TAKE NOTICE THAT A REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, JULY 22, 2024

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

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 July 8, 2024 - Regular Called 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) 7-Eleven INC. dba 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 2, Newt's Corner, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 10701 South Cage Boulevard. **CUP#240614**

E. PLATS:

1) Westwood Professional Services, Inc., representing K.V. Chowdary, Manager of KVS Development, L.L.C., is requesting final plat approval of the proposed Majestic International Trade Port Phase 2 Subdivision. The property is legally described as being a 79.022 acre tract out of Lots 47 and 48, Block 15, Lots 49 and 50, Block 16, Lots 51 and 52, Block 17, Lots 53 through 55, Block 18 and a portion of a 40 foot road, shown on the Re-subdivision of Lots 1 and 5 to 32, inclusive of the San Juan Plantation Subdivision and out of Lots 3 and 4, as shown on the Re-subdivision of Closner Subdivision. The property is located within the 9000 Block of South Veterans Boulevard. **SUB#231025** (DEVELOPMENT SERVICES)

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

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

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

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

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

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

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

I. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4100 Ext 1007 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning and Zoning Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 18th day of July 2024 at 1:30 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 18th day of July 2024

CITY OF PHARR, PHARR, TEXAS

IMELDA PEREZ, TRMC
CITY CLERK

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

Name:_____ Title: _____

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 08, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, July 08, 2024 and following is the record of attendance.

MEMBERS PRESENT:	Danny Wylie Charlie Ramirez Rafael Munguia Andy Castro Ruben Luna Romeo Cantu Javier Gutierrez
MEMBERS ABSENT:	Jonathan Larraga Mercedes Guillen
STAFF PRESENT:	David Friedlein, Assistant City Manager Ricardo Rodriguez, City Attorney Kimberly Mendoza, Director of Development Services Joe Garza, Asst. Director of Development Services Eddie Martinez, Planner III Joanna Villarreal Planner I Nancy Hernandez, Administrative Assistant Juan Vasquez, Development Assistance Specialist

ITEM A. CALL TO ORDER

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

Danny Wylie, Chairman, called the meeting to order at 4:00 p.m. Roll call established a quorum.

Board Member Charlie Ramirez **moved** to excuse the absent members. Board Member Ruben Luna seconded the motion and when put to a vote it, carried unanimously.

ITEM B. PUBLIC TESTIMONY

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR JUNE 24, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Andy Castro **moved** to approve. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

1) IMPERIUM EVENT CENTER LLC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1, OF LA QUINTA SUBDIVISION RE-PLAT OF LOTS 52-55, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 5952 SOUTH CAGE BOULEVARD. CUP#240611

Joanna Villarreal, Planner I, introduced the item and stated app`
licant was requesting a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). She went over the property's legal description and physical address and stated the current zoning was General Business District (C). Ms. Villarreal stated the surrounding area was zoned General Business District (C) to the north, east and south and Single-Family Residential District (R-1) to the west. She further stated the area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated all inspections had been conducted from all respective departments for the recommendation of approval of the Conditional Use Permit and reported thirty-five (35) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on June 28, 2024, and a legal notice was published in The Advance News Journal on June 26, 2024. She stated staff received no response to the letters or legal notice.

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

Joanna Villarreal, Planner I, reported there was no representation in the audience.

Board Member Andy Castro asked on the Occupancy. Mrs. Kimberly Mendoza stated the Fire Department sets proper occupancy in a business.

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

2) DOUBLE D'S NIGHTLIFE HOLDINGS LLC., DBA EL TOXICO DRIVE THRU, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 184, VALLE DE LA PRIMAVERA SUBDIVISION AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 6911 SOUTH JACKSON ROAD. CUP#240612

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). She went over the property's legal description and physical address and stated the property and properties to the north and south were currently zoned General Business District (C). Ms. Villarreal stated the adjacent zoning was Single-Family Residential District (R-1) to the east and the city limits lie to the west. She further stated the area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated all inspections had been conducted from all respective departments for the recommendation of approval of the Conditional Use Permit and reported thirty-four (34) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on June 28, 2024, and a legal notice was published in The Advance News Journal on June 26, 2024. She stated staff received no response to the letters or legal notice.

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

Joanna Villarreal, Planner I, reported there was representation in the audience and had no comments.

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

3) 7-ELEVEN INC. DBA 7-ELEVEN CONVENIENCE STORE'S AND STRIPES STORES, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT "A", CORDOVA ESTATES AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1510 WEST MILITARY HIGHWAY. CUP#240613

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). She went over the property's legal description and physical address and stated the property was currently zoned General Business District (C). Ms. Villarreal stated the property to the north was zoned Limited Industrial District (L-I) Heavy Commercial District (H-C) to the south and Agricultural and/or Open Space District (A-O) to the east and the city limits lie to the west. She further stated the area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated all inspections had been conducted from all respective departments for the recommendation of approval of the Conditional Use Permit and reported five (5) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on June 28, 2024, and a legal notice was published in The Advance News Journal on June 26, 2024. She stated staff received no response to the letters or legal notice.

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

Joanna Villarreal, Planner I, reported there was no representation in the audience.

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

ITEM E. PLATS:

1) URBAN INFRASTUCUTRE GROUP, REPRESENTING DANNY C. SMITH, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED MATT'S CASH AND CARRY SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 7.882 ACRE TRACT OF LAND OUT OF ALL OF LOT 163, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF EAST INTERSTATE 2 NORTH. SUB#210831

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 400 Block of East Interstate 2 North and the property was currently zoned General Business District (C), Heavy Commercial District (H-C) and Residential Multi-Family High Density District (R-MFHD).He stated the adjacent zones are General Business District (C) to the north and east, Single-Family Residential District (R-1), Agricultural and/or Open Space District (A-O) and General Business District (A-O) and General Business District (C) to the south and Heavy Commercial District (H-C) and Single Family Residential District (R-1) to the west. He 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 Matt's Cash and Carry Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Ruben Luna **moved** to approve the request for final plat approval of the proposed Matt's Cash and Carry Subdivision. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

2) BARRERA INFRASTACTURE GROUP, INC., REPRESENTING CLEMENTE PONCE, MEMBER OF NEXTGEN INVESTMENTS LLC., A TEXAS LIMITED LIABILTY COMPANY, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED NEXTGEN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A PART OR PORTION OF LOT 237, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2700 BLOCK OF SOUTH CAGE BOULEVARD. SUB#180929

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 2700 Block of South Cage Boulevard and the property was currently zoned Planned Unit Development District (PUD). He stated the adjacent zones were Planned Unit Development District (PUD) to the north, south and east, General Business District (C), Residential Multi-Family High Density District (R-MFHD) and Agricultural and/or Open Space District (A-O) to the west. He 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 Nextgen Subdivision, subject to the conditions noted in the packet.

There being no discussion, Board Member Andy Castro **moved** to approve the request for final plat approval of the proposed Nextgen Subdivision. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

ITEM G. CLOSED SESSION

None

ITEM H. RECONVENE

None

ITEM I. ADJOURMENT:

There being no further business, Board Member Rafael Munguia **moved** to adjourn. Board Member Andy Castro seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:14 p.m.

PLANNING & ZONING COMMISSION

_____
Danny Wylie, Chairman

ATTEST:

_____
Andy Castro, Secretary

APPROVED: _____

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.
DATE SUBMITTED: July 16, 2024
MEETING DATE: July 22, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 7-Eleven INC. dba 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 2, Newt's Corner, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 10701 South Cage Boulevard. **CUP#240614**

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

Issue: 7-Eleven INC. dba 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration:

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

Alternatives: N/A

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

ROUTING:

Kimberly Mendoza	Created/Initiated - 7/16/2024
Ricardo Rodriguez	Approved - 7/16/2024
Kimberly Mendoza	Final Approval - 7/18/2024

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, JULY 22, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC - FILE NO. **CUP#240614** (7-ELEVEN CONVENIENCE STORES AND STRIPES STORES)

GENERAL INFORMATION:

APPLICANT: 7-Eleven INC. dba 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lot 2, Newt's Corner, an addition to the City of Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 10701 South Cage Boulevard.

ZONING: The property and properties to the west are currently zoned General Business District (C). The property to the north is zoned Agricultural and/or Open Space District (A-O). The adjacent zoning is Limited Industrial District (L-I) to the east. General Business District (C) and Agricultural and/or Open Space District (A-O) to the south. The area is generally designated for commercial in the Land Use Plan.

COMMENTS:

POLICE CHIEF: Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE:	Recommends approval of the Conditional Use Permit.
HEALTH:	Recommends approval of the Conditional Use Permit.
DEVELOPMENT SERVICES:	Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC:	Two (2) surrounding property owners were notified of the request by letter on July 12, 2024, and a legal notice was published in The Advance News Journal on July 10, 2024. Staff received no response to the letters or the legal notice.
DEVELOPMENT SERVICES RECOMMENDATIONS:	Development Services is recommending **approval** of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

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NOTE: This item is scheduled to go before the City Commission Meeting of **Monday, August 5, 2024, at 4:00 p.m.**

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

1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.

2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.

3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.

4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property

lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:

A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.

5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:

A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.

6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.

7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.

8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.

9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.

10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.

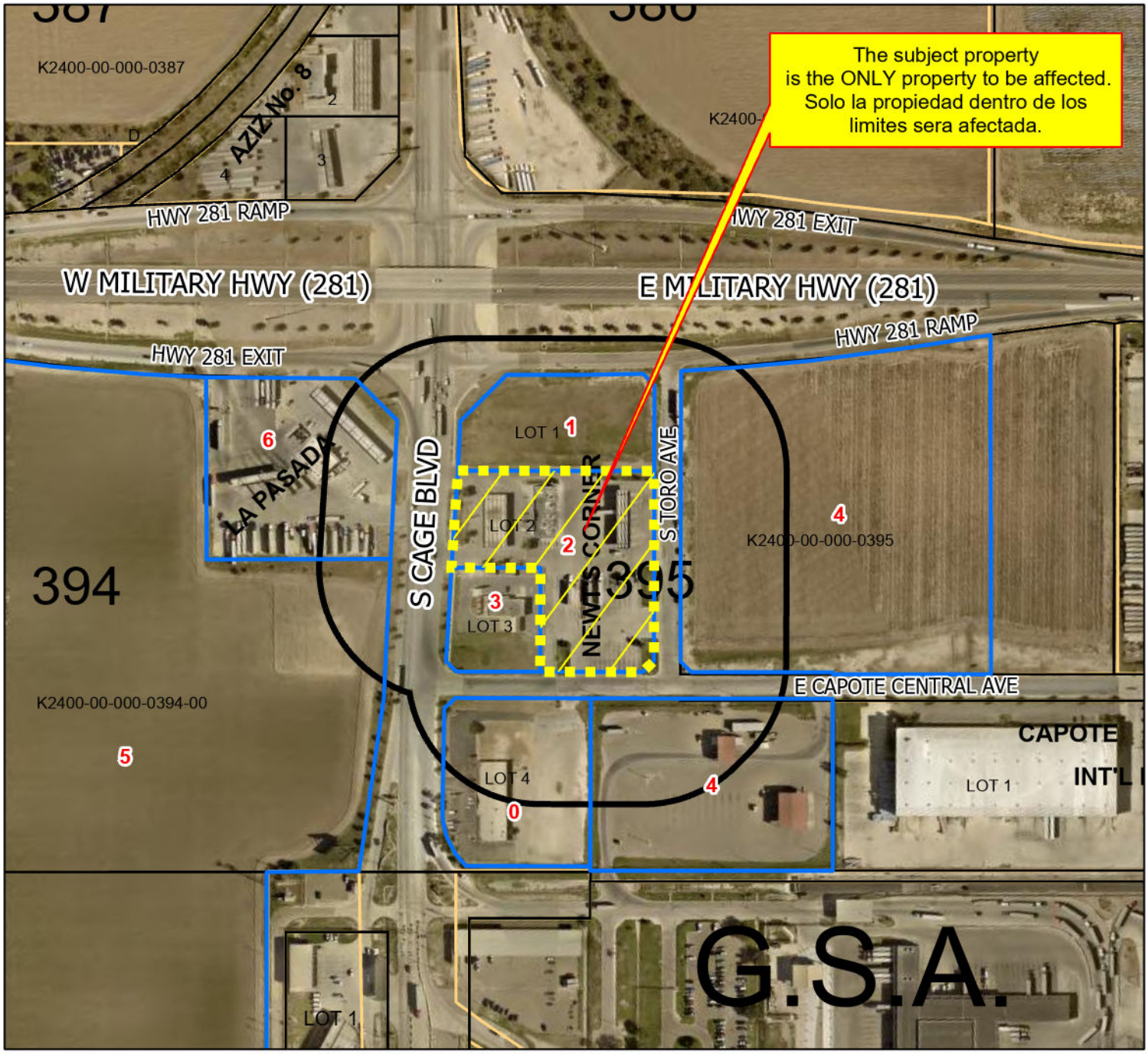
11. The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.

12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).

13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.

Proposed Conditional Use Permit
7-Eleven Inc
Timothy Ilaoa

AERIAL



Notified Properties
300 ft. Notification Buffer
Subject Property

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.

G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP240614 Lot 2, NEWTS CORNER CORRECTED\aprx\00_BASE Project File.aprx

City of Pharr, Texas
Engineering Department
956.402.4242

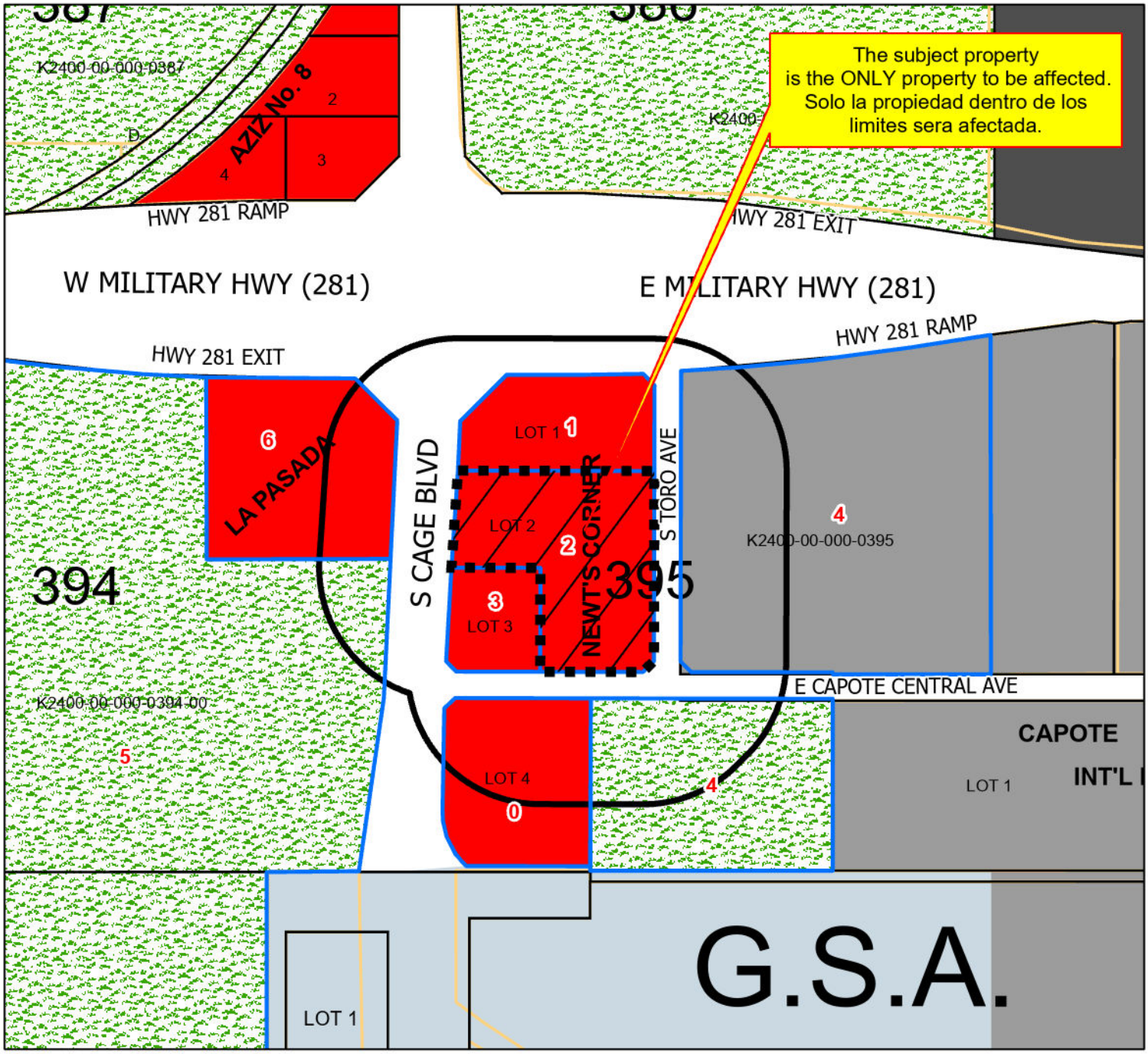
Date: 7/8/2024

Scale: 1:4,000

0 165 330 660 990 1,320 Feet

Proposed Conditional Use Permit
7-Eleven Inc
Timothy Ilaoa

ZONING



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP240614 Lot 2, NEWT'S CORNER CORRECTED\aprx\00_BASE Project File.aprx

- 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
- Notified Properties
- 300 ft. Notification Buffer
- Subject Property

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City of Pharr, Texas
Engineering Department
956.402.4242

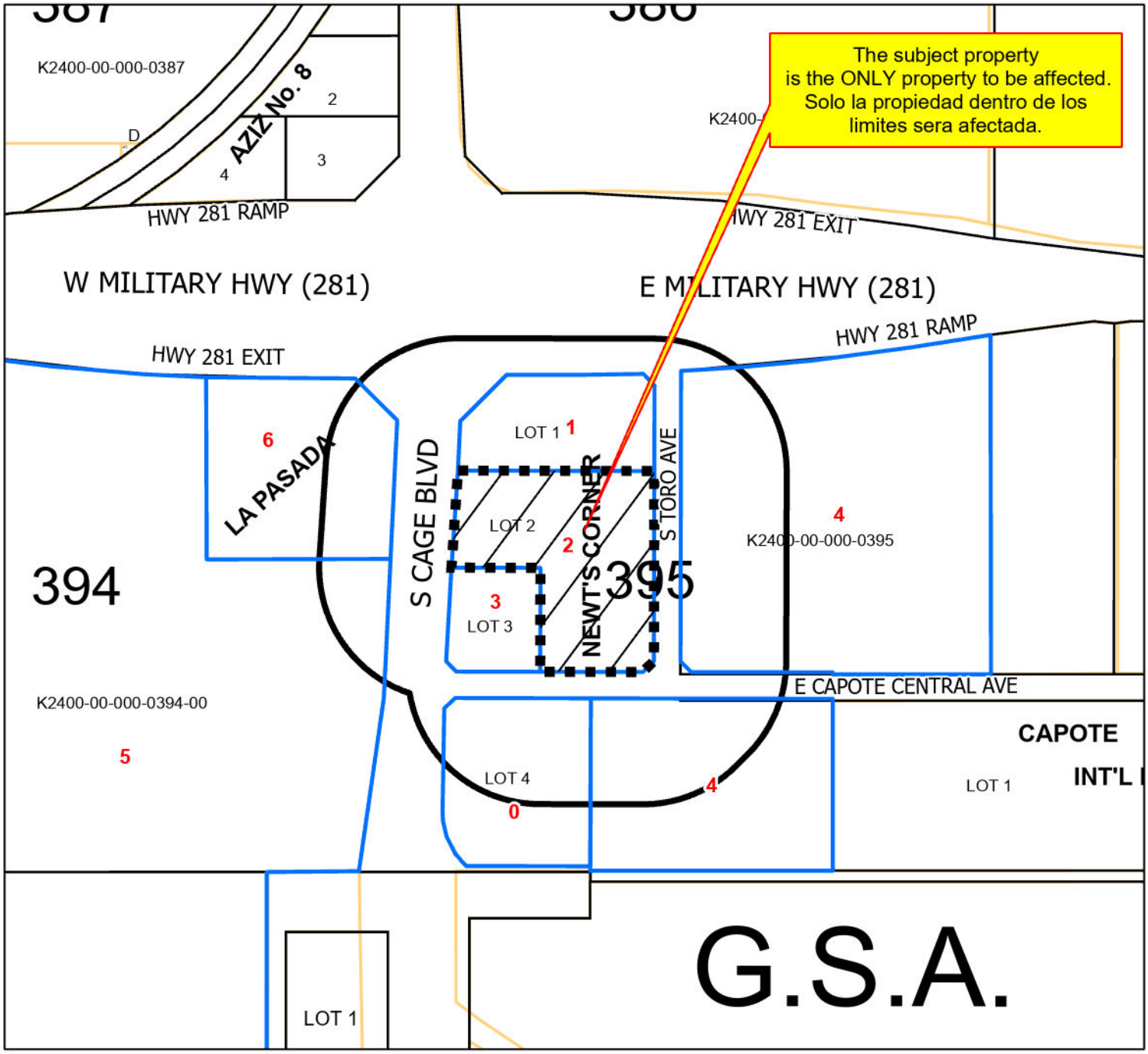
Scale: 1:4,000

0 165 330 660 990 1,320 Feet

Date: 7/8/2024

Proposed Conditional Use Permit
7-Eleven Inc
Timothy Ilaoa

RADIUS



Notified Properties
300 ft. Notification Buffer
Subject Property

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

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:4,000

0 165 330 660 990 1,320 Feet

Date: 7/8/2024

G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP240614 Lot 2, NEWT'S CORNER CORRECTED\aprx\00_BASE Project File.aprx

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 17000331341 - SCHEDULE A:

Leasehold Estate created in that certain Lease Agreement as evidenced by a Memorandum and Confirmation of Lease dated December 14, 2004 by and between CAPOTE FARMS, LTD, A TEXAS LIMITED PARTNERSHIP., (Landlord) and SSP PARTNERS, A TEXAS GENERAL PARTNERSHIP (Tenant), recorded under Clerk's File No. 1416083, and amended in instrument dated May 19, 2005, recorded under Clerk's File No. 1479182, Official Records, Hidalgo County, Texas.

Tract I:

Lot Two (2), NEWTS CORNER, an addition to the City of Pharr, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 46, Page 64, Map Records, Hidalgo County, Texas.

Tract II:

Non-Exclusive Reciprocal Access Easement dated December 17, 2004, by and between CAPOTE FARMS, LTD, A TEXAS LIMITED PARTNERSHIP and SSP PARTNERS, A TEXAS GENERAL PARTNERSHIP, recorded on December 21, 2004, under Clerk's File No. 1416085, Official Records, Hidalgo County, Texas and being more particularly described as follows:

BEING a 8,154 square foot tract of land situated in Hidalgo County, Texas, out of Newt's Corner, a subdivision recorded in Volume 46, Page 64, Map Records, Hidalgo County, Texas, being a part of Lot 395, Kelly-Pharr Subdivision as recorded in Volume 0, Page 27, Map Records, Hidalgo County, Texas (M.R.H.C.T.), and being a part of the land described the deed to Capote Farms, Inc., as recorded in Volume 1314, Page 970, Deed Records, Hidalgo County, Texas (D.R.H.C.T.), said tract being more particularly described as follows:

COMMENCING at the northwest corner of said Lot 395;

THENCE South 08 degrees, 38 minutes, 00 seconds West, along the west line of said Lot 395, a distance of 419.50 feet to a point;

THENCE South 81 degrees, 22 minutes, 00 seconds East, departing said west line, a distance of 110.26 feet to THE POINT OF BEGINNING of the centerline of the herein described tract, said point being on circular curve to the left, having a radius of 7,714.44 feet on the east right-of-way line of Cage Boulevard as described in the deed to The City of Pharr, Texas recorded under Clerk's File No. 421910, Official Records of Hidalgo County, Texas;

THENCE South 81 degrees, 22 minutes, 00 seconds East, departing said east right-of-way line, a distance of 206.5 feet to a point for the end of the centerline of said tract, the tract extending 12.5 feet North of the centerline and 15.0 feet South of the centerline; said tract having an overall width of 27.5 feet and centerline length of 206.5 feet and CONTAINING 8,154 square feet 0.1872 acres of land, more or less.

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 17000331341 - SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.)

l. Easement and/or other rights, if any, as set forth in Deed dated March 5, 1917, recorded in Volume 57, Page 523, Deed Records, Hidalgo County, Texas. **(MAY AFFECT THE SUBJECT PROPERTY - INTERNALLY REFERENCED DOCUMENT NOT PROVIDED)**

m. Right of Way Easement dated September 2, 1948, recorded in Volume 648, Page 411, Deed Records, Hidalgo County, Texas. **(MAY AFFECT THE SUBJECT PROPERTY - INTERNALLY REFERENCED DOCUMENT NOT PROVIDED)**

n. Utility Easement dated July 29, 1994, recorded under Clerk's File No. 415438, Official Records, Hidalgo County, Texas in the location shown on the survey dated July 17, 2017, last revised _____, prepared by Lee Bond /(TX)5793). **(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)**

o. Right of Way Agreement dated February 8, 1999, recorded under Clerk's File No. 747591, Official Records, Hidalgo County, Texas. **(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)**

r. Reciprocal Access Easement dated December 17, 2004, recorded under Clerk's File No. 1416085, Official Records, Hidalgo County, Texas in the location shown on the survey dated July 17, 2017, last revised _____, prepared by Lee Bond (TX)5793). **(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)**

w. Easements and reservations as may appear upon the recorded map and dedication of said subdivision in the location shown on the survey dated July 17, 2017, last revised _____, prepared by Lee Bond (TX)5793). **(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)**

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Toro Street, Capote Central Street and Pharr International Bridge, all being public right-of-ways which abut and are contiguous with the subject property.
2. With regard to Table A Item 11, an 811 utility locate request was made and markings found at the site, if any, have been noted. All underground utilities may not be shown and markings found at the site may not depict underground features accurately. Locking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
3. The posted address on site is 10701 South Cage Boulevard, Pharr, Texas
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Stewart Title Guaranty Company Title Commitment No. 17000331341 with an effective date of May 17, 2017.
9. Table A Item 21(a): Appurtenant easements as referenced in Schedule B of the Title Commitment are plotted on the face of the survey (where plottable).
10. The improvements shown hereon were not depicted from Rectified Orthophotography.
11. All walls are plumb and do not extend over the boundary line.

FLOOD ZONE:

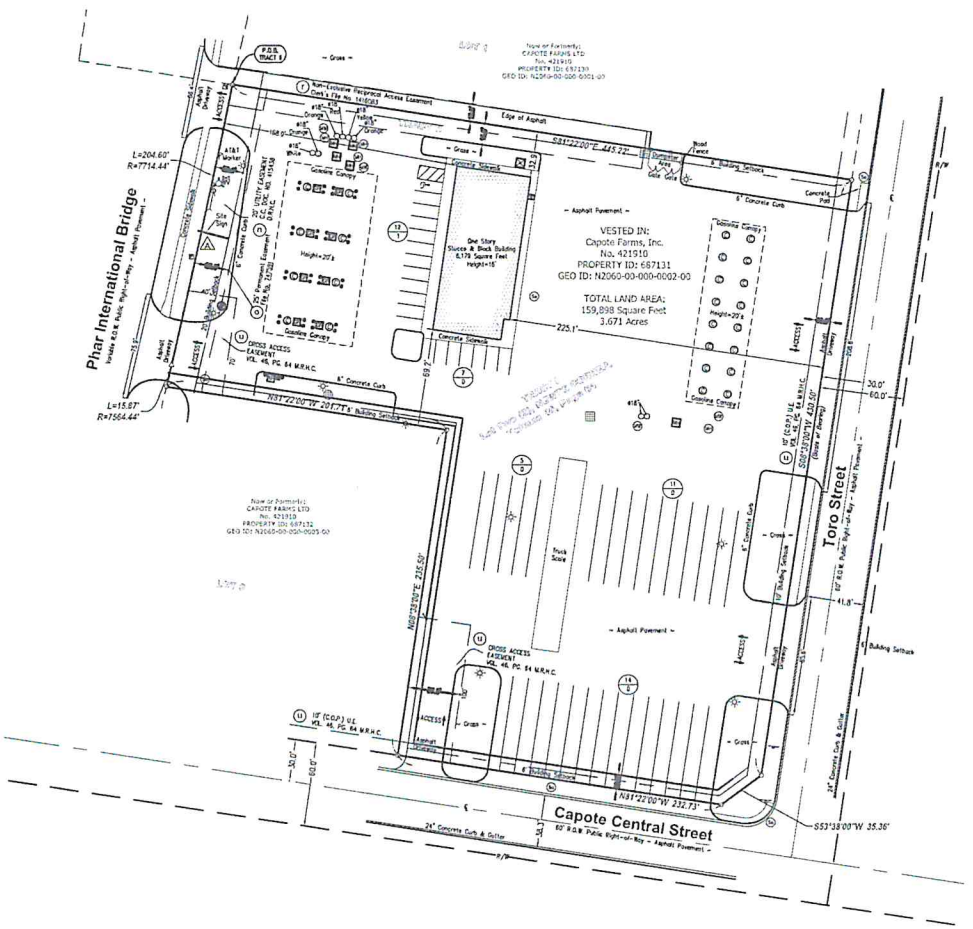
By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone B (Areas between the limits of the 100 and 500 year flood, or certain areas subject to 100 year flooding with average depths of less than 1 foot, or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood) according to the Flood Insurance Rate Map for the County of Hidalgo, State of Texas, Community Panel No. 480334 0005C, Effective Date October 19, 1982.

PARKING:

30 Truck Parking Spaces
19 Parking Spaces
1 Handicapped Spaces
50 Total Parking Spaces

TOTAL LAND AREA:

159,898 Square Feet
3.671 Acres



BASIS OF BEARING:

The basis for all bearings shown hereon is the West right of way line of Toro Street, known as being S08°38'00"E, per Volume 46, Page 64, of the Hidalgo County Records.

SURVEYOR'S OBSERVATIONS:

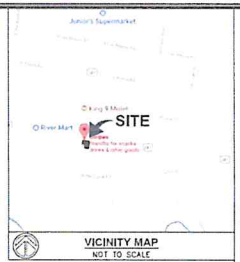
⚠ Subject's Site Sign appears to lie a maximum distance of 2.7 feet over the Northernmost, Western property line.

ZONING:

Zoning Classification: GC (General Commercial)
Building Setbacks:
Front=20 feet*
Side=Note**
Rear=Note***
Maximum Building Height: 36 feet
Parking Ratio: 23 required spaces
(3 spaces up to 300 SF) plus ((6,179 SF - 300 SF = 5,879 SF / 300 SF x 1)
Commercial uses - 3 spaces for up to 300 SF of floor area, plus one space for each additional 300 SF of floor area.

*Note: 20 feet or equal to one-third the street right-of-way width on which the property fronts, plus one-half the building height over 36 feet with a 50-foot maximum, whichever is greater.
**Note: Without fire-retardant wall, six feet plus half the building height over 36 feet, but in no case, shall more than a 50-foot side setback be required. With a fire-retardant wall, zero feet plus half the building height over 36 feet, but in no case, shall more than a 50 feet side setback be required. Abutting residentially zoned property or side yards adjacent to street, ten feet or half the building height over 36 feet, but in no case, shall more than a 50-foot side setback be required.
***Note: Abutting nonresidential zoned property, with fire-retardant wall or alley separating, zero feet plus half the building height over 36 feet, but in no case, shall more than a 50-foot rear setback be required. Without fire retardant wall or alley or abutting residentially property, ten feet plus half the building height over 36 feet, but in no case, shall more than a 50-foot rear setback be required.

Source: This zoning information is taken from a zoning report compiled by Millman National Land Services under WO# 15813, dated August 7, 2017.



SYMBOL LEGEND

- R/W – Right-of-Way
- P/L – Adjoiner Property Line
- ℄ – Centerline
- ● – Monumentation Found as Noted
- ○ – 5/8" Iron Pin w/Cap Set Stamped "MILLMAN 13034720725"
- 12 / 24 – No. of Regular Parking Spaces / No. of Handicap Parking Spaces
- Catch Basin
- Sanitary Manhole
- Cleanout
- Water Valve
- Fire Hydrant
- Monitoring Well
- Bollard Post
- Handicap Space
- Sign
- Gas Pump
- Column
- Air Pump
- Diesel Pump
- Manhole Square
- Underground Utility Marker
- Manhole
- Sprinkler Control Valve
- Water Riser
- Electric Transformer
- Electric Meter
- Utility Pole
- Light Pole
- Guy Wire
- Wood Fence (As Noted)
- Concrete Area
- No Parking Area
- Building Area

CERTIFICATION:

To: 7-Eleven, Inc., a Texas corporation, its successors and assigns; Sunoco LP, a Texas Limited Partnership, its successors and assigns; Stirtes LLC, its successors and assigns, and Stewart Title Guaranty Company, its successors and assigns as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 15, 16, 17, 20 and 21(a) of Table A thereof. The field work was completed on July 13, 2017.

Date of Plat or Map: July 17, 2017

By: _____
Lee Bond, RPLS
Texas Registered Professional Land Surveyor No. 5793
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

BY:	DATE:	COMMENT:
MAP	10/19/2017	CLIENT COMMENTS
SHS	01/25/2018	CERTIFICATION

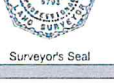
millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

7-ELEVEN, INC.
3200 Hackberry Road
Irving, TX 75063

7-Eleven #40665
Sunoco #921
10701 South Cage Boulevard
City of Pharr
County of Hidalgo
State of Texas

NORTH
GRAPHIC SCALE
0 40' 80'
1 INCH = 40 FT.



Surveyor's Seal

Sheet No. 1 of 1

MSI Project No. 40790
PC: CLA
PM: EPS Drafter: IAJ

Pharr
Development Services

Site Photo

10701 South Cage Boulevard

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.
DATE SUBMITTED: July 17, 2024
MEETING DATE: July 22, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Westwood Professional Services, Inc., representing K.V. Chowdary, Manager of KVS Development, L.L.C., is requesting final plat approval of the proposed Majestic International Trade Port Phase 2 Subdivision. The property is legally described as being a 79.022 acre tract out of Lots 47 and 48, Block 15, Lots 49 and 50, Block 16, Lots 51 and 52, Block 17, Lots 53 through 55, Block 18 and a portion of a 40 foot road, shown on the Re-subdivision of Lots 1 and 5 to 32, inclusive of the San Juan Plantation Subdivision and out of Lots 3 and 4, as shown on the Re-subdivision of Closner Subdivision. The property is located within the 9000 Block of South Veterans Boulevard. **SUB#231025**

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

Issue: Westwood Professional Services, Inc., representing K.V. Chowdary, Manager of KVS Development, L.L.C., is requesting final plat approval of the proposed Majestic International Trade Port Phase 2 Subdivision.

Fiscal Consideration:

Staff Recommendation: Staff recommends final plat approval of the proposed Majestic International Trade Port Phase 2 Subdivision subject to the listed conditions.

Alternatives: N/A

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

ROUTING:

Kimberly Mendoza	Created/Initiated - 7/17/2024
Ricardo Rodriguez	Approved - 7/17/2024
Kimberly Mendoza	Final Approval - 7/18/2024

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, JULY 22, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MAJESTIC INTERNATIONAL TRADE PORT PHASE 2 SUBDIVISION
FILE NO. **SUB#231025**

GENERAL INFORMATION:

APPLICANT: Westwood Professional Services, Inc., representing K.V. Chowdary, Manager of KVS Development, L.L.C., is requesting final plat approval of the proposed Majestic International Trade Port Phase 2 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 79.022 acre tract out of Lots 47 and 48 Block 15, Lots 49 and 50, Block 16, Lots 51 and 52, Block 17, Lots 53 through 55, Block 18 and a portion of a 40 foot road, shown on the Re-subdivision of Lot 1 and 5 to 32, inclusive of the San Juan Plantation Subdivision and out of Lots 3 and 4, as shown on the Re-subdivision of Closner Subdivision.

LOCATION: The property is located within the 9000 Block of South Veterans Blvd.

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

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: None requested.

RECOMMENDATIONS: City Staff recommends final plat approval of the proposed Majestic International Trade Port Phase 2 Subdivision subject to the following conditions set before you.

STREETS, PAVING AND R.O.W.:

1. Street lights shall be 250' max spacing, along public streets.
2. Shall obtain street cut permits if any, from TxDot department or City of Pharr for any street cuts.

EASEMENTS:

1. Easements shall be 15' exclusive to City of Pharr, for any City public lines.
2. Show all easements to be dedicated by plat.
3. Show all existing easements within property.
4. No overlapping easements.

SIDEWALK:
ADA:

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. See attached comments.

OTHER:

1. Notice to Proceed (N.T.P.) Issued on 7-08-2024, for water and sewer offsite only.
2. H.C.I.D. #2 verify with district for any issues. (comments attached)
3. Separate instrument letter for MHWSC, time frame for recording easement.
4. Time frame for the HCID 2, subject to the purchase and release of the 100 foot wide R.O.W. Canal, prior to plat recording.
5. Recording with a Performance Bond No. 46BCSJE7595, Total amount: $426,571.84
6. Staff comments attached.

This item will go before the City Commission meeting of August 05, 2024

801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300
FAX: 956-783-4688

Pharr Public Utilities

Ruben Rosales
Public Utilities Director

PRE-CONSTRUCTION MEETING FOR:

MAJESTIC INTERNATIONAL TRADE PORT PHASE 2 SUBDIVISION

****

COMMENTS: **Initials: J.R.** **JULY 16, 2024**

****

WATER:

- Domestic water belongs to M.H.W.S.C.
- City of Pharr Water for fire protection only.
- Will need to get an agreement from M.H.W.S.C. for fire protection water line installation.
- Will need to connect secondary source on northwest corner of property with meter and back-flow preventer.
- All water fittings will need to be MJ with mega locks (not tapping sleeves)
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Liftstation remains private.
- 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:_____

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Majestic International Trade Port PH 2 Subdivision **DATE:** June 21, 2024

REVIEW: Preconstruction (comments plans dated 6-14-2024)

PLAT
1. Remove commas from northing and easting benchmarks.

SITE PLAN
1. Trench safety shall be required for all proposed utilities. 2. Provide an agreement letter to the City of Pharr for temporary lift station.

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

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

CLOSEOUT DOCUMENTS

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

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.**

Pharr Fire Department

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

Subdivision: Staff Majestic International trade Post Phase II

Reviewed by: Mike Navarro 07-16-2024

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.

1. 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).
2. 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.
3. 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.
4. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
5. 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.
6. 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.
7. 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.
8. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
9. 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).
10. 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.

11. 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.
12. 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.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public Utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.
16. General Plat Notes & Restrictions: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIEMENTS.

Additional Comments: Pharr Fire marshal office reviewed plans submitted for Majestic and advise to follow all the general Guidelines stated above.

- **There were no additional notes on other than to assure that Plat note read as follow: "The owner shall maintain all fire protection improvements approved at the time of building permit that are not located within an easement or right of way dedicated to The City Of Pharr".**

Pre-Construction Meeting **DATE: 07/16/2024**

Majestic Trade Port Phase 2 Subdivision **79.022 Acres**

Pharr TX, 78577

Plat Notes:

- **No comments**

General Notes:

- **Shall obtain a Large Construction Notice from TCEQ.**
- **If boring is required, a permit must be requested from the Public Works Department.**

From: John Salinas
To: Eddie Martinez
Cc: Javier Lopez
Subject: Proposed Lot 1 DSV Subd; Proposed Majestic International Trade Port Phase 2 Subd.
Date: Tuesday, November 28, 2023 11:30:20 AM
Attachments: 20231128112809.pdf

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

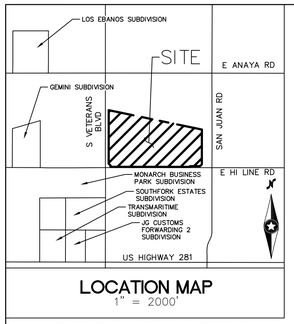
Hello Eddie,

HCID2 claims for the following proposals:

1. Majestic International Trade Port Phase 2 Subdivision:
    a. The subdivision boundary should not include the 100' canal right of way this is still HCID2 property. Until then, that area would need to be carved out. After the purchase/release, the boundary line shown is correct.
    b. The bold label on the north shown as CANAL RIGHT OF WAY is incorrect, it should be DRAIN DITCH. Vol. 21, Pg. 345 as shown Vol. 16, Pg. 5.
    c. We need a reference point from the common corner Lot out of Closner Subdivision.
    d. The easement label shown on the south side would need to be released by document not abandoned by plat. The pipeline is being replaced and relocated outside of road right of way.
    e. The signature script update: THIS PLAT … BY THE HIDALGO … ; Remove the comma after THIS and after FENCES.

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



LOCATION MAP
1" = 2000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITIES

MAJESTIC INTERNATIONAL TRADE PORT: PHASE 2 SUBDIVISION IS LOCATED WITHIN 1 MILE OF THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF PHARR, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF PHARR AND HIDALGO COUNTY PLANNING DEPARTMENT

METES AND BOUNDS DESCRIPTION:

A 73.839 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 47 THROUGH 55, AND A PORTION OF A 40–FOOT ROAD (NOT IN USE), AS SHOWN ON THE RE–SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOLUME 3, PAGE 52, HIDALGO COUNTY MAP RECORDS, AND OUT OF LOTS 3 AND 4, AS SHOWN ON THE RE–SUBDIVISION OF CLOSNER SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56A, SAID MAP RECORDS, SAID 79.022 ACRE TRACT ALSO BEING THE REMAINDER OF A CALLED 81.087 ACRE TRACT "B" – PARCEL 2, RECORDED IN DOCUMENT NO. 2021–3201939, HIDALGO COUNTY OFFICIAL PUBLIC RECORDS; IN ALL, SAID 79.022 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET AT THE INTERSECTION OF THE SOUTH LINE OF A HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT–OF–WAY (80–FOOT WIDE) AND THE WEST LINE OF STATE HIGHWAY 365, ALSO KNOWN AS SAN JUAN ROAD, A VARIABLE–WIDTH RIGHT–OF–WAY, FOR THE NORTHEAST CORNER OF SAID TRACT "B" – PARCEL 2 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, COINCIDENT WITH THE NORTHWEST CORNER OF A CALLED 3001.81 SQUARE FOOT PARCEL CONVEYED UNTO HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY, RECORDED IN DOCUMENT NO. 2015–2660461, SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG WEST AND NORTH LINES OF SAID STATE HIGHWAY 365 RIGHT–OF–WAY, THE FOLLOWING COURSES:

S 08° 35' 22" W, 974.24 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET,

S 53° 35' 22" W, 70.71 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET,

N 81° 24' 38" W, 280.00 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET, AND

S 08° 35' 22" W, 20.00 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET ON THE NORTH RIGHT–OF–WAY LINE OF HI–LINE ROAD (40–FOOT WIDE) FOR A POINT OF INTERSECTION OF SAID HI–LINE ROAD RIGHT–OF–WAY AND STATE HIGHWAY 365 RIGHT–OF–WAY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 258,976.46 SQUARE FOOT PARCEL CONVEYED UNTO HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY, RECORDED IN DOCUMENT NO. 2015–2660462, SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG THE NORTH LINE OF SAID HI–LINE ROAD, N 81° 24' 37" W, 1447.81 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET FOR THE SOUTH WEST CORNER OF A 100–FOOT CANAL RIGHT–OF–WAY TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RECORDED IN VOLUME 21, PAGE 342 HIDALGO COUNTY DEED RECORDS, AND SHOWN ON VOLUME 0, PAGE 63–5, PLAT RECORDS HIDALGO COUNTY;

THENCE, ALONG THE EAST LINE OF SAID 100–FOOT CANAL RIGHT–OF–WAY THE FOLLOWING COURSES:

N 08°34'36" E, 1319.39 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET,

N 81°24'00" W, 100.00 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET, AND

S 08°34'36" W, 1319.95 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET ON THE NORTH LINE OF SAID HI–LINE ROAD FOR THE SOUTH EAST CORNER OF SAID 100–FOOT CANAL RIGHT–OF–WAY;

THENCE, ALONG SAID NORTH LINE OF SAID HI–LINE ROAD, N 81° 24' 37" W, 695.35 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET AT THE INTERSECTION OF SAID NORTH LINE OF HI–LINE ROAD AND THE EAST LINE OF SOUTH VETERANS BOULEVARD, ALSO KNOWN AS SOUTH "I" ROAD, FOR THE SOUTHEAST CORNER OF A CALLED 1.184 ACRE TRACT CONVEYED UNTO HIDALGO COUNTY, RECORDED IN DOCUMENT NO. 2002–1138786, SAID OFFICIAL PUBLIC RECORDS, COINCIDENT WITH THE SOUTHERNMOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND

THENCE, ALONG THE EAST RIGHT–OF–WAY LINE OF SAID SOUTH VETERANS BOULEVARD, COINCIDENT WITH THE EAST LINE OF SAID 1.184 ACRE TRACT, THE FOLLOWING COURSES:

N 08° 30' 37" E, 20.00 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET,

N 36° 27' 27" W, 70.67 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET, AND

N 08° 34' 37" E, 1517.82 FEET TO A ½" IRON ROD WITH ORANGE "WESTWOOD" CAP SET ON THE AFOREMENTIONED SOUTH LINE OF A HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT–OF–WAY (80–FOOT WIDE) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE COMMON NORTH LINE OF SAID TRACT "B" – PARCEL 2 AND SOUTH LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT–OF–WAY (80–FOOT WIDE), S 69° 42' 23" E, 2679.24 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 3,216,413 SQUARE FEET OF LAND OR 73.839 ACRES, MORE OR LESS.

PRINCIPAL CONTACTS

OWNER:
KVS DEVELOPMENT, LLC
2001 S. CYNTHIA STREET, SUITE C
MCALLEN, TEXAS 78503

SURVEYOR AND ENGINEER
WESTWOOD PROFESIONAL SERVICES
211 N LOOP 1604 E, SUITE 205
SAN ANTONIO, TEXAS 78232
(210)–265–8300

File: N:\0046341.00\06 CAD\DWG\Survey C3D\0046341V-PRELIM_PLAT.dwg

PLAT OF
MAJESTIC INTERNATIONAL TRADE PORT: PHASE 2 SUBDIVISION

A 73.839 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS, OUT OF LOTS 47 AND 48, BLOCK 15, LOTS 49 AND 50, BLOCK 16, LOTS 51 AND 52, BLOCK 17, LOTS 53 THROUGH 55, BLOCK 18, AND A PORTION OF A 40–FOOT ROAD (NOT IN USE), AS SHOWN ON THE RE–SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOL. 3, PG. 52, HIDALGO COUNTY PLAT RECORDS, AND OUT OF LOTS 3 AND 4, AS SHOWN ON THE RE–SUBDIVISION OF CLOSNER SUBDIVISION, RECORDED IN VOL. 1, PG. 56A, HIDALGO COUNTY PLAT RECORDS, BEING THE REMAINDER OF A CALLED 81.087 ACRE TRACT B – PARCEL 1, RECORDED IN DOCUMENT NO. 2021–3201939, HIDALGO COUNTY OFFICIAL PUBLIC RECORDS

GENERAL NOTES:

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH ZONE (4205), NAD83 (2011 ADJUSTMENT). DISTANCES SHOWN HEREON ARE SURFACE.
2. BENCHMARK INFORMATION:

   CITY OF PHARR BENCHMARK #4, ELEVATION = 88.43' (NAVD88)
   N:16,560,518.618', E: 1,087,052.203'.

   TEMPORARY SITE BENCHMARK: MAG NAIL AND WASHER IN CONCRETE CURB ISLAND AT INTERSECTION OF SH 365 AND US HIGHWAY 281.
   N=16,558,465.51', E=1,090,499.88', ELEVATION=91.45'. (NAVD88)
3. 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 AN ORANGE PLASTIC CAP STAMPED "WESTWOOD", UNLESS OTHERWISE STATED, OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.
4. THE SUBJECT PROPERTY LIES WITHIN ZONE "C" AND ZONE "A" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HIDALGO COUNTY, TEXAS (UNINCORPORATED AREAS), COMMUNITY PANEL NO. 480334 0500B WITH AN EFFECTIVE DATE OF JANUARY 2, 1981. ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING. ZONE "A" IS DEFINED AS AREAS OF 100–YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
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 (SW3P) REQUIREMENTS.
8. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM 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. ELEVATION 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. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 12.315 ACRES AND A VOLUME OF APPROXIMATELY 33.544 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.
13. OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.
14. OWNERS TO MAINTAIN ROW AND PERIMETER OF SUBDIVISION.
15. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
16. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
17. A 5' SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG S. VETERANS BOULEVARD AND EAST HI–LINE ROAD AT THE TIME OF THE BUILDING PERMIT PHASE.
18. 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

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN IN THIS PLAT, AND DESIGNATED HEREIN AS MAJESTIC INTERNATIONAL TRADE PORT: PHASE 2 SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES OF CONSIDERATION THEREIN EXPRESSED.

_____
KVS DEVELOPMENT, LLC
BY: K.V. CHOWDARY, MANAGER
2001 S. CYNTHIA STREET, SUITE C
MCALLEN, TEXAS 78503

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED K.V. CHOWDARY, 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ____ DAY OF_____ , 2023.

_____
NOTARY PUBLIC
HIDALGO COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

APPROVED THIS THE ____ DAY OF _____, 2023.

_____
DANNY WYLIE
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. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, THIS THE ____ DAY OF ____, 2023.

_____ DATE
AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

_____ DATE
ATTESTED: SECRETARY, CITY OF PHARR

STATE OF TEXAS §
COUNTY OF BEXAR §

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

_____
ETHAN C. OELKE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6926

STATE OF TEXAS §
COUNTY OF DALLAS §

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

_____
A. GREGORY GERBIG
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 118740

HIDALGO COUNTY DRAINAGE DISTRICT
NO. 1

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

_____
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 _____, 2023.

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

_____ ATTEST: _____
PRESIDENT SECRETARY

PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 12/04/2023
THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

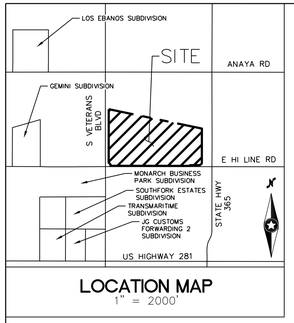
BY: _____, DEPUTY

Westwood

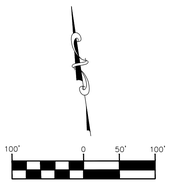
Phone (210) 265-8300 211 N Loop 1604 E, Suite 205
Toll Free (888) 937-5150 San Antonio, TX 78232
westwoodps.com

Westwood Professional Services, Inc.
TBPELS FIRM NO. 10074301 - TBPELS FIRM NO. F-11756

PROJECT NUMBER: R0046341.00
DATE OF PREPARATION: 12/05/2023



LOCATION MAP
1" = 2000'

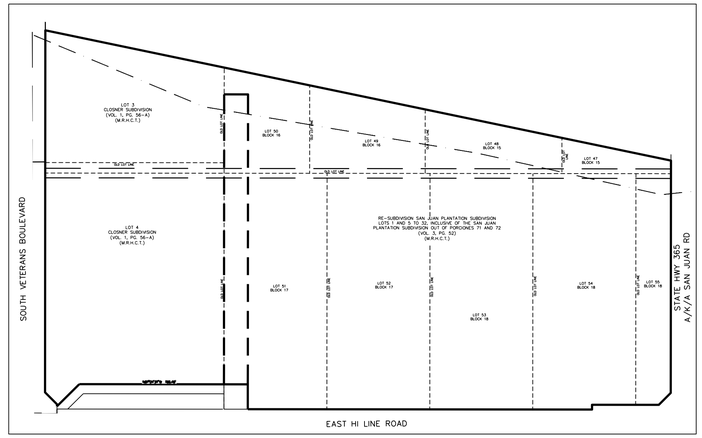


LEGEND:

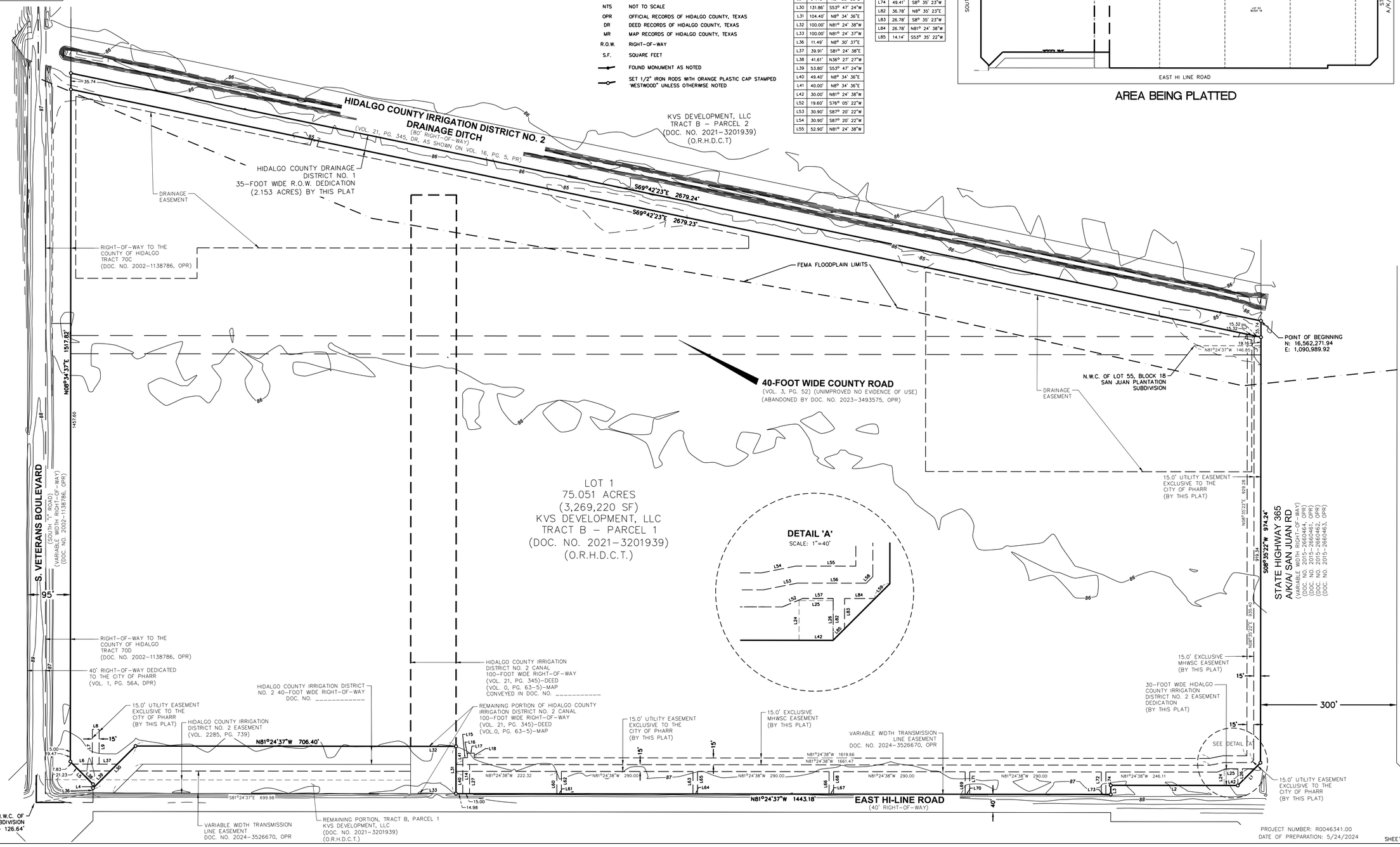
NTS	NOT TO SCALE
OPR	OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
DR	DEED RECORDS OF HIDALGO COUNTY, TEXAS
MR	MAP RECORDS OF HIDALGO COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
	FOUND MONUMENT AS NOTED
	SET 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "WESTWOOD" UNLESS OTHERWSE NOTED

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	70.71'	S53° 35' 22"W
L2	280.00'	N81° 24' 38"W
L3	20.00'	S8° 35' 22"W
L4	8.51'	N8° 30' 37"E
L5	70.67'	N36° 27' 27"W
L6	42.86'	N81° 24' 38"W
L7	76.52'	N8° 35' 22"E
L8	15.00'	S81° 24' 38"E
L9	76.52'	S8° 35' 22"W
L11	94.40'	S8° 35' 22"W
L12	64.40'	N8° 35' 22"E
L14	79.40'	N8° 33' 53"E
L15	10.38'	S81° 24' 38"E
L16	10.00'	N8° 35' 23"E
L17	15.00'	S81° 24' 37"E
L18	10.00'	S8° 35' 23"W
L24	35.00'	N8° 35' 22"E
L25	30.00'	S81° 24' 38"E
L26	35.00'	S8° 35' 22"W
L27	64.40'	N8° 33' 53"E
L30	131.86'	S53° 47' 24"W
L31	104.40'	N8° 34' 36"E
L32	100.00'	N81° 24' 38"W
L33	100.00'	N81° 24' 37"W
L36	11.49'	N8° 30' 37"E
L37	39.91'	S81° 24' 38"E
L38	41.61'	N36° 27' 27"W
L39	53.80'	S53° 47' 24"W
L40	49.40'	N8° 34' 36"E
L41	40.00'	N8° 34' 36"E
L42	30.00'	N81° 24' 38"W
L52	19.60'	S76° 05' 22"W
L53	30.90'	S87° 20' 22"W
L54	30.90'	S87° 20' 22"W
L55	52.90'	N81° 24' 38"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L56	60.64'	N81° 24' 38"W
L57	26.78'	N81° 24' 38"W
L58	8.17'	S53° 35' 22"W
L59	18.52'	S53° 35' 22"W
L60	49.40'	N8° 35' 23"E
L61	10.00'	N81° 24' 37"W
L62	49.40'	S8° 35' 23"W
L63	49.40'	N8° 35' 23"E
L64	10.00'	N81° 24' 37"W
L65	49.40'	S8° 35' 23"W
L66	49.40'	N8° 35' 23"E
L67	10.00'	N81° 24' 37"W
L68	49.40'	S8° 35' 23"W
L69	49.40'	N8° 35' 23"E
L70	10.00'	N81° 24' 37"W
L71	49.40'	S8° 35' 23"W
L72	49.41'	N8° 35' 23"E
L73	10.00'	N81° 24' 37"W
L74	49.41'	S8° 35' 23"W
L82	36.78'	N8° 35' 23"E
L83	26.78'	S8° 35' 23"W
L84	14.14'	S53° 35' 22"W



AREA BEING PLATTED



PROJECT NUMBER: R0046341.00
DATE OF PREPARATION: 5/24/2024

File: N:\0046341.00.06 CAD\DWG\Survey C3D\0046341V-PRELIM_PLAT.dwg

City of Pharr

Majestic International Trade Port Phase 2 Annexation

E ANAYA RD

S VETERANS BLVD (I RD)

SAN JUAN RD

E HI-LINE RD

W HIGH LINE RD

E ZARAGOSA DR

E WAYNE ST

E GARY ST

E NANI ST

SUBDIV.

CLOSNER

Legend

City Limits

Pharr_ETJ

Scale:1 inch = 160 feet

0 75 150 300 450 600 Feet

City of Pharr, Texas
Engineering Department
956.402.4221 Date: 7/15/2024

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

City of Pharr

Majestic International Trade Port Phase 2 Annexation Zoning Map

Pharr Engineering

E-ANAYA-RD

E-HI-LINE-RD

W-HIGH-LINE-RD

S-VETERANS-BLVD-(I-RD)

SAN-JUAN-RD

E-ZARAGOSA-DR

E-WAYNE-ST

E-GARY-ST

E-NANI-ST

SOUTHFORK ESTATES

ARCH BUSINESS ARK PHASE 1

SUBDIV.

SNER

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

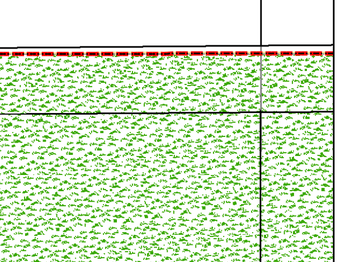
City of Pharr, Texas
Engineering Department
956.402.4221

Date: 7/17/2024

Scale:1 inch = 165 feet

0 80 160 320 480 640 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.



Pharr
Development Services

Site Photo

9000 Block of South Veterans Blvd.