

**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, OCTOBER 14, 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 September 23, 2024 – Regular Called Meeting

D. PLATS:

1) SAMES, representing Noel De Leon, Managing Member for Pharr Housing Authority, is requesting final plat approval of the proposed Camellia Court Apartments I Subdivision. The property is legally described as being a 3.31 acre tract of land out of Lot 1 and Lot 4, Block D, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of West Audrey Street. **SUB#230412**

2) SAMES, representing Noel De Leon, Managing Member for Pharr Housing Authority, is requesting final plat approval of the proposed Camellia Court Apartments II Subdivision. The property is legally described as being a 1.37 acre tract of land out of Lot 2, Block C, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of North Camellia Street. **SUB#230411**

3) Salinas Engineering & Associates, representing William L. Cowart, President for JWW Investment, LTD., A Texas Limited Partnership, is requesting preliminary plat approval of the proposed Ernest Park Subdivision. The property is legally described as being a 6.30 gross acre tract of land, more or less, out of and forming a part of Lot 147, Kelly-Pharr Subdivision. The property is located within the 500 Block of East Ferguson Avenue. **SUB# 230720**

4) R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting preliminary plat approval of the proposed Woodrich Landing Subdivision. The property is legally described as being a 15.93 acre tract of land being a portion of Lot 120, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is within the 3700 Block of North Sugar Road. **SUB#240924**

E. ANNOUNCEMENTS:

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

Pursuant to Section 551.071, the 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.

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

H. 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 10th day of October 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 10th day of October 2024


ALESSANDRA GARCIA
ASSISTANT 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. September 23, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 23, 2024, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Rafael Munguia
Mercedes Guillen
Romeo Cantu Jr.
Jonathan Larraga

MEMBERS ABSENT: Javier Gutierrez
Charlie Ramirez
Andy Castro
Ruben Luna

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Kimberley Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Laura Fonseca, Planner II
Nancy Hernandez, Administrative Assistant
Tania Goo, Secretary

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 Jonathan Larraga moved to excuse the absent members. Board Member Romeo Cantu 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 SEPTEMBER 09, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

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

ITEM D. PUBLIC HEARING:

1.) CITY OF PHARR, FOR THE BETTERMENT OF THE CITY, FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 27.19 ACRES, MORE OR LESS, OUT OF LOT 5, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT THE 1300 BLOCK OF WEST FERGUSON AVENUE. COZ#240925

Laura Fonseca, Planner II, introduced the item and stated the applicant was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) Ms. Fonseca went over the property's legal description and physical address and stated the property fronts West Ferguson Avenue and North Jackson Road, both a 120 ft.- 150 ft. principal arterial streets, with a posted speed limit of 40-55, miles per hour or less as identified in the City of Pharr's Thoroughfare plan.

Laura Fonseca, Planner II, further stated the property was zoned Agricultural and/or Open Space District (A-O). The properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on September 06, 2022. A portion of the property to the east was rezoned Agricultural and/or Open Space District (A-O) to Mobile Home Residential District (R-MH) and General Business District (C) on December 05, 2000. The remaining portion of the east was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) on April 4, 2022. The city limits lie to the west. She stated there have been no other zoning requests within the general vicinity of the subject property since that time and the property was generally designated for single-family use in the Land Use Plan.

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

Laura Fonseca, Planner II, further reported Twenty-Seven (27) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on Friday,

September 13, 2024, and a legal notice was published in the Advance News Journal on Wednesday, September 11, 2024. She stated staff received no response to the letters or the legal notice.

Lastly, Laura Fonseca, Planner II, stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Single - Family Residential District (R-1) as the property complies with the Future Land Use Plan, meets area requirements, and has adequate ingress and egress. She further stated if approved, the owner must comply with all City Ordinances and City Department requirements.

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

2.) CITY OF PHARR, FOR THE BETTERMENT OF THE CITY, FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 11.09 ACRES, MORE OR LESS, OUT OF LOT 5, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTIES ARE PHYSICALLY LOCATED AT 2314 NORTH JACKSON ROAD, 2210 NORTH JACKSON ROAD, 2300 BLOCK OF NORTH JACKSON ROAD, 2004 NORTH JACKSON ROAD AND 1300 WEST FERGUSON AVENUE. COZ#240926

Laura Fonseca, Planner II, introduced the item and stated the applicant was requesting a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Ms. Fonseca went over the property's legal description and physical address and stated the property fronts West Ferguson Avenue and North Jackson Road, both 120 ft.- 150 ft. principal arterial streets, with a posted speed limit of 40-55, miles per hour or less as identified in the City of Pharr's Thoroughfare plan.

Laura Fonseca, Planner II, further stated the property was zoned Agricultural and/or Open Space District (A-O). The properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on September 06, 2022. A portion of the property to the east was rezoned Agricultural and/or Open Space District (A-O) to Mobile Home Residential District (R-MH) and General Business District (C) on December 05, 2000. The remaining portion of the east was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) on April 4, 2022. A portion of the property to the south was rezoned from General Business District (C) to Heavy Commercial District (H-C) on October 27, 2009. Another section to the south was rezoned from General Business District (C) to Heavy Commercial District (H-C) on April 30, 1990. The city limits lie to the west. She stated there have been no other zoning requests within the general vicinity of the subject property since that time and the property was generally designated mostly for commercial with a portion of single-family use in the Land Use Plan. The requested zoning

is compatible with the nearby zoning and land uses along West Ferguson Avenue and North Jackson Road.

Laura Fonseca, Planner II, explained the General Business District (C) was 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 the 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.

Laura Fonseca, Planner II, further reported Eighteen (18) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on Friday, September 13, 2024, and a legal notice was published in the Advance News Journal on Wednesday, September 11, 2024. She stated staff had received three calls for information only.

Lastly, Laura Fonseca, Planner II, stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements, is compatible with the nearby zoning and land uses along West Ferguson Avenue and North Jackson Road and has adequate ingress and egress. She further stated if approved, the owner must comply with all City Ordinances and City Department requirements.

There being no further discussion, Board Member Jonathan Larraga moved to approve. Board Member Mercedes Guillen seconded the motion and when put to vote, it carried unanimously.

3) ITEM E. PLATS:

1.) SALINAS ENGINEERING & ASSOCIATES, REPRESENTING EDNA RAMOS, OWNER, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED PALO VERDE ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 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 LOT 332, KELLY- PHARR SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS.THE PROPERTY IS LOCATED WITHIN THE 200 BLOCK OF PALO VERDE CIRCLE. SUB#240408

Joe Garza, Assistant Director, 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. The property was currently zoned Single - Family Residential District (R-1). He stated the adjacent zones are Single - Family Residential District (R-1) to the north, east and west, and Heavy Commercial District (H-C) to the south. He stated the property was designated for single family residential use in the Land Use Plan.

Joe Garza, Assistant Director, stated staff recommended final plat approval of the proposed Palo Verde Estates Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Jonathan Larraga **moved** to approve the request for final plat approval of the proposed Palo Verde Estates 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. ADJOURMENT:

There being no further business, Board Member Jonathan Larraga **moved** to adjourn. Board Member Mercedes Guillen seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:12 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: October 9, 2024

MEETING DATE: October 14, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: SAMES, representing Noel De Leon, Managing Member for Pharr Housing Authority, is requesting final plat approval of the proposed Camellia Court Apartments I Subdivision. The property is legally described as being a 3.31 acre tract of land out of Lot 1 and Lot 4, Block D, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of West Audrey Street. **SUB#230412**

Classification: Regular

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

Issue: SAMES, representing Noel De Leon, Managing Member for Pharr Housing Authority, is requesting final plat approval of the proposed Camellia Court Apartments I Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Camellia Court Apartments I 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 - 10/9/2024
Approved - 10/9/2024
Final Approval - 10/9/2024



MEMORANDUM

DATE: MONDAY, OCTOBER 14, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CAMELLIA COURT APARTMENTS I SUBDIVISION
FILE NO. **SUB#230412**

GENERAL INFORMATION:

APPLICANT: SAMES, representing Noel De Leon, Managing member for Pharr Housing Authority, is requesting final plat approval of the proposed Camellia Court Apartments I Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.31 acre tract of land out of Lot 1 and Lot 4, Block D, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 900 Blk. of W. Audrey Street.

ZONING: The property is currently zoned Residential Multifamily High Density District (R-MFHD). The adjacent zones are Agricultural Open Space District (A-O) to the north, Single Family Residential District (R-1) to the east, Residential Single Family Small Lot District (R-1A) to the south and Residential Multifamily High Density District (R-MFHD) and Residential Single Family Small Lot District (R-1A) to the west. The property is designated for single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Camellia Court Apartments I Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.: 1. Any street cuts for public improvements shall follow City Standards.

EASEMENTS: 1. Shall provide a 15' exclusive easement to City of Pharr, for City of Pharr utilities, if any.
2. Show all existing easements adjacent to property.
3. Verify with HCID #2, for any easements or R.O.W's, are within the property.
4. Label the 15' Drainage easement "Private".

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. Follow City of Pharr Construction Standards Manual

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

OTHER: 1. Remove the concrete monuments shown on plat layout.
2. Show solid line for new property line, along the alley.
3. On signature block for the owner, provide title of person signing.
4. Plat note # 15 remove the plat note.
5. Remove the word proposed from plat layout and use dedicate.
6. Surveyor and engineer shall sign plat.

This item will go before the City Commission meeting of October 21, 2024 at 4:00 p.m

PLAT REVIEW MEETING FOR: CAMELLIA COURT APARTMENTS I SUBDIVISION

COMMENTS: **Initials:** J.R. / O.D.L. **JUNE 2, 2023**

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show water valves (on tees and hydrants and tie-ins)
- Will need to show all water meters locations (10units per 2" meter)
- Will need to show all surrounding utilities.
- Comments made may change depending on the circumstances.
- Different options for water line connections to be discussed on 6-2-23.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- 10" sewer line not to be eliminated.
- Will need to replace sewer main line on W. Audrey St.
- Will need to show all surrounding utilities.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

Print Name: _____

Signature: _____

Date: _____



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

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

Subdivision: CAMELLIA COURT APARTMENTS 1

Reviewed by: J. GONZALEZ / R. DOMINGUEZ

June 5, 2023

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

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

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

Additional Comments:

1. **SHALL REPLACE THE EXISTING FIRE HYDRANT ON W. AUDREY STREET WITH A NEW FIRE HYDRANT.**
2. **THE PHARR FIRE DEPARTMENT IS RECOMMENDING THAT THE EXISTING 6 INCH WATER LINE ON WEST AUDREY STREET BE REPLACED WITH A 12 INCH WATER LINE.**



Pharr Public Work



SUBDIVISION: Staff Plat Review Meeting
Camelia Court Apartments I
Pharr Tx, 78577

DATE: 6/05/2022

3.31 Acres

Plat Notes:

- No comments

General Notes:

- 8" bleeder is required for outfall connection to existing inlet.
- Show storm drain inlets, grates, and elevations
- Public Storm Drain covers shall have the new city logo
- Detention pond shall have a fence minimum of 3 feet in height
- Show an approved (by City Engineering Department) Drainage Plan Layout with Details
- Show Utility Profile Lines, Crossing, Elevations and Separation Details
- Include Best Management Practices and submit Sediment Erosion Control Plan
- 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 REVIEW COMMENTS

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

SUBDIVISION: Camellia Court Apartments I
Subdivision

DATE: June 2, 2023

REVIEW: Preliminary (comments plans dated 5-4-2023)

PLAT

1. Signature from P.E. & RPLS is required.
2. Verify irrigation easement.

SITE PLAN

1. Include details pertaining to paving, water, sewer, and storm if applicable.
2. Provide additional gate valves as shown on redlines.
3. Show the existing sanitary sewer for tie-in.
4. Include street light layout if applicable.
5. Include fiber optics layout if applicable.

DRAINAGE

1. Stabilize detention areas using sod or hydromulch.
2. Drainage plan to be reviewed and approved at building permit phase.
3. Perimeter fence for detention ponds may be required for depths greater than 3'-ft.
4. Change 18"-inch bleeder into an 8"-inch PVC.

CONSTRUCTION SCHEDULE

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

CLOSEOUT DOCUMENTS

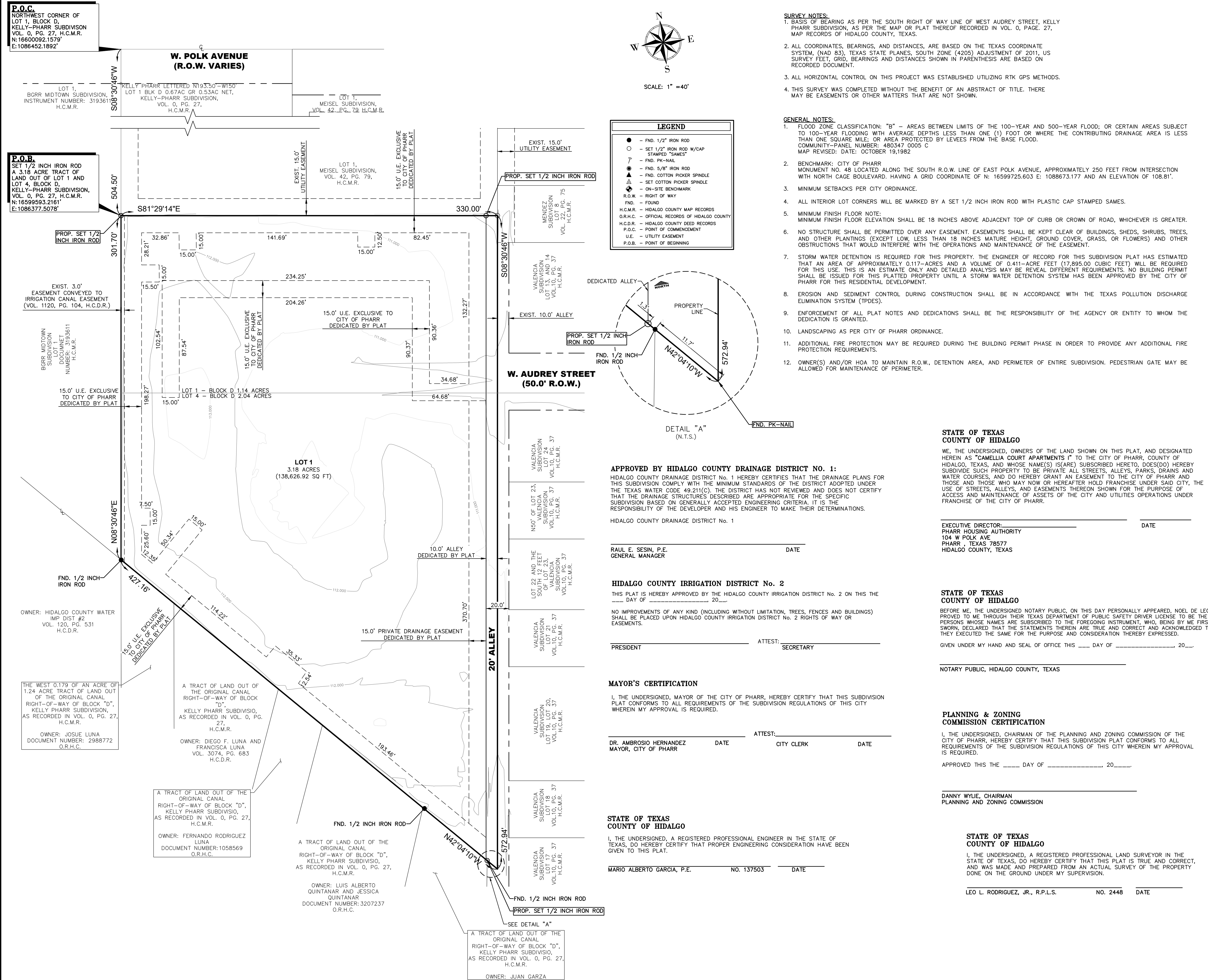
- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

ADDITIONAL COMMENTS

- **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). ***UPDATE (Please see attachment pertaining to proposed hydrants)**
- 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.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.

P.O.C.
NORTHWEST CORNER OF
LOT 1, BLOCK D,
KELLY-PHARR SUBDIVISION,
VOL. 0, PG. 27, H.C.M.R.
N:16609593.1579'
E:1086452.1892'

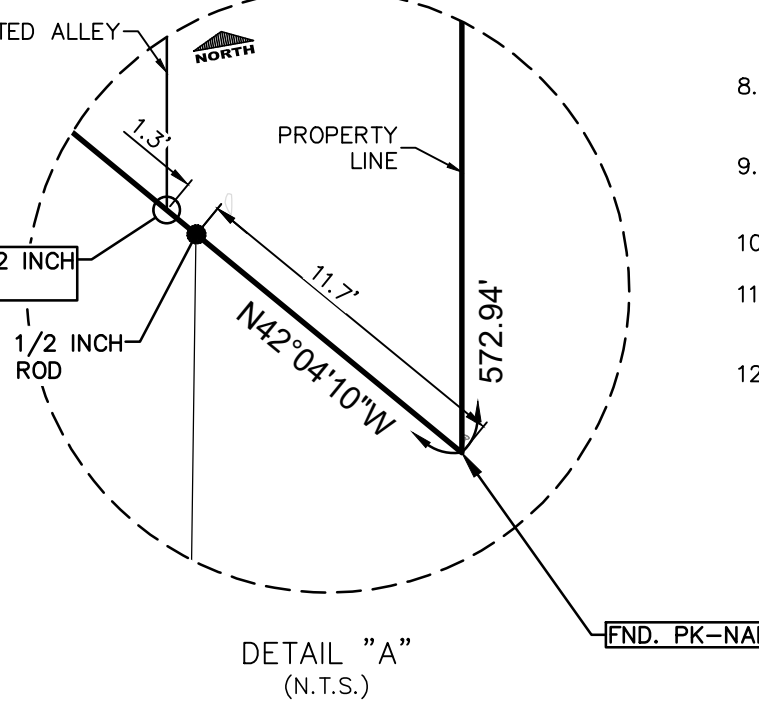
P.O.B.
SET 1/2 INCH IRON ROD
A 3.18 ACRE TRACT OF
LAND OUT OF LOT 1 AND
LOT 4, BLOCK D,
KELLY-PHARR SUBDIVISION,
VOL. 0, PG. 27, H.C.M.R.
N:16609593.2161'
E:1086377.5078'



- SURVEY NOTES:**
1. BASIS OF BEARING AS PER THE SOUTH RIGHT OF WAY LINE OF WEST AUDREY STREET, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOL. 0, PAGE, 27, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE (4205) ADJUSTMENT OF 2011, US SURVEY FEET, GRID, BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
 3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
 4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.

- GENERAL NOTES:**
1. FLOOD ZONE CLASSIFICATION: "B" - AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREA PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480347 0005 C MAP REVISED: DATE: OCTOBER 19,1982
 2. BENCHMARK: CITY OF PHARR MONUMENT NO. 48 LOCATED ALONG THE SOUTH R.O.W. LINE OF EAST POLK AVENUE, APPROXIMATELY 250 FEET FROM INTERSECTION WITH NORTH CAGE BOULEVARD, HAVING A GRID COORDINATE OF N: 16599725.603 E: 1088673.177 AND AN ELEVATION OF 108.81'.
 3. MINIMUM SETBACKS PER CITY ORDINANCE.
 4. ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.
 5. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER.
 6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 7. 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-ACRES AND A VOLUME OF 0.411-ACRE FEET (17,895.00 CUBIC FEET) WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY BE REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS RESIDENTIAL DEVELOPMENT.
 8. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
 9. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 10. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
 12. OWNER(S) AND/OR HOA TO MAINTAIN R.O.W., DETENTION AREA, AND PERIMETER OF ENTIRE SUBDIVISION. PEDESTRIAN GATE MAY BE ALLOWED FOR MAINTENANCE OF PERIMETER.

- LEGEND**
- - FND. 1/2" IRON ROD
 - - SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
 - FND. PK-MAIL
 - FND. 5/8" IRON ROD
 - ▲ - FND. COTTON PICKER SPINDLE
 - SET COTTON PICKER SPINDLE
 - ON-SITE BENCHMARK
 - R.O.W. - RIGHT OF WAY
 - FND. - FOUND
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - O.R.H.C. - OFFICIAL RECORDS OF HIDALGO COUNTY
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - P.O.C. - POINT OF COMMENCEMENT
 - U.E. - UTILITY EASEMENT
 - P.O.B. - POINT OF BEGINNING



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

HIDALGO COUNTY 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

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

DR. AMBROSIO HERNANDEZ _____ DATE _____ CITY CLERK _____ DATE _____

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

MARIO ALBERTO GARCIA, P.E. _____ NO. 137503 _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO
WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "CAMELLIA COURT APARTMENTS I" TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME(S) IS(ARE) SUBSCRIBED HERETO, DOES(DO) HEREBY SUBDIVIDE SUCH PROPERTY TO BE PRIVATE ALL STREETS, ALLEYS, PARKS, DRAINS AND WATER COURSES, AND DO HEREBY GRANT AN EASEMENT TO THE CITY OF PHARR AND THOSE AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF ASSETS OF THE CITY AND UTILITIES OPERATIONS UNDER FRANCHISE OF THE CITY OF PHARR.

EXECUTIVE DIRECTOR: _____ DATE _____
PHARR HOUSING AUTHORITY
104 W POLK AVE
PHARR , TEXAS 78577
HIDALGO COUNTY, TEXAS

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

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

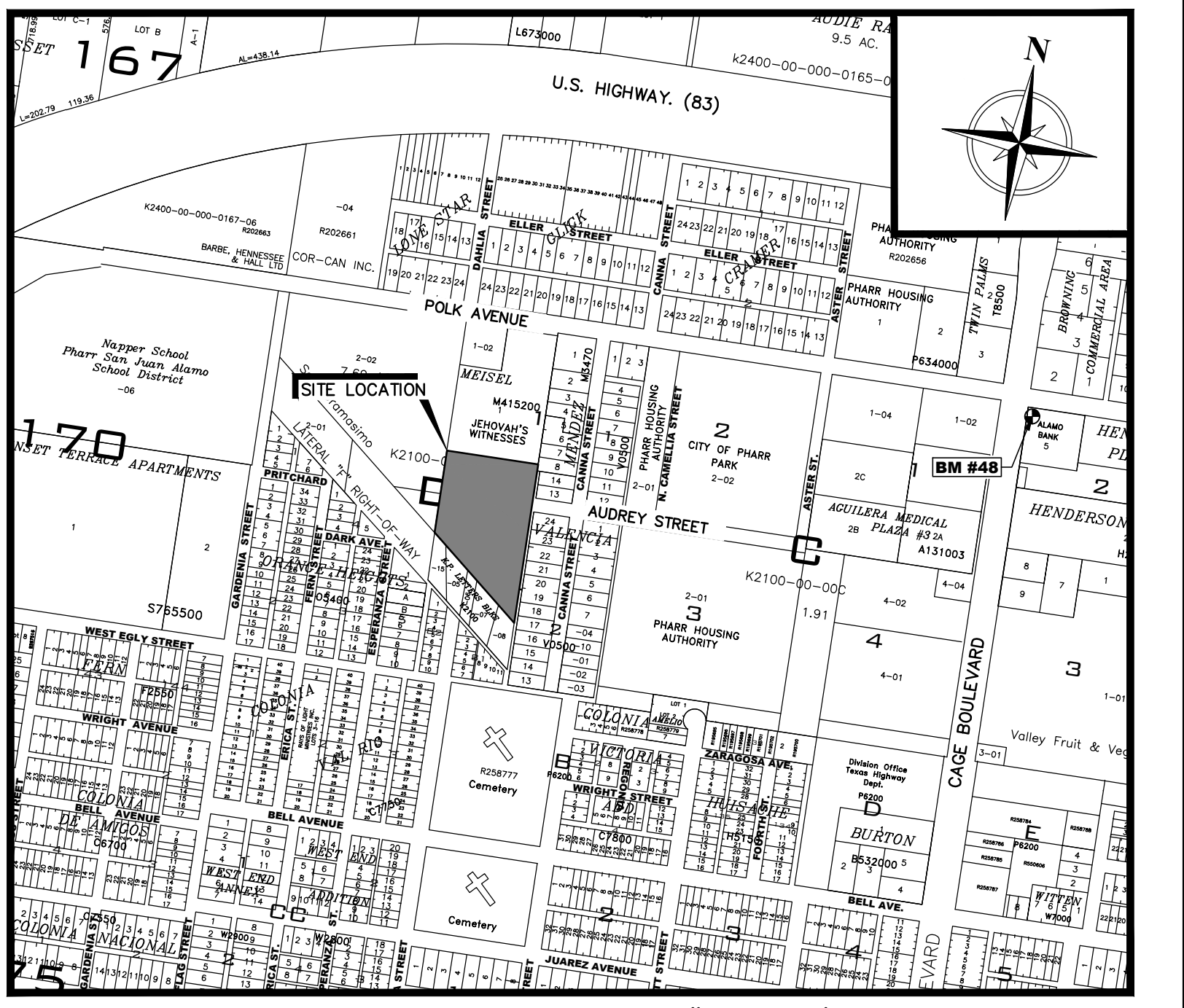
PLANNING & ZONING COMMISSION CERTIFICATION
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

APPROVED THIS THE ____ DAY OF _____, 20__.

DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION

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

LEO L. RODRIGUEZ, JR., R.P.L.S. _____ NO. 2448 _____ DATE _____



CAMELLIA COURT APARTMENTS I

METES AND BOUNDS

BEING A 3.31 (144,315.20 SQ. FT.) ACRE GROSS; 3.18 (138,626.92 SQ. FT.) ACRE NET; TRACT OF LAND OUT LOT 1 AND LOT 4, BLOCK D, KELLY PHARR SUBDIVISION, AS RECORDED IN VOL. 0, PG. 27, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO HOUSING AUTHORITY OF THE CITY OF PHARR, TEXAS, AS RECORDED IN VOLUME 1120, PAGE 104, DEED RECORDS, HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

COMMENCING; AT THE NORTHWEST CORNER OF LOT 1, BLOCK D, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOLUME 0, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE CENTERLINE OF W. POLK AVENUE, THENCE; SOUTH 08°30'46" WEST, WITH THE EAST BOUNDARY LINE OF LOT 1, BGR MIDTOWN SUBDIVISION, AS RECORDED IN INSTRUMENT NUMBER 3193611, MAP RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 504.50 FEET, TO A SET (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES"; FOR THE NORTHEAST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N= 16599593.2161', E= 1086377.5078';

THENCE; SOUTH 81°29'14" EAST, ALONG THE SOUTH LINE OF LOT 1, MEISEL SUBDIVISION, AS RECORDED IN VOLUME 42, PAGE 79, MAP RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 330.00 FEET, TO A SET (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES"; BEING ON THE WEST LINE OF MENDEZ SUBDIVISION, AS RECORDED IN VOLUME 22, PAGE 75, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°30'46" WEST, ALONG THE WEST LINE OF SAID MENDEZ SUBDIVISION, A DISTANCE OF 572.94 FEET, TO A FOUND PK-MAIL, FOR AN ANGLE POINT OF A TRACT OF LAND CONVEYED TO JUAN GARZA, ALSO BEING ON THE WEST LINE OF VALENCIA SUBDIVISION, AS RECORDED IN VOLUME 10, PAGE 37, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 42°04'10" WEST, ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JUAN GARZA, AT A DISTANCE OF 11.65' FEET, PASSING A FOUND (1/2) INCH IRON ROD, FOR THE WEST RIGHT OF WAY LINE OF AN APPARENT ALLEY, CONTINUING TO A TOTAL DISTANCE OF 427.16 FEET, TO A FOUND (1/2) INCH IRON ROD, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°30'46" EAST, ALONG THE COMMON LINE OF SAID TRACT OF LAND CONVEYED TO BGR MIDTOWN SUBDIVISION, LOT 4 OF SAID KELLY PHARR SUBDIVISION, A DISTANCE OF 301.70 FEET, TO A SET (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES"; FOR THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND, CONTAINING A 3.31 (144,315.20 SQ. FT.) ACRE GROSS; 3.18 (138,626.92 SQ. FT.) ACRE NET, MORE OR LESS.

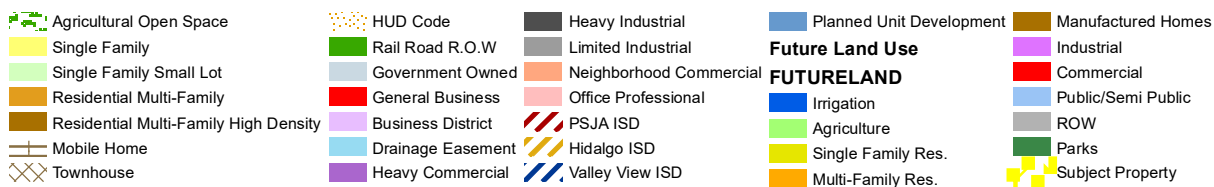
FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO JR.
HIDALGO COUNTY CLERK

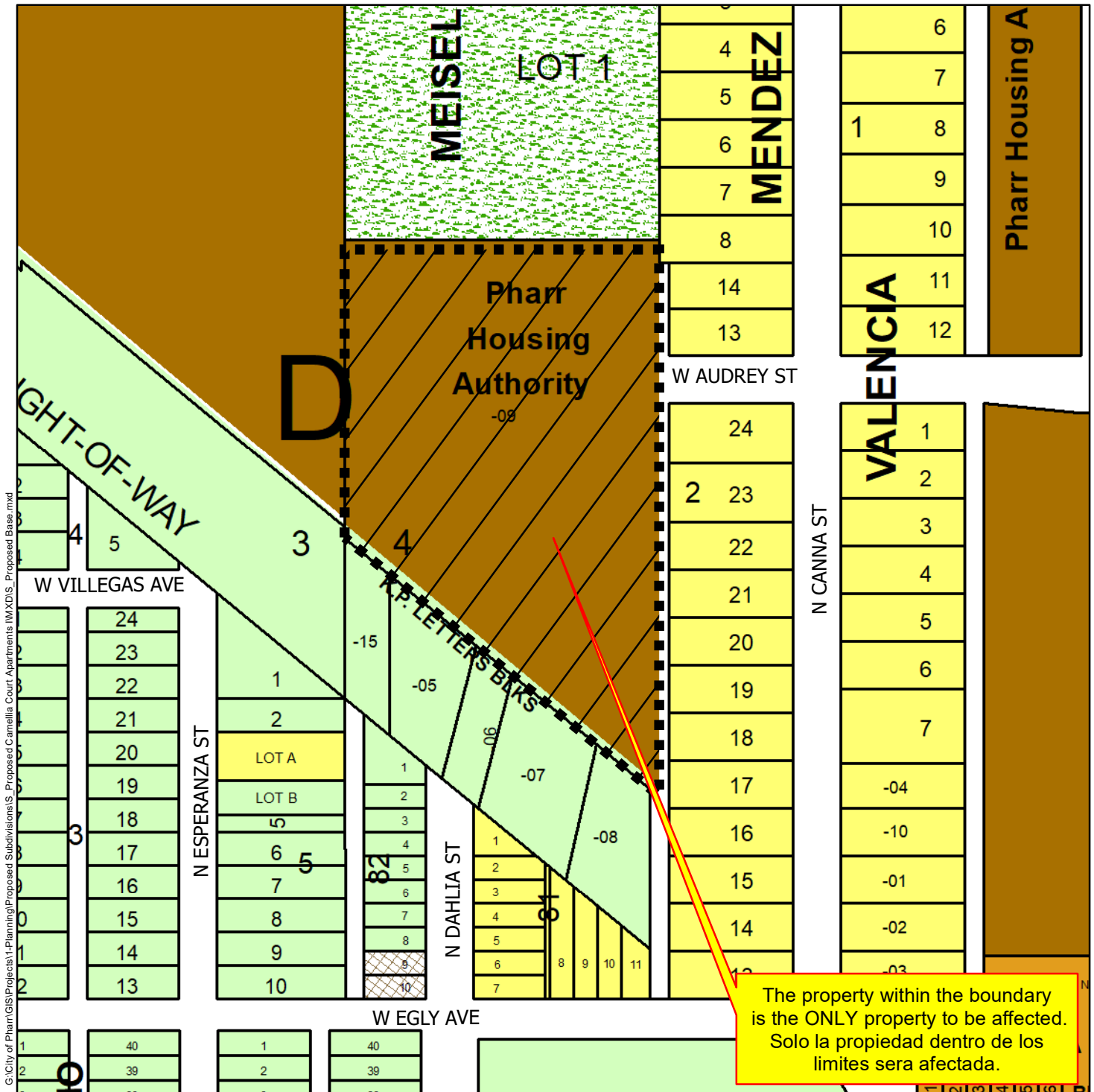
ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.



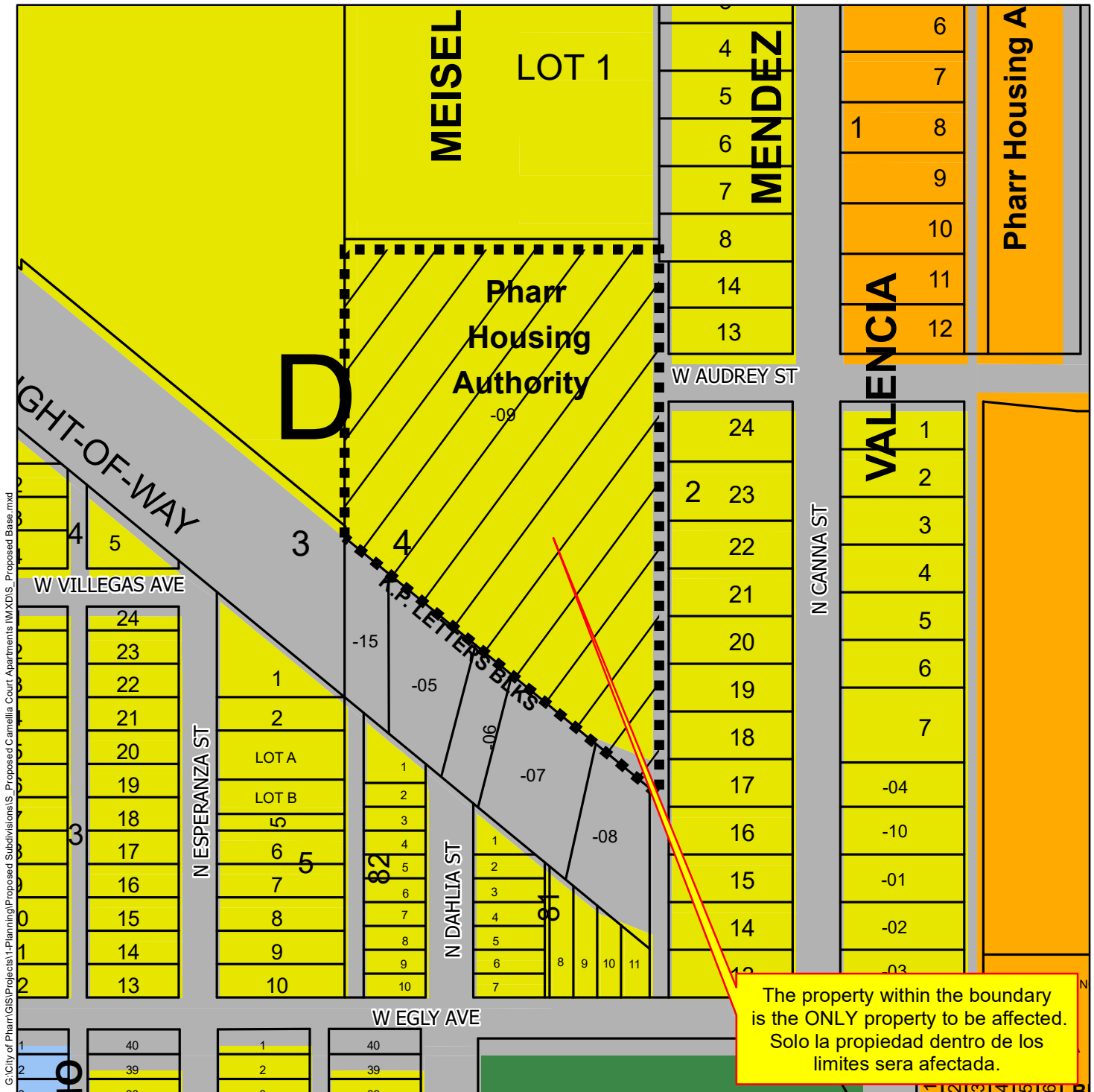




- | | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|--------------------|
| Agricultural Open Space | HUD Code | Heavy Industrial | Planned Unit Development | Manufactured Homes |
| Single Family | Rail Road R.O.W | Limited Industrial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

Scale: 1 inch = 150 feet

0 75 150 300 450 600 Feet



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



Pharr
Development Services



Site Photo

900 Block of W. Audrey St.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: October 9, 2024

MEETING DATE: October 14, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: SAMES, representing Noel De Leon, Managing Member for Pharr Housing Authority, is requesting final plat approval of the proposed Camellia Court Apartments II Subdivision. The property is legally described as being a 1.37 acre tract of land out of Lot 2, Block C, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of North Camellia Street.

SUB#230411

Classification: Regular

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

Issue: SAMES, representing Noel De Leon, Managing Member for Pharr Housing Authority, is requesting final plat approval of the proposed Camellia Court Apartments II Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Camellia Court Apartments II 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 - 10/9/2024
Approved - 10/9/2024
Final Approval - 10/9/2024



MEMORANDUM

DATE: MONDAY, OCTOBER 14, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CAMELLIA COURT APARTMENTS II SUBDIVISION
FILE NO. **SUB#230411**

GENERAL INFORMATION:

APPLICANT: SAMES, representing Noel De Leon, Managing member for Pharr Housing Authority, is requesting final plat approval of the proposed Camellia Court Apartments II Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.37 acre tract of land out of Lot 2, Block C, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 900 Blk. of N. Camellia Street.

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

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Camellia Court Apartments II Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Label corner clips.
2. Any street cuts for public improvements shall follow City Standards.
3. Provide street light along N. Camellia St., max distance 250' intervals.

EASEMENTS:

1. Shall provide a 15' exclusive easement to City of Pharr, for City of Pharr utilities, if any.
2. Show all existing easements adjacent to property, if any.
3. Verify with HCID #2, for any easements or R.O.W's, are within the property.
4. Label detention easement 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. Follow City of Pharr Construction Standards Manual

DRAINAGE:

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

OTHER:

1. Remove the concrete monuments shown on plat layout.
2. Label all monuments on plat layout.
3. On signature block for the owner, provide title of person signing.
4. Plat note # 15 remove the plat note.
5. Remove the word proposed from plat layout and use dedicate.
6. Surveyor and engineer shall sign plat.

This item will go before the City Commission meeting of October 21, 2024 at 4:00 p.m.

PLAT REVIEW MEETING FOR: CAMELLIA COURT APARTMENTS II SUBDIVISION

COMMENTS:

Initials: J.R./O.D.L.

JUNE 2, 2023

WATER:

- Will need to show all water meter locations (10units per 2" meter)
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Will need to re-connect all existing sewer services to the new sewer line.
- Will need to show manhole lid detail.
- All manhole rims and lids need to be composite base with the City of Pharr logo.
- Will need to replace sewer main line on W. Audrey St. (Clay line)
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

Print Name:_____

Signature:_____

Date:_____



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

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

Subdivision: CAMELLIA COURT APARTMENTS 2

Reviewed by: J. GONZALEZ / R. DOMINGUEZ

June 5, 2023

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

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

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

Additional Comments:

1. **THE PHARR FIRE DEPARTMENT IS RECOMMENDING THAT THE EXISTING 6 INCH WATER LINE ON WEST AUDREY STREET BE REPLACED WITH A 12 INCH WATER LINE.**



Pharr Public Work



SUBDIVISION: Staff Pre- Construction Meeting
Camelia Court Apartments II
Pharr Tx, 78577

DATE: 6/05/2022

1.37 Acres

Plat Notes:

- No comments

General Notes:

- 8" bleeder is required for outfall connection to existing inlet
- Shall obtain a Boring permit from Public Works
- Detention pond shall have a fence minimum of 3 feet in height
- Show an approved (by City Engineering Department) Drainage Plan Layout with Details
- Show Utility Profile Lines, Crossing, Elevations and Separation Details
- Include Best Management Practices and submit Sediment Erosion Control Plan
- 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: Camellia Court Apartments II
Subdivision**DATE:** June 2, 2023**REVIEW:** Preliminary (comments plans dated 5-4-2023)**PLAT**

1. Signature from P.E. & RPLS is required.

SITE PLAN

1. Include details pertaining to paving, water, sewer, and storm if applicable.
2. Provide additional gate valves as shown on redlines.
3. Call out 6"-inch sewer service on utility layout.
4. Include street light layout if applicable.
5. Include fiber optics layout if applicable.

DRAINAGE

1. Stabilize detention areas using sod or hydromulch.
2. Drainage plan to be reviewed and approved at building permit phase.
3. Perimeter fence for detention ponds may be required for depths greater than 3'-ft.
4. Change 18 -inch bleeder into an 8"-inch PVC line.

CONSTRUCTION SCHEDULE

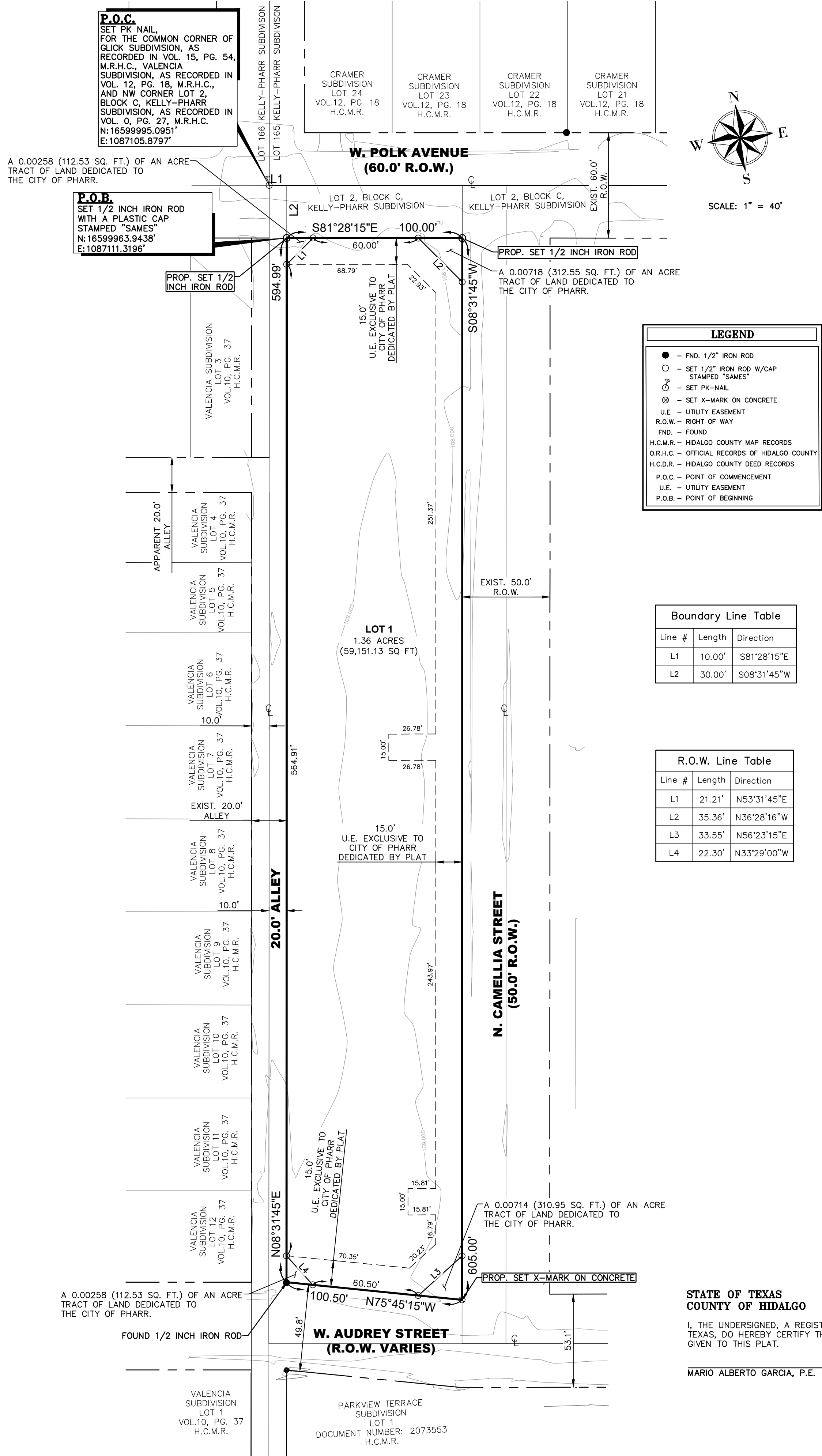
- The contractor shall provide a construction schedule for the above-mentioned subdivision.

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

- **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). ***UPDATE (Please see attachment pertaining to proposed hydrants)**
- 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.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.



- SURVEY NOTES:**
1. BASIS OF BEARING AS PER THE SOUTH RIGHT OF WAY LINE OF POLK AVENUE, CRAMER SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 18, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE (4205) ADJUSTMENT OF 2011, US SURVEY FEET, GRID, BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
 3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
 4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.
- GENERAL NOTES:**
1. FLOOD ZONE CLASSIFICATION: "B" - AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREA PROTECTED BY LEVEES FROM THE BASE FLOOD.
 2. BENCHMARK: CITY OF PHARR MONUMENT No. 48 LOCATED ALONG THE SOUTH R.O.W. LINE OF EAST POLK AVENUE, APPROXIMATELY 250 FEET FROM INTERSECTION WITH NORTH CAGE BOULEVARD. HAVING A COORDINATE OF N: 16599725.603 E: 1088673.177 AND AN ELEVATION OF 108.81'.
 3. MINIMUM SETBACKS AS PER CITY ORDINANCE.
 4. ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.
 5. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER.
 6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 7. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.1513-ACRES AND A VOLUME OF 0.301-ACRE FEET (13,147.00 CUBIC FEET) WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY BE REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
 8. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
 9. A 5' SIDEWALK WITH ADA RAMPS AND LANDING SHALL BE CONSTRUCTED ALONG ALL STREETS AT BUILDING PERMIT PHASE.
 10. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 11. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 12. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
 13. OWNER(S) AND/OR HOA TO MAINTAIN R.O.W., DETENTION AREA, AND PERIMETER OF ENTIRE SUBDIVISION.

**STATE OF TEXAS
COUNTY OF HIDALGO**

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "CAMELLIA COURT APARTMENTS II" TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME(S) IS(ARE) SUBSCRIBED HERETO, DOES(DO) HEREBY SUBDIVIDE SUCH PROPERTY TO BE PRIVATE ALL STREETS, ALLEYS, PARKS, DRAINS AND WATER COURSES, AND DO HEREBY GRANT AN EASEMENT TO THE CITY OF PHARR AND THOSE AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF ASSETS OF THE CITY AND UTILITIES OPERATIONS UNDER FRANCHISE OF THE CITY OF PHARR.

EXECUTIVE DIRECTOR: _____ DATE _____
PHARR HOUSING AUTHORITY
104 W POLK AVE
PHARR, TEXAS 78577
HIDALGO COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

**PLANNING & ZONING
COMMISSION CERTIFICATION**

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

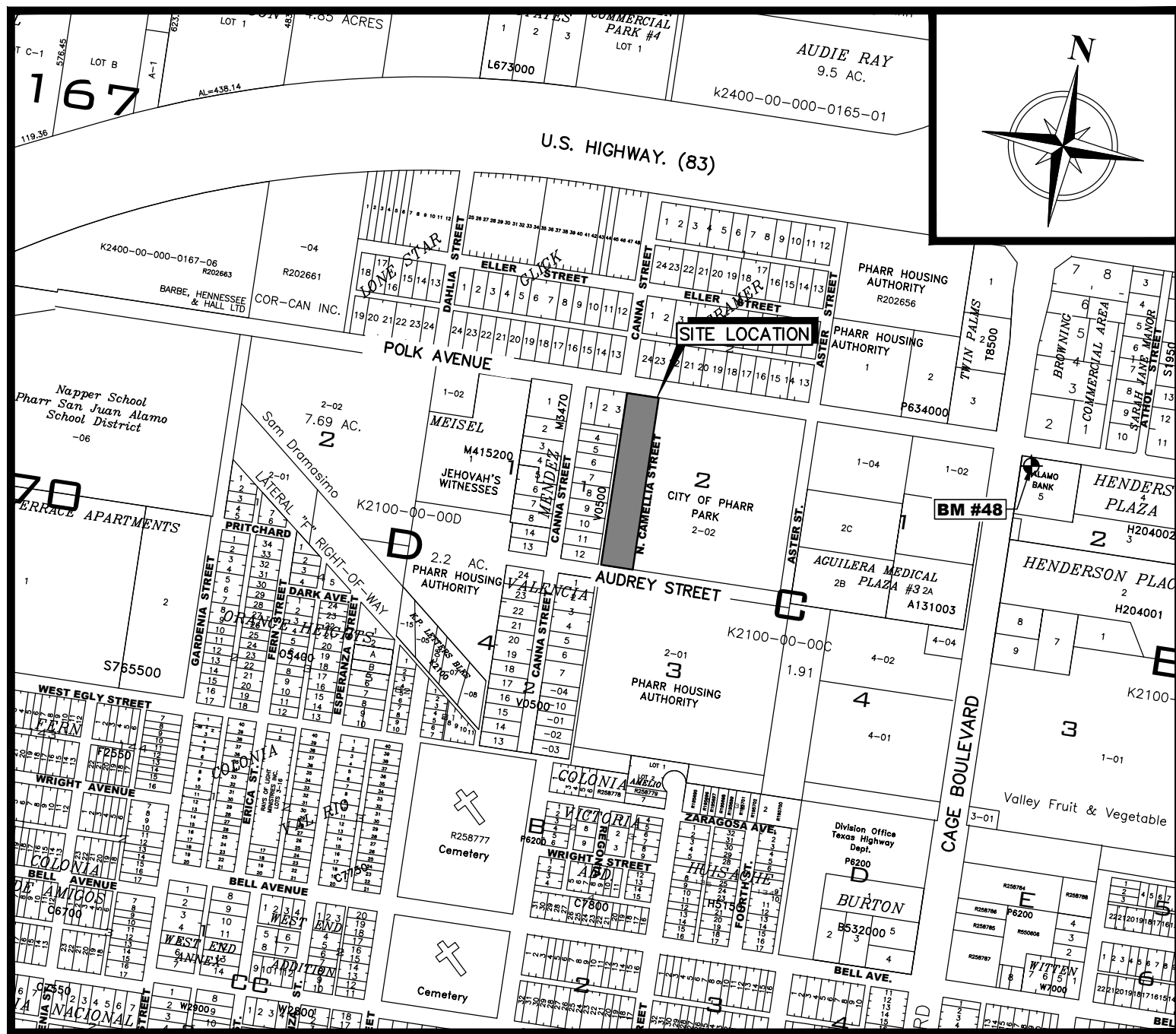
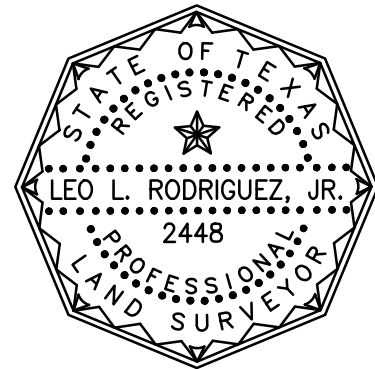
APPROVED THIS THE ____ DAY OF _____, 20____.

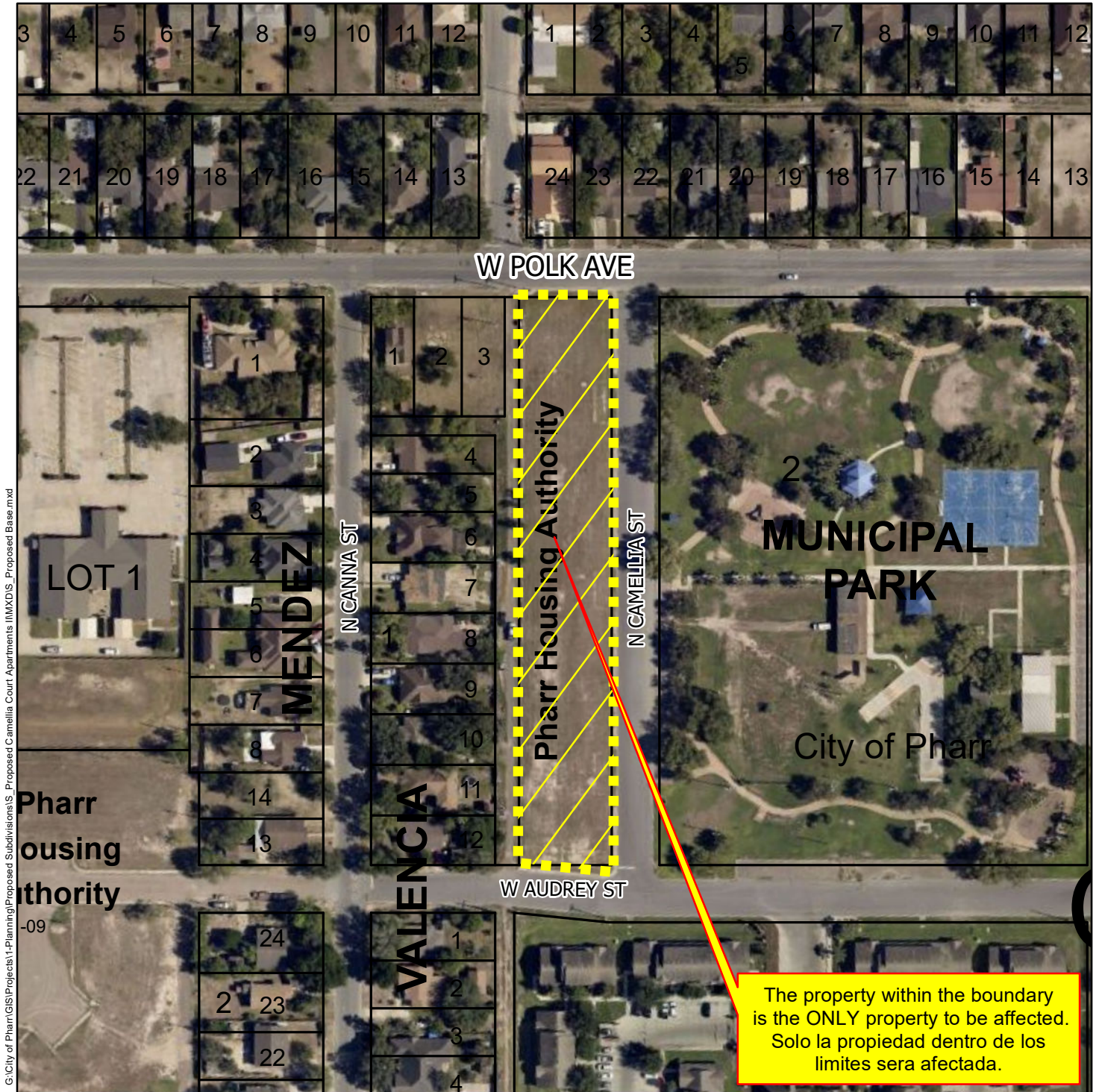
DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

LEO L. RODRIGUEZ, JR., R.P.L.S. NO. 2448 DATE

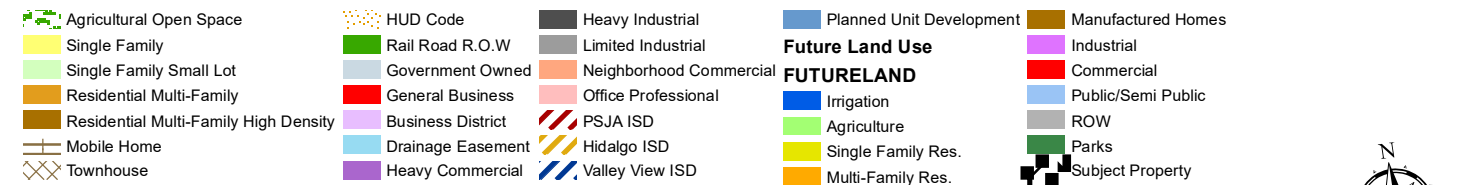
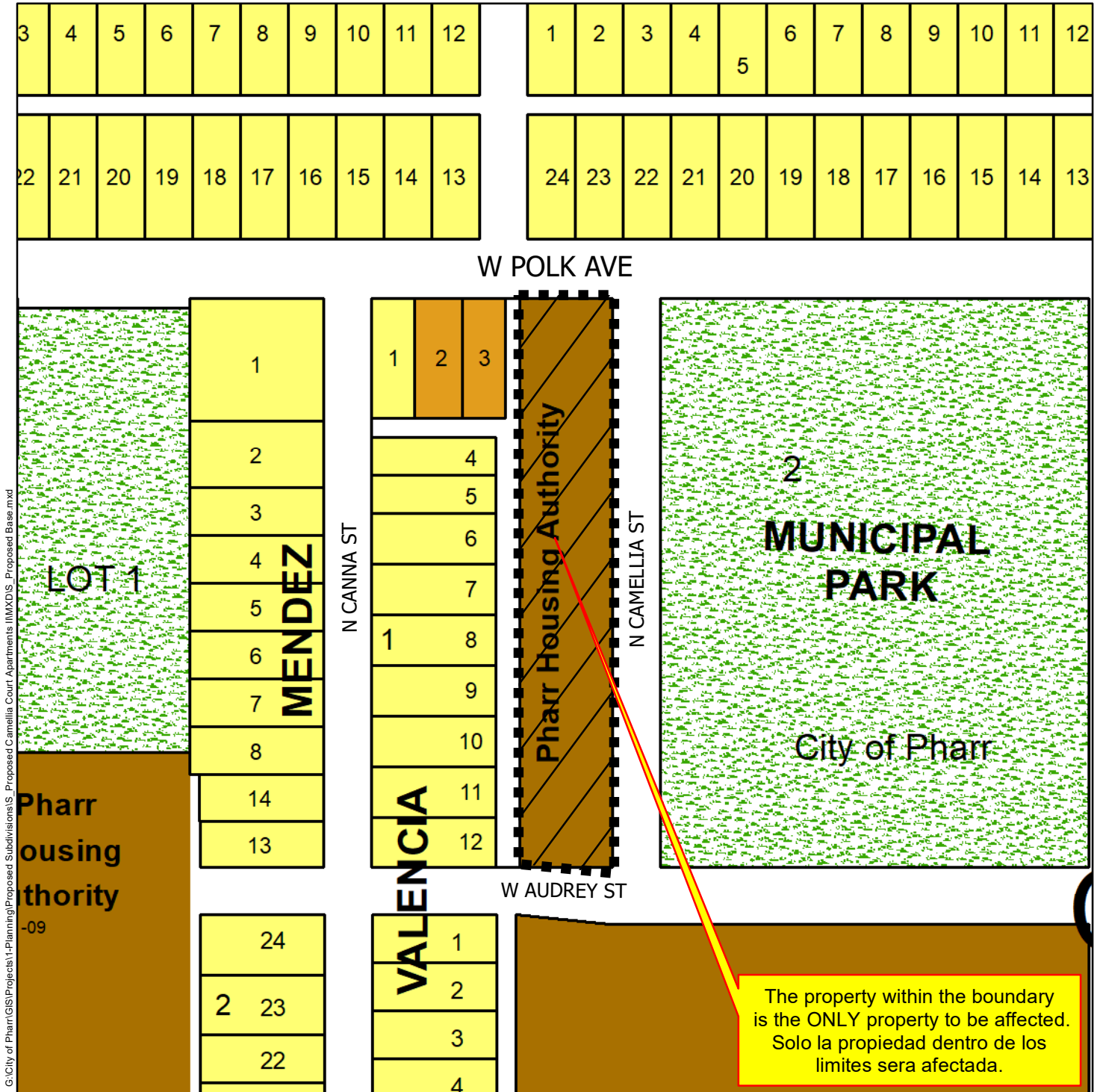


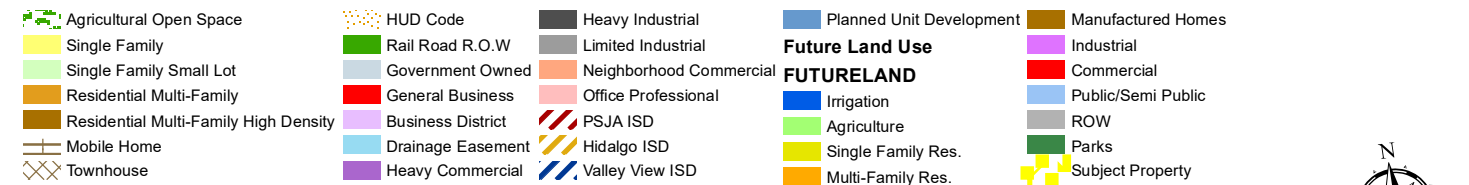
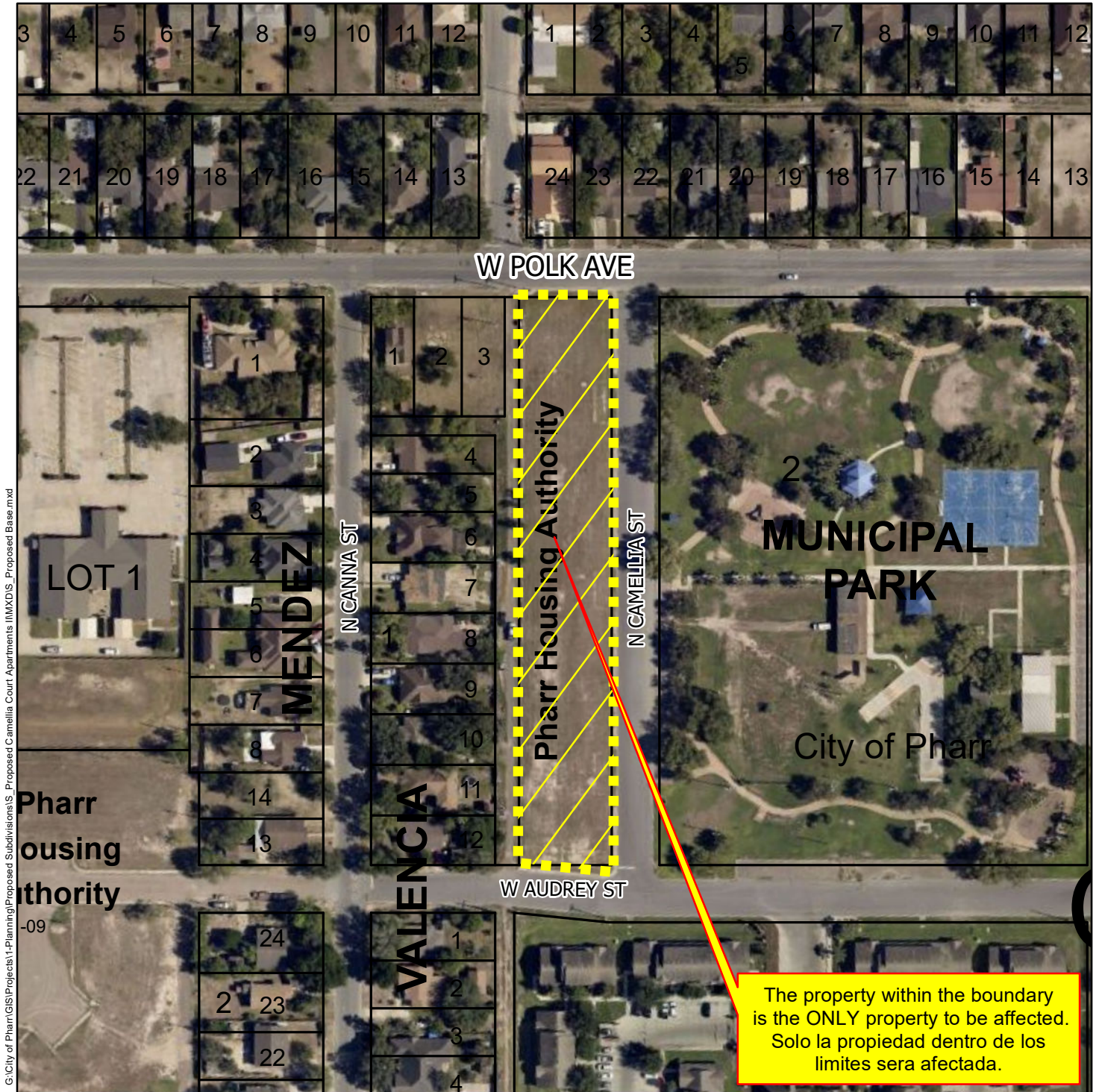


The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

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









Pharr
Development Services



Site Photo

900 Block of N. Camelia St.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: October 9, 2024

MEETING DATE: October 14, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Salinas Engineering & Associates, representing William L. Cowart, President for JWW Investment, LTD., A Texas Limited Partnership, is requesting preliminary plat approval of the proposed Ernest Park Subdivision. The property is legally described as being a 6.30 gross acre tract of land, more or less, out of and forming a part of Lot 147, Kelly-Pharr Subdivision. The property is located within the 500 Block of East Ferguson Avenue. **SUB# 230720**

Classification: Regular

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

Issue: Salinas Engineering & Associates, representing William L. Cowart, President for JWW Investment, LTD., A Texas Limited Partnership, is requesting preliminary plat approval of the proposed Ernest Park Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Ernest 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 - 10/9/2024
Approved - 10/10/2024
Final Approval - 10/10/2024



MEMORANDUM

DATE: MONDAY, OCTOBER 14, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ERNEST PARK SUBDIVISION
FILE NO. **SUB# 230720**

GENERAL INFORMATION:

APPLICANT: Salinas Engineering & Associates, representing William L. Cowart, President for JWW Investment, LTD., A Texas Limited Partnership, is requesting preliminary plat approval of the proposed Ernest Park Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 6.30 gross acre tract of land, more or less, out of and forming a part of Lot 147, Kelly-Pharr Subdivision.

LOCATION: The property is located within the 500 Block of E. Ferguson Ave.

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

PROPERTY PROPOSED USE: Truck business.

VARIANCES: None requested.

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

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

1. Need a 25'x25' corner clip at intersection of N. Ebony & E. Ferguson Ave.
2. Provide or show street light layout with dimensions.
3. Add plat note to indicate that the other lots shall have access to private road.

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. Easements shall read 15' Exclusive easement to City of Pharr, if any.
5. Verify with HCID 2, if any easements are within property and show on plat layout.

**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. Owners signature block to change from public to private.
2. Add HOA, plat note and provide a draft to City prior to recording HOA.
3. Add "N" for North Ebony St.
4. Clean up overlapping lines with text.

STAFF REVIEW MEETING FOR:

ERNEST PARK SUBDIVISION

COMMENTS: **Initials: J.R.** **OCTOBER 1, 2024**

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show all water connection details (tie-ins).
- Will need to show water valves.
- Water line will need to be looped.
- Water line on 495 will need to be 12" PVC C-900 as per City of Pharr Master Plan.
- All existing water services will need to be reconnected to new water line after passed pressure test and bacteria test.
- Will need to obtain HCID and Tx Dot Permit for water crossings.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show M.H. Rim and lid details.
- Will need to verify the correct location of the sanitary sewer service of lot 147.
- Will need to show all sewer crossings details.
- M.H. Rim and lid will need to be composite base with City of Pharr logo.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



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

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

Subdivision: STAFF REVIEW ERNEST PARK SUBDIVISION

Reviewed by: J.GONZALEZ

10/1/2024

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:

- 1. DUE TO THE ZONE CHANGE THIS WILL REQUIRE FOR WATERLINE UPGRADES. THE EXISTING 8 INCH ASBESTOS WATERLINE ON EBONY ST SHALL BE REPLACED WITH A 12 INCH PVC WATERLINE AND SHALL EXTEND NORTH TO CONNECT WITH THE 16 INCH WATERLINE AND HAVE A LOOPED WATERLINE SYSTEM.**
- 2. THE EXISITING FIRE HYDRANTS ON EBONY ST SHALL BE REPLACED WITH NEW FIRE HYDRANTS EVERY 300 FEET.**
- 3. THE EXISITING 9 INCH WATERLINE ON FERGUSON SHALL BE REPLACED WITH A 12 INCH PVC WATERLINE.**
- 4. PLEASE SEE NOTE #17 FOR STANDARD PLAT NOTE.**
- 5. PLEASE SEE NOTE #12 ON ALL WEATHER SURFACE.**



Staff Pre-Construction Review Meeting
Ernest Park Subdivision
Pharr Tx, 78577

DATE: 10/1/2024
6.94 Acres

Plat Notes:

- No comments

General Notes:

- 8" bleeder is required for outfall connection.
- Show an approved (by City Engineering Department) Drainage plan layout with elevations and details.
- Include Best Management Practices and submit Sediment Erosion Control Plan with details.
- Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.
- Large Construction Site Notice from TCEQ will be required as the site is over 5ac. In total size.
- Discharge permit required from TEXDOT

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Ernest Park Subdivision

DATE: October 3, 2024

REVIEW: Preliminary (comments plans dated 10-1-2024)

PLAT

1. Signature for P.E. & R.P.L.S. is required.
2. Note No. 6---Revise note to say... "5'-ft sidewalk and ADA wheelchair ramps and landings shall be required to be constructed at time of building permit phase.
3. Rotate plat layout to 90 degrees.

SITE PLAN

1. Provide a detail of a 6"-in sanitary sewer service.
2. Sanitary sewer service just south of Lot 147 is tied into nothing. Please verify the location is correct.
3. The existing waterline within the property is an asbestos line and requires to be upgraded to a 12"-in PVC C-900 DR-18.
4. Waterline to the south of E. Feguson Ave. shall be required to be upgraded as per Master Plan.
5. Sidewalks and ADA ramps shall be required to be inspected by TX-Dot representatives at the time of building permit phase. A permit from TX-Dot will also be required.
6. The parking area must comply with all weather surface requirements if not done so already.
7. Documentation from HCID No. 2 required in regard to irrigation ROW.

DRAINAGE

1. Will parking area require a detention area?
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).

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: jl_hcid2@att.net
Subject: Ernest Park Subd. ans Woodrich Landing Subd.
Date: Thursday, October 3, 2024 8:06:43 AM

***** 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,

As per initial review, HCID2 claims, comments and updates as needed for the proposed:

ERNEST PARK SUBDIVISION

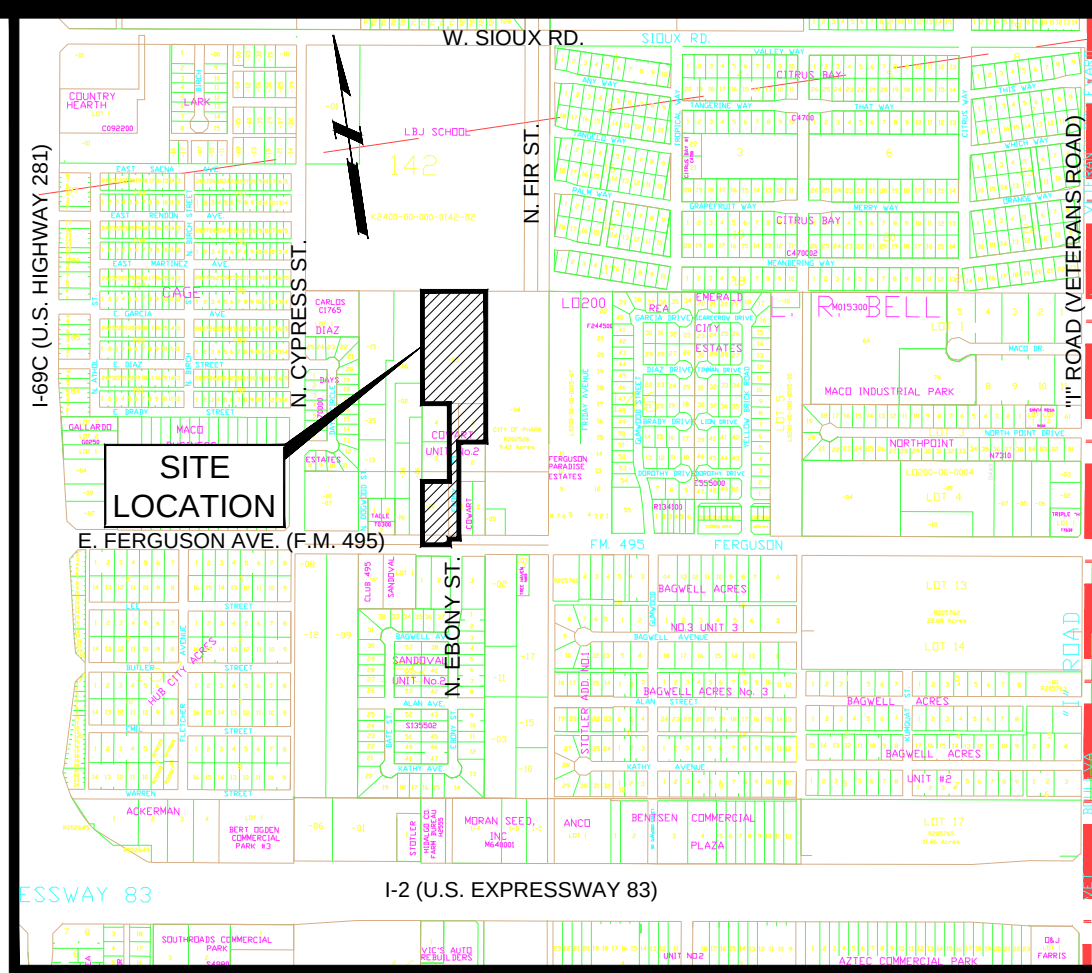
1. We have the general right of way covering all the lot V. 20, Pg. 467 and V. 19, Pg. 129.
2. We have the N80'-S100' fee simple ownership V. 26, Pg. 203 and is not part of the subdivision.

WOODRICH LANDING SUBDIVISION

1. We have the general right of way covering all the lot V. 26, Pg. 234 and V. 19, Pg. 41.
2. The west 50' is fee simple ownership and must not be inside the subdivision boundary.
3. As per instrument # 3473547, show the EXIST. 30.00' HCID2 EASEMENT AS PER VOL. 16, PG. 5 O.R.H.C.
4. We need the recorded warranty deed for ownership.

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: jbsalinas@hcid2.org



SCALE : 1" = 1000'

BEING A 6.30 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 147, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03 PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY; SAID 6.30 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 147; THENCE,
NORTH 81 DEGREES 35 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 147 LOCATED
WITHIN THE PAVED SECTION OF E. FERGUSON AVE. (AKA F.M. 495), A DISTANCE OF 520.0 FEET TO A NAIL SET FOR
THE SOUTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, NORTH 81 DEGREES 35 MINUTES WEST, CONTINUING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 147, A DISTANCE OF 140.0 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, NORTH 08 DEGREES 25 MINUTES EAST, A DISTANCE OF 60.0 FEET PASS A ¾ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. FERGUSON AVE. AT A DISTANCE OF 330.0 FEET IN ALL TO A ¾ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE SOUTHWEST CORNER OF LOT 3, OF COWART SUBDIVISION UNIT NO. 2 (VOL. 25, PAGE 918, H.C.M.R.) FOR AN OUTSIDE WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, SOUTH 81 DEGREES 35 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 140.0 FEET TO A ¾ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE SOUTHEAST CORNER OF SAID LOT 3 FURTHER BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF EBONY STREET (PRIVATE ROAD - ABANDONED BY CITY OF PHARR ORDINANCE NO. 0-2009-01 RECORDED IN DOCUMENT NO. 1968717, H.C.D.R.) FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, NORTH 08 DEGREES 25 MINUTES EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 3 AND THE WEST RIGHT-OF-WAY LINE OF SAID N. EBONY STREET, A DISTANCE OF 205.0 FEET PASSING THE NORTHEAST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF LOT 4 OF SAID COWART SUBDIVISION UNIT NO. 2, AT A DISTANCE OF 405.0 FEET IN ALL TO A ¾ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE NORTHEAST CORNER OF SAID LOT 4 FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (5) THENCE, NORTH 81 DEGREES 35 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 140.0 FEET TO A ¾ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 4 FOR AN OUTSIDE WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- (6) THENCE, NORTH 08 DEGREES 25 MINUTES EAST, A DISTANCE OF 585.0 FEET TO A ¾ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 147 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (7) THENCE, SOUTH 81 DEGREES 35 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 147, A DISTANCE OF 330.0 FEET TO A ¾ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (8) THENCE, SOUTH 08 DEGREES 25 MINUTES WEST, A DISTANCE OF 585.0 FEET TO A ¾ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE NORTHEAST CORNER OF LOT 1 OF SAID COWART SUBDIVISION UNIT NO. 2 FOR AN OUTSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- (9) THENCE, NORTH 81 DEGREES 35 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 140.0 FEET TO A ¾ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE NORTHWEST CORNER OF SAID LOT 1 AND FURTHER BEING LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID EBONY STREET FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (10) THENCE, NORTH 08 DEGREES 25 MINUTES WEST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. EBONY STREET AND FURTHER BEING COINCIDENT WITH THE WEST LINE OF SAID LOT 1 AND LOT 2 OF SAID COWART SUBDIVISION UNIT NO. 2 AND THE WEST LINE OF LOT 1 OF COWART SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS (VOL. 26, PAGE 918, H.C.M.R.), A DISTANCE OF 675.0 FEET PASS A ¾ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. FERGUSON AVE., AT A DISTANCE OF 705.0 FEET IN ALL TO A NAIL SET FOR AN OUTSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- (11) THENCE, NORTH 81 DEGREES 35 MINUTES WEST, A DISTANCE OF 50.0 FEET TO A NAIL SET FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (12) THENCE, SOUTH 08 DEGREES 25 MINUTES WEST, A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING CONTAINING 6.30 ACRES OF LAND, MORE OR LESS, OF WHICH 5.22 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID E. FERGUSON AVE., LEAVING 6.08 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RECORDED PLAT OF COWART SUBDIVISION, H.C.T

N:\SUBDIVISIONPLATS\ERNESTPARK.SUB\6.30.091824

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: OCTOBER 03, 2024.
JOB NUMBER: SP-19-24853
OWNER: JWJ INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP
JIMMY COWART, INC., (GENERAL PARTNER)
WILLIAM L. COWART, PRESIDENT
P.O. BOX NN
PHARR, TEXAS 78577

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: OCTOBER 03, 2024.
JOB NUMBER: SP-19-24853

OWNER: JWJ INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP
JIMMY COWART, INC., (GENERAL PARTNER)
WILLIAM L. COWART, PRESIDENT
P.O. BOX NN
PHARR, TEXAS 78577

SE
A

SALINAS ENGINEERING & ASSOC
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2821 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (565) 686-1489 (FAX)
TRPLS 12100 PARK 35 CIRCLE BLD A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-

GENERAL PLAT NOTES:

3. MINIMUM BUILDING SETBACKS AS PER CITY OF PHARR ORDINANCE.
2. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY PANEL NO. 480347 0005 C
EFFECTIVE OCTOBER 19, 1982.

AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
3. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY.
THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.21 ACRES AND A TOTAL VOLUME OF APPROXIMATELY 0.55 ACRE FEET (23,965.23 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 MATTER PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
4. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF THE CURB OF ROAD LOCATED AT THE CENTER OF LOT.

BENCHMARK NOTE:
PHARR SURVEY CONTROL POINT NO. 51, N.A.V.D 88,
NORTHING: 16601588.755, EASTING: 1093933.829 - LOCATED NEAR THE INTERSECTION OF E. FERGUSON AVE. AND VETERANS BLVD. ("I" ROAD). ELEV.= 101.99.
6. A 5 FT. SIDEWALK WITH A.D.A. RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED AT TIME OF PERMIT PHASE.
7. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
8. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
9. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE SYSTEM (TPDES).
10. OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS.
11. OWNERS ARE TO MAINTAIN RIGHT-OF-WAY AND PERIMETER OF SUBDIVISION.
12. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING PLAN PHASE IN ORDER TO PROVIDE ADDITIONAL FIRE PROTECTION.
13. MIN. DETENTION: LOT 1: 13,307.42 CU. FT.; OR, 0.31 AC. FT.
LOT 2: 10,657.81 CU. FT.; OR, 0.24 AC. FT.
14. THE H.C.I.D. NO. 2 CLAIMS A GENERAL BLANKET EASEMENT COVERING ALL OF THE LANDS OF THIS PLAT PER DOCUMENT NO. 20, PAGE 467, AND VOL. 06, PAGE 66, H.C.D.R.
15. HOA FILLED FOR RECORDED ON ____-, 2024, DOC. NO. ____-.
16. ALL LOTS ABUTTING N. EBONY SHALL HAVE ACCESS TO THE PRIVATE ROAD.

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DAVID O. SALINAS, A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND FURTHER 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 ORDINANCES AND ALL STATE STATUTES GOVERNING SURVEYS.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

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 OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

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

SECRETARY

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JWJ INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP JIMMY COWART, INC., (GENERAL PARTNER) WILLIAM L. COWART, PRESIDENT	P.O. BOX NN	PHARR, TEXAS 78577	(956) 607-9034	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF PHARR ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON OCTOBER 03, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

(WE), J.W.J. INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ERNEST PARK SUBDIVISION, TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER: JWJ INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP
JIMMY COWART, INC., (GENERAL PARTNER)
WILLIAM L. COWART, PRESIDENT
P.O. BOX NN
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____ 2024.

DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

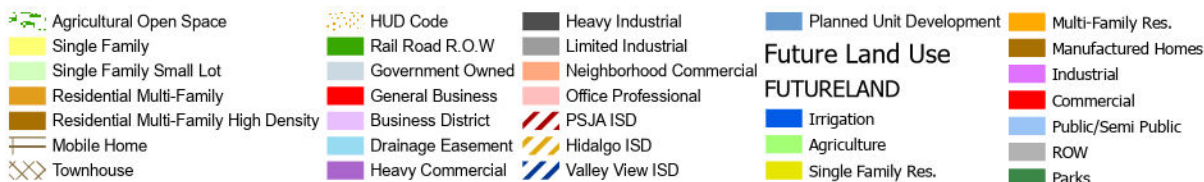
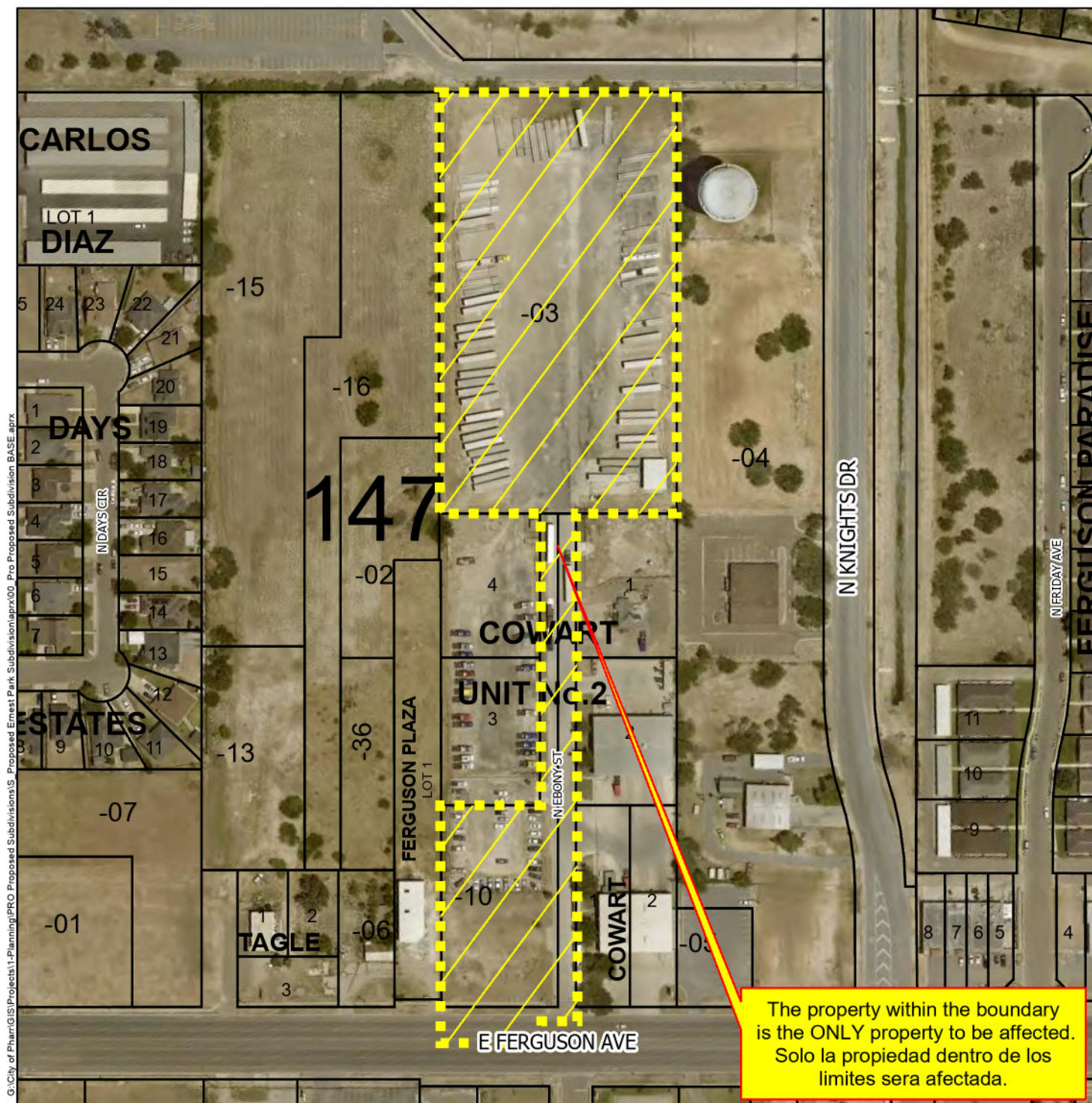
I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

AMBROSIO HERNANDEZ, MAYOR

DATE _____

ATTEST: _____
CITY CLERK

DATE _____

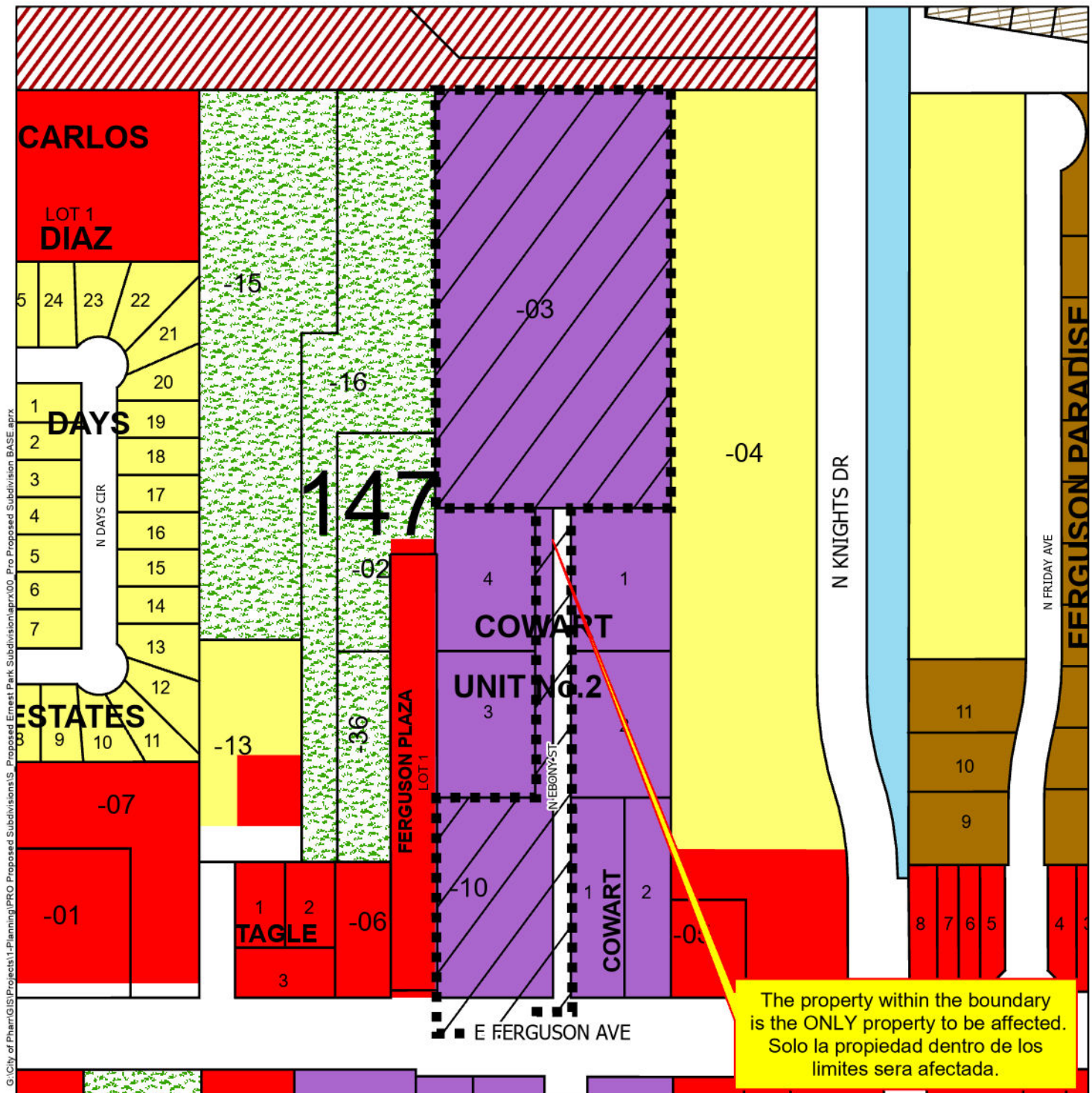


Scale: 1:2,400



Date: 10/3/2024

ZONING





Pharr
Development Services



Site Photo

500 Block of E. Ferguson Ave.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: October 9, 2024

MEETING DATE: October 14, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting preliminary plat approval of the proposed Woodrich Landing Subdivision. The property is legally described as being a 15.93 acre tract of land being a portion of Lot 120, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is within the 3700 Block of North Sugar Road. **SUB#240924**

Classification: Regular

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

Issue: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting preliminary plat approval of the proposed Woodrich Landing Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Woodrich Landing 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 - 10/9/2024
Approved - 10/10/2024
Final Approval - 10/10/2024



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, OCTOBER 14, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: WOODRICH LANDING SUBDIVISION
FILE NO. **SUB# 240924**

GENERAL INFORMATION:

APPLICANT: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting preliminary plat approval of the proposed Woodrich Landing Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 15.93 acre tract of land being a portion of Lot 120, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is within the 3700 block of N. Sugar Rd.

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

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

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

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

1. Verify on metes & bounds the labeling of set or found iron and add the directionals for streets West for Eldora Road and North for Sugar Rd.
2. Provide or show street light layout with dimensions.
3. Add plat note: No driveways allowed for lots 18 and 35 thru 44 onto W. Eldora Rd., also along N. Sugar Rd for Lot 1.

EASEMENTS:

1. Label 15' exclusive easements to City of Pharr, for City utility lines.
2. Show all the dedicated easements on the plat (label existing or dedicated by plat).
3. Label easements adjacent of property.
4. Easements shall not overlap other easements.
5. Verify with HCID 2, if any easements are within property and show on plat layout.

**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. Easement for drainage to be private, label between lots.
2. Detention call out remove the word LOT and add AREA, should read "private common detention area".
3. Plat note # 15, reword to read as follows: Private common detention area shall be used only for detention

OTHER:

1. Provide a KMZ File and a DWG CADD format file.
2. Need signatures on plat (engineer and surveyor).
3. On metes & bounds label gross and net.
4. Plat note# 9, add the following wording: As per declaration of covenants, conditions, and restrictions, for ____ (Subdivision name) ____ recorded under document number _____, Hidalgo County Official record, 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.
5. Provide HOA, draft for city review.
6. Verify the curve data, duplicate numbers.
7. Update location map to show recorded subdivision and add "W" for W. Eldora Rd.
8. Redo the plat notes numbers.
9. Clean up call outs within lots to be more legible.

STAFF REVIEW MEETING FOR: *WOODRICH LANDING SUBDIVISION*

COMMENTS: **Initials: J.R.** **DECEMBER 21, 2023**

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to revise all callouts.
- Will need to discuss utility easements on lots 19,26,27,34 and 35.
- Will need to install one meter box for each water meter.
- Will need to obtain HCID crossing permit for water line installation.
- Proposed water line on Northside of W. Eldora will need to be looped or removed.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show manhole rim and lid details.
- Manhole rim and lid will need to be composite base with City of Pharr logo.
- Will need to show all manhole elevations.
- On lot 14 will need to change sanitary sewer flow direction.
- Easement between lot 14 & 15 will need to be 15' exclusive to the City of Pharr.
- (Recommendation from Public Utilities) all sanitary sewer services will need to be at lot line on the opposite side of the water services.
- Will need to show all sewer crossing details.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

Print Name: _____

Signature: _____

Date: _____



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

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

Subdivision: WOODRICH LANDING SUBDIVISION

Reviewed by: J.GONZALEZ

10/2/2024

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:

- 1. SHALL PROVIDE FIRE HYDRANT AND VALVE BOX DETAILS.**
- 2. SHALL RELOCATE PROPOSED FIRE HYDRANT ON WOODLAND TRAILS TO BE INSIDE PROPERTY GATES.**
- 3. SHALL PROVIDE CLARIFICATION ON PROPOSED WATERLINE AND FIRE HYDRANT ON ELDORA ROAD.**
- 4. SHALL PROVIDE CLARIFICATION ON PROPOSED FIRE HYDRANT ON SOUTHWEST CORNER OF SUNSET TRAILS.**

APPENDIX D FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction.

User note:

About this appendix: Appendix D contains more detailed elements for use with the basic access requirements found in **Section 503**, which gives some minimum criteria, such as a maximum length of 150 feet and a minimum width of 20 feet, but in many cases does not state specific criteria. This appendix, like **Appendices B and C**, is a tool for jurisdictions looking for guidance in establishing access requirements and includes criteria for multiple-family residential developments, large one- and two-family subdivisions, specific examples for various types of turnarounds for fire department apparatus and parking regulatory signage.

SECTION D101
GENERAL

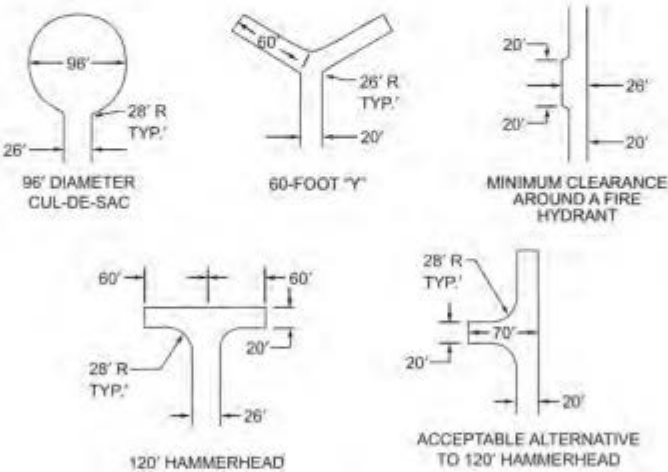
D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

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 up to 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**).



For SI: 1 foot = 304.8 mm.

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

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 code official.

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 (feet)	WIDTH (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.



Staff Pre-Construction Review Meeting
Woodrich Landing Subdivision
Pharr Tx, 78577

DATE: 10/1/2024
15.93 Acres

Plat Notes:

- **No comments**

General Notes:

- **8" bleeder is required for outfall connection.**
- **Show an approved (by City Engineering Department) Drainage plan layout with elevations and details.**
- **Include Best Management Practices and submit Sediment Erosion Control Plan with details.**
- **Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.**
- **Large Construction Site Notice from TCEQ will be required as the site is over 5ac. In total size.**
- **Obtain any required Street Cut, Curb Cut, Bore, or Discharge permits from Public Works**
- **All stormwater inlets must be type A inlets**
- **The storm sewer system must be designed according to the City's Standards found in Section 2 of the City of Pharr's Standards Manual pages 11-34**

SUBDIVISION: Woodrich Landings Subdivision **DATE:** October 3, 2024

REVIEW: Preliminary plan comments dated: 10/1/2024

PLAT
1. Lots 18 thru 44, shall not have a driveway leading to W. Eldora Rd. 2. Lots 1 and 49 shall not have a driveway leading to N. Sugar Rd. 3. Note No. 10---Revise note to say... "Owners to maintain ROW and perimeter of subdivision. 4. Add note---Owners to maintain detention/retention area.

SITE PLAN
1. Verify with the county on the ROW for W. Eldora Rd. and whether an escrow for 1/3 paving is required. 2. Change existing drain line call out to existing water line. 3. Provide all pertinent City of Pharr details for water, sewer, storm and paving. 4. Provide utility crossing details. 5. Provide a profile of sanitary sewer detail. 6. Provide a detail of the private gate entrance. 7. Show all top and invert elevations for all proposed storm and sewer line nodes. 8. Provide crossing permits from HCID No. 2 for proposed water and sewer line. 9. All water lines with 90 degree elbows require thrust blocks. 10. All interior sidewalks shall have a width of 5'-ft as per City standard requirements.

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. Identify all proposed storm manholes. 4. Drainage shall meet all TCEQ requirements as per Public Works department.

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.

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.
- Proposed water line shall have a minimum depth of 4'-ft from natural ground.
- 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: jl_hcid2@att.net
Subject: Ernest Park Subd. ans Woodrich Landing Subd.
Date: Thursday, October 3, 2024 8:06:43 AM

***** 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,

As per initial review, HCID2 claims, comments and updates as needed for the proposed:

ERNEST PARK SUBDIVISION

1. We have the general right of way covering all the lot V. 20, Pg. 467 and V. 19, Pg. 129.
2. We have the N80'-S100' fee simple ownership V. 26, Pg. 203 and is not part of the subdivision.

WOODRICH LANDING SUBDIVISION

1. We have the general right of way covering all the lot V. 26, Pg. 234 and V. 19, Pg. 41.
2. The west 50' is fee simple ownership and must not be inside the subdivision boundary.
3. As per instrument # 3473547, show the EXIST. 30.00' HCID2 EASEMENT AS PER VOL. 16, PG. 5 O.R.H.C.
4. We need the recorded warranty deed for ownership.

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: jbsalinas@hcid2.org

PLAT OF
WOODRICH LANDING SUBDIVISION

A **15.93 ACRE** TRACT OF LAND BEING A PORTION OF LOT 120, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO RECORDED IN VOLUME 0, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3579240, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3579256, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: AUGUST 11, 2024



SCALE: 1" = 100'

PREPARED BY:

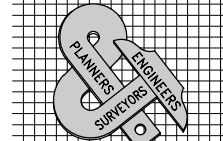
R. E. GARCIA & ASSOCIATES

ENGINEERS, SURVEYORS, PLANNERS

JOB NO.: 2024-054

DRAWN BY: D.E.S.

R.E. Garcia



Associates

CURVE DATA				
	RADIUS	DELTA	LENGTH	CHORD
C1	70.00'	01°25'50"	1.75'	1.75'
C2	70.00'	88°34'10"	108.21'	97.75'
C3	62.00'	28°21'59"	30.70'	30.38'
C4	62.00'	64°41'36"	70.00'	66.34'
C5	62.00'	64°41'36"	70.00'	66.34'
C6	62.00'	64°41'36"	70.00'	66.34'

LINE DATA		LOT SIZE	
BEARING	LENGTH	LOT	SQUARE FEET
L1	N14°49'03"W	1	11,762.50
L2	N37°31'02"W	2-13	8,912.50
L3	N66°53'51"W	DETENTION LOT	30,175.87

THE STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION
I, **RICHA HEREDIA CONSTRUCTION, INC.**, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **WOODRICH LANDING SUBDIVISION** TO THE CITY OF PHARR AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PRIVATE ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ROSANA RIOSAS, PRESIDENT
1416 BLUEBONNETT AVE. EDINBURG, TEXAS 78539

THE STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY 11, 2024, I APPEARED **ROSANA RIOSAS**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF AUGUST, 2024.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO
APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE 11th DAY OF AUGUST, 2024.

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

ATTEST:
PRESIDENT SECRETARY

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING & ZONING COMMISSION 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.

APPROVED THIS 11th DAY OF AUGUST, 2024.

DANNY WYDE, CHAIRMAN
PLANNING AND ZONING COMMISSION

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

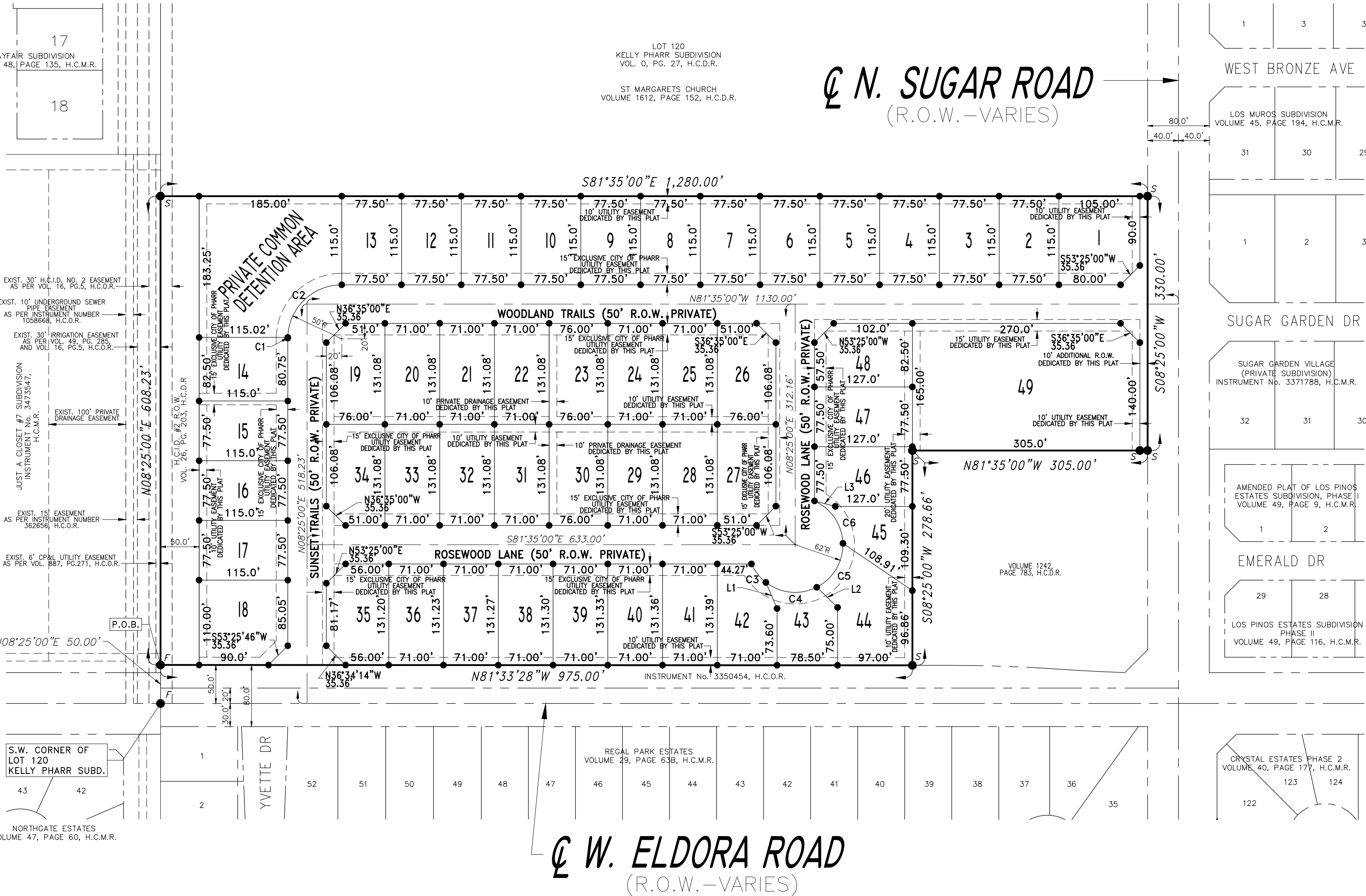
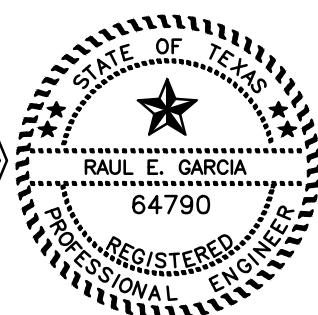
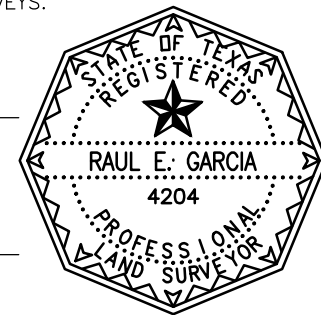
XIBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST:
CLERK, CITY OF PHARR

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, **RAUL E. GARCIA**, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION WAS 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.

REGISTERED PROFESSIONAL ENGINEER #64790

REGISTERED PROFESSIONAL LAND SURVEYOR #4204



METES AND BOUNDS DESCRIPTION

A **15.93 ACRE** TRACT OF LAND CROSS BEING A PORTION OF LOT 120, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO RECORDED IN VOLUME 0, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3579240, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3579256, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ONE-HALF INCH IRON ROD ON THE WEST LINE OF SAID LOT 120, KELLY-PHARR SUBDIVISION, ALSO BEING THE EAST LINE OF JUST A CLOSET #7 SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 3473547, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF WEST ELDORA ROAD AS ESTABLISHED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3350454, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEARS **N08°25'00"E 50.00' FEET** FROM A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 120, KELLY-PHARR SUBDIVISION.

THENCE **N08°25'00"E 608.23' FEET** ALONG SAID WEST LINE OF SAID LOT 120, KELLY-PHARR SUBDIVISION, ALSO BEING THE EAST LINE OF JUST A CLOSET #7 SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1612, PAGE 152, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S81°35'00"E 1,280.00' FEET** ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1612, PAGE 152, DEED RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE NORTH LINE OF SAID LOT 120, KELLY-PHARR SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE WEST RIGHT-OF-WAY LINE OF SUGAR ROAD AS ESTABLISHED BY RIGHT-OF-WAY DEED RECORDED IN DOCUMENT NUMBER 1528273, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S08°25'00"W 330.00' FEET** ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH SUGAR ROAD AS ESTABLISHED BY RIGHT-OF-WAY DEED RECORDED IN DOCUMENT NUMBER 1528273, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE EAST LINE OF SAID LOT 120, KELLY-PHARR SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR THE MOST NORTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N81°35'00"W** PARALLEL TO THE SOUTH LINE OF SAID LOT 120, KELLY-PHARR SUBDIVISION, PASS AT 10.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" AND CONTINUING FOR A TOTAL DISTANCE OF **305.00' FEET** TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S08°25'00"W 278.66' FEET** PARALLEL TO THE EAST LINE OF SAID LOT 120, KELLY-PHARR SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE NORTH RIGHT-OF-WAY LINE OF WEST ELDORA ROAD AS ESTABLISHED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3350454, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

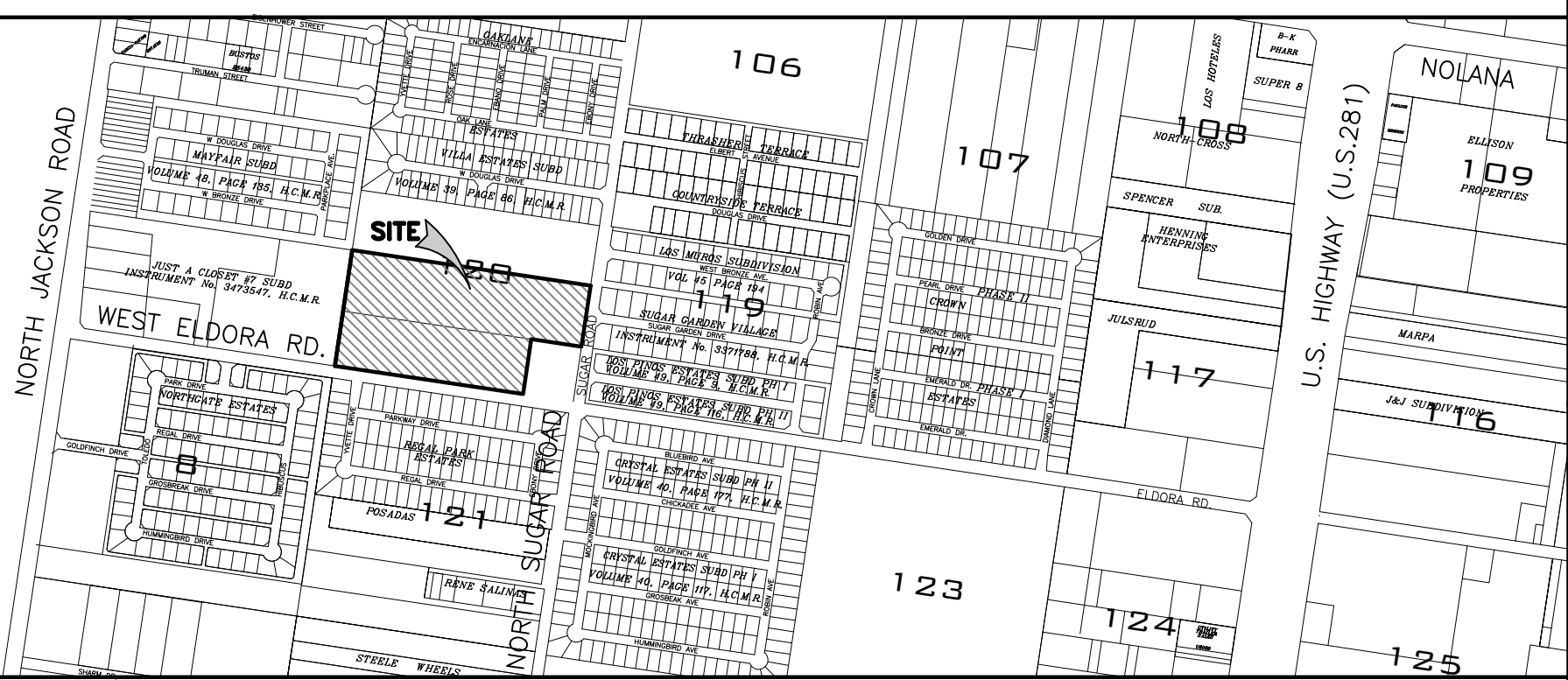
THENCE **N81°33'28"W 975.00' FEET** ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST ELDORA ROAD AS ESTABLISHED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3350454, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO THE POINT OF BEGINNING AND CONTAINING 15.93 ACRES OF LAND GROSS, MORE OR LESS.

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

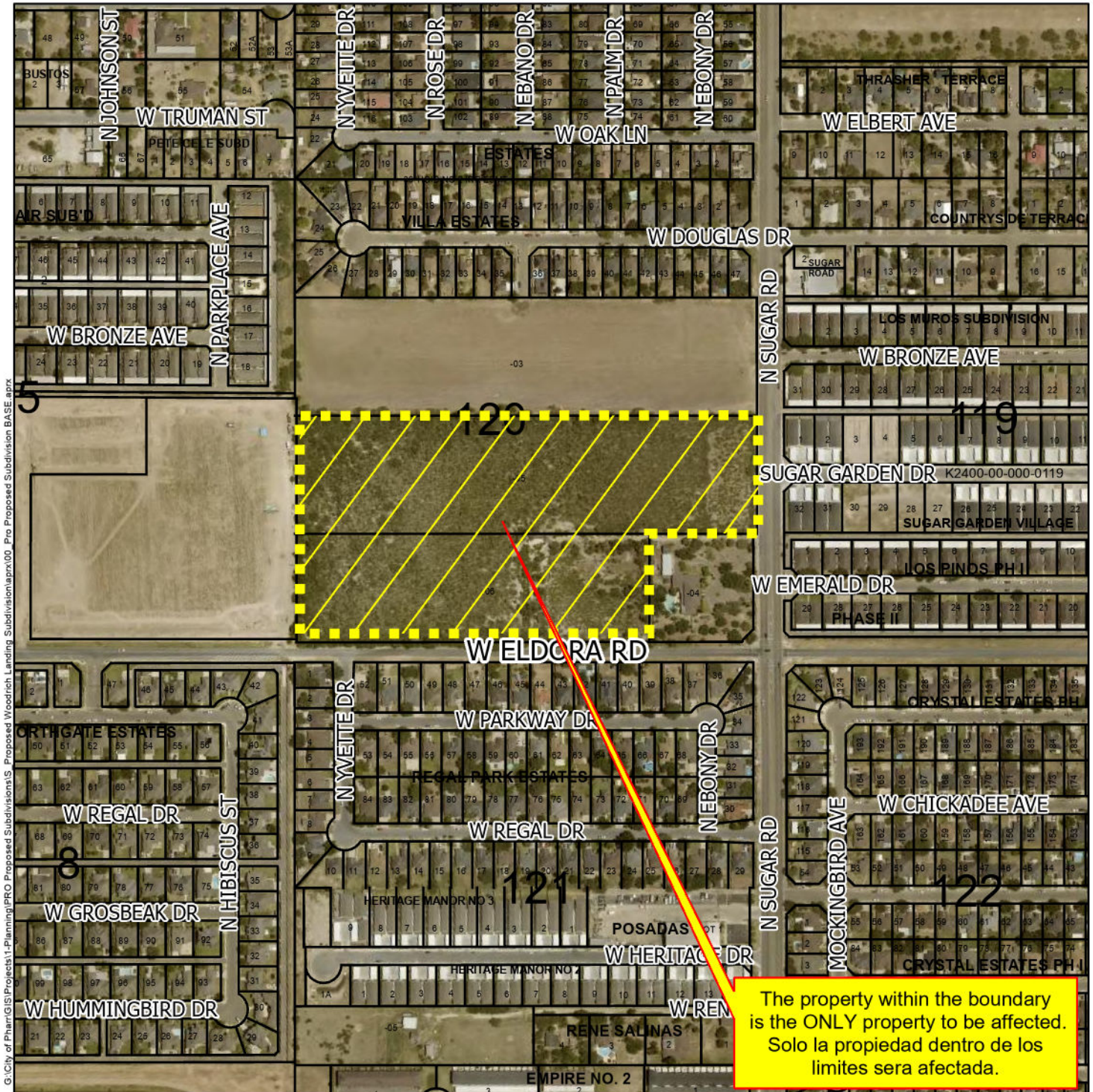
LOCATION MAP

SCALE: 1" = 1000"



PRINCIPAL CONTACTS:

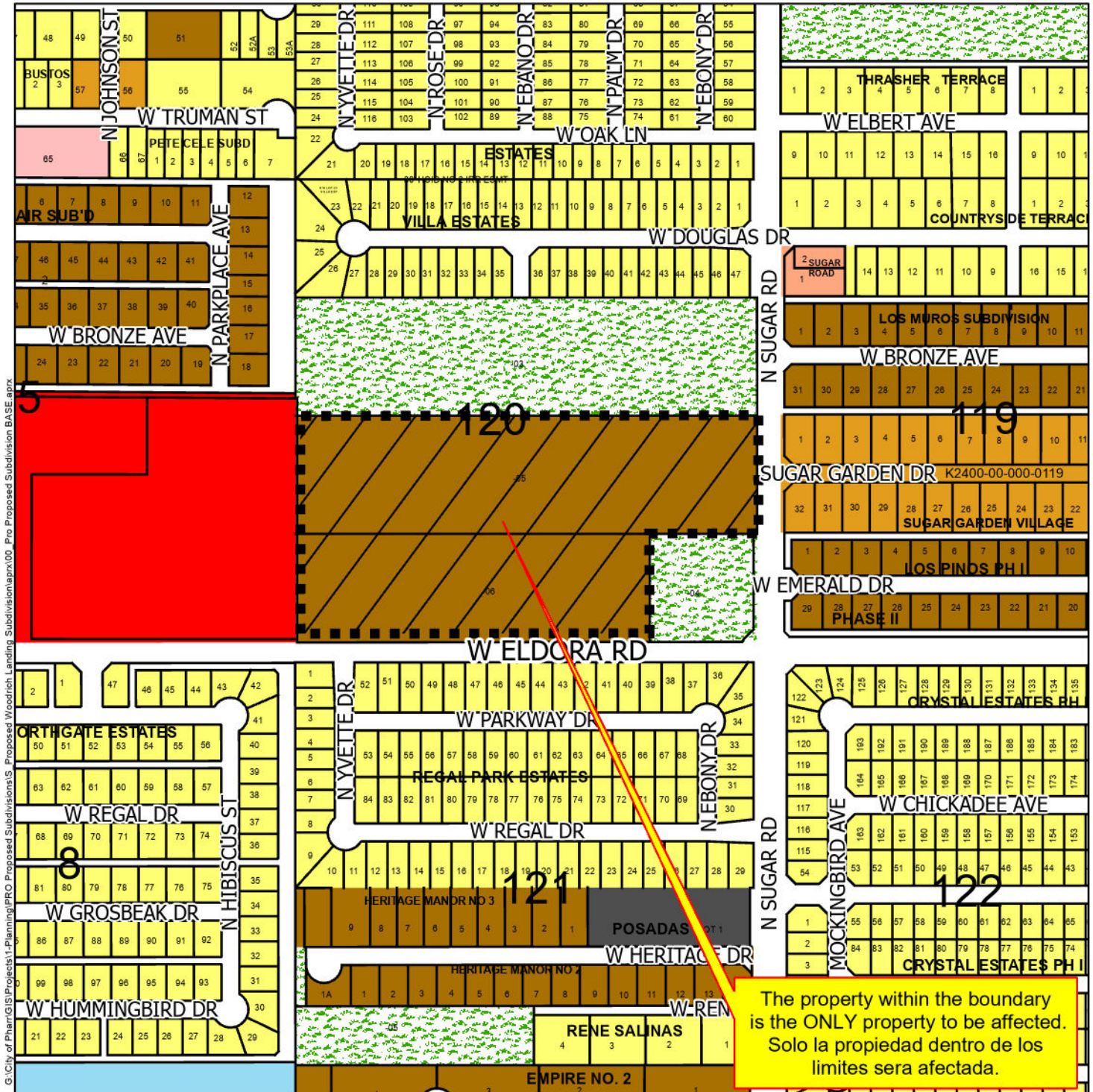
NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE NO.:
OWNER: ROSANA RIOSAS	1416 BLUEBONNETT AVE.	EDINBURG, TX. 78539	(956) 821-8902
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061



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

 Subject Property

ZONING



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





Pharr
Development Services



Site Photo

3700 Block of N. Sugar Rd.

