

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 13, 2024 – 4:00 PM

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

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

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

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

A. CALL TO ORDER:

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

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

C. APPROVAL OF MINUTES:

- 1) Minutes for April 22, 2024 - Regular Meeting.
- 2) Minutes for May 3, 2024 - Special Meeting.

D. PLATS:

1) Melden & Hunt Inc., representing Humberto Tijerina and Evangelina A. Tijerina, Trustees, is requesting final plat approval of the proposed Circle K Pharr Subdivision Phase 1 Lot 1. The property is legally described as being a Resubdivision of 1.644 acres, consisting of 1.144 acres out of Lot 220 Kelly-Pharr Subdivision and 0.500 of an acre being all of Ordonez Subdivision being all of Lot 1, Pharr, Hidalgo County, Texas. The property is located within the 1800 Block of South Cage Boulevard. **SUB#210513**

2) Salinas Engineering & Associates, representing Edna Ramos, owner, is requesting preliminary plat approval of the proposed Palo Verde Estates Subdivision. The property is legally described as being a 1.00 acre tract of land out of and forming a part of Lot 3 of the un-recorded plat of Palo Verde Subdivision No. 3, being out of portion of Lot 332, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of West Palo Verde Circle. **SUB#240408**

3) BIG Engineering, representing Omar Israel Rios, owner, is requesting preliminary plat approval of the proposed Sugar Park Subdivision. The property is legally described as being 9.697 acres being all of Lots 2 and 3, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5500 Block of North Sugar Road. **SUB#231026**

4) Quintanilla, Headley and Associates, Inc., representing Marco Antonio Lopez, Managing Member for Marco Antonio Lopez Holdings, LLC., is requesting preliminary plat approval of the proposed Replat of Lot 2 San Ignacio Subdivision Phase 1. The property is legally described as being a 0.97 of an acre tract of land being all of Lot 2, San Ignacio Subdivision Phase I, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of East Nolana Road. **SUB#240410**

E. ANNOUNCEMENTS:

F. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Planning and Zoning Commission hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Commission may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of **real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Commission may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

H. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning & Zoning Commission was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 9th day of May 2024 at 5:15 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 9th day of May 2024




HILDA PEDRAZA, TRMC, CMC
CITY CLERK

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 22, 2024 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 22, 2024 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Rafael Munguia
Charlie Ramirez
Jonathan Larraga
Mercedes Guillen

ABSENT: Andy Castro
Ruben Luna

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Juan Vasquez, Development Assistance Specialist
Eddie Martinez, Planner III
Laura Fonseca, Planner II
Nancy Hernandez, Secretary

ITEM A. CALL TO ORDER

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

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

Board Member Charlie Ramirez moved to excuse the absent members. Board Member Rafael Munguia seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

Chairman Danny Wylie asked if anyone signed up to speak. Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR APRIL 8, 2024- REGULAR MEETING

Chairman Danny Wylie introduced the item.

Board Member Jonathan Larraga **moved** to approve the minutes as submitted. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) ALDO MARQUEZ, DBA MULA CANTINITA 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. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.070 ACRES, MORE OR LESS, OUT OF LOT A, MEDICAL RIDGE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1401 SOUTH JACKSON ROAD, SUITES 7 & 8. CUP#240305**

Laura Fonseca, Planner II, introduced the item and stated applicant was requesting a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). She went over the property's legal description and physical address and stated the adjacent zoning was Residential Multi-Family High Density District (R-MFHD) to the east and city limits lie to the west. She further stated the area was generally designated for commercial use in the Land Use Plan.

Laura Fonseca, Planner II, briefly stated Police, Fire, Health, Code and Development Services recommended approval of the Conditional Use Permit and reported thirteen (13) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on April 5, 2024, and a legal notice was published in the Advance News Journal on April 3, 2024. She stated staff received no response to the letter or legal notice.

Laura Fonseca, Planner II, further stated staff recommended approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) and applicant shall comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if there were any comments from the applicant. Laura Fonseca, Planner II, reported there were no comments.

There being no discussion, Board Member Jonathan Larraga **moved** to approve. Board Member Rafael Munguia seconded the motion and when put to vote, it carried unanimously.

E. PLATS:

- 1) **SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING HECTOR M. GUTIERREZ, PRESIDENT OF GUTIERREZ MANAGEMENT SERVICES L.C., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ALAN ACRE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.02 ACRE TRACT OF LAND OUT OF Lot 14 and 15, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF NORTH VETERANS BOULEVARD. SUB#230821**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1300 Block of North Veterans Boulevard and stated the property was currently zoned General Business District (C) and the adjacent zones were General Business District (C) to the north, and Single-Family Residential District (R-1) to south and west and city limits to the east. Mr. Martinez further stated the property was designated for commercial use in the Land Use Plan.

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

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

- 2) **GARZA-GARZA CONSULTING ENGINEERS, REPRESENTING ARMANDO GUERRERO CHAPA, PRESIDENT OF BLACK DIAMOND SERVICES, LLC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED BLACK DIAMOND SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 3.91 ACRE TRACT OF LAND OUT OF LOT 237, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2800 BLOCK OF SOUTH CAGE BOULEVARD. SUB#231131**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 2800 Block of South Cage Boulevard and was currently zoned Planned Unit Development District (PUD). He stated the adjacent zones were Planned Unit Development District (PUD) to the north, south and east, Agricultural and/or Open Space District (A-O), General Business District (C), Residential Townhouse District (R-TH) and Residential Multi-Family District (R-MF) to the west. Mr. Martinez further stated the property was designated for commercial use in the Land Use Plan.

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

There being no discussion, Board Member Jonathan Larraga **moved** to approve the request for preliminary plat approval of the proposed Black Diamond Subdivision. Board Member Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

- 3) MELDEN AND HUNT INC., REPRESENTING MARCUS FORTHUBER, PRESIDENT, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 139.719 ACRES OUT OF LOTS 10,11, 16 AND 17, BLOCK 6, OUT OF LOTS 12 THRU 15, BLOCK 5, ALL OF LOTS 11 THROUGH 30, BLOCK 12, ALL OF LOTS 26 AND 31, BLOCK 11, SAN JUAN PLANTATION SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF SOUTH SAN JUAN ROAD AND WEST LAS MILPAS ROAD, WITHIN THE CITY OF PHARR, EXTRATERRITORIAL JURISDICTION (ETJ). SUB#240204**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located at the southeast corner of south San Juan Road and west Las Milpas Road, within the City of Pharr extraterritorial Jurisdiction (ETJ) and the adjacent properties to the north, south, east, and west were located within the City of Pharr Extraterritorial Jurisdiction (ETJ). Mr. Martinez further stated the property was designated for industrial, commercial, multi-family residential and single-family residential uses in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Pharr International Industrial Park Subdivision, subject to the conditions noted in the packet.

There being no discussion, Board Member Jonathan Larraga **moved** to approve the request for preliminary plat approval of the proposed Pharr International Industrial Park Subdivision. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

There were no announcements.

ITEM G. CLOSED SESSION

None.

ITEM I. ADJOURNMENT:

There being no further business, Board Member Charlie Ramirez **moved** to adjourn. Board Member Jonathan Larraga seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:11 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Rafael Munguia, Vice Secretary

APPROVED: _____

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May,3 2024 - 8:30 a.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Friday, May 3,2024 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Andy Castro
Ruben Luna
Jonathan Larraga
Mercedes Guillen

ABSENT: Rafael Munguia
Charlie Ramirez

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Joe Garza, Asst. Director of Development Services
Juan Vasquez, Development Assistance Specialist
Joanna Villarreal, Planner I
Nancy Hernandez, Secretary

ITEM A. CALL TO ORDER

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

Chairman Danny Wylie called the meeting to order at 8:30 a.m. Roll call established a quorum.

Board Member Ruben Luna moved to excuse the absent members. Board Member Mercedes Guillen seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

Chairman Danny Wylie asked if anyone signed up to speak. Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

ITEM C. PUBLIC HEARING

- 1) **RAUL CORREA, DBA TINY CANTINA, 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. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.040 ACRES, MORE OR LESS, OUT OF LOT A, MEDICAL RIDGE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1401 SOUTH JACKSON ROAD, SUITE 2. CUP#240407**

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). She went over the property's legal description and physical address and stated the adjacent zoning was Residential Multi-Family High Density District (R-MFHD) to the east and city limits lie to the west. She further stated the area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated Police, Fire, Health, Code and Development Services recommended approval of the Conditional Use Permit and reported fourteen (14) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on April 22, 2024, and a legal notice was published in the Monitor Newspaper on April 24, 2024. She stated staff received no response to the letter or legal notice.

Joanna Villarreal, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) and applicant shall comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if there was an applicant present. Joanna Villarreal, Planner I, reported there was no one there to speak.

There being no discussion, Board Member Andy Castro **moved** to approve. Board Member Ruben Luna seconded the motion and when put to vote, it carried unanimously.

ITEM D. ANNOUNCEMENTS/OTHER BUSINESS:

There were no announcements.

ITEM E. CLOSED SESSION

None.

ITEM F. RECONVENE

None

ITEM G. ADJOURMENT:

There being no further business, Board Member Ruben Luna **moved** to adjourn. Board Member Jonathan Larraga seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 8:34 a.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: May 9, 2024

MEETING DATE: May 13, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing Humberto Tijerina and Evangelina A. Tijerina, Trustees, is requesting final plat approval of the proposed Circle K Pharr Subdivision Phase 1 Lot 1. The property is legally described as being a Resubdivision of 1.644 acres, consisting of 1.144 acres out of Lot 220 Kelly-Pharr Subdivision and 0.500 of an acre being all of Ordonez Subdivision being all of Lot 1, Pharr, Hidalgo County, Texas. The property is located within the 1800 Block of South Cage Boulevard. **SUB#210513**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing Humberto Tijerina and Evangelina A. Tijerina, Trustees, is requesting final plat approval of the proposed Circle K Pharr Subdivision Phase 1 Lot 1.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Circle K Pharr Subdivision Phase 1 Lot 1 subject to the listed conditions being completed prior to plat recording.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 5/9/2024
Approved - 5/10/2024
Final Approval - 5/10/2024



MEMORANDUM

DATE: MONDAY, MAY 13, 2024
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CIRCLE K PHARR SUBDIVISION PHASE 1 LOT 1 FILE NO. SUB#210513
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GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Humberto Tijerina and Evangelina A. Tijerina, Trustees, is requesting final plat approval of the proposed Circle K Pharr Subdivision Phase 1 Lot 1.

LEGAL DESCRIPTION: The property is legally described as being a Resubdivision of 1.644 acres, consisting of 1.144 acres out of Lot 220 Kelly-Pharr Subdivision and 0.500 of an acre being all of Ordonez Subdivision being all of Lot 1, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1800 Block of South Cage Boulevard.

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

PROPERTY PROPOSED USE: Circle K convenience store.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Circle K Pharr Subdivision Phase 1 Lot 1 subject to the following conditions to be done prior to plat recording:

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

EASEMENTS: 1. In compliance.

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

FIRE PROTECTION: 1. Need to paint fire hydrants as per fire department standards.

WATER: 1. Need to install concrete collars around valves.

SEWER: 1. In compliance.

DRAINAGE: 1. Detention area shall have sod.

OTHER: 1. Subject to compliance prior to recording.

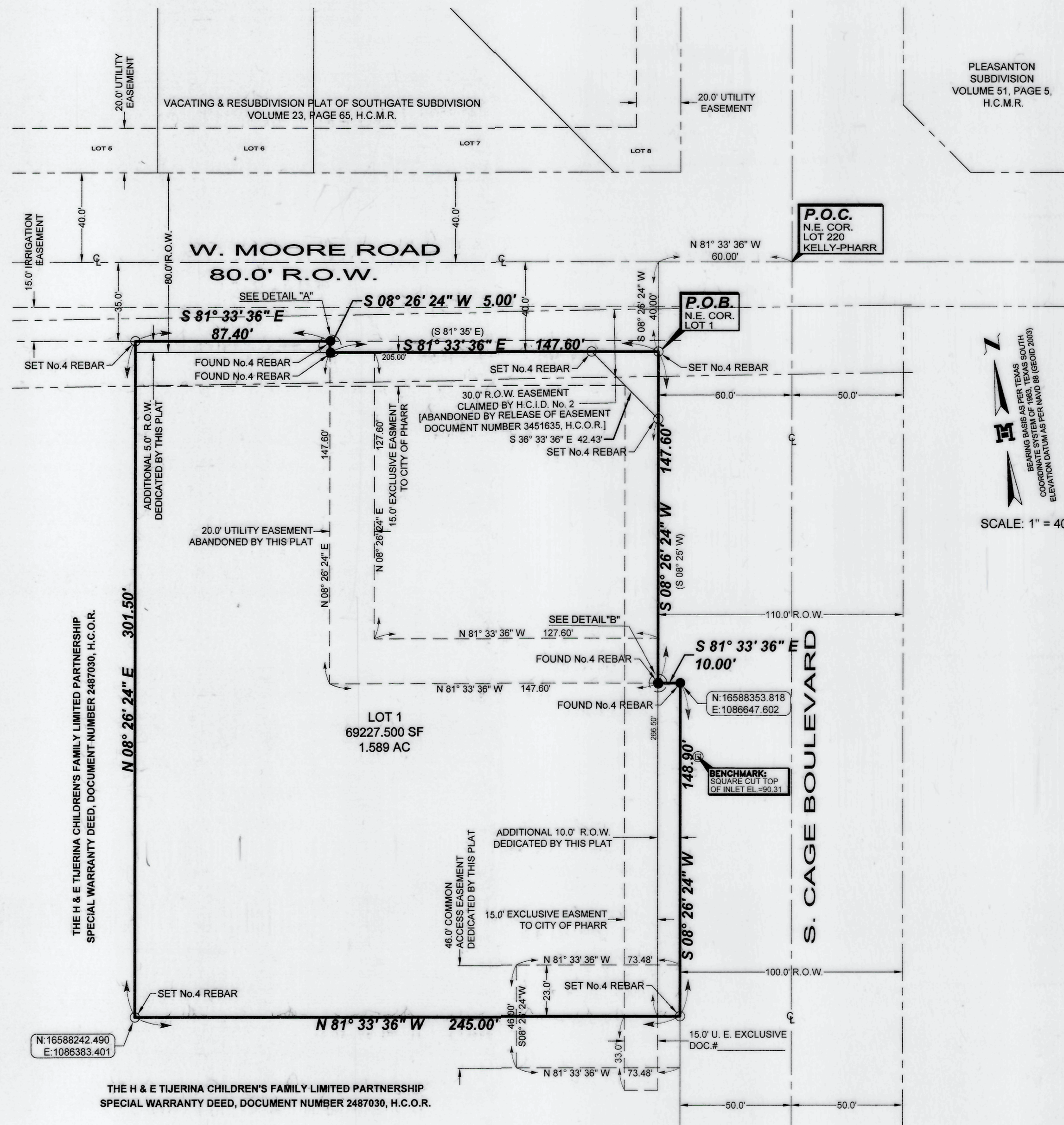
This item will go before the City Commission Meeting of **May 20, 2024** at **4:00 p.m.**

MAP OF
**CIRCLE K PHARR SUBDIVISION
PHASE 1 LOT 1**

BEING A RESUBDIVISION OF 1.644 ACRES [71,603.50 Sq. Ft.]

CONSISTING OF:
1.144 ACRES [49,817.74 Sq. Ft.]
OUT OF LOT 220,
KELLY-PHARR SUBDIVISION
VOLUME 0, PAGE 27, H.C.M.R.

&
0.500 OF AN ACRE [21,785.76 Sq. Ft.] BEING ALL OF
ORDONEZ SUBDIVISION
BEING ALL OF LOT 1
VOLUME 23, PAGE 140B, H.C.M.R.
CITY OF PHARR,
HIDALGO COUNTY, TEXAS



SCALE: 1" = 40'

GENERAL NOTES:

- PARTIALLY IN FLOOD ZONE DESIGNATION: ZONE "B", ZONE "C" ZONE "B" 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: 480347 0005 C
MAP REVISED: OCTOBER 19, 1982
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982
ZONE "C" AREAS OF MINIMAL FLOODING.
COMMUNITY-PANEL NUMBER: 480347 0005 C
MAP REVISED: OCTOBER 19, 1982
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB OF ROAD MEASURED AT FRONT CENTER OF LOT.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
CAGE BOULEVARD: 60.00 FEET
W. MOORE DRIVE: 40.00 FEET
SOUTH: 10.00 FEET
WEST: 6.00 FEET
- THE RUNOFF STORAGE REQUIRED FOR THIS SUBDIVISION IS 11,698.00 C.F. OF STORM SEWER RUNOFF. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SITE DEVELOPMENT HAS ESTIMATED THAT AN APPROXIMATELY 11,698.00 C.F. OF 2.889 ACRES FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENT.
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.
- BENCH MARK CITY OF PHARR'S BENCH MARK: BM #32 LOCATED 58 FEET WEST OF THE WEST R.O.W. LINE OF THE INTERSECTION OF CAGE BOULEVARD AND W. MOORE ROAD.
NORTHING=16588575.901 EASTING=10895815.048 ELEVATION=92.51
BENCH MARK: LOCATED ON A SQUARE CUT ALONG THE WEST SIDE OF CAGE BOULEVARD.
NORTHING=16588320.0780 EASTING=1089580.6890 ELEVATION=90.31
- NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
- CONSTRUCTION WILL COMPLY WITH T.P.D.E.S. REQUIREMENTS AND SITE'S STORM WATER POLLUTION PREVENTION PLAN.
- 5.0' FT SIDEWALK WITH ADA RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- OWNER(S) TO MAINTAIN DETENTION/RETENTION AREA.
- ADDITIONAL FIRE PROTECTION SHALL BE REQUIRED DURING THE BUILDING REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

METES AND BOUNDS DESCRIPTION:

BEING 1.644 ACRES [71,603.50 Sq. Ft.] SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, CONSISTING OF: 1.144 ACRES [49,817.74 Sq. Ft.] OUT OF LOT 220, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGE 27, HIDALGO COUNTY MAP RECORDS, AND 0.500 OF ONE ACRE [21,785.76 Sq. Ft.] BEING ALL OF LOT 1, ORDONEZ SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 23, PAGE 140B, HIDALGO COUNTY MAP RECORDS, WHICH SAID 1.144 ACRES [49,817.40 Sq. Ft.] ARE OUT OF A CERTAIN TRACT CONVEYED TO THE H & E TIERINA CHILDREN'S FAMILY PARTNERSHIP BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2487030, HIDALGO COUNTY OFFICIAL RECORDS, AND SAID 0.500 [21,785.76 Sq. Ft.] OF ONE ACRE CONVEYED TO THE H & E TIERINA REAL ESTATE LIMITED PARTNERSHIP BY VIRTUE OF A SPECIAL WARRANTY DEED UNDER DOCUMENT NUMBER 1220429, HIDALGO COUNTY OFFICIAL RECORDS, SAID 1.644 ACRES [71,603.50 Sq. Ft.] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 220 AND THE INTERSECTION S. CAGE BOULEVARD AND W. MOORE ROAD;

THENCE, S 81° 33' 36" E A DISTANCE OF 60.00 FEET;

THENCE, S 08° 26' 24" W A DISTANCE OF 40.00 FEET TO A No. 4 REBAR SET FOR THE NORTHEAST CORNER OF SAID LOT 1 FOR THE NORTHEAST CORNER AND A POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 08° 26' 24" W (S 08° 26' W) AT A DISTANCE OF 11.04 FEET PASS A No. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE CLAIMED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, CONTINUING A TOTAL DISTANCE OF 147.60 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 33' 36" E A DISTANCE OF 10.00 FEET TO A No. 4 REBAR FOUND [NORTHING: 16588353.818, EASTING: 1089547.602] FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 26' 24" W A DISTANCE OF 148.90 FEET TO A No. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 33' 36" W A DISTANCE OF 245.00 FEET TO A No. 4 REBAR SET [NORTHING: 16588242.490, EASTING: 1089383.401] FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 26' 24" E AT A DISTANCE OF 281.58 FEET PASS A No. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE CLAIMED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, CONTINUING A TOTAL DISTANCE OF 301.50 FEET TO A No. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 33' 36" E A DISTANCE OF 87.40 FEET TO A No. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 26' 24" W A DISTANCE OF 5.00 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 33' 36" E (S 81° 35' E) A DISTANCE OF 147.60 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.644 ACRES OF LAND, MORE OR LESS.

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

DATE

ATTEST: CITY CLERK

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 12 DAY OF June, 2023

DANNY WYLIE
CHAIRMAN, PLANNING & ZONING COMMISSION

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 WAY OR EASEMENTS.

PRESIDENT ATTEST: SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA P.E. # 117368
STATE OF TEXAS
DATE PREPARED: 03-13-2023
ENGINEERING JOB NO. 19248.00

DATE



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "CIRCLE K PHARR SUBDIVISION PHASE 1, LOT 1" 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.

H & E TIERINA CHILDREN'S FAMILY-LTD.

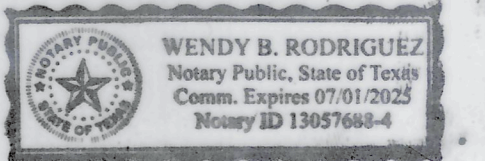
HUMBERTO TIJERINA, TRUSTEE
2208 SW AUGUSTA SQ
MCALLEN, TX 78503

EVANAGELINA A. TIJERINA, TRUSTEE
2208 SW AUGUSTA SQ
MCALLEN, TX 78503

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HUMBERTO TIJERINA 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 12 DAY OF June, 2023

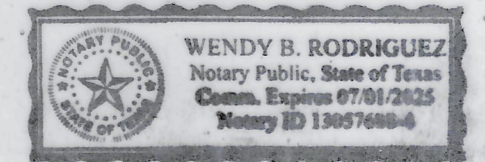
Wendy B. Rodriguez
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:



STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EVANAGELINA A. TIJERINA 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 12 DAY OF June, 2023

Wendy B. Rodriguez
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "CIRCLE K PHARR SUBDIVISION PHASE 1, LOT 1" 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.

H & E TIERINA REAL ESTATE LTD.

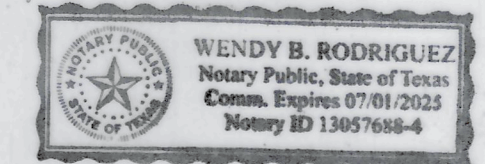
HUMBERTO TIJERINA, TRUSTEE
2208 SW AUGUSTA SQ
MCALLEN, TX 78503

EVANAGELINA A. TIJERINA, TRUSTEE
2208 SW AUGUSTA SQ
MCALLEN, TX 78503

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HUMBERTO TIJERINA 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 12 DAY OF June, 2023

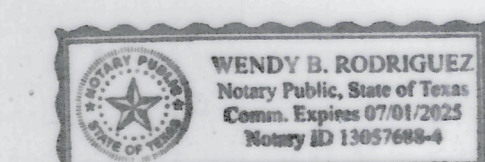
Wendy B. Rodriguez
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:



STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EVANAGELINA A. TIJERINA 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 12 DAY OF June, 2023

Wendy B. Rodriguez
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:



STATE OF TEXAS
COUNTY OF HIDALGO:

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

DATED THIS THE 12 DAY OF June, 2023

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

DATE SURVEYED: 06/16/2021
T-1104, PG. 23
SURVEY JOB # 19248.02

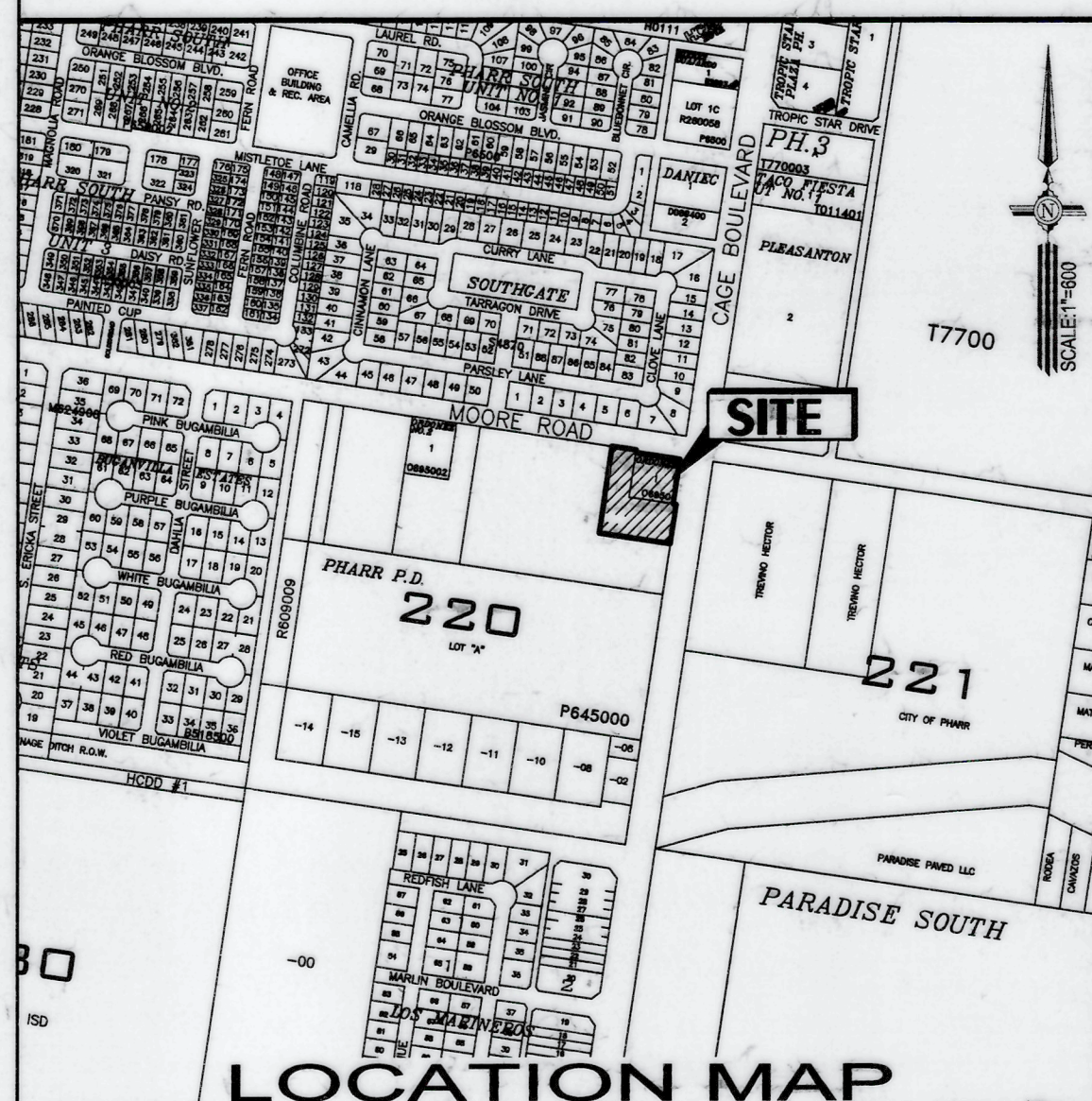


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

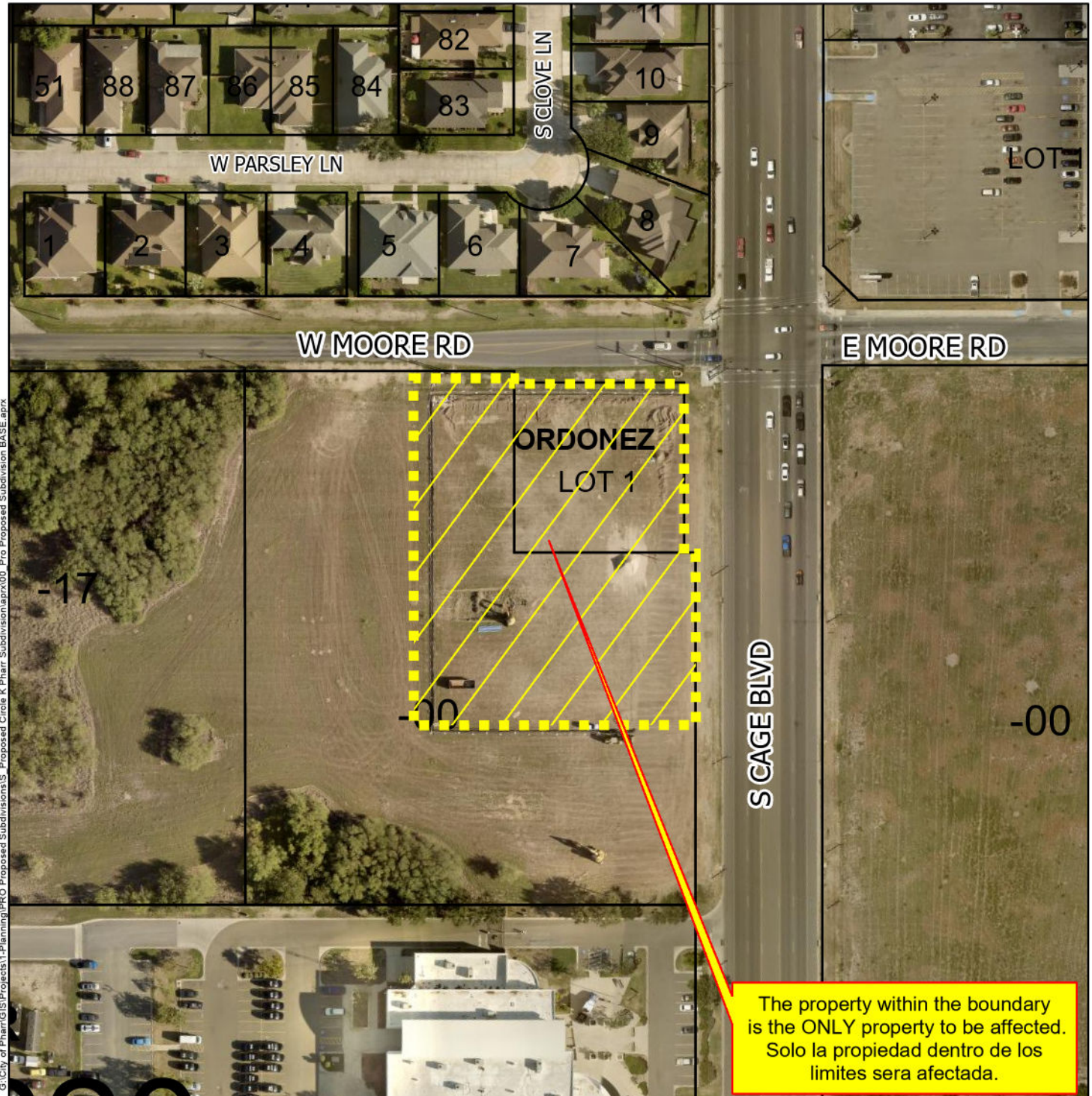


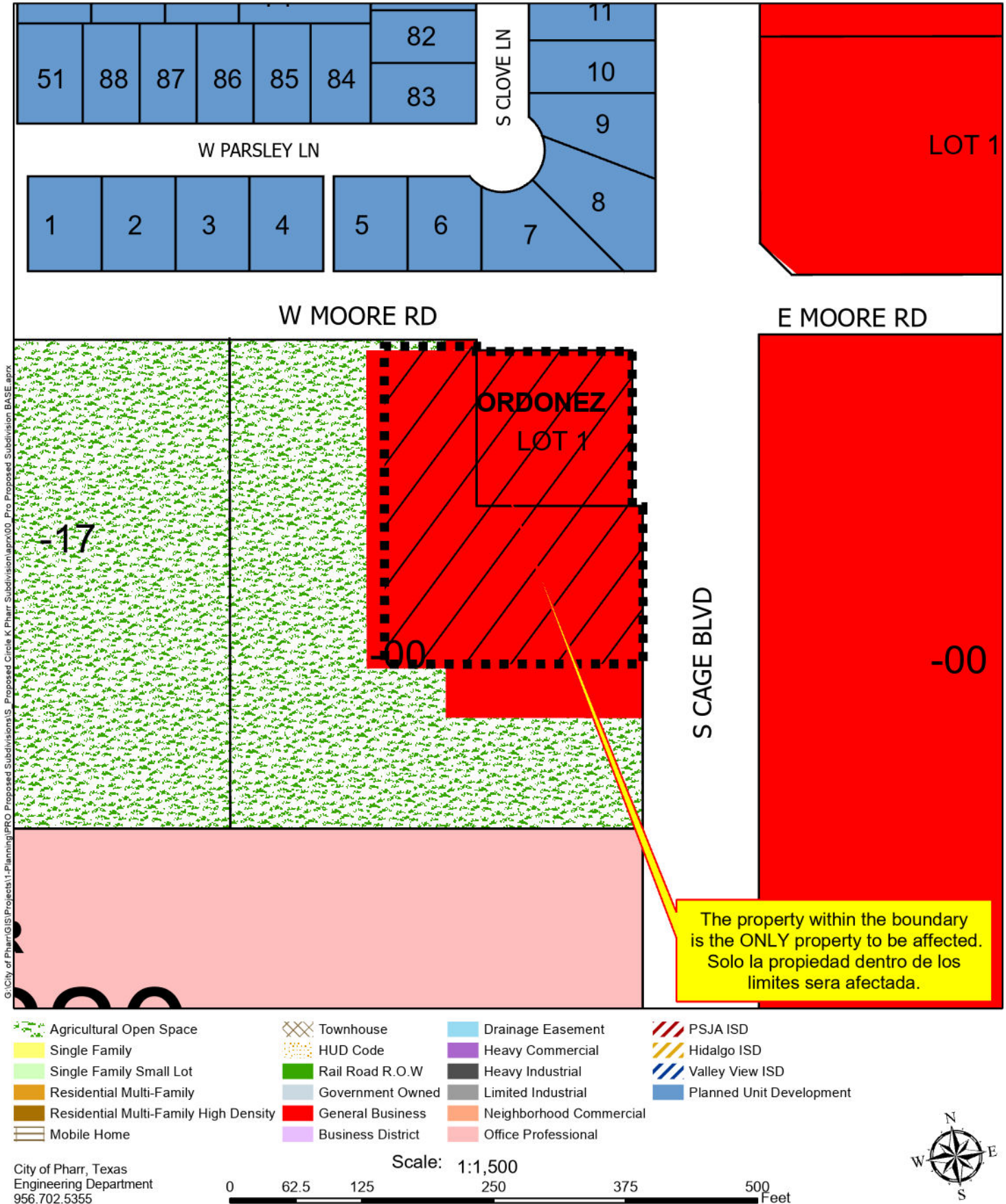
DRAWN BY: EM DATE: 04-26-21
SURVEYED, CHECKED: J.L.G. DATE: 06/06/2023
FINAL CHECK: DATE:



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

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	HUMBERTO TIJERINA	2208 SW AUGUSTA SQ	MCALLEN, TX 78503		
	EVANAGELINA A. TIJERINA				
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839







Pharr
Development Services



Site Photo

1800 Block of S. Cage Blvd.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: May 8, 2024

MEETING DATE: May 13, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Salinas Engineering & Associates, representing Edna Ramos, owner, is requesting preliminary plat approval of the proposed Palo Verde Estates Subdivision. The property is legally described as being a 1.00 acre tract of land out of and forming a part of Lot 3 of the un-recorded plat of Palo Verde Subdivision No. 3, being out of portion of Lot 332, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of West Palo Verde Circle.
SUB#240408

Classification: Regular

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

Issue: Salinas Engineering & Associates, representing Edna Ramos, owner, is requesting preliminary plat approval of the proposed Palo Verde Estates Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Palo Verde Estates Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 5/8/2024
Approved - 5/10/2024
Final Approval - 5/10/2024



MEMORANDUM

DATE: MONDAY, MAY 13, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PALO VERDE ESTATES SUBDIVISION
FILE NO. **SUB#240408**

GENERAL INFORMATION:

APPLICANT: Salinas Engineering & Associates, representing Edna Ramos, owner, is requesting preliminary plat approval of the proposed Palo Verde Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.00 acre tract of land out of and forming a part of Lot 3 of the un-recorded plat of Palo Verde Subdivision No. 3, being out of portion of Lot 332, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 200 Block of W. Palo Verde Cir.

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

PROPERTY PROPOSED USE: Single family residential homes.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Palo Verde Estates Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.: 1. Street lights shall be at 250' max spacing.

EASEMENTS: 1. Label existing or dedicated easements on plat.
2. Easements shall read Exclusive easement to City of Pharr, if any.
3. Label and show any electrical easements on plat, if any.

**SIDEWALK:
ADA:** 1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION: 1. See attached comments.

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

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

DRAINAGE: 1. Drainage report to be reviewed and approved by H.C.D.D.#1.

OTHER: 1. Plat note # 8, provide "W" for west Dicker Rd.
2. Planning and Zoning signature line remove chairman.
3. See staff comments attached.

STAFF REVIEW MEETING FOR: *PALO VERDE ESTATES SUBDIVISION*

COMMENTS: **Initials: J.R.** **APRIL 30, 2024**

WATER:

- Ok as proposed.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand will 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: PALO VERDE ESTATES SUBD. (4-30-24)

Reviewed by: LEEROY CANTU

4-19-2024

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 **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 (SHERWIN-WILLIAMS SILVER BRIGHT 631-1336)** 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.
17. General Plat Notes & Restrictions: **ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.**

Additional Comments:

PLAT NOTE:

1. SEE NOTE NUMBER 17.

GENERAL NOTES:

1. NO GENERAL NOTES.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Palo Verde Estates

DATE: May 2, 2024

Subdivision

REVIEW: Preliminary (comments plans dated 4-19-2024)

PLAT

1. Signature from R.P.L.S.
2. Signature from P.E.
3. Designate a drainage easement for drainage areas.

SITE PLAN

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).

STANDARD REQUIREMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- **TCEQ requires 9'-ft separation between water and sewer lines.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- **SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT.**



Staff Pre-Construction Meeting

DATE: 04/29/2024

Palo Verde Subdivision

1.00 Acre

Pharr TX, 78577

Plat Notes:

- **No comments**

General Notes:

- **Please submit a bore or street cut permit with the Public Works Department.**

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: [Javier Lopez](#)
Subject: Palo Verde Estates Subd., Sugar Park Subd. and Replat of Lot 2 San Ignacio Subd. Ph. I
Date: Monday, April 29, 2024 4:21:38 PM

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

Hello Eddie,

HCID2 claims, comments and updates as needed for the proposed:

Palo Verde Estates Subdivision

1. We have the general right of way covering all the lot. Vol. 19, Pg. 41.
2. After Lot 332, add Kelly-Pharr Subd. to the P.O.C. label.
3. Within the signature script, remove the comma after THIS and remove the "S" from WAYS.
4. The proposal is already excluded from the District.

Sugar Park Subdivision

1. We have the general r.o.w. covering all the lot Vol. 26, Pg. 234.
2. We claim the west 29 feet easement for an irrigation line and a drain pipe. Vol. 16, Pg. 5.
3. We need a reference point from a corner Lot Subdivision.
4. Update the signature script template as:
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

5. The 10' u.e. for lots 14-17 must stop outside our easement. A permit is required for any utility to cross the Districts facility.
6. The proposal is already excluded from the District.

Replat of Lot 2 San Ignacio Subdivision Phase 1

1. We have the general r.o.w. covering all the lot. Vol. 19, Pg. 129.
2. After N.E. COR. LOT 112, add Kelly-Pharr Subdivision to the reference label.
3. The proposal is already excluded from the District.
4. No facilities to claim.

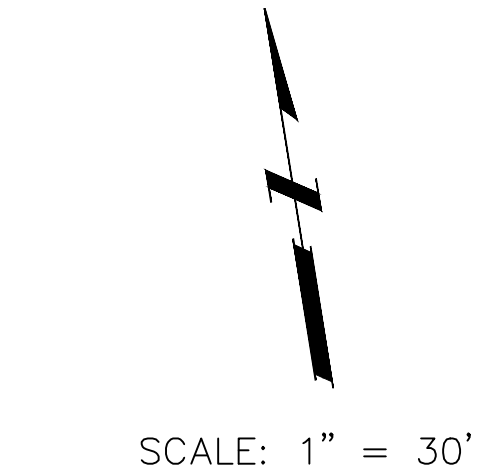
John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6

San Juan, TX 78589

Phone: (956) 787-1422

Fax: (956) 781-7622

Email: jbs_hcid2@att.net



	FOUND 1/2" IRON ROD
	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
	FOUND 3/4" IRON ROD
	FOUND IRON PIPE
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.D.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS

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

1. MINIMUM BUILDING SETBACKS AS PER CITY OF PHARR ORDINANCE.
2. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY PANEL NO. 480334 0500 B
EFFECTIVE JANUARY 2, 1981.
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS
SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR
WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS
PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
3. LOT 1 SHALL BE REQUIRED TO DETAIN A PRO-RATED MINIMUM OF 808.05 CU. FT., AND, LOT 2
SHALL BE REQUIRED TO DETAIN A PRO-RATED MINIMUM OF 808.05 CU. FT.
4. EACH LOT SHALL BE REQUIRED TO PROVIDED DETENTION IN THE FORM OF A SWALE IN THE AMOUNT
OF NOT LESS THAN 450.0 CU. FT. AT TIME OF BUILDING PERMIT. THE BUILDING PERMIT SHALL INCLUDE
A SITE GRADING PLAN OUTLINING LOCATION AND DETAILS OF THE RESPECTIVE SWALE.
5. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF THE CURB OF
ROAD LOCATED AT THE CENTER OF EACH LOT.
6. ONLY ONE SINGLE-FAMILY DWELLING UNIT PER LOT.

15. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.03 ACRES AND A VOLUME OF APPROXIMATELY 0.04 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.

ATTEST: _____
SECRETARY

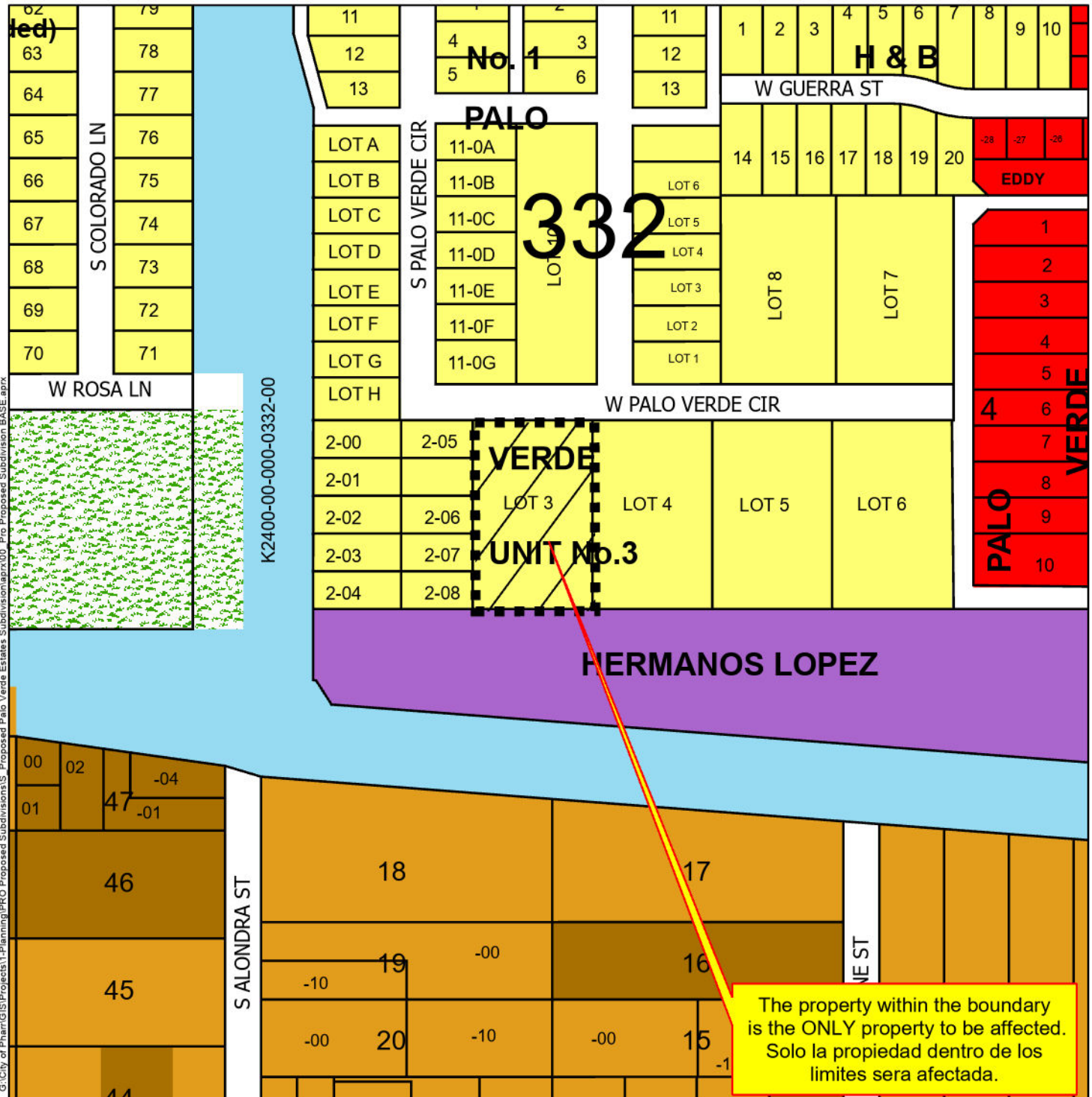


N:\SUBDIVISIONPLATS\PALOVERDEESTATES.SUB\1.00.041724

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: MAY 2, 2024.
JOB NUMBER: SP-24-26106
OWNER: EDNA RAMOS
508 W. BLUE JAY AVE.
PHARR, TEXAS 78577

SEA
SALINAS ENGINEERING & ASSOC.
(F-6875) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFODIL - MACALEN, TEXAS 78501
(956) 682-9081 686-1489 (FAX)
SPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5







Pharr
Development Services



Site Photo

200 Block of W. Palo Verde Cir.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: May 9, 2024

MEETING DATE: May 13, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: BIG Engineering, representing Omar Israel Rios, owner, is requesting preliminary plat approval of the proposed Sugar Park Subdivision. The property is legally described as being 9.697 acres being all of Lots 2 and 3, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5500 Block of North Sugar Road. **SUB#231026**

Classification: Regular

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

Issue: BIG Engineering, representing Omar Israel Rios, owner, is requesting preliminary plat approval of the proposed Sugar Park Subdivision.

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 5/9/2024
Approved - 5/10/2024
Final Approval - 5/10/2024



MEMORANDUM

DATE: MONDAY, MAY 13, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SUGAR PARK SUBDIVISION
FILE NO. **SUB#231026**

GENERAL INFORMATION:

APPLICANT: BIG Engineering, representing Omar Israel Rios, owner, is requesting preliminary plat approval of the proposed Sugar Park Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 9.697 acres being all of Lots 2 and 3, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5500 Block of N. Sugar Rd.

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

PROPERTY PROPOSED USE: Four plex apartments.

VARIANCES: None requested.

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

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

1. Show R.O.W., dedicated by plat.
2. Street lights shall be 250' max spacing, provide dimension and add one additional street light along N. Sugar Rd.

EASEMENTS:

1. Label existing or dedicated easements on plat.
2. Easements shall read 15' Exclusive easement to City of Pharr, if any.
3. No overlapping easements.
4. Label and show any electrical easements on plat, if any.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Drainage report to be reviewed and approved by H.C.D.D.#1.

OTHER:

1. HCID 2 easement claims easement at 29' not 20', verify.
2. Verify if subdivision is going to be private or public on the owners dedication block.
3. Provide copy of HOA, to be reviewed.
4. Label lot as detention area, remove lot number.
5. See staff comments attached.

STAFF REVIEW MEETING FOR: *SUGAR PARK SUBDIVISION*

COMMENTS: Initials: J.R. MARCH 12, 2024

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show all water connection details.
- Will need to show water valves.
- Meter boxes will need to be installed before final inspection.
- Water line will need to be looped.
- Remove water service for lot 17.
- Will need steel casing for water line on N. Sugar Rd.
- Will need to relocate water services for lot 1 & 30 to lot line.
- Will need to get a permit from H.C.I.D.#2 for water line crossing.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show M.H. Rim and lid details.
- Will need to show all sewer crossings details.
- Will need to get a permit from H.C.I.D. #2 for sewer line.
- M.H. Rim and lid will need to be composite base with City of Pharr logo.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



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

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

Subdivision: SUGAR PARK SUBDIVISION (4-30-24)

Reviewed by: LEEROY CANTU

4-18-2024

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 **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 (SHERWIN-WILLIAMS SILVER BRIGHT 631-1336)** 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.
17. General Plat Notes & Restrictions: **ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.**

Additional Comments:

PLAT NOTE:

1. SEE NOTE NUMBER 17.

GENERAL NOTES:

1. WATERLINE SHALL BE LOOPED.
2. PROVIDE THE PLACEMENT OF FIRE HYDRANTS. FIRE HYDRANTS EVERY 300FT.
3. PROVIDE FIRE HYDRANT DETAILED AND VALVE BOX DETAILED.
4. FIRE HYDRANTS SHALL BE 6FT. BEHIND ENF OF CURB.
5. IF THE SUBDIVISION IS A GATED COMMUNITY, PLEASE SEE NOTE NUMBER 11 OF THIS REPORT.
6. SEE NOTE NUMBER 13 OF THIS REPORT. (FIRE DEPARTMENT ACCESS ROAD WITH FIRE HYDRANTS SHALL BE 26FT. IN WIDTH).

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Sugar Park Subdivision

DATE: May 2, 2024

REVIEW: Preliminary (comments plans dated 4-18-2024)

PLAT

1. Signature from R.P.L.S.
2. Note No. 6--- Use the correct drainage directive... *"Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development."*
3. Note No. 10--- ADA ramps located on internal streets are required to be completed in subdivision construction phase.
4. Add note---Owners to maintain detention / retention area.
5. Add note---Owners to maintain ROW and perimeter of subdivision.
6. Public utilities department may require that 10'-ft exclusive utility easement be increased to at least 15'-ft.
7. Label lot as a detention area.

SITE PLAN

1. Include all pertinent details for sanitary sewer and water improvements. Include crossing details.
2. Water line proposed on the north and south side appear to not be tied into anything, please provide additional information for this line.
3. No hydrants have been proposed in utility layout.
4. Include paving and sidewalk layout.
5. Provide street lights on Sugar rd.
6. Provide a gate detail for entrance.

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.
3. Detention pond shall require a perimeter fence if depths are at 3'-ft or deeper.
4. Include a toe wall for all drainage slope protections.
5. Provide all pertinent storm sewer infrastructures details.

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).

STANDARD REQUIREMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- **TCEQ requires 9'-ft separation between water and sewer lines.**

- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- **SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO SUBMIT REVISED PLANS TO ENGINEERING DEPARTMENT.**



Staff Pre-Construction Meeting

DATE: 04/30/2024

Sugar Park Subdivision

9.69 Acres

Pharr TX, 78577

Plat Notes:

- **No comments**

General Notes:

- **Include a Sediment Erosion Control plan.**
- **Only A type Curb inlets are accepted.**
- **The Public Works Department recommends an inlet be placed halfway between curb inlet B and D.**
- **Should the detention pond be deeper than 3 feet a fence with a minimum of 4 feet in height shall be installed.**
- **Obtain a street cut and bore permit from the Public Works Department.**
- **Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.**

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: [Javier Lopez](#)
Subject: Palo Verde Estates Subd., Sugar Park Subd. and Replat of Lot 2 San Ignacio Subd. Ph. I
Date: Monday, April 29, 2024 4:21:38 PM

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

Hello Eddie,

HCID2 claims, comments and updates as needed for the proposed:

Palo Verde Estates Subdivision

1. We have the general right of way covering all the lot. Vol. 19, Pg. 41.
2. After Lot 332, add Kelly-Pharr Subd. to the P.O.C. label.
3. Within the signature script, remove the comma after THIS and remove the "S" from WAYS.
4. The proposal is already excluded from the District.

Sugar Park Subdivision

1. We have the general r.o.w. covering all the lot Vol. 26, Pg. 234.
2. We claim the west 29 feet easement for an irrigation line and a drain pipe. Vol. 16, Pg. 5.
3. We need a reference point from a corner Lot Subdivision.
4. Update the signature script template as:
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

5. The 10' u.e. for lots 14-17 must stop outside our easement. A permit is required for any utility to cross the Districts facility.
6. The proposal is already excluded from the District.

Replat of Lot 2 San Ignacio Subdivision Phase 1

1. We have the general r.o.w. covering all the lot. Vol. 19, Pg. 129.
2. After N.E. COR. LOT 112, add Kelly-Pharr Subdivision to the reference label.
3. The proposal is already excluded from the District.
4. No facilities to claim.

John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6

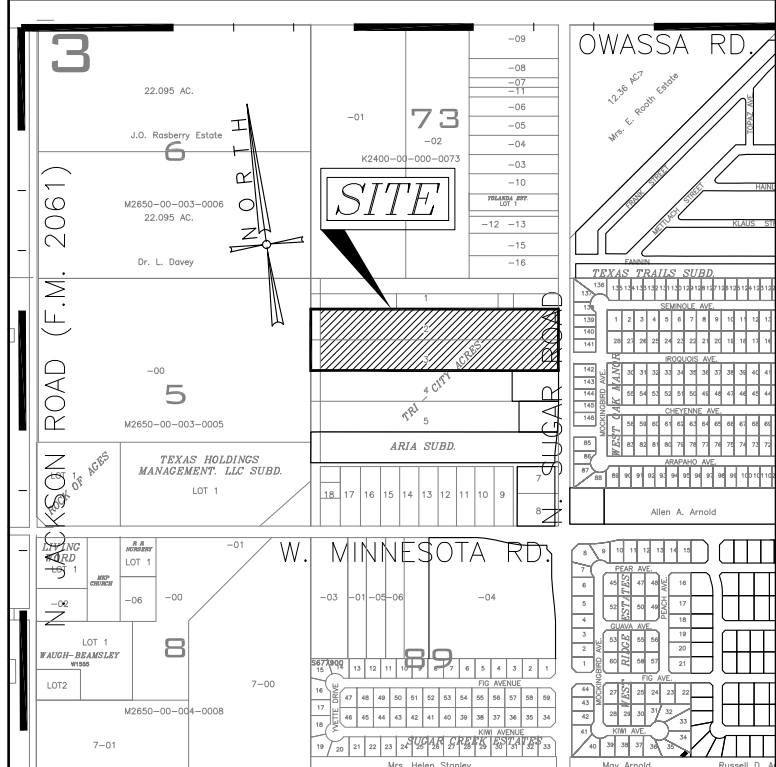
San Juan, TX 78589

Phone: (956) 787-1422

Fax: (956) 781-7622

Email: jbs_hcid2@att.net

D:\1-Projects\SUGAR PARK SUBD - Omar Rios\SUGAR PARK SUBD.dwg



PREPARED BY:
BARRERA INFRASTRUCTURE GROUP, INC.
3525 W. FREDDY GONZALEZ AVE, SUITE B2
EDINBURG, TEXAS 78539
DATE PREPARED: 7/6/23

SUGAR PARK SUBDIVISION

PLAT SHOWING 9.697 ACRES BEING ALL OF LOTS 2 AND 3, TRI-CITY ACRES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS

SUGAR PARK SUBDIVISION IS LOCATED IN THE CITY OF PHARR, HIDALGO COUNTY, IT IS APPROX 1000 FEET NORTH OF MINNESOTA ROAD ON THE WEST SIDE OF SUGAR ROAD.

STATE OF TEXAS
COUNTY OF HIDALGO

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

RENE BARRERA
LICENSED PROFESSIONAL ENGINEER No. 86862
3525 W. FREDDY GONZALEZ
SUITE B2
EDINBURG, TEXAS 78539

3/21/24
DATE

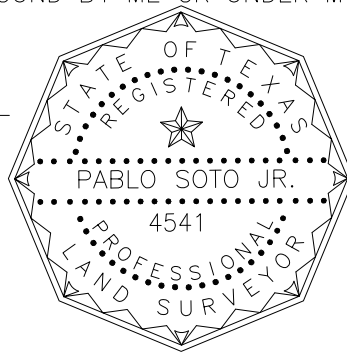


STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTER PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS, AND STREETS OF SUGAR PARK SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____.

PABLO SOTO, JR. RPLS
R.P.L.S. No. 4541
1208 S. IRONWOOD
PHARR, TX. 78577

DATE



STATE OF TEXAS
COUNTY OF HIDALGO

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR, TEXAS.

DATE

ATTEST: CITY CLERK

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

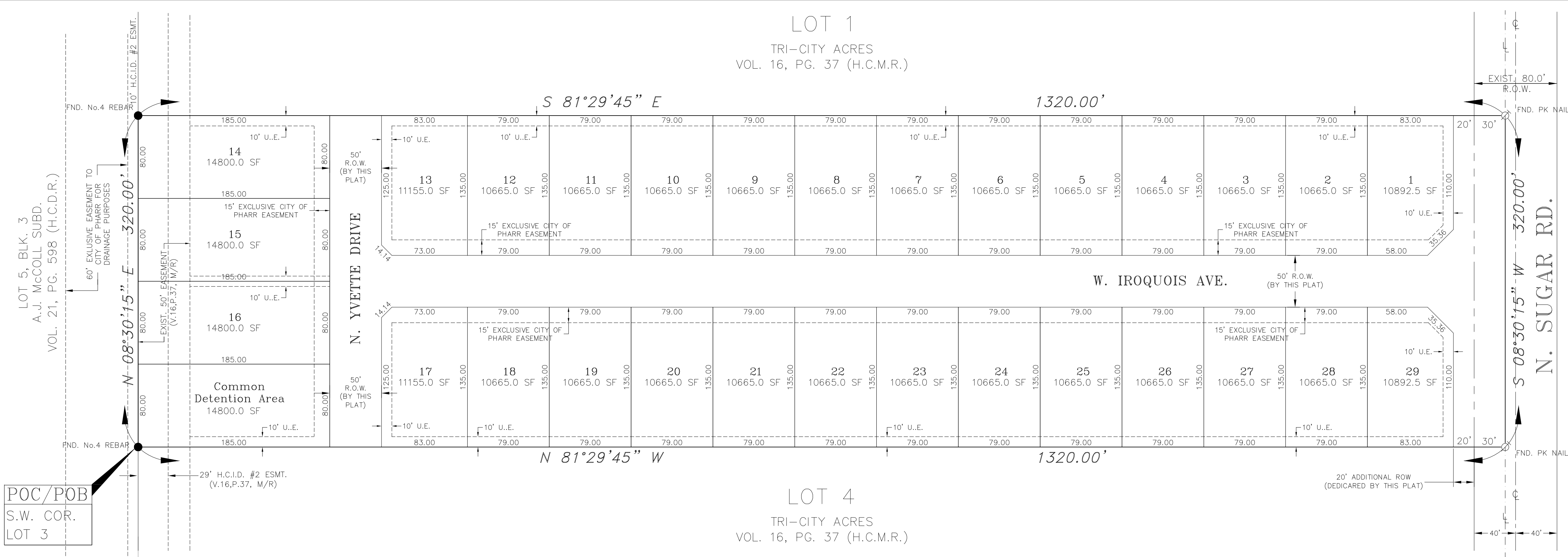
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

APPROVED THIS THE _____ DAY OF _____, 20____.

DANNY WYLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION

PRINCIPAL CONTACTS:

NAME				
OWNER:	OMAR RIOS	2216 CEDRO ST.	SAN JUAN, TX. 78589	
ENGINEER:	RENE BARRERA, P.E.	3325 FREDDY GONZALEZ	EDINBURG, TX. 78539	956-687-3355
SURVEYOR:	PABLO SOTO, JR. RPLS	1208 S. IRONWOOD	PHARR, TX. 78577	956-460-1605



STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SUGAR PARK SUBDIVISION, DO HEREBY DEDICATE 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.

OWNER: OMAR ISRAEL RIOS
2216 CEDRO ST.
SAN JUAN, TX 78589

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OMAR RIOS, KNOWN TO ME TO BE THE PERSON 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 _____ DAY OF _____, 20____.

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

HIDALGO COUNTY IRRIGATION DISTRICT #2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #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 #2 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT

ATTEST: SECRETARY

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 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

GENERAL PLAT NOTES:

- SETBACK LINES AS FOLLOWS: AS PER CITY OF PHARR ORDINANCE
- 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.: 480334 0425 C
EFFECTIVE DATE: NOVEMBER 16, 1982
- MINIMUM FINISHED FLOOR ELEVATION FOR ALL NEW RESIDENTIAL CONSTRUCTION SHALL BE SET AT A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE CURB LOCATED IN THE CENTER FRONT OF THE LOT.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- NO BUILDING IMPROVEMENTS SHALL BE PERMITTED ON OR WITHIN ANY EASEMENT IN THIS SUBDIVISION.
- A TOTAL OF 42,976 CUBIC FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION. DETENTION REQUIREMENTS WILL BE PROVIDED BY A PRIVATELY OWNED AND MAINTAINED DETENTION POND LOCATED AT THE SOUTHWEST AREA OF THE DEVELOPMENT.
- CITY OF PHARR BENCHMARK #60, LOCATED ON THE WEST SIDE OF U.S. EXPRESSWAY 281, APPROXIMATELY 1/4 MILE SOUTH OF W. MINNESOTA ROAD. PHARR DATUM, N=16612698.878, E=1090088.420, TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE, ELEVATION 104.31 (NAVD88)
- NO CONSTRUCTION OF ANY STRUCTURES IS ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENT.
- A 5 FOOT SIDEWALK WITH ADA RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED DURING CONSTRUCTION PERMIT PHASE ALONG INTERNAL STREET, AND A 5 FOOT SIDEWALK WITH ADA RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG WEST SIDE OF N. SUGAR ROAD AT SUBDIVISION CONSTRUCTION STAGE.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT (TPDES) TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM.
- DRIVEWAY ENTRANCES TO BE LOCATED AT REAR OF LOTS VIA THE PRIVATE ALLEY.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- NO LOT OR ALLEY SHALL HAVE DIRECT ACCESS ONTO N. SUGAR ROAD, ALL ACCESS TO BE THROUGH THE INTERNAL PRIVATE STREET.
- 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 UNDERGROUND FIRE PROTECTION SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER COMPANY.
- OWNERS TO MAINTAIN DETENTION AREAS, RIGHT-OF-WAYS AND PERIMETER OF SUBDIVISION. ALL DETENTION AREAS, STREETS, CURBS, INLETS, STORM DRAIN PIPES ARE TO BE PRIVATE.

METES AND BOUNDS DESCRIPTION

BEING A 9.697 ACRES BEING ALL OF LOTS 2 AND 3, TRI-CITY ACRES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AND BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, TRI-CITY ACRES SUBDIVISION:

THENCE, NORTH 08 DEGREES 30 MINUTES 15 SECONDS EAST, ALONG THE WEST LINE OF SAID LOTS 3 AND 2, A DISTANCE OF 320.00 FEET TO A NO. 4 IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 29 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 1320.00 FEET TO A NO. 4 IRON ROD FOUND FOR THE RIGHT OF WAY FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 30 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID LOTS 2 AND 3, TRI-CITY ACRES SUBDIVISION, A DISTANCE OF 320.00 FEET TO A 60-D NAIL FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 29 MINUTES 45 SECONDS WEST, ALONG SAID SOUTH LINE OF SAID LOT 3, A DISTANCE OF 1320.00 FEET TO A NO. 4 IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING, CONTAINING 9.697 GROSS ACRES OF LAND, MORE OR LESS.

PRELIMINARY PLAT REVIEW
THIS DOCUMENT HAS BEEN RELEASED FOR
PLAT REVIEW BY RENE BARRERA, P.E. No. 86862.
REV. MARCH - 2024

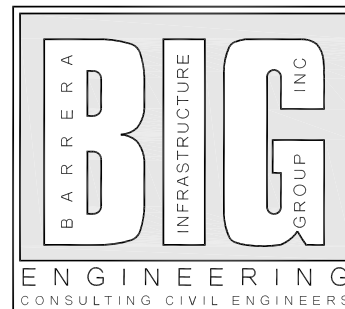


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

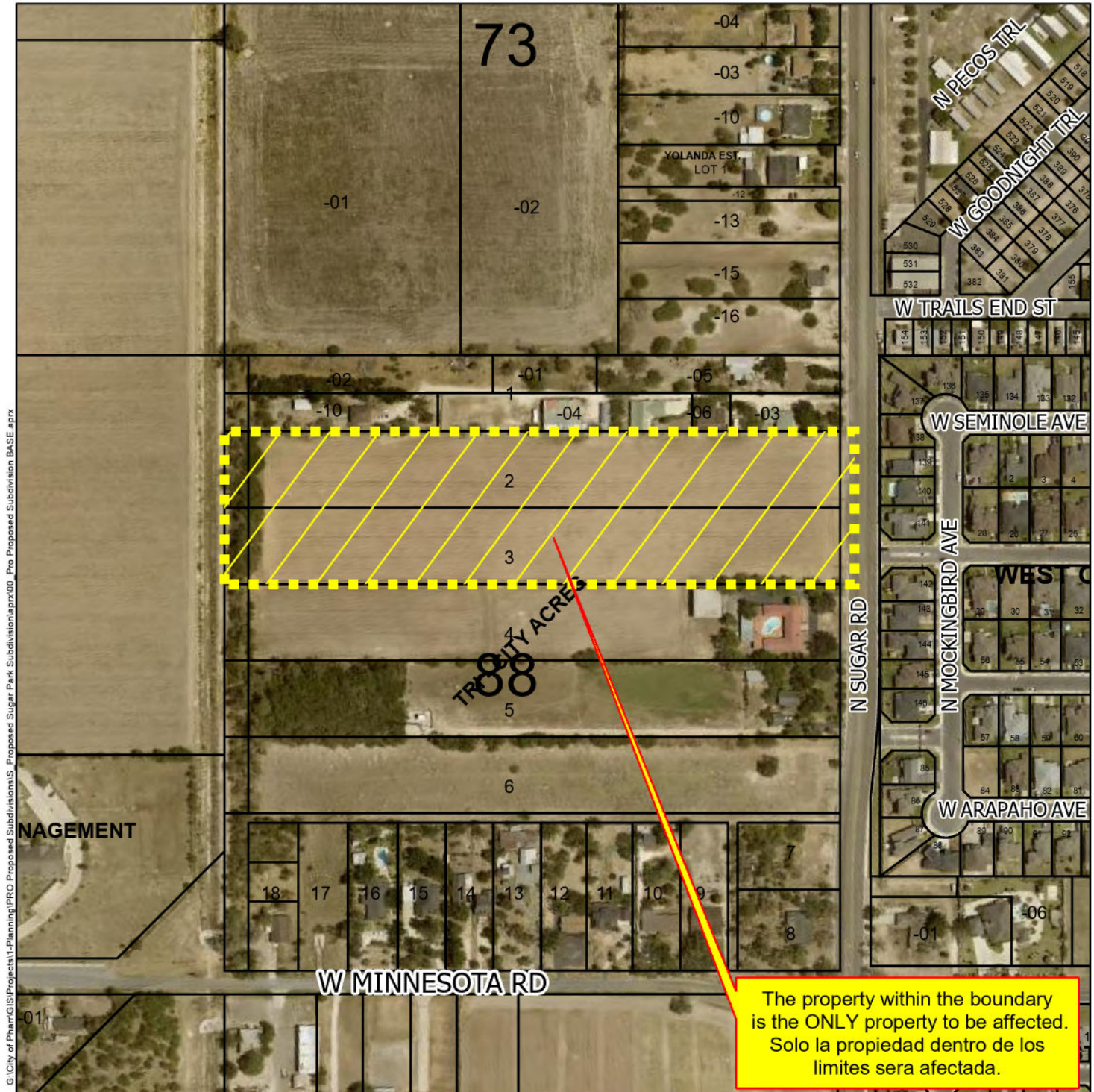
ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY



3525 W. Freddy Gonzalez Ave.
Suite B2
Edinburg, TX 78539
TEL: 956-687-3355
FAX: 956-992-8801
TEXAS FIRM NO.: 6435





Scale: 1:3,600



Date: 4/25/2024



Pharr
Development Services



Site Photo

5500 Block of N. Sugar Rd





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: May 9, 2024

MEETING DATE: May 13, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Quintanilla, Headley and Associates, Inc., representing Marco Antonio Lopez, Managing Member for Marco Antonio Lopez Holdings, LLC., is requesting preliminary plat approval of the proposed Replat of Lot 2 San Ignacio Subdivision Phase 1. The property is legally described as being a 0.97 of an acre tract of land being all of Lot 2, San Ignacio Subdivision Phase I, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of East Nolana Road. **SUB#240410**

Classification: Regular

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

Issue: Quintanilla, Headley and Associates, Inc., representing Marco Antonio Lopez, Managing Member for Marco Antonio Lopez Holdings, LLC., is requesting preliminary plat approval of the proposed Replat of Lot 2 San Ignacio Subdivision Phase 1.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Replat of Lot 2 San Ignacio Subdivision Phase 1 subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 5/9/2024
Approved - 5/10/2024
Final Approval - 5/10/2024



MEMORANDUM

DATE: MONDAY, MAY 13, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: REPLAT OF LOT 2 SAN IGNACIO SUBDIVISION PHASE 1
FILE NO. **SUB#240410**

GENERAL INFORMATION:

APPLICANT: Quintanilla, Headley and Associates, Inc., representing Marco Antonio Lopez, Managing Member for Marco Antonio Lopez Holdings, LLC., is requesting preliminary plat approval of the proposed Replat of Lot 2 San Ignacio Subdivision Phase 1.

LEGAL DESCRIPTION: The property is legally described as being a 0.97 of an acre tract of land being all of Lot 2, San Ignacio Subdivision Phase I, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1400 Block of East Nolana Road.

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

PROPERTY PROPOSED USE: Physical therapy clinic.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Replat of Lot 2 San Ignacio Subdivision Phase 1 subject to the following conditions:

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

1. Add "E" for E. Nolana Loop.

EASEMENTS:

1. Label existing or dedicated easements on plat.
2. Easements shall read 15' Exclusive easement to City of Pharr, if any.
3. No overlapping easements.
4. Label and show any electrical easements on plat, if any.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. Will need to comply with N.A.W.S.C. comments.

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.#1.

OTHER:

1. See staff comments attached.

STAFF REVIEW MEETING FOR: *REPLAT OF LOT 2 SAN IGNACIO SUBDIVISION* *PHASE 1*

COMMENTS:

Initials: J.R.

APRIL 30, 2024

WATER:

- Water belongs to N.A.W.S.C.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to show existing services.
- Will need to show sanitary sewer service details.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand will 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: SAN IGNACIO SUBDIVISION (4-30-24)

Reviewed by: LEEROY CANTU

4-18-2024

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 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 (SHERWIN-WILLIAMS SILVER BRIGHT 631-1336) 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.
17. General Plat Notes & Restrictions: **ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.**

Additional Comments:

PLAT NOTE:

1. SEE NOTE NUMBER 17.

GENERAL NOTES:

1. NO GENERAL NOTES.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Replat of Lot 2 San Ignacio **DATE:** May 2, 2024

Subdivision

REVIEW: Preliminary (comments plans dated 4-18-2024)

PLAT

1. Signature from R.P.L.S.

SITE PLAN

1. Provide details for sewer service lines.

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).

STANDARD REQUIREMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.

- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- **TCEQ requires 9'-ft separation between water and sewer lines.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- **SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPAARTMENT.**



Staff Pre-Construction Meeting

DATE: 04/30/2024

San Ignacio Subdivision

0.97 Acres

Pharr TX, 78577

Plat Notes:

- **No comments**

General Notes:

- **Please follow BMP's as closely as possible.**

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: [Javier Lopez](#)
Subject: Palo Verde Estates Subd., Sugar Park Subd. and Replat of Lot 2 San Ignacio Subd. Ph. I
Date: Monday, April 29, 2024 4:21:38 PM

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

Hello Eddie,

HCID2 claims, comments and updates as needed for the proposed:

Palo Verde Estates Subdivision

1. We have the general right of way covering all the lot. Vol. 19, Pg. 41.
2. After Lot 332, add Kelly-Pharr Subd. to the P.O.C. label.
3. Within the signature script, remove the comma after THIS and remove the "S" from WAYS.
4. The proposal is already excluded from the District.

Sugar Park Subdivision

1. We have the general r.o.w. covering all the lot Vol. 26, Pg. 234.
2. We claim the west 29 feet easement for an irrigation line and a drain pipe. Vol. 16, Pg. 5.
3. We need a reference point from a corner Lot Subdivision.
4. Update the signature script template as:
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

5. The 10' u.e. for lots 14-17 must stop outside our easement. A permit is required for any utility to cross the Districts facility.
6. The proposal is already excluded from the District.

Replat of Lot 2 San Ignacio Subdivision Phase 1

1. We have the general r.o.w. covering all the lot. Vol. 19, Pg. 129.
2. After N.E. COR. LOT 112, add Kelly-Pharr Subdivision to the reference label.
3. The proposal is already excluded from the District.
4. No facilities to claim.

John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6

San Juan, TX 78589

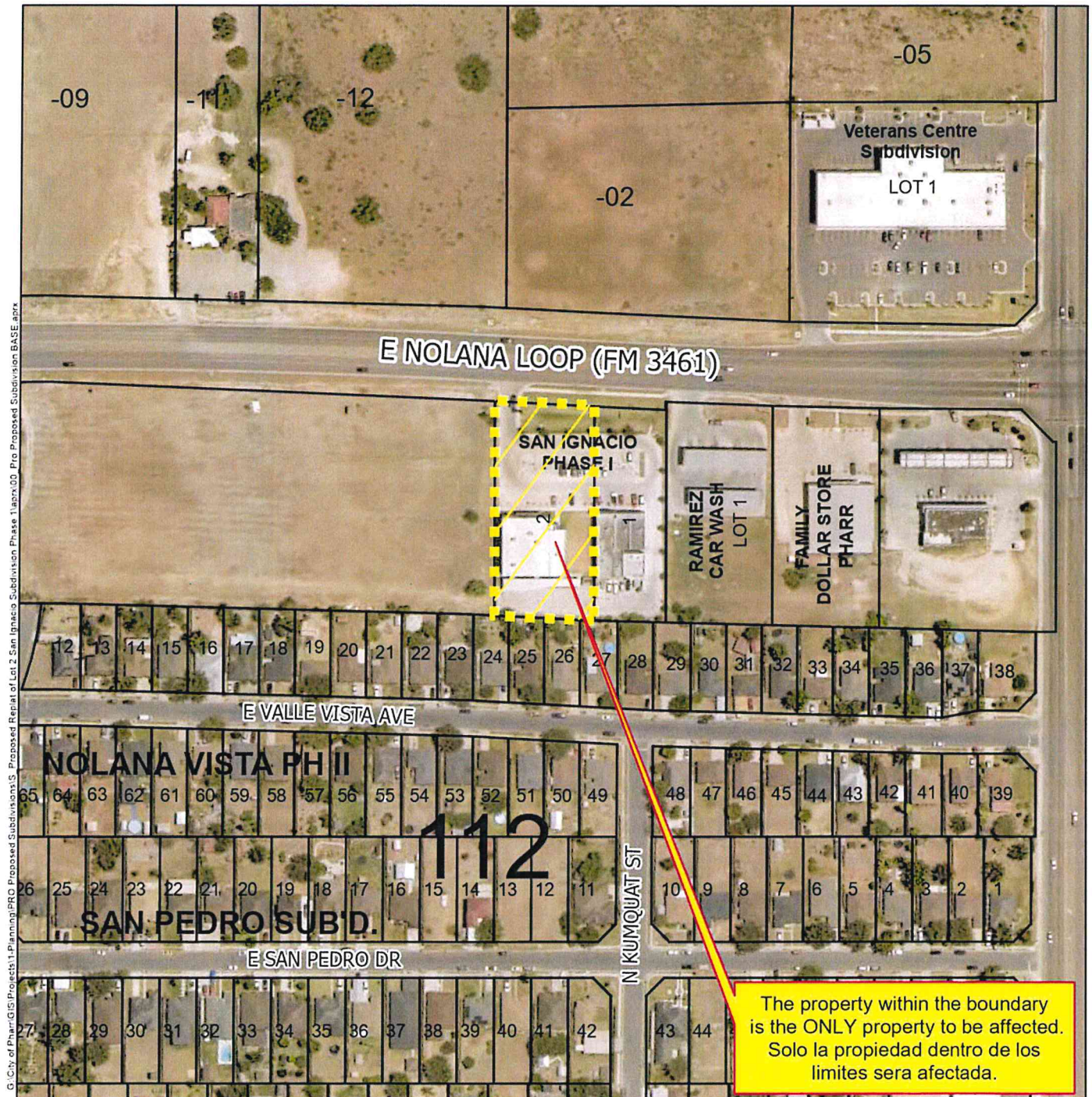
Phone: (956) 787-1422

Fax: (956) 781-7622

Email: jbs_hcid2@att.net

Proposed Subdivision
 Replat of Lot 2 San Ignacio Subdivision Phase 1
 Quintanilla, Headley and Associates, Inc.

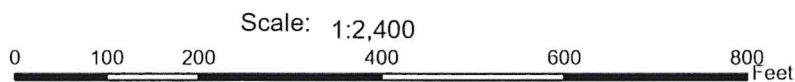
AERIAL



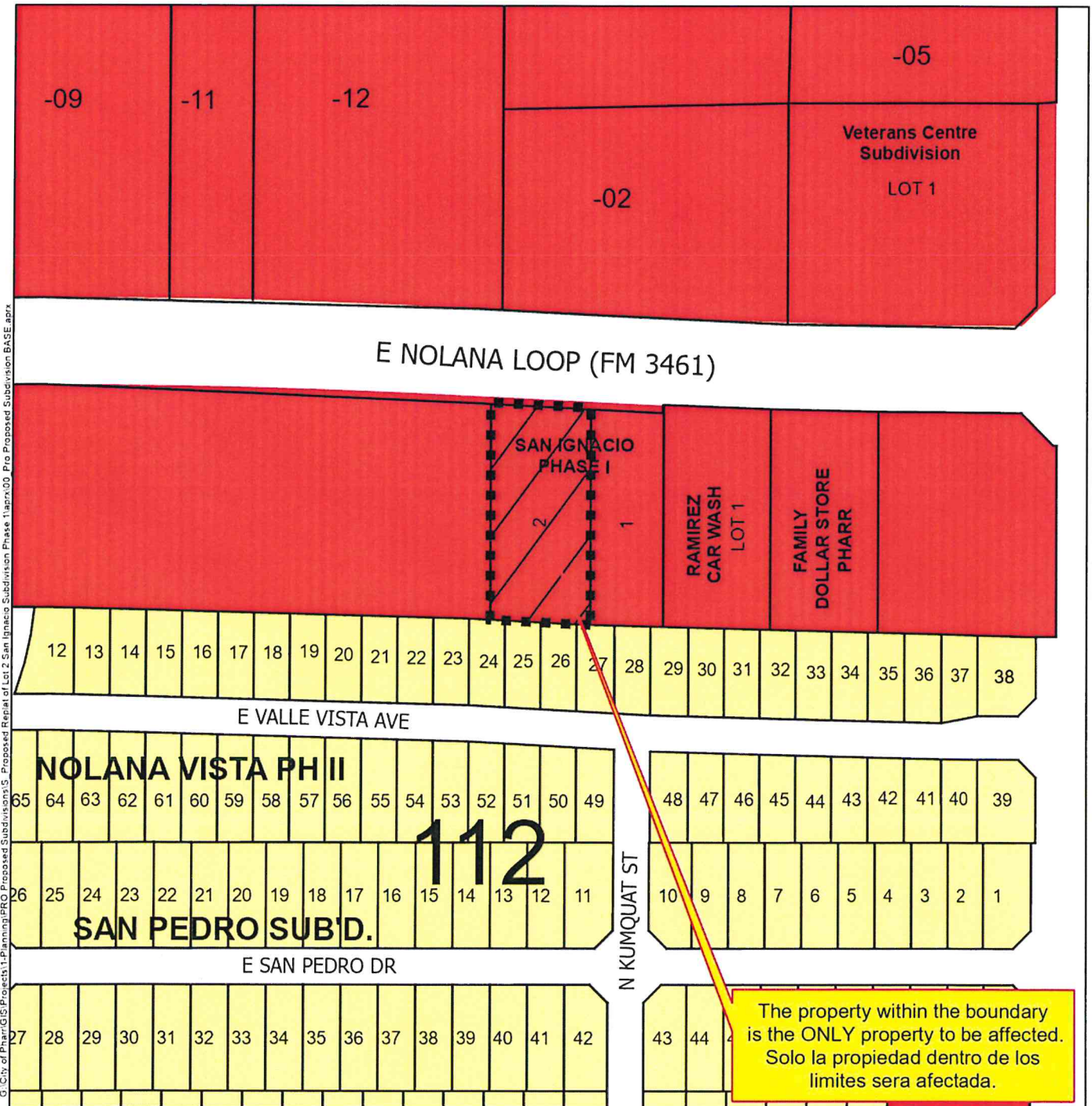
G:\City of Pharr\GIS\Projects\1-Planning\PRQ-Proposed Subdivisions\5-Proposed Replat of Lot 2 San Ignacio Subdivision Phase 1\aprx 00 Pro Proposed Subdivision BASE.aprx

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

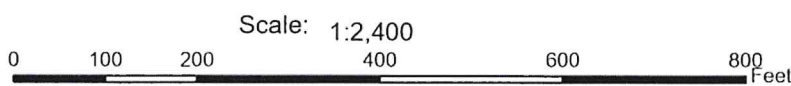
City of Pharr, Texas
 Engineering Department
 956.702.5355



ZONING



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





Site Photo

1400 Block of E. Nolana Loop

