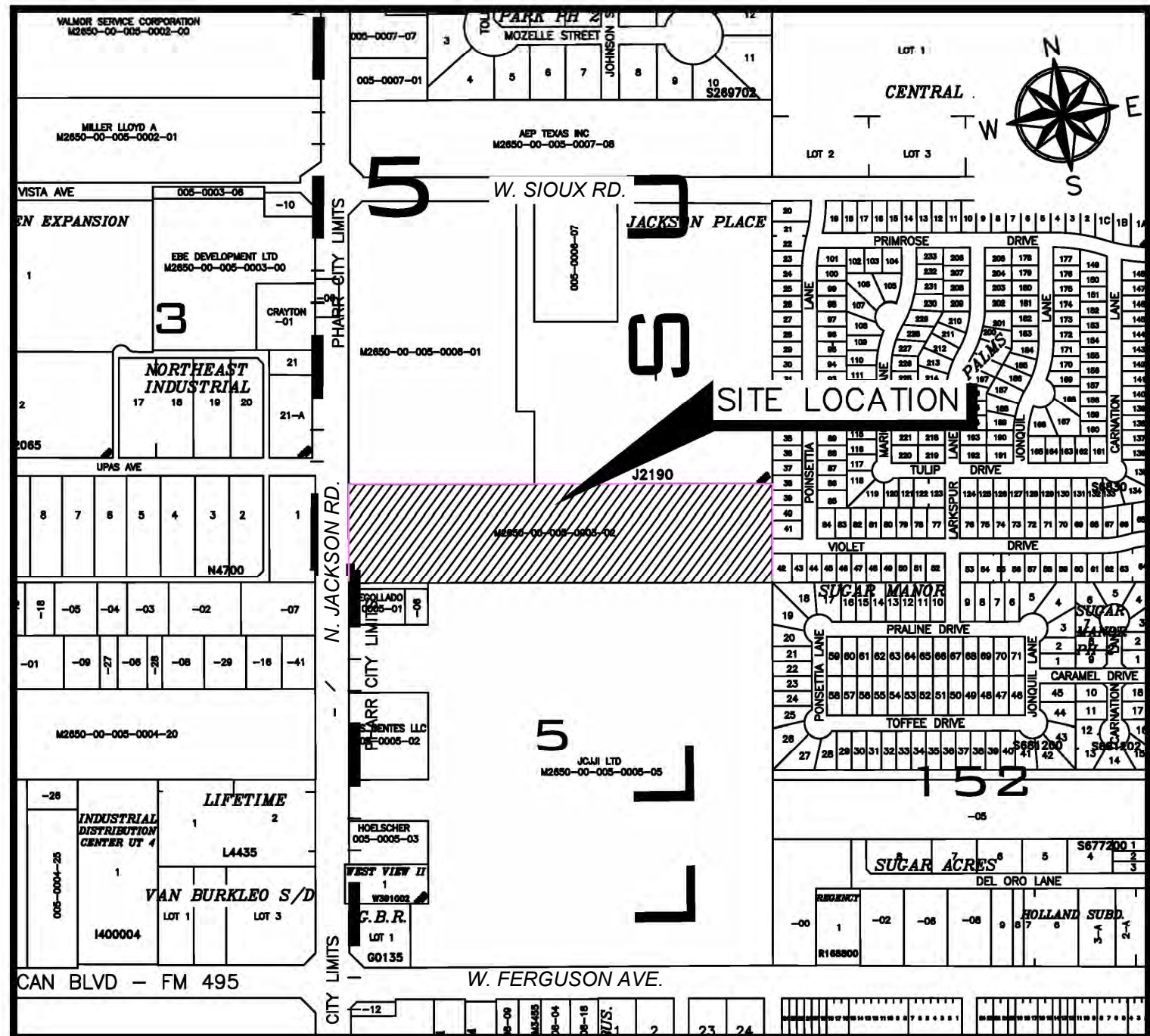
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 DATED THIS THE _____ DAY OF _____, 20____

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

PRESIDENT, HCID NO. 2

ATTEST: SECRETARY, HCID NO. 2



LOCATION MAP
SCALE: 1"=500'

METES AND BOUNDS

A 10.854 ACRE TRACT OF LAND OUT OF THE SOUTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2) OF LOT 6, BLOCK 5, A. J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS SAID 10.854 ACRE TRACT OF LAND BEING OUT OF THE SAME LAND DESCRIBED IN DOCUMENT NO. 841921 OFFICIAL RECORDS AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 5, A. J. MCCOLL SUBDIVISION, THENCE N 08°26'39" E, WITH THE EAST LINE OF SAID LOT 6, BLOCK 5, A DISTANCE OF 6.25' TO THE SOUTHEAST CORNER OF THIS TRACT OF LAND, SAME BEING CLAIMED AS THE NORTHEAST CORNER OF THE JCJJI LTD TRACT IN DOC NO. 1573137 OFFICIAL RECORDS AND THE POINT OF BEGINNING;

THENCE N 81°27'29" W, ACROSS SAID LOT 6, WITH THE NORTH LINE OF SAID JCJJI TRACT, AT 1438.30' PASS THE EAST RIGHT OF WAY LINE OF JACKSON ROAD AT 1458.30' IN ALL TO THE WEST LINE OF SAID LOT 6, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°28'42" E, WITH THE WEST LINE OF SAID LOT 6, BEING WITHIN SAID JACKSON ROAD RIGHT OF WAY, A DISTANCE OF 323.45' TO THE SOUTHWEST CORNER OF THE PHILLIPS TRACT (DOC # 1720637 O.R.) FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°31'18" E, ACROSS SAID LOT 6, WITH THE SOUTH LINE OF SAID PHILLIPS TRACT, AT 20.00' PASS A 1/2" ROD FOUND AT THE EAST RIGHT OF WAY LINE OF SAID JACKSON ROAD, AT 658.30' PASS A 1/2" ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, JACKSON PLACE SUBDIVISION (DOC # 2787139 O.R.), AT 1458.30' IN ALL TO A 1/2" ROD FOUND AT THE EAST LINE OF SAID LOT 6, FOR THE SOUTHEAST CORNER OF SAID LOT 1, JACKSON PLACE SUBDIVISION AND THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 08°26'39" W, WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 325.05' TO THE POINT OF BEGINNING, CONTAINING 10.854 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS:

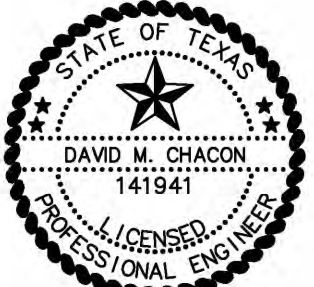
THAT I, **JOSE MARIO GONZALEZ, RPLS** DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY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

JOSE MARIO GONZALEZ, RPLS _____ NO. 5571 _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

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

DAVID M. CHACON, P.E. _____ NO. 141941 _____ DATE _____



DATE OF PREPARATION: 10/11/2022



FIRM No. F-23250

2205 N. JACKSON RD.
McAllen, Texas 78501

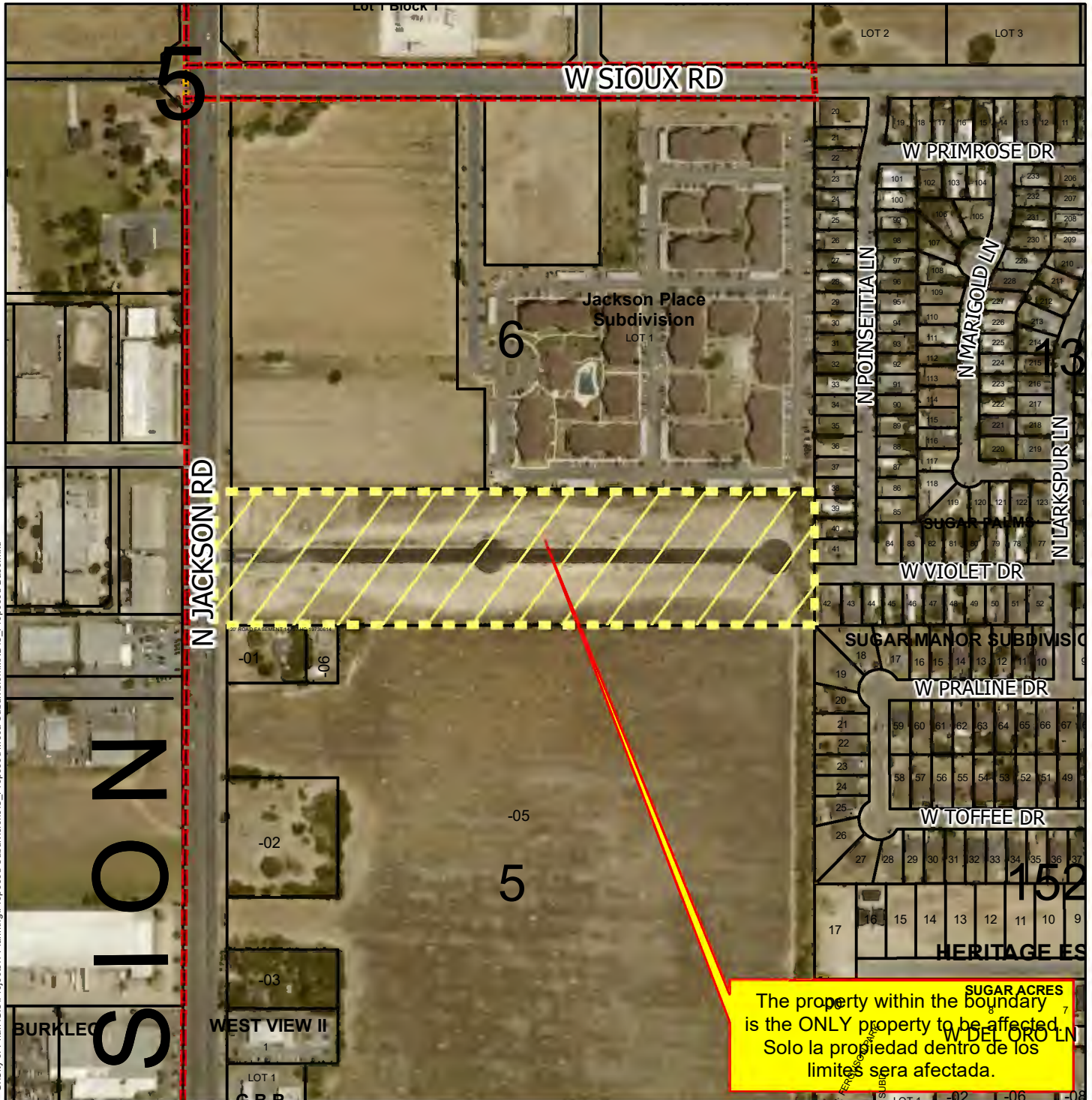
(956) 429-9033
david@bstone.biz

PRINCIPAL CONTACTS:

OWNER:	NAME <u>RHEA MORA</u>	ADDRESS <u>3317 KENT LN.</u>	CITY & ZIP <u>McAlLEN, TEXAS 78503</u>	PHONE <u>(956) 307-3057</u>
ENGINEER:	<u>DAVID M. CHACON</u>	<u>2205 N. JACKSON RD.</u>	<u>McAlLEN, TEXAS 78501</u>	<u>(956) 429-9033</u>
SURVEYOR:	<u>JOSE MARIO GONZALEZ</u>	<u>24593 FM 88</u>	<u>MONTE ALTO, TEXAS 78538</u>	<u>(956) 262-0222</u>

NO.	SHEET	REVISION	DATE	APPROVED

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



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

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

Scale: 1 inch = 350 feet





Pharr
Development Services



Site Photo

2200 Block of N. Jackson Rd.





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.D.3.

DATE SUBMITTED: March 26, 2024

MEETING DATE: April 1, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Fulcrum Consulting Services, representing Zeppelin Texas LLC and Delta Properties LLP., is requesting final plat approval of the proposed Dekal Subdivision. The property is legally described as being a 77.405 acre tract of land out of Lots 382 and 385, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of East Military Highway. SUB#210827 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Fulcrum Consulting Services, representing Zeppelin Texas LLC and Delta Properties LLP., is requesting final plat approval of the proposed Dekal Subdivision.

Fiscal Consideration: N/A

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

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the final plat of the proposed Dekal Subdivision at their meeting on March 25, 2024. There were five members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 3/26/2024
Approved - 3/26/2024
Final Approval - 3/26/2024



MEMORANDUM

DATE: MONDAY, APRIL 01, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: DEKAL SUBDIVISION
FILE NO. **SUB#210827**

GENERAL INFORMATION:

APPLICANT: Fulcrum Consulting Services, representing Zeppelin Texas LLC/Delta properties LLP., are requesting final plat approval of the proposed Dekal Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 77.405 acre tract of land out of Lots 382 and 385, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 400 Block of E. Military Hwy.

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

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Dekal 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.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to recommend approval of the final plat of the proposed Dekal Subdivision at their meeting on March 25, 2024.

PLAT FOR
DEKAL SUBDIVISION
CITY OF PHARR, HIDALGO COUNTY, TEXAS

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE WATER MAP – COMMUNITY PANEL NO.480334 0500 B: REVISED JANUARY 02, 1981. ZONE "B" IS DEFINED AS 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 FOOT OR WHERE THE CONTRIBUTING DRAINAGE ARE LESS THAN 1 SQUARE MILE OR AREAS PROTECTED BY LEVELS FOR THE BASE FLOOD
2. FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB, OR 24" AS MEASURED AT THE CENTER OF THE LOT WHICHEVER IS GREATER.
3. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 77.40-ACRES AND A VOLUME OF APPROXIMATELY 14.70-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. OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.
5. NO STRUCTURE SHALL BE CONSTRUCTED ON ANY EASEMENTS.
6. BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE
7. BENCHMARK: CITY OF PHARR BENCHMARK#4 N:16560518.618 E:1087052.203 ELEV. 88.43' (AS PER CITY OF PHARR PUBLISHED DATA). LOCATED AT THE INTERSECTION OF S. JUNIPER STREET AND E. GARY STREET, ON THE WEST SIDE OF S. JUNIPER STREET. HORIZONTAL DATUM IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988; GEOID MODEL 1999.
8. ½" DIAMETER IRON RODS SET AT ALL LOT CORNERS
9. LANDSCAPING-AS PER CITY OF PHARR ORDINANCE.
10. A STORM-WATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH CITY OF PHARR.
11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
12. ALL FIRE-LINES AND SPRINKLERS TO BE INSTALLED BY A LICENSED FIRE SPRINKLER COMPANY.
13. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
14. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
15. 5.0'FT SIDEWALK WITH A.D.A. WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
16. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S).

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

I GEORGE E. LAZARO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.



GEORGE E. LAZARO, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 93696
FIRM REGISTRATION NO. 12362

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, THE UNDERSIGNED, MANUEL CARRIZALES, 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.

MANUEL CARRIZALES
TEXAS RPLS NO. 6388
TEXAS REG. SURVEYING FIRM NO. 101194417

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNED HEREIN AS DEKAL SUBDIVISION, OF THE CITY OF PHARR, TEXAS. AND WHOSE OWNER'S NAME(S) IS SUBSCRIBED HERETO, AND DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THERE IN EXPRESSED.

OUTWESTERN LLC FKA ZEPPELIN TEXAS, LLC
EDUARDO DE LA VEGA CANELOS CEO

DELTA PROPERTIES LLP
DINO PANOUSOPOULOS CEO

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDUARDO DE LA VEGA AND DINO PANOUSOPOULOS, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF _____.

MY COMMISSION EXPIRES:_____

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY REVIEWED AND APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS _____ DAY OF _____, 2024. A.D. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAYS OR EASEMENTS.

PRESIDENT _____ DATE _____

ATTEST: _____
SECRETARY

METES & BOUNDS 1 : THE PROPOSED DEVELOPMENT CONSIST OF 76.972 GROSS ACRES

A 76.972 ACRE TRACT BEING A PART OR PORTION OF LOTS 382 AND 385, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING COMPRISED OF THE FOLLOWING TWO TRACTS:

TRACT 1- A CALLED 38.632 ACRE TRACT AS DESCRIBED AND CONVEYED TO DELTA PROPERTIES, L.L.P. BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3261509, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

TRACT 2- A CALLED 38.773 ACRE TRACT AS DESCRIBED AND CONVEYED TO ZEPPELIN TEXAS, LLC BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3127637, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 76.972 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING AT A PK NAIL SET [N:16562225.9800, E:1084116.6569], ON HI LANE ROAD FOR THE NORTHWEST CORNER OF SAID LOT 382 AND OF SAID 38.632 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 28 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 382, AND OF SAID 38.632 ACRE TRACT AND OF SAID 38.773 ACRE TRACT, A DISTANCE OF 1,320.00 FEET TO A PK NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 382 AND OF SAID 38.773 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 8 DEGREES 31 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 382, AND OF SAID 38.773 ACRE TRACT, AT 20.00 FEET PASS A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET ON THE SOUTH RIGHT OF WAY LINE OF SAID HI LAND ROAD, CONTINUING AT A DISTANCE 1,320.00 FEET PASS A CALCULATED POINT FOR THE COMMON EAST CORNER OF SAID LOTS 382 AND 385, CONTINUING ALONG THE EAST LINE OF SAID LOT 385 A TOTAL DISTANCE OF 2,544.74 FEET TO HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET ON THE NORTH RIGHT OF WAY LINE OF MILITARY HIGHWAY (HIGHWAY 281), FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 28 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID MILITARY HIGHWAY (HIGHWAY 281), A DISTANCE OF 982.59 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET FOR A CURVATURE TO THE RIGHT AND AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, ALONG SAID CURVE TO THE RIGHT HAVING A DELTA OF 4 DEGREES 07 MINUTES 29 SECONDS, AN ARC LENGTH OF 339.91 FEET, A RADIUS OF 4,721.81 FEET, A CHORD BEARING OF NORTH 74 DEGREES 36 MINUTES 07 SECONDS WEST AND A CORD LENGTH OF 339.84 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S.RPLS #6388" SET ON THE WEST LINE OF SAID LOT 385, AND OF SAID 38.632 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 8 DEGREES 31 MINUTES 58 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 385, AND OF SAID 38.632 ACRE TRACT, AT 1,184.12 FEET PASS A CALCULATED POINT FOR THE COMMON WEST CORNER OF SAID LOTS 382 AND 385, CONTINUING ALONG THE WEST LINE OF SAID LOT 382 AT A DISTANCE OF 2,484.12 FEET PASS A HALF (1/2)-INCH IRON ROD FOUND ON THE SOUTH RIGHT OF WAY OF SAID HI LAND ROAD, CONTINUING A TOTAL DISTANCE OF 2,504.12 FEET TO THE POINT OF BEGINNING, CONTAINING 76.972 ACRES OF LAND MORE OR LESS.

MAYOR'S CERTIFICATION

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.

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

ATTEST: _____
CITY CLERK

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS DEKAL SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY.

THE ___ DAY OF _____ 2024.
WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

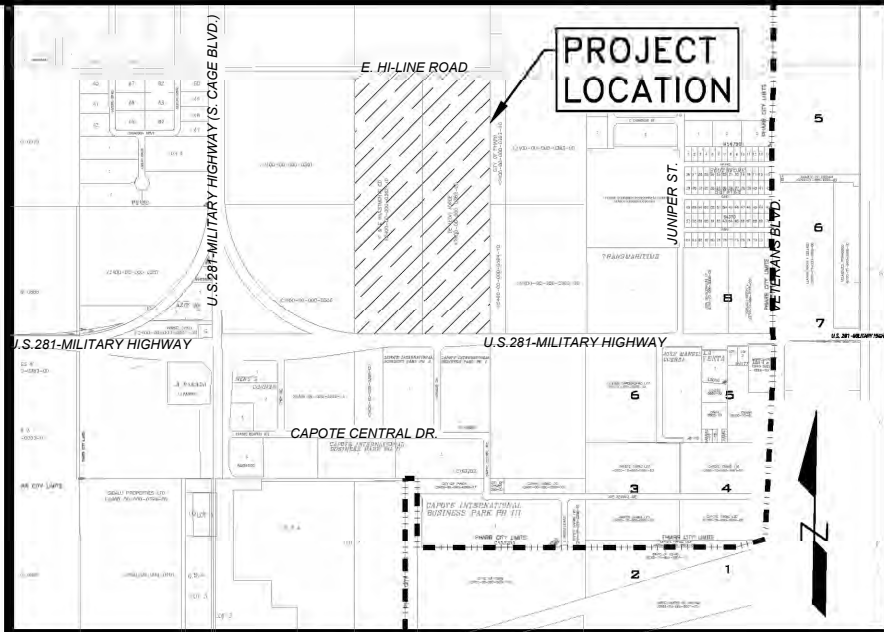
DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION

CERTIFICATE OF APPROVAL
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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



LOCATION MAP
SCALE: 1"=1000'

PLAT FOR
DEKAL SUBDIVISION
A 76.972 ACRE TRACT OF LAND OUT OF LOTS
382 AND 385 KELLY-PHARR SUBDIVISION,
HIDALGO COUNTY, TEXAS. ACCORDING TO THE
MAP RECORDED IN VOLUME 3 PAGES 133.134 OF
THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY:
FULCRUM CONSULTING SERVICES
P.O. BOX 530540, HARLINGEN, TX 78553
&
CARRIZALES LAND SURVEYING, LLC
4807 GONDOLA AVENUE, EDINBURG, TX 78542

DATE PREPARED: MARCH 1, 2024
DATE SURVEYED: FEBRUARY 28, 2024

SHEET 01 OF 02



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

ON: _____ AT: _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORD OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



Carrizales
Land
Surveying, LLC

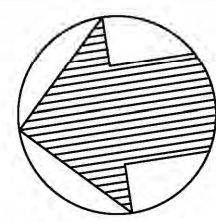
Texas Registered Surveying Firm
TSPS FIRM No: 01594417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-967-2167
www.cls.land



FULCRUM

CONSULTING SERVICES

PLANNERS - ENGINEERS - ARCHITECTS
TBPE FIRM No. F12369 -- TBPA FIRM No. BR 44
P.O. BOX 530540 PH: 956-797-3411
HARLINGEN, TX 78553 FAX: 956-797-3400

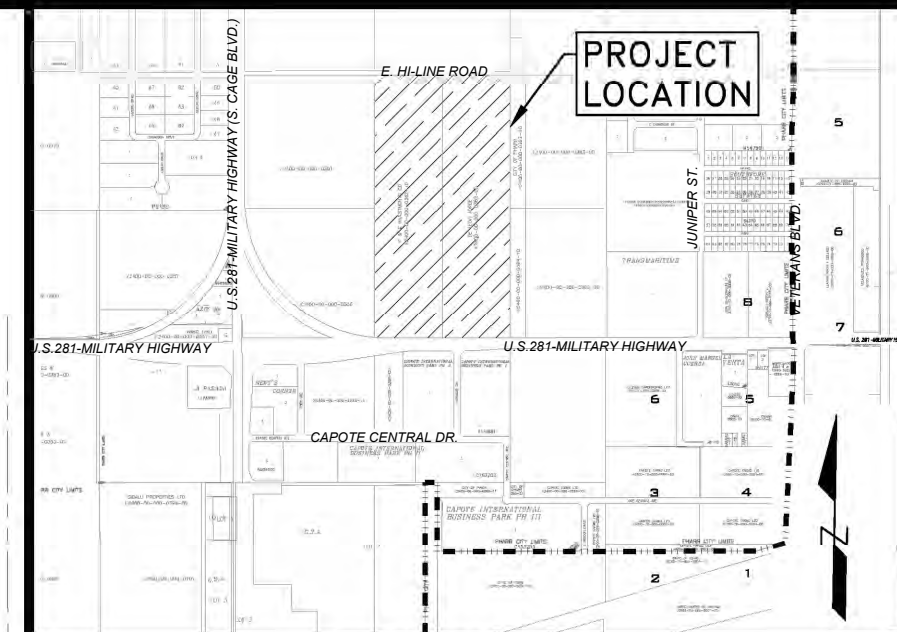


SCALE 1"=100'

BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205
VERTICAL DATUM:
NORTH AMERICAN
VERTICAL DATUM 1988

PLAT FOR DEKAL SUBDIVISION CITY OF PHARR, HIDALGO COUNTY, TEXAS

BLU-MAN INVESTMENTS LLC
KELLY PHARR TRACT LOT 383 EXC. W100'-W150' & W150'-S1220'
& LOT 384 EXC. W150'-W1270' 47.38AC FR 46.13AC NET
DOC. 2617245 H.C.D.R.



LOCATION MAP
SCALE: 1"=1000'

**PLAT FOR
DEKAL SUBDIVISION**
A 77.405 ACRE TRACT OF LAND OUT OF LOTS
382 AND 385 KELLY-PHARR SUBDIVISION,
HIDALGO COUNTY, TEXAS. ACCORDING TO THE
MAP RECORDED IN VOLUME 3 PAGES 133.134 OF
THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY:
FULCRUM CONSULTING SERVICES
P.O. BOX 530540, HARLINGEN, TX 78553
&
CARRIZALES LAND SURVEYING, LLC
4807 GONDOLA AVENUE, EDINBURG, TX 78542

DATE PREPARED: MARCH 1, 2024
DATE SURVEYED: FEBRUARY 28, 2024

SHEET 02 OF 02

LEGEND

- LOT BOUNDARY
- EXISTING LOT BOUNDARY
- UTILITY EASEMENT
- RIGHT OF WAY
- CENTERLINE
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- IRON ROD FOUND OR AS NOTED
- SET 1/2" IRON ROD OR AS NOTED
- P.O.B. POINT OF BEGINNING

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	339.92'	4,738.98	004°06'35"	339.85'

BISSELL SOUTHWEST DC
LEASING LLC
DOC. 305016 H.C.D.R.

FP US HOLDINGS LLC
KELLY PHARR TRACT LOT 371 40 AC
DOC. 3288175 H.C.D.R.

FP US HOLDINGS LLC
KELLY PHARR TRACT LOT 372 EXC
W100'-W1270' 47.38AC FR 46.13AC NET
DOC. 2584518 H.C.D.R.

P.O.B.
PK-NAIL SET
NW COR LOT 382
N:16562225.9802
E:1084116.6539

CAPOTE FARMS, INC.
KELLY PHARR TRACT LOT 381 36.97 AC
A CORPORATION WARRANTY DEED
VOLUME 1314, PAGE 970, H.C.D.R.

CAPOTE FARMS, INC.
KELLY PHARR TRACT LOT 386 32 AC
A CORPORATION WARRANTY DEED
VOLUME 1314, PAGE 970, H.C.D.R.



FULCRUM
CONSULTING SERVICES
PLANNERS ENGINEERS ARCHITECTS
TBPE FIRM No. F12369 ~ TBPA FIRM No. BR 44
P.O. BOX 530540 HARLINGEN, TX 78553
PH: 956-797-3411
FAX: 956-797-3400



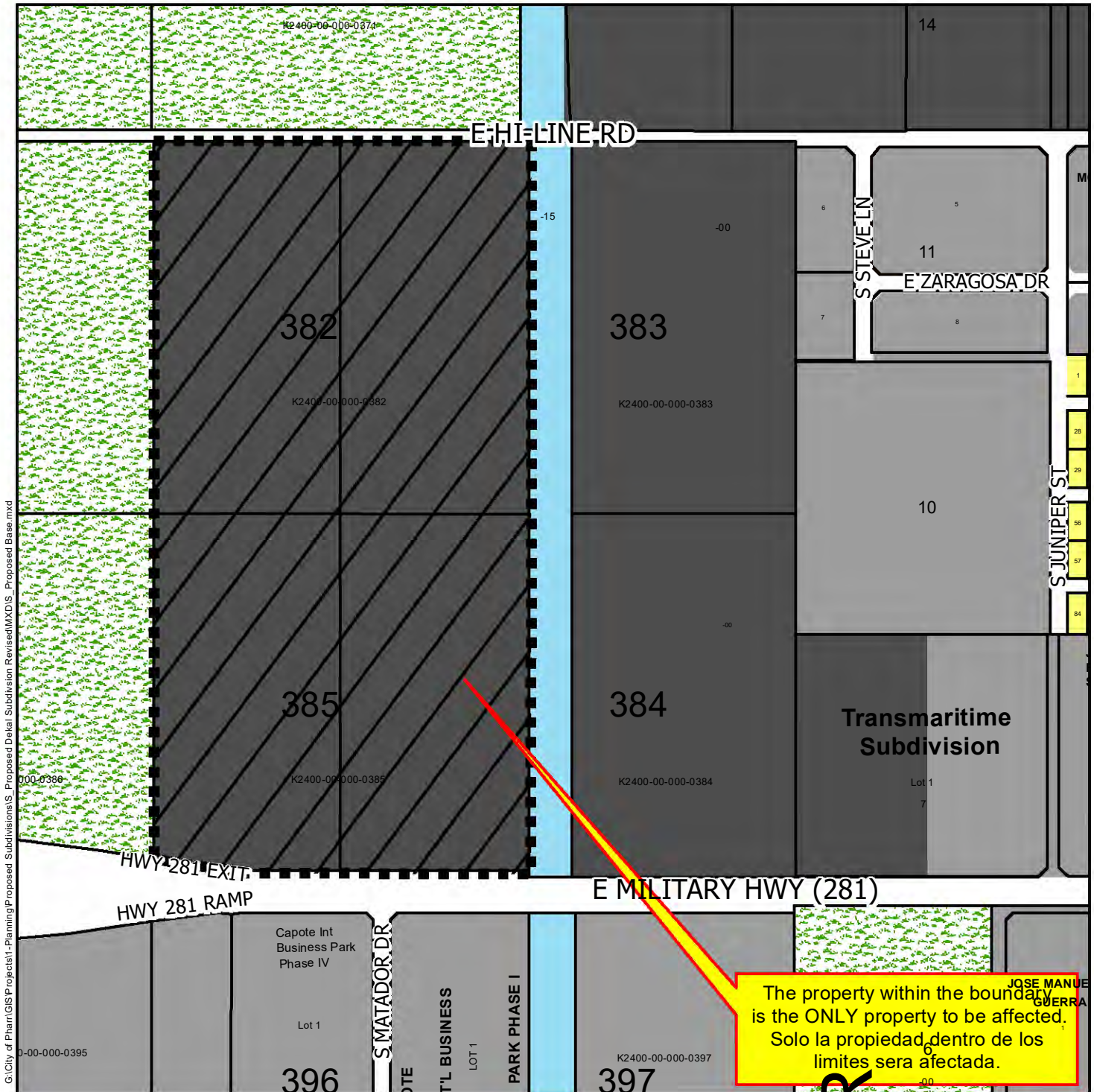
The property within the boundary
 is the ONLY property to be affected.
 Solo la propiedad dentro de los
 limites sera afectada.

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

Scale: 1 inch = 500 feet

0 250 500 1,000 1,500 2,000 Feet





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



Pharr
Development Services



Site Photo

400 Block of E. Military Hwy.





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.D.4.

DATE SUBMITTED: March 26, 2024

MEETING DATE: April 1, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing Michael Bird, Managing Member for Southwind Gardens, LLC, is requesting final plat approval of the proposed Southwind Gardens Subdivision. The property is legally described as being a 13.125 acres being out of Lot 5, Block 7, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1800 Block of West Ridge Road. SUB#230515
This item supports EV - Economic Vitality.

Classification: Regular

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

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

Fiscal Consideration: N/A

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

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the final plat of the proposed Southwind Gardens Subdivision at their meeting on March 25, 2024. There were five members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 3/26/2024
Approved - 3/26/2024
Final Approval - 3/26/2024



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 01, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: SOUTHWIND GARDENS SUBDIVISION
FILE NO. **SUB#230515**

GENERAL INFORMATION:

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

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

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

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

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Southwind Gardens 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.

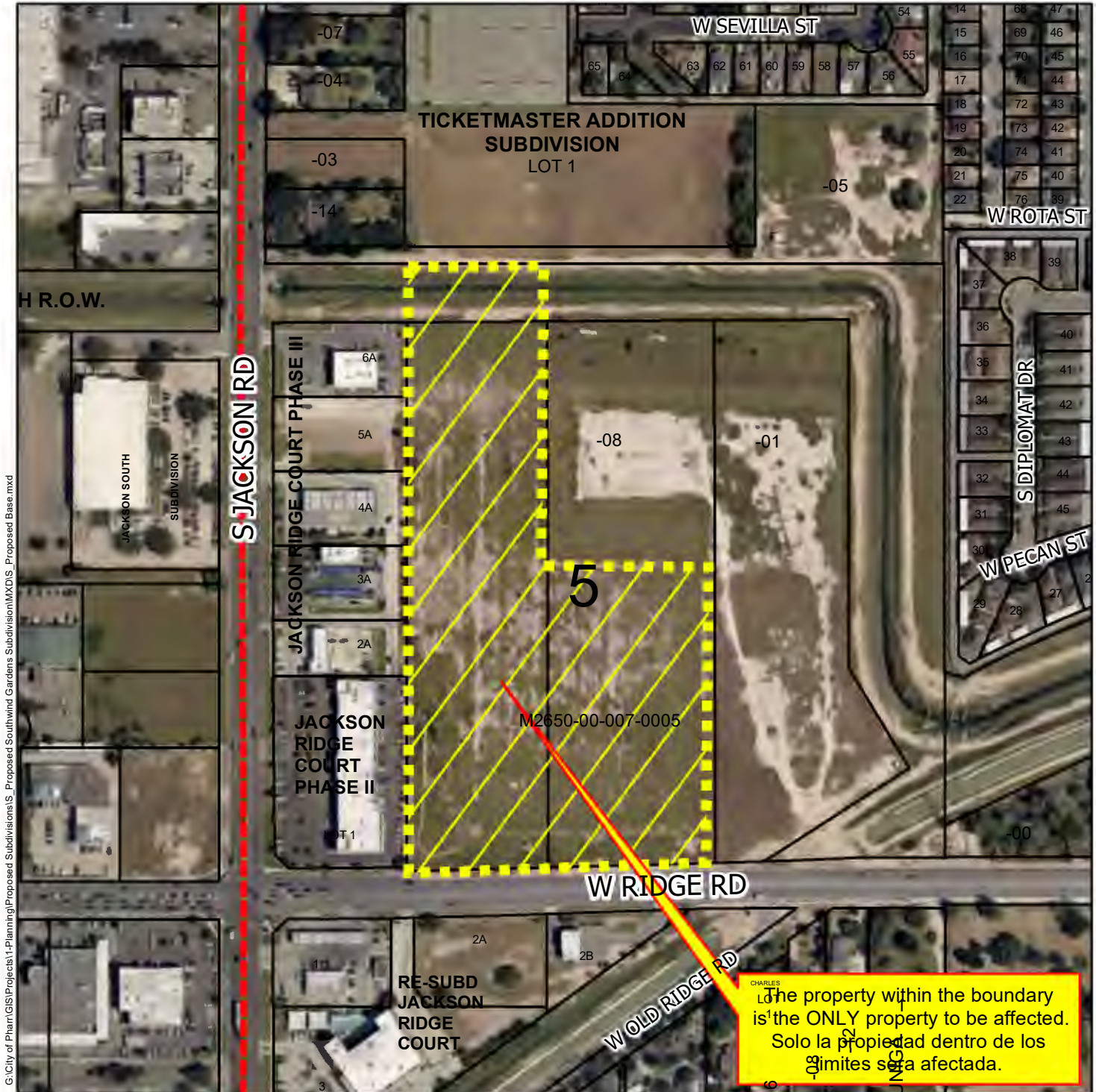
SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

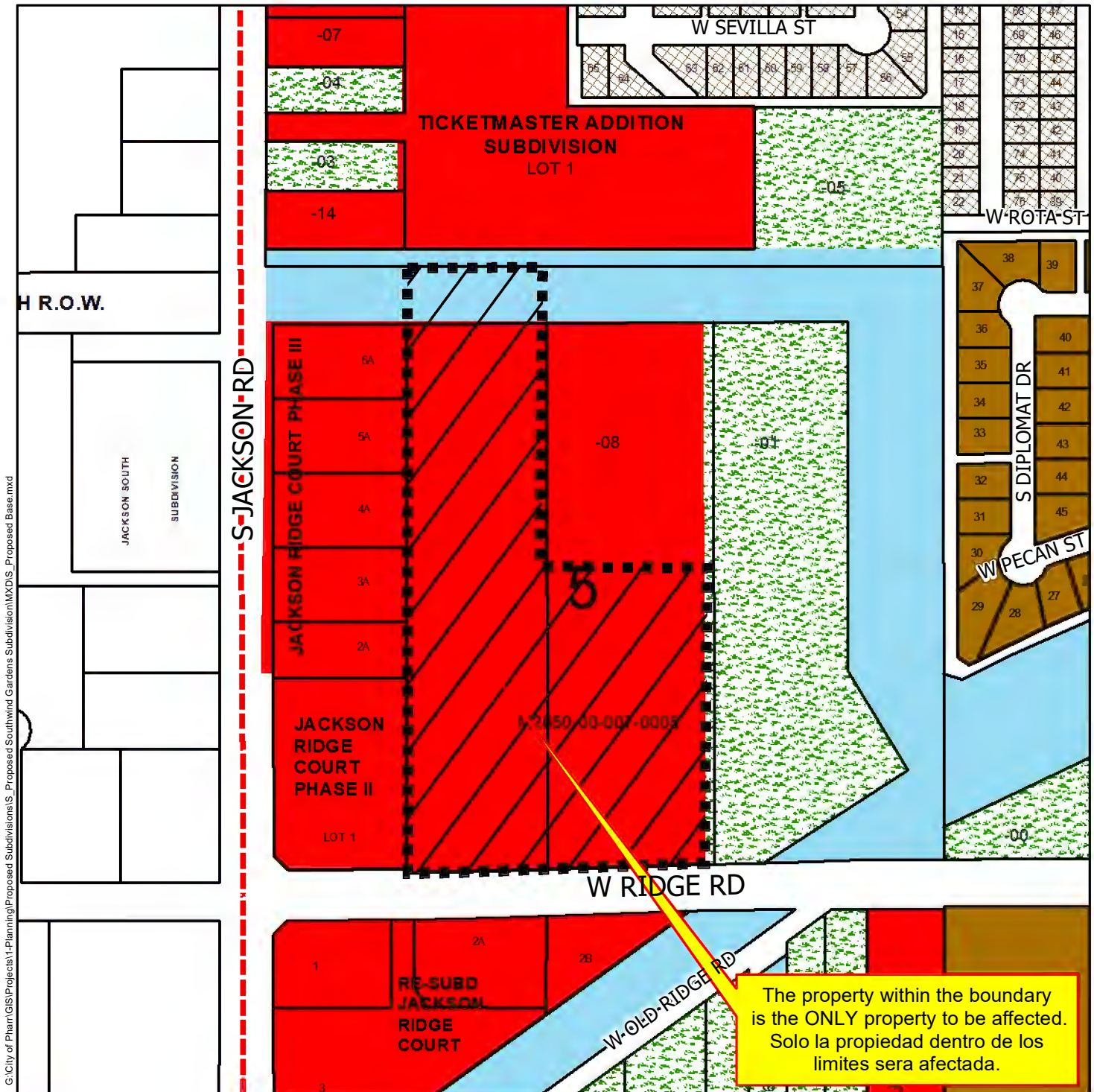
PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to recommend approval of the final plat of the proposed Southwind Gardens Subdivision at their meeting on March 25, 2024.



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

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



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

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

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet



Pharr
Development Services



Site Photo

1800 Block of W. Ridge Rd.





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.D.5.

DATE SUBMITTED: March 26, 2024

MEETING DATE: April 1, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing William R. Steele, President for Children's Haven International Inc., is requesting final plat approval of the proposed Pharr Bess Subdivision. The property is legally described as being a 5.376 acre tract of land out of Children's Haven Subdivision, Pharr, Hidalgo County, Texas. The property is located at 400 East Minnesota Road. SUB#230415 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing William R. Steele, President for Children's Haven International Inc., is requesting final plat approval of the proposed Pharr Bess Subdivision.

Fiscal Consideration: N/A

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

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the final plat of the proposed Pharr Bess Subdivision at their meeting on March 25, 2024. There were five members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 3/26/2024
Approved - 3/26/2024
Final Approval - 3/26/2024



MEMORANDUM

DATE: MONDAY, APRIL 01, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: PHARR BESS SUBDIVISION
FILE NO. **SUB#230415**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing William R. Steele, President for Children's Haven International Inc., is requesting final plat approval of the proposed Pharr Bess Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 5.376 acre tract of land out of Children's Haven Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at 400 East Minnesota Road.

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

PROPERTY PROPOSED USE: Battery Energy Storage System on proposed Lot 1 (BESS) and Children's Haven International on proposed Lot 2.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Pharr Bess Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. In compliance.
2. E. Minnesota Road – 80 ft. ROW existing; escrow for improvements per Engineering Department.

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. 5 ft. wide sidewalk required along E. Minnesota Road. Must be built prior to plat recording or escrow monies.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

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

OTHER:

1. Update legal description and acreage below proposed subdivision name of Pharr Bess.
2. Identify existing easements per recorded plat.
3. Existing easements to be identified with document # and proposed easements to be dedicated by this plat.
4. Label width of property as part of Lot 1, located on the west side of Lot 2. Width shall be sufficient for two-way traffic.
5. Need to show existing easements per recorded plat as well as the power line easements.
6. Escrow public improvements Total: \$ 188,439.75

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to recommend approval of the final plat of the proposed Pharr Bess Subdivision at their meeting on March 25, 2024.

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Pharr Bess Subdivision

DATE: May 11, 2023

REVIEW: Preliminary (comments plans dated 4-28-2023)

PLAT

1. Provide access easement for subdivision.

SITE PLAN

1. Ensure site plan follows wastewater system master plan.
2. Subdivision shall be required to be looped as per City of Pharr standards.

DRAINAGE

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

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

- Lab for site work will be required for the following items: Backfill, concrete and paving items.
- Sanitary sewer service wye's shall require a concrete cradle.
- Stabilize detention area using sod or hydromulch.



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

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

Subdivision: STAFF REVIEW PHARR BESS SUBDIVISION

Reviewed by: J. GONZALEZ

May 10, 2023

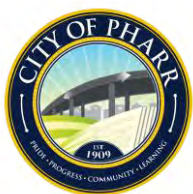
1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **PAINTED SILVER** in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-

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

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

Additional Comments:

- 1. SHALL PROVIDE PLANS FOR A LOOPED WATER LINE. PLEASE SEE NOTE#2**
- 2. ADDITIONAL FIRE HYDRANT MAY BE REQUIRED FOR ADDITIONAL FIRE PROTECTION ON LOT #1.**
- 3. SHALL PROVIDE ACCESS ROAD LAYOUT AND TURN AROUND FOR FIRE TRUCK. PLEASE SEE THE EMAIL ATTACHMENT APPENDIX D.**
- 4. SHALL PROVIDE VALVE & VALVE BOX DETAIL.**
- 5. PLEASE SEE NOTE #3 AND #8.**



Pharr Public Work



SUBDIVISION: Staff Review Meeting
PHARR BESS SUBDIVISION
E. Minnesota Rd.
Pharr Tx, 78577

DATE: 05/09/2023
3.366 Acres

Plat Notes:

- No comments

General Notes

. Show All Utility Profile Line Crossings, Elevations, and Separation Details

- Owner to Maintain, Monitor, and/or Treat Detention/Retention Pond to avoid Mosquito Breeding site.
- A maximum 8-inch bleeder line connection (preferably at 90-degree angle) as per City Standards.
- Propose manhole back of service inlet for maintenance
- Show Drainage Ultimate Outfall connection
- **Must Obtain Discharge Permit from Public Works Department if connecting to City Storm Sewer Drainage System**
- Obtain Open Street Cut / Bore Permit from Public Works Department
- Show Street Light Plan Layout and ADA Sidewalk Details
- **Show and Attach Erosion & Sediment Control Plan Layout to S.W.P.P.P. (Must Be Legible) with B.M.P. Details, including Concrete washout details and Discharge point protection details.**
- **Erosion & Sediment Plan Layout Must Be In Place Prior to Any Earth Disturbance**
- **Erosion & Sediment Control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (T.P.D.E.S.), Texas Commission of Environmental Quality (T.C.E.Q.) and City of Pharr (B.M.P.) requirements**
- **Show and Attach an Approved (by City Engineering Department) Drainage Plan Layout with Details, to S.W.P.P.P. (Must Be Legible)**
- **Must submit one (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Pharr Bess Subdivision

DATE: May 11, 2023

REVIEW: Preliminary (comments plans dated 4-28-2023)

PLAT

1. Provide access easement for subdivision.

SITE PLAN

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2. Subdivision shall be required to be looped as per City of Pharr standards.

DRAINAGE

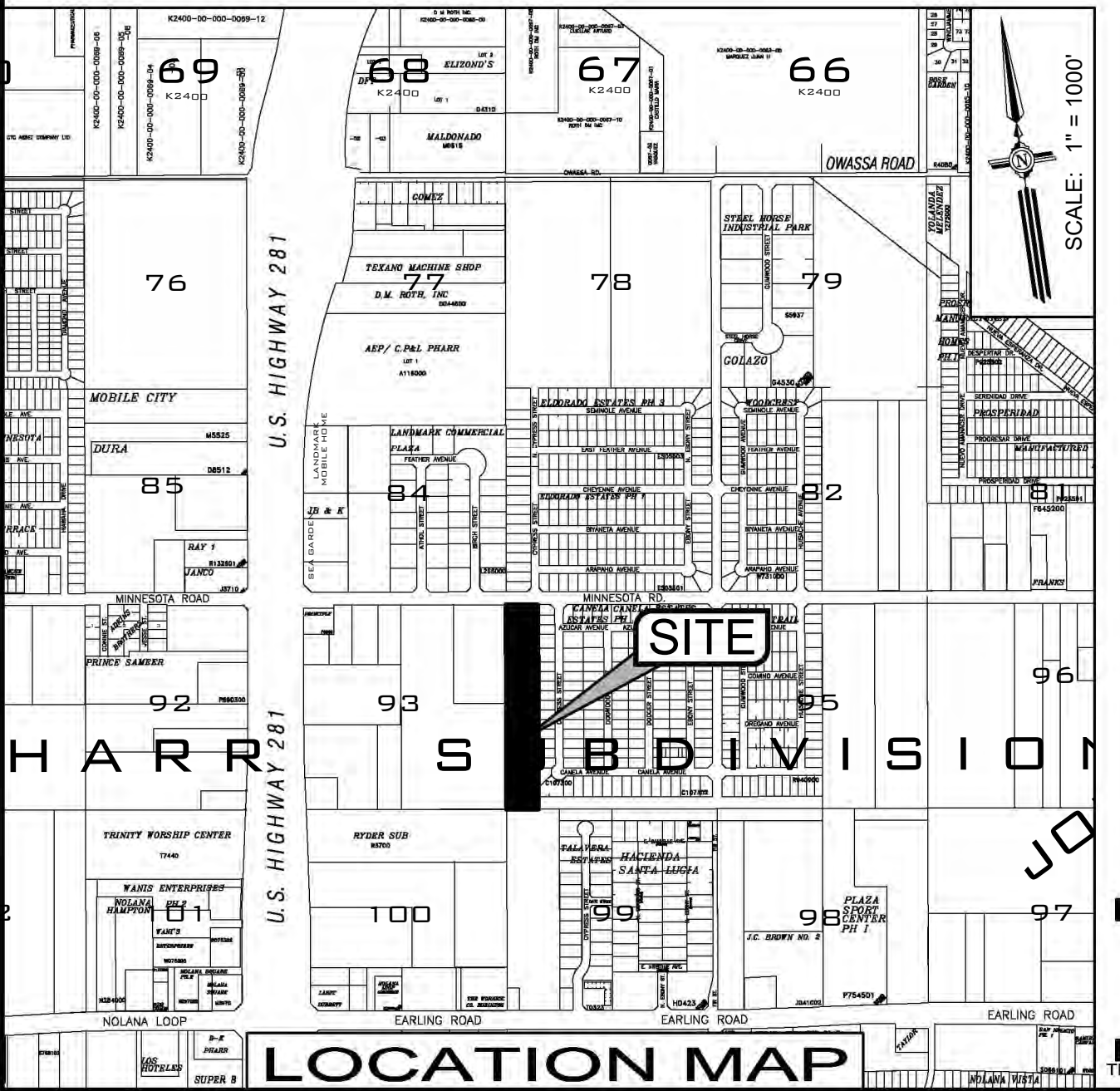
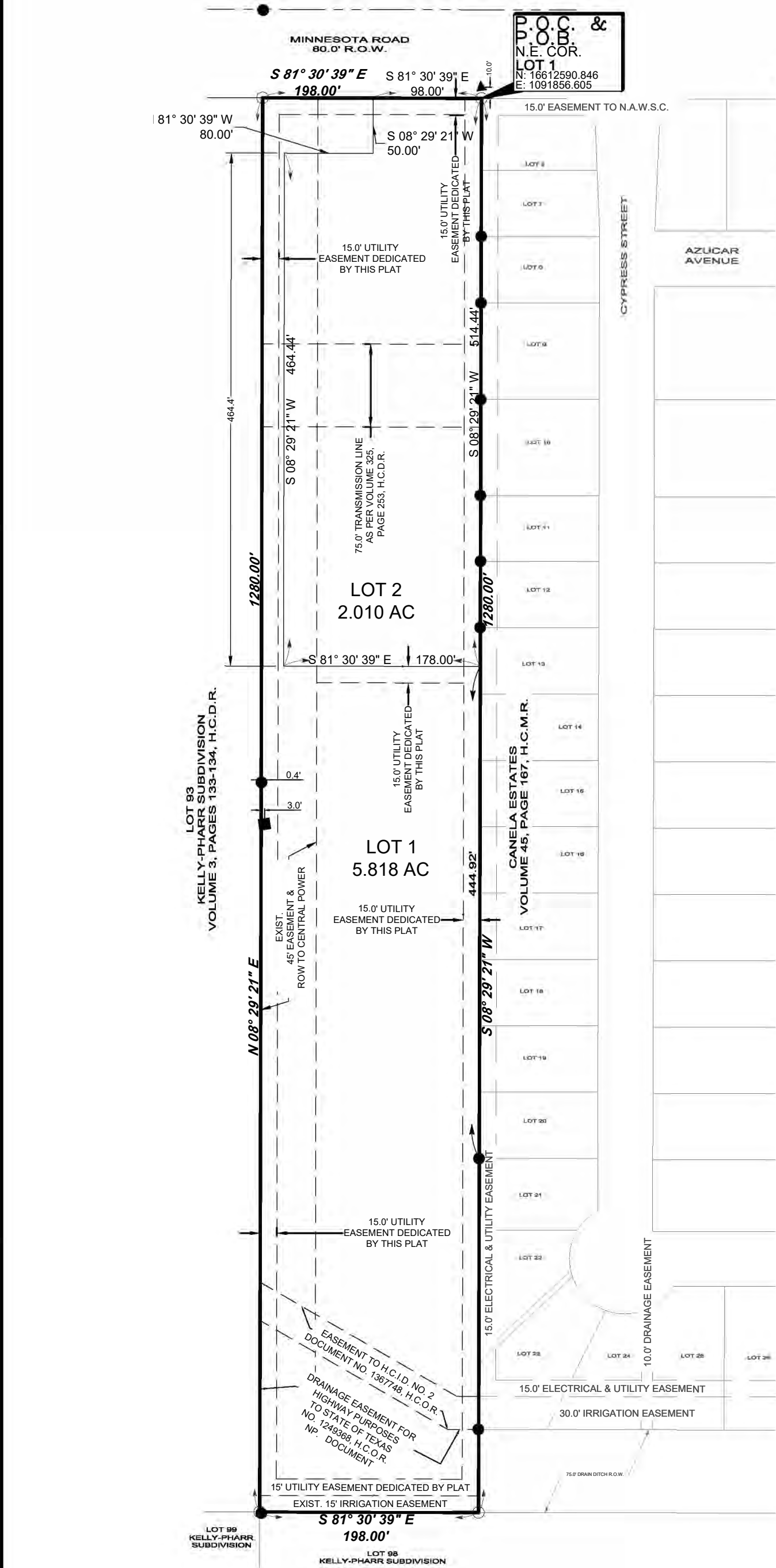
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2. Drainage plan to be reviewed and approved at building permit stage.

CLOSEOUT DOCUMENTS

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 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

ADDITIONAL COMMENTS

- Lab for site work will be required for the following items: Backfill, concrete and paving items.
- Sanitary sewer service wye's shall require a concrete cradle.
- Stabilize detention area using sod or hydromulch.



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

SUBDIVISION MAP OF
PHARR BESS SUBDIVISION
BEING 5.376 ACRES
OUT OF LOT 1 CHILDREN'S HAVEN,
VOLUME 27, PAGE 140A, H.C.M.R.
CITY OF PHARR
HIDALGO COUNTY, TEXAS

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

NOTES:

- SETBACKS: AS PER CITY OF PHARR ORDINANCE
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
- THIS SUBDIVISION IS IN FLOOD ZONE "B". FLOOD ZONE "B" ARE 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.
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982
- BENCH-MARK: CITY OF PHARR BM # 60 LOCATED APPROXIMATELY 180 FT. SOUTH OF THE INTERSECTION OF MINNESOTA ROAD AND U.S. HIGHWAY 281
ACTUAL N. 18612698 878 E. 1090088 42
ELEV. 104.31 (GEO ID) 1999, AS PER THE CITY OF PHARR.
- THE ENGINEER OF RECORD FOR THE SITE DEVELOPMENT HAS ESTIMATED THAT AN APPROXIMATE TOTAL FOR LOT 1 WILL REQUIRE 31,761.62 CUBIC FEET, LOT 2 WILL REQUIRE 18,966.38, WITH A TOTAL REQUIRED 50,728 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DETENTION POND(S). THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- A 5'-FT SIDEWALK WITH A.D.A. WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
- NO PERMANENT STRUCTURES ALLOWED OVER ANY EASEMENT.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- OWNER(S) TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- OWNER(S) ARE TO MAINTAIN DETENTION/RETENTION AREAS.
- OWNER(S) TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- ACCESS ROADS BEING CONCRETE AND PAVEMENT FOR FIRE DEPARTMENT SHALL WITHSTAND A MINIMUM 75,000 LBS. ROADS SHALL HAVE A MINIMUM OF 26 FEET IN WIDTH OR WITH APPROVED SITE PLAN.
- LOT 2 SHALL HAVE A ACCESS THROUGH LOT 1.

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

APPROVED THIS THE _____ DAY OF _____, 20 ____.

DANNY WYLLIE CHAIRMAN, PLANNING AND ZONING COMMISSION

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

AMBROSIO HERNANDEZ, MAYOR, CITY OF PHARR

ATTEST:

CITY CLERK

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 WAY OR EASEMENTS.

PRESIDENT

ATTEST: SECRETARY

A TRACT OF LAND CONTAINING 5.376 ACRES SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 1, CHILDREN'S HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27, PAGE 140A, HIDALGO COUNTY MAP RECORDS, SAID 5.376 ACRES ARE OUT OF CERTAIN TRACT CONVEYED TO CHILDREN'S HAVEN INTERNATIONAL, INC., BY VIRTUE OF WARRANTY DEED RECORDED IN VOLUME 2625, PAGE 363, HIDALGO COUNTY OFFICIAL RECORDS; SAID 5.376 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET (NORTHING: 16612590 846, EASTING: 1091856 605) FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF LOT 6 OF CANELA ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 45, PAGE 167, HIDALGO COUNTY MAP RECORDS, AND BEING ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, FOR THE NORTHEAST CORNER OF THIS TRACT; TO WHICH A COTTON PICKER SPINDLE FOUND BEARS N 08° 29' 21" E AND A DISTANCE OF 10.00 FEET;

- THENCE, S 08° 29' 21" W (S 8° 25' W MAP CALL) ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID CANELA ESTATES, AT A DISTANCE OF 125.00 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 7 AND THE NORTHWEST CORNER OF LOT 8 OF SAID CANELA ESTATES, AT A DISTANCE OF 185.00 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8 AND THE NORTHWEST CORNER OF LOT 9 OF SAID CANELA ESTATES, AT A DISTANCE OF 272.40 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 9 AND THE NORTHWEST CORNER OF LOT 10 OF SAID CANELA ESTATES, AT A DISTANCE OF 359.30 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 10 AND THE NORTHWEST CORNER OF LOT 11 OF SAID CANELA ESTATES, AT A DISTANCE OF 419.20 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 11 AND THE NORTHWEST CORNER OF LOT 12 OF SAID CANELA ESTATES, AT A DISTANCE OF 479.20 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 12 AND THE NORTHWEST CORNER OF LOT 13 OF SAID CANELA ESTATES, AT A DISTANCE OF 559.37 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF LOT 20 OF SAID CANELA ESTATES, CONTINUING A TOTAL DISTANCE OF 1,182.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 30' 39" W A DISTANCE OF 198.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND THE EAST LINE OF LOT 93 OF SAID KELLY-PHARR SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 29' 21" E (N 8° 25' E MAP CALL) ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID LOT 93, A DISTANCE OF 1,182.00 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 1 AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT; TO WHICH A NO. 4 REBAR FOUND BEARS N 03° 22' 51" E AND A DISTANCE OF 13.17 FEET;
- THENCE, S 81° 30' 39" E ALONG THE NORTH LINE OF SAID LOT 1 AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, A DISTANCE OF 188.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.376 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS 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, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR 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 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 EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING 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. THIS 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 EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE 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 THE _____ DAY OF _____, 20 ____.

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF DENTON:

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

CHILDREN'S HAVEN INTERNATIONAL INC.
WILLIAM R. STEELE, PRESIDENT
400 E MINNESOTA ROAD
PHARR, TEXAS
78577

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO:

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

ROBERTO N. TAMEZ P.E. # 144084
STATE OF TEXAS
DATE PREPARED: 12-22-2022
ENGINEERING JOB NO. 22167.00

DATE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF PHARR BESS SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10-25-2022, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
STATE OF TEXAS
DATE SURVEYED: 10-25-2022
SURVEYING JOB NO. 22167.02.08

DATE:



APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE



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

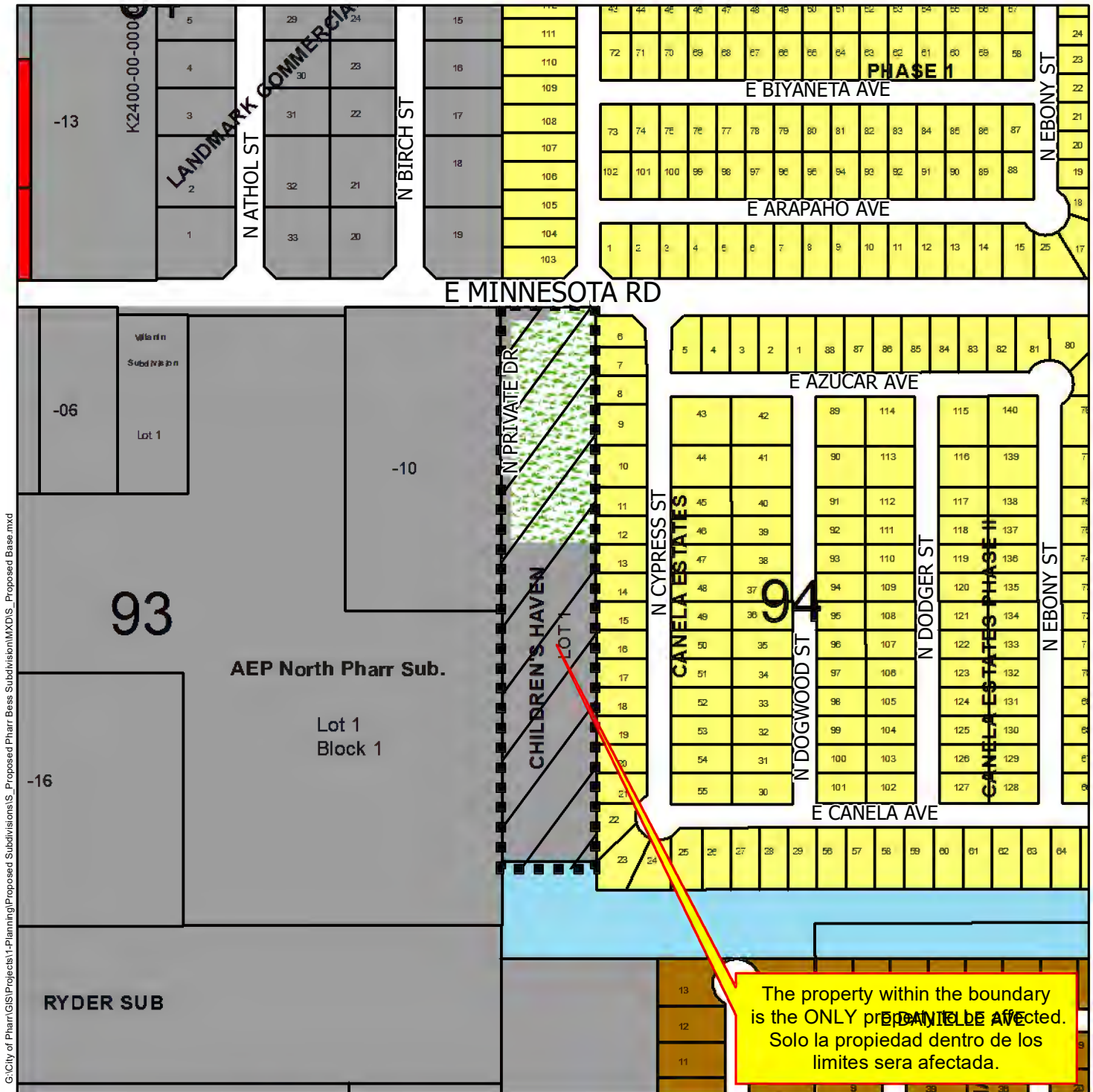
DRAWN BY: E.V.Z., J.F. DATE 09/05/2023
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

SHEET 01 OF 03



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

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



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

- | | | | | |
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|--|---|--|---|--|



Pharr
Development Services



Site Photo

400 Block of E. Minnesota Rd.





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.D.6.

DATE SUBMITTED: March 26, 2024

MEETING DATE: April 1, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt, Inc., representing Kevin Mattson, Manager for RS Pharr, L.L.C. A Texas Limited Liability, is requesting final plat approval of the proposed Sioux Rep Subdivision. The property is legally described as being 2.826 acres being 1.853 acres out of Lot 140, Kelly-Pharr Subdivision and 0.973 of one acre out of Lot 1, Silver Spur Subdivision Pharr, Hidalgo County, Texas. The property is located within the 2700 Block of North IH 69C. SUB#211037 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Kevin Mattson, Manager for RS Pharr, L.L.C. A Texas Limited Liability, is requesting final plat approval of the proposed Sioux Rep Subdivision.

Fiscal Consideration: N/A

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

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the final plat of the proposed Sioux Rep Subdivision at their meeting on March 25, 2024. There were five members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 3/26/2024
Approved - 3/26/2024
Final Approval - 3/26/2024



MEMORANDUM

DATE: MONDAY, APRIL 01, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: SIOUX REP SUBDIVISION
FILE NO. **SUB#211037**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Kevin Mattson, Manager for RS Pharr, L.L.C. A Texas Limited Liability, is requesting final plat approval of the proposed Sioux Rep Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.355 acres being 1.382 acres out of Lot 140, Kelly-Pharr Subdivision and 0.973 of one acre out of Lot 1, Silver Spur Subdivision Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2700 Block of North IH 69C.

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

PROPERTY PROPOSED USE: Gas station/store.

VARIANCES: None requested.

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

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

1. Provide streetlight layout maximum distance is 250'.
2. Shall provide U.I.R's from TxDot if any connections within R.O.W.

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.
2. Easements shall not overlap other easements.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

1. See attached comments.
2. Provide all crossing conflicts details for sewer, water and irrigation.
3. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

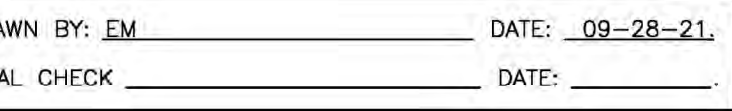
1. Shall provide crossing conflicts for all crossings.

OTHER:

1. Verify call outs for all monuments on plat layout set found or X.
2. Change U.S. 281 to IH 69C on plat layout.
3. Need signatures from engineer and surveyor on plat.
4. Plat note #5, make sure to use detention directive.
5. Verify call out for # 1, 2 and 3 on metes & bounds.
6. Label and show all existing easements.
7. Provide all details, street, sewer and water.
8. Recording with bond number 023230102.
9. Staff notes are attached.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to recommend approval of the final plat of the proposed Sioux Rep Subdivision at their meeting on March 25, 2024.



DATE _____

ATTEST: _____
SECRETARY

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

BY: _____ DEPUTY _____

STAFF REVIEW MEETING FOR: *SHIUX REP SUBDIVISION*

COMMENTS: **Initials:** J.R. / R.B **OCTOBER 26, 2021**

WATER:

- Easements will need to be 15' exclusive to the City of Pharr
- Water line will need to be upgraded to 12" on the east side of property
- Will need to install and extended 12" water line going west on the north side of property
- Will need to show water valves
- Will need to install 24" steel casing on all entrances
- Will need to show surrounding utilities in the area
- Water services will need to be 2"
- Will need to remove old water services in the area
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



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

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

Subdivision: SIOUX REP SUBDIVISION

Reviewed by: DAGO SOTO

March 19, 2024

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **FACTORY YELLOW** from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2012. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. **FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.**
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (**FIRE LANE – TOW AWAY ZONE**).
11. Any new subdivision with **GATED COMMUNITY SECURITY SYSTEMS** must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-

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

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

Additional Comments:

- 1. SHALL ADD AND ADDITIONAL FIRE HYDRANT ON NORTH WEST CORNER OF SUBDIVISION.**



Pharr Public Work



SUBDIVISION: Staff Review Meeting
SIOUX REP Subdivision No.2
W. SIOUX Rd
Pharr Tx, 78577

DATE: 10/26/2021
2.35 ACRES

Plat Notes:

- NO COMMENTS

General Notes:

- Show Elevation Details On Crossings
- Obtain UIR if connecting to TxDot drainage system
- Show and Attach Erosion & Sediment Control Plan to SW3P
- Show BMP details
- Show and Attach Approved by Engineer Department Drainage Plan Details
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance and Notice of Proceed (NTP) is issued.

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Sioux Rep Subdivision

DATE: October 28, 2021

REVIEW: Preliminary (comments plans dated 10-15-2021)

PLAT

1. Signature from P.E. (**Show on As Built**)
2. Signature from R.P.L.S. (**Show on As Built**)
3. Include an easement for fiber optic lines.
4. Note No. 6---Revise note to say... "A 5'-ft sidewalk with wheelchair ramps and landings shall be required along all streets at the time of subdivision construction phase.
5. Add note---"Owners to maintain ROW and perimeter of subdivision

SITE PLAN

1. Sheet 1 of 1, hydrant is connected to sanitary sewer line.

DRAINAGE

1. Drainage plan shall be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Verify detention storage volume as the quantity does not match up with what is on drainage report.

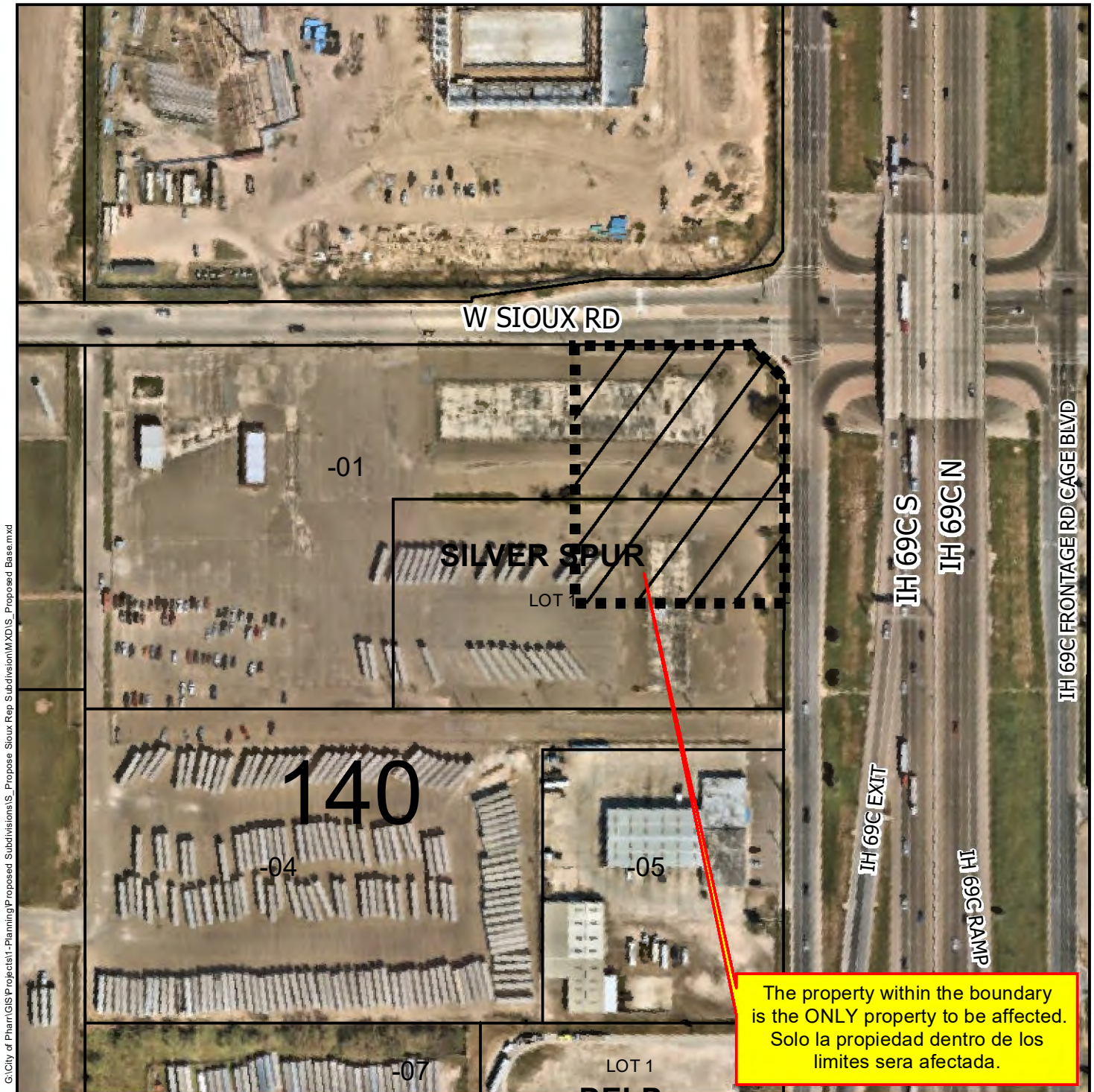
CLOSEOUT DOCUMENTS

- 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

1. Lab testing shall be required for the following items:
 - Concrete
 - Backfill material
2. At time of subdivision construction phase, a TX Dot representative shall inspect sidewalk along I-69.

3. A City of Pharr representative all inspect sidewalk along W. Sioux Rd.
4. Concrete cradle shall be required for sanitary sewer wye's.



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Propose Sioux Rep Subdivision\MXD\1-Proposed Base.mxd

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

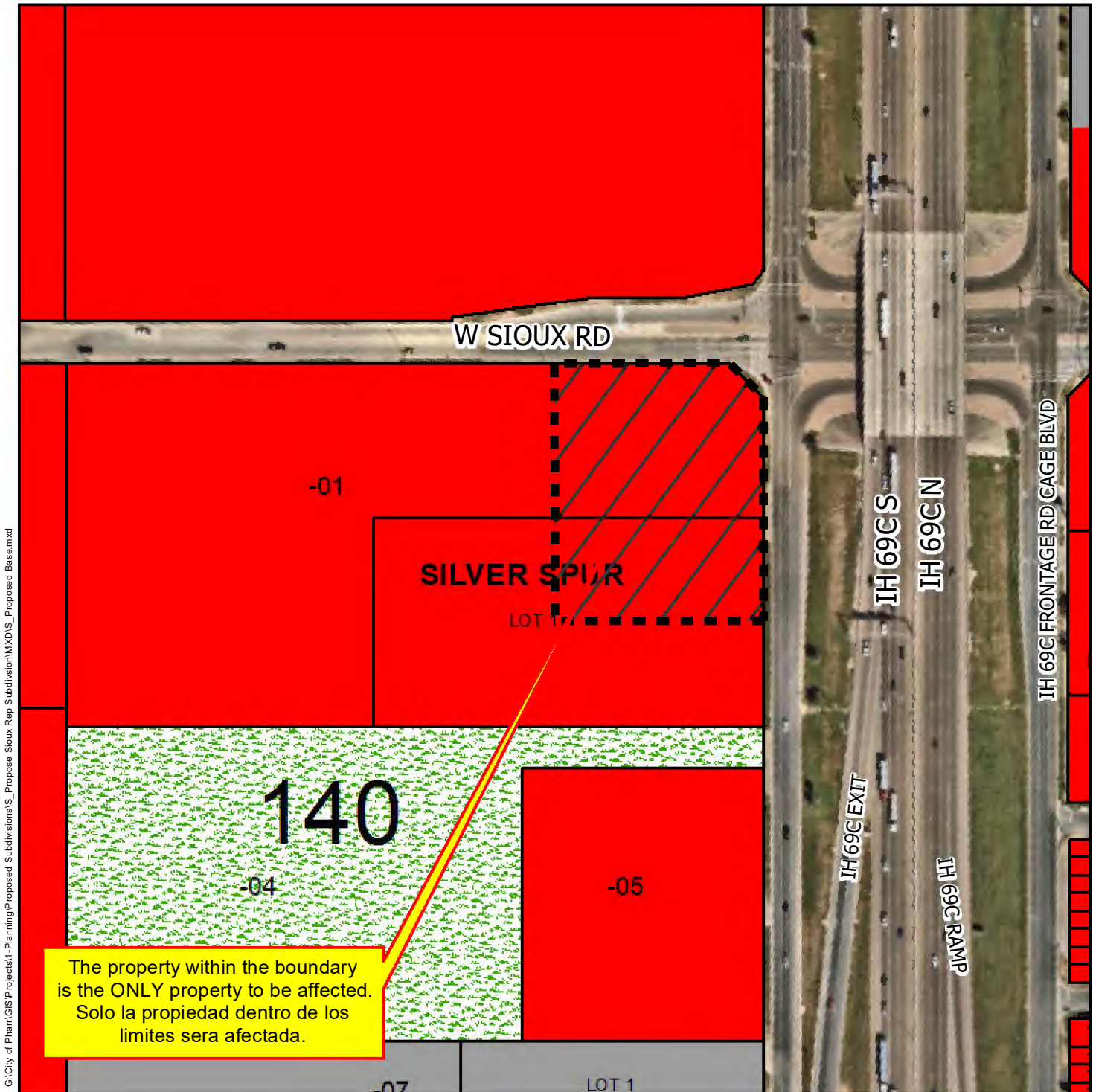
Scale: 1 inch = 200 feet

City of Pharr, Texas
 Engineering Department
 956.702.5355

0 100 200 400 600 800 Feet



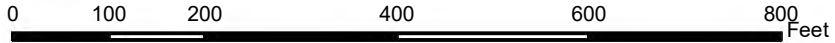
Date: 10/28/2021



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

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

Scale: 1 inch = 200 feet





Pharr
Development Services



Site Photo
2700 Block of N. IH 69C





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 7.A.

DATE SUBMITTED: March 19, 2024

MEETING DATE: April 1, 2024

FROM: Elva Guajardo, Administrative Assistant

DEPARTMENT: Parks

DIRECTOR: Sergio Alanis

Agenda Item: Consideration and action, if any, on Resolution appointing one (1) member to the Tierra del Sol Golf Club Advisory Board. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: Board member Carlos Villegas has informed staff that, for personal reasons, he is unable to continue serving on the golf course advisory board.

Fiscal Consideration: N/A

Staff Recommendation: City commission appoint a new golf course board member.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Elva Guajardo
Sergio Alanis
David Friedlein
City Management Office

Created/Initiated - 3/19/2024
Approved - 3/25/2024
Approved - 3/28/2024
Final Approval - 3/28/2024

STATE OF TEXAS { }

COUNTY OF HIDALGO { }

CITY OF PHARR { }

R E S O L U T I O N
NO: R-2024-

WHEREAS, in accordance with city ordinance, Chapter 90, Article II, Section 99-23, has created and appointed Tierra del Sol Golf Club Advisory Board composed of nine members who shall be residents of the City of Pharr and serve a term of two and three years. Any member of the Committee may be reappointed by the City Commission upon completion of a full term.

WHEREAS, a vacancy has occurred as a result of a resignation of Board Member Carlos Villegas; and

WHEREAS, the appointment/re-appointment of one (1) member needs to be made at this time; and such Board member shall perform his duties as may be prescribed by ordinance or state law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THAT:

The following person is hereby appointed as member of the Tierra Del Sol Club Advisory Board of the City of Pharr.

NAME:

LENGTH OF TERM

1.

2-Year Term (unexpired term 1/23/25)

PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR on this the 1st day of April, 2024.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 7.B.

DATE SUBMITTED: March 27, 2024

MEETING DATE: April 1, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Consideration and action, if any, on Resolution to accept Petition for Voluntary Annexation, setting date, time and place for public hearing, authorizing and directing publication of the notice of such public hearing, and directing the City Manager to prepare service plan for a 6.154 acres of Road Right of Way situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas being a portion of South Veterans Boulevard and East Hi Line Road, said portion being out of Parcels 70B, 70C, and 70D, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), Hidalgo County, Texas. **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: This is a resolution to formally accept the Petition for Voluntary Annexation for a 6.154 acres of Road Right of Way being a portion of South Veterans Boulevard and East Hi Line Road.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 3/27/2024
Approved - 3/27/2024
Final Approval - 3/28/2024

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF PHARR §

A. In accordance with Section 42.022(b) of the Texas Local Government Code, it is the law of this State that the extraterritorial jurisdiction ("ETJ") of a municipality

may expand beyond the distance limitations imposed by Section 42.021 of the Texas Local Government Code to include an area contiguous to the otherwise existing ETJ of the municipality if the owners of the area request the expansion in accordance with Section 43.0671 of the Texas Local Government Code. The City of Pharr hereby approves, adopts, and accepts the petitions, deeds, and other exhibits and materials.

- B. The ETJ of the City of Pharr, Texas was 3 ½ miles prior to December 18, 2012. As a reaffirmation and independent approval hereto, the City of Pharr declares the ETJ as described and displayed on the map attached hereto described as Exhibit "D."

SECTION 2. PROCEEDINGS.

- A. The petitions of annexation of the subject property, including the abutting streets, roadways, and rights of way, not previously annexed into the City and the draft service plan shown in Exhibit "B", are hereby accepted:

A 6.154-acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being a portion of South Veterans Boulevard AND East Hi Line Road, said portion being out of Parcels 70B, 70C, and 70D, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), in Hidalgo County, Texas.

- B. On Monday, April 15, 2024, at 4:00 PM in the City Hall, Commissioners' Room, 118 S. Cage Blvd, Pharr, Texas, the City of Pharr will hold one (1) statutory public hearing as described in Exhibit "C", giving all interested persons the right to appear and be heard on the proposed annexation by the City of Pharr of the Property described in Exhibit "A."

SECTION 3. SAVINGS CLAUSE.

Except as hereby resolved, any other directives or actions of the City of Pharr, not in conflict with this Resolution, shall remain in full force and effect, unimpaired hereby.

SECTION 4. SEVERABILITY CLAUSE.

The invalidity of any section, clause, sentence, or provision of this Resolution shall not affect the validity of any other part thereof. The effects of this Resolution shall at all times be in compliance with state, federal, and other guidelines as directed.

SECTION 5. EFFECTIVE DATE.

This Resolution shall take effect immediately upon passage by the members of the Board of Commissioners of the City of Pharr.

SECTION 6. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

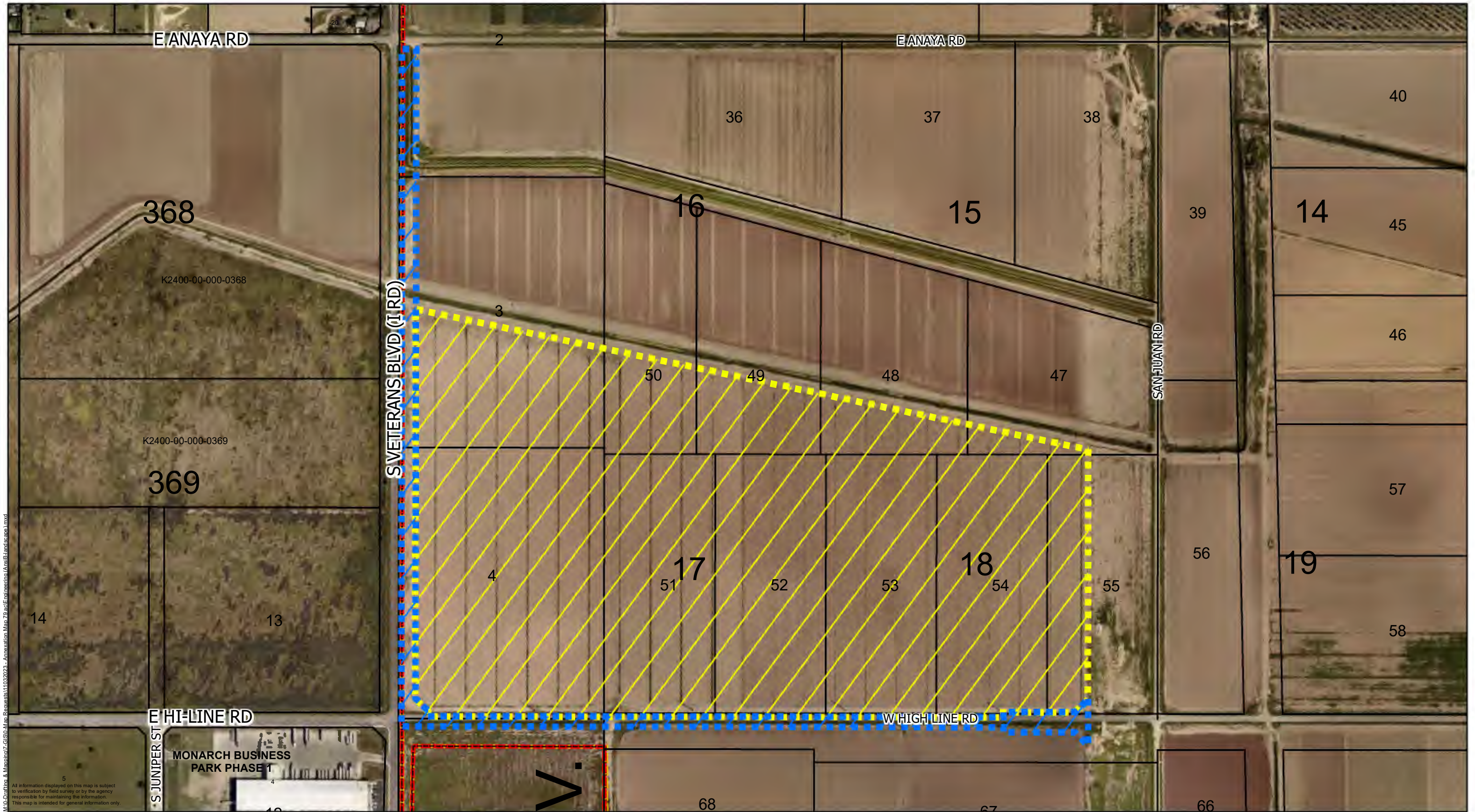
**PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE
CITY OF PHARR, TEXAS, ON THIS THE 1st DAY OF April 2024**

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

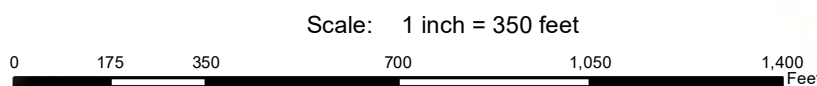
HILDA PEDRAZA, CITY CLERK



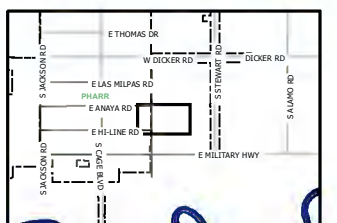
M:\0-Drafting & Mapping\7-GIS\0-Map Requests\11032023-Annexation Map 79.acd\Engineering (AnsiB)landscare.mxd
5
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

 Pharr City Limit
 Pharr ETJ

City of Pharr Location Map



City of Pharr, Texas
Engineering Department
956.402.4221 Date: 3/25/2024



PROPERTY DESCRIPTION

1) OWNER: Hidalgo County, Texas

A 6.154-acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being a portion of South Veterans Boulevard and East Hi Line Road, said portion being out of Parcels 70B, 70C, and 70D, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), in Hidalgo County, Texas.

COUNTY OF HIDALGO
STATE OF TEXAS

6.154 ACRE TRACT
ROW ANNEXATION

PROJ. 46341.00
MITP Phase 2

FIELD NOTE DESCRIPTION of a 6.154 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being a portion of South Veterans Boulevard, also known as South "I" Road, said portion being out of Parcels 70B, 70C, and 70D, recorded in Document No. 2002-1138786, Hidalgo County Official Public Records, and also being a portion of Hi-Line Road, said portion being out of a 40-foot wide road as shown on the Re-Subdivision of Lots 1, and 5 to 32 inclusive of the San Juan Plantation Subdivision recorded in Vol. 3, Pg. 52, Hidalgo County Plat Records, Parcel 65 P-6 recorded in Document No. 2015-2660462, said Official Public Records, Parcel 65 P-9, recorded in Document No. 2015-2660460, said Official Public Records, and Tract One recorded in Document No. 2006-1688912, said Official Public Records; in all, said 6.154 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod set with orange cap stamped "WESTWOOD" at the intersection of the north line of Hi-Line Road and the west line of State Highway 365, also known as San Juan Road, a variable-width right-of-way, for an angle point of said Parcel 65 P-6 and that certain Tract B – Parcel 1 conveyed unto KVS Development, LLC, recorded in Document No. 2021-3201939, said Official Public Records, for the east corner of the herein described tract of land;

THENCE, along the west line of said State Highway 365 right-of-way, S 08° 35' 22" W, 180.00 feet to a point at the intersection of the south right-of-way line of Hi-Line Road and the west line of said State Highway 365 for an angle point of said Parcel 65 P-9 and that certain Tract A – Parcel 3 conveyed unto KVS Development, LLC, recorded in said Document No. 2021-3201939, for the south corner of the herein described tract of land;

THENCE, along the south line of said Hi-Line Road and the boundary of said Parcel 65 P-9, coincident with the north line of said Tract A – Parcel 3, the following courses:

N 36° 24' 36" W, 70.71 feet,

N 81° 24' 38" W, 280.00 feet, and

N 08° 35' 22" E, 20.00 feet to the northwest corner of said Parcel 65 P-9, same being an angle point of the herein described tract of land;

THENCE, continuing along the south line of said Hi-Line Road and north line of said Tract A - Parcel 3, N 81° 24' 37" W, passing the westerly terminus of the 40-foot wide road shown on said Re-Subdivision of Lots 1, and 5 to 32 inclusive of the San Juan Plantation Subdivision, and continuing in all a total distance of 2348.18 feet to a point for the southwest corner of said Tract One recorded in Document No. 2006-1688912, coincident with the northwest corner of that certain Parcel 26 conveyed unto Hidalgo County Drainage District Number One, recorded in Volume 982,

Page 205, Hidalgo County Deed Records, and the southwest corner of the herein described tract of land;

THENCE, across the right-of-way of said South Veterans Boulevard, along the west lines of said Tract One and said Parcels 70D, 70C, and 70B, respectively, N 08° 34' 37" E, 2640.17 feet to a point on the south right-of-way line of Anaya Road, a 40-foot-wide right-of-way, for the northwest corner of the herein described tract of land;

THENCE, along the south right-of-way line of said Anaya Road, S 81° 24' 37" E, 55.00 feet to a point at the intersection of the east right-of-way line of said South Veterans Boulevard and the south right-of-way line of said Anaya Road, said point also being on the east line of said Parcel 70B, for the northeast corner of the herein described tract of land;

THENCE, along the east right-of-way line of said South Veterans Boulevard and said Parcels 70B, 70C, and 70D, respectively, the following courses:

S 08° 34' 37" W, 2530.24 feet to a ½" iron rod set with orange cap stamped "WESTWOOD",

S 36° 27' 27" E, 70.67 feet to a ½" iron rod set with orange cap stamped "WESTWOOD",
and

S 08° 30' 37" W, 20.00 feet to a ½" iron rod set with orange cap stamped "WESTWOOD"
at the intersection of the east right-of-way line of said South Veterans Boulevard and north right-of-way line of said Hi-Line Road for a re-entrant corner of the herein described tract of land;

THENCE, along the north line of said Hi-Line Road, coincident with the south line of said Tract B – Parcel 1, S 81° 24' 37" E, passing the westerly terminus of the 40-foot wide road shown on said Re-Subdivision of Lots 1, and 5 to 32 inclusive of the San Juan Plantation Subdivision, and continuing in all a total distance of 2243.16 feet to a point for the west corner of said Parcel 65 P-6, same being an angle point of said Tract B – Parcel 1 and the herein described tract;

THENCE, continuing along the south line of said Hi-Line Road, coincident with the boundary of said Parcel 65 P-6 and the south line of said Tract B – Parcel 1, the following courses:

N 08° 35' 22" E, 20.00 feet,

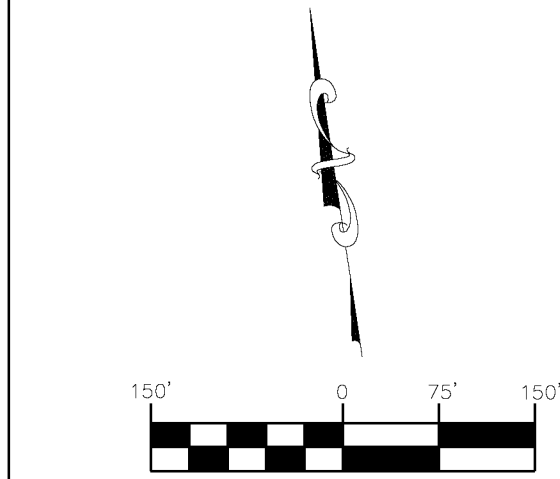
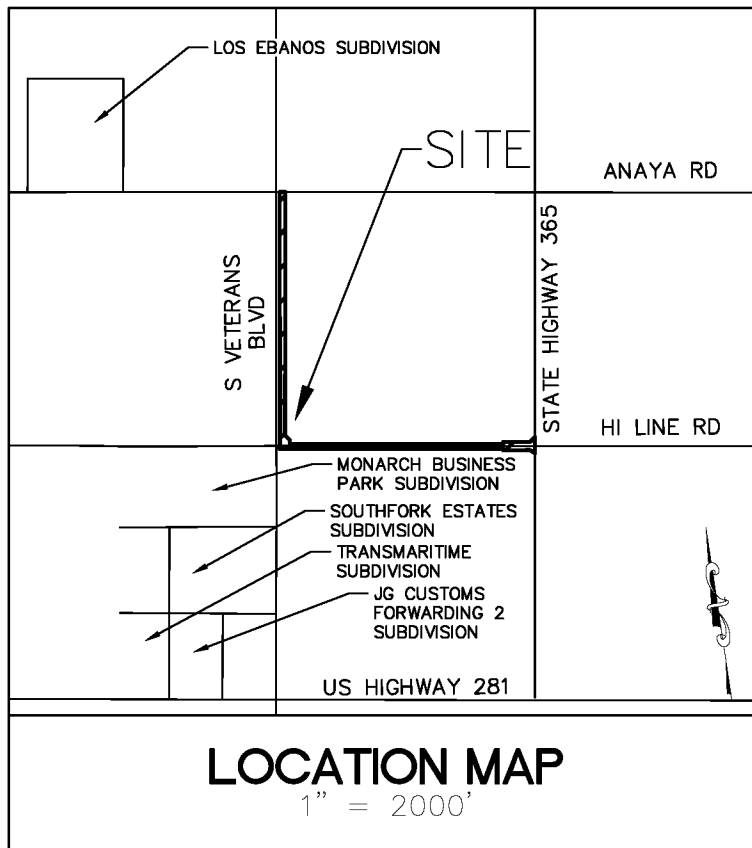
S 81° 24' 38" E, 280.00 feet, and

N 53° 35' 22" E, 70.71 feet to the **POINT OF BEGINNING**.

Containing in all, 268,088 square feet of land or 6.154 acres, more or less. Bearings based on Texas State Plane Coordinate System for the South Zone, 4205 (NAD83, 2011 Adjustment). This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



File: N:\0046341\00\06 CAD\DWG\Survey C3D\0046341V-ROW-BNDY-EX1.dwg



METES AND BOUNDS DESCRIPTION:

A 6.154 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS, BEING A PORTION OF SOUTH VETERANS BOULEVARD, ALSO KNOWN AS SOUTH "T" ROAD, SAID PORTION BEING OUT OF PARCELS 70B, 70C, AND 70D, RECORDED IN DOCUMENT NO. 2202-1138786, HIDALGO COUNTY OFFICIAL PUBLIC RECORDS, AND ALSO BEING A PORTION OF HI-LINE ROAD, SAID PORTION BEING OUT OF A 40-FOOT WIDE ROAD AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION RECORDED IN VOL. 3, PG. 52, HIDALGO COUNTY PLAT RECORDS, PARCEL 65 P-9 RECORDED IN DOCUMENT NO. 2015-2660462, SAID OFFICIAL PUBLIC RECORDS, PARCEL 65 P-9 RECORDED IN DOCUMENT NO. 2015-2660460, SAID OFFICIAL PUBLIC RECORDS, AND TRACT ONE RECORDED IN DOCUMENT NO. 2021-3201939, SAID OFFICIAL PUBLIC RECORDS, FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

BEGINNING AT A 1/2" IRON ROD SET WITH ORANGE CAP STAMPED "WESTWOOD" AT THE INTERSECTION OF THE NORTH LINE OF HI-LINE ROAD AND THE WEST LINE OF STATE HIGHWAY 365, ALSO KNOWN AS SAN JUAN ROAD, A VARIABLE-WIDTH RIGHT-OF-WAY, FOR AN ANGLE POINT OF SAID PARCEL 65 P-9, AND THAT CERTAIN TRACT B - PARCEL 1 CONVEYED UNTO KVS DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 2021-3201939, SAID OFFICIAL PUBLIC RECORDS, FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE WEST LINE OF SAID STATE HIGHWAY 365, RIGHT-OF-WAY, S 08° 35' 22" W, 180.00 FEET TO A POINT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF HI-LINE ROAD AND THE WEST LINE OF SAID STATE HIGHWAY 365 FOR AN ANGLE POINT OF SAID PARCEL 65 P-9, AND THAT CERTAIN TRACT B - PARCEL 1 CONVEYED UNTO KVS DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 2021-3201939, SAID OFFICIAL PUBLIC RECORDS, FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE SOUTH LINE OF SAID HI-LINE ROAD AND THE BOUNDARY OF SAID PARCEL 65 P-9, CONSIDERED WITH THE NORTH LINE OF SAID TRACT A - PARCEL 3, THE FOLLOWING COURSE:

N 36° 24' 36" W, 70.71 FEET,

N 81° 24' 38" W, 280.00 FEET, AND

N 08° 35' 22" E, 20.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 65 P-9, SAME BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID HI-LINE ROAD AND NORTH LINE OF SAID TRACT A - PARCEL 3, N 81° 24' 37" W, PASSING THE WESTERLY TERMINUS OF THE 40-FOOT WIDE ROAD SHOWN ON SAID RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, AND CONTINUING IN ALL A TOTAL DISTANCE OF 2348.18 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID TRACT ONE RECORDED IN DOCUMENT NO. 2006-1688912, CONSIDERED WITH THE NORTHWEST CORNER OF THAT CERTAIN PARCEL 26, CONVEYED UNTO HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE, RECORDED IN VOLUME 982, PAGE 205, HIDALGO COUNTY DEED RECORDS, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ACROSS THE RIGHT-OF-WAY OF SAID SOUTH VETERANS BOULEVARD, ALONG THE WEST LINES OF SAID TRACT ONE AND SAID PARCELS 70B, 70C, AND 70D, RESPECTIVELY, N 08° 34' 37" E, 2640.17 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ANAYA ROAD, A 40-FOOT-WIDE RIGHT-OF-WAY, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ANAYA ROAD, S 81° 24' 37" E, 55.00 FEET TO A POINT AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH VETERANS BOULEVARD AND THE SOUTH RIGHT-OF-WAY LINE OF SAID ANAYA ROAD, SAID POINT ALSO BEING ON THE EAST LINE OF SAID PARCEL 70B, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH VETERANS BOULEVARD AND SAID PARCELS 70B, 70C, AND 70D, RESPECTIVELY, THE FOLLOWING COURSE:

S 08° 34' 37" W, 2530.24 FEET TO A 1/2" IRON ROD SET WITH ORANGE CAP STAMPED "WESTWOOD", AND

S 36° 27' 27" E, 70.67 FEET TO A 1/2" IRON ROD SET WITH ORANGE CAP STAMPED "WESTWOOD", AND

S 08° 30' 37" W, 20.00 FEET TO A 1/2" IRON ROD SET WITH ORANGE CAP STAMPED "WESTWOOD" AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH VETERANS BOULEVARD AND NORTH RIGHT-OF-WAY LINE OF SAID HI-LINE ROAD FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE NORTH LINE OF SAID HI-LINE ROAD, CONSIDERED WITH THE SOUTH LINE OF SAID TRACT B - PARCEL 1, S 81° 24' 37" E, PASSING THE WESTERLY TERMINUS OF THE 40-FOOT WIDE ROAD SHOWN ON SAID RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, AND CONTINUING IN ALL A TOTAL DISTANCE OF 2243.16 FEET TO A POINT FOR THE WEST CORNER OF SAID PARCEL 65 P-9, SAME BEING AN ANGLE POINT OF SAID TRACT B - PARCEL 1 AND THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID HI-LINE ROAD, CONSIDERED WITH THE BOUNDARY OF SAID PARCEL 65 P-9 AND THE SOUTH LINE OF SAID TRACT B - PARCEL 1, THE FOLLOWING COURSE:

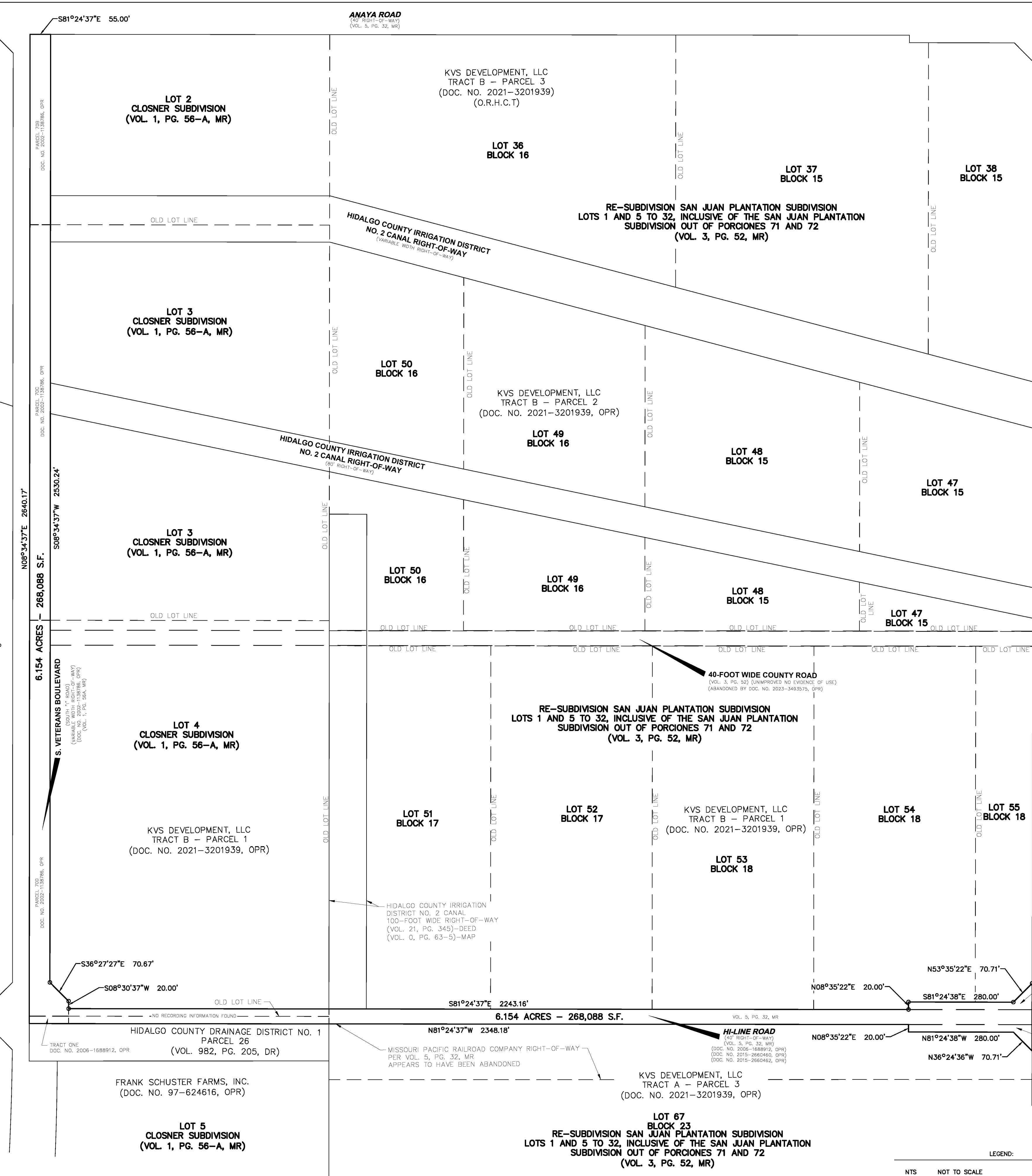
N 08° 35' 22" E, 20.00 FEET,

S 81° 24' 38" E, 280.00 FEET, AND

S 53° 35' 22" E, 70.71 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 268,088 SQUARE FEET OF LAND OR 6.154 ACRES, MORE OR LESS, BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH ZONE, 4205 (NAD83, 2011 ADJUSTMENT).

ZUKO FAMILY LIMITED PARTNERSHIP
(DOC. NO. 2016-2728450, OPR)



GENERAL NOTES:

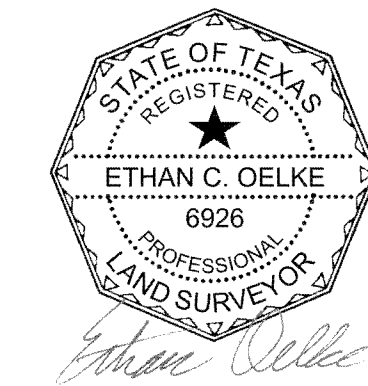
1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH ZONE (4205), NAD83 (2011 ADJUSTMENT). DISTANCES SHOWN HEREON ARE SURFACE.
2. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §138.05, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONSTRUCTION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

LEGEND:

- | | |
|--------|--|
| NTS | NOT TO SCALE |
| OPR | OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS |
| DR | DEED RECORDS OF HIDALGO COUNTY, TEXAS |
| MR | MAP RECORDS OF HIDALGO COUNTY, TEXAS |
| R.O.W. | RIGHT-OF-WAY |
| S.F. | SQUARE FEET |
| | SET 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WESTWOOD" |

**ANNEXATION EXHIBIT OF
A PORTION OF
S. VETERANS BOULEVARD
AND HI-LINE ROAD**

A 6.154 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS, BEING A PORTION OF SOUTH VETERANS BOULEVARD, ALSO KNOWN AS SOUTH "T" ROAD, SAID PORTION BEING OUT OF PARCELS 70B, 70C, AND 70D, RECORDED IN DOCUMENT NO. 2002-1138786, HIDALGO COUNTY OFFICIAL PUBLIC RECORDS, AND ALSO BEING A PORTION OF HI-LINE ROAD, SAID PORTION BEING OUT OF A 40-FOOT WIDE ROAD AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION RECORDED IN VOL. 3, PG. 52, HIDALGO COUNTY PLAT RECORDS, PARCEL 65 P-9 RECORDED IN DOCUMENT NO. 2015-2660462, SAID OFFICIAL PUBLIC RECORDS, PARCEL 65 P-9 RECORDED IN DOCUMENT NO. 2015-2660460, SAID OFFICIAL PUBLIC RECORDS, AND TRACT ONE RECORDED IN DOCUMENT NO. 2006-1688912, SAID OFFICIAL PUBLIC RECORDS



Westwood

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

Westwood Professional Services, Inc.
TBPELS FIRM NO. 10074301 - TBPELS FIRM NO. F-11756
PROJECT NUMBER: R0046341.00
DATE OF PREPARATION: 12/10/2023

EXHIBIT A
SERVICE PLAN

I. ANNEXATION AREAS

The annexation areas are located on the Northeast Corner of Hi Line Road & South Veterans Blvd. The property is approximately **6.154 AC** and is illustrated in EXHIBIT A and further described below:

OWNER: Hidalgo County, Texas

A 6.154-acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being a portion of South Veterans Boulevard and East Hi Line Road, said portion being out of Parcels 70B, 70C, and 70D, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), in Hidalgo County, Texas.

II. SERVICE COMPONENTS

This plan contains two service components: A) Municipal Service Plan B) Capital Improvement Program.

A. MUNICIPAL SERVICE PLAN

As required by TLGC 43.056 B), certain municipal services will be provided by the City of Pharr immediately upon the effective date of annexation. These services include:

- Police Protection
- Fire Protection
- Emergency medical services
- Solid waste collection, except as provided by Subsection 43.056 (o);
- Operation and maintenance of water and wastewater facilities in the annexed area that are not within the service area of another water or wastewater utility;
- Operation and maintenance of roads and streets, including road and street lighting; *
- Operation and maintenance of public parks, playgrounds, and swimming pools; and
- Operation and maintenance of any other publicly owned facility, building or service.

*Note: Street lighting will be maintained for fixtures located within the service territory of the City of Pharr.

1. POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Hidalgo County Sheriff's Office. However, upon annexation, the City of Pharr Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police

patrol activities can be effectively accommodated within the current budget and staff appropriation.

2. FIRE

Existing Services: Primary fire response is currently provided through rural fire agreement with Hidalgo County. Services will continue to be provided

Services to be Provided: Fire suppression will be available to the area upon annexation. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshal's office as needed.

3. BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Pharr.

4. PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Pharr Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Pharr Subdivision Ordinance. These services can be provided within the department's current budget.

5. LIBRARY

Existing Services: None

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

6. HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: None

Services to be Provided: The Hidalgo County Health Department will implement the enforcement of the City of Pharr's health ordinances and regulations on the effective date of

the annexation. Such services can be provided with current City of Pharr's Code Compliance and Health Division Personnel and within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

7. STREET

Existing Services: County Street Maintenance

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This service can be provided within the current budget appropriation.

8. STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers and/or Public Works Department at time of completions. The City will then maintain the drainage upon approval.

9. STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Pharr will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

10. TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

11. WATER SERVICE

Existing Services: None

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

12. SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

13. SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

14. ADDITIONAL SERVICES

All other applicable municipal services will be provided to the area in accordance with the City of Pharr's established policies governing extension of municipal services to newly annexed areas.

B. CAPITAL IMPROVEMENTS

The City, from time to time, include construction of new, expanded or replacement facilities in its Capital Improvements Program (CIP). Facilities to be included in the CIP shall be determined on a City-wide basis. Priorities shall be established by the CIP plans of the City, projected growth trends, and the City Commission through its development plans and policies.

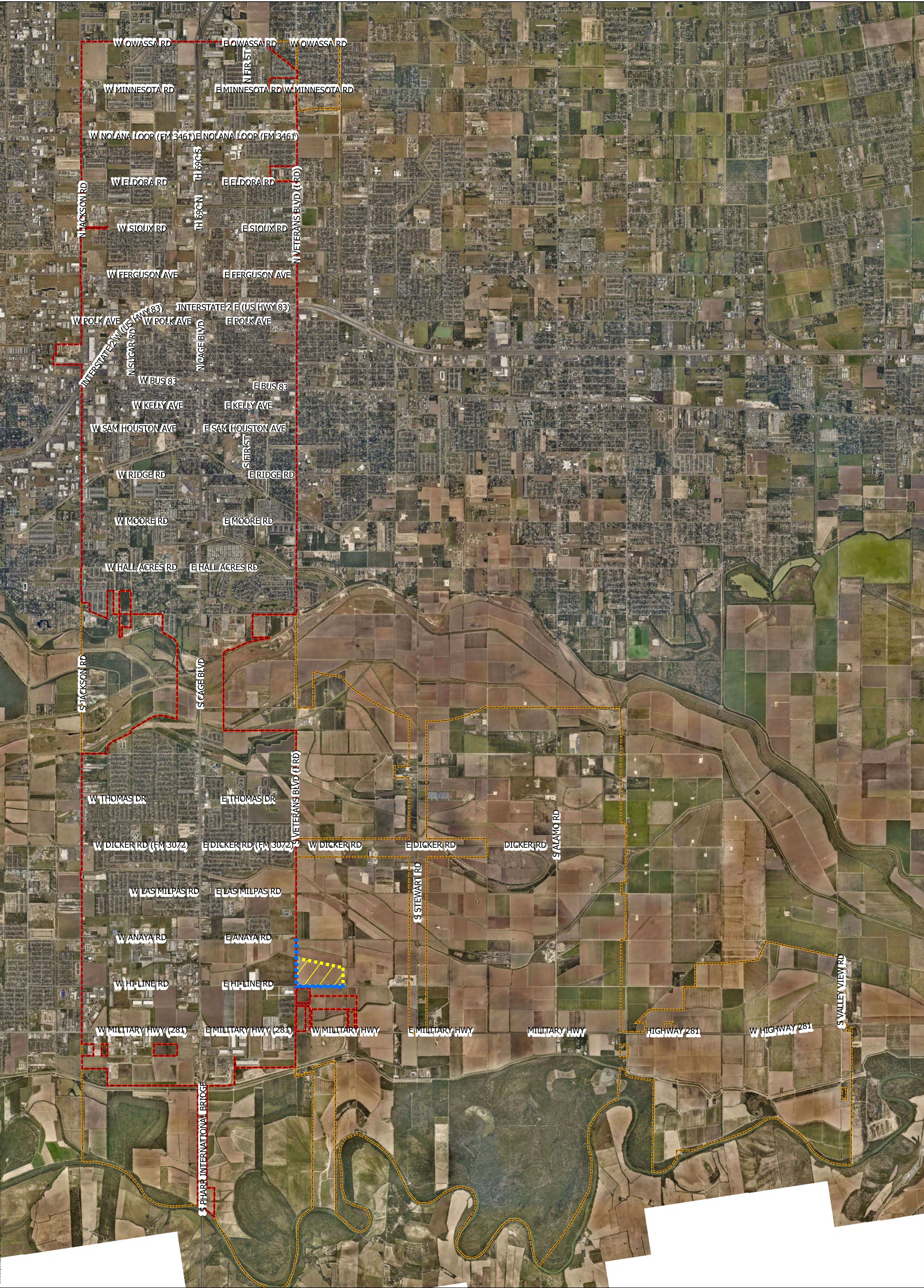
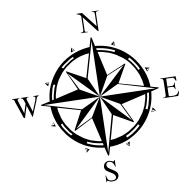
III.LEVEL OF SERVICES TO BE PROVIDED

It is the intent of the City of Pharr to provide the level of services required by State Law. The City Commission finds and determines that the services, infrastructure and infrastructure maintenance proposed by this plan are comparable to that provided to other parts of the City with topography, land use, and population density reasonably similar to the annexed area and will not reduce the level of services available to the territory prior to annexation.

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each are of the City, including the annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

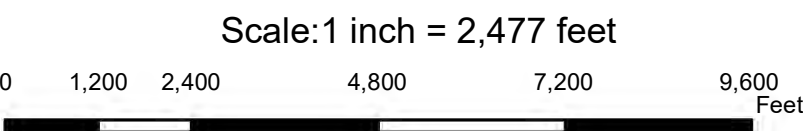
**EXHIBIT C - SCHEDULE FOR VOLUNTARY ANNEXATION
CITY OF PHARR, TEXAS**

DATE	ACTION/EVENT	LEGAL AUTHORITY
March 19, 2024	Submitted petition for annexation.	
April 1, 2024	Resolution to City Commission on accepting petition of annexation	
April 1, 2024	Acceptance of voluntary annexation petition request from landowners and initiation of annexation and City Commission sets a public hearing for April 15, 2024 (14 days)	TLGC 43.0671
April 1, 2024 Publish notice of public hearing AND Send notice to school district and to each public entity.	Send notice to Advance for publication on <u>April 2, 2024, for publication on April 3, 2024.</u> Post notice of public hearing on city's website and maintain until hearings are complete. School District notice. Notify each school district of possible impact w/in the period preserved for publishing the notice of the public hearing. Public Entity notices. Notify each public entity that is located in or provides services to the area proposed for annexation. Public entity includes: County, fire protection, emergency medical services provider, special district (MUD) or other district, of possible impact w/in the period prescribed for publishing the notice of public hearing.	TLGC 43.905 and 43.9051; send notice to school district and to each public entity not less than 10 days nor more than 20 days before public hearing.
April 3, 2024	Legal Notice for Public Hearing Published for the date of April 15, 2024 (12 days)	Not less than 10 days nor more than 20 days before the public hearing. TLGC 43.0673
April 15, 2024	Public Hearing – Regular CC Meeting	Governing body must provide persons in interested in the annexation the opportunity to be heard. TLGC 43.0673
April 15, 2024	First Reading of the Ordinance (after public hearing)	TLGC 43.0673
May 6, 2024 (Could also be at a special called meeting after the First Reading; OR within 90 days of First Reading)	Second Reading of the Ordinance	Second reading of annexation ordinance, City Charter, Article I, Section 5
May 20, 2024	Third and final reading of the ordinance	Third and final reading of the annexation ordinance, Article III, Section 6, City Charter
Within 30 days of Final Reading	City Sends copy of map showing boundary changes to county voter registrar in a format that is compatible with mapping format used by registrar.	Elec. Code 42.0615
Within 60 days of Final Reading of Ordinance	City provides a certified copy of ordinance and maps to: 1. County Clerk 2. County Appraisal District 3. County Tax Assessor Collector 4. 911 Addressing 5. Sheriff's office 6. City Department Heads 7. State Comptroller 8. Franchise Holders	

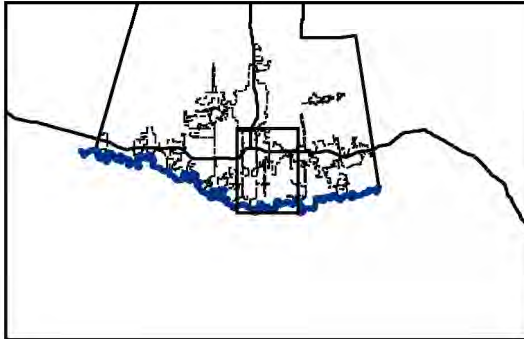


 Pharr City Limit

 Pharr ETJ



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





Pharr

Development Services



VOLUNTARY ANNEXATION PETITION APPLICATION AND CHECKLIST

Name of Applicant: Hidalgo County

Date of Submittal: 3-11-2024

Proposed Acreage to be Annexed: 6.154 acres

APPLICATION COMPLETENESS CERTIFICATION

REQUIRED DOCUMENTS	PROVIDED
Completed and Signed Application/Checklist	☐
Completed annexation petition with each owner's original signature. Must include all owners' signatures if there are multiple owners of record.	☐
A copy of the deed showing current ownership.	☐
A clear and legible copy of certified field notes (metes and bounds) describing the boundary of the property that is being petitioned for annexation with a graphic exhibit (map or plat) clearly showing the property. The boundary description and the graphic exhibit must each be contained on a 8 1/2" x 11" sheet of paper. If the property is a subdivided lot, please submit a copy of the recorded subdivision plat.	☐
If applicable, water and wastewater utilities agreement between City and applicant for extension of utilities.	☐

INSTRUCTIONS

Fill out and submit an electronic copy of the completed application package and all subsequent documentation and updates to planning@pharr-tx.gov and provide one (1) hard copy to Development Services, Planning and Zoning Division, 118 S Cage Blvd., Pharr, Texas 78577.

PROPERTY INFORMATION

Property Address: Right of way of Hi-line road and a portion of South

Total Number of Acres: 6.154 acres Total Number of Tracts: _____

Subdivision Name: _____ Lot(s): _____ Block(s): _____

Survey Name and Abstract No.: _____

Current Land Use: _____

Proposed Land Use and Purpose of Annexation: Public Road Right of way.

List all qualified voting age persons living on each tract of land:

[illegible]

OWNER INFORMATION – Please fill out a separate sheet for each owner of record

Owner(s) Name: Hidalgo County

If the property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.

Address: 2804 S. Business 201 City: Edinburg State: TX Zip Code: 78539

Phone No.: _____ Cell Phone No.: _____ Email: _____

Owner's Signature: [Signature] Date: 3/21/2024

AGENT/APPLICATION AUTHORIZATION – Please check one of the following:

☐ I will represent my petition before the city staff and the Board of Commissioners of the City of Pharr

☐ I hereby authorize the person named below to act as my agent/applicant in representing this application before the city staff and the Board of Commissioners of the City of Pharr.

Note: The agent/applicant is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent/applicant. If no agent is listed, the owner will be considered the agent.

Agent/Applicant's Name: _____

Company's Name (if applicable): _____

Address: _____ City: _____ State: _____ Zip Code: _____

Phone No.: _____ Cell Phone No.: _____ Email: _____

If an agent/applicant is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent/applicant in processing the application before the Board of Commissioners of the City of Pharr:

Owner's Printed Name: _____

Owner's Signature: _____ Date: _____

APPROVED BY
COMMISSIONERS COURT
ON: 3-19-24 MM
AI-94584



Pharr

Development Services



VOLUNTARY ANNEXATION PETITION (C-3)

I, Richard F. Cortez, owner of the land described below, hereby voluntarily petition the Board of Commissioners of the City of Pharr, Texas to annex the property and extend the present city limits and extraterritorial jurisdiction so as to include as part of the City of Pharr, Texas, the Property, containing approximately _____ acres of land, described as follows:

(Legal description of Property, Exhibit A, attached hereto)

I desire to enter into a written agreement for municipal services with the City of Pharr, pursuant to Section 43.0672 of the Local Government Code. If any portion of the Property is appraised for ad valorem tax purposes as agricultural, wildlife management use or timber land under Chapter 23 of the Tax Code, I certify that I was offered a development agreement pursuant to Section 43.016 of the Local Government Code and still requested annexation.

I certify that the above-described Property is contiguous and adjacent to the City of Pharr, Texas and that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

OWNER(S): (add additional signature lines for each owner)

Print Name (Owner) _____ Signature (Owner) Richard F. Cortez

Print Name (Owner) _____ Signature (Owner) _____

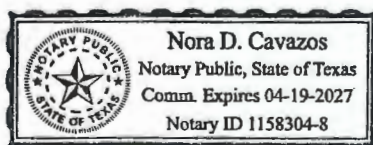
NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF Hidalgo §

BEFORE ME, the undersigned authority, on this day personally appeared Richard F. Cortez, known 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 consideration therein expressed on behalf of the Owner.

Given under my hand and seal office this 21st day of March, 2024.



Nora D. Cavazos

NOTARY PUBLIC in and for the
STATE OF TEXAS

Nora D. Cavazos

Printed Name

My commission expires: 04-19-27

- A. [AI-94604](#) Requesting consideration and action to award and enter into a construction contract with Mata G. Construction Inc. the lowest responsible bidder in the amount of \$400,626.16 utilizing CDBG Fiscal Years 34-35 (2021-2022) Edcouch Parks, Rec. Facility Improvement Funds. [Click to View](#)
- B. [AI-94609](#) Requesting consideration and action to award and enter into a construction contract with The 5125 Company, the lowest responsible bidder in the amount of \$515,555.00 utilizing CDBG Fiscal Years 34,35 & 36 (2021,2022,2023) Hidalgo Flood Drainage Improvements Funds. [Click to View](#)
- C. [AI-94611](#) Requesting consideration and action to award and enter into a construction contract with NM Contracting, LLC., the lowest responsible bidder in the amount of \$738,206.35 utilizing CDBG Fiscal Years 31-35 (2018- 2022) La Joya Water/Sewer (Lift Station) Funds. [Click to View](#)
- D. [AI-94617](#) Discussion, consideration, and action approving application for 2018 & 2019 Hidalgo County "Palmview Lateral" projects for Precinct No. 3 with authority for County Judge Richard F. Cortez to sign any and all documents related to the application [Click to View](#)
- E. [AI-94581](#) Requesting approval of a best and final negotiated contract for professional architect services with Milnet Architectural Services, PLLC in the amount of \$26,755.51 utilizing CDBG FY 36 (2023) City of Elsa Public Facilities Improvement Funding and approval of Work Authorization No. 1. [Click to View](#)

19. **Emergency Management:**

- A. [AI-94594](#) 1. Approval of the appointment of the Hidalgo County Local Emergency Planning Committee Board.
2. Authorization for County Judge Richard F. Cortez to sign the Local Emergency Planning Committee membership updates form for the State Emergency Response Commission c/o TDEM Operation Section. [Click to View](#)

20. **Veterans Services:**

- A. [AI-94473](#) Approval to accept the grant budget amendment, as approved by the granting agency, to the FY 2024 (7-01-2023 - 06-30-2024) Texas Veterans Commission (TVC) Funds for Veterans Assistance Grant. [Click to View](#)

21. **Auditor's Office:**

- A. [AI-94583](#) Requesting approval to submit the "Pro Rata Tobacco Settlement Distribution County Expenditure Statement - 2024" to the Department of State Health Services, and authorize the County Judge to execute the report. [Click to View](#)

22. **Planning Department:**

- A. [AI-94584](#) Discussion, consideration, and action on the Voluntary Annexation Petition Application and Checklist for the City of Pharr to facilitate the annexation of Hi-Line Road and a portion of South Veterans Blvd. by the City of Pharr.

APPROVED BY [Click to View](#)
COMMISSIONER'S COURT
ON: 3-19-24



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 7.C.

DATE SUBMITTED: March 27, 2024

MEETING DATE: April 1, 2024

FROM: Kimberly Mendoza, Development
Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Consideration and action, if any, on Resolution to accept Petition for Voluntary Annexation, setting date, time and place for public hearing, authorizing and directing publication of the notice of such public hearing, and directing the City Manager to prepare service plan for a 79.022 acre tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas being out of Lots 47 through 55, and a portion of a 40 ft. road (not in use) as shown on the Resubdivision of Lots 1 and 5 to 32 inclusive of the San Juan Plantation Subdivision located at the northeast corner East Hi Line Road and South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), Hidalgo County, Texas. **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: This is a resolution to formally accept the Petition for Voluntary Annexation for a 79.022 acre tract of land located at the northeast corner of East Hi Line Road and South Veterans Boulevard.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 3/27/2024
Approved - 3/27/2024
Final Approval - 3/28/2024

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF PHARR §

WHEREAS, the owner(s) of certain property located within Hidalgo County, Texas has petitioned the City of Pharr, Texas (herein the “City”), a home-rule City, for annexation of said property, more particularly described herein (the “subject property”), into the City limits; and

WHEREAS, after review and consideration of such requests and petition of the owner of the subject property for annexation, the City Commission finds that the subject property may be annexed pursuant to § 43.0671 of the Texas Local Government Code; and

WHEREAS, the petitioner has agreed and consented to the annexation of the subject property by the City and further agreed to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted.

SECTION 1. ACCEPTANCE OF PETITIONS, MAPS AND OTHER PERTINENT INFORMATION.

- A. In accordance with Section 42.022(b) of the Texas Local Government Code, it is the law of this State that the extraterritorial jurisdiction ("ETJ") of a municipality may expand beyond the distance limitations imposed by Section 42.021 of the Texas Local Government Code to include an area contiguous to the otherwise existing ETJ of the municipality if the owners of the area request the expansion in accordance with Section 43.0671 of the Texas Local Government Code. The City of Pharr hereby approves, adopts, and accepts the petitions, deeds, and other exhibits and materials.
- B. The ETJ of the City of Pharr, Texas was 3 ½ miles prior to December 18, 2012. As a reaffirmation and independent approval hereto, the City of Pharr declares the ETJ as described and displayed on the map attached hereto described as Exhibit "D."

SECTION 2. PROCEEDINGS.

- A. The petitions of annexation of the subject property, including the abutting streets, roadways, and rights of way, not previously annexed into the City and the draft service plan shown in Exhibit "B", are hereby accepted:
A 79.022-acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 47 through 55, and a portion of a 40-foot road (not in use), as shown on the Re-subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, Located at the Northeast Corner of East Hi Line Road & South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), in Hidalgo County, Texas.
- B. On Monday, April 15, 2024, at 4:00 PM in the City Hall, Commissioners' Room, 118 S. Cage Blvd, Pharr, Texas, the City of Pharr will hold one (1) statutory public hearing as described in Exhibit "C", giving all interested persons the right to appear and be heard on the proposed annexation by the City of Pharr of the Property described in Exhibit "A."

SECTION 3. SAVINGS CLAUSE.

Except as hereby resolved, any other directives or actions of the City of Pharr, not in conflict with this Resolution, shall remain in full force and effect, unimpaired hereby.

SECTION 4. SEVERABILITY CLAUSE.

The invalidity of any section, clause, sentence, or provision of this Resolution shall not affect the validity of any other part thereof. The effects of this Resolution shall at all times be in compliance with state, federal, and other guidelines as directed.

SECTION 5. EFFECTIVE DATE.

This Resolution shall take effect immediately upon passage by the members of the Board of Commissioners of the City of Pharr.

SECTION 6. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE
CITY OF PHARR, TEXAS, ON THIS THE 1st DAY OF April 2024**

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3201939

Billable Pages: 29

Recorded On: March 12, 2021 03:07 PM

Number of Pages: 30

*****Examined and Charged as Follows*****

Total Recording: \$ 148.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

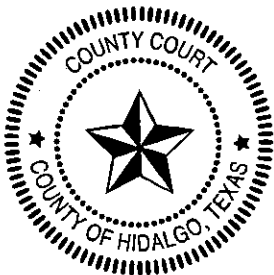
File Information:

Document No: 3201939
Receipt No: 20210312000332
Recorded On: March 12, 2021 03:07 PM
Deputy Clerk: Tania Rivera
Station: McAllen-cc-k23

Record and Return To:

eRecording Partners
1301 Washington Ave. Suite 350

Golden CO 78589



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

WARRANTY DEED

Date: March 1, 2021

Grantor: KVS Family Limited Partnership, a Texas limited partnership

Grantor's Mailing Address (including county): 2001 S. Cynthia St. Ste. C
McAllen, Texas 78503
Hidalgo County, Texas

Grantee: KVS Development, LLC, a Texas limited liability company

Grantee's Mailing Address (including county): 2001 S. Cynthia St. Ste. C
McAllen, Texas 78503
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

See Exhibit "A"

Reservations from and Exceptions to Conveyance and Warranty:

1. Taxes for the year 2021 and subsequent years.
2. Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

Signature on Following Page

KVS Family Limited Partnership

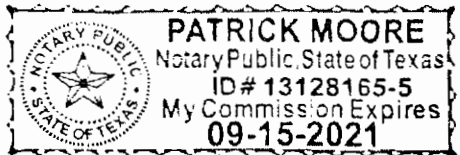
By: KVS Land Co., Inc., General Partner

By: KVS Chowdary
K.V. Chowdary, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 1st day of March, 2021, by K.V. Chowdary, President of KVS Land Co., Inc., a Texas corporation, general partner of KVS Family Limited Partnership, a Texas limited partnership, on behalf of said corporation and limited partnership.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

KVS Development, LLC
2001 S. Cynthia St. Ste. C
McAllen, TX 78503

PREPARED BY:

Law Office of Patrick Moore, PLLC
1801 S. 2nd St. Ste. 380
McAllen, TX 78503

EXHIBIT A

Legal Description of the Property

TRACT A – PARCEL 1

DESCRIPTION, of a 1,058,072 square foot (24.290 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 80, 81, and 83 through 85 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 24.290 acre tract being more particularly described as follows (Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas South Zone 4205. Distances shown have been adjusted to surface by applying the Hidalgo County TxDOT combination factor of 1.00004):

BEGINNING, at a point at the intersection of the west right-of-way line of State Highway 365 (SH 365), a 300-foot right-of-way at this point, and the north right-of-way line of US Highway 281 (US 281) for the southwest corner of a called 182,461.89 square foot tract of land described as Parcel 65 P-11 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660457, ORHCT, and the northernmost northwest corner of a called 201,799.60 square foot tract of land described as Parcel 8 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT, from which an aluminum disk stamped "HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY R.O.W. MARKER" found bears South 60 degrees, 42 minutes West, a distance of 0.73 feet;

THENCE, along the said north right-of-way line of US 281, the north line of the said State of Texas Parcel 8 tract, the north line of a called 26,492.73 square foot tract of land described as Parcel 6 in said Deed to the State of Texas, and the north line of a called 2,349.893 square foot tract of land described as Parcel 5 in said Deed to the State of Texas, over and across the said called 700.07 acre tract and said Lots 85, 84, and 83, the following four (4) calls:

South 53 degrees, 33 minutes, 30 seconds West, a distance of 141.27 feet to a point for corner, from which a 1/2-inch iron rod found bears South 77 degrees, 05 minutes West, a distance of 4.48 feet;

North 81 degrees, 26 minutes, 58 seconds West, a distance of 123.47 feet to a point for corner and the beginning of a non-tangent curve to the left, from which a 5/8-inch iron rod found disturbed bears South 84 degrees, 36 minutes West, a distance of 2.11 feet;

In a westerly direction, along said curve to the left, having a central angle of 08 degrees, 15 minutes, 21 seconds, a radius of 4,990.76 feet, an arc distance of 719.12 feet, and a chord bearing North 86 degrees, 35 minutes, 37 seconds West, a distance of 718.50 feet to the beginning of a reverse curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 08 degrees, 04 minutes, 30 seconds, a radius of 5,970.50 feet, an arc distance of 841.45 feet, and a chord bearing North 85 degrees, 39 minutes, 11 seconds West, a distance of 840.76 feet to a point for corner in the west line of the said called 700.07 acre tract, the west line of said Lot 83, and the east line of the Hidalgo County Irrigation District No. 2 Canal, a 100-foot right-of-way;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north line of the State of Texas tracts and the said north right-of-way line of US 281, along the said west line of the said called 700.07 acre tract, the said west line of Lot 83, and the said east line of the Hidalgo County Irrigation District No. 2 Canal right-of-way, a distance of 499.80 feet to a point for the southwest corner of those certain tracts of land described in No Proration Agreement to the County of Hidalgo, from which a 1/2-inch iron rod found bears South 87 degrees, 54 minutes East, a distance of 4.15 feet;

THENCE, departing the said the west line of the called 700.07 acre tract, the said west line of Lot 83, and the said east line of the Hidalgo County Irrigation District No. 2 Canal right-of-way, along the said south line of the County of Hidalgo tracts, over and across said Lots 83 and 84, and over and into said Lot 85 and the said called 700.07 acre tract, the following five (5) calls:

South 85 degrees, 10 minutes, 42 seconds East, a distance of 634.54 feet to a point for the beginning of a tangent curve to the left;

In an easterly direction, along said curve to the left, having a central angle of 19 degrees, 38 minutes, 32 seconds, a radius of 240.00 feet, an arc distance of 82.28 feet, and a chord bearing North 85 degrees, 00 minutes, 02 seconds East, a distance of 81.87 feet to a point for the end of said curve;

North 75 degrees, 10 minutes, 46 seconds East, a distance of 562.87 feet to a point for the beginning of a tangent curve to the right;

In an easterly direction, along said curve to the right, having a central angle of 11 degrees, 30 minutes, 17 seconds, a radius of 75.00 feet, an arc distance of 15.06 feet, and a chord bearing North 80 degrees, 55 minutes, 55 seconds East, a distance of 15.03 feet to a point for the end of said curve;

North 86 degrees, 41 minutes, 03 seconds East, a distance of 545.52 feet to a point in the said west right-of-way line of SH 365 for the northwest corner of the said called 182,461.89 square foot State of Texas tract;

THENCE, South 08 degrees, 35 minutes, 03 seconds West, departing the said south line of the County of Hidalgo tracts, along the said west right-of-way line of SH 365, continuing over and into the said called 700.07 acre tract and said Lot 85, a distance of 674.33 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,058,072 square feet or 24.290 acres of land, more or less.

TRACT A - PARCEL 2

DESCRIPTION, of a 1,903,567 square foot (43.700 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being all of Lots 69 and 70 and part of Lots 71 and 80 through 82 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 43.700 acre tract being more particularly described as follows (Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas South Zone 4205. Distances shown have been adjusted to surface by applying the Hidalgo County TxDOT combination factor of 1.00004):

COMMENCING, at a point at the intersection of the west right-of-way line of State Highway 365 (SH 365), a 300-foot right-of-way at this point, and the north right-of-way line of US Highway 281 (US 281) for the southwest corner of a called 182,461.89 square foot tract of land described Parcel 65 P-11 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660457, ORHCT, and the northernmost northwest corner of a called 201,799.60 square foot tract of land described as Parcel 8 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT, from which an aluminum disk stamped "HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY R.O.W. MARKER" found bears South 60 degrees, 42 minutes West, a distance of 0.73 feet;

THENCE, North 08 degrees, 35 minutes, 03 seconds East, departing the said north right-of-way line of US 281, along the said west right-of-way line of SH 365 and the west line of the said called 182,461.89 square foot tract, over and across Lot 85 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, and over and into the said called 700.07 acre tract and said Lot 80, passing at a distance of 674.33 feet the south line of those certain tracts of land described in No Proration Agreement to the County of Hidalgo, and continuing over and across said tracts, in all a distance of 842.96 feet to the **POINT OF BEGINNING** in the north line of the said County of Hidalgo tracts for the southwest corner of a called 215,168.03 square foot tract of land described in Deed to Hidalgo County Regional Mobility Authority described as Parcel 65 P-10 recorded in Document No. 2015-2660458, ORHCT;

THENCE, departing the said west right-of-way line of SH 365, along the said north line the County of Hidalgo tracts, over and across the said called 700.07 acre tract and Lots 80, 81, and 82, the following five (5) calls:

South 86 degrees, 41 minutes, 03 seconds West, a distance of 580.29 feet to a point for the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 11 degrees, 30 minutes, 17 seconds, a radius of 240.00 feet, an arc distance of 48.19 feet, and a chord bearing South 80 degrees, 55 minutes, 55 seconds West, a distance of 48.11 feet to a point for the end of said curve;

South 75 degrees, 10 minutes, 46 seconds West, a distance of 562.87 feet to a point for the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 19 degrees, 38 minutes, 32 seconds, a radius of 75.00 feet, an arc distance of 25.71 feet, and a chord bearing South 85 degrees, 00 minutes, 02 seconds West, a distance of 25.59 feet to a point for the end of said curve;

North 85 degrees, 10 minutes, 42 seconds West, a distance of 606.15 feet to a point for a re-entrant corner of said County of Hidalgo tracts, from which a 1/2-inch iron rod with cap stamped "RGEC" found bears North 48 degrees, 35 minutes West, a distance of 0.58 feet;

THENCE, along the westernmost east line of said County of Hidalgo tracts, over and across said Lot 82 and Lot 69, the following two (2) calls:

North 08 degrees, 26 minutes, 45 seconds East, a distance of 762.03 feet to a point for the beginning of a tangent curve to the left;

In a northerly direction, along said curve to the left, having a central angle of 25 degrees, 10 minutes, 14 seconds, a radius of 165.00 feet, an arc distance of 72.49 feet, and a chord bearing North 04 degrees, 08 minutes, 22 seconds West, a distance of 71.90 feet to a point for the northernmost corner of the said County of Hidalgo tracts in the west line of the said called 700.07 acre tract, the west line of said Lot 69, and the east line of the Hidalgo County Irrigation District No. 2 Canal, a 100-foot right-of-way;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, along the said west line of the called 700.07 acre tract, the said west line of Lot 69, and the said east line of the Hidalgo County Irrigation District No. 2 Canal right-of-way, a distance of 407.65 feet to a point for a re-entrant corner of the said Hidalgo County Irrigation District No. 2 Canal right-of-way and the northwest corner of said Lot 69;

THENCE, South 81 degrees, 58 minutes, 48 seconds East, departing the said west line of the called 700.07 acre tract, along the south line of the said Hidalgo County Irrigation District No. 2 Canal right-of-way and the north line of said Lots 69, 70, and 71, over and into the said called 700.07 acre tract, a distance of 1,777.78 feet to a point in the said west right-of-way line of SH 365 for the northwest corner of the said called 215,168.03 square foot tract;

THENCE, South 08 degrees, 35 minutes, 03 seconds West, departing the said south line of the Hidalgo County Irrigation District No. 2 Canal right-of-way and the said north line of Lot 71, along the said west right-of-way line of SH 365 and the west line of the said called 215,168.03 square foot tract, over and across said Lot 71, and over and into said Lot 80 and the said called 700.07 acre tract, a distance of 853.70 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,903,567 square feet or 43.700 acres of land, more or less.

TRACT A - PARCEL 3

DESCRIPTION, of a 991,752 square foot (22.767 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lot 67, all of Lot 68, and a portion of the abandoned Missouri Pacific Railroad Company (San Benito & Rio Grande Railway) right-of-way of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 22.767 acre tract being more particularly described as follows (Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas South Zone 4205. Distances shown have been adjusted to surface by applying the Hidalgo County TxDOT combination factor of 1.00004);

COMMENCING, at a point at the intersection of the west right-of-way line of State Highway 365 (SH 365), a 300-foot right-of-way at this point, and the north right-of-way line of US Highway 281 (US 281) for the southwest corner of a called 182,461.89 square foot tract of land described Parcel 65 P-11 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660457, ORHCT, and the northernmost northwest corner of a called 201,799.60 square foot tract of land described as Parcel 8 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT, from which an aluminum disk stamped "HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY R.O.W. MARKER" found bears South 60 degrees, 42 minutes West, a distance of 0.73 feet;

THENCE, North 08 degrees, 35 minutes, 03 seconds East, departing the said north right-of-way line of US 281, along the said west right-of-way line of SH 365, the west line of the said called 182,461.89 square foot tract, and the west line of a called 215,168.03 square foot tract of land described as Parcel 65 P-10 in Deed recorded in Document No. 2015-2660458, ORHCT, over and across Lots 85, 80, 71, and the Hidalgo County Irrigation District No. 2 Canal right-of-way, a 100-foot right-of-way, of said Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, and over and into the said called 700.07 acre tract, passing at a distance of 674.33 feet the south line of those certain tracts of land described in No Proration Agreement to the County of Hidalgo, and passing at a distance of 842.96 feet the north line of said County of Hidalgo tracts, continuing in all a distance of 1,796.66 feet to the **POINT OF BEGINNING** in the north line of the said Hidalgo County Irrigation District No. 2 Canal right-of-way and the south line of said Lot 67; said point also being the southwest corner of a called 127,827.16 square foot tract of land described as Parcel 65 P-9 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660460, ORHCT;

THENCE, North 81 degrees, 58 minutes, 48 seconds West, departing the said west right-of-way line of SH 365, along the said north line of the Hidalgo County Irrigation District No. 2 Canal right-of-way, the said south line of Lot 67, and the south line of said Lot 68, over and across the said called 700.07 acre tract, a distance of 1,877.79 feet to a point in the east line of Lot 5 of the Re-Subdivision of Closner Subdivision and a Subdivision of 200.33 Acres in Porcion No. 71, an addition to Hidalgo County, Texas according to the plat recorded in Volume 1, Page 56-A, MRHCT, for the northernmost southwest corner of the said called 700.07 acre tract and the southwest corner of said Lot 68;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, along the west line of the said called 700.07 acre tract, the west line of said Lot 68, the said east line of Lot 5, and the east line of Lot

4 of said Re-Subdivision of Closner Subdivision, crossing the south right-of-way line of the said abandoned Missouri Pacific Railroad Company, and continuing in all a distance of 541.83 feet to a point for corner in the north right-of-way line of the said abandoned Missouri Pacific Railroad Company and the south right-of-way line of Hi-Line Road, a 40-foot right-of-way, from which a 5/8-inch iron rod found bears South 86 degrees, 19 minutes East, a distance of 10.09 feet;

THENCE, South 81 degrees, 24 minutes, 03 seconds East, departing the said west line of the called 700.07 acre tract and the said east line of Lot 4, along the said south right-of-way line of Hi-Line Road and the said north right-of-way line of the abandoned Missouri Pacific Railroad Company, over and across the said called 700.07 acre tract, a distance of 1,547.80 feet to a point in the west right-of-way line of SH 365, a variable width right-of-way at this point, for the north west corner of said called 127,827.16 square foot tract;

THENCE, departing the said south right-of-way line of Hi-Line Road, the said north right-of-way line of the abandoned Missouri Pacific Railroad Company, and the said north line of Lot 67, along the said west right-of-way line of SH 365 and the west line of the said called 127,827.16 square foot tract, over and across the said abandoned Missouri Pacific Railroad Company right-of-way and said Lot 67, over and into the said called 700.07 acre tract, the following four calls:

South 08 degrees, 35 minutes, 03 seconds West, a distance of 20.00 feet to a point for corner from which a 1/2-inch iron rod found bears South 34 degrees, 57 minutes East, a distance of 0.26 feet;

South 81 degrees, 24 minutes, 03 seconds East, a distance of 280.00 feet to a point for corner from which a 1/2-inch iron rod found bears North 60 degrees, 00 minutes West, a distance of 0.50 feet;

South 36 degrees, 24 minutes, 30 seconds East, a distance of 70.72 feet to a point for corner;

South 08 degrees, 35 minutes, 03 seconds West, a distance of 452.85 feet to the **POINT OF BEGINNING**;

CONTAINING: 991,752 square feet or 22.767 acres of land, more or less.

TRACT B – PARCEL 1

DESCRIPTION, of a 3,532,149 square foot (81.087 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 47 through 55 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT) and also being part of Lots 3 and 4 of the Re-Subdivision of Closner Subdivision according the Plat recorded in Volume 1, Page 56A, MRHCT; said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 81.087 acre tract being more particularly described as follows:

BEGINNING, at a point for corner at the intersection of the north right-of-way line of Hi-Line Road, a 40-foot right-of-way and the east line of Veterans Boulevard (South "I" Road), a variable width right-of-way;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of Hi-Line Road, along the said east right-of-way line of Veterans Boulevard, over and across said Lots 3 and 4 of Closner Subdivision, a distance of 1,598.83 feet to a point for corner in the south right-of-way line of the Hidalgo County Irrigation District No. 2 drainage ditch, an 80-foot right-of-way;

THENCE, South 69 degrees, 42 minutes, 41 seconds East, departing the said east right-of-way line of Veterans Boulevard, along the said south right-of-way line of the Hidalgo County Irrigation District No. 2 drainage ditch, over and across said Lot 3 of the of Closner Subdivision and said Lots 47 through 50 of San Juan Plantation Subdivision, a distance of 2,735.37 feet to a point in the west right-of-way line of State Highway 365 (SH 365) for the northwest corner of a called 3,001.81 square foot tract of land described as Parcel 65 P-5 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660461, ORHCT;

THENCE, departing the said south right-of-way line of the Hidalgo County Irrigation District No. 2 drainage ditch, along the said west right-of-way line of SH 365, over and across said Lots 47, 54 and 55 of San Juan Plantation Subdivision the following four (4) calls:

South 08 degrees, 35 minutes, 03 seconds West, along the said easternmost west line of said Parcel 65 P-5, passing at a distance of 35.27 feet the southwest corner of the said Parcel 65 P-5 and passing at a distance of 75.27 feet the northwest corner of a called 258,976.46 square foot tract of land described as Parcel 65 P-6 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660462, ORHCT, and continuing along the said west line of the said called Parcel 65 P-6, a distance of 974.61 feet to a point for corner;

South 53 degrees, 35 minutes, 03 seconds West, along the southernmost north line of said Parcel 65 P-6, a distance of 70.71 feet to a point for corner;

North 81 degrees, 24 minutes, 03 seconds West, along the said southernmost north line of Parcel 65 P-6, a distance of 280.00 feet to a point for corner;

South 08 degrees, 35 minutes, 03 seconds West, along the westernmost west line of said Parcel 65 P-6, a distance of 20.00 feet to a point for corner in the said north right-of-way line of Hi-Line Road;

THENCE, North 81 degrees, 24 minutes, 03 seconds West, departing the said west right-of-way line of SH 365, along the said north right-of-way line of Hi-Line Drive, over and across said Lots 51 through 54, a distance of 2,348.21 feet to the **POINT OF BEGINNING**;

CONTAINING: 3,532,149 square feet or 81.087 acres of land, more or less.

TRACT B – PARCEL 2

DESCRIPTION, of a 1,258,411 square foot (28.889 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 47 through 50 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT) and also being part of Lot 3 of the Re-Subdivision of Closner Subdivision according the Plat recorded in Volume 1, Page 56A, MRHCT; said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 29.889 acre tract being more particularly described as follows:

COMMENCING, at a point for corner at the intersection of the north right-of-way line of Hi-Line Road, a 40-foot right-of-way and the east line of Veterans Boulevard (South "I" Road), a variable width right-of-way;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of Hi-Line Road, along the said east right-of-way line of Veterans Boulevard, over and across Lots 3 and 4 of said Closner Subdivision, passing at a distance of 1598.83 feet the south right-of-way line of a Hidalgo County Irrigation District No. 2 drainage ditch, an 80-foot right-of-way, in all a distance of 1,681.00 feet to the **POINT OF BEGINNING** in the north right-of-way line of said Hidalgo County Irrigation District No. 2 drainage ditch;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of the Hidalgo County Irrigation District No. 2 drainage ditch, along the said east right-of-way line of Veterans Boulevard, over and across said Lot 3 of Closner Subdivision, a distance of 365.73 feet to a point for corner in the south right-of-way line of a Hidalgo County Irrigation District No. 2 Canal;

THENCE, departing the said east right-of-way line of Veterans Boulevard, along the said south right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, over and across said Lot 3 of Closner Subdivision and said Lots 47 through 50 of San Juan Plantation Subdivision, the following two (2) calls:

South 81 degrees, 25 minutes, 34 seconds East, a distance of 800.41 feet to a point for corner;

South 66 degrees, 39 minutes, 19 seconds East, a distance of 1,942.26 feet to a point in the west right-of-way line of State Highway 365 (SH 365) for the northwest corner of a called 108,829.51 square foot tract of land described as Parcel 65 P-4 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660464, ORHCT;

THENCE, South 08 degrees, 35 minutes, 03 seconds West, departing the said south right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, along the said west right-of-way line of SH 365 and the said west line of Parcel 65 P-4, over and across said Lot 47 of San Juan Plantation Subdivision, a distance of 425.94 feet to a point in the north right-of-way line of the said Hidalgo County Irrigation District No. 2 drainage ditch for the southwest corner of said Parcel 65 P-4;

THENCE, North 69 degrees, 42 minutes, 41 seconds West, departing the said west right-of-way line of SH 365, along the said north right-of-way line of the Hidalgo County Irrigation District No. 2. drainage ditch, over and across said Lots 47 through 50 of San Juan Plantation Subdivision and Lot 3 of said Closner Subdivision, a distance of 2,735.39 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,258,411 square feet or 28.889 acres of land, more or less.

TRACT B - PARCEL 3

DESCRIPTION, of a 1,608,875 square foot (36.935 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 36 through 38 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT) and also being part of Lot 2 of the Re-Subdivision of Closner Subdivision according the Plat recorded in Volume 1, Page 56A, MRHCT; said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 36.935 acre tract being more particularly described as follows:

BEGINNING at point for corner at the intersection of the south right-of-way line of Anaya Road, a 40-foot right-of-way, and the east right-of-way line of Veterans Boulevard (South "I" Road), a variable width right-of-way;

THENCE, South 81 degrees, 24 minutes, 34 seconds East, departing the said east right-of-way line of Veterans Boulevard, along the said south right-of-way line of Anaya Road, over and across said Lot 2 of Closner Subdivision and Lots 36 through 38 of San Juan Plantation Subdivision, a distance of 2,348.67 feet to a point in the west right-of-way line of State Highway 365 (SH 365), a variable width right-of-way, for the northwest corner of a called 257,173.08 square foot tract of land described as Parcel 65 P-3 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660465, ORHCT;

THENCE, departing the said south right-of-way line of Anaya Road, along the said west right-of-way line of SH 365 and the west line of said Parcel 65 P-3, over and across said Lot 38 of San Juan Plantation Subdivision, the following four (4) calls:

South 08 degrees, 35 minutes, 03 seconds West, a distance of 20.00 feet to a point for corner;

South 81 degrees, 24 minutes, 34 seconds East, a distance of 280.00 feet to a point for corner;

South 36 degrees, 24 minutes, 45 seconds East, a distance of 70.71 feet to a point for corner;

South 08 degrees, 35 minutes, 03 seconds West, a distance of 854.67 feet to a point in the north right-of-way line of a Hidalgo County Drainage District No. 2 Canal and the south line of said Lot 38 of San Juan Plantation Subdivision for the southwest corner of said Parcel 65 P-3;

THENCE, North 66 degrees, 39 minutes, 19 seconds West, departing the said west right-of-way line of SH 365, along the said north right-of-way line of the said Hidalgo County Drainage District No. 2 Canal and along the south line of Lots 36 through 38 of San Juan Plantation Subdivision, a distance of 1,941.08 feet to a point for corner;

THENCE, North 81 degrees, 25 minutes, 34 seconds West, along the said north right-of-way line of the Hidalgo County Drainage District No. 2 Canal, over and across said Lot 2 of Closner

Subdivision, a distance of 801.57 feet to a point for corner in the said east right-of-way line of Veterans Boulevard;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of line of the Hidalgo County Drainage District No. 2 Canal, along the said east right-of-way line of Veterans Boulevard, over and across said Lot 2 of Closner Subdivision, a distance of 430.56 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,608,875 square feet or 36.935 acres of land, more or less.

TRACT C – PARCEL 1

DESCRIPTION, of a 5,402,350 square foot (124.021 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being all of Lots 19 through 24 and part of Lots 25 and 33 through 35 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT) and also being part of Lots 1 and 2 of the Re-Subdivision of Closner Subdivision according the Plat recorded in Volume 1, Page 56A, MRHCT; said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 124.021 acre tract being more particularly described as follows:

BEGINNING at point for corner at the intersection of the north right-of-way line of Anaya Road, a 40-foot right-of-way, and the east right-of-way line of Veterans Boulevard (South "I" Road), a variable width right-of-way;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of Anaya Road, along the said east right-of-way line of Veterans Boulevard, over and across said Lots 1 and 2 of Closner Subdivision, a distance of 1,562.00 feet to a point in the north line of said Lot 1 of Closner Subdivision for the southwest corner of said Lot 22 of San Juan Plantation Subdivision and a reentrant corner of the said called 700.07 acre tract;

THENCE, North 08 degrees, 35 minutes, 26 seconds East, departing the said north line of Lot 1 of Closner Subdivision, along the said east right-of-way line of Veterans Boulevard, the west line of said Lot 22 of San Juan Plantation Subdivision, and the west line of said called 700.07 acre tract, a distance of 938.00 feet to a point in the south right-of-way line of a Hidalgo County Irrigation District No. 2 Canal for the southernmost northwest corner of the said called 700.07 acre tract and the northwest corner of said Lot 22 of San Juan Plantation Subdivision;

THENCE, departing the said east right-of-way line of Veterans Boulevard, along the north line of said Lot 22 of San Juan Plantation Subdivision, the meandering south right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, and the north line of the said called 700.07 acre tract, the following three (3) calls:

South 81 degrees, 24 minutes, 34 seconds East, a distance of 211.05 feet to a point for corner;

South 08 degrees, 35 minutes, 26 seconds West, a distance of 61.82 feet to a point for corner;

South 64 degrees, 09 minutes, 34 seconds East, a distance of 104.66 feet to a point for corner;

THENCE, departing the said north line of the called 700.07 acre tract, along the north line of said Lots 19 through 22 of San Juan Plantation Subdivision and the said south right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, over and across the said called 700.07 acre tract the following two (2) calls:

South 64 degrees, 09 minutes, 34 seconds East, a distance of 1,351.64 feet to a point for corner;

South 48 degrees, 55 minutes, 42 seconds East, a distance of 1,315.18 feet to a in the north line of said Lot 25 of San Juan Plantation Subdivision point for the southeast corner of said Lot 19 of San Juan Plantation Subdivision;

THENCE, North 81 degrees, 24 minutes, 34 seconds West, departing the said south right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, along the north line of said Lot 25 and the south line of said Lot 19 of the San Juan Plantation Subdivision, a distance of 63.71 feet to a point for corner;

THENCE, departing the said north line of Lot 25 and the said south line of Lot 19 of the San Juan Plantation Subdivision, along the west line of SH 365 and the west line of a called 328,396.69 square foot tract of land described as Parcel 65 P-2 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660466, ORHCT, the following four (4) calls:

South 08 degrees, 35 minutes, 03 seconds West, a distance of 1,210.05 feet to a point for corner;

South 53 degrees, 35 minutes, 14 seconds West, a distance of 70.71 feet to a point for corner;

North 81 degrees, 24 minutes, 34 seconds West, a distance of 280.00 feet to a point for corner;

South 08 degrees, 35 minutes, 03 seconds West, a distance of 20.00 feet to a point for corner in the north right-of-way line of Anaya Road;

THENCE, North 81 degrees, 24 minutes, 34 seconds West, departing the said west right-of-way line of SH 365 and the said west line of Parcel 65 P-2, along the north right-of-way line of Anaya Road, a distance of 2,348.68 feet to the **POINT OF BEGINNING**;

CONTAINING: 5,402,350 square feet or 124.021 acres of land, more or less.

TRACT C – PARCEL 2

DESCRIPTION, of a 1,577,120 square foot (36.206 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 7 through 9 and 18 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 36.206 acre tract being more particularly described as follows:

BEGINNING at point for corner at the intersection of the north right-of-way line of Las Milpas Road, a 40-foot right-of-way, and the west right-of-way line of San Juan Road, a 40-foot right-of-way;

THENCE, South 08 degrees, 35 minutes, 03 seconds West, departing the said south right-of-way line of Las Milpas Road, along the said west right-of-way line of San Juan Road, over and across said Lots 9 and 18 of San Juan Plantation Subdivision, a distance of 1,326.37 feet to a point for corner in the north right-of-way line of a Hidalgo County Irrigation District No. 2 Canal and the south line of said Lot 18 of San Juan Plantation Subdivision;

THENCE, departing the said west right-of-way line of San Juan Road, along the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the south lines of said Lots 18, 7, and 8 of San Juan Plantation Subdivision, the following two (2) calls:

North 48 degrees, 55 minutes, 42 seconds West, a distance of 1,534.82 feet to a point for corner;

North 64 degrees, 09 minutes, 34 seconds West, a distance of 1,396.06 feet to a point in the west line of the said called 700.07 acre tract for the southwest corner of said Lot 7 of San Juan Plantation Subdivision;

THENCE, North 08 degrees, 35 minutes, 26 seconds East, departing the said north right-of-way line of the Hidalgo County Irrigation District No. 2, along the said west line of Lot 7 of San Juan Plantation Subdivision and the west line of the said called 700.07 acre tract, a distance of 88.15 feet to a point for corner in the said south right-of-way line of Las Milpas Road;

THENCE, South 81 degrees, 24 minutes, 34 seconds East, departing the said west line of the called 700.07 acre tract and the said west line of Lot 7 of San Juan Plantation Subdivision, along the said south right-of-way line of Las Milpas Road, over and across said Lots 7, 8, and 9 of San Juan Plantation Subdivision, a distance of 2,627.84 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,577,120 square feet or 36.206 acres of land, more or less.

TRACT D – PARCEL 1

DESCRIPTION, of a 731,050 square foot (16.783 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 39 and 56 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 16.783 acre tract being more particularly described as follows:

BEGINNING at point in the east line of the said called 700.07 acre tract, the west right-of-way line of a Hidalgo County Irrigation District No. 2 Canal, a 150-foot right-of-way, and the east line of said Lot 39 of San Juan Plantation Subdivision for the southeast corner of a called 6,403.75 square foot tract of land described as Parcel 69 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660654, ORHCT; said point bears South 07 degrees, 17 minutes, 46 seconds West, a distance of 20.01 feet from intersection of the east line of the said called 700.07 acre tract and the original south right-of-way line of Anaya Road;

THENCE, South 07 degrees, 17 minutes, 46 seconds West, along the said east line of the called 700.07 acre tract, the said east line of Lot 39 of San Juan Plantation Subdivision, and the said west right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, a distance of 1,280.33 feet to a point for the southeast corner of said Lot 39 and northeast corner of said Lot 56 of San Juan Plantation Subdivision and a re-entrant corner of the said called 700.07 acre tract;

THENCE, South 07 degrees, 16 minutes, 24 seconds West, along the east line of said Lot 56 of San Juan Plantation Subdivision and the said west right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, a distance of 1,280.36 feet to a point for the northeast corner of a called 7,568.71 square foot tract of land described as Parcel 65 P-7 recorded in Document No. 2015-2660652, ORHCT; said point being North 07 degrees, 16 minutes, 24 seconds East, a distance of 20.00 feet from the original north right-of-way line of Hi-Line Road and a reentrant corner of the said called 700.07 acre tract;

THENCE, departing the said east line of Lot 56 of San Juan Plantation Subdivision and the said west right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, along the north line of said Parcel 65 P-7, over and across said Lot 56, the following two (2) calls:

North 81 degrees, 24 minutes, 03 seconds West, a distance of 265.70 feet to a point for corner;

North 36 degrees, 24 minutes, 30 seconds West, a distance of 70.72 feet to a point for the northwest corner of said Parcel 65 P-7 in the east right-of-way line of State Highway 365 (SH 365), a 300-foot right-of-way at this point, and the east right-of-way line of San Juan Road;

THENCE, North 08 degrees, 35 minutes, 03 seconds East, along the said east right-of-way line of State Highway 365 (SH 365) and the said east right-of-way line of San Juan Road, over and across said Lots 56 and 39 of San Juan Plantation Subdivision, a distance of 2,459.98 feet to a point for the southwest corner of said Parcel 69;

THENCE, departing the said east right-of-way line of San Juan Road, along the north line of said Parcel 69, over and across said Lot 39 of San Juan Plantation Subdivision, the following two (2) calls:

North 53 degrees, 35 minutes, 15 seconds East, a distance of 70.71 feet to a point for corner;

South 81 degrees, 24 minutes, 34 seconds East, a distance of 207.64 feet to the **POINT OF BEGINNING**;

CONTAINING: 731,050 square feet or 16.783 acres of land, more or less.

TRACT D – PARCEL 2

DESCRIPTION, of a 1,103,420 square foot (25.331 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30 and Porcion 72, Jose Maria Balli Survey, Abstract No. 26, Hidalgo County, Texas; said tract being part of Lots 39 and 56 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 25.331 acre tract being more particularly described as follows:

BEGINNING at point in a south line of the said called 700.07 acre tract, the east right-of-way line of a Hidalgo County Irrigation District No. 2 Canal, a 150-foot right-of-way, and the north right-of-way line of Hi-Line Road, a 40-foot right-of-way, for the southwest corner of said Lot 58 of San Juan Plantation Subdivision;

THENCE, North 07 degrees, 16 minutes, 24 seconds East, departing the said south line of the said called 700.07 acre tract and the said north right-of-way line of Hi-Line Road, along the said east right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the west line of said Lots 58, 57 and 46 of San Juan Subdivision, a distance of 1,300.39 feet to a point in a north line of the said called 700.07 acre tract for a southwest corner of a called 302.18 acre tract of land described as Tract V in General Warranty Deed to Fortco Properties, Ltd. recorded in Document No. 2018-2895970, ORHCT;

THENCE, South 81 degrees, 24 minutes, 34 seconds East, departing the said east right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the said west line of said Lot 46 of San Juan Plantation Subdivision, along the said north line of the said 700.07 acre tract and a south line of the said called 302.18 acre tract, over and across said Lot 46 of San Juan Plantation Subdivision, a distance of 863.66 feet to a point in the east line of said Lot 46 of San Juan Plantation Subdivision for a reentrant corner of the said 302.18 acre tract and a northeast corner of the said called 700.07 acre tract;

THENCE, South 08 degrees, 35 minutes, 26 seconds West, along the said east line of Lots 46, 57, and 58 of San Juan Plantation Subdivision, the west line of Lots 60 and 59 of San Juan Plantation Subdivision, and the east line of the said 700.07 acre tract, a distance of 1,300.17 feet to a point in the north right-of-way line of Hi-Line Road for a southeast corner of the said 700.07 acre tract, the southeast corner of said Lot 58 of San Juan Plantation Subdivision, and the southwest corner of said Lot 59 of San Juan Plantation Subdivision;

THENCE, North 81 degrees, 24 minutes, 03 seconds West, along the north right-of-way line of Hi-Line Road and the south line of said Lot 58 of San Juan Plantation Subdivision, a distance of 833.77 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,103,420 square feet or 25.331 acres of land, more or less.

TRACT E

DESCRIPTION, of a 2,212,005 square foot (50.781 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being all of Lot 96 and part of Lots 93 through 95 and 97 through 98 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 50.781 acre tract being more particularly described as follows:

BEGINNING, at a point in the east right-of-way line of a Hidalgo County Irrigation District No. 2 Canal, a 100-foot right-of-way, for the southwest corner of said Lot 96 of San Juan Plantation Subdivision and the southwest corner of the said called 700.07 acre tract;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, along the said east right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, the west line of said Lots 95 and 96 of said San Juan Plantation Subdivision, and the west line of the said called 700.07 acre tract, a distance of 1,627.70 feet to a point in the south right-of-way line of US Highway 281 (US 281), a variable width right-of-way, for the southwest corner of a called 26,905.27 square foot tract of land described as Parcel 7 and the southeast corner of a called 1,306.24 square foot tract of land described as Parcel 4 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT; said point also being the beginning of a non-tangent curve to the right;

THENCE, departing the said east right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, the said west line of Lot 95 of San Juan Plantation Subdivision, and the said west line of the called 700.07 acre tract, along the said south right-of-way line of US 281, the south line of said Parcel 7, and the south line of a called 184,167.26 square foot tract of land described as Parcel 9 in said Special Warranty Deed to the State of Texas, over and across the said called 700.07 acre tract and said Lots 93 through 94 of the San Juan Plantation Subdivision, the following six (6) calls:

In an easterly direction, along said curve to the right, having a central angle of 06 degrees, 43 minutes, 43 seconds, a radius of 5,970.50 feet, an arc distance of 701.15 feet, and a chord bearing South 76 degrees, 18 minutes, 33 seconds East, a distance of 700.75 feet to the end of said curve;

South 72 degrees, 25 minutes, 18 seconds East, a distance of 40.50 feet to a point for the beginning of a non-tangent curve to the left;

In an easterly direction, along said curve to the left, having a central angle of 08 degrees, 28 minutes, 06 seconds, a radius of 5,036.17 feet, an arc distance of 744.36 feet, and a chord bearing South 76 degrees, 16 minutes, 27 seconds East, a distance of 743.68 feet to the end of said curve;

South 81 degrees, 04 minutes, 58 seconds East, a distance of 76.08 feet to a point for corner;

South 81 degrees, 25 minutes, 41 seconds East, a distance of 266.02 feet to a point for corner;

South 36 degrees, 25 minutes, 13 seconds East, a distance of 70.70 feet to a point in the west right-of-way line of State Highway 365 (SH 365), a variable width right-of-way, for the northernmost northwest corner of a called 173,970.15 square foot tract of land described as Parcel 18 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2583470, ORHCT;

THENCE, departing the said south right-of-way line of US 281 and the said south line of Parcel 9, along the west and northwest lines of said Parcel 18 and the west and northwest right-of-way lines of SH 365, over and across the said called 700.07 acre tract and said Lots 93, 97, and 98 of San Juan Plantation Subdivision, the following four (4) calls:

South 08 degrees, 35 minutes, 15 seconds West, a distance of 132.56 feet to a point for the beginning of a non-tangent curve to the right;

In a southwesterly direction, along said curve to the right, having a central angle of 72 degrees, 46 minutes, 24 seconds, a radius of 902.65 feet, an arc distance of 1,146.49 feet, and a chord bearing South 43 degrees, 54 minutes, 52 seconds West, a distance of 1,070.96 feet to the end of said curve;

South 82 degrees, 24 minutes, 05 seconds West, a distance of 533.15 feet to a point for corner;

South 08 degrees, 31 minutes, 13 seconds West, a distance of 72.66 feet to a point in the south line of the said called 700.07 acre tract, the south line of said Lot 97 of San Juan Plantation Subdivision, and the north right-of-way line of an Hidalgo County Irrigation District No. 2 Canal for the southwest corner of said Parcel 18;

THENCE, South 82 degrees, 24 minutes, 26 seconds West, along the said south line of the called 700.07 acre tract, the south lines of said Lots 93, 96, and 97 of San Juan Plantation Subdivision, and the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, a distance of 769.67 feet to the **POINT OF BEGINNING**;

CONTAINING: 2,212,005 square feet or 50.781 acres of land, more or less.

TRACT F – PARCEL 1

DESCRIPTION, of a 68,596 square foot (1.575 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lot 98 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 1.575 acre tract being more particularly described as follows:

BEGINNING, at a point in the north right-of-way line of a Hidalgo County Irrigation District No. 2 Canal, the south line of the said called 700.07 acre tract, and the south right-of-way line of State Highway 365 (SH 365) for the southwest corner of said Lot 98 of San Juan Plantation Subdivision, the southeast corner of Lot 97 of San Juan Plantation Subdivision, and the southernmost southeast corner of a called 173,970.15 square foot tract of land described as Parcel 18 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2583470, ORHCT;

THENCE, North 08 degrees, 31 minutes, 13 seconds East, departing the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the said south line of the called 700.07 acre tract, along the east line of said Lot 97 of San Juan Plantation Subdivision, the west line of said Lot 98 of San Juan Plantation Subdivision, the westernmost east line of said Parcel 18, and the westernmost east right-of-way line of SH 365, over and across the said called 700.07 acre tract, a distance of 9.70 feet to a point for a reentrant corner of said Parcel 18 and the beginning of a non-tangent curve to the left;

THENCE, departing the said east line of Lot 97 and the said west line of Lot 98 of San Juan Plantation Subdivision, along the south line of said Parcel 18 and the south right-of-way line of said SH 365, over and across the said called 700.07 acre tract and said Lot 98 of San Juan Plantation Subdivision, the following four (4) calls:

In a northeasterly direction, along said curve to the left, having a central angle of 30 degrees, 43 minutes, 21 seconds, a radius of 987.51 feet, an arc distance of 529.51 feet, and a chord bearing North 58 degrees, 56 minutes, 41 seconds East, a distance of 523.19 feet to a point for the end of said curve;

North 86 degrees, 16 minutes, 47 seconds East, a distance of 36.35 feet to a point for corner;

South 50 degrees, 15 minutes, 48 seconds East, a distance of 134.83 feet to a point for the beginning of a non-tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a central angle of 41 degrees, 54 minutes, 30 seconds, a radius of 173.37 feet, an arc distance of 126.81 feet, and a chord bearing South 28 degrees, 14 minutes, 17 seconds East, a distance of 124.00 feet to a point in the said south line of the called 700.07 acre tract, the south line of said Lot 98 of San Juan Plantation Subdivision, and the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal for the northernmost southwest corner of said Parcel 18;

THENCE, South 82 degrees, 24 minutes, 26 seconds West, departing the said south line of SH 365, along the said south line of the called 700.07 acre tract, the said south line of Lot 98 of San Juan Plantation Subdivision, and the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, a distance of 654.00 feet to the **POINT OF BEGINNING**;

CONTAINING: 68,596 square feet or 1.575 acres of land, more or less.

TRACT F – PARCEL 2

DESCRIPTION, of a 421,691 square foot (9.681 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lot 92, 93, and 98 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 9.681 acre tract being more particularly described as follows:

BEGINNING, at a point in the south right-of-way line of US Highway 281 (US 281), a variable width right-of-way, and the west right-of-way line of a Hidalgo County Irrigation District No. 2 Canal, a 100-foot right-of-way at this point, and the east line of said Lot 92 of San Juan Plantation Subdivision for the southeast corner of a called 56,158.27 square foot tract of land described as Parcel 10 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT and the southwest corner of a called 14,110.00 square foot tract of land described in Special Warranty Deed to the State of Texas recorded in Document No. 2015-2582667, ORHCT, and Special Warranty to the State of Texas recorded in Document No. 2019-3035998, ORHCT;

THENCE, South 07 degrees, 17 minutes, 33 seconds West, departing the said south right-of-way line of US 281, along the said west right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the said east line of Lot 92 of San Juan Plantation Subdivision, over and across the said called 700.07 acre tract, a distance of 431.99 feet to a point for corner in the north right-of-way line of another Hidalgo County Irrigation District No. 2 Canal, a variable width right-of-way, and the south line of the said called 700.07 acre tract;

THENCE, along the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the said south line of the called 700.07 acre tract, the following six (6) calls:

South 07 degrees, 17 minutes, 12 seconds West, along the said east line of Lot 92 of San Juan Plantation Subdivision, a distance of 146.56 feet to a point for the northernmost southeast corner of said Lot 92 of San Juan Plantation Subdivision;

North 82 degrees, 26 minutes, 34 seconds West, distance of 148.20 feet to a point for a reentrant corner of said Lot 92 of San Juan Plantation Subdivision;

South 08 degrees, 13 minutes, 42 seconds West, a distance of 340.00 feet to a point for the southernmost southeast corner of said Lot 92 of San Juan Plantation Subdivision;

North 88 degrees, 51 minutes, 34 seconds West, a distance of 270.06 feet to a point for the southwest corner of said Lot 92 of San Juan Plantation Subdivision;

North 08 degrees, 35 minutes, 26 seconds East, along the west line of said Lot 92 and the east line of said Lot 98 of San Juan Plantation Subdivision, a distance of 53.79 feet to a point for the southeast corner of said Lot 98 of San Juan Plantation Subdivision;

South 82 degrees, 24 minutes, 26 seconds West, departing the said west line of Lot 92 and the said east line of Lot 98 of San Juan Plantation Subdivision, along the said south line of said Lot 98 of San Juan Plantation Subdivision, a distance of 19.67 feet to a point

in the east right-of-way line of State Highway 365 (SH 365) for the northernmost southeast corner of a called 173,970.15 square foot tract of land described as Parcel 18 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2583470, ORHCT;

THENCE, departing the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, the said south line of the called 700.07 acre tract, and the said south line of Lot 98 of San Juan Plantation Subdivision, along the said east right-of-way line of SH 365 and the east line of said Parcel 18, over and across Lots 98 and 93 of San Juan Plantation Subdivision and the said called 700.07 acre tract the following six (6) calls:

North 08 degrees, 31 minutes, 42 seconds East, a distance of 109.39 feet to a point for corner and the beginning of a non-tangent curve to the left;

In a northerly direction, along said curve to the left, having a central angle of 19 degrees, 02 minutes, 38 seconds, a radius of 233.46 feet, an arc distance of 77.60 feet, and a chord bearing North 44 degrees, 47 minutes, 15 seconds West, a distance of 77.24 feet to the end of said curve;

North 50 degrees, 22 minutes, 07 seconds West, a distance of 130.30 feet to a point for corner;

North 05 degrees, 22 minutes, 34 seconds West, a distance of 36.85 feet to a point for corner and the beginning of a non-tangent curve to the left;

In a northeasterly direction, along said curve to the left, having a central angle of 27 degrees, 46 minutes, 46 seconds, a radius of 987.51 feet, an arc distance of 478.79 feet, and a chord bearing North 22 degrees, 40 minutes, 14 seconds East, a distance of 474.11 feet to the end of said curve;

North 08 degrees, 35 minutes, 15 seconds East, a distance of 132.49 feet to a point in the south right-of-way line of said US 281 for the southernmost southeast corner of a called 184,167.26 square foot tract of land described as Parcel 9 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT, and the northeast corner of said Parcel 18;

THENCE, departing the said east right-of-way line of SH 365, along the said south right-of-way line of US 281, the south line of said Parcel 9 and the south line of said Parcel 10, over an across said Lots 93 and 92 of San Juan Plantation Subdivision and the said called 700.07 acre tract, the following three (3) calls:

North 53 degrees, 27 minutes, 44 seconds East, a distance of 71.48 feet to a point for corner;

South 81 degrees, 26 minutes, 03 seconds East, a distance of 259.62 feet to a point for the beginning of a non-tangent curve to the left;

In an easterly direction, along said curve to the left, having a central angle of 02 degrees, 00 minutes, 47 seconds, a radius of 5,036.49 feet, an arc distance of 176.96 feet, and a chord bearing South 83 degrees, 25 minutes, 35 seconds East, a distance of 176.95 feet to the **POINT OF BEGINNING**;

CONTAINING: 421,691 square feet or 9.681 acres of land, more or less.

TRACT F – PARCEL 3

DESCRIPTION, of a 2,704,426 square foot (62.085 acre) tract of land situated in Porcion 72, Jose Maria Balli Survey, Abstract No. 26, Hidalgo County, Texas; said tract being part of Lots 89 through 91 and Lots 100 through 101 and all of Lot 99 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 62.085 acre tract being more particularly described as follows:

BEGINNING at point in the south right-of-way line of US Highway 281 (US 281), a 100-foot right-of-way at this point, the east line of said Lot 89 of San Juan Plantation Subdivision, the east line of the said called 700.07 acre tract, and the west line of that certain tract of land described in Warranty Deed to Fortco Properties, Ltd. recorded in Document No. 2017-2826305, ORHCT, for the southeast corner of that certain tract of land described in Right-of-Way Easement to the State of Texas recorded in Volume 648, Page 212 of the Deed Records of Hidalgo County, Texas (DRHCT);

THENCE, South 08 degrees, 34 minutes, 26 seconds West, departing the said south right-of-way line of US 281, along the said east line of Lot 89 of San Juan Plantation Subdivision, the said east line of the called 700.07 acre tract, the west line of the Fortco Properties tract, passing a reentrant corner of said Lot 89 and the southwest corner of the said Fortco Properties tract and the northwest corner of that certain tract of land described in General Warranty Deed to Fortco Properties, Ltd. recorded in Document No. 2018-28955970, ORHCT, and continuing along the projection of the said east line of Lot 89 and the west line of the aforesaid Fortco Properties tract, over and across said Lots 100 and 101 of San Juan Plantation Subdivision, a distance of 1,750.77 feet to a point in the north line of a Hidalgo County Irrigation District No. 2 Canal and the south line of said Lot 101 of San Juan Plantation Subdivision for the southeast corner of the said called 700.07 acre tract;

THENCE, along the south line of the said called 700.07 acre tract, the said north line of the Hidalgo County Irrigation District No. Canal, and the south lines of Lots 101, 99, and 91 of San Juan Plantation Subdivision, the following six (6) calls:

North 67 degrees, 51 minutes, 34 seconds West, a distance of 1,081.39 feet to a point for corner;

North 51 degrees, 56 minutes, 34 seconds West, a distance of 311.99 feet to a point for corner;

North 08 degrees, 06 minutes, 34 seconds West, a distance of 270.00 feet to a point for corner;

North 50 degrees, 05 minutes, 34 seconds West, a distance of 690.00 feet to a point for corner;

North 00 degrees, 53 minutes, 26 seconds East, a distance of 150.00 feet to a point for corner;

North 78 degrees, 24 minutes, 34 seconds West, a distance of 122.65 feet to a point in the east line of another Hidalgo County Irrigation District No. 2 Canal, a 100-foot right-of-way, for the southwest corner of said Lot 91 of San Juan Plantation Subdivision;

THENCE, North 07 degrees, 17 minutes, 26 seconds East, departing the said south line of the called 700.07 acre tract, along the said east line of the Hidalgo County Irrigation District No. 2 Canal, and the west line of said Lot 91 of San Juan Plantation Subdivision, over and across the said called 700.07 acre tract, a distance of 433.16 feet to a point in the said south right-of-way line of US 281 for the southwest corner of a called 93,075.55 square foot tract of land described as Parcel 15 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT, and the southeast corner of a called 14,110.00 square foot tract of land described as Parcel 14 in Deed to the State of Texas recorded in Document No. 2015-2582667, ORHCT, and in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT; said point also being the beginning of a non-tangent curve to the left;

THENCE, departing the said east right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the said west line of Lot 91 of San Juan Plantation Subdivision, along the said south right-of-way line of US 281, the south line of said Parcel 15, the south line of a called 9,082.02 square foot tract of land described as Parcel 17 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-2035998, ORHCT, and the said State of Texas tract (Volume 648, Page 212), over and across the said called 700.07 acre tract and said Lots 91, 90, and 89 of San Juan Plantation Subdivision, the following five (5) calls:

In an easterly direction, along said curve to the left, having a central angle of 05 degrees, 06 minutes, 16 seconds, a radius of 5,036.49 feet, an arc distance of 448.70 feet, and a chord bearing South 88 degrees, 07 minutes, 22 seconds East, a distance of 448.56 feet to the beginning of a reverse curve to the right;

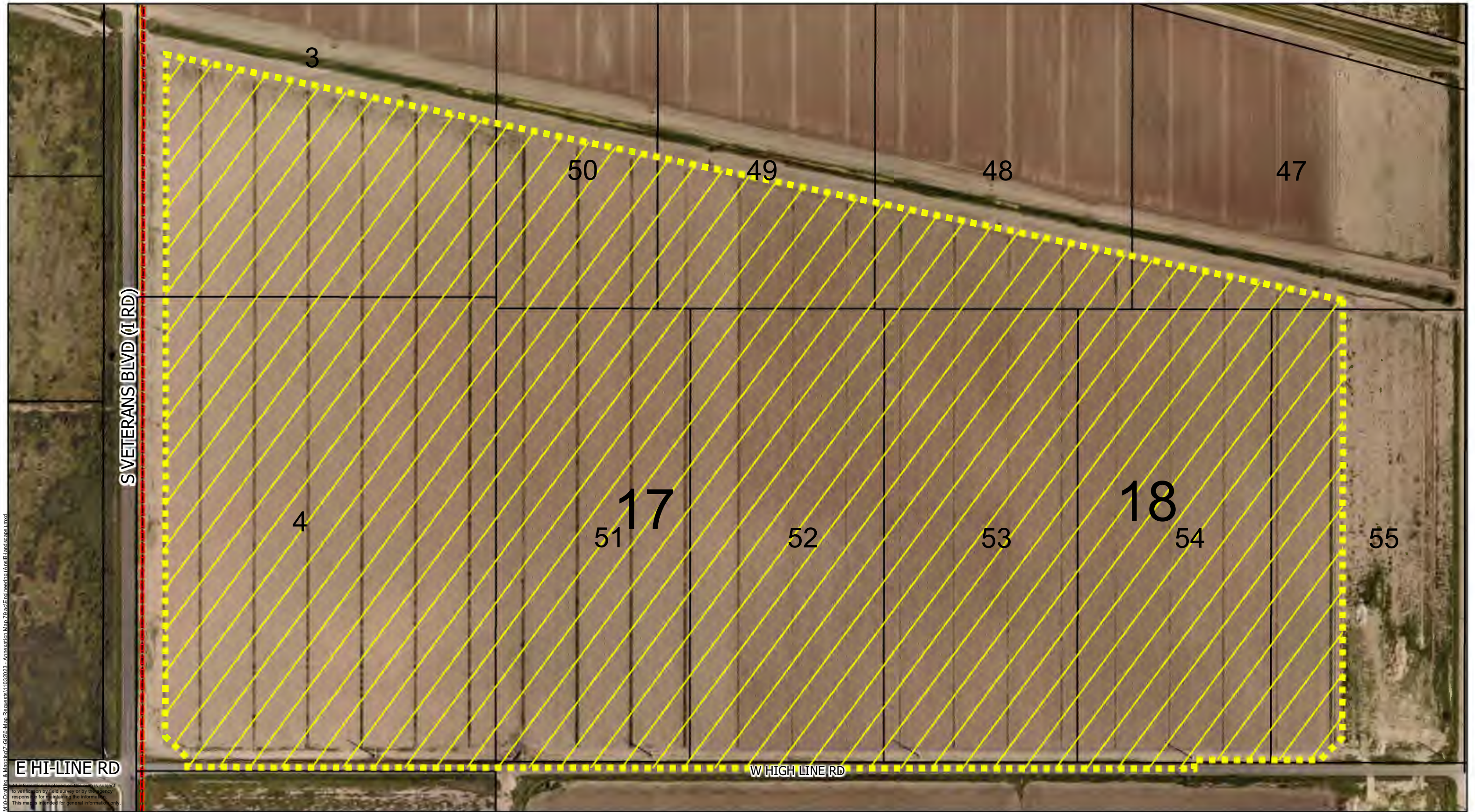
In an easterly direction, along said curve to the right, having a central angle of 08 degrees, 02 minutes, 39 seconds, a radius of 5,974.23 feet, an arc distance of 838.77 feet, and a chord bearing South 85 degrees, 39 minutes, 55 seconds East, a distance of 838.08 feet to the end of said curve;

South 81 degrees, 27 minutes, 03 seconds East, a distance of 381.04 feet to a point for corner;

South 84 degrees, 24 minutes, 21 seconds East, a distance of 452.26 feet to a point for corner;

South 81 degrees, 26 minutes, 04 seconds East, a distance of 27.95 feet to the **POINT OF BEGINNING**;

CONTAINING: 2,704,426 square feet or 62.085 acres of land, more or less.



M:\QD\Drafting & Mapping\7-GIS\0-Maps\Reviews\11032023 - Annexation Map 79 act\Engineering (AnsiB) Land scene.mxd
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information.
This map is intended for general information only.

 Pharr City Limit
 Pharr ETJ

City of Pharr Location Map

Scale: 1 inch = 200 feet



City of Pharr, Texas
Engineering Department
956.402.4221 Date: 11/3/2023



EXHIBIT A (2 OF 3)

PROPERTY DESCRIPTION

1) OWNER: KVS Development, LLC, a Texas limited liability company

A 79.022-acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 47 through 55, and a portion of a 40-foot road (not in use), as shown on the Re-subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, Located at the Northeast Corner of East Hi Line Road & South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), in Hidalgo County, Texas.

COUNTY OF HIDALGO
STATE OF TEXAS

79.022 ACRE TRACT

PROJ. 46341.00
MITP Phase 2

FIELD NOTE DESCRIPTION of a 79.022 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 47 through 55, and a portion of a 40-foot road (not in use), as shown on the Re-subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, recorded in Volume 3, Page 52, Hidalgo County Map Records, and out of Lots 3 and 4, as shown on the Re-subdivision of Closner Subdivision, recorded in Volume 1, Page 56A, said Map Records, said 79.022 acre tract also being the remainder of a called 81.087 acre Tract "B" – Parcel 2, recorded in Document No. 2021-3201939, Hidalgo County Official Public Records; in all, said 79.022 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod with orange "WESTWOOD" cap set at the intersection of the south line of a Hidalgo County Irrigation District No. 2 canal right-of-way (80-foot wide) and the west line of State Highway 365, also known as San Juan Road, a variable-width right-of-way, for the northeast corner of said Tract "B" – Parcel 2 and the **POINT OF BEGINNING** of the herein described tract of land, coincident with the northwest corner of a called 3001.81 square foot parcel conveyed unto Hidalgo County Regional Mobility Authority, recorded in Document No. 2015-2660461, said Official Public Records;

THENCE, along west and north lines of said State Highway 365 right-of-way, the following courses:

S 08° 35' 22" W, 974.24 feet to a ½" iron rod with orange "WESTWOOD" cap set,

S 53° 35' 22" W, 70.71 feet to a ½" iron rod with orange "WESTWOOD" cap set,

N 81° 24' 38" W, 280.00 feet to a ½" iron rod with orange "WESTWOOD" cap set, and

S 08° 35' 22" W, 20.00 feet to a ½" iron rod with orange "WESTWOOD" cap set on the north right-of-way line of Hi-Line Road (40-feet wide) for a point of intersection of said Hi-Line Road right-of-way and State Highway 365 right-of-way, said point also being the southwest corner of a called 258,976.46 square foot parcel conveyed unto Hidalgo County Regional Mobility Authority, recorded in Document No. 2015-2660462, said Official Public Records;

THENCE, along the north line of said Hi-Line Road, N 81° 24' 37" W, 2243.16 feet to a ½" iron rod with orange "WESTWOOD" cap set at the intersection of said north line of Hi-Line Road and the east line of South Veterans Boulevard, also known as South "I" Road, for the southeast corner of a called 1.184 acre tract conveyed unto Hidalgo County, recorded in Document No. 2002-1138786, said Official Public Records, coincident with the southernmost southwest corner of the herein described tract of land;

THENCE, along the east right-of-way line of said South Veterans Boulevard, coincident with the east line of said 1.184 acre tract, the following courses:

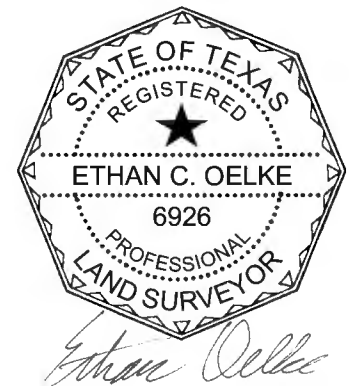
N 08° 30' 37" E, 20.00 feet to a ½" iron rod with orange "WESTWOOD" cap set,

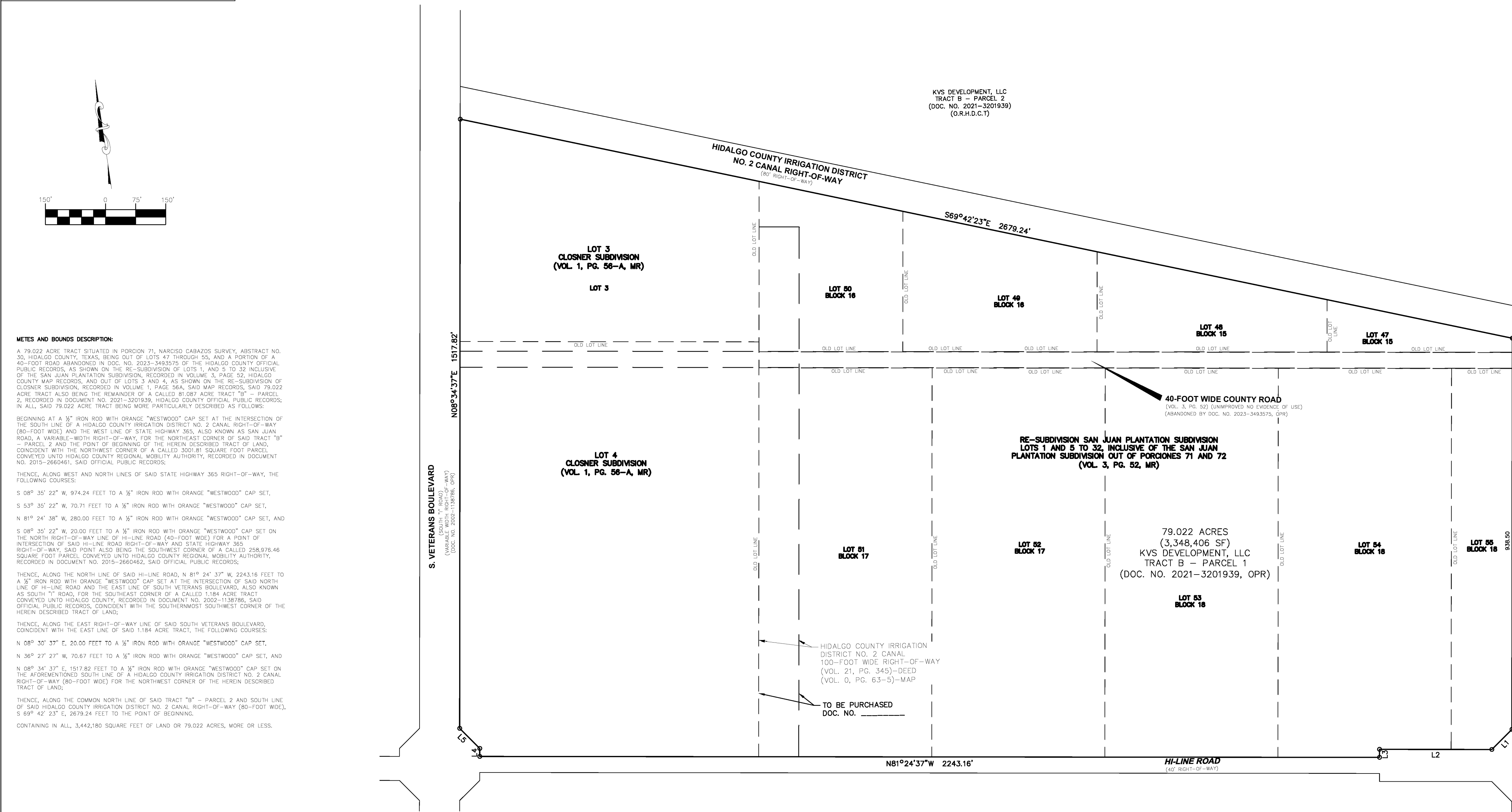
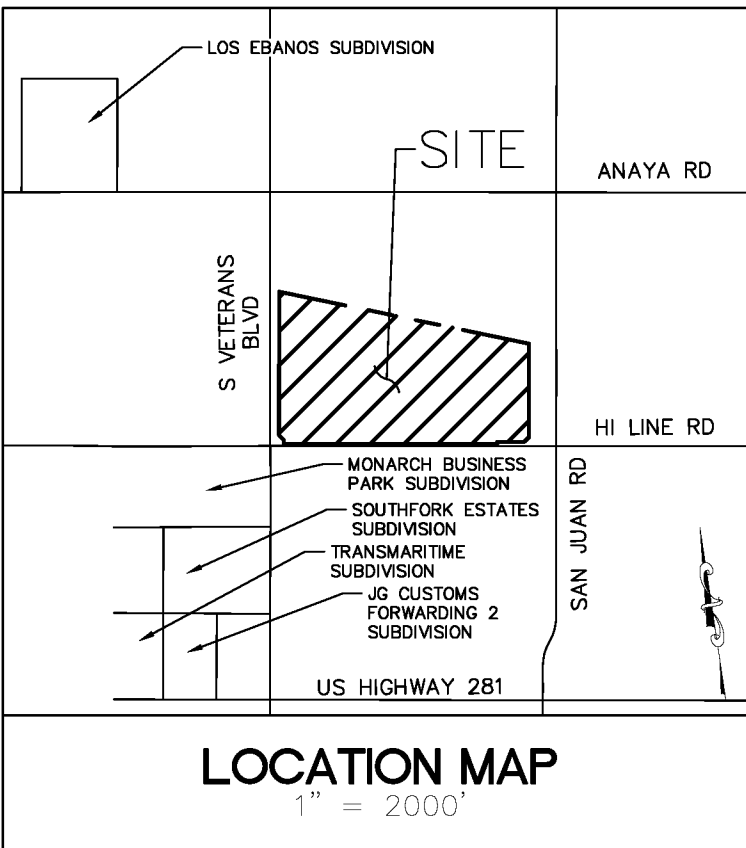
N 36° 27' 27" W, 70.67 feet to a ½" iron rod with orange "WESTWOOD" cap set, and

N 08° 34' 37" E, 1517.82 feet to a ½" iron rod with orange "WESTWOOD" cap set on the aforementioned south line of a Hidalgo County Irrigation District No. 2 canal right-of-way (80-foot wide) for the northwest corner of the herein described tract of land;

THENCE, along the common north line of said Tract "B" – Parcel 2 and south line of said Hidalgo County Irrigation District No. 2 canal right-of-way (80-foot wide), S 69° 42' 23" E, 2679.24 feet to the **POINT OF BEGINNING**.

Containing in all, 3,442,180 square feet of land or 79.022 acres, more or less. Bearings based on Texas State Plane Coordinate System for the South Zone, 4205 (NAD83, 2011 Adjustment).





METES AND BOUNDS DESCRIPTION:

A 79.022 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 47 THROUGH 50, AND A PORTION OF A 40-FOOT ROAD ABANDONED IN DOC. NO. 2023-3493575 OF THE HIDALGO COUNTY OFFICIAL PUBLIC RECORDS, AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOLUME 3, PAGE 52, HIDALGO COUNTY MAP RECORDS, AND OUT OF LOTS 3 AND 4, AS SHOWN ON THE RE-SUBDIVISION OF CLOISNER SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56A, SAID MAP RECORDS, SAID 79.022 ACRE TRACT ALSO BEING THE REMAINDER OF A CALLED 81.087 ACRE TRACT "B" - PARCEL 2, RECORDED IN DOCUMENT NO. 2021-3201939, HIDALGO COUNTY OFFICIAL PUBLIC RECORDS; IN ALL, SAID 79.022 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET AT THE INTERSECTION OF THE SOUTH LINE OF A HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT-OF-WAY (80-FOOT WIDE) AND THE WEST LINE OF STATE HIGHWAY 365, ALSO KNOWN AS SAN JUAN ROAD, A VARIABLE-WIDTH RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF SAID TRACT "B" - PARCEL 2 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, CONSIDERED WITH THE NORTHWEST CORNER OF A CALLED 3001.81 SQUARE FOOT PARCEL CONVEYED UNTO HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY, RECORDED IN DOCUMENT NO. 2015-2660461, SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG WEST AND NORTH LINES OF SAID STATE HIGHWAY 365 RIGHT-OF-WAY, THE FOLLOWING COURSES:

S 08° 35' 22" W, 974.24 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET,

S 53° 35' 22" W, 70.71 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET,

N 81° 24' 38" W, 280.00 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET, AND

S 08° 35' 22" W, 20.00 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET ON THE NORTH RIGHT-OF-WAY LINE OF HI-LINE ROAD (40-FOOT WIDE) FOR A POINT OF INTERSECTION OF SAID HI-LINE ROAD RIGHT-OF-WAY AND STATE HIGHWAY 365 RIGHT-OF-WAY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 258,976.46 SQUARE FOOT PARCEL CONVEYED UNTO HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY, RECORDED IN DOCUMENT NO. 2015-2660462, SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG THE NORTH LINE OF SAID HI-LINE ROAD, N 81° 24' 37" W, 2243.16 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET AT THE INTERSECTION OF SAID NORTH LINE OF HI-LINE ROAD AND THE EAST LINE OF SOUTH VETERANS BOULEVARD, ALSO KNOWN AS SOUTH "T" ROAD, FOR THE SOUTHEAST CORNER OF A CALLED 1.184 ACRE TRACT CONVEYED UNTO HIDALGO COUNTY, RECORDED IN DOCUMENT NO. 2002-1138786, SAID OFFICIAL PUBLIC RECORDS, CONSIDERED WITH THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH VETERANS BOULEVARD, CONSIDERED WITH THE EAST LINE OF SAID 1.184 ACRE TRACT, THE FOLLOWING COURSES:

N 08° 30' 37" E, 20.00 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET,

N 36° 27' 27" W, 70.67 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET, AND

N 08° 34' 37" E, 1517.82 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET ON THE AFOREMENTIONED SOUTH LINE OF A HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT-OF-WAY (80-FOOT WIDE) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE COMMON NORTH LINE OF SAID TRACT "B" - PARCEL 2 AND SOUTH LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT-OF-WAY (80-FOOT WIDE), S 69° 42' 23" E, 2679.24 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 3,442,180 SQUARE FEET OF LAND OR 79.022 ACRES, MORE OR LESS.

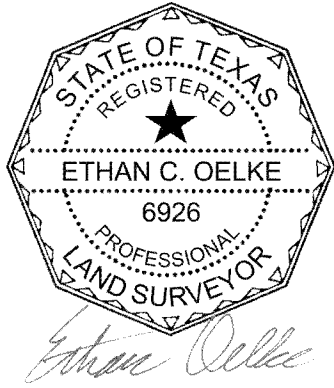
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	70.71'	S53° 35' 22"W
L2	280.00'	N81° 24' 38"W
L3	20.00'	S8° 35' 22"W
L4	20.00'	N8° 30' 37"E
L5	70.67'	N36° 27' 27"W

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

- GENERAL NOTES:
1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH ZONE (4205), NAD83 (2011 ADJUSTMENT). DISTANCES SHOWN HEREON ARE SURFACE.
 2. ALL CORNERS DELINEATING THE BOUNDARY OF THE LAND SHOWN HEREIN AS BEING PLATTED HAVE BEEN MARKED WITH A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD", UNLESS OTHERWISE STATED, OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.
 3. THIS EXHIBIT WAS COMPLETED WITH THE BENEFIT OF A TITLE COMMITMENT FROM FIRST NATIONAL TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JANUARY 20, 2023.

ANNEXATION EXHIBIT OF MAJESTIC INTERNATIONAL TRADE PORT: PHASE 2 SUBDIVISION

A 79.022 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS, OUT OF LOTS 47 AND 48, BLOCK 15, LOTS 49 AND 50, BLOCK 16, LOTS 51 AND 52, BLOCK 17, LOTS 53 THROUGH 58, BLOCK 18, AND A PORTION OF A 40-FOOT ROAD ABANDONED IN DOC. NO. 2023-3493575 OF THE HIDALGO COUNTY OFFICIAL PUBLIC RECORDS, AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOL. 3, PG. 52, HIDALGO COUNTY PLAT RECORDS, AND OUT OF LOTS 3 AND 4, AS SHOWN ON THE RE-SUBDIVISION OF CLOISNER SUBDIVISION, RECORDED IN VOL. 1, PG. 56A, HIDALGO COUNTY PLAT RECORDS, BEING THE REMAINDER OF A CALLED 81.087 ACRE TRACT "B" - PARCEL 1, RECORDED IN DOCUMENT NO. 2021-3201939, HIDALGO COUNTY OFFICIAL PUBLIC RECORDS



Westwood

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

Westwood Professional Services, Inc.
TBPELS FIRM NO. 10074301 - TBPELS FIRM NO. F-11756
PROJECT NUMBER: R0046341.00
DATE OF PREPARATION: 10/25/2023

EXHIBIT A
SERVICE PLAN

I. ANNEXATION AREAS

The annexation areas are located on the Northeast Corner of Hi Line Road & South Veterans Blvd. The property is approximately **79.022 AC** and is illustrated in EXHIBIT A and further described below:

OWNER: KVS Development, LLC, a Texas limited liability company

A 79.022-acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 47 through 55, and a portion of a 40-foot road (not in use), as shown on the Re-subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, Located at the Northeast Corner of East Hi Line Road & South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), in Hidalgo County, Texas.

II. SERVICE COMPONENTS

This plan contains two service components: A) Municipal Service Plan B) Capital Improvement Program.

A. MUNICIPAL SERVICE PLAN

As required by TLGC 43.056 B), certain municipal services will be provided by the City of Pharr immediately upon the effective date of annexation. These services include:

- Police Protection
 - Fire Protection
 - Emergency medical services
 - Solid waste collection, except as provided by Subsection 43.056 (o);
 - Operation and maintenance of water and wastewater facilities in the annexed area that are not within the service area of another water or wastewater utility;
 - Operation and maintenance of roads and streets, including road and street lighting; *
 - Operation and maintenance of public parks, playgrounds, and swimming pools; and
 - Operation and maintenance of any other publicly owned facility, building or service.
- *Note: Street lighting will be maintained for fixtures located within the service territory of the City of Pharr.

1. POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Hidalgo County Sheriff's Office. However, upon annexation, the City of Pharr Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

2. FIRE

Existing Services: Primary fire response is currently provided through rural fire agreement with Hidalgo County. Services will continue to be provided

Services to be Provided: Fire suppression will be available to the area upon annexation. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshal's office as needed.

3. BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Pharr .

4. PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Pharr Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Pharr Subdivision Ordinance. These services can be provided within the department's current budget.

5. LIBRARY

Existing Services: None

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

6. HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: None

Services to be Provided: The ____Hidalgo____ County Health Department will implement the enforcement of the City of Pharr's health ordinances and regulations on the effective date of the annexation. Such services can be provided with current City of Pharr's Code Compliance and Health Division Personnel and within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

7. STREET

Existing Services: County Street Maintenance

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This service can be provided within the current budget appropriation.

8. STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers and/or Public Works Department at time of completions. The City will then maintain the drainage upon approval.

9. STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Pharr will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

10. TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

11. WATER SERVICE

Existing Services: None

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

12. SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

13. SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

14. ADDITIONAL SERVICES

All other applicable municipal services will be provided to the area in accordance with the City of Pharr's established policies governing extension of municipal services to newly annexed areas.

B. CAPITAL IMPROVEMENTS

The City, from time to time, include construction of new, expanded or replacement facilities in its Capital Improvements Program (CIP). Facilities to be included in the CIP shall be determined on a City-wide basis. Priorities shall be established by the CIP plans of the City, projected growth trends, and the City Commission through its development plans and policies.

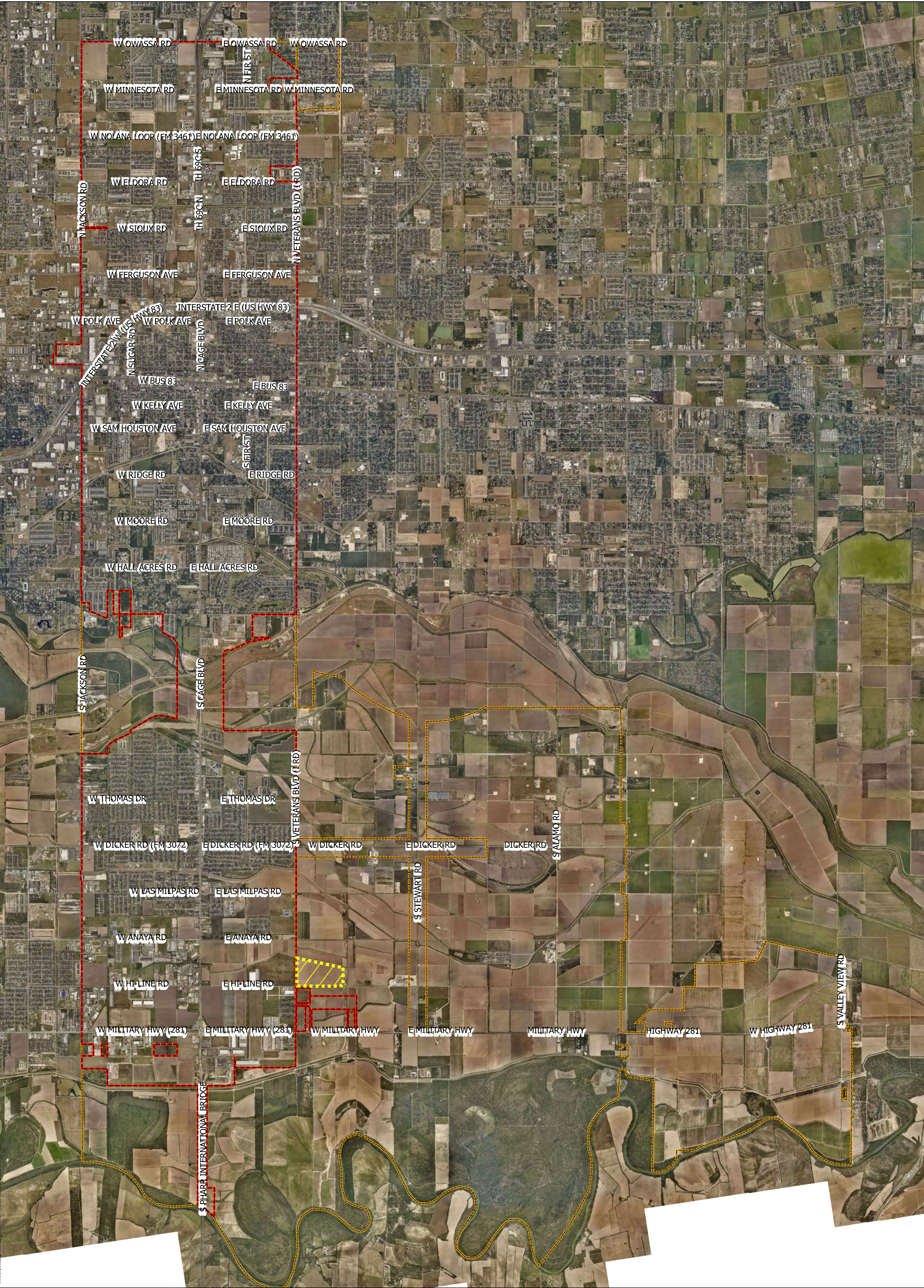
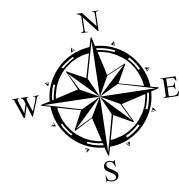
III. LEVEL OF SERVICES TO BE PROVIDED

It is the intent of the City of Pharr to provide the level of services required by State Law. The City Commission finds and determines that the services, infrastructure and infrastructure maintenance proposed by this plan are comparable to that provided to other parts of the City with topography, land use, and population density reasonably similar to the annexed area and will not reduce the level of services available to the territory prior to annexation.

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each are of the City, including the annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

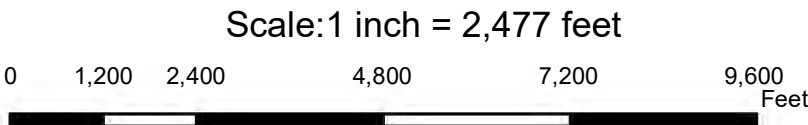
**EXHIBIT C - SCHEDULE FOR VOLUNTARY ANNEXATION
CITY OF PHARR, TEXAS**

DATE	ACTION/EVENT	LEGAL AUTHORITY
October 27, 2023	Submitted petition for annexation.	
November 20, 2023	Resolution to City Commission on accepting petition of annexation	
November 20, 2023	Acceptance of voluntary annexation petition request from landowners and initiation of annexation and City Commission sets a public hearing for December 4, 2023 (14 days)	TLGC 43.0671
November 20, 2023 Publish notice of public hearing AND Send notice to school district and to each public entity.	Send notice to Advance for publication on <u>November 21, 2023 for publication on November 22, 2023.</u> Post notice of public hearing on city's website and maintain until hearings are complete. School District notice. Notify each school district of possible impact w/in the period preserved for publishing the notice of the public hearing. Public Entity notices. Notify each public entity that is located in or provides services to the area proposed for annexation. Public entity includes: County, fire protection, emergency medical services provider, special district (MUD) or other district, of possible impact w/in the period prescribed for publishing the notice of public hearing.	TLGC 43.905 and 43.9051; send notice to school district and to each public entity not less than 10 days nor more than 20 days before public hearing.
November 22, 2023	Legal Notice for Public Hearing Published for the date of December 4, 2023 (12 days)	Not less than 10 days nor more than 20 days before the public hearing. TLGC 43.0673
December 4, 2023	Public Hearing – Regular CC Meeting	Governing body must provide persons in interested in the annexation the opportunity to be heard. TLGC 43.0673
December 4, 2023	First Reading of the Ordinance (after public hearing)	TLGC 43.0673
December 18, 2023 (Could also be at a special called meeting after the First Reading; OR within 90 days of First Reading)	Second Reading of the Ordinance	Second reading of annexation ordinance, City Charter, Article I, Section 5
January 15, 2024	Third and final reading of the ordinance	Third and final reading of the annexation ordinance, Article III, Section 6, City Charter
Within 30 days of Final Reading	City Sends copy of map showing boundary changes to county voter registrar in a format that is compatible with mapping format used by registrar.	Elec. Code 42.0615
Within 60 days of Final Reading of Ordinance	City provides a certified copy of ordinance and maps to: 1. County Clerk 2. County Appraisal District 3. County Tax Assessor Collector 4. 911 Addressing 5. Sheriff's office 6. City Department Heads 7. State Comptroller 8. Franchise Holders	

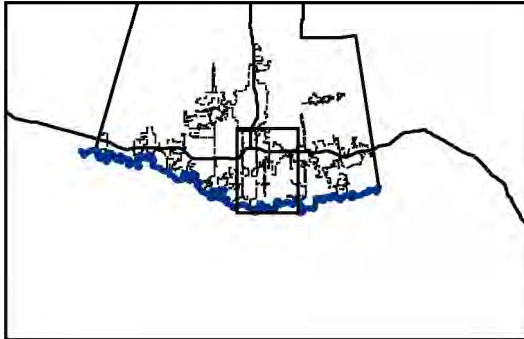


 Pharr City Limit

 Pharr ETJ



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.





**VOLUNTARY ANNEXATION PETITION
APPLICATION AND CHECKLIST**

Name of Applicant: K.V. Chowdary

Date of Submittal: _____

Proposed Acreage to be Annexed: 79.022

APPLICATION COMPLETENESS CERTIFICATION

REQUIRED DOCUMENTS	PROVIDED
Completed and Signed Application/Checklist	☐
Completed annexation petition with each owner's original signature. Must include all owners' signatures if there are multiple owners of record.	☐
A copy of the deed showing current ownership.	☐
A clear and legible copy of certified field notes (metes and bounds) describing the boundary of the property that is being petitioned for annexation with a graphic exhibit (map or plat) clearly showing the property. The boundary description and the graphic exhibit must each be contained on a 8 ½" x 11" sheet of paper. If the property is a subdivided lot, please submit a copy of the recorded subdivision plat.	☐
If applicable, water and wastewater utilities agreement between City and applicant for extension of utilities.	☐

INSTRUCTIONS

Fill out and submit an electronic copy of the completed application package and all subsequent documentation and updates to planning@pharr-tx.gov and provide one (1) hard copy to Development Services, Planning and Zoning Division, 118 S Cage Blvd., Pharr, Texas 78577.

PROPERTY INFORMATION

Property Address: NEC Hi Line Rd & S Veterans Blvd

Total Number of Acres: 79.022 Total Number of Tracts: 1

Subdivision Name: San Juan Plantation & Closser Lot(s) 47-55, 1 & 5-32, 3 & 4 Block(s): _____

Survey Name and Abstract No.: Narciso Cabazos Survey, Abstract No. 30

Current Land Use: Agriculture

Proposed Land Use and Purpose of Annexation: Light Industrial. Proposed Class A1
1 million +/- SF warehouse/distribution building.

List all qualified voting age persons living on each tract of land:

[illegible]

OWNER INFORMATION – Please fill out a separate sheet for each owner of record

Owner(s) Name: KVS Development, LLC (K.V. Chowdary)

If the property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.

Address: 2001 S. Cynthia St. Ste. C City: McAllen State: TX Zip Code: 78503

Phone No.: _____ Cell Phone No.: (956)655-0153 Email: kvschowdary@gmail.com

Owner's Signature: KVS Chowdary Date: 10-26-23

AGENT/APPLICATION AUTHORIZATION – Please check one of the following:

☐ I will represent my petition before the city staff and the Board of Commissioners of the City of Pharr

☒ I hereby authorize the person named below to act as my agent/applicant in representing this application before the city staff and the Board of Commissioners of the City of Pharr.

Note: The agent/applicant is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent/applicant. If no agent is listed, the owner will be considered the agent.

Agent/Applicant's Name: Roxxie De La Cruz

Company's Name (if applicable): Halff

Address: 5000 W Military Hwy #100 City: McAllen State: TX Zip Code: 78503

Phone No.: (956)445-5227 Cell Phone No.: _____ Email: rdelacruz@halff.com

If an agent/applicant is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent/applicant in processing the application before the Board of Commissioners of the City of Pharr:

Owner's Printed Name: K.V. CHOWDARY

Owner's Signature: KVS Chowdary Date: 10-26-23



Pharr

Development Services



VOLUNTARY ANNEXATION PETITION (C-3)

I, K.V. Chowdary, owner of the land described below, hereby voluntary petition the Board of Commissioners of the City of Pharr, Texas to annex the property and extend the present city limits and extraterritorial jurisdiction so as to include as part of the City of Pharr, Texas, the Property, containing approximately 79.022 acres of land, described as follows:

(Legal description of Property, Exhibit A, attached hereto)

I desire to enter into a written agreement for municipal services with the City of Pharr, pursuant to Section 43.0672 of the Local Government Code. If any portion of the Property is appraised for ad valorem tax purposes as agricultural, wildlife management use or timber land under Chapter 23 of the Tax Code, I certify that I was offered a development agreement pursuant to Section 43.016 of the Local Government Code and still requested annexation.

I certify that the above-described Property is contiguous and adjacent to the City of Pharr, Texas and that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

OWNER(S): (add additional signature lines for each owner)

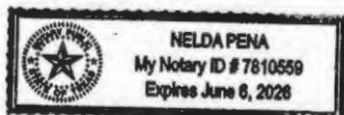
Print Name (Owner) K.V. Chowdary Signature (Owner) K.V. Chowdary
 Print Name (Owner) _____ Signature (Owner) _____

NOTARY ACKNOWLEDGEMENT

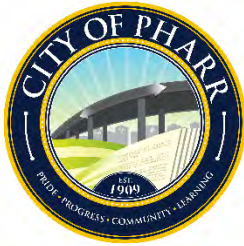
STATE OF TEXAS §
 COUNTY OF Hidalgo §

BEFORE ME, the undersigned authority, on this day personally appeared KVS Chowdary, known 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 consideration therein expressed on behalf of the Owner.

Given under my hand and seal office this 26 day of October, 2023



Nelda Pena
 NOTARY PUBLIC in and for the
 STATE OF TEXAS
NELDA PEÑA
 Printed Name
 My commission expires: 6-6-26



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 8.A.

DATE SUBMITTED: March 26, 2024

MEETING DATE: April 1, 2024

FROM: Vanessa Guzman, Administrative Assistant

DEPARTMENT: Bridge

DIRECTOR: Luis Bazan

Agenda Item: Consideration and action, if any, on proposed toll fee increase for commercial hazmat trucks at the Pharr International Bridge. **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: On May 1, 2024, an increase of \$20 on all commercial HAZMAT trucks will take place to help pay for current projects and future infrastructure projects as well as other operational needs that may occur.

Fiscal Consideration: n/a

Staff Recommendation: Authorization to increase toll fees for commercial HAZMAT trucks at the Pharr International Bridge.

Alternatives: n/a

Exclude Material from Public Packet? No

Reason: n/a

ROUTING:

Vanessa Guzman
Luis Bazan
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 3/26/2024
Approved - 3/28/2024
Approved - 3/28/2024
Approved - 3/28/2024
Final Approval - 3/28/2024

Pharr International Bridge

Proposed \$20 Toll Increase to HAZMAT Tanker Vehicles

March 2024 Data Utilization



	4- axle	5-axle	6-axle	Total
Projected Month End - March 2024	94	4,359	288	4,741
Proposed New Toll Rates - Tankers	\$ 42.25	\$ 47.25	\$ 50.25	
Projected Gross Revenues	\$ 3,982	\$ 205,944	\$ 14,456	224,381
Less: Gross Revenues - Current Rates	\$ 2,097	\$ 118,772	\$ 8,702	\$ 129,571
Projected Gross Revenues Incremental Increase	\$ 1,885	\$ 87,172	\$ 5,754	\$ 94,810
Annualized Projected Gross Incremental Increase/Impact	\$ 22,618	\$ 1,046,064	\$ 69,043	\$ 1,137,725
FY 2024 Adopted Budget - Bridge Toll Revenues				\$ 18,361,500
FY 2024 Bridge Toll Revenues Impact				\$ 19,499,225



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 9.A.

DATE SUBMITTED: March 28, 2024

MEETING DATE: April 1, 2024

FROM: Sergio Alanis, Parks & Recreation
Director

DEPARTMENT: Parks

DIRECTOR: Sergio Alanis

Agenda Item: Consideration and action, if any, on purchase of decorative perimeter fencing for Guadalupe Cemetery/Memorial Park. **This item supports QL - Quality of Life.**

Classification: Regular

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

Issue: Guadalupe Cemetery perimeter fencing is needing to be replaced due to age and constant repairs. Existing chainlink fence is over 40 years old, and has never been replaced. Asking to installed new decorative panel fencing to go along with cemetery and park improvements. - Project No. 2324-75-510-P13-01

Fiscal Consideration: \$60,000

Staff Recommendation: Staff recommends approval

Alternatives: NA

Exclude Material from Public Packet? No

Reason: NA

ROUTING:

Sergio Alanis
Sergio Alanis
Mayra Gomez
Jamison Merrick
City Management Office

Created/Initiated - 3/28/2024
Approved - 3/28/2024
Approved - 3/28/2024
Approved - 3/28/2024
Final Approval - 3/28/2024



Pharr

Purchasing



PURCHASE REQUEST FORM (REQUISITION)

PO # _____

DEPARTMENT: Parks and Recreation DIVISION: Recreation

DATE: 3-27-24

SUGGESTED VENDORS:

VENDOR#1 NAME	CONTACT NAME/COMPANY ADDRESS	PHONE	PRICE QUOTE
BELL FENCE SUPPLY	1/4 MILE W. WHITES RANCH ROAD EXP.83 LA FERIA, TX. 78559	956-535-2578	59,861.00
VENDOR#2 NAME	CONTACT NAME/COMPANY ADDRESS	PHONE	PRICE QUOTE
DE LA GARZA FENCE & SUPPLY CO	6475 OLD HWY 90 WEST SAN ANTONIO, TX. 78227	210-674-8302	61,242.22
VENDOR#3 NAME	CONTACT NAME/COMPANY ADDRESS	PHONE	PRICE QUOTE
FOSTER FENCE			73,959.52
RECOMMENDED VENDOR: BELL FENCE SUPPLY			

JUSTIFICATION FOR PURCHASE: **REQUIRED:** FENCING FOR GUADALUPE CEMETARY

GRAND TOTAL \$ 59,861.00

TO BE FILLED OUT BY DEPARTMENTS:		BUDGET FUNDS AVAILABLE		BUDGETED
ACCOUNT NUMBER(S)	CURRENT BALANCE	TOTAL EXPENSE	AFTER BALANCE	YES / NO
		(\$ 59,861.00)	-\$ 59,861.00	YES
			\$ 0.00	
			\$ 0.00	
			\$ 0.00	

DIVISION HEAD: _____

DATE: _____

NOTE: ALL REQUESTS UNLESS APPROVED BY DIRECTOR AS AN EMERGENCY, MUST BE REQUESTED AND SUBMITTED THREE (3) DAYS IN ADVANCE AND MUST HAVE A MONETARY AMOUNT UNLESS IT IS AN UNPREDICTABLE EXPENSE.

DIRECTOR: [Signature]

DEPUTY CITY MANAGER: _____

(To be routed by Purchasing >\$25,000)

DATE: 3-27-24

DATE: _____

PURCHASING: _____

CITY MANAGER: _____

DATE: _____

DATE: _____



BELL FENCE SUPPLY

Est. 1946

Lee Renteria

Manager

1/4 Mile W. Whites Ranch Road
Expressway 83
La Feria, TX 78559

Mobile: (956) 535-2578
Office: (956) 797-9534
Fax: (956) 797-9564
Email: lreneria@bellfence.com

267

Quote

CITY OF PHARR TEXAS 78577
MAX LONGORIA
1900 SOUTH CAGE BLVD
PHARR, TX 78577

CITY OF PHARR TEXAS 78577
1900 SOUTH CAGE BLVD
PHARR, TX 78577

03/25/24

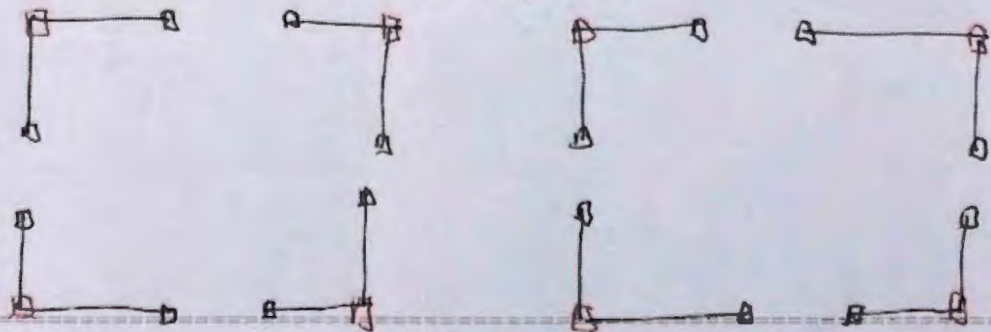
WT 57802.36 LBS

LEE

172370

350	each	95272	FORTIFY - 6' FT PANEL	135.00	47250.00
349	each	95196	FORTIFY - 2" X 16GA X 8'	24.95	8707.55
			line post		
8	each	95196	FORTIFY - 2" X 16GA X 8'	24.95	199.60
			corner post		
16	each	95196	FORTIFY - 2" X 16GA X 8'	24.95	399.20
			gate post		
1047	ea	9532	FORTIFY - LINE BRACKET	2.95	3088.65
96	each	9533	FORTIFY - UNIVERSAL BRKT.	2.25	216.00

← 2700' →



Sub-Total 59861.00
Shipping 0.00
Tax[0] EXEMPT*
Total 59861.00

THANK YOU FOR YOUR ORDER!
THE CUSTOMER IS RESPONSIBLE FOR SECURING
AND CHECKING THE QUANTITY BEFORE LEAVING

Amount Paid 0.00

DE LA GARZA FENCE & SUPPLY CO
6475 OLD HWY 90 WEST
SAN ANTONIO, TX 78227
(210) 674-8302, FAX (210) 674-8323
QUOTE PRICES GOOD FOR ONE WEEK

Quote

Date: 03/26/2024 Time: 09:23
Number: **387549** Page 1 COPY
Reference:
Account: *****1110
Salesperson: 0009
Ship Via:
Ship To Telephone:

Sold To:
CITY OF PHARR
118 S. Cage Blvd.
PHARR, TX 78577

Item Number	Item Description	Quantity	Unit Price	Extended Price
YOKE	WROUGHT IRON PANEL 8'X6' BLACK FLAT PANE	338	150.94	51017.72
SQUAREBLACK2	BLACK SQUARE 2" x 96" x 14GA	338	24.50	8281.00
PANELCLIP	WELDED MOUNTINGBRACKET 1-1/2" (4PACK)	338	5.75	1943.50
1014 Item(s)			Sub Total	61242.22
			Total	61242.22

Return Policy
30 DAY RETURN 15% RESTOCK - MATERIALS ONLY
PLEASE CHECK YOUR MATERIALS. WE ARE NOT RESPONSIBLE FOR SHORTAGES AFTER YOU LEAVE THE YARD. NO EXCEPTIONS.
Store Charge Agreement

I agree to pay the total amount above according to the store charge terms.



**30 DAY RETURN 15% RESTOCK
NO RETURNS OF CUT MATERIAL OR CEMENT
* CUSTOMER COPY ***

ITEMIZED ESTIMATE

BILL TO:

City of Pharr / Isaac Escobedo
isaac.escobedo@pharr-tx.gov
956 - 212 - 2160, Texas

SHIP TO:

QUOTE
WILL CALL

QTY.	SOURCE #	ITEM	AMOUNT
340	NONE	6' X 8' FT/FB 2- 1 1/2" RAILS 3/4" PICKETS 4	
		3/4"O.C. BLACK OI FENCE PANEL @ 161.81 =	55015.40
342	NONE	2 1/2" X 8' 14 GA. BLACK. SQ. TUBING POST W/CAP	
		@ 43.86 =	15000.12
1360	NONE	WELDED MOUNTING BRACKET 1 1/2" 14 GA. RAIL BLACK.	
		@ 2.90 =	3944.00

		MATERIALS TOTAL:	\$ 73959.52



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 10.A.

DATE SUBMITTED: March 25, 2024

MEETING DATE: April 1, 2024

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Emergency Medical Services

DIRECTOR: Daniel Ramirez

Agenda Item: Consideration and action, if any, authorizing City Manager to enter into a mutual aid agreement between Pharr EMS and Trans Starr EMS **(TABLED)**.
This item supports SSC - Safe and Secure Community.

Classification: Regular

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

Issue: This mutual aid agreement will allow us to have an EMS provider to support Pharr EMS during peak times.

Fiscal Consideration: In the event that there are non-emergency calls that have no payer, the City of Pharr and Trans Starr EMS would have to work with facilities to assure payment,

Staff Recommendation: Staff recommends approval of this mutual aid agreement, as it will help with peak hour calls.

Alternatives: No alternatives.

Exclude Material from Public Packet? No

Reason: Item is not excluded.

ROUTING:

Hilda Pedraza
Daniel Ramirez
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 3/25/2024
Approved - 3/25/2024
Approved - 3/25/2024
Approved - 3/25/2024
Final Approval - 3/25/2024

MUTUAL AID AGREEMENT

In consideration for the mutual promises, covenants and warranties set forth below, and in exchange for other good and valuable consideration, the sufficiency of which is hereby acknowledged by the parties, City Pharr, Texas, Pharr EMS, a Texas EMS provider, and Trans Starr EMS, Inc, a Texas EMS provider hereby warrant, covenant and agree as follows:

1. The Term of this Agreement shall commence on the date set forth below and continue for a period of one (1) year, after which time it will automatically renew for successive one (1) year Terms, unless terminated by either party with written notice to the other of its intent to do so, such notice being made not less than thirty (30) days prior to the termination date.
2. Upon either party's request and at any time during the Term of this Agreement, the other party shall render aid to the requesting party in the form of its own EMS personnel and equipment for the purpose of supplementing and rendering additional aid to the requesting party in its response to accidents, EMS calls, mass casualties and any other similar EMS needs.
3. The parties agree that each shall respond to emergency requests, without any cost, charge or financial assessment to the other.
4. The parties agree that each shall respond to non-emergency requests. Such responses shall be billed to private insurance, Medicare or Medicaid. In these event that there is not payor parties will work with each other and contracted facilities to provide payment.
5. The parties agree to each maintain separate and adequate policies of liability insurance, in amounts mutually agreeable to the other, and to provide proof of such insurance to the other upon request at any time during the Term. In no event shall either party be listed or considered to be an "additional insured" on the other's insurance policy.
6. Each party shall be responsible for its own liabilities, errors, acts and omissions while in the course of rendering aid to the other. "In the course of rendering aid to the other" shall be construed in the broadest sense possible and shall include, without limitation:
 - a) activities while on the scene of the incident;
 - b) travel to and from the scene of the incident;

c) travel to and from a hospital or medical facility in furtherance of patient transport from the scene of the incident; and

d) travel to and from either party's EMS facility or any other such locations.

Each party agrees to hold the other harmless, indemnify it and defend it from and against any and all claims stemming from the responsible party's sole negligence, recklessness or willful or wanton acts or omissions.

7. Notwithstanding the provisions of Paragraph 3 herein, each party shall have the right to directly charge and bill any person, or such person's insurance carrier, for EMS services provided on a mutual aid incident scene or in conveyance to a medical facility therefrom.

8. The requesting party shall assume control over the operations of the mutual aid incident scene, however it shall be each party's responsibility to maintain the safety of its own personnel and others at the scene or within its immediate vicinity. Upon response to the mutual aid incident scene, the responding party shall be subordinate to, cooperate with and follow all reasonable orders from the fire chief or other person in charge of the scene.

9. Either party may decline a request for mutual aid, if in the best judgment and discretion of the responding party's EMS chief or other ranking officer in charge at the time, the safety of the responding party's own jurisdiction's inhabitants would be excessively compromised or otherwise put in unwarranted jeopardy. In the event of such decision, the responding party shall immediately notify the requesting party of its decision and shall assist the requesting party in summoning assistance of other service providers, if practical or feasible.

10. This Agreement shall not be construed as creating a partnership, cooperative or joint venture between the parties, and each party shall maintain its own autonomous status. This Agreement, while intended to be invoked freely and without reservation in the case of actual need for additional manpower and/or equipment exceeding the normal capabilities of either party's EMS resources, shall not be invoked casually or as a frequent or primary response to the requesting party's own EMS calls.

11. The Parties agree that any and all claims arising out of this Agreement shall lie exclusively in the state or district courts of Hidalgo County, Texas. Texas laws to apply.

The parties hereby enter into this Agreement knowingly, voluntarily and in the spirit of mutual cooperation for the benefit of their communities, humanity and the common good.

Dated this ____ day of _____ 2024.

Provider: City of Pharr, Texas
Pharr EMS

Provider: Trans Starr EMS

By: _____

By: _____



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 10.B.

DATE SUBMITTED: March 26, 2024

MEETING DATE: April 1, 2024

FROM: Maritza Magallan, Contract
Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Mayra Gomez

Agenda Item: Consideration and action, if any, authorizing City Manager to award a Service Contract for Sludge Management Services to Denali Water Solutions from Russellville, AR. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: The city of Pharr went out for proposals for Sludge Management Services and received one (1) respondent on March 12, 2024. The city would like to enter into a service contract with Denali Water Solutions for a period of two (2) years and the right to extend for an additional three (3) years in one (1) year increments if the performance of the vendor remains satisfactory with City Manager approval.
(Project No. 2324-60-582-S64-627)

Unit Price Per Load (25-CY Roll off) \$523.00

Unit Price Per Gallon \$0.10

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval to enter into service contract for two (2) years with the option to extend upon City Manager approval for three (3) additional years in one (1) year increments.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan

Mayra Gomez

Ruben Rosales

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 3/26/2024

Approved - 3/26/2024

Approved - 3/28/2024

Approved - 3/28/2024

Approved - 3/28/2024

Final Approval - 3/28/2024



Pharr



CITY OF PHARR

BID OPENING: MARCH 12, 2024 AT 3:00 P.M. (CST)

PROJECT #2324-60-582-S64-627

SERVICE CONTRACT FOR SLUDGE MANAGEMENT SERVICES

BIDDERS:	DENALI WATER SOLUTIONS LLC
UNIT PRICE PER LOAD (30-CY END DUMP TRAILER)	\$0.00
UNIT PRICE PER LOAD (25-CY ROLL-OFF)	\$523.00
UNIT PRICE PER GALLON	\$0.10
No. OF DAYSTO PICK UP	1
SIGNED AGREEMENT	SUBMITTED
BID FORM	SUBMITTED
NON COLLUSION	SUBMITTED
ADDENDUM	SUBMITTED
ELECTRONIC BID SUBMITTED	SUBMITTED



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 10.C.

DATE SUBMITTED: March 28, 2024

MEETING DATE: April 1, 2024

FROM: Jose Pena, IT Director

DEPARTMENT: IT

DIRECTOR: Jose Pena

Agenda Item: Consideration and action, if any, on Amendment No. 4 of the Construction Management Agreement with Brownstone Consultants, LLC for the citywide fiber optic broadband project. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: Amendment 4 for for City of Pharr Citywide Fiberoptic/Broadband Connectivity Project (C2021-01-510-S014-001)

Fiscal Consideration: \$295,000.00

Staff Recommendation: Approval of Amendment No. 4

Alternatives: NA

Exclude Material from Public Packet? No

Reason: NA

ROUTING:

Jose Pena
Mayra Gomez
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 3/28/2024
Approved - 3/28/2024
Approved - 3/28/2024
Approved - 3/28/2024
Final Approval - 3/28/2024

March 28, 2024

Dr. Jonathon Flores
City Manager
City of Pharr
118 S Cage Blvd
Pharr, TX 78577

Re: Time Extension and Supplemental Fee Request for Construction Management Services for City of Pharr Citywide Fiberoptic/Broadband Connectivity Project (C2021-01-510-S014-001)

Dr. Flores,

Please let this letter, and attached proposal, serve as a ***request for a contract time extension and associated fee*** for the Construction Management Services for the **Pharr Citywide Fiberoptic/Broadband Connectivity Project**. Brownstone Consultants is committed to the completion and success of the project and continues to work closely with the City of Pharr, Cobb Fendley, STX Underground, and other project stakeholders.

The allotted time and associated fees for our construction management services contract expired March 10, 2024, and the updated project schedule shows a new construction completion date of June 15, 2024, for all phases excluding resident installs, business/enterprise connections, and multi development units (MDUs).

The rationale for the request for the contract time extension is as follows:

1. There was a lack of material necessary to complete the project. A comprehensive analysis as to why there was additional material necessary was requested by the Owner and furnished by Brownstone. The material necessary to complete the project arrived on March 1, 2024.
2. There was a one (1) TXDOT permit which expired and needed to be renewed and was re-issued on March 14, 2024 by the AHJ. Permitting time intervals in general have increased across all AHJs in recent months.
3. There were four (4) HCID2 permits which were rejected by the AHJ and are expected to be processed by the AHJ on March 27, 2024.
4. There have been nine (9) working days documented as a weather delay.

Thus, we humbly ask that you consider our request to extend the contract time and associated fees so we can continue to provide the City of Pharr the level of services expected and required to see this project through completion.

We appreciate the opportunity to continue to support the City of Pharr. If you have any questions, please feel free to contact me at the number provided below.

Respectfully,



Carlos Del Angel, PMP, CCM
Managing Partner

Cc: Jose Pena – IT Director
Mayra Gomez – Purchasing Director
Ruben Alfaro PE – Engineering Director

PROPOSAL

Brownstone Consultants LLC (BC) is pleased to submit its proposal to extend Construction Management Services for the above-referenced project located in Pharr, Texas. This proposal is based on the following project assumptions.

| ASSUMPTIONS/CLARIFICATIONS

1. Cobb-Fendley has completed the design of PONS and Distribution plan sets for all Phases.
2. Cobb-Fendley has completed the design of splicing diagrams for all Phases.
3. The duration of this contract amendment is 2.5 months. Commencing March 11, 2024, and ending June 15, 2024.
4. Evaluation and final decision on Multi Development Units (MDU) technology is on-going. MDU's include but are not limited to apartment complexes, RV Parks, fourplexes, and duplexes.
5. As of June 15, 2024, the management and coordination efforts for resident installations will be the responsibility of the City of Pharr.
6. As of June 15, 2024, the management and coordination efforts for business/enterprise installations will be the responsibility of the City of Pharr.
7. All subdivisions recorded after February 1, 2021, are not included in the scope of the current project. (Brownstone is assisting in the development of the ordinances that will be applied to all new subdivision developments.)

| SCOPE OF SERVICES - CONSULTANT

Brownstone Consultants LLC proposes to provide the following Scope of Services as described in **Exhibit A**, attached.

| SCOPE OF SERVICES – OWNER

Scope of Services to be provided by the Owner as described in **Exhibit B**, attached.

| PROJECT SCHEDULE

Please refer to Exhibit C for the preliminary project schedule.

| BASE FEE TOTAL

Stipulated Sum Fee of One **Three Hundred Seventeen Thousand Eight Hundred Eighty-two Dollars and 00/100 (\$317,882.00).**

| NEGOTIATED FEE TOTAL

The stipulated sum fee was negotiated to **Two Hundred Ninety-Five Thousand Dollars and 00/100 (\$295,000.00)**

Please refer to Exhibit D & Exhibit D1 for a detailed breakdown of the labor rates and fee schedule.

| PAYMENT SCHEDULE OF VALUES

Please refer to Exhibit E for the payment schedule of values.

| ADDITIONAL SERVICES

Any services not stated in this proposal will constitute an additional service and will be billed at our hourly fee schedule or by separate proposal.

| EXCLUSIONS

This proposal excludes the following services:

- Architectural or Engineering Design Services
- Site Surveys and Platting
- Construction Materials Testing
- Environmental and Geotechnical Testing
- Commissioning

Should you have any questions regarding this submittal, do not hesitate to call me at (956) 307-3057.

Sincerely,



Carlos Del Angel, PMP, CCM
Managing Partner

EXHIBIT A – SCOPE OF SERVICES

Project: Pharr Citywide Fiberoptic/Broadband Connectivity Project (C2021-01-510-S014-001)

1) Pre-Design Phase

- a) Identify stakeholders and Authorities Having Jurisdiction (AHJs) & assist in the development of the stakeholder register.
- b) Participate in preliminary project meetings. BC will develop meeting documentation including but not limited to agendas, exhibits, and minutes. All meeting documents will be saved in our project document repository (Dropbox).
- c) Review existing and proposed Fiber network layout.
- g) Review project phasing plan with the City of Pharr and Cobb Fendley.
- h) Review and coordinate material and equipment specifications with the City of Pharr IT Department, Cobb Fendley, and vendors for incorporation into design documents.
- i) Develop overall project schedule - Brownstone Consultants, LLC will develop a Gantt chart or similar task sequencing model with a level of detail necessary to establish the overall sequence of project elements and timing for completion of those elements and the overall project. The master critical path schedule will include the following:
 - i) Demolition
 - ii) Design Milestones
 - iii) Procurement Milestones
 - iv) Permitting & Regulatory Process
 - v) Construction
 - vi) Closeout
- j) Review and verify preliminary budget.
- k) Develop overall project budget. BC will develop the baseline budget and present any potential changes to the budget caused by a change in scope, unforeseen conditions, market fluctuations, and Owner request changes. Engineer will not make any changes to the baseline budget without prior approval. Engineer will track and incorporate all committed and incurred costs associated with the project into Owner Insite.
- l) Prepare project management information system and software (PMIS).
- m) Verify Owner Project Requirements.
- n) Assist in Selection of Project Delivery Method.
- o) Evaluate and Select Other Consultant/Vendor. Assist in the Development of Other Consultant/Vendor Contracts.

2) Design Phase

- a) Coordinate Master fiber network layout.
- b) Bi-Weekly Design Update Meetings.
- c) Review of Design Documents
- d) Updates to Project Budget.
- e) Updates to Project Schedule.
- f) Site Visits – pops, data centers.
- g) Permit Coordination - assist. (Potentially for MDU's/Business/Enterprise)
- h) Owner Update Meetings.
- i) Update PMIS.
- j) Review of Architect/Consultant Invoices.
- k) Meetings and Coordination for Project Development.

EXHIBIT A – SCOPE OF SERVICES

3) Procurement Phase

- a) Assist the City of Pharr procurement department in the preparation of bidding documents.
- b) Prequalifying Contractors.
- c) Coordinate and Conduct Pre-Bid Conference.
- d) Develop responses to Contractors Pre-Bid questions.
- e) Coordinate issuance of any Addendum(a).
- f) Develop Bid Day matrix.
- g) Evaluate proposal documents.
- h) Develop bidders' scoring matrix and bidder's tabulation.
- i) Prepare formal recommendation (if applicable).
- j) Assist in contract development/negotiations.
- k) Updates to Project Budget.
- l) Updates to Project Schedule.
- m) Meetings and Coordination for Project Development.

4) Construction Phase

- a) Develop and coordinate issuance of NTP.
- b) Coordinate and conduct a Pre-Construction Conference.
- c) Administer the construction contract.
 - i) Adherence to contract (specification) requirements
 - ii) Davis Bacon / ARPA Compliance
 - (1) Payroll Reporting
 - (2) Contractor Employee Interviews
 - (3) Signage Requirements
 - (4) Quarterly Treasury Report
 - (5) Buy America
- d) Conduct/Attend bi-weekly construction meetings.
- e) Daily Site Visits to monitor and record construction activities and tabulate completed construction items (bid items/rake quantities). Daily reports will document the following:
 - i) Safety
 - ii) Location
 - iii) Weather
 - iv) Crews - Manpower
 - v) Material on Hand (Quantities)
 - vi) Equipment
 - vii) Images
 - viii) Production
 - ix) Issues
 - x) Quality Assurance
 - xi) Non weather delays
 - xii) SW3P
 - xiii) Non- project Visitors
 - xiv) Construction Material Testing (if applicable)
- f) Document Control (RFI's, Submittals, Shop Drawings, CMT Reports, etc.).

EXHIBIT A – SCOPE OF SERVICES

- g) Assist Owner in review on reel fiber testing of cable by the contractor. In addition, assist Owner to secure reel serial numbers and compare with factory documentation to ensure that the provided cable meets the cable specifications, regarding manufacturer and type.
- h) Attend a Pre-Splicing meeting with the contract splicer to discuss splicing parameters and expectations.
- i) Work with the City of Pharr to identify and document any unresolved discrepancies and facilitate correction with the contractor.
- j) Manage change management process. Review Contract Change Directives (CCD's) and Proposed Change Orders (PCO's). Prepare and process Contingency Expenditure Authorizations (CEA's) and Change Orders for Owner (CO's) as needed.
- k) QA/QC and execution of applications for payment.
- l) Updates to Project Budget.
- m) Updates to Project Schedule.
- n) Meetings and Coordination for Project Development.

5) Post-Construction Phase

- a) Participate in and make recommendations on the issuance of the certificates of substantial completion and conduct final inspections with Contractor and City personnel.
- b) Participate in and make recommendations on the issuance of the certificate of final completion.
- c) Ensure that the efforts of City departments are coordinated with the on-site Contractor activities.
- d) Manage and facilitate the implementation of all commissioning processes and guidelines throughout the Project duration.
- e) Assist in coordinating equipment installation as requested by the City and Project spin-up.
- f) Coordination of warranty policies and procedures with the Contractor the City.
- g) Administer post construction close-out, start-up, and transition to operation including ensuring receipt of all operations and maintenance manuals, warranties, and as-built drawings.
- h) Expedite final Project close out and approval for final payment and assist in all post construction dispute resolution as necessary.
- i) Participate in the creation of the final punch list with the Owner during the evaluation of substantial completion and participate in the final inspection and acceptance of the work.
- j) Aerial mapping of all installed assets. This includes preflight activities, flights of all PON's and Distribution networks, and post flight identification of as-built assets.
- k) Presentation of added value and M&O capabilities of aerial mapping software.
- l) Coordinate "as-built" records with design Engineer into City of Pharr's shape file platform. Subsequent coordination required between the City of Pharr for server access, transfer of information, QC and final as-built approval.
- m) Review close-out requirements and documentation submitted by the Contractor.
- n) Prepare and issue final reconciliation change order and provide recommendation for final payment.

6) Additional Services

- a) Review of feasibility study
- b) Coordinated and participated in City of Pharr site visits by Design Engineer
- c) Participated in City of Mont Bellevue site visit with the City of Pharr and Design Engineer

EXHIBIT A – SCOPE OF SERVICES

- d) Participated or development in Data Center / POP evaluations and recommendations for modifications.
- e) Coordinated and participated in development of network design.
- f) Coordinated and participated in development of rack diagram(s)
- g) Coordinated and participated in development of network specifications – technical
- h) Coordinated and participated in development of network specifications – infrastructure
- i) Coordinated and participated in development of ISP design
- j) Coordinated and participated in development of design development bill of material and budget and presentation– technical and infrastructure – MDU's & RV's
- k) Coordinated and participated in development of final bill of material both technical and infrastructure due to unprecedented supply chain shortages due to global pandemic.
- l) Coordinated and participated in development of network testing specifications – MDU's & RV's (different technology)
- m) Coordination and participated in development of redundant loop (Jackson Loop)
- n) Coordination and participation in development of design of PONs or areas not listed in original design – new subdivisions
- o) Coordination and participation in development of design of industrial areas
- p) Coordination and participation in development of design of enterprise business areas – section of BUS83, Cage Blvd., Ferguson, I2 Frontages, Jackson Rd., Military
- q) Coordination and participation in development of design of MDUs (apartments and mobile home parks)
- r) Coordination and participation in development of City ordinances
- s) Coordinated and participated in development of design of private neighborhoods
- t) Developed process for industrial properties and conducted training session between IT and Engineering Departments
- u) Procurement
- v) Coordination and participated in selection of vendors with actual IT equipment and infrastructure material stock in hand who could meet the project schedule
- w) Coordinated, developed, and provided a turn-key total logistical and supply chain solution due to the supply chain issues caused by the global pandemic in order to meet desired project schedule
- x) Coordinated and participated in development of sourcing and expediting on-site IT project management presence for spin up of various vendor equipment or software
- y) Coordinated, developed, and proposed options for a warehousing and warehouse management solution for the project.
- z) Coordinated and developed a recommended processes and procedures for warehouse in and outs (material handling and inventory management).
- aa) Logistics
- bb) Warehousing
- cc) Inventory setup and management
- dd) Locates
- ee) Management and coordination of receiving of customer complaints and subsequent follow-up and resolution
- ff) Coordination and development of developer processes (infrastructure & escrow process)
- gg) Splicing oversight
- hh) Testing oversight
- ii) Resident install oversight
- jj) Planning

EXHIBIT A – SCOPE OF SERVICES

- kk) Coordination and spin-up of IQGEO – OSPInsite. Migration of software from design engineer as-built uploading responsibilities to maintenance and operation phase for Pharr IT
- ll) Coordination for implementation of 811 system

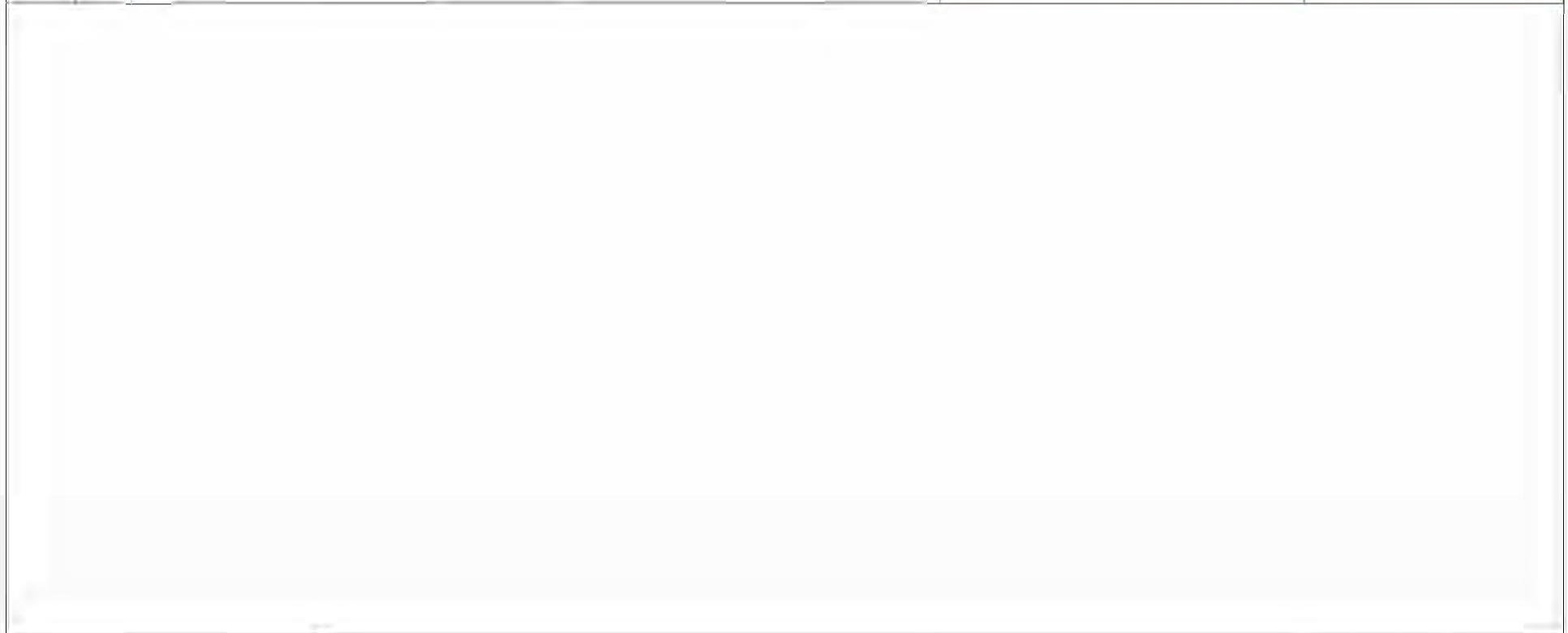
EXHIBIT B
SCOPE OF SERVICES TO BE PROVIDED BY OWNER

In addition to other responsibilities of the Owner, as set forth in the Agreement, the Owner shall:

1. Provide the Consultant with information as to the Owner's requirements for the project, including design objectives and constraints, space, capability, and performance requirements, security needs, flexibility, expandability, and budgetary limitations.
2. Furnish copies of the Owner's standard forms, conditions, and related documents for inclusion in the project, when applicable.
3. Furnish Consultant any other available information pertinent to the Project, including any reports and data relative to previous design efforts, or investigations at or adjacent to the Site.

Pharr Citywide Fiber Optic/Broadband Connectivity Project Amendment No. 4 Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	April 2024											
1		Amendment No. 4	71 days	Mon 3/11/24	Sat 6/15/24	7	10	13	16	19	22	25	28	31	3	6	



Project: Project1 Date: Thu 3/28/24	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only			

Pharr Citywide
Fiber Optic/Broadband Connectivity Project
Amendment No. 4 Schedule



Project: Project1 Date: Thu 3/28/24	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only			

EXHIBIT D - RATE SCHEDULE

Brownstone Consultants LLC 2023 Labor Rates		
Labor Category / Personnel	Base Rate	Contract Rate
Principal in Charge / Executive	\$ 96.00	\$ 236.54
Senior Construction Manager	\$ 78.00	\$ 192.19
Construction Manager (CCM/PMP/PE)	\$ 68.00	\$ 167.55
Assistant Construction Manager	\$ 60.00	\$ 147.84
Project Engineer	\$ 58.00	\$ 142.91
Sr. Construction Inspector	\$ 42.00	\$ 103.49
Construction Inspector	\$ 36.00	\$ 88.70
Record Keeper	\$ 30.00	\$ 73.92
Unmanned Aircraft System (UAS) Pilot - Drone	\$ 32.00	\$ 78.85
Project Control Specialist	\$ 32.00	\$ 78.85
Admin/Clerical	\$ 18.00	\$ 44.35
Direct Expenses - To be billed at the prime contract rate		Rate
Travel		
Lodging (per night)		\$ 150.00
Per Diem (Meals)		\$ 60.00
Airfare		Cost
Car Rental (per day)		\$ 60.00
Parking		Cost
Mileage (per mile)		\$ 0.66
Copies		
8.5 x 11 (per sheet)		\$ 1.00
11 x 17 (per sheet)		\$ 2.00
Overnight Mail (EA)		\$ 25.00
Unmanned Aircraft System (UAS) Flight - Drone (per hour)		\$ 250.00
Utility Vehicle (per month)		\$ 3000.00
Negotiated Overhead Rate: 120%		
Negotiated Profit Rate: 12%		
Multiplier: 2.464		
Audit Year: 2023		
Contract Rates include labor, overhead, and profit.		

EXHIBIT D-1

Construction Management Services - Fee Proposal - Brownstone										
Direct (Billable) Hours / Year			1920					FEE SUMMARY		
Annual Hourly Rate Increase			0.0%					Year	Hours	Program Fee
Hours per Month			160					2024	2,352	\$ 299,882
Program Management Team										
Role		Rate								
Principal in Charge / Executive		\$ 236.54								
Senior Construction Manager		\$ 192.19								
Construction Manager (CCM/PMP/PE)		\$ 167.55								
Assistant Project Managers/Engineers										
Assistant Construction Manager		\$ 147.91								
Project Engineers		\$ 142.91								
Program Management Support Team										
Sr. Construction Inspector		-								
Construction Inspector		\$ 88.70								
Record Keeper		\$ 73.92								
Unmanned Aircraft System (UAS) Pilot - Drone		\$ 78.85								
Project Control Specialist		\$ 78.75								
Admin/Clerical		\$ 44.35								
2024										
Role		Rate	Mar-24	Apr-24	May-24	Jun-24			Total Hrs	Amount
			FTE	FTE	FTE	FTE	FTE	FTE		
Principal in Charge / Executive		\$ 236.54		0.05	0.05	0.03			20	\$ 4,731
Senior Construction Manager		\$ 192.19		0.55	0.55	0.28			220	\$ 42,282
Construction Manager (CCM/PMP/PE)		\$ 167.55		1.00	1.00	0.50			400	\$ 67,020
									-	\$ -
Assistant Project Managers/Engineers										
Assistant Construction Manager		\$ 147.91		1.00	1.00	0.50			400	\$ 59,164
Project Engineers		\$ 142.91		0.75	0.75	0.38			300	\$ 42,873
				-	-				-	\$ -
Program Management Support Team										
Sr. Construction Inspector		\$ -		-	-				-	\$ -
Construction Inspector		\$ 88.70		2.00	2.00	1.00			800	\$ 70,960
Record Keeper		\$ 73.92							-	\$ -
Unmanned Aircraft System (UAS) Pilot - Drone		\$ 78.85		0.25	0.25	0.13			100	\$ 7,885
Project Control Specialist		\$ 78.75							-	\$ -
Admin/Clerical		\$ 44.35		0.10	0.10	0.5			112	\$ 4,967
				-	-				-	\$ -
Total			-	5.70	5.70	3.30	-	-	2,352	\$ 299,882
Avg. Monthly Hours/Billing									470	\$ 99,961
2024										
Role		Rate		Jan-24	Feb-24	Mar-24	Apr-24	May-24	Total Hrs	Amount
				FTE	FTE	FTE	FTE	FTE		
Principal in Charge / Executive		\$ 236.54							-	\$ -
Senior Construction Manager		\$ 192.19							-	\$ -
Construction Manager (CCM/PMP/PE)		\$ 167.55							-	\$ -
									-	\$ -
Assistant Project Managers/Engineers										
Assistant Construction Manager		\$ 147.91							-	\$ -
Project Engineers		\$ 142.91							-	\$ -
0		\$ -			-				-	\$ -
Program Management Support Team										
Sr. Construction Inspector		\$ -							-	\$ -
Construction Inspector		\$ 88.70							-	\$ -
Record Keeper		\$ 73.92							-	\$ -
Unmanned Aircraft System (UAS) Pilot - Drone		\$ 78.85			-				-	\$ -
Project Control Specialist		\$ 78.75							-	\$ -
Admin/Clerical		\$ 44.35							-	\$ -
				-					-	\$ -
Total				-	-	-	-	-	-	\$ -
Avg. Monthly Hours/Billing									-	\$ -

Exhibit "E"

PAYMENT SCHEDULE OF VALUES

INV #	Month/Year	Monthly	Cumulative	Project Phase
1	Apr-24	\$ 120,000	\$ 0	Construction/Post Construction
2	May-24	\$ 120,000	\$ 240,000	Construction/Post Construction
3	June-24	\$ 55,000	\$ 295,000	Construction/Post Construction

BY AND BETWEEN THE CITY OF PHARR, AS OWNER, AND BROWNSTONE CONSULTANTS LLC AS
CONSTRUCTION MANAGER FOR PHARR CITYWIDE FIBER OPTIC / BROADBAND CONNECTIVITY PROJECT