

**AGENDA**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
**118 S. Cage Blvd. May 28, 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 May 13, 2024 - Regular Meeting

**D. PUBLIC HEARING:** *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

- 1) Luis Mario Guerra, representing Escondido Estates, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as Lot 23, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 4402 North Jackson Road. **COZ#240415**

### E. PLATS:

- 1) KCI Technologies, representing Joaquin Spamer, Jorge De Coss and Gabriel Villaseñor, owners, are requesting final plat approval of the proposed Queenstown Park Subdivision. The property is legally described as being 25.738 acres out of Lot 352, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of East Las Milpas Road. **SUB#210306**
- 2) Salinas Engineering & Associates, representing Maria Del Carmen Pacheco, Manager for Encarlen, LTD., a Texas Limited Partnership, is requesting preliminary and final plat approval of the proposed Villa España Estates Phase VI Subdivision. The property is legally described as being a Replat of all of Lots 1 and 2, Villa España Estates Phase V and a 0.22 acre tract of land out of Lot 8, Block 9, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2500 Block of South Salamanca Street. **SUB#240515**
- 3) Supreme Engineering, PLLC, representing Hugo A. De La Garza, owner, is requesting preliminary plat approval of the proposed Yellow Storage Subdivision. The property is legally described as being 1.667 acres out of the South 5.0 acres of the West 10.0 acres of the East 20.0 acres of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of West Dicker Road. **SUB#231236**

- 4) Foresite Group, representing Zaragoza Hinojosa Jr. General Partner for Heavy Investments, LTD., a Texas Limited Partnership, is requesting preliminary plat approval of the proposed Cross CC Pharr Subdivision. The property is legally described as being a 2.133 acre tract of land, located in the A. Velasco Survey, Porcion 70, Abstract 45 and being a portion of a called 19.36 acre tract of land also being a portion of Lots 13 and 14 of the L.R. Bell Development Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of East Ferguson Avenue. **SUB#240307**
- 5) Melden & Hunt Inc., representing Joaquin J. Gonzalez, Francisco G. Gonzalez and Francisco G. Gonzalez Jr., Managers of Lord & Gonzalez Investment Group, LLC., is requesting preliminary plat approval of the proposed Minnesota Oaks Subdivision. The property is legally described as being a 25.062 acre gross tract of land out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of East Minnesota Road. **SUB#240516**

#### **F. ANNOUNCEMENTS:**

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

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

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

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

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

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

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

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

**I. ADJOURNMENT:**

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning & Zoning Commission was posted on the bulletin board at City Hall and on the City's web page at [www.pharr-tx.gov](http://www.pharr-tx.gov). This Notice was posted on the 23<sup>rd</sup> day of May 2024 at 9:00 a.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 23<sup>rd</sup> day of May 2024**



  
Imelda Perez, TRMC  
City Clerk



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
*118 S. Cage Blvd. May 13, 2024 - 4:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 13, 2024 and following is the record of attendance.

**MEMBERS PRESENT:** Danny Wylie  
Rafael Munguia  
Charlie Ramirez  
Jonathan Larraga  
Mercedes Guillen  
Andy Castro  
Ruben Luna

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Ricardo Rodriguez, City Attorney  
Joe Garza, Asst. Director of Development Services  
Eddie Martinez, Planner III  
Julia Rios, Administrative Assistant

**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 4:01 p.m. Roll call established a quorum.

**ITEM B. PUBLIC TESTIMONY**

Chairman Danny Wylie asked if anyone signed up to speak.

Julia Rios, Administrative Assistant, stated there was no one who signed up to speak.

**ITEM C. APPROVAL OF MINUTES**

- 1) MINUTES FOR APRIL 22, 2024- REGULAR MEETING**
- 2) MINUTES FOR MAY 03, 2024- SPECIAL MEETING**

Chairman Danny Wylie introduced the item.

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

**ITEM D. PLATS:**

- 1) MELDEN & HUNT INC., REPRESENTING HUMBERTO TIJERINA AND EVANGELINA A. TIJERINA, 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**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1800 Block of South Cage Boulevard and was currently zoned General Business District (C). The adjacent zones were 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 south and west. Mr. Martinez further stated the property was designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Circle K Pharr Subdivision Phase 1 Lot 1 subject to the conditions noted in the packet.

There being no discussion, Board Member Jonathan Larraga moved to approve the request for final plat approval of the proposed Circle K Pharr Subdivision Phase 1 Lot 1 Subdivision. Board Member Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

- 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**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 200 Block of West Palo Verde Circle and was currently zoned Single Family Residential District (R-1). The adjacent

zones were Single Family Residential District (R-1) to the north, east and west and, Heavy Commercial District (H-C) to the south. Mr. Martinez further stated the property was designated for single family residential use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Palo Verde Estates 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 Palo Verde Estates Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 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**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 5500 Block of North Sugar Road and the property was currently zoned Residential Multi-Family District (R-MF). The adjacent zones were Single Family Residential District (R-1) to the west and east, and Agricultural and/or Open Space District (A-O) to the north and south. Mr. Martinez further stated the property was designated for single family residential and commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Sugar 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 Sugar Park Subdivision. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 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**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1400 Block of East Nolana Road and the property was currently zoned General Business District (C) with adjacent zones being General Business District (C) to the north, east and west and Single-Family Residential District (R-1) to the south. 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 Replat of Lot 2 San Ignacio Subdivision Phase 1, 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 Replat of Lot 2 San Ignacio Subdivision Phase 1. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

**ITEM E. ANNOUNCEMENTS/OTHER BUSINESS:**

None

**ITEM F. CLOSED SESSION**

None

**ITEM G. ADJOURMENT:**

There being no further business, Board Member Andy Castro **moved** to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:10 p.m.

**PLANNING & ZONING COMMISSION**

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Danny Wylie, Chairman

ATTEST:

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Rafael Munguia, Vice Secretary

APPROVED: \_\_\_\_\_



## AGENDA MEMORANDUM



**BOARD:** Planning & Zoning Commission

**AGENDA ITEM #:** D.1.

**DATE SUBMITTED:** May 17, 2024

**MEETING DATE:** May 28, 2024

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Luis Mario Guerra, representing Escondido Estates, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as Lot 23, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 4402 North Jackson Road. **COZ#240415**

**Classification:** Public Hearing

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

**Issue:** Luis Mario Guerra, representing Escondido Estates, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct a commercial development.

### **Fiscal Consideration:**

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

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### **ROUTING:**

Kimberly Mendoza  
Ricardo Rodriguez  
Kimberly Mendoza

Created/Initiated - 5/17/2024  
Approved - 5/20/2024  
Final Approval - 5/20/2024





## MEMORANDUM

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**DATE:** TUESDAY, MAY 28, 2024

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

|                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>SUBJECT:</b> Re-zoning Request: From Single-Family Residential District (R-1) to General Business District (C). The property is legally described as Lot 23, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 4402 North Jackson Road. COZ#240415</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

### DESCRIPTION OF PROPERTY:

Luis Mario Guerra, representing Escondido Estates, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct a commercial development.

The subject site is located at the northeast corner of West Kennedy Street and North Jackson Road, approximately 0.046 miles south of West Nolana Loop and has a physical address of 4402 North Jackson Road. The property is legally described as Lot 23, Beamsley Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Jackson Road, a 120 ft. - 150 ft. principal arterial street which runs north and south with a posted speed limit of 40 - 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan. The property also fronts West Kennedy Street, a 50 ft.- 60 ft. local street which runs east and west with a posted speed limit of 20 - 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the south were zoned Single-Family Residential District (R-1) upon comprehensive zoning on October 19, 1982. The property to the north was rezoned from Single-Family Residential District (R-1) to General Business District (C) on October 20, 1998. The property to the east was rezoned from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) on June 12, 2019. The city limits lie to the west. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors.

Four (4) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 10, 2024, and a legal notice was published in the Advance News Journal on May 8, 2024. Staff received one call for information only.

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

#### **PLANNING COMMISSION OPTIONS:**

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



## REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Luis Mario Guerra, representing Escondido Estates, LLC., owner  
APPLICANT

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

4402 North Jackson Road  
ADDRESS

General Business District (C)  
PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

**Approval**

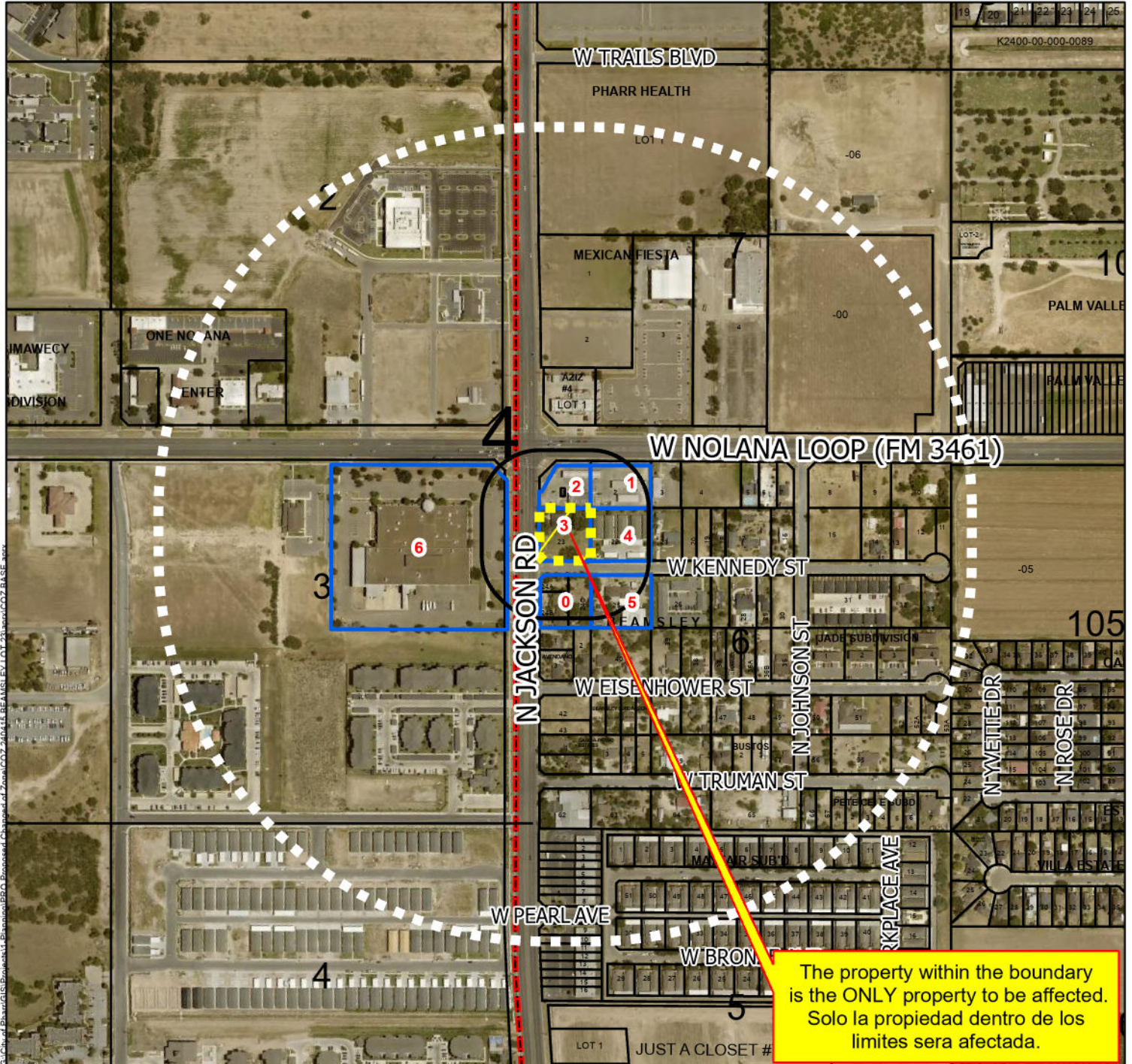
Development Services is recommending approval of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C) as the property complies with the future land use plan, meets area requirements, and has adequate ingress and egress. The request is compatible with the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

Laura Fonseca, Planner II  
PREPARED BY

05.06.2024  
DATE



AERIAL



**Zoning**  
**ZONE**

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

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

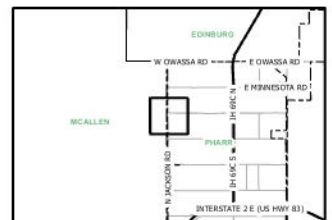
City of Pharr, Texas  
Engineering Department  
956.402.4242

Date: 4/22/2024

Scale: 1:6,000

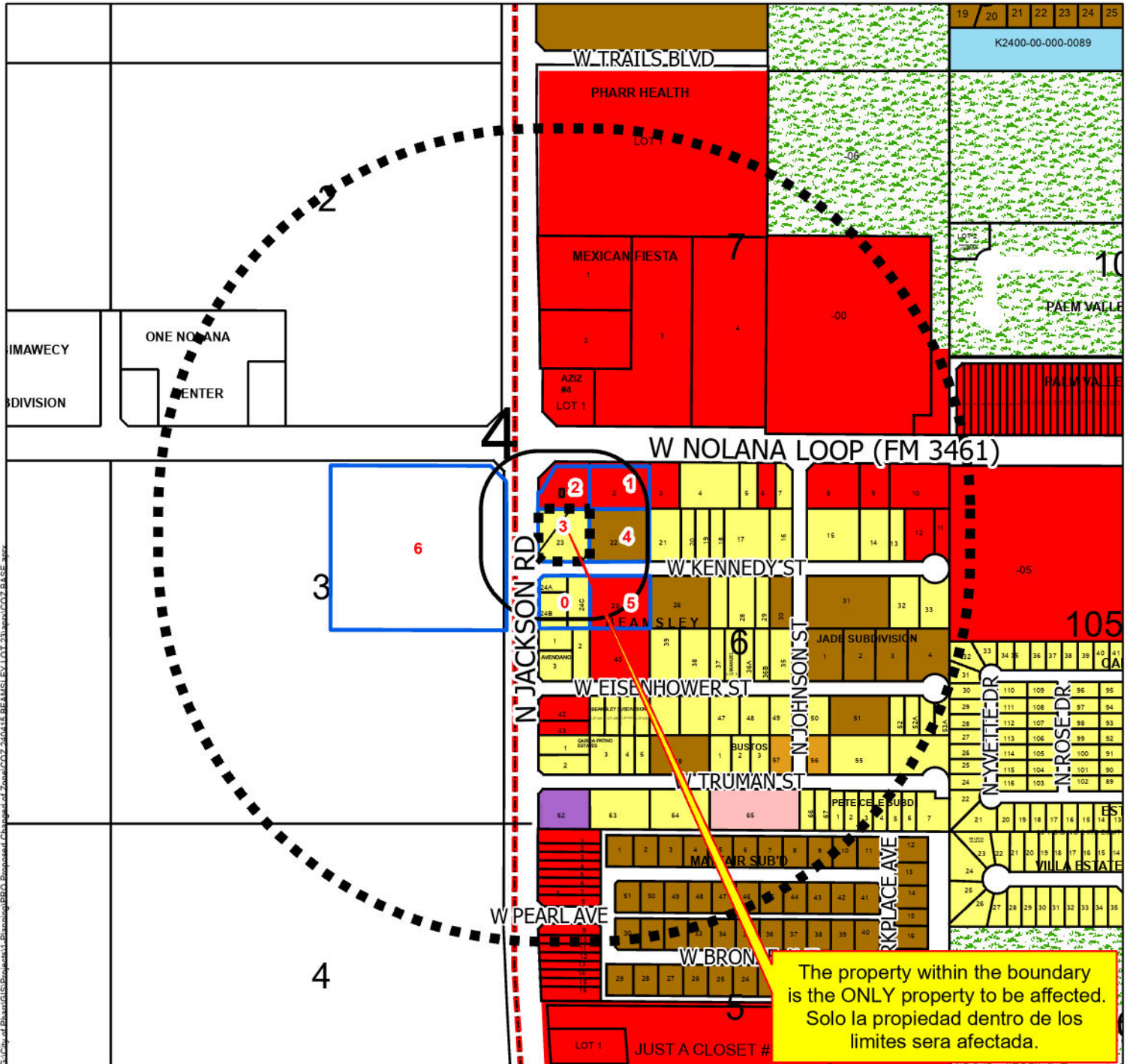
0 250 500 1,000 1,500 2,000 Feet

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





ZONING



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

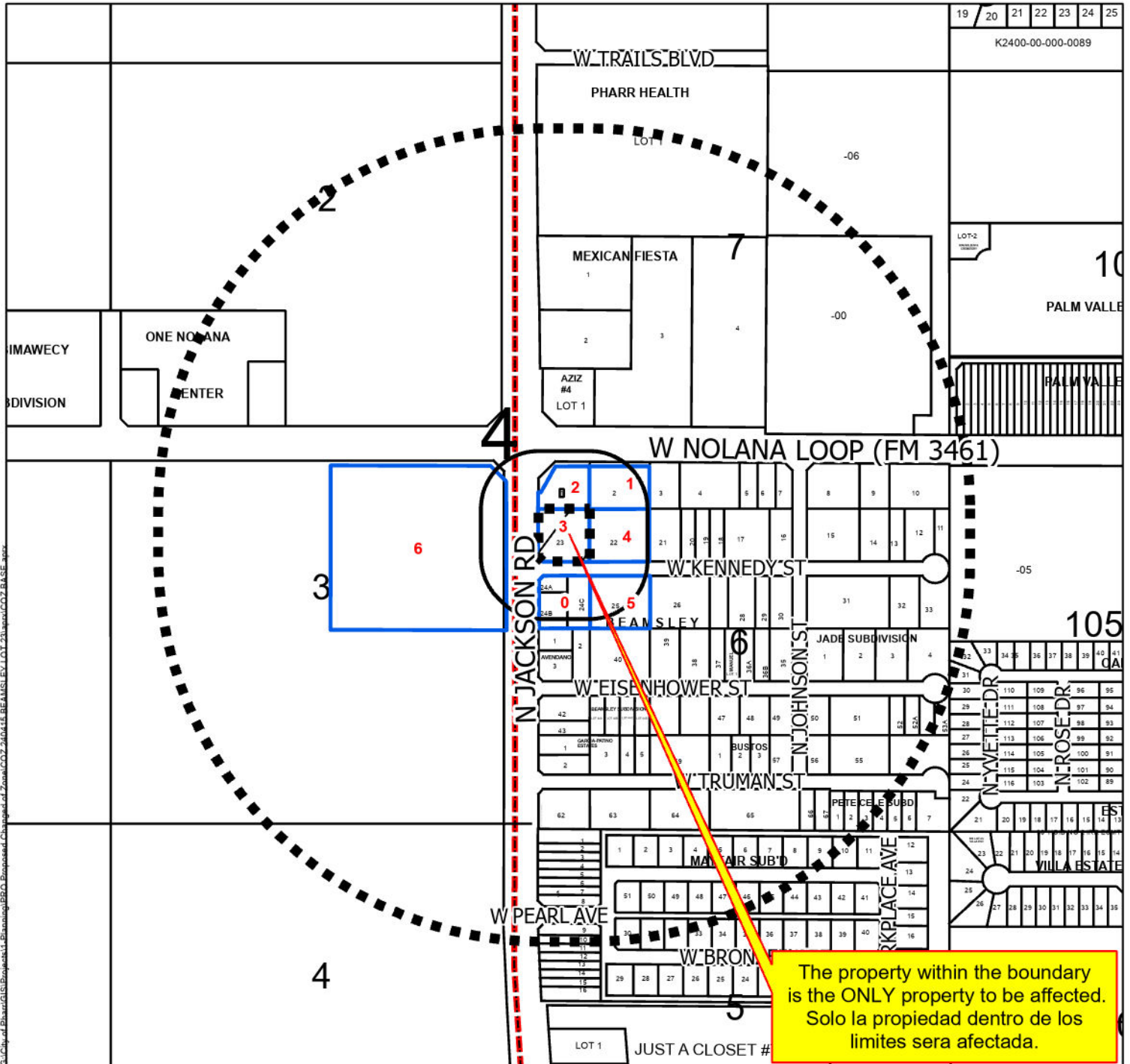
- Hidalgo ISD
  - Valley View ISD
  - Planned Unit Development
- Future Land Use**
- FUTURELAND**
- Irrigation
  - Agriculture
  - Single Family Res.
  - Multi-Family Res.

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

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RADIUS



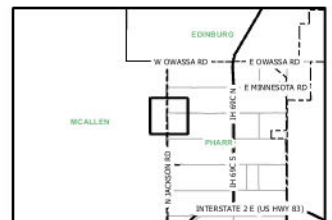
- Zoning**
- ZONE**
- Agricultural Open Space
  - Single Family
  - Single Family Small Lot
  - Residential Multi-Family
  - Residential Multi-Family High Density
  - Mobile Home
  - Townhouse
  - HUD Code

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

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

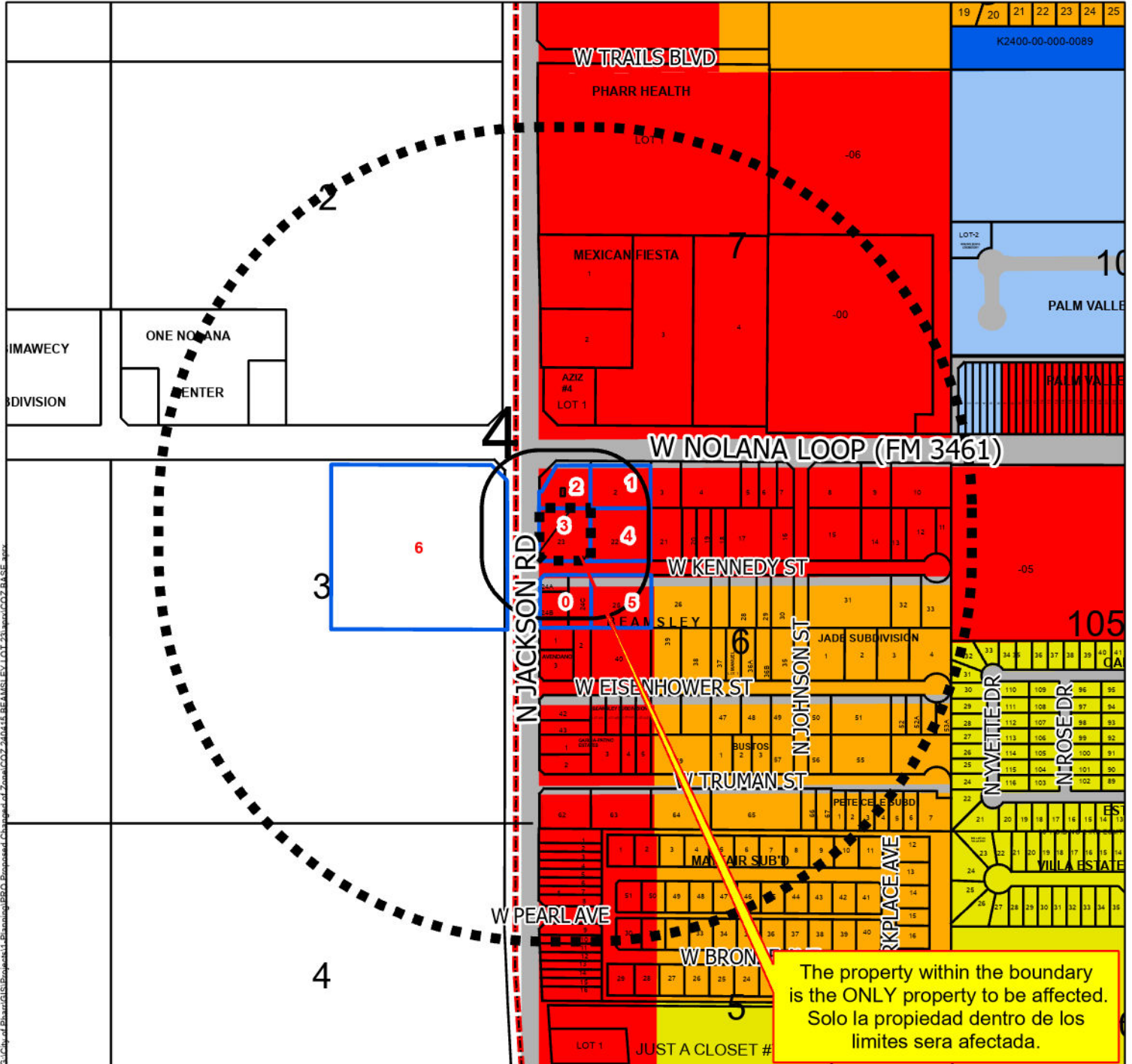
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Subject Property
- Quarter Mile Radius
- 200 ft Radius
- Notified Properties

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FUTURE LAND USE



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

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

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

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

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# PROPOSED SITE PLAN

TOTAL RENTAL AREA = 8,150.0 FT.2  
USE: OFFICE – RENTAL  
PARKING REQ'D. – 36 SPACES  
PARKING PROVIDED – 36 SPACES



**Pharr**  
Development Services



**Site Photo**  
**4402 N JACKSON ROAD**





## AGENDA MEMORANDUM



**BOARD:** Planning & Zoning Commission

**AGENDA ITEM #:** E.1.

**DATE SUBMITTED:** May 22, 2024

**MEETING DATE:** May 28, 2024

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** KCI Technologies, representing Joaquin Spamer, Jorge De Coss and Gabriel Villaseñor, owners, are requesting final plat approval of the proposed Queenstown Park Subdivision. The property is legally described as being 25.738 acres out of Lot 352, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of East Las Milpas Road. **SUB#210306**

**Classification:** Regular

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

**Issue:** KCI Technologies, representing Joaquin Spamer, Jorge De Coss and Gabriel Villaseñor, owners, are requesting final plat approval of the proposed Queenstown Park Subdivision.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends final plat approval of the proposed Queenstown 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 - 5/22/2024  
Approved - 5/22/2024  
Final Approval - 5/23/2024



# Pharr

Development Services



## MEMORANDUM

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**DATE:** TUESDAY, MAY 28, 2024

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** QUEENSTOWN PARK SUBDIVISION  
FILE NO. **SUB#210306**

---

### GENERAL INFORMATION:

**APPLICANT:** KCI Technologies, representing Joaquin Spamer, Jorge De Coss and Gabriel Villaseñor, Owners, are requesting final plat approval of the proposed Queenstown Park Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a 25.738 acres out of Lot 352, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located within the 900 Block of East Las Milpas Rd.

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

**PROPERTY PROPOSED USE:** Warehouses.

**VARIANCES:** None requested.

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



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

1. In compliance.

**EASEMENTS:**

1. In compliance.

**SIDEWALK:  
ADA:**

1. In compliance.

**FIRE PROTECTION:**

1. Fire hydrants shall be tested.

**WATER:**

1. Verify location of valve on the south east corner of property.
2. All new valves shall have concrete collars 30"x30"x6" with wire mesh and ground level.

**SEWER:**

1. In compliance.

**DRAINAGE:**

1. Need maintenance (clean area) on detention area.

**OTHER:**

1. In compliance.

**This item will go before the City Commission meeting of June 03, 2024 at 4:00 p.m.**



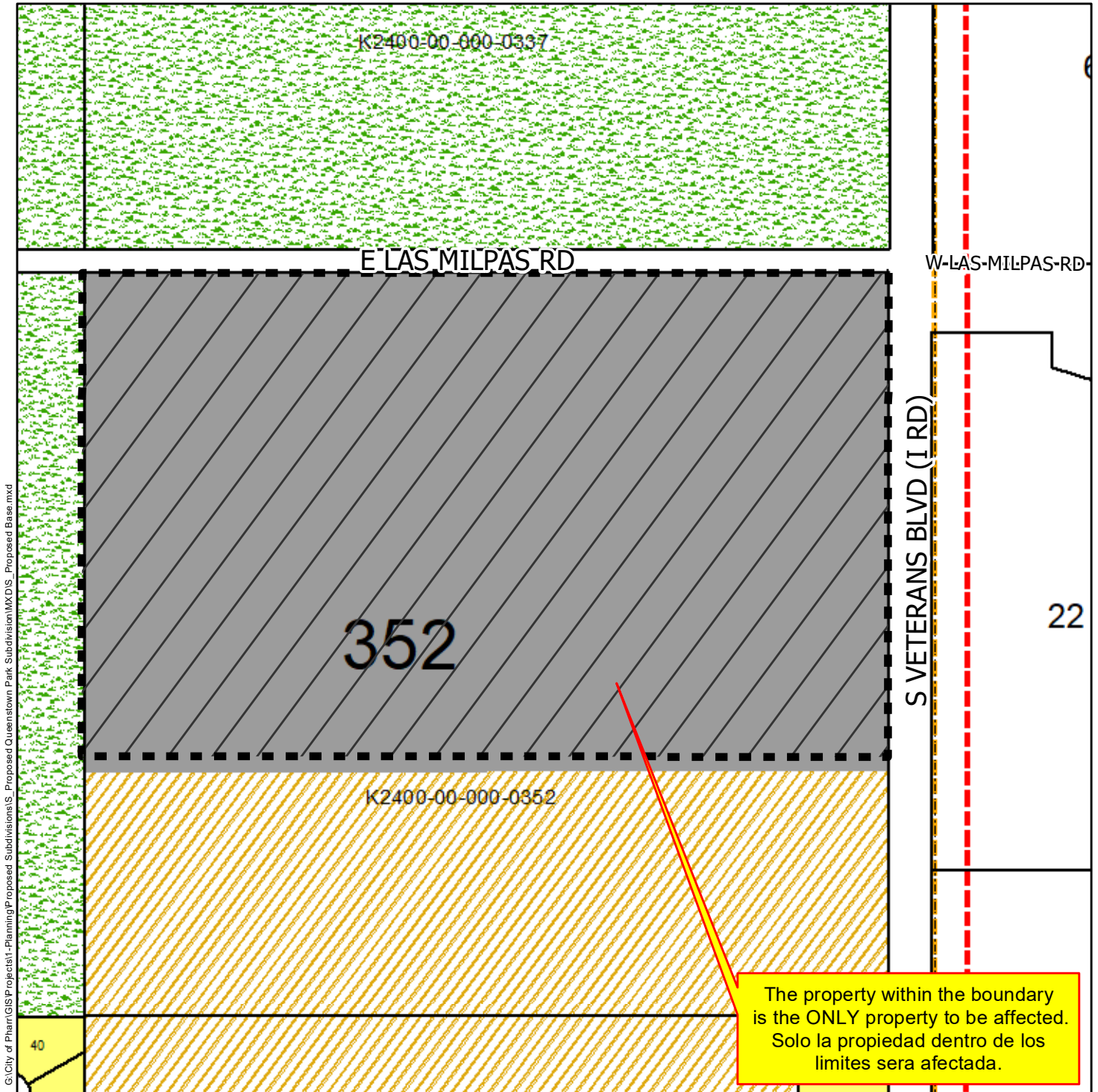






- |                                                                                                                          |                                                                                                       |                                                                      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





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







**Pharr**  
Development Services



## Site Photo

900 Block of E. Las Milpas Rd.





## AGENDA MEMORANDUM



**BOARD:** Planning & Zoning Commission

**AGENDA ITEM #:** E.2.

**DATE SUBMITTED:** May 22, 2024

**MEETING DATE:** May 28, 2024

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Salinas Engineering & Associates, representing Maria Del Carmen Pacheco, Manager for Encarlen, LTD., a Texas Limited Partnership, is requesting preliminary and final plat approval of the proposed Villa España Estates Phase VI Subdivision. The property is legally described as being a Replat of all of Lots 1 and 2, Villa España Estates Phase V and a 0.22 acre tract of land out of Lot 8, Block 9, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2500 Block of South Salamanca Street. **SUB#240515**

**Classification:** Regular

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

**Issue:** Salinas Engineering & Associates, representing Maria Del Carmen Pacheco, Manager for Encarlen, LTD., A Texas Limited Partnership, is requesting preliminary and final plat approval of the proposed Villa España Estates Phase VI Subdivision.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends preliminary and final plat approval of the proposed Villa España Estates Phase VI 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 - 5/22/2024  
Approved - 5/23/2024  
Final Approval - 5/23/2024





# Pharr

Development Services



## MEMORANDUM

---

**DATE:** TUESDAY, MAY 28, 2024

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** VILLA ESPAÑA ESTATES PHASE VI SUBDIVISION  
FILE NO. **SUB#240515**

---

### GENERAL INFORMATION:

**APPLICANT:** Salinas Engineering & Associates, representing Maria Del Carmen Pacheco, Manager for Encarlen, LTD., A Texas Limited Partnership, is requesting preliminary and final plat approval of the proposed Villa España Estates Phase VI Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a Replat of all of Lots 1 and 2, Villa España Estates Phase V and a 0.22 acre tract of land out of Lot 8, Block 9, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located within the 2500 Block of S. Salamanca St.

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

**PROPERTY PROPOSED USE:** Townhouses.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Development Services recommends preliminary and final plat approval of the proposed Villa España Estates Phase VI Subdivision subject to the following conditions:

**STREETS, PAVING AND R.O.W.:** 1. Provide or show street light layout with dimensions.

**EASEMENTS:**

1. Label easements adjacent on the north side of property.
2. Show all the dedicated easements on the plat (label existing or dedicated by plat).
3. Easements shall not overlap other easements.
4. Verify with HCID 2, if any easements are within property.

**SIDEWALK:  
ADA:** 1. Follow City standards.

**FIRE PROTECTION:** 1. See attached comments.

**WATER:**

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

**SEWER:**

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

**DRAINAGE:**

1. Follow detention directive.
2. Drainage report to be reviewed by HCDD 1, for approval

**OTHER:**

1. Combine plat note #3 and 13.
2. Verify plat note # 14.
3. Clean up overlapping lines with text.

**This item will go before the City Commission meeting of June 03, 2024 at 4:00 p.m.**



---

# STAFF REVIEW MEETING FOR: *VILLA ESPAÑA ESTATES PHASE VI* *SUBDIVISION*

\*\*\*\*\*

**COMMENTS:**

**Initials:** J.R.

**MAY 14, 2024**

\*\*\*\*\*

## **WATER:**

- Ok as proposed.
- Water services will need to be 1"x3/4"
- Comments made change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

## **SEWER:**

- Ok as proposed.
- Comments made change depending on 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. 3<sup>rd</sup> Floor  
Pharr, Texas 78577

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

Subdivision: VILLA ESPANA ESTATES PHASE VI

Reviewed by: LEEROY CANTU

5-16-2024

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: FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET ADDITIONAL FIRE PROTECTION REQUIEMENTS.

**Additional Comments:**

1. SEE NOTE NUMBER 17 ON THIS REPORT.



## SUBDIVISION REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1<sup>ST</sup> FLOOR • PHARR, TX 78577 • 956.402.4221

**SUBDIVISION:** Villa Espana Estates PH 6  
Subdivision

**DATE:** May 15, 2023

**REVIEW:** Preliminary (comments plans dated 5-10-2024)

### PLAT

### SITE PLAN

### DRAINAGE

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

### CONSTRUCTION SCHEDULE

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

### CLOSEOUT DOCUMENTS

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

### ADDITIONAL COMMENTS



**Staff Pre-Construction Meeting**

**DATE: 05/14/2024**

**Villa Espana Estates**

**0.48 Acres**

**Pharr TX, 78577**

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**Plat Notes:**

- **No comments**

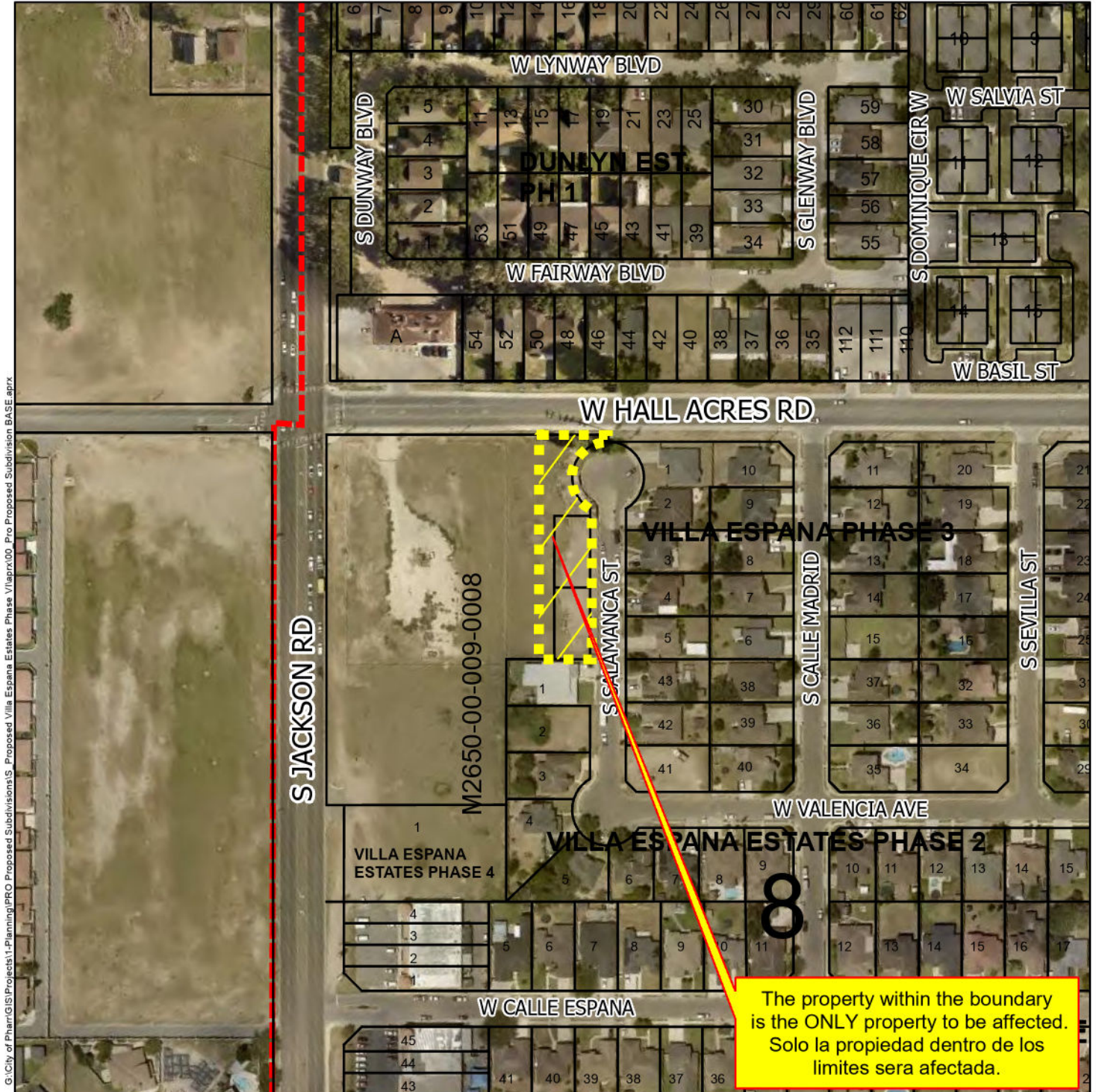
**General Notes:**

- **Please follow BMP's as closely as possible.**
- **Any street cut, bore, or curb cut permits will be issued by Public Works.**



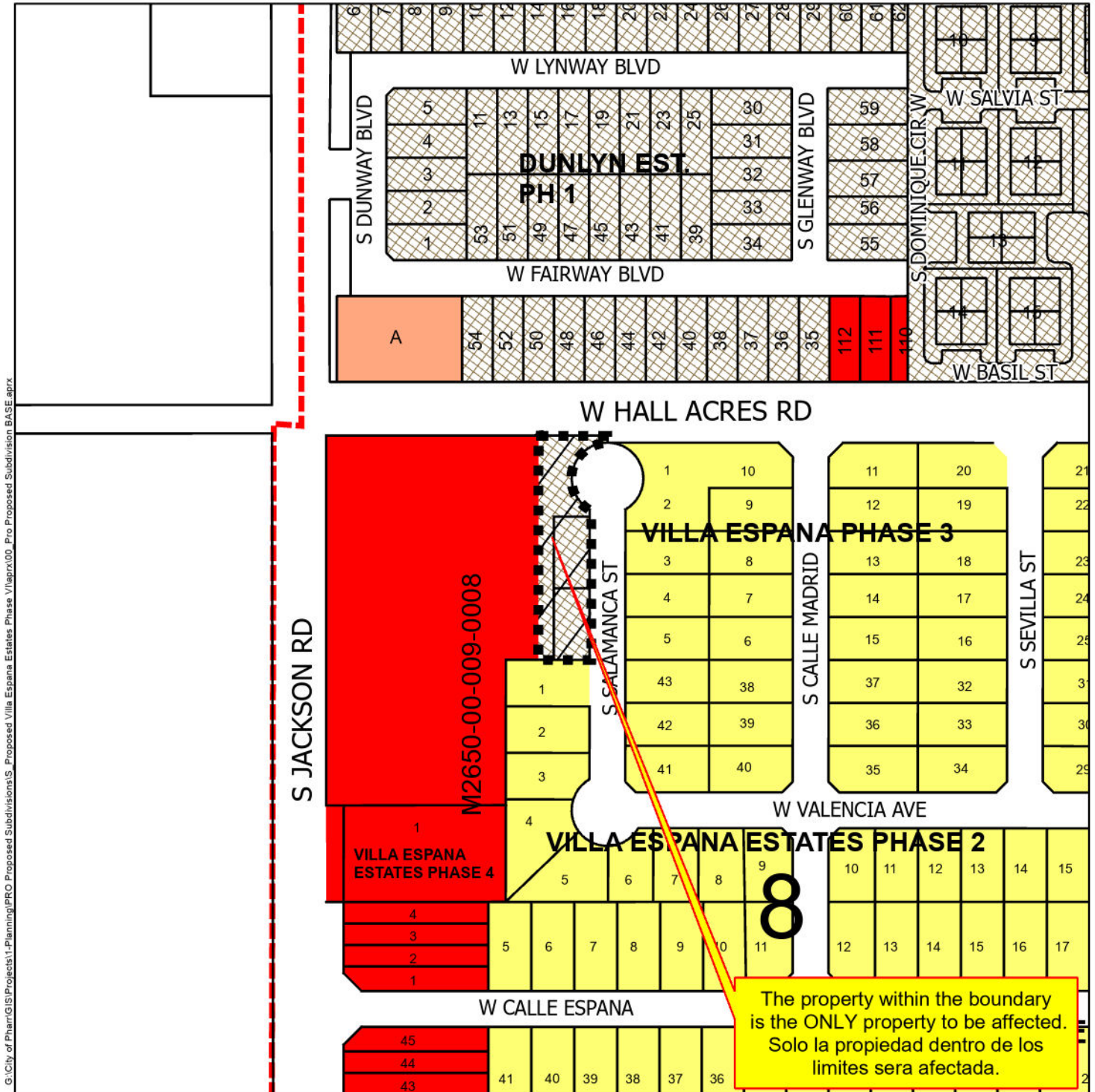
SEA  
SALINAS ENGINEERING & ASSOC.  
(F-6675) (10065700)  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFODIL - McALEEN, TEXAS 78501  
(956) 692-9061 686-1489 (FAX)  
TBPIS 12100 PARK 35 CIRCLE BLDG. A, SUITE 15R, MC-230, AUSTIN, TEXAS 78753 (512) 239-5





 Subject Property







**Pharr**  
Development Services



## Site Photo

2500 Block of S. Salamanca St.







## AGENDA MEMORANDUM



**BOARD:** Planning & Zoning Commission

**AGENDA ITEM #:** E.3.

**DATE SUBMITTED:** May 22, 2024

**MEETING DATE:** May 28, 2024

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Supreme Engineering, PLLC, representing Hugo A. De La Garza, owner, is requesting preliminary plat approval of the proposed Yellow Storage Subdivision. The property is legally described as being 1.667 acres out of the South 5.0 acres of the West 10.0 acres of the East 20.0 acres of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of West Dicker Road. **SUB#231236**

**Classification:** Regular

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

**Issue:** Supreme Engineering, PLLC, representing Hugo A. De La Garza, owner, is requesting preliminary plat approval of the proposed Yellow Storage Subdivision.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends preliminary plat approval of the proposed Yellow Storage 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 - 5/22/2024  
Approved - 5/23/2024  
Final Approval - 5/23/2024



## MEMORANDUM

---

**DATE:** TUESDAY, MAY 28, 2024

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** YELLOW STORAGE SUBDIVISION  
FILE NO. **SUB#231236**

---

### **GENERAL INFORMATION:**

**APPLICANT:** Supreme Engineering, PLLC, representing Hugo A. De La Garza, owner, is requesting preliminary plat approval of the proposed Yellow Storage Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being 1.667 acres out of the South 5.0 acres of the West 10.0 acres of the East 20.0 acres of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located within the 500 Block of W. Dicker Rd.

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

**PROPERTY PROPOSED USE:** Retail/storages.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Development Services recommends preliminary plat approval of the proposed Yellow Storage Subdivision subject to the following conditions:

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

1. Street lights shall be 250' max spaced out, along W. Dicker Rd.
2. Shall obtain street cut permits from public works and public utility department for any street cuts or excavation, if any.
3. Shall obtain a U.I.R. permit from TxDot, within R.O.W.

**EASEMENTS:**

1. Show all adjacent existing easements and verify the dimensions.
2. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).
3. No overlapping easements.

**SIDEWALK:  
ADA:**

1. Follow City of Pharr Construction Standards Manual.

**FIRE PROTECTION:**

1. See attached comments.

**WATER:**

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

**SEWER:**

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

**DRAINAGE:**

1. Drainage report to be reviewed and approved by H.C.D.D.#1.
2. Remove easement from detention area.

**OTHER:**

1. Provide all pertinent City of Pharr details.
2. Add Planning and Zoning Commission heading on block.
3. Verify the location of Tanguma subdivision.
4. Remove plat note #, 12.
5. Plat note # 14, add the northing and easting.
6. Need to add the word "Dedicated by plat" if easements are added to plat or R.O.W's.
7. Provide name on blank space for the notary.
8. H.C.I.D. #2 verify with district for any issues, see attached comments.
9. See staff comments attached.



---

# STAFF PRE-CONSTRUCTION REVIEW MEETING FOR: *PLAT OF YELLOW STORAGE SUBDIVISION*

\*\*\*\*\*

**COMMENTS:**

**Initials:** J.R.

**MAY 14, 2024**

\*\*\*\*\*

## **WATER:**

- Will need to show connections details.
- Easements will need to be 15' exclusive to the City of Pharr.
- Water line on W. Dicker will need to be 12" PVC C-900
- Water line will need to be 8" PVC C-900.
- Will need to verify all surrounding utilities in the area.
- Water service will need to be 1"x3/4"
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

## **SEWER:**

- Will need to show all sewer service connection details.
- Manholes will need to be composite base with City of Pharr logo.
- Will need to verify all surrounding utilities in the area.
- 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. 3<sup>rd</sup> Floor  
Pharr, Texas 78577

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

Subdivision: YELLOW STORAGE SUBDIVISION

Reviewed by: LEEROY CANTU (05-03-2024)

05-16-2024

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 NOTES: SEE NOTE NUMBER 17 OF THIS REPORT.**

- 1. THE FIRE DEPARTMENT SHALL HAVE ACCESS TO LOCATION. KNOX BOX LOCKS SHALL BE PROVIDE FOR GATES AT LOCATION.**
- 2. SEE NOTE NUMBER 13 OF THIS REPORT.**
- 3. SHALL PROVIDE A FIRE HYDRANT AND VALVE & VALVE BOX INSTALLATION DETAILED.**
- 4. SEE NOTE NUMBER 8 ON THE PAINTING ON FIRE HYDRANTS.**



## APPENDIX D

# FIRE APPARATUS ACCESS ROADS

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

### SECTION D101 GENERAL

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

### SECTION D102 REQUIRED ACCESS

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

### SECTION D103 MINIMUM SPECIFICATIONS

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

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

**Exception:** Grades steeper than 10 percent as *approved* by the fire chief.

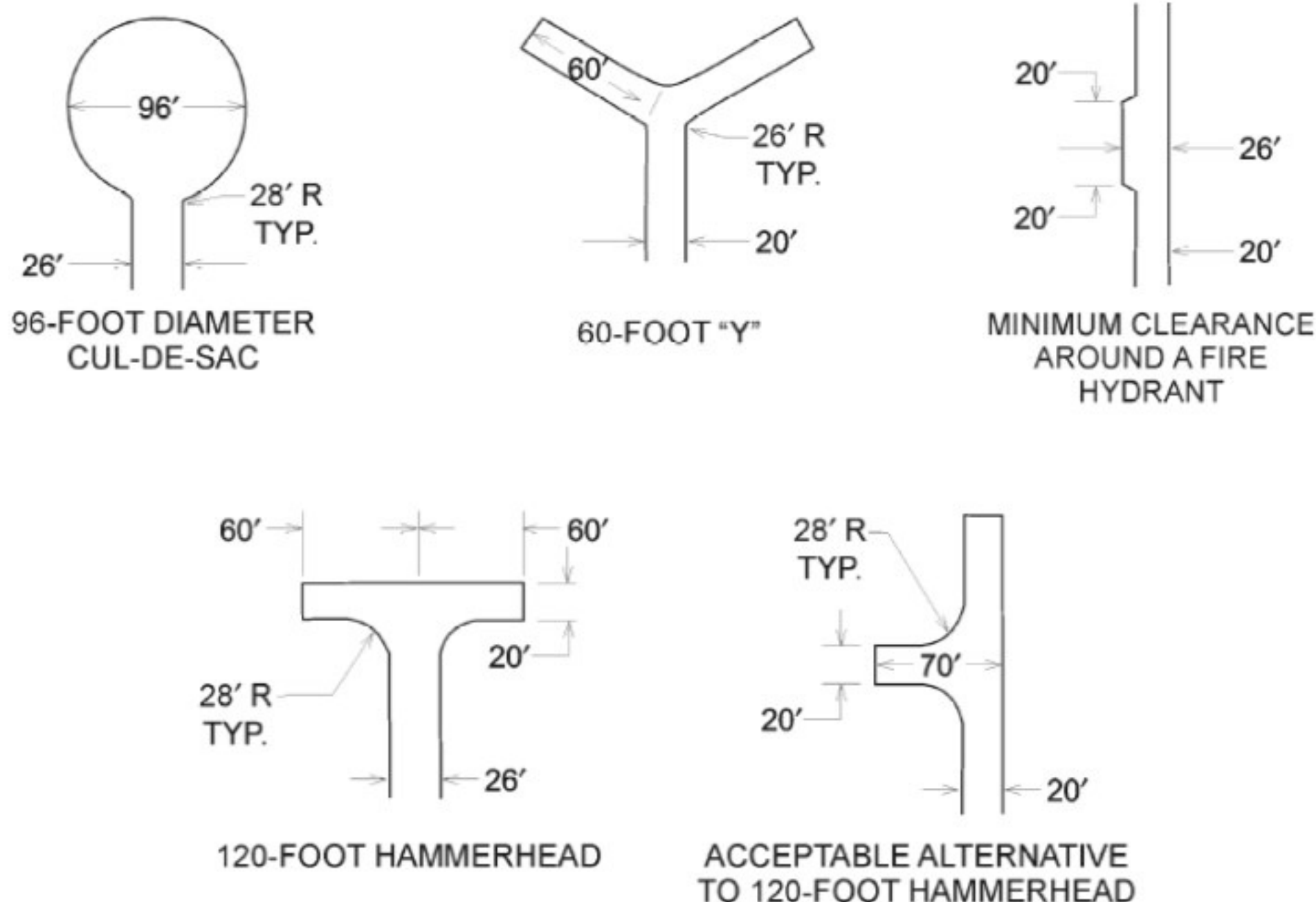
**D103.3 Turning radius.** The minimum turning radius shall be determined by the *fire code official*.

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

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

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

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

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



**Staff Pre-Construction Meeting**

**DATE: 05/14/2024**

**Yellow Storage Subdivision**

**1.67 Acres**

**Pharr TX, 78577**

---

**Plat Notes:**

- **No comments**

**General Notes:**

- **Please submit an approved Sediment Erosion Control Plan.**
- **Please submit an approved Drainage Plan with details.**
- **Street cur or bore permits are to be requested 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.)**

## SUBDIVISION REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1<sup>ST</sup> FLOOR • PHARR, TX 78577 • 956.402.4221

**SUBDIVISION:** Yellow Storage Subdivision      **DATE:** May 16, 2024

**REVIEW:** Preliminary (comments plans dated 5-3-2024)

### PLAT

1. Signature from R.P.L.S.
2. Signature from P.E.
3. Revise 10'-ft utility easement call-out to say 15'-ft utility easement exclusive to the City of Pharr.
4. Note No. 11---Revise note to say... "Owners to maintain ROW and perimeter of subdivision".
5. Note No. 12---Revise note to say... "Owners to maintain detention/retention area".
6. Note No. 14---Include northing and easting for benchmark No. 16.  
**Northing:16570233.296 & Easting: 1083822.613.**

### SITE PLAN

1. Include fire hydrant detail and utility line crossing profile if applicable.
2. Change tapping tee to cut-in-tee for both waterline tie-ins.
3. Include additional inline valves upon Public Utilities request.
4. Existing 8"-in sanitary sewer line call-out is pointing to the wrong utility line.
5. Access from Habitat Cir. shall be used for emergencies only.
6. Tx-Dot driveway permit shall be required for entrance off on W. Dicker Rd.

### DRAINAGE

1. Drainage report to be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. TxDot discharge permit required for inlet tie-in. Tx-Dot standards may require an 8"-in bleeder, no more, no less.
4. Stabilize detention pond using sod or hydromulch.
5. Concrete slope protection shall be required for all discharge points.



## 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 FOR REVIEW.**



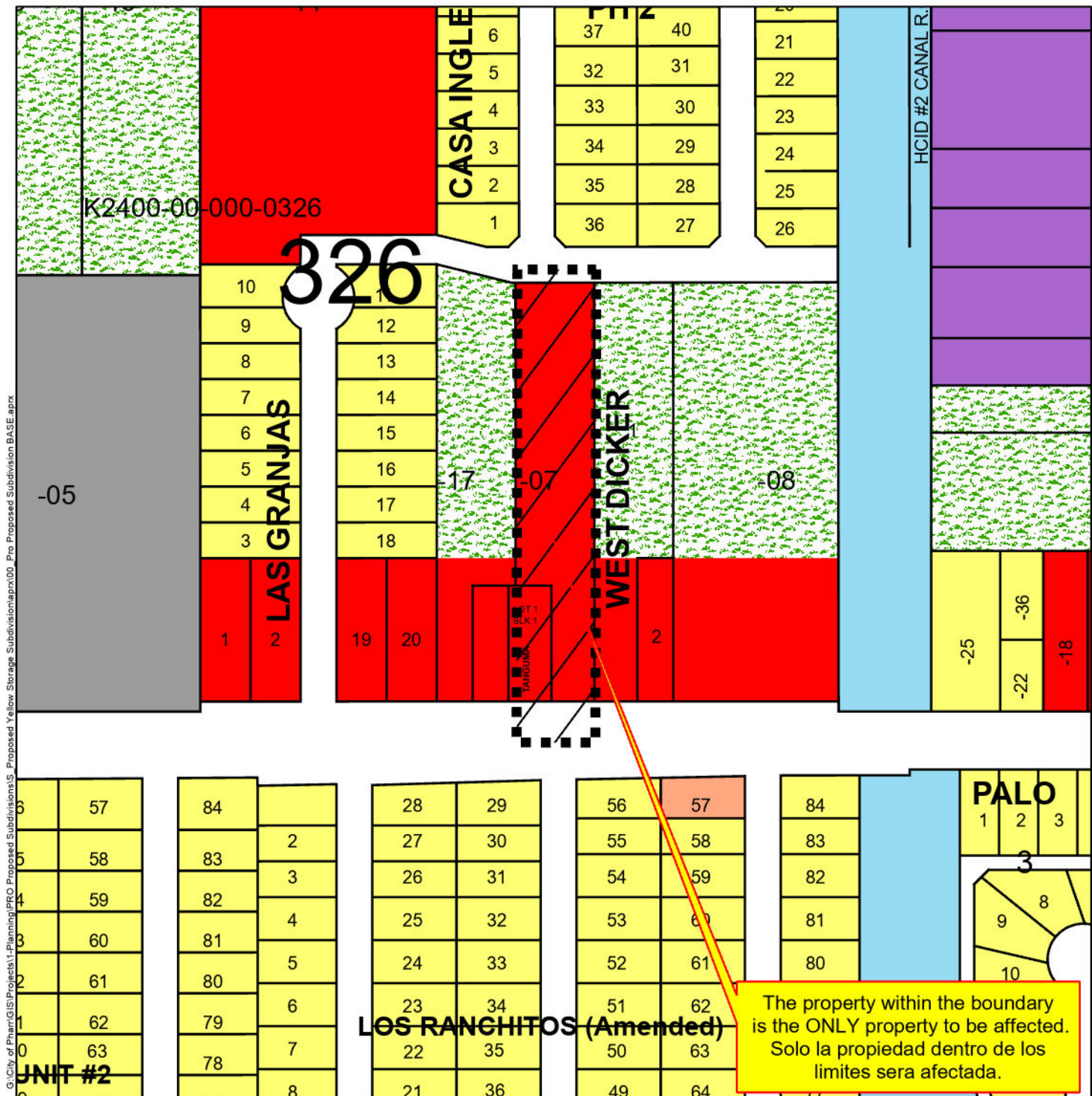






- |                                       |                   |                         |                          |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space               | Townhouse         | Drainage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





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





**Pharr**  
Development Services



## Site Photo

500 Block of W. Dicker Rd.







## AGENDA MEMORANDUM



**BOARD:** Planning & Zoning Commission

**AGENDA ITEM #:** E.4.

**DATE SUBMITTED:** May 22, 2024

**MEETING DATE:** May 28, 2024

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Foresite Group, representing Zaragoza Hinojosa Jr. General Partner for Heavy Investments, LTD., a Texas Limited Partnership, is requesting preliminary plat approval of the proposed Cross CC Pharr Subdivision. The property is legally described as being a 2.133 acre tract of land, located in the A. Velasco Survey, Porcion 70, Abstract 45 and being a portion of a called 19.36 acre tract of land also being a portion of Lots 13 and 14 of the L.R. Bell Development Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of East Ferguson Avenue. **SUB#240307**

**Classification:** Regular

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

**Issue:** Foresite Group, representing Zaragoza Hinojosa Jr. General Partner for Heavy Investments, LTD., a Texas Limited Partnership, is requesting preliminary plat approval of the proposed Cross CC Pharr Subdivision.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends preliminary plat approval of the proposed Cross CC Pharr Subdivision subject to the listed conditions.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### ROUTING:

Kimberly Mendoza  
Ricardo Rodriguez  
Kimberly Mendoza

Created/Initiated - 5/22/2024  
Approved - 5/23/2024  
Final Approval - 5/23/2024





## MEMORANDUM

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**DATE:** TUESDAY, MAY 28, 2024

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** CROSS CC PHARR SUBDIVISION  
FILE NO. **SUB#240307**

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### **GENERAL INFORMATION:**

**APPLICANT:** Foresite Group, representing Zaragoza Hinojosa Jr. General Partner for Heavy Investments, LTD., a Texas Limited Partnership, is requesting preliminary plat approval of the proposed Cross CC Pharr Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a 2.133 acre tract of land, located in the A. Velasco Survey, Porcion 70, Abstract 45 and being a portion of a called 19.36 acre tract of land also being a portion of Lots 13 and 14 of the L.R. Bell Development Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located within the 1400 Block of East Ferguson Ave.

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

**PROPERTY PROPOSED USE:** Auto Collision shop.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Development Services recommends preliminary plat approval of the proposed Cross CC Pharr Subdivision subject to the following conditions:

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

1. Street lights shall be 250' max spaced out, along E. Ferguson Ave.
2. Shall obtain street cut permits from public works and public utility department for any street cuts or excavation, if any.

**EASEMENTS:**

1. Provide offsite easement.
2. Easements shall be 15' exclusive to City of Pharr for any utilities for City of Pharr.
3. Show all adjacent existing easements and verify the dimensions.
4. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).
5. No overlapping easements.

**SIDEWALK:  
ADA:**

1. Follow City of Pharr Construction Standards Manual.

**FIRE PROTECTION:**

1. See attached comments.

**WATER:**

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

**SEWER:**

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

**DRAINAGE:**

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

**OTHER:**

1. Provide all pertinent City of Pharr details.
2. Match the name of the subdivision with rest of plans.
3. Label or add metes and bounds.
4. Plat shall be 24 x 36.
5. Font size hard to read, minimum size 12.
6. Provide name on blank space for the notary.
7. H.C.I.D. #2 verify with district for any issues.
8. See staff comments attached.

# STRAFF REVIEW MEETING FOR: *CALIBER COLLISION CENTER SUBDIVISION*

\*\*\*\*\*

COMMENTS:

Initials: J.R.

MAY 14, 2024

\*\*\*\*\*

## WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to keep same alignment for water line.
- Will need to install MJ tee with 2 gate valves on southwest corner of property.
- Will need to get gas permit for water crossing.
- Water services will need to be 2" or 1"x 3/4"
- Proposed gate valves will need to be relocated to the location recommended by Public Utilities
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

## SEWER:

- Will need to upgrade the manhole lid and rim detail.
- Sewer service line remains private.
- Manhole rim and lid will need to be composite base with city of Pharr logo
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_





118 S. Cage Blvd. 3<sup>rd</sup> Floor  
Pharr, Texas 78577

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

Subdivision: CALIBER COLLISION

Reviewed by: LEEROY CANTU

5-16-2024

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: FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET ADDITIONAL FIRE PROTECTION REQUIREMENTS.

**Additional Comments:**

1. FIRE HYDRANTS EVERY 300 FEET.
2. FIRE HYDRANT WITHIN 100 FEET OF A FDC.
3. RELOCATE PROPOSE FIRE HYDRANT ON THE SOUTH SIDE.



**Staff Pre-Construction Meeting**  
**Caliber Collision Subdivision**  
**Pharr TX, 78577**

**DATE: 05/14/2024**

**2.13 Acres**

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**Plat Notes:**

- **No comments**

**General Notes:**

- **Include a Sediment Erosion Control plan.**
- **Include drainage plan and details such as type of pipe, elevations, separation details, and crossings.**
- **Obtain a street cut, bore permit, or curb cut permit from the Public Works Department if needed.**
- **Shall obtain a Construction notice from T.C.E.Q.**
- **Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.**



**SUBDIVISION:** Collision Center Subdivision      **DATE:** May 16, 2024

**REVIEW:** Preliminary plan comments dated: 5/3/2024

| PLAT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"><li>1. Signature for P.E. &amp; R.P.L.S. required.</li><li>2. Note No. 2---Northing and easting values are mismatched.</li><li>3. Note No. 7--- Revise note to say... "Erosion and sediment control during construction shall be in accordance to all current Texas Pollution Discharge Elimination Systems (TPDES).</li><li>4. Note No. 10---Revise note to say... "5'-ft sidewalk with ADA wheelchair ramps and landing along all streets shall be required to be constructed at time of subdivision construction."</li></ol> |



| SITE PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"><li>1. Minimum cover for water line shall be 4'-ft from top of pipe to natural ground.</li><li>2. Revise manhole detail to a composite lid with updated logo.</li><li>3. Show all water line tie-in details.</li><li>4. What is the purpose of pipe deflection.</li><li>5. Provide a street light layout.</li><li>6. Provide a paving and sidewalk layout.</li><li>7. Have fiber optics layout in a separate sheet.</li><li>8. Obtain a gas crossing easement permit if needed.</li><li>9. Ensure water crossing with sanitary sewer line is TCEQ compliant.</li><li>10. Town of Prosper details are not valid.</li></ol> |



| DRAINAGE                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"><li>1. Drainage report to be reviewed and approved by HCDD No. 1.</li><li>2. Drainage plan to be reviewed and approved at building permit stage.</li><li>3. Sheet C-3.2 shows a proposed storm like is too close to the proposed 8"-in sanitary sewer line.</li><li>4. Include drainage areas for all inlets and include hydraulic gradient.</li><li>5. Show name of subdivision on drainage report.</li></ol> |

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



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



**ADDITIONAL COMMENTS**

## 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. This includes manholes to be spaced out away from water 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 FOR REVIEW.**



**From:** [John Salinas](#)  
**To:** [Eddie Martinez](#)  
**Cc:** [Javier Lopez](#)  
**Subject:** Proposals: Yellow Storage Subd., Minnesota Oaks Subd., Caliber Collision & Ernest Park  
**Date:** Monday, May 13, 2024 4:16:54 PM

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\*\*\*\*\* 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 proposal:

Minnesota Oaks Subd.

1. We have the general right of way covering all the lot Vol. 20, Pg. 467.
2. We have a 24" pipeline along the west boundary which would need to be drawn into the plat and we have a 30' exclusive easement centered on the pipeline Vol. 16, Pg. 5.
3. SECRETARY needs to be aligned to the left, under the signature line.
4. The delivery point would need to be extended from the n.w. corner to the adjoining property on the east.
5. Add Kelly-Pharr Subdivision to the P.O.B. label after Lot 96.

Caliber Collision

1. We have the general right of way covering all the lot Vol. 20, Pg. 467.
2. We need a reference point from corner Lot 160 Kelly-Pharr Subdivision.
3. HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 signature template

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.

ATTEST: \_\_\_\_\_

President

Secretary

4. If the Subdivision is to be excluded for the District, a petition form must be submitted.
5. No property or facilities to claim.

Ernest Park Subd.

1. We have an 80' fee simple being the north 80' south 100' by Vol 26, Pg. 203 tract 33 and must not be included as part of the proposal. Plat is only showing a 40' claim.
2. We have the general right of way covering all the lot by Vol. 20, Pg. 467 and Vol. 6, Pg. 66.
3. Within the signature script, please add a space as needed.
4. Edit the signature script: THIS PLAT ... THE \_\_\_\_ (space) DAY OF ...
5. The proposal is excluded from the district.

If there are any questions, please advise. Thank you!

John Salinas

Hidalgo County Irrigation District No. 2

P.O. Box 6

San Juan, TX 78589

Phone: (956) 787-1422

Fax: (956) 781-7622

Email: [jbs\\_hcid2@att.net](mailto:jbs_hcid2@att.net)



GENERAL NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM (NAD) OF 1983. SCALE FACTOR: 1.000117149.
2. PROJECT BENCHMARKS: #100 ELEVATION = 103.68' TOP OF SET MAG NAIL WITH WASHER STAMPED "MATKIN HOOVER ENG & SVY" IN CONCRETE BEARS, S76°41'22"E, A DISTANCE OF 41.22 FEET FROM THE NORTHEAST CORNER OF THE SUBJECT TRACT. #101 ELEVATION = 103.55' TOP OF SET MAG NAIL WITH WASHER STAMPED "MATKIN HOOVER ENG & SVY" IN CURB BEARS, N34°38'52"E, A DISTANCE OF 93.93 FEET FROM THE SOUTHWEST CORNER OF LOT 1 HRES-CK PHARR SUBDIVISION PHASE I. CITY OF PHARR BENCHMARK: REFERENCE #51 ELEVATION = 101.99' TOP OF MONUMENT LOCATED APPROXIMATELY 125 FEET WEST OF N. VETERANS BLVD AND 2 FEET SOUTH OF E. FERGUSON AVENUE. NORTHING: 16601588.755', EASTING: 1093933.829'.
3. REFERENCED PROPERTY IS IN FLOOD ZONE "B", AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE BLOOD (MEDIUM SHADING), AS SCALED FROM FEMA COMMUNITY PANEL NO. 4803470005C, DATED OCTOBER 19, 1982.
4. ALL CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE OR TANGENCY DELINEATING THE BOUNDARY OF THE LAND SHOWN HEREIN AND ALL LOT CORNERS AS BEING PLATTED HAVE BEEN MARKED WITH A 1/2" IRON ROD WITH A RED CAP STAMPED "MATKIN HOOVER ENG. & SURVEY", UNLESS OTHERWISE STATED, OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.
5. MINIMUM BUILDING SETBACK LINES SHALL BE, AS PER CITY OF PHARR ORDINANCE.
6. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.
7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWW3P) REQUIREMENTS.
8. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHO THE DEDICATION IS GRANTED.
9. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
10. DEVELOPER REQUIRED TO INSTALL WHEELCHAIR RAMPS AND LANDINGS AT TIME OF SUBDIVISION CONSTRUCTION.
11. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER, OR 18" ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATIONS CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
12. OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.
13. OWNERS TO MAINTAIN ROW AND PERIMETER OF SUBDIVISION.
14. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
15. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
16. A 5' SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG F.M. 495 AT THE TIME OF THE BUILDING PERMIT PHASE.
17. THE OWNER SHALL MAINTAIN ALL FIRE PROTECTION IMPROVEMENTS APPROVED AT TIME OF BUILDING PERMIT THAT ARE NOT LOCATED WITHIN AN EASEMENT OR RIGHT OF WAY DEDICATED TO THE CITY OF PHARR.
18. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.117 ACRE FEET AND VOLUME OF 0.46 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.
19. TITLE COMMITMENT FOR LOT 2 PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 23-750006-NJ, EFFECTIVE DATE: JULY 9, 2023, ISSUED DATE: JULY 20, 2023.

METES AND BOUNDS

A 2.133 ACRE TRACT OF LAND, LOCATED IN THE A. VELASCO SURVEY, PORCION 70, ABSTRACT 45, HIDALGO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 19.36 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2005-1479590 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. SAID 19.36 ACRE TRACT OF LAND ALSO BEING A PORTION OF LOTS 13 AND 14 OF THE L.R. BELL DEVELOPMENT SUBDIVISION OF RECORD IN VOLUME 5, PAGE 57 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 2.133 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET CHISELED "X" IN CONCRETE IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 495, ALSO KNOWN AS E. FERGUSON AVENUE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, FOR THE NORTHWEST CORNER OF LOT 1 OF THE HRES-CK PHARR SUBDIVISION PHASE I OF RECORD IN DOCUMENT NO. 2882606 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, IN THE NORTH LINE OF SAID 19.36 ACRE TRACT AND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD IN SAID RIGHT-OF-WAY LINE, IN THE NORTH LINE OF SAID 19.36 ACRE TRACT, AND FOR THE NORTHEAST CORNER OF A 10' R.O.W. DEDICATION AS SHOWN ON SAID HRES-CK PHARR SUBDIVISION PHASE I PLAT, BEARS S 81° 27' 41" E, A DISTANCE OF 308.16 FEET;

THENCE: S 08° 37' 22" W, DEPARTING SAID RIGHT-OF-WAY LINE AND WITH THE WEST LINE OF SAID HRES-CK PHARR SUBDIVISION PHASE I PLAT, AT A DISTANCE OF 299.99 FEET PASSING A FOUND 1/2" IRON FOR THE COMMON WESTERLY CORNER OF SAID HRES-CK PHARR SUBDIVISION PHASE I PLAT AND LOT 1 OF THE EAST PARK SUBDIVISION PLAT OF RECORD IN DOCUMENT NO. 3129914 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND CONTINUING WITH THE WEST LINE OF SAID EAST PARK SUBDIVISION, A TOTAL DISTANCE OF 580.65 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CVO LS" FOR THE SOUTHWEST CORNER OF SAID EAST PARK SUBDIVISION PLAT, IN THE NORTH LINE OF A 10' WIDE ALLEY AS SHOWN ON THE BAGWELL ACRES SUBDIVISION OF RECORD IN VOLUME 14, PAGE 54 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, IN THE SOUTH LINE OF SAID 19.36 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND PK NAIL IN ASPHALT FOR THE SOUTHEAST CORNER OF SAID EAST PARK SUBDIVISION BEARS, S 81° 31' 20" E, A DISTANCE OF 325.16 FEET;

THENCE: N 81° 31' 20" W, WITH THE COMMON LINE BETWEEN SAID 10' ALLEY AND SAID 19.36 ACRE TRACT, A DISTANCE OF 160.00 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD AS CALLED FOR IN THE SOUTH LINE OF SAID 19.36 ACRE TRACT BEARS, N 81° 31' 20" W, A DISTANCE OF 935.06 FEET;

THENCE: N 08° 37' 22" E, INTO SAID 19.36 ACRE TRACT, A DISTANCE OF 581.38 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 495, IN THE NORTH LINE OF SAID 19.36 ACRE TRACT AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD AS CALLED FOR IN THE NORTH LINE OF SAID 19.36 ACRE TRACT, BEARS N 80° 45' 07" W, A DISTANCE OF 781.96 FEET, AND N 81° 27' 31" W, A DISTANCE OF 155.52 FEET;

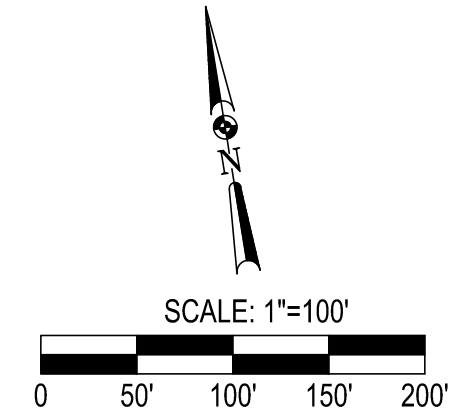
THENCE: WITH SAID RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID 19.36 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- S 80° 45' 07" E, A DISTANCE OF 45.01 FEET TO A FOUND 1/2" IRON ROD FOR ANGLE, AND
- S 81° 27' 41" E, A DISTANCE OF 114.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.133 ACRES OF LAND SITUATED IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS.

CROSS CC PHARR SUBDIVISION

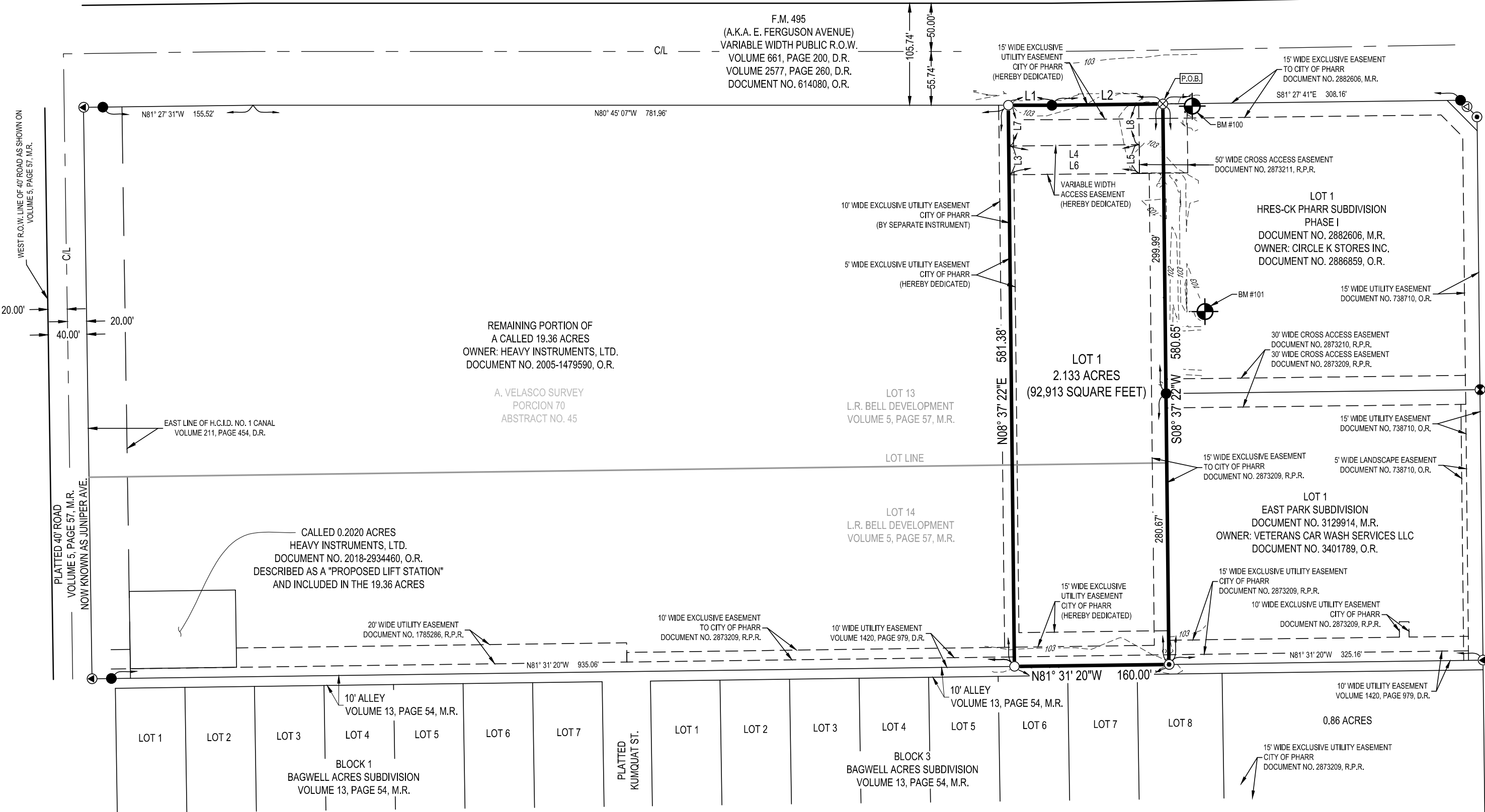
A 2.133 ACRE TRACT OF LAND, LOCATED IN THE A. VELASCO SURVEY, PORCION 70, ABSTRACT 45, HIDALGO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 19.36 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2005-1479590 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. SAID 19.36 ACRE TRACT OF LAND ALSO BEING A PORTION OF LOTS 13 AND 14 OF THE L.R. BELL DEVELOPMENT SUBDIVISION OF RECORD IN VOLUME 5, PAGE 57 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S80° 45' 07"E | 45.01'   |
| L2         | S81° 27' 41"E | 114.99'  |
| L3         | N08° 37' 22"E | 29.80'   |
| L4         | S81° 22' 38"E | 135.00'  |
| L5         | S08° 37' 22"W | 29.83'   |
| L6         | N81° 21' 49"W | 135.00'  |
| L7         | S08° 37' 22"W | 42.21'   |
| L8         | S08° 37' 22"W | 41.86'   |



LEGEND

- P.O.B. POINT OF BEGINNING  
C/L CENTERLINE  
M.R. MAP RECORDS OF HIDALGO COUNTY, TEXAS  
D.R. DEED RECORDS OF HIDALGO COUNTY, TEXAS  
O.R. OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS  
R.P.R. REAL PROPERTY RECORDS OF HIDALGO COUNTY, TEXAS
- BENCHMARK  
● FOUND 1/2" IRON ROD  
⊙ FOUND 1" IRON PIPE  
⊙ FOUND 1/2" IRON ROD WITH A YELLOW "CVO LS" PLASTIC CAP  
⊙ SET CHISELED "X" IN CONCRETE  
⊙ FOUND CHISELED "X" IN CONCRETE  
⊙ FOUND 1/2" IRON ROD WITH ALUMINUM CAP  
⊙ FOUND PK NAIL  
○ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP



STATE OF TEXAS  
COUNTY OF HIDALGO

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

HEAVY INVESTMENTS, LTD. A TEXAS LIMITED PARTNERSHIP  
ZARAGOZA HINOJOSA JR., GENERAL PARTNER  
414 E. DOVE  
MCALLEN, TEXAS 78504

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZARAGOZA HINOJOSA, JR., KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION OF THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

DANNY WYLLIE, CHAIRMAN  
PLANNING AND ZONING COMMISSION

STATE OF TEXAS  
COUNTY OF HIDALGO

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

AMBROSIO HERNANDEZ  
MAYOR, CITY OF PHARR

HILDA PEDRAZA  
CITY CLERK

|                                                                                                             |                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER/DEVELOPER:                                                                                            | SURVEYOR:                                                                                                                                                                          |
| HEAVY INVESTMENTS, LTD.<br>ZARAGOZA HINOJOSA JR.,<br>GENERAL PARTNER<br>414 E. DOVE<br>MCALLEN, TEXAS 78504 | MATKIN HOOVER ENGINEERING<br>& SURVEYING<br>C/O KYLE L. PRESSLER, R.P.L.S.<br>8 SPENCER ROAD, SUITE 300<br>BOERNE, TEXAS 78006<br>(830) 249-0600<br>KYLE.PRESSLER@MATKINHOOVER.COM |

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

PRESIDENT \_\_\_\_\_ ATTEST: SECRETARY \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF KENDALL

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

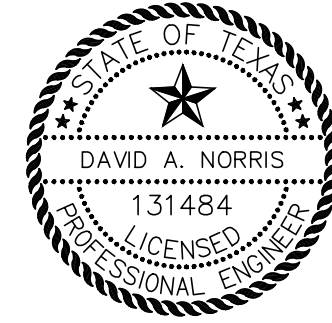
  
KYLE L. PRESSLER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528



STATE OF TEXAS  
COUNTY OF DALLAS

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

  
DAVID NORRIS  
P.E. REGISTRATION NO. 131484



STATE OF TEXAS  
COUNTY OF HIDALGO

FILED FOR RECORD AT \_\_\_\_ O'CLOCK \_\_\_\_ M., THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

INSTRUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DEPUTY CLERK, COUNTY CLERK  
HIDALGO COUNTY, TEXAS

**MATKIN HOOVER**

HEADQUARTERS  
8 SPENCER ROAD SUITES 100 & 300  
BOERNE, TEXAS 78009  
OFFICE: (830) 249-0600; FAX: (830) 249-0609

3035 SHELL ROAD SUITE 3  
GEORGETOWN, TEXAS 77628  
OFFICE: (972) 888-2344

ENGINEERING  
& SURVEYING

TEXAS REGISTERED ENGINEERING FIRM F-004512  
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

DATE: MAY 2024

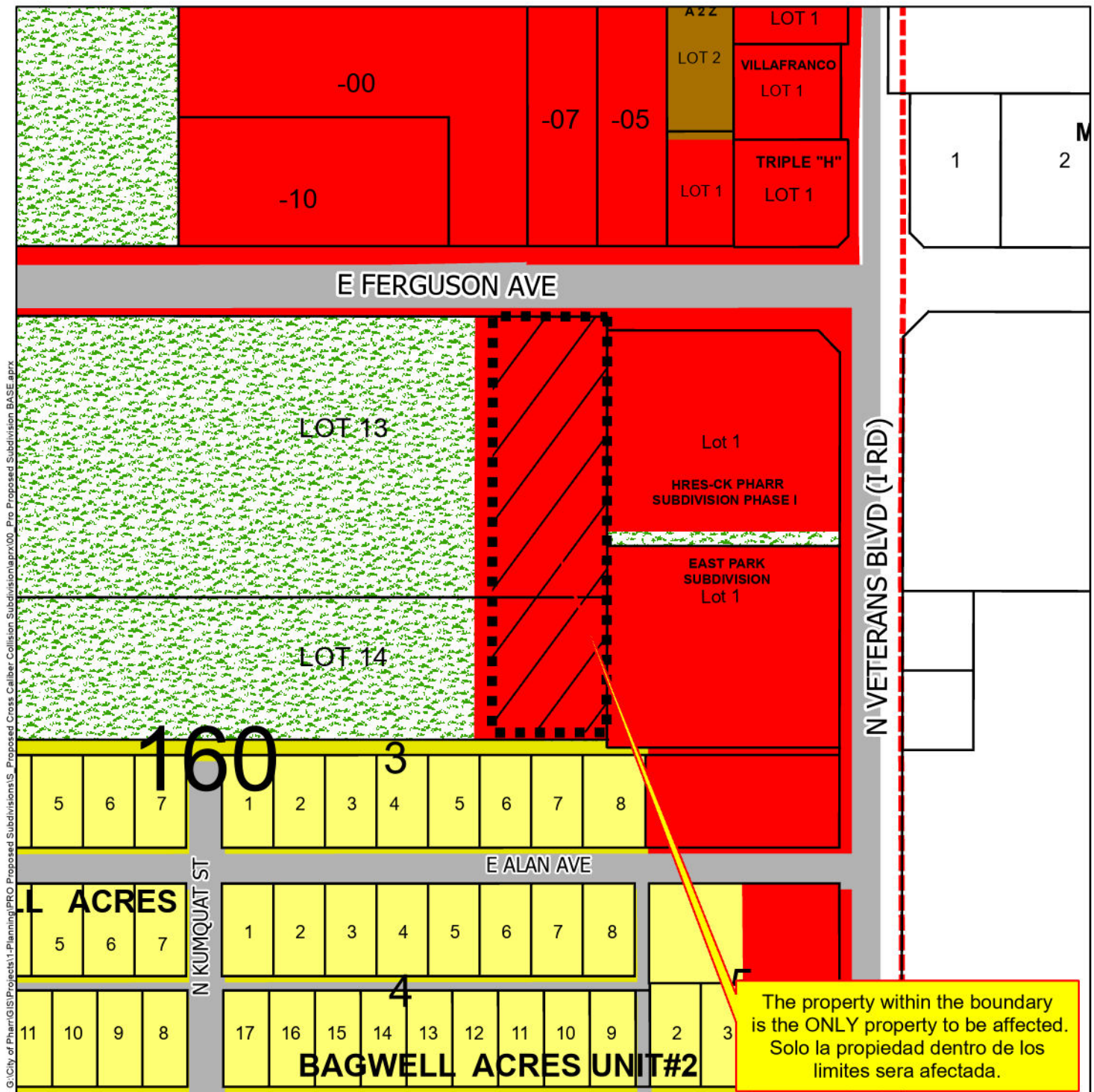
MHS JOB NO. - 23-4100

SHEET 1 OF 1





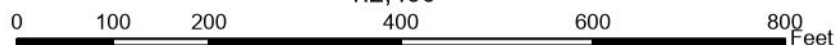




- |                                                                                                                           |                                                                                                       |                                                                     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

City of Pharr, Texas  
Engineering Department  
956.702.5355

Scale: 1:2,400



Date: 5/21/2024



**Pharr**  
Development Services



## Site Photo

1400 Block of E. Ferguson Ave.







## AGENDA MEMORANDUM



**BOARD:** Planning & Zoning Commission

**AGENDA ITEM #:** E.5.

**DATE SUBMITTED:** May 22, 2024

**MEETING DATE:** May 28, 2024

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Melden & Hunt Inc., representing Joaquin J. Gonzalez, Francisco G. Gonzalez and Francisco G. Gonzalez Jr., Managers of Lord & Gonzalez Investment Group, LLC., is requesting preliminary plat approval of the proposed Minnesota Oaks Subdivision. The property is legally described as being a 25.062 acre gross tract of land out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of East Minnesota Road. **SUB#240516**

**Classification:** Regular

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

**Issue:** Melden & Hunt Inc., representing Joaquin J. Gonzalez, Francisco G. Gonzalez and Francisco G. Gonzalez Jr., Managers of Lord & Gonzalez Investment Group, LLC., is requesting preliminary plat approval of the proposed Minnesota Oaks Subdivision.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends preliminary plat approval of the proposed Minnesota Oaks Subdivision subject to the listed conditions.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### ROUTING:

Kimberly Mendoza  
Ricardo Rodriguez  
Kimberly Mendoza

Created/Initiated - 5/22/2024  
Approved - 5/22/2024  
Final Approval - 5/23/2024



## MEMORANDUM

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**DATE:** TUESDAY, MAY 28, 2024

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** MINNESOTA OAKS SUBDIVISION  
FILE NO. **SUB#240516**

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### **GENERAL INFORMATION:**

**APPLICANT:** Melden & Hunt Inc., representing Joaquin J. Gonzalez, Francisco G. Gonzalez and Francisco G. Gonzalez Jr., Managers of Lord & Gonzalez Investment Group, LLC., is requesting preliminary plat approval of the proposed Minnesota Oaks Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a 25.062 acre gross tract of land out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

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

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

**PROPERTY PROPOSED USE:** Single family residential homes per lot.

**VARIANCES:** None requested.

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

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

1. Street lights shall be 250' max spaced out.
2. Shall obtain street cut permits from public works and public utility department for any street cuts.
3. Any existing utilities along the R.O.W., of E. Minnesota Rd., shall be relocated outside the new R.O.W.
4. Provide street names and use existing names if alignment matches street.
5. Provide corner clips for lots abutting E. Minnesota Rd. 25'x 25'.

**EASEMENTS:**

1. Easements shall be 15' exclusive to City of Pharr for any utilities for City of Pharr (Sewer).
2. Show all adjacent existing easements.
3. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).
4. No overlapping easements.
5. Provide approval letter from N.A.W.S.C., to abandon the 15' exclusive easement to N.A.W.S.C.
6. 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. North Alamo Water Supply Corporation, shall follow requirements and provide 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.
2. Remove lot numbers from detention areas.
3. Provide detention directive on plat note.



**OTHER:**

1. Provide street section details.
2. Redo the numbers on lot.
3. Any existing utilities along the R.O.W. of E. Minnesota shall be relocated by developer.
4. Change on owners dedication signature block to public.
5. Correct plat note # 21.
6. Provide gate details, if private
7. Benchmark use nearest to site.
8. Fiber optic shall be provided on a separate sheet and provide details. Project engineer shall provide a KMZ file with Geo referenced DWG format file.
9. Provide a copy of the HOA documents (draft).
10. Provide all pertinent City of Pharr details.
11. H.C.I.D. #2 verify with district for any issues.
12. Show N. Veterans Blvd. and E. Minnesota Rd. on location map and change the fonts to be legible.
13. See staff comments attached.

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# STAFF REVIEW MEETING FOR: *MINNESOTA OAKS SUBDIVISION*

\*\*\*\*\*

**COMMENTS:**                      **Initials: J.R. / R.R.**                      **MAY 14, 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 get offsite easements for sewer line installation.
- Liftstation will not be permitted.
- Will need to change the flow direction of the sewer.
- Will need to show all sewer crossings details and elevations of the utilities.
- Will need to discuss proposed sewer infrastructure for future use during plat review.
- Manholes will need to be composite base with City of Pharr logo.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

Print Name:\_\_\_\_\_

Signature:\_\_\_\_\_

Date:\_\_\_\_\_



118 S. Cage Blvd. 3<sup>rd</sup> Floor  
Pharr, Texas 78577

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

Subdivision: MINNESOTA OAKS SUBDIVISION

Reviewed by: LEEROY CANTU

5-16-2024

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: FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET ADDITIONAL FIRE PROTECTION REQUIREMENTS.

**Additional Comments:**

1. SHALL PROVIDE FIRE HYDRANT DETAILED VALVE & VALVE BOX INSTALLATION.
2. WATERLINES SHALL BE LOOPED.
3. FIRE HYDRANTS MIGHT BE RELOCATED IF PROPERTY IS GOING TO BE PRIVATE. FIRE HYDRANT ON A STREET AND MINNESOTA RD.
4. FIRE HYDRANT SHALL BE 6 FEET BEHIND BACK OF CURB.

**SUBDIVISION:** Minnesota Oaks Subdivision**DATE:** May 16, 2024**REVIEW:** Preliminary plan comments dated: 5/3/2024**PLAT**

1. Signature for P.E. & R.P.L.S. required.
2. Sanitary sewer lines shall be installed in 15'-ft **utility easements dedicated to the City of Pharr.**
3. Change direction of Minnesota Rd. to E. Minnesota Rd.
4. Note No. 4---Verify the correct benchmark is being used.
5. Change description of detention areas. Remove lot number and designate as detention areas.

**SITE PLAN**

1. Provide comments from North Alamo Water Supply corporation for water line layout.
2. Include all sanitary sewer details for sanitary sewer layout.  
Composite manhole lid with updated logo, services, pipe bedding, manhole, etc.
3. Upgrade proposed 8"-in line along E. Minnesota Rd. to 12"-in as per master plan.
4. Include utility profile and crossing detail for sanitary sewer lines and drainage lines.
5. Provide flow lines for all utility lines (sanitary and storm).
6. Provide a street light layout.
7. Provide a paving and sidewalk layout.
8. Have fiber optics layout in a separate sheet.
9. Lift station will not be permitted.
10. Provide a gate detail for private development. Gate must sit 40'-ft from back of new ROW.
11. Provide a temporary type 3 barricade for dead end street.

## **DRAINAGE**

1. Drainage report to be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Include drainage areas for all inlets and include hydraulic gradient.
4. Provide all proposed elevations for drainage.
5. Provide additional details of type "A" inlets, storm sewer manholes, and pipe bedding.
6. Detention ponds may require a perimeter fence minimum of 4'-ft in height if depth are 3'-ft or deeper.

## **CLOSEOUT DOCUMENTS**

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

## **CONSTRUCTION SCHEDULE**

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

## **ADDITIONAL COMMENTS**

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



## 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. This includes manholes to be spaced out away from water 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 FOR REVIEW.**



**Staff Pre-Construction Meeting**

**DATE: 05/14/2024**

**Minnesota Oaks Subdivision**

**25.06 Acres**

**Pharr TX, 78577**

**Plat Notes:**

- **No comments**

**General Notes:**

- **Include a Sediment Erosion Control plan.**
- **Include drainage details such as type of pipe, elevations, separation details, and crossings.**
- **The Public Works Department requires a manhole be placed halfway on Street A and Street B.**
- **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, bore permit, or curb cut permit from the Public Works Department if needed.**
- **Shall obtain a Large Construction notice from T.C.E.Q.**
- **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.**

Telephone (956) 402-4350 | 1015 E. Ferguson | Pharr, Texas 78577  
[www.pharr-tx.gov](http://www.pharr-tx.gov)



**From:** [John Salinas](#)  
**To:** [Eddie Martinez](#)  
**Cc:** [Javier Lopez](#)  
**Subject:** Proposals: Yellow Storage Subd., Minnesota Oaks Subd., Caliber Collision & Ernest Park  
**Date:** Monday, May 13, 2024 4:16:54 PM

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\*\*\*\*\* 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 proposal:

#### Yellow Storage Subdivision

1. We have the general right of way covering all the lot Vol. 26, Pg. 234.
2. Edit the signature script template as  
This Plat ... by the Hidalgo ... the(space) \_\_ day of \_\_\_\_, (add comma) 20\_\_.

No improvements ... or easements. (second statement is correct)

\_\_\_\_\_  
President

ATTEST: \_\_\_\_\_  
Secretary

3. We need a reference point from corner Lot Subdivision to include distance and bearing.
4. We need the recorded warranty deed of ownership since it is different of District's records.
5. Flat rate is not current and would need to be paid.
6. If the Subdivision is to be excluded for the District, a petition form must be submitted.

#### Minnesota Oaks Subd.

1. We have the general right of way covering all the lot Vol. 20, Pg. 467.
2. We have a 24" pipeline along the west boundary which would need to be drawn into the plat and we have a 30' exclusive easement centered on the pipeline Vol. 16, Pg. 5.
3. SECRETARY needs to be aligned to the left, under the signature line.
4. The delivery point would need to be extended from the n.w. corner to the adjoining property on the east.
5. Add Kelly-Pharr Subdivision to the P.O.B. label after Lot 96.

#### Caliber Collision

1. We have the general right of way covering all the lot Vol. 20, Pg. 467.
2. We need a reference point from corner Lot 160 Kelly-Pharr Subdivision.
3. HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 signature template  
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.

\_\_\_\_\_ ATTEST: \_\_\_\_\_

President

Secretary

4. If the Subdivision is to be excluded for the District, a petition form must be submitted.
5. No property or facilities to claim.

Ernest Park Subd.

1. We have an 80' fee simple being the north 80' south 100' by Vol 26, Pg. 203 tract 33 and must not be included as part of the proposal. Plat is only showing a 40' claim.
2. We have the general right of way covering all the lot by Vol. 20, Pg. 467 and Vol. 6, Pg. 66.
3. Within the signature script, please add a space as needed.
4. Edit the signature script: THIS PLAT ... THE \_\_\_\_ (space) DAY OF ...
5. The proposal is excluded from the district.

If there are any questions, please advise. Thank you!

John Salinas

Hidalgo County Irrigation District No. 2

P.O. Box 6

San Juan, TX 78589

Phone: (956) 787-1422

Fax: (956) 781-7622

Email: [jbs\\_hcid2@att.net](mailto:jbs_hcid2@att.net)

SUBDIVISION PLAT OF  
**MINNESOTA OAKS**  
**SUBDIVISION**

BEING A RESUBDIVISION OF 25.062 ACRES SITUATED IN HIDALGO COUNTY,  
TEXAS, BEING A PART OR PORTION OUT OF LOT 96, KELLY-PHARR  
SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME  
3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS

METES & BOUNDS

A TRACT OF LAND CONTAINING 25.062 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 96, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS, WHICH SAID 25.062-ACRE TRACT WAS CONVEYED TO LORD & GONZALEZ INVESTMENT GROUP, LLC, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3366935, HIDALGO COUNTY OFFICIAL RECORDS, AND UNDER SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3399943, HIDALGO COUNTY OFFICIAL RECORDS, AND UNDER GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3418981, HIDALGO COUNTY OFFICIAL RECORDS, SAID 25.062 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND [NORTHING: 16612269.165, EASTING: 1094278.413] ON THE NORTHWEST CORNER OF SAID LOT 96, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 30' 37" E ALONG THE NORTH LINE OF SAID LOT 96 AND WITHIN THE RIGHT-OF-WAY OF W. MINNESOTA ROAD, A DISTANCE OF 544.50 FEET TO A NAIL SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 29' 23" W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF W. MINNESOTA ROAD [FROM WHICH A NO. 4 REBAR FOUND BEARS S 15° 32' 36" E A DISTANCE OF 0.33 FEET], CONTINUING A TOTAL DISTANCE OF 635.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 81° 30' 37" E A DISTANCE OF 544.50 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, S 08° 29' 23" W AT A DISTANCE OF 610.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH LINE OF CERTAIN 75.00-FOOT DRAINAGE EASEMENT [FROM WHICH A NO. 5 REBAR FOUND BEARS N 76° 50' 32" W A DISTANCE OF 0.39 FEET], CONTINUING A TOTAL DISTANCE OF 685.00 FEET TO THE SOUTH LINE OF SAID LOT 96, FOR THE SOUTHEAST CORNER OF THIS TRACT;
5. THENCE, N 81° 30' 37" W ALONG THE SOUTH LINE OF SAID LOT 96, A DISTANCE OF 1,089.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 96, FOR THE SOUTHWEST CORNER OF THIS TRACT;
6. THENCE, N 08° 29' 23" E AT A DISTANCE OF 75.00 FEET PASS A NO. 4 REBAR FOUND ON THE NORTH LINE OF A CERTAIN 75.00-FOOT DRAINAGE EASEMENT, AT A DISTANCE OF 1,300.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF W. MINNESOTA ROAD [FROM WHICH A NO. 4 REBAR FOUND BEARS N 83° 20' 57" E A DISTANCE OF 0.83 FEET], CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.062 ACRES OF LAND, MORE OR LESS
7. NO STRUCTURE OR BUILDING ALLOWED OVER ANY EASEMENT.
8. ALL LOTS WILL HAVE A NO. 4 REBAR SET ON THE EACH CORNER WITH A PLASTIC CAP STAMPED MELDEN & HUNT, INC.
9. INTERIOR STREET CORNERS SHOULD HAVE A 15.0x15.0-FOOT CORNER CLIP EASEMENT AND A 25.0x25.0'-FOOT CORNER AT SUBDIVISION ENTRANCE.
10. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
11. OWNER'S TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
13. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
14. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
15. DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING /FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS. IT.
16. OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.
17. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR MINNESOTA OAKS SUBDIVISION RECORDED UNDER DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF PHARR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS. INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS.
18. OUTPARCEL "A" & "B" TO BE USED FOR DETENTION PURPOSES ONLY.
19. LOT 115 WILL BE DEDICATED TO THE CITY OF PHARR FOR LIFT STATION.
20. 15 FOOT UTILITY EASEMENT EXCLUSIVE TO THE CITY OF PHARR
21. LOTS 1, 81,82 AND 115 SHALL NOT HAVE CURB CUT ACCESS OR LOT FRONTAGE ALONG W. MINNESOTA ROAD.

GENERAL NOTES:

1. SETBACKS: AS PER CITY OF PHARR
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
3. THIS SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS OF 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.  
COMM. PANEL NO. 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982.
4. 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=1086615.048 ELEVATION=92.51  
  
BENCH MARK: LOCATED ON A SQUARE CUT ALONG THE WEST SIDE OF CAGE BOULEVARD .  
NORTHING=16588320.0780 EASTING=1086650.6890 ELEVATION=90.31
5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.679 ACRES AND A VOLUME OF APPROXIMATELY 29,963 CUBIC FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS PRIVATE DEVELOPMENT.
6. A 5.0-FOOT SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS, AT THE TIME OF SUBDIVISION CONSTRUCTION PHASE. ADA CURB RAMP AND LANDINGS ALONG INTERIOR STREETS SHALL BE BUILT AT TIME OF SUBDIVISION CONSTRUCTION PHASE.
7. NO STRUCTURE OR BUILDING ALLOWED OVER ANY EASEMENT.
8. ALL LOTS WILL HAVE A NO. 4 REBAR SET ON THE EACH CORNER WITH A PLASTIC CAP STAMPED MELDEN & HUNT, INC.
9. INTERIOR STREET CORNERS SHOULD HAVE A 15.0x15.0-FOOT CORNER CLIP EASEMENT AND A 25.0x25.0'-FOOT CORNER AT SUBDIVISION ENTRANCE.
10. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
11. OWNER'S TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
13. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
14. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
15. DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING /FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS. IT.
16. OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.
17. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR MINNESOTA OAKS SUBDIVISION RECORDED UNDER DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF PHARR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS. INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS.
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19. LOT 115 WILL BE DEDICATED TO THE CITY OF PHARR FOR LIFT STATION.
20. 15 FOOT UTILITY EASEMENT EXCLUSIVE TO THE CITY OF PHARR
21. LOTS 1, 81,82 AND 115 SHALL NOT HAVE CURB CUT ACCESS OR LOT FRONTAGE ALONG W. MINNESOTA ROAD.

STATE OF TEXAS  
COUNTY OF HIDALGO:

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

JOAQUIN J. GONZALEZ, MANAGER.  
LORD & GONZAEZ INVESTMENT GROUP, LLC.  
5801 NORTH GUM WOOD AVE.  
PHARR, TX. 78577

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS/THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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 "MINNESOTA OAKS SUBDIVISION" TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF ALL PRIVATE STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

FRANCISCO G. GONZALEZ, MANAGER.  
LORD & GONZAEZ INVESTMENT GROUP, LLC.  
5801 NORTH GUM WOOD AVE.  
PHARR, TX. 78577

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS/THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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 "MINNESOTA OAKS SUBDIVISION" TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF ALL PRIVATE STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

FRANCISCO G. GONZALEZ, JR., MANAGER.  
LORD & GONZAEZ INVESTMENT GROUP, LLC.  
5801 NORTH GUM WOOD AVE.  
PHARR, TX. 78577

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS/THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

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

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 PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, PE # 117368  
STATE OF TEXAS  
DATE PREPARED: 4-29-24  
JOB No. 24054.00

DATE:

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

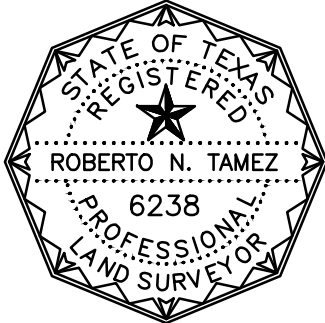


STATE OF TEXAS §  
COUNTY OF HIDALGO §

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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



APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

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

PRESIDENT

ATTEST:

SECRETARY

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

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DANNY WYLIE CHAIRMAN, PLANNING AND ZONING COMMISSION



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

DRAWN BY: \_CESAR\_ DATE \_\_\_\_\_  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_



MELDEN & HUNT, INC.  
CONSULTANTS • ENGINEERS • SURVEYORS

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

|           | NAME                         | ADDRESS                  | CITY & ZIP         | PHONE          | FAX            |
|-----------|------------------------------|--------------------------|--------------------|----------------|----------------|
| OWNER:    | JOAQUIN J. GONZALEZ, MANAGER | 5801 NORTH GUM WOOD AVE. | PHARR, TX. 78577   |                |                |
| 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 |



SUBDIVISION PLAT OF  
**MINNESOTA OAKS**  
**SUBDIVISION**

BEING A RESUBDIVISION OF 25.062 ACRES SITUATED IN HIDALGO COUNTY,  
TEXAS, BEING A PART OR PORTION OUT OF LOT 96, KELLY-PHARR  
SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME  
3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS

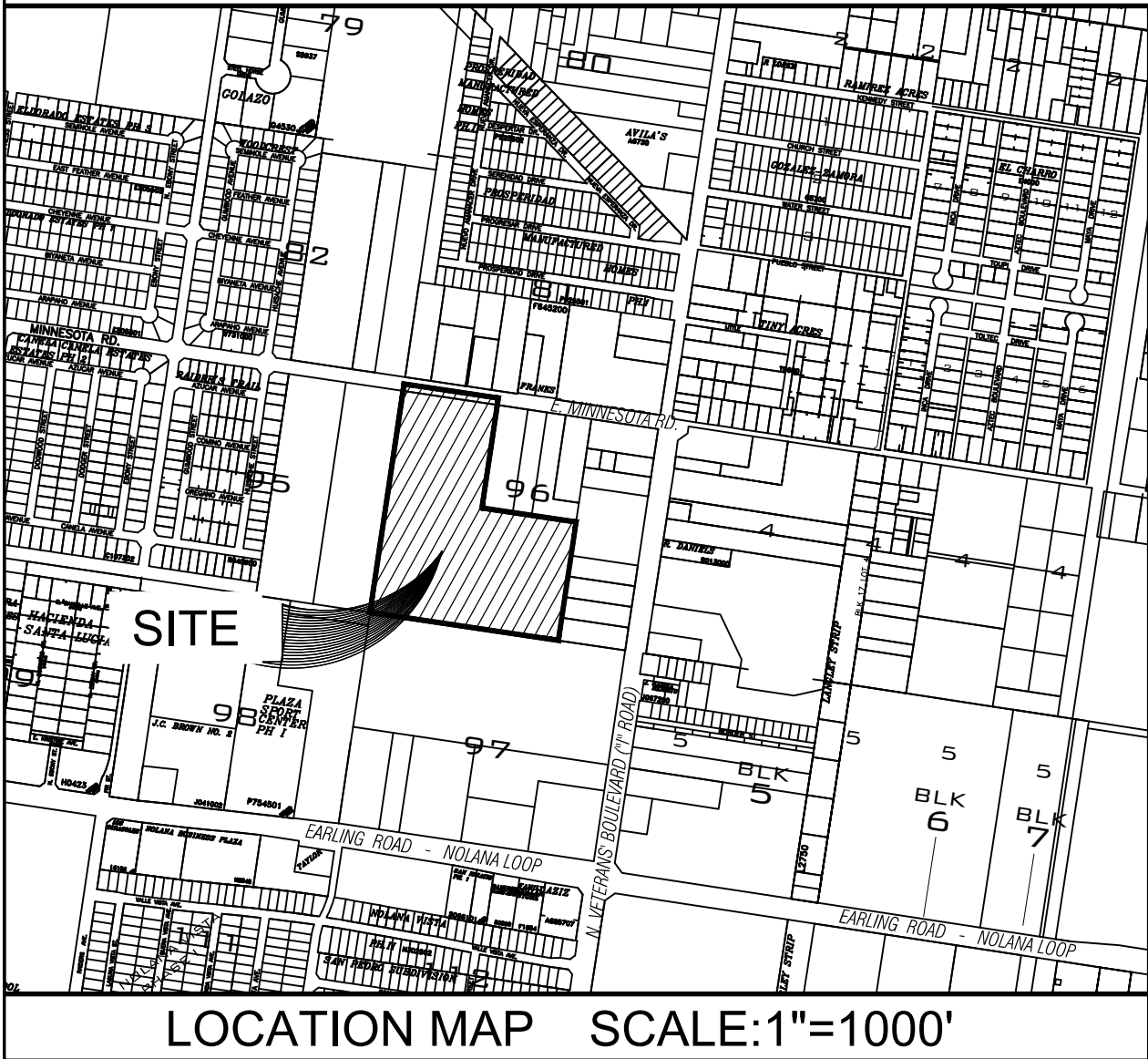
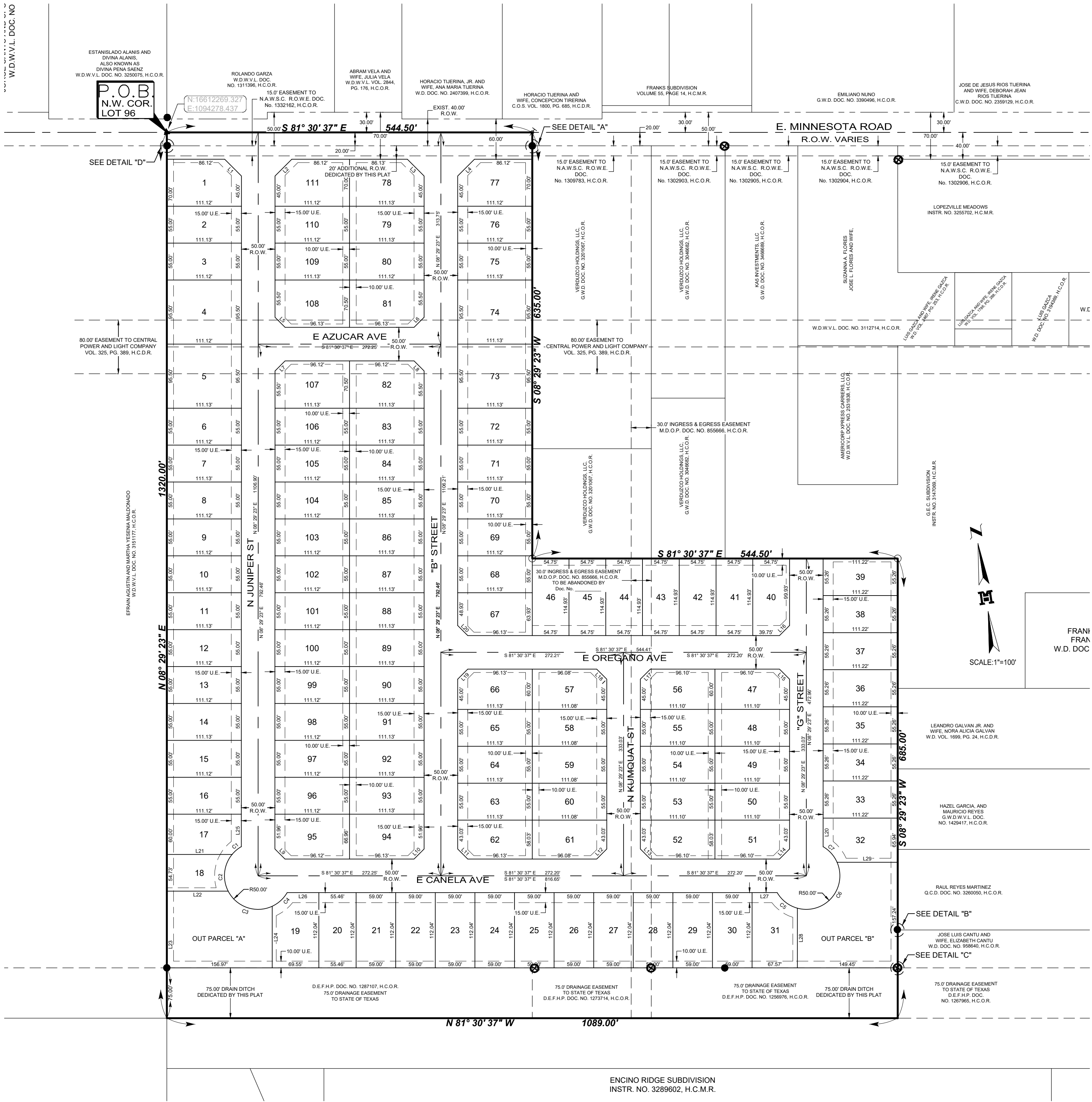
| Lot Area Table |          |       | Lot Area Table |         |       | Lot Area Table |          |       | Lot Area Table |         |       |
|----------------|----------|-------|----------------|---------|-------|----------------|----------|-------|----------------|---------|-------|
| Lot #          | SQ. FT.  | Area  | Lot #          | SQ. FT. | Area  | Lot #          | SQ. FT.  | Area  | Lot #          | SQ. FT. | Area  |
| 1              | 7466.25  | 0.171 | 33             | 6146.02 | 0.141 | 63             | 6111.87  | 0.140 | 94             | 7328.43 | 0.168 |
| 2              | 6111.88  | 0.140 | 34             | 6146.02 | 0.141 | 64             | 6111.88  | 0.140 | 95             | 7328.43 | 0.168 |
| 3              | 6111.87  | 0.140 | 35             | 6146.02 | 0.141 | 65             | 6111.87  | 0.140 | 96             | 6111.88 | 0.140 |
| 5              | 10612.44 | 0.244 | 36             | 6146.02 | 0.141 | 66             | 6555.00  | 0.150 | 97             | 6111.88 | 0.140 |
| 6              | 6111.88  | 0.140 | 37             | 6146.02 | 0.141 | 67             | 6991.72  | 0.161 | 98             | 6111.87 | 0.140 |
| 7              | 6111.87  | 0.140 | 38             | 6146.02 | 0.141 | 68             | 6111.88  | 0.140 | 99             | 6111.88 | 0.140 |
| 8              | 6111.88  | 0.140 | 39             | 6146.02 | 0.141 | 69             | 6111.87  | 0.140 | 100            | 6111.88 | 0.140 |
| 9              | 6111.87  | 0.140 | 40             | 6180.41 | 0.142 | 70             | 6111.88  | 0.140 | 101            | 6111.88 | 0.140 |
| 10             | 6111.88  | 0.140 | 41             | 6292.91 | 0.144 | 71             | 6111.88  | 0.140 | 102            | 6111.88 | 0.140 |
| 11             | 6111.87  | 0.140 | 42             | 6292.91 | 0.144 | 72             | 6111.88  | 0.140 | 103            | 6111.87 | 0.140 |
| 12             | 6111.88  | 0.140 | 43             | 6292.91 | 0.144 | 73             | 10612.44 | 0.244 | 104            | 6111.88 | 0.140 |
| 13             | 6111.88  | 0.140 | 44             | 6292.91 | 0.144 | 75             | 6111.88  | 0.140 | 105            | 6111.88 | 0.140 |
| 14             | 6111.87  | 0.140 | 45             | 6292.91 | 0.144 | 76             | 6111.87  | 0.140 | 106            | 6111.88 | 0.140 |
| 15             | 6111.88  | 0.140 | 46             | 6292.91 | 0.144 | 77             | 7466.25  | 0.171 | 107            | 7721.81 | 0.177 |
| 16             | 6111.88  | 0.140 | 47             | 6553.50 | 0.150 | 78             | 7466.25  | 0.171 | 108            | 7721.81 | 0.177 |
| 17             | 6581.99  | 0.151 | 48             | 6110.50 | 0.140 | 79             | 6111.88  | 0.140 | 109            | 6111.87 | 0.140 |
| 19             | 7514.94  | 0.173 | 49             | 6110.50 | 0.140 | 80             | 6111.87  | 0.140 | 110            | 6111.88 | 0.140 |
| 20             | 6213.81  | 0.143 | 50             | 6110.50 | 0.140 | 81             | 7721.81  | 0.177 | 111            | 7466.25 | 0.171 |
| 21             | 6610.36  | 0.152 | 51             | 6334.63 | 0.145 | 82             | 7721.81  | 0.177 |                |         |       |
| 22             | 6610.36  | 0.152 | 52             | 6334.63 | 0.145 | 83             | 6111.88  | 0.140 |                |         |       |
| 23             | 6610.36  | 0.152 | 53             | 6110.50 | 0.140 | 84             | 6111.88  | 0.140 |                |         |       |
| 24             | 6610.36  | 0.152 | 54             | 6110.50 | 0.140 | 85             | 6111.88  | 0.140 |                |         |       |
| 25             | 6610.36  | 0.152 | 55             | 6110.50 | 0.140 | 86             | 6111.87  | 0.140 |                |         |       |
| 26             | 6610.36  | 0.152 | 56             | 6553.50 | 0.150 | 87             | 6111.88  | 0.140 |                |         |       |
| 27             | 6610.36  | 0.152 | 57             | 6553.50 | 0.150 | 88             | 6111.88  | 0.140 |                |         |       |
| 28             | 6610.36  | 0.152 | 58             | 6109.40 | 0.140 | 89             | 6111.88  | 0.140 |                |         |       |
| 29             | 6610.36  | 0.152 | 59             | 6109.40 | 0.140 | 90             | 6111.88  | 0.140 |                |         |       |
| 30             | 6610.36  | 0.152 | 60             | 6109.40 | 0.140 | 91             | 6111.87  | 0.140 |                |         |       |
| 31             | 7125.51  | 0.164 | 61             | 6333.47 | 0.145 | 92             | 6111.88  | 0.140 |                |         |       |
| 32             | 7042.99  | 0.162 | 62             | 6336.08 | 0.145 | 93             | 6111.88  | 0.140 |                |         |       |

| Line Table |        |               | Line Table |         |               |
|------------|--------|---------------|------------|---------|---------------|
| Line #     | Length | Direction     | Line #     | Length  | Direction     |
| L1         | 35.36' | S36° 30' 37"E | L21        | 97.67'  | S81° 30' 39"E |
| L2         | 35.36' | S53° 29' 23"W | L22        | 91.61'  | N81° 30' 39"W |
| L3         | 35.36' | S36° 30' 37"E | L23        | 114.27' | S08° 29' 23"W |
| L4         | 35.36' | S53° 29' 23"W | L24        | 91.59'  | S08° 29' 21"W |
| L5         | 21.21' | N36° 30' 37"W | L25        | 48.66'  | N08° 29' 23"E |
| L6         | 21.21' | S53° 29' 23"W | L26        | 47.09'  | N81° 30' 37"W |
| L7         | 21.21' | N53° 29' 23"E | L27        | 37.50'  | N81° 30' 37"W |
| L8         | 21.21' | S36° 30' 37"E | L29        | 90.48'  | S81° 30' 39"E |
| L9         | 21.21' | N36° 30' 37"W |            |         |               |
| L10        | 21.21' | S53° 29' 23"W |            |         |               |
| L11        | 21.21' | S36° 30' 37"W |            |         |               |
| L12        | 21.21' | S53° 29' 23"W |            |         |               |
| L13        | 21.21' | S36° 30' 37"E |            |         |               |
| L14        | 21.21' | S53° 29' 23"W |            |         |               |
| L15        | 21.21' | N36° 30' 37"W |            |         |               |
| L16        | 21.21' | S53° 29' 23"W |            |         |               |
| L17        | 21.21' | N53° 29' 23"E |            |         |               |
| L18        | 21.21' | S36° 30' 37"E |            |         |               |
| L19        | 21.21' | S53° 29' 23"W |            |         |               |
| L20        | 21.21' | N36° 30' 37"W |            |         |               |

**LEGEND**

- FOUND NO 4 REBAR
- FOUND NO 5 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- SET NO 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET MAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- W.D. - WARRANTY DEED
- R.O.W.E. - RIGHT OF WAY EASEMENT
- C.O.S. - CONTRACT OF SALE
- G.W.D. - GIFT WARRANTY DEED
- C.W.D. - CORRECTION WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- C.C.D. - QUIT CLAIM DEED
- M.D.O.P. - MUTUAL DEED OF PARTITION
- D.E.F.H.P. - DRAINAGE EASEMENT FOR HIGHWAY PURPOSES
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
- INSTR. NO. - INSTRUMENT NUMBER
- DOC. NO. - DOCUMENT NUMBER
- VOL. - VOLUME
- P.G. - PAGE
- N.T.S. - NOT TO SCALE
- AC. - OF ONE ACRE

| Curve Table |         |        |              |                 |              |         |
|-------------|---------|--------|--------------|-----------------|--------------|---------|
| Curve #     | Length  | Radius | Delta        | Chord Direction | Chord Length | Tangent |
| C1          | 17.69'  | 50.00' | 020° 15' 58" | S58° 21' 25"W   | 17.59'       | 8.94'   |
| C2          | 58.32'  | 50.00' | 066° 49' 32" | S14° 48' 40"W   | 55.07'       | 32.98'  |
| C3          | 76.40'  | 50.00' | 087° 32' 43" | S62° 22' 27"E   | 69.18'       | 47.90'  |
| C4          | 30.86'  | 50.00' | 035° 21' 47" | N56° 10' 17"E   | 30.37'       | 15.94'  |
| C5          | 38.97'  | 50.00' | 044° 39' 18" | S43° 50' 16"E   | 37.99'       | 20.53'  |
| C6          | 112.72' | 50.00' | 129° 10' 19" | N49° 14' 56"E   | 90.32'       | 105.23' |
| C7          | 31.57'  | 50.00' | 036° 10' 23" | N33° 25' 25"W   | 31.05'       | 16.33'  |



DRAWN BY: CESAR, DATE \_\_\_\_\_  
SURVEYED, CHECKED, DATE \_\_\_\_\_  
FINAL CHECK, DATE \_\_\_\_\_



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

| NAME                                 | ADDRESS                  | CITY & ZIP         | PHONE          | FAX            |
|--------------------------------------|--------------------------|--------------------|----------------|----------------|
| OWNER: JOAQUIN J. GONZALEZ, MANAGER  | 5801 NORTH GUN WOOD AVE. | PHARR, TX 78577    |                |                |
| 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 |



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

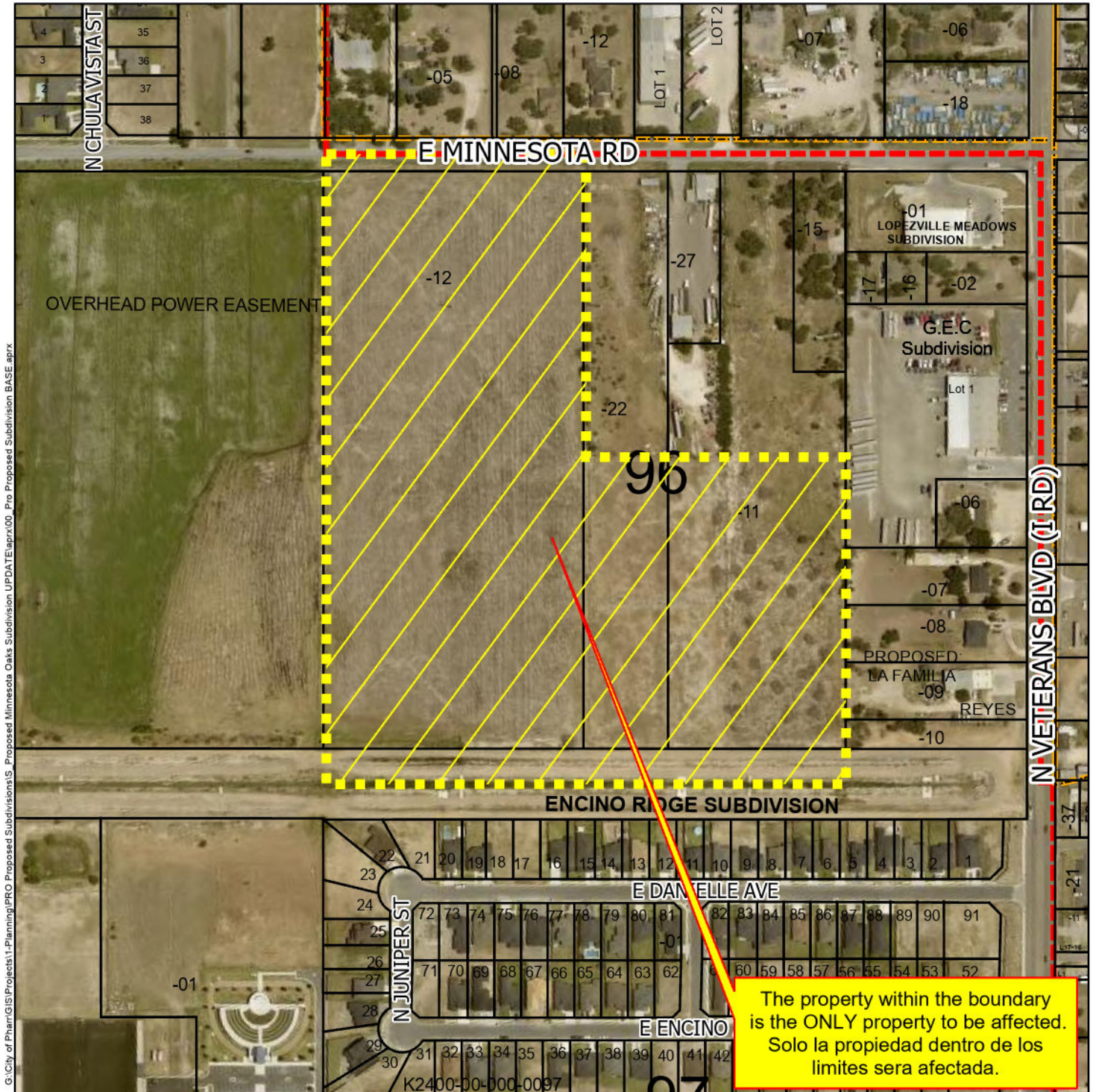
ON: \_\_\_\_\_ AT: \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



AERIAL



Subject Property

City of Pharr, Texas  
Engineering Department  
956.702.5355

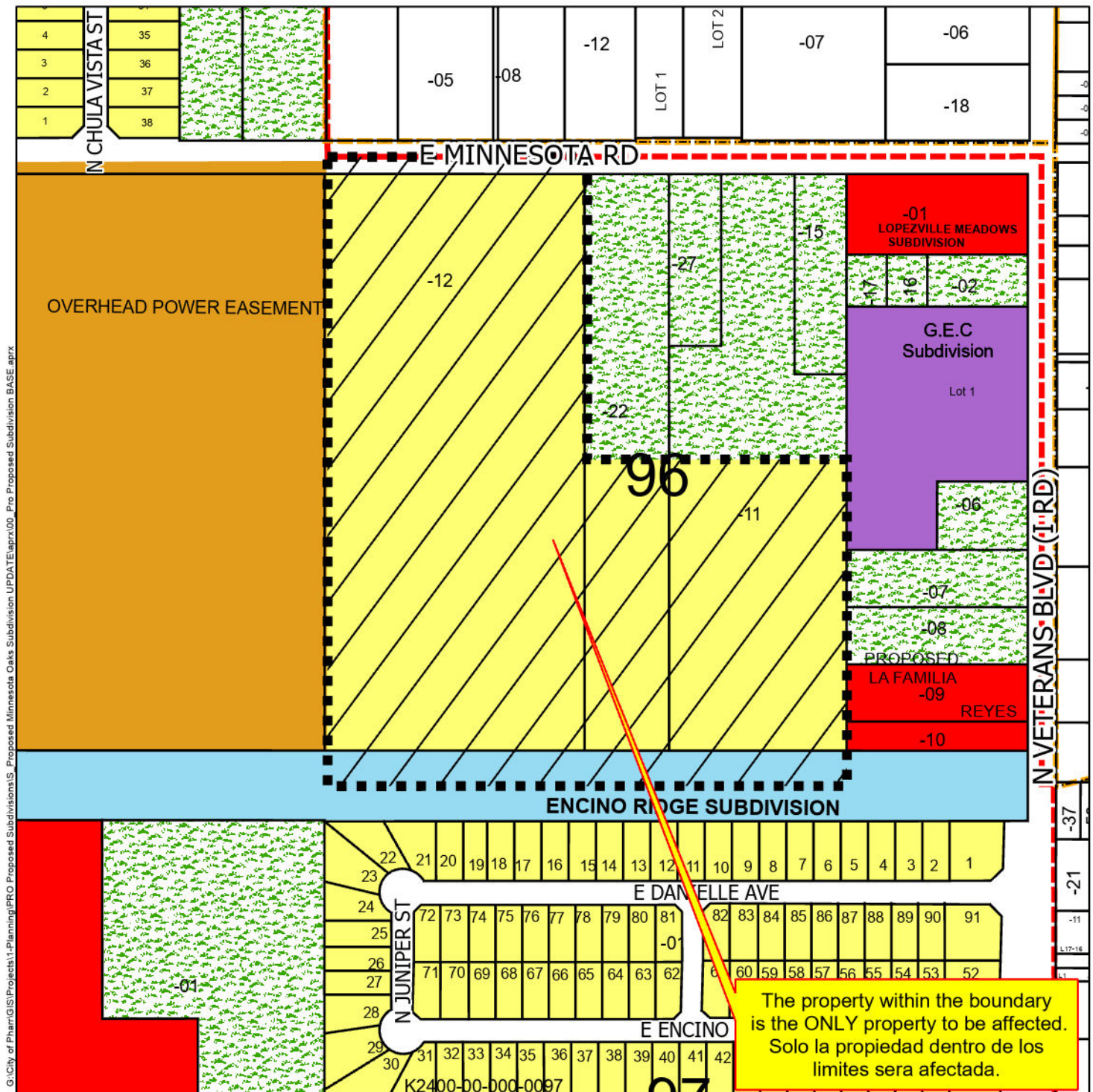
Scale: 1:3,600

0 150 300 600 900 1,200 Feet



Date: 5/9/2024

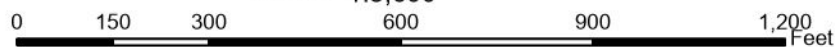




- |                                                                                                                           |                                                                                                       |                                                                     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

City of Pharr, Texas  
Engineering Department  
956.702.5355

Scale: 1:3,600



Date: 5/9/2024





**Pharr**  
Development Services



## Site Photo

1200 Block of E. Minnesota Rd.

