

**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
TUESDAY, NOVEMBER 12, 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 October 28, 2024 - Regular Called Meeting

D. PLATS:

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

2) Rio Delta Engineering, representing Alvaro Gonzalez, Manager for Los Hoteles, LP., is requesting preliminary and final plat approval of the proposed Re-plat of Lot 1 of Los Hoteles Subdivision No. 2. The property is legally described as being a 3.66 acre tract of land, same being a resubdivision of all of Lot 1 of Los Hoteles Subdivision No. 2, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Nolana Loop. **SUB#241029**

3) Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Subdivision to Replat of West Ridge Estates (Private) Subdivision. The property is legally described as being a re-subdivision of 17.727 acres, being all of West Ridge Estates Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5100 Block of North Sugar Road. **SUB#241026**

4) Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Phase 2 Subdivision to Replat of West Ridge Estates Phase 2 (Private) Subdivision. The property is legally described as being a re-subdivision of 17.727 acres, being all of West Ridge Estates Phase 2 Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 and 900 Block of West Minnesota Road. **SUB#241027**

5) Melden & Hunt Inc., representing Leah Marie Wise, Manager for Leah Wise Enterprises, LLC, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Crash Girl Subdivision. The property is legally described as being 1.441 acres out of Lot 100, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4500 Block of N. IH 69C. **SUB#240925**

6) MAS Engineering, LLC., representing, Ismelda Montanez is requesting preliminary plat approval of the proposed Mirpla Subdivision. The property is legally described as being a 0.38 gross acre tract of land, more or less, out of and forming a part of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Dicker Road. **SUB#240205**

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 7th day of November 2024 at 5:30 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 7th day of November 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. October 28, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 28, 2024, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Charlie Ramirez
Andy Castro
Ruben Luna
Romeo Cantu Jr.
Javier Gutierrez

MEMBERS ABSENT: Rafael Munguía
Mercedes Guillen

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Joanna Villareal, Planner I
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 Andy Castro moved to excuse the absent members. Board Member Ruben Luna seconded the motion and when put to a vote it, carried unanimously.

ITEM B. PUBLIC TESTIMONY

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR OCTOBER 14, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Romeo Cantu **moved** to approve. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D.1 PUBLIC HEARING:

- 1) 7-ELEVEN INC., FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 215, 216, 217, 218 AND 219, VALLE DE LA PRIMAVERA SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY WAS PHYSICALLY LOCATED AT 6601 SOUTH JACKSON ROAD. CUP#240922**

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

Joanna Villarreal, Planner I, briefly stated all inspections had been conducted from all respective departments fire was pending reinspection of the Conditional Use Permit and reported thirty (30) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on, October 11, 2024, and a legal notice was published in The Advance News Journal on Wednesday, October 09, 2024. She stated staff received no response to the letters or legal notice.

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

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

ITEM D.2 PUBLIC HEARING:

- 2) 7-ELEVEN INC., FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1B, MAP OF LOTS 1A AND 1B, NOLANA SQUARE, AN ADDITION**

TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY WAS PHYSICALLY LOCATED AT 100 WEST NOLANA LOOP. CUP#240923

Joanna Villarreal, Planner I, introduced the item and stated applicant requested a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial (L-I). She went over the property's legal description and physical address and stated the property and properties to the east were currently zoned Limited Industrial District (L-I). The properties to the north, south and west were zoned General Business District (C). The area was generally designated for commercial in the Land Use Plan.

Joanna Villarreal, Planner I briefly stated all inspections had been conducted from all respective departments for the recommendation of approval of the Conditional Use Permit and reported ten (10) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on, October 11, 2024, and a legal notice was published in The Advance News Journal on Wednesday, October 09, 2024. She stated staff received no response to the letters or legal notice.

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

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

ITEM D.3 PUBLIC HEARING:

7-ELEVEN INC., FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOTS 1 & 2, BEAMSLEY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY WAS PHYSICALLY LOCATED 1407 WEST NOLANA LOOP. CUP#240924

Joanna Villarreal, Planner I, introduced the item and stated applicant requested a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). She went over the property's legal description and physical address and stated the property and properties to the north, east and south were currently zoned General Business District (C). The property to the southeast was zoned Residential Multifamily High-Density District (R-MFHD). The property to the west was outside city limits. The area was generally designated for commercial in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated all inspections had been conducted from all respective departments for the recommendation of approval of the Conditional Use Permit and reported ten (10) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on, October 11, 2024, and a legal notice was published in The Advance News Journal on Wednesday, October 09, 2024. She stated staff received no response to the letters or legal notice.

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

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

ITEM E. CLOSED SESSION:

None

ITEM H. ANNOUNCEMENTS:

None

ITEM I. ADJOURMENT:

There being no further business, Board Member Andy Castro moved to adjourn. Board Member Romeo Cantu Jr. seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:07 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: November 6, 2024

MEETING DATE: November 12, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

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

Classification: Regular

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

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

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 11/6/2024
Approved - 11/7/2024
Final Approval - 11/8/2024



MEMORANDUM

DATE: TUESDAY, NOVEMBER 12, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

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

GENERAL INFORMATION:

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

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

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

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

PROPERTY PROPOSED USE: Auto Collision shop.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

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

EASEMENTS:

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

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. See attached comments.

OTHER:

1. Recording with performance bond.
2. See staff comments attached.

This item will go before the City Commission meeting of November 18, 2024 at 4:00 p.m.

STRAFF REVIEW MEETING FOR: *CALIBER COLLISION CENTER SUBDIVISION*

COMMENTS:

Initials: J.R.

MAY 14, 2024

WATER:

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

SEWER:

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

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

Print Name: _____

Signature: _____

Date: _____



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

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

Subdivision: CALIBER COLLISION

Reviewed by: LEEROY CANTU

5-16-2024

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **PAINTED SILVER** in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM (SHERWIN-WILLIAMS SILVER BRIGHT 631-1336)** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of

20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

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

Additional Comments:

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



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

DATE: 05/14/2024

2.13 Acres

Plat Notes:

- **No comments**

General Notes:

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

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

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

PLAT
1. Signature for P.E. & R.P.L.S. required. 2. Note No. 2---Northing and easting values are mismatched. 3. Note No. 7--- Revise note to say... "Erosion and sediment control during construction shall be in accordance to all current Texas Pollution Discharge Elimination Systems (TPDES). 4. Note No. 10---Revise note to say... "5'-ft sidewalk with ADA wheelchair ramps and landing along all streets shall be required to be constructed at time of subdivision construction."

SITE PLAN
1. Minimum cover for water line shall be 4'-ft from top of pipe to natural ground. 2. Revise manhole detail to a composite lid with updated logo. 3. Show all water line tie-in details. 4. What is the purpose of pipe deflection. 5. Provide a street light layout. 6. Provide a paving and sidewalk layout. 7. Have fiber optics layout in a separate sheet. 8. Obtain a gas crossing easement permit if needed. 9. Ensure water crossing with sanitary sewer line is TCEQ compliant. 10. Town of Prosper details are not valid.

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. Sheet C-3.2 shows a proposed storm like is too close to the proposed 8"-in sanitary sewer line. 4. Include drainage areas for all inlets and include hydraulic gradient. 5. Show name of subdivision on drainage report.

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

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

ADDITIONAL COMMENTS

STANDARD REQUIREMENTS

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

GENERAL NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM (NAD) OF 1983. SCALE FACTOR: 1.000117149.

2. PROJECT BENCHMARKS: #100 ELEVATION = 103.68' TOP OF SET MAG NAIL WITH WASHER STAMPED "MATKIN HOOVER ENG & SVY" IN CONCRETE BEARS, S76°41'22"E, A DISTANCE OF 41.22 FEET FROM THE NORTHEAST CORNER OF THE SUBJECT TRACT. #101 ELEVATION = 103.55' TOP OF SET MAG NAIL WITH WASHER STAMPED "MATKIN HOOVER ENG & SVY" IN CURB BEARS, N34°38'52"E, A DISTANCE OF 93.93 FEET FROM THE SOUTHWEST CORNER OF LOT 1 HRES-CK PHARR SUBDIVISION PHASE I.

CITY OF PHARR BENCHMARK: REFERENCE #51 ELEVATION = 101.99' TOP OF MONUMENT LOCATED APPROXIMATELY 125 FEET WEST OF N. VETERANS BLVD AND 2 FEET SOUTH OF E. FERGUSON AVENUE. NORTHING: 16601588.755'; EASTING: 1093933.829'.

3. REFERENCED PROPERTY IS IN FLOOD ZONE "B", AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE BLOOD (MEDIUM SHADING), AS SCALED FROM FEMA COMMUNITY PANEL NO. 4803470005C, DATED OCTOBER 19, 1982.

4. ALL CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE OR TANGENCY DELINEATING THE BOUNDARY OF THE LAND SHOWN HEREIN AND ALL LOT CORNERS AS BEING PLATTED HAVE BEEN MARKED WITH A 1/2" IRON ROD WITH A RED CAP STAMPED "MATKIN HOOVER ENG. & SURVEY", UNLESS OTHERWISE STATED, OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.

5. MINIMUM BUILDING SETBACK LINES SHALL BE, AS PER CITY OF PHARR ORDINANCE.

6. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.

7. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CURRENT TPDES.

8. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHO THE DEDICATION IS GRANTED.

9. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

10. 5-FT SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDING ALONG ALL STREETS SHALL BE REQUIRED TO BE CONSTRUCTED AT THE TIME OF SUBDIVISION CONSTRUCTION.

11. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER, OR 18" ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATIONS CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

12. OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.

13. OWNERS TO MAINTAIN ROW AND PERIMETER OF SUBDIVISION.

14. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).

15. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.

16. A 5' SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG F.M. 495 AT THE TIME OF THE BUILDING PERMIT PHASE.

17. THE OWNER SHALL MAINTAIN ALL FIRE PROTECTION IMPROVEMENTS APPROVED AT TIME OF BUILDING PERMIT THAT ARE NOT LOCATED WITHIN AN EASEMENT OR RIGHT OF WAY DEDICATED TO THE CITY OF PHARR.

18. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.117 ACRE FEET AND VOLUME OF 0.46 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.

19. TITLE COMMITMENT FOR LOT 2 PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 23-750006-NJ, EFFECTIVE DATE: JULY 9, 2023, ISSUED DATE: JULY 20, 2023.

METES AND BOUNDS

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

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

THENCE: S 08° 37' 22" W, DEPARTING SAID RIGHT-OF-WAY LINE AND WITH THE WEST LINE OF SAID HRES-CK PHARR SUBDIVISION PHASE I PLAT, AT A DISTANCE OF 299.99 FEET PASSING A FOUND 1/2" IRON FOR THE COMMON WESTERLY CORNER OF SAID HRES-CK PHARR SUBDIVISION PHASE I PLAT AND LOT 1 OF THE EAST PARK SUBDIVISION PLAT OF RECORD IN DOCUMENT NO. 3129914 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND CONTINUING WITH THE WEST LINE OF SAID EAST PARK SUBDIVISION, A TOTAL DISTANCE OF 580.65 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CVO L5" FOR THE SOUTHWEST CORNER OF SAID EAST PARK SUBDIVISION PLAT, IN THE NORTH LINE OF A 10' WIDE ALLEY AS SHOWN ON THE BAGWELL ACRES SUBDIVISION OF RECORD IN VOLUME 14, PAGE 54 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, IN THE SOUTH LINE OF SAID 19.36 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND PK NAIL IN ASPHALT FOR THE SOUTHEAST CORNER OF SAID EAST PARK SUBDIVISION BEARS, S 81° 31' 20" E, A DISTANCE OF 325.16 FEET;

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

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

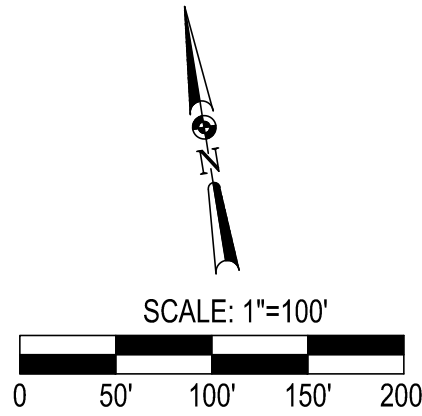
THENCE: WITH SAID RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID 19.36 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

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

CROSS CC PHARR SUBDIVISION

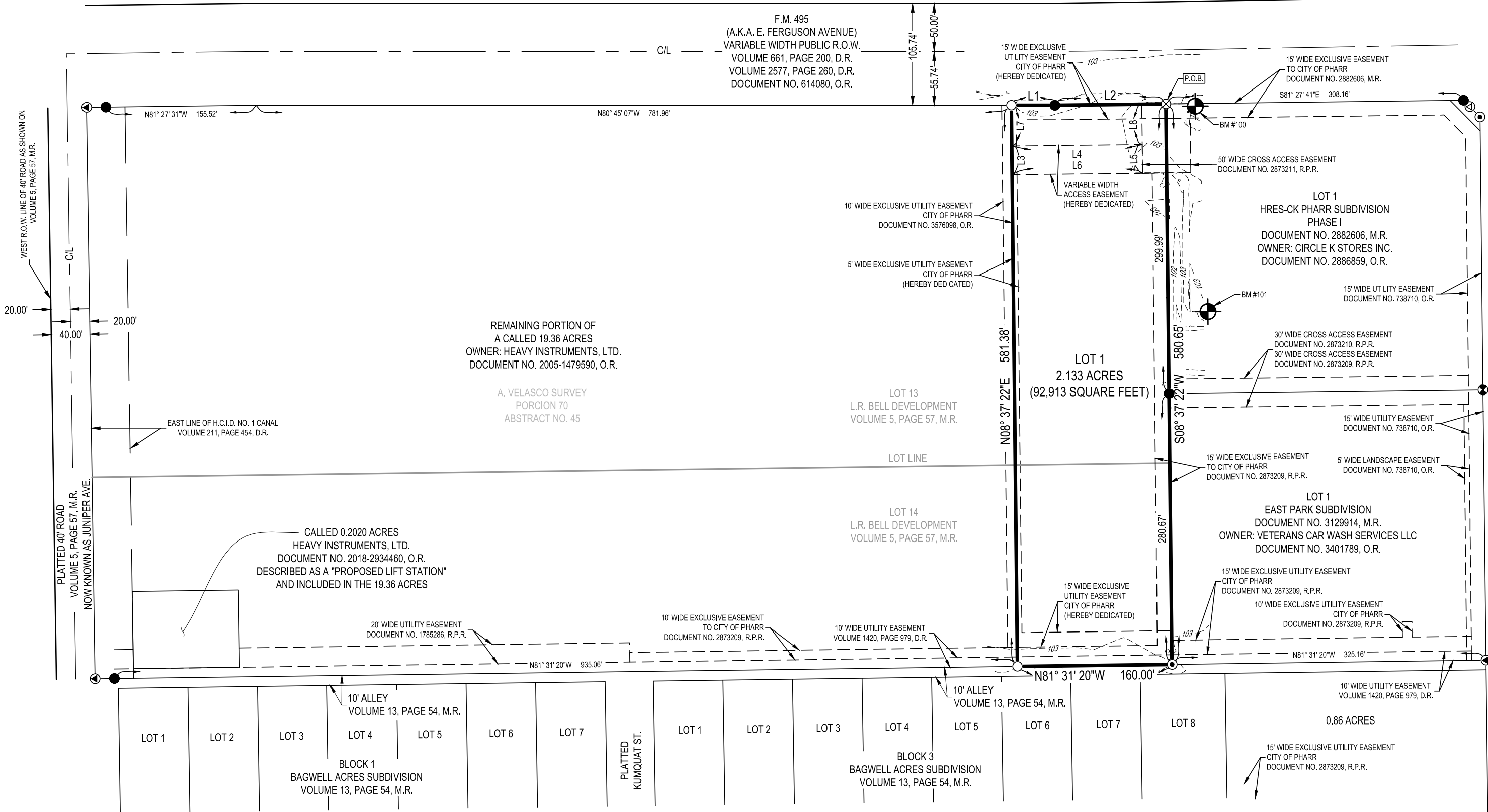
A 2.133 ACRE TRACT OF LAND, LOCATED IN THE A. VELASCO SURVEY, PORCION 70, ABSTRACT 45, HIDALGO COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.133 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2024-3576094 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 2.133 ACRE TRACT OF LAND ALSO BEING A PORTION OF LOTS 13 AND 14 OF THE L.R. BELL DEVELOPMENT SUBDIVISION OF RECORD IN VOLUME 5, PAGE 57 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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



LEGEND

- P.O.B. POINT OF BEGINNING
C/L CENTERLINE
M.R. MAP RECORDS OF HIDALGO COUNTY, TEXAS
D.R. DEED RECORDS OF HIDALGO COUNTY, TEXAS
O.R. OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
R.P.R. REAL PROPERTY RECORDS OF HIDALGO COUNTY, TEXAS
- ⊕ BENCHMARK
● FOUND 1/2" IRON ROD
⊙ FOUND 1" IRON PIPE
⊙ FOUND 1/2" IRON ROD WITH A YELLOW "CVO L5" PLASTIC CAP
⊙ SET CHISELED "X" IN CONCRETE
⊙ FOUND CHISELED "X" IN CONCRETE
⊙ FOUND 1/2" IRON ROD WITH ALUMINUM CAP
⊙ FOUND PK NAIL
⊙ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP



STATE OF TEXAS
COUNTY OF DENTON

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

CROSS DEVELOPMENT CC PHARR, LLC
JOE DELL, EXECUTIVE VICE PRESIDENT
4317 MARSH RIDGE ROAD
CARROLLTON, TEXAS 75010

STATE OF TEXAS
COUNTY OF DENTON

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ____

STATE OF TEXAS
COUNTY OF HIDALGO

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

DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

CITY CLERK

OWNER/DEVELOPER:

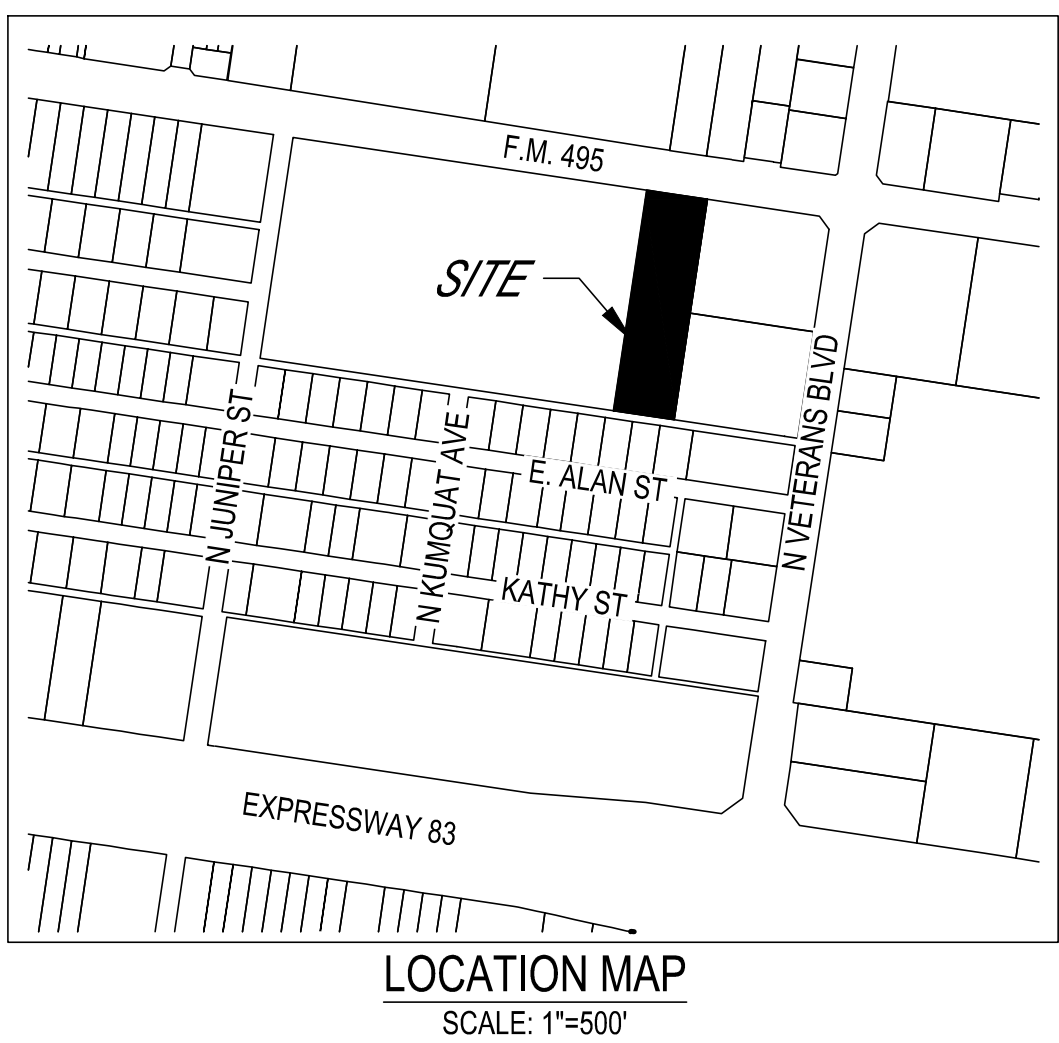
CROSS DEVELOPMENT CC PHARR, LLC
JOE DELL
EXECUTIVE VICE PRESIDENT
4317 MARSH RIDGE ROAD
CARROLLTON, TEXAS 75010

SURVEYOR:

MATKIN HOOVER ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
(830) 249-0600
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/ENGINEER:

FORESITE GROUP, LLC
DAVID NORRIS, P.E.
4925 GREENVILLE AVENUE, SUITE 480
DALLAS, TEXAS 75206
(214) 939-7123 EXT. 373
DNORRIS@FG-NC.NET



HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

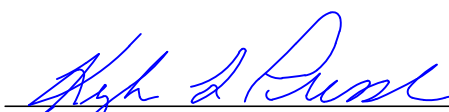
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE ____ DAY OF _____, 2024.

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

STATE OF TEXAS
COUNTY OF KENDALL

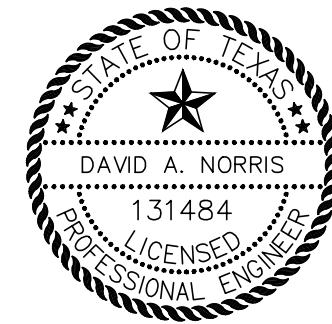
I, THE UNDERSIGNED, KYLE L. PRESSLER, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED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


KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528



STATE OF TEXAS
COUNTY OF DALLAS

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



DAVID NORRIS
P.E. REGISTRATION NO. 131484

STATE OF TEXAS
COUNTY OF HIDALGO

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

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DEPUTY CLERK, COUNTY CLERK
HIDALGO COUNTY, TEXAS



DATE: OCTOBER 2024

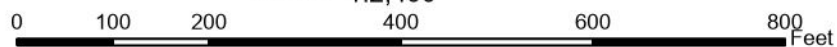
MHS JOB NO. - 23-4100

SHEET 1 OF 1

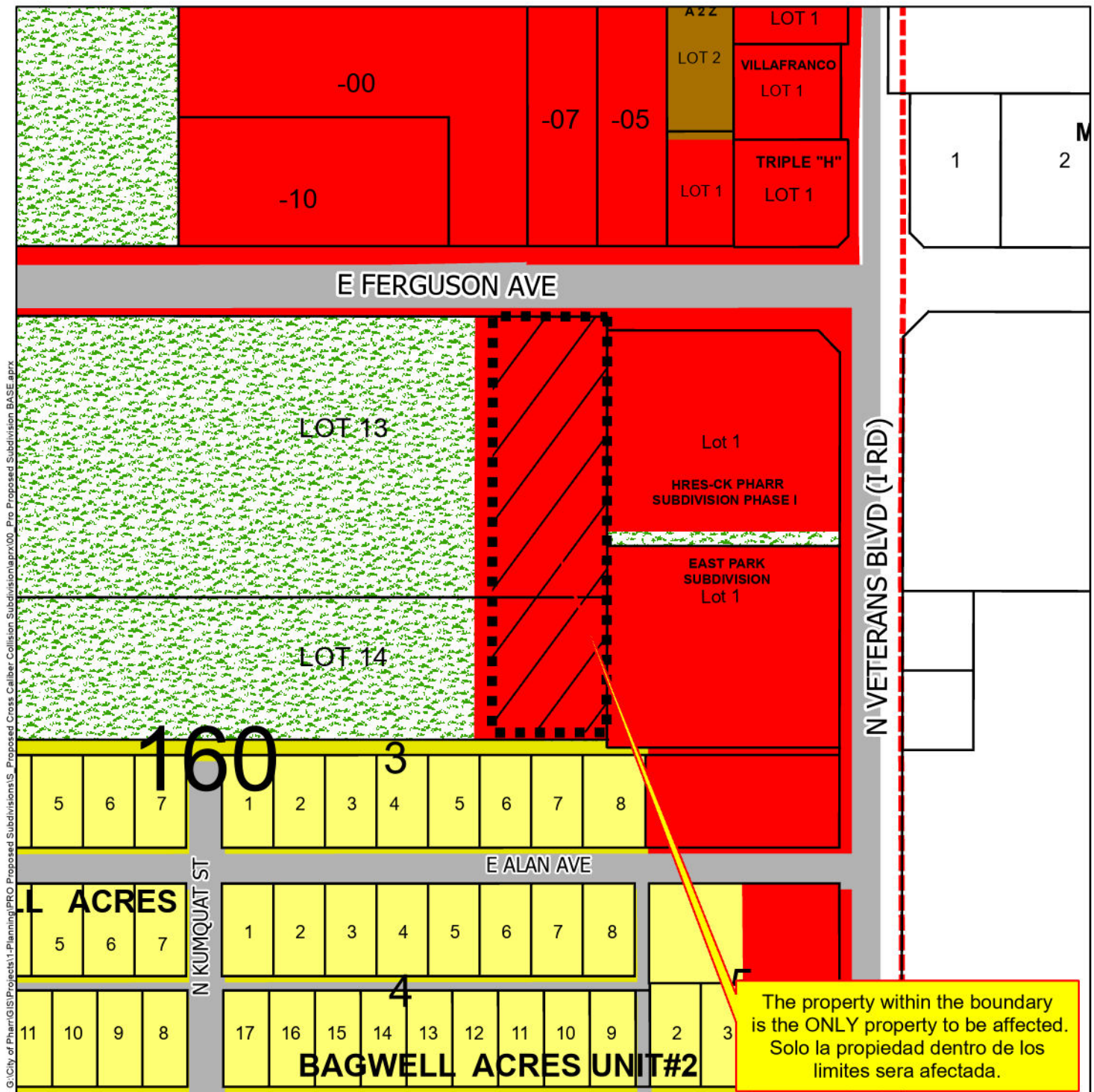


City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:2,400



Date: 5/9/2024





Pharr
Development Services



Site Photo

1400 Block of E. Ferguson Ave.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: November 7, 2024

MEETING DATE: November 12, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Rio Delta Engineering, representing Alvaro Gonzalez, Manager for Los Hoteles, LP., is requesting preliminary and final plat approval of the proposed Re-plat of Lot 1 of Los Hoteles Subdivision No. 2. The property is legally described as being a 3.66 acre tract of land, same being a resubdivision of all of Lot 1 of Los Hoteles Subdivision No. 2, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Nolana Loop. **SUB#241029**

Classification: Regular

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

Issue: Rio Delta Engineering, representing Alvaro Gonzalez, Manager for Los Hoteles, LP., is requesting preliminary and final plat approval of the proposed Re-plat of Lot 1 of Los Hoteles Subdivision No. 2.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Replat of Lot 1 of Los Hoteles Subdivision No. 2 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 - 11/7/2024
Approved - 11/8/2024
Final Approval - 11/8/2024



MEMORANDUM

DATE: TUESDAY, NOVEMBER 12, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: RE-PLAT OF LOT 1 OF LOS HOTELES SUBDIVISION NO. 2
FILE NO. **SUB#241029**

GENERAL INFORMATION:

APPLICANT: Rio Delta Engineering, representing Alvaro Gonzalez, Manager for Los Hoteles, LP., is requesting preliminary and final plat approval of the proposed Re-plat of Lot 1 of Los Hoteles Subdivision No.2.

LEGAL DESCRIPTION: The property is legally described as being a 3.66 acre tract of land, same being a resubdivision of all of Lot 1 of Los Hoteles Subdivision No. 2, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 300 Block of West Nolana Loop.

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

PROPERTY PROPOSED USE: Retail/restaurant.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Replat of Lot 1 of Los Hoteles Subdivision No.2 subject to the following conditions set before you.

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

EASEMENTS:

1. Add to existing 15', 5' exclusive easement to City of Pharr for water & sewer lines, west side of property.
2. Add plat note: access easement is for lots 1A, 1B and 2.
3. Easements shall not overlap with other easements, if any.
4. Verify with H.C.I.D.#2 easements on west side of property, 30' easement center on the property line.
5. Label and show all existing easements.

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

FIRE PROTECTION: 1. See attached comments.

WATER:

1. See attached comments.
3. 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 by HCDD 1, for approval.

OTHER:

1. Label all monuments on plat layout.
2. Turn of utility layer on plat layout.
3. Provide address for owner, on owners signature block.
4. Show correct existing lot number for Los Hoteles Subdivision No. 2.
5. Add the bank presidents names on the signature blocks.
6. Staff notes are attached.

This meeting will go before the City Commission meeting of November 18, 2024 at 4:00 p.m.

STAFF REVIEW MEETING FOR: *RE-PLAT OF LOT 1 LOS HOTELES SUBDIVISION, No 2*

COMMENTS: **Initials:** J.R. **October 29, 2024**

WATER:

- Easements will need to be 20' exclusive to the City of Pharr for water and sewer lines.
- Water services and meters boxes will need to be installed to ground level before the meters are installed.
- Will need to obtain a RULIS permit from Tex Dot for water line installation.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 20' exclusive to City of Pharr for water and sewer lines.
- 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: RE-PLAT OF LOT 1 OF LOS HOTELES SUBD. 2

Reviewed by: J. GONZALEZ 10/29/24

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. LOS HOTELES SUBDIVISION RE-PLAT ARE IN REASONABLE COMPLIANCE.**



Pharr

Public Works



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Staff Review

DATE: 10/29/2024

Re-Plat of Lot 1 of Los Hoteles Subdivision No. 2

3.66 Acres

Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

- **Include a Sediment Erosion Control Plan.**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Re-plat of Lot 1 of Los
Hoteles Subdivision No. 2

DATE: October 29, 2024

REVIEW: Preliminary (comments plans dated 10-28-2024)

PLAT

1. Signature from P.E. & R.P.L.S.
2. Provide a 20'-ft exclusive City of Pharr utility easement for water and sewer.
3. Combined note 9 and 10 into one note.
4. Note No. 15---Remove the word "lot".
5. Provide a drainage easement for future development.
6. Remove water and sewer line from plat.

SITE PLAN

At time of building permit phase:

1. Please ensure sidewalk and driveway permit from TX Dot is acquired before construction.
2. Existing curb cut that is currently not being used shall be required to be closed with new curb.
3. Existing asphalt driveway shall be removed and must meet TX Dot specifications and ADA guidelines.

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. Existing drain ditch may not have sufficient volume for discharge.
4. Ensure storm drain does not conflict with future relocation of lift station #31. Include profile view for storm line crossing easement.

CLOSEOUT DOCUMENTS

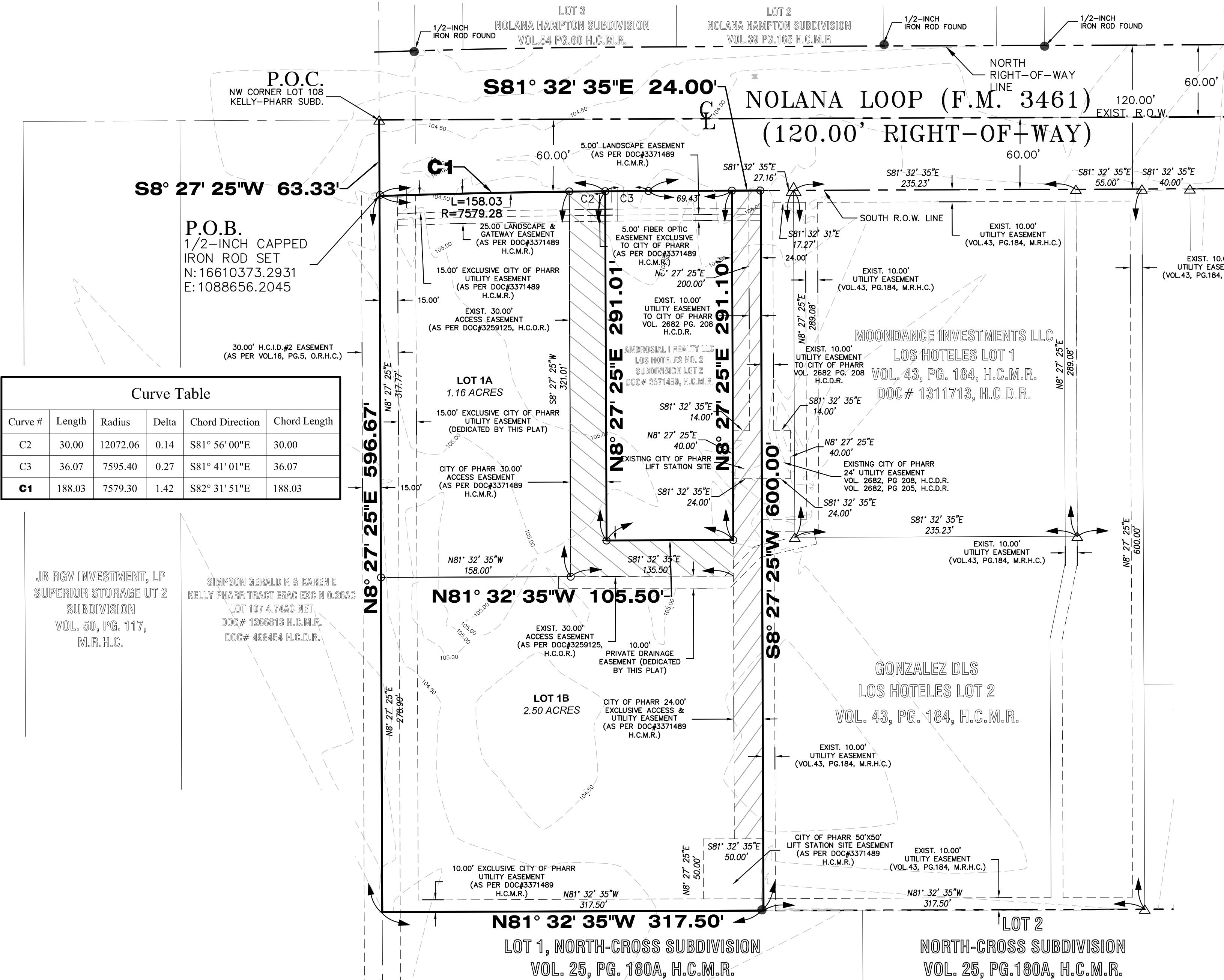
- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

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.
- Proposed water line shall have a 4'-ft minimum cover 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, including sewer manholes.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- **SHOULD ANY DESIGN ISSUES OCCUR 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.**

RE-PLAT OF LOT 1 OF LOS HOTELES SUBDIVISION No.2

BEING A 3.66 ACRES TRACT OF LAND, SAME BEING A RESUBDIVISION OF ALL OF LOT 1 OF LOS HOTELES SUBDIVISION NO.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF IN DOC# 3371489 MAP RECORDS, HIDALGO COUNTY, TEXAS.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	30.00	12072.06	0.14	S81° 56' 00"E	30.00
C3	36.07	7595.40	0.27	S81° 41' 01"E	36.07
C1	188.03	7579.30	1.42	S82° 31' 51"E	188.03

JB RGV INVESTMENT, LP
SUPERIOR STORAGE UT 2
SUBDIVISION
VOL. 50, PG. 117,
M.R.H.C.

SIMPSON GERALD R & KAREN E
KELLY PHARR TRACT 65AC EXC N 0.26AC
LOT 107 4.74AC NET
DOC# 1266813 H.C.M.R.
DOC# 488454 H.C.D.R.

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

I (WE), THE UNDERSIGNED, OWNER(S) **LOS HOTELES, LP** OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **RE-PLAT OF LOT 1 OF LOS HOTELES SUBDIVISION No.2** AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF PHARR, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF PHARR.

LOS HOTELES, LP

BY: ALVARO GONZALEZ, MANAGER

DATE: _____

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, **ALVARO GONZALEZ**, PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED, ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2024.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

PRESIDENT SECRETARY

STATE OF TEXAS COUNTY OF HIDALGO

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST: _____
CITY CLERK DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF **RE-PLAT OF LOT 1 OF LOS HOTELES SUBDIVISION No.2** CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE DATED THIS ____ DAY OF _____, 2022.

DANNY WYLIE CHAIRMAN, PLANNING & ZONING COMMISSION

METES AND BOUNDS:

BEING A 3.66 ACRES TRACT BEING ALL OF LOT 1, LOS HOTELES SUBDIVISION No.2, RECORDED IN DOCUMENT NUMBER 3371489, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 3.66 ACRE TRACT BEING OUT OF A CERTAIN TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM SAID A SHUAIB, HASAN H. MOHAMMED AND TWAIB A. SHUAIB TO LOS HOTELES, L.P., RECORDED IN DOCUMENT NUMBER 1272694, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 3.66 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING IN A 1/2 INCH CAPPED IRON ROD SET, AT THE NORTHWEST CORNER OF LOT 1, SAME BEING A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF W. NOLANA LOOP (F.M. ROAD 3461), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTH BOUNDARY OF THE SAID LOT 1, SAME BEING ALONG THE EXISTING SOUTH RIGHT-OF-WAY OF W. NOLANA LOOP (F.M. ROAD 3461), ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 188.03 FEET, A RADIUS OF 7579.30 FEET, A DELTA OF 1.42, AND A CHORD THAT BEARS S 82° 31' 51"E AND A CHORD DISTANCE OF 188.03 FEET TO A 1/2 INCH CAPPED IRON ROD SET AT THE NORTHWEST CORNER OF LOT 2 OF THE SAID LOS HOTELES SUBDIVISION No.2, FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT.

THENCE S 08° 27' 25"W ALONG THE WEST BOUNDARY LINE OF THE SAID LOT 2, TO THE SOUTHWEST CORNER OF THE SAID LOT 2, A DISTANCE OF 291.01 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE S 81° 32' 35"E ALONG THE SOUTH LINE OF THE SAID LOT 2, TO THE SOUTHEAST CORNER OF THE SAID LOT 2, A DISTANCE OF 105.50 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE N 08° 27' 25"E ALONG THE EAST LINE OF THE SAID LOT 2, TO THE NORTHEAST CORNER OF THE SAID LOT 2, SAME BEING A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF W. NOLANA LOOP (F.M. ROAD 3461), A DISTANCE OF 291.01 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE S 81° 32' 35"E ALONG THE NORTH BOUNDARY OF THE SAID LOT 1, SAME BEING ALONG THE EXISTING SOUTH RIGHT-OF-WAY OF W. NOLANA LOOP (F.M. ROAD 3461), TO THE NORTHEAST CORNER OF THE SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF A CALLED LOS HOTELES SUBDIVISION RECORDED IN DOCUMENT NUMBER 1266813, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 24.00 FEET TO A 1/2-INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08° 27' 25"W ALONG THE WEST LINE OF THE SAID LOT HOTELES SUBDIVISION, SAME BEING A POINT ON THE NORTH BOUNDARY LINE OF A CALLED NORTH-CROSS SUBDIVISION RECORDED IN VOLUME 25, PAGE 180A, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME POINT BEING THE SOUTHWEST CORNER OF THE SAID LOS HOTELES SUBDIVISION, A DISTANCE OF 600.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

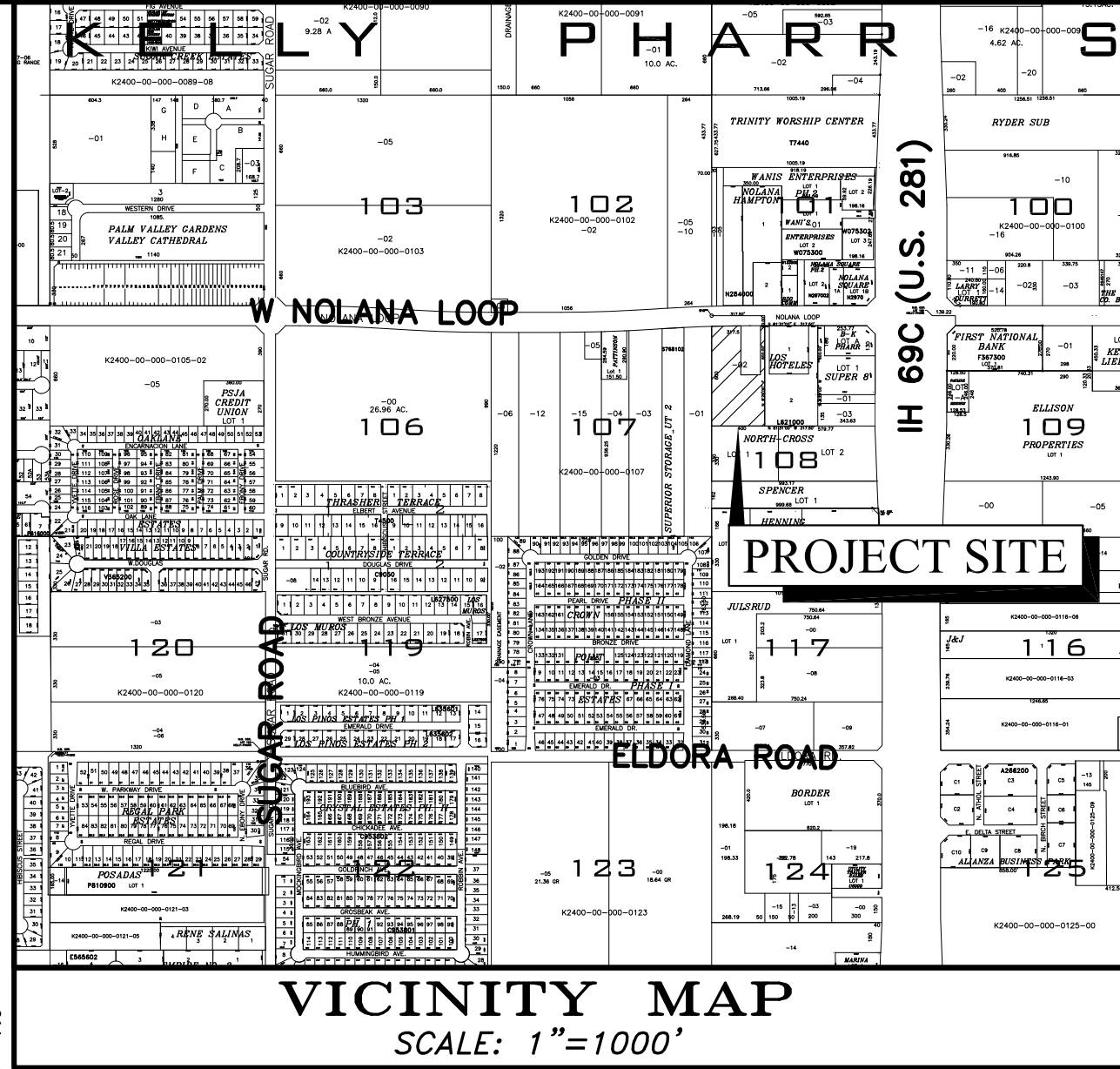
THENCE N 81° 32' 35"W ALONG THE SOUTH BOUNDARY LINE OF THE SAID LOT 1, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID NORTH-CROSS SUBDIVISION, TO THE SOUTHWEST CORNER OF THE SAID LOT 1, A DISTANCE OF 317.50 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08° 27' 25"E ALONG THE WEST LINE OF THE SAID LOT 1, A DISTANCE OF 596.67 FEET TO THE POINT AN PLACE OF BEGINNING, SAID TRACT 3.66 ACRES TRACT OF LAND, MORE OR LESS.

LEGEND

- FOUND 4" IRON PIPE
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- ⊗ FOUND CONCRETE MONUMENT
- ⊕ BENCHMARK HUB WITH NAIL
- △ CALCULATED POINT
- △ FOUND PK NAIL
- P.O.B. PLACE OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT-OF-WAY
- ℄ CENTER LINE
- ℄ LOT LINE
- U.E. UTILITY EASEMENT
- S.E.C. SOUTHEAST CORNER
- X.X.X.X. NATURAL GROUND (X.X.X.X.) DEED RECORDED IN DOC#2848808

SCALE: 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH (4205)
(NAD 83)



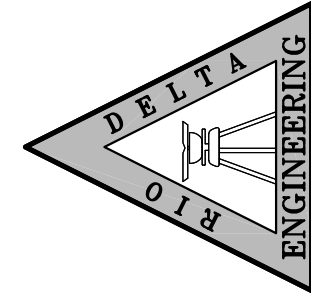
GENERAL NOTES:

- FINISHED FLOOR ELEVATION SHALL BE 18" FROM TOP OF CURB OF ROAD AS MEASURED FROM THE CENTER OF EACH LOT.
- THE SUBDIVISION IS IN ZONE "B" (MEDIUM SHADING) 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 ACCORDING TO THE 1000 INSURANCE RATE MAP COMMUNITY PANEL NO. 480347 0005 C, REVISED DATE OCTOBER 19, 1982.
- NO STRUCTURES SHALL BE BUILT ON TOP OF ANY EASEMENTS.
- CITY OF PHARR BENCHMARK No. 58, ELEVATION = 102.82 FOOT MONUMENT ON THE SOUTH SIDE OF W. NOLANA LOOP GRID COORDINATES N:16610325.293, E:1089083.521
- A 5' SIDEWALK WITH ADA COMPLIANT RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING BUILDING PLAN REVIEW PHASE TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- LANDSCAPING REQUIREMENT SHALL BE AS PER CITY OF PHARR ORDINANCE
- MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY **3.66** ACRE FEET AND A VOLUME OF APPROXIMATELY **41,696** CUBIC FEET WILL BE REQUIRED FOR THE SUBDIVISION. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEMS (TPDES).
- FIRE SPRINKLER PROTECTION SHALL BE INSTALLED BY A TEXAS LICENSE FIRE PROTECTION COMPANY WITH A MINIMUM RME-U LICENSE TO INSTALL THE FIRE SPRINKLER UNDERGROUND.
- LOT OWNERS TO MAINTAIN RIGHT-OF-WAY AND PERIMETER OF SUBDIVISION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREAS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- EXISTING 30.00' ACCESS EASEMENT (AS PER DOC#3371489 H.C.M.R.) WILL PROVIDE ACCESS TO LOTS 1A AND 1B.

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027

921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON

IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

RE-PLAT OF LOT 1 OF LOS HOTELES SUBDIVISION NO.2
PHARR, TEXAS
HIDALGO COUNTY

PROJECT :

ENGINEER:
IVAN GARCIA P.E., R.P.L.S.

SURVEYOR:
IVAN GARCIA P.E., R.P.L.S.

CHECKED:
IVAN GARCIA P.E., R.P.L.S.

DRAWN:
EDWIN PENA

SCALE:
1" = 60'

DATE:
NOVEMBER 4, 2024

PROJECT:
SUB 24 50

REVISIONS:

PAGE NO.
1-OF-1

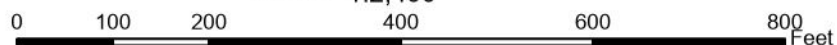
NAME	ADDRESS	PHONE & FAX
OWNER(S): LOS HOTELES, LP	201 W. HOBBS DRIVE	EDINBURG, TX. 78539
SURVEYOR: IVAN GARCIA	PE., R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	PE., R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083



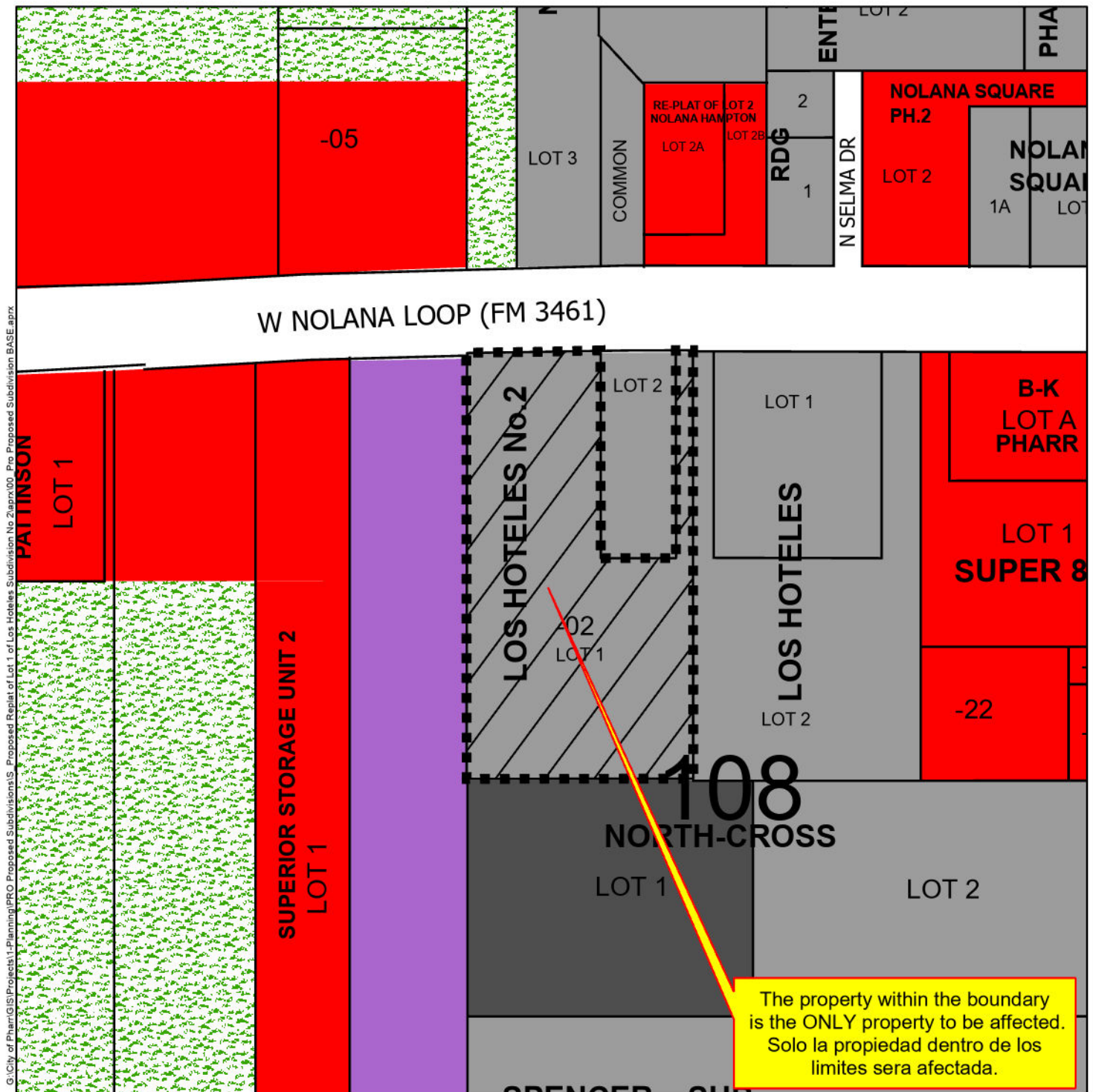
 Subject Property

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:2,400



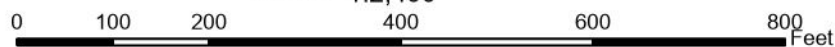
Date: 10/31/2024



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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:2,400



Date: 10/31/2024



Pharr
Development Services



Site Photo

300 Block of W. Nolana Loop





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: November 7, 2024

MEETING DATE: November 12, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Subdivision to Replat of West Ridge Estates (Private) Subdivision. The property is legally described as being a re-subdivision of 17.727 acres, being all of West Ridge Estates Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5100 Block of North Sugar Road.

SUB#241026

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Subdivision to Replat of West Ridge Estates (Private) Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Vacating of West Ridge Estates Subdivision to Replat of West Ridge Estates (Private) 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 - 11/7/2024
Approved - 11/8/2024
Final Approval - 11/8/2024



MEMORANDUM

DATE: TUESDAY, NOVEMBER 12, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: VACATING OF WEST RIDGE ESTATES SUBDIVISION TO REPLAT OF WEST RIDGE ESTATES (PRIVATE) SUBDIVISION
FILE NO. **SUB#241026**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Subdivision to Replat of West Ridge Estates (Private) Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a re-subdivision of 17.727 acres, being all of West Ridge Estates Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5100 Block of North Sugar Road.

ZONING: The property is currently zoned Single Family Residential District (A-O). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, Single Family Residential District (R-1) to the east, Single Family Residential Estate District (R1-E) to the south, Heavy Commercial District (H-C) and Residential Multifamily High Density District (R-MFHD) to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Existing single family residential homes.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Vacating of West Ridge Estates Subdivision to Replat of West Ridge Estates (Private) Subdivision subject to the following conditions:

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

1. Need to provide letter that H.O.A, will be responsible for street lights charges/monthly bill.
2. Street signs shall be blue (private).

EASEMENTS:

1. On easements to be dedicated, remove the word Prop.
2. Public water or sewer lines dedicated to City of Pharr easements shall read "15 ft. Exclusive easement to City of Pharr", show on plat layout.
- 3.
4. Electrical lines shall not be within an Exclusive easement for City of Pharr.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

DRAINAGE:

1. Storm lines shall be maintained by the H.O.A, up to the outfall.
2. Storm line easements shall be private.

OTHER:

1. Need to provide engineer and surveyor signature
2. H.O.A., instrument number shall be on plat notes.
3. Must comply with all City requirements.

This item will before the City Commission on November 18, 2024 at 4:00 p.m.

STAFF REVIEW MEETING FOR: *WEST RIDGE ESTATES PHASE I SUBDIVISION*

COMMENTS: Initials: J.R. OCTOBER 29, 2024

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show all existing utilities.
- Will need to show all water crossing and connections details.
- 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 all existing utilities.
- Will need to show all sewer crossing and connections 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: PRELIMINARY WEST RIDGE ESTATES

Reviewed by: J. GONZALEZ

10/29/2024

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 GATE DETAILS FOR FIRE TRUCK ACCESS.**
- 2. SHALL PROVIDE A KNOX SWITCH ON GATES FOR FIRE DEPARTMENT ACCESS.**
- 3. SHALL RE-PAINT FIRE LANES.PLEASE SEE NOTE #10.**



Staff Review Meeting

DATE: 10/29/2024

Replat of West Ridge Estates

17.73 Acres

Pharr TX, 78577

Plat Notes:

- **No comments**

General Notes:

- **Submit a proposed Drainage Plan with details of outfall, detention pond, and elevations.**
- **Street signs must be changed from green to blue.**
- **Drainage easements located by lots 46, 47, 51, 50, 53, 54, 55, 56, 60, 59, 58, 57, 26, 25, 29, 30, 38, and 37 must be changed to private easement.**

SUBDIVISION: West Ridge Subdivision PH 1 **DATE:** October 31, 2024
(Private)

REVIEW: Preliminary plan comments dated: 10/11/2024

PLAT

- | |
|--|
| <ol style="list-style-type: none">1. Include a Home Owners Association statement as part of plat notes.2. Change all internal utility easements for storm line to private drainage easement.3. HOA to handle payments for internal streetlights. |
|--|

SITE PLAN

DRAINAGE

CLOSEOUT DOCUMENTS

- | |
|---|
| <ul style="list-style-type: none">• All As-builts must have the following requirements:<ul style="list-style-type: none">➤ 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

ADDITIONAL COMMENTS:

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: Replat of West Ridge Estates (Private) S/d; Replat of West Ridge Estates Phase 2 (Private) S/d: Mirpla S/d
Date: Monday, October 28, 2024 11:19:02 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,

HCID2 claims for the proposed subdivisions:

West Ridge Estates (Private) Subdivision

We have the general right of way covering all the lot v. 19, Pg. 41.

Plat will need to add the Kelly-Pharr Subdivision name into the P.O.C. label.

Update the signature script as:

THIS PLAT ... DISTRICT NO.(replace #) 2 ON THIS THE(SPACE) ____ DAY OF _____,(ADD COMMA) 20____.

NO IMPROVEMENTS ... LIMITATION,(add comma) TREES, ... DISTRICT NO.(replace # & add space) 2 ...

The proposed s/d is already excluded from the District.

West Ridge Estates Phase 2 (Private) Subdivision

We have the general right of way covering all the lot v. 19, Pg. 41.

Plat will need to add the Kelly-Pharr Subdivision name into the P.O.C. label.

Update the signature script as:

THIS PLAT ... DISTRICT NO.(replace #) 2 ... DAY OF _____,(ADD COMMA) 20____.

NO IMPROVEMENTS ... LIMITATION,(add comma) TREES, ... DISTRICT NO.(replace # & add space) 2 ...

The proposed s/d is already excluded from the District.

Mirpla Subdivision

We have the general right of way covering all the lot v. 19, Pg. 41.

Plat will need to add the Kelly-Pharr Subdivision name into the P.O.C. label.

Update the signature script as:

THIS PLAT ...

NO IMPROVEMENTS ... FENCES(remove comma) AND BUILDINGS)(close parenthesis) SHALL BE ...
DISTRICT NO.(replace # & space) 2 RIGHTS ...

Add ATTEST: before the signature line of SECRETARY.

The proposed s/d is already excluded from the District.

If there are any questions, please advise or call our office. 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

VACATING OF WEST RIDGE ESTATES SUBDIVISION TO REPLAT OF WEST RIDGE ESTATES (PRIVATE) SUBDIVISION

BEING A RESUBDIVISION OF 17.727 ACRES [772,200.017 Sq. Ft.]
BEING ALL OF WEST RIDGE ESTATES SUBDIVISION
INSTRUMENT NUMBER 2955503, H.C.M.R.
ALSO BEING OUT OF LOT 90, KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134, H.C.O.R.
CITY OF PHARR, HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING A RESUBDIVISION OF A TRACT OF LAND CONTAINING 17.727 ACRES [772,200.017 SQUARE FEET] SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF WEST RIDGE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2955503, HIDALGO COUNTY MAP RECORDS, ALSO BEING OUT OF LOT 90, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS, SAID 17.727 ACRES [772,200.017 SQUARE FEET] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHWEST CORNER OF SAID LOT 90 AND FOR THE SOUTHWEST CORNER OF A 1.103-ACRE TRACT CONVEYED TO LETITIA L. ARNOLD BY VIRTUE OF WARRANTY DEED RECORDED IN VOLUME 2687, PAGE 959, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT:

- THENCE, S 81° 31' 42" E ALONG THE NORTH LINE OF SAID LOT 90 AND SOUTH LINE OF LOT 87 OF SAID KELLY-PHARR SUBDIVISION, A DISTANCE OF 660.00 FEET TO A NAIL SET AT A POINT WITHIN THE RIGHT-OF-WAY OF WEST MINNESOTA ROAD, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 28' 18" W, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET (NORTHING: 1661319.283, EASTING: 1087094.993) ON THE SOUTH RIGHT-OF-WAY LINE OF WEST MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 1170.00 FEET TO A NO. 4 REBAR SET (NORTHING: 16612181.831, EASTING: 1086925.575) FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 31' 42" W, ALONG THE NORTH LINE OF A 2.169 ACRE-TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY VIRTUE OF WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 825349, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 620.00 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF NORTH SUGAR ROAD, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO A NAIL SET AT A POINT WITHIN THE RIGHT-OF-WAY OF NORTH SUGAR ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 28' 18" E, ALONG THE WEST LINE OF SAID LOT 90, A DISTANCE OF 1170.00 FEET TO THE POINT OF BEGINNING, CONTAINING 17.727 ACRES [772,200.017 SQUARE FEET], OF WHICH 0.529 OF ONE ACRE [22,989.822 SQUARE FEET] LIES WITHIN THE RIGHT-OF-WAY OF WEST MINNESOTA ROAD, 0.985 OF ONE ACRE [42,916.488 SQUARE FEET] LIES WITHIN THE RIGHT-OF-WAY OF NORTH SUGAR ROAD, LEAVING A NET OF 16.214 ACRES [706,278.334 SQUARE FEET] OF LAND, MORE OR LESS.

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 _____ DAY OF _____, 20____.

DANNY WYLIE CHAIRMAN, PLANNING AND ZONING COMMISSION

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

DATE

ATTEST:
CITY CLERK

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

DOMAIN DEVELOPMENT CORP.
SHAVI MAHTANI, PRESIDENT
100 E VOLCANO AVE., SUITE #130
MCALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

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 §48.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

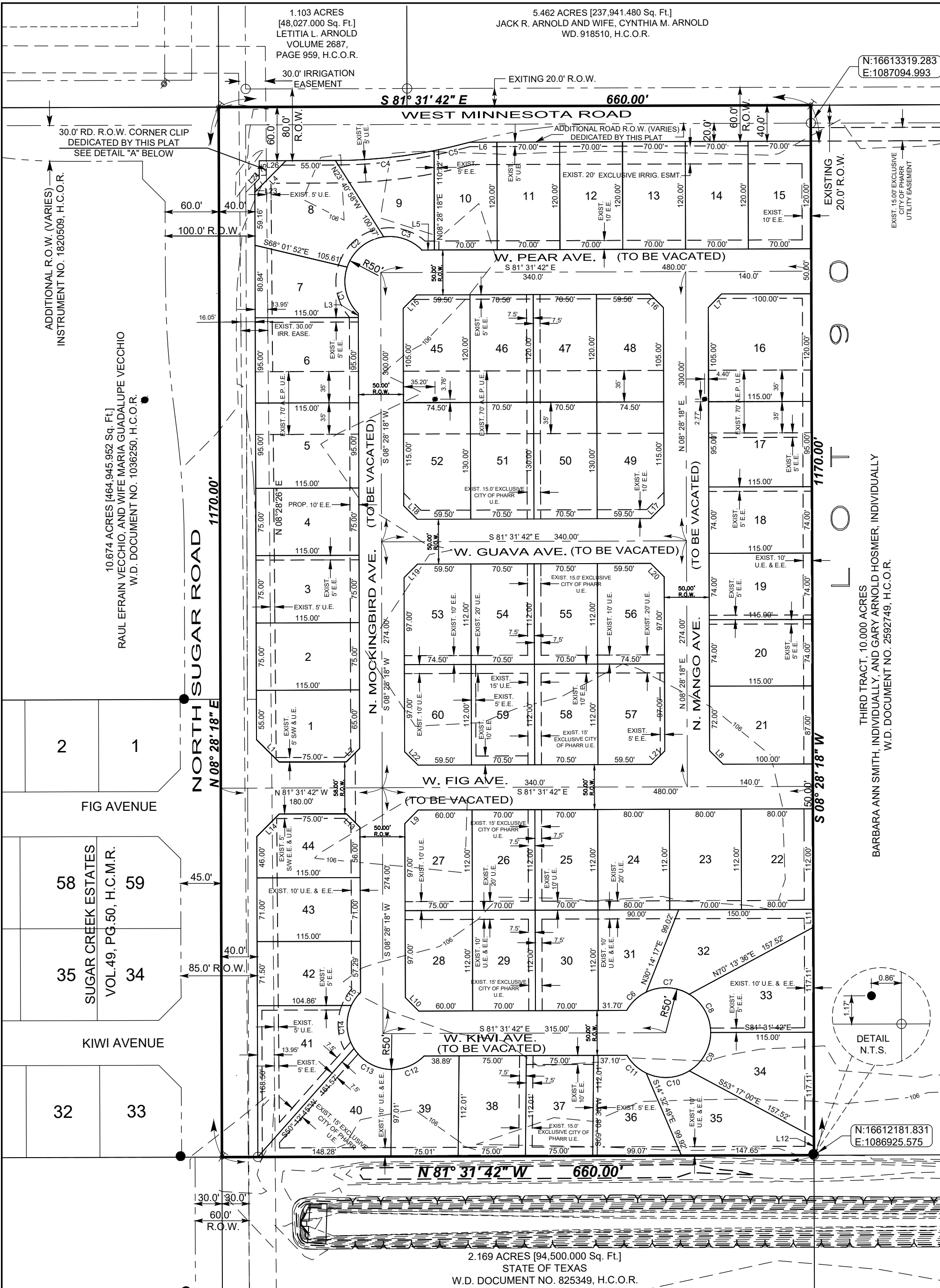
HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

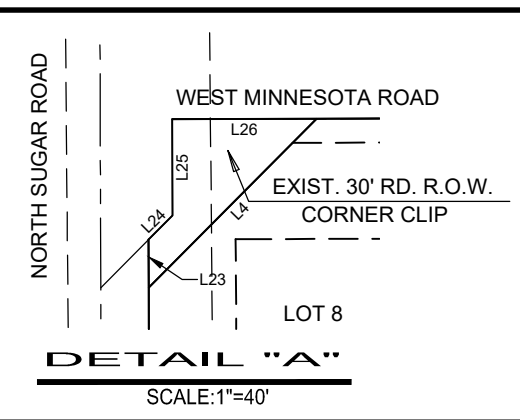
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MONTREY
EDINBURG, TX 78541
227 N. F.M. 3167
RIO GRANDE CITY, TX 78582
E-MAIL: www.meldenandhunt.com
OFF: (956) 381-0981
FAX: (956) 381-1839
OFF: (956) 457-8256
FAX: (956) 488-8591
ESTABLISHED 1947



VACATING WEST RIDGE ESTATES SUBDIVISION

DRAWN BY: R.D.J. & O.G. DATE: 8/20/2024.
SURVEYED, CHECKED: DATE:
FINAL CHECK: DATE:

- LEGEND**
- FOUND NO.4 REBAR
 - SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - TRANSMISSION POWER POLE
 - SET NAIL
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.W. COR. - NORTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING
 - Sq. Ft. - SQUARE FEET
 - W.D. - WARRANTY DEED
 - U.E. - UTILITY EASEMENT
 - E.E. - ELECTRICAL EASEMENT
 - SW - SIDEWALK
 - N.T.S. - NOT TO SCALE

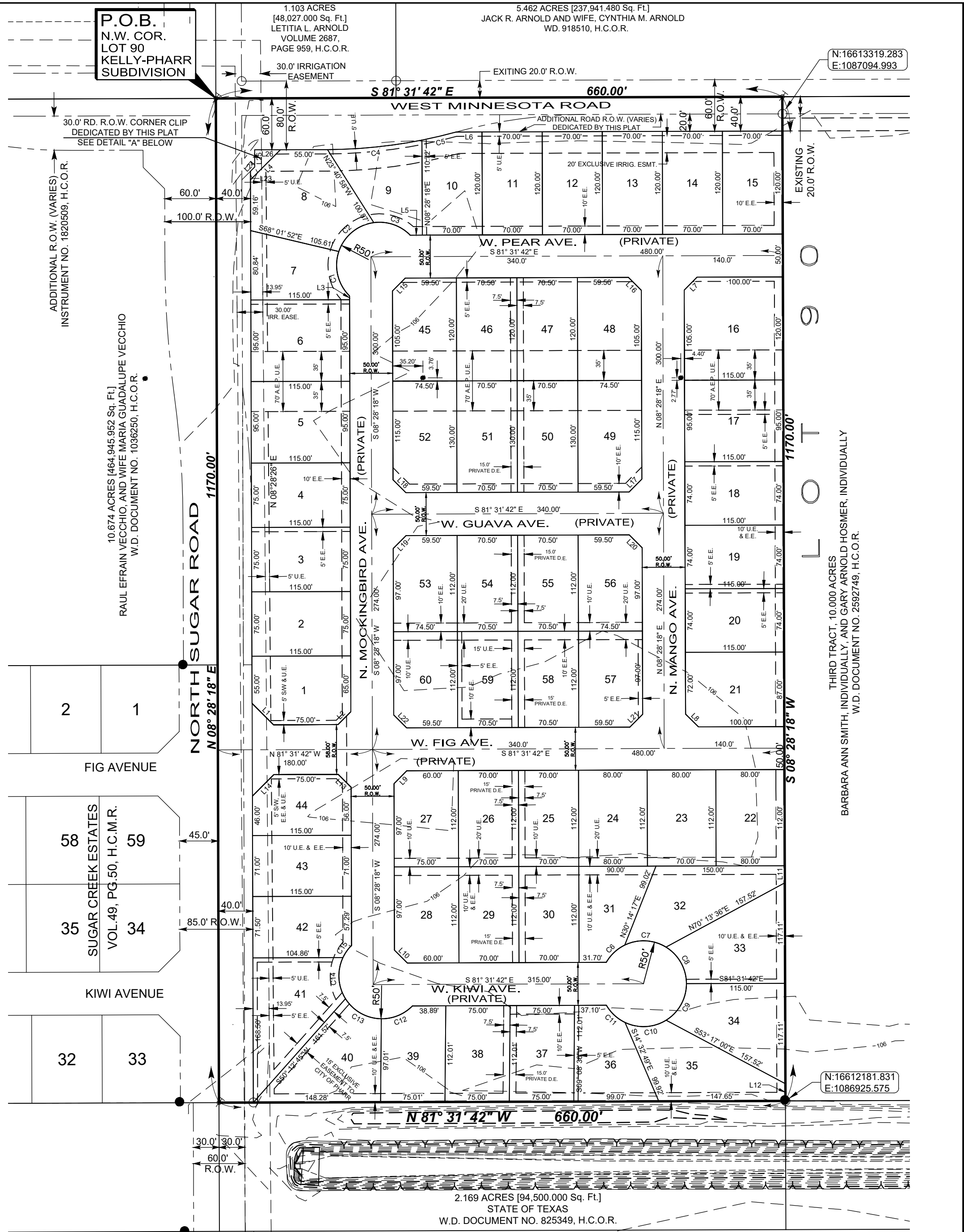


Line #	Length	Direction
L1	35.36'	S36° 31' 42"E
L2	21.21'	N53° 28' 18"E
L3	4.29'	N08° 28' 18"E
L4	49.49'	N53° 28' 18"E
L5	14.29'	S81° 31' 42"E
L6	30.34'	S81° 31' 42"E
L7	21.21'	N53° 28' 18"E
L8	21.21'	N36° 31' 42"W
L9	21.21'	N53° 28' 18"E
L10	21.21'	S36° 31' 42"W
L11	19.89'	N08° 28' 18"E
L12	19.89'	N08° 28' 18"E
L13	21.21'	S36° 31' 42"E
L14	35.36'	N53° 28' 18"E
L15	21.21'	N53° 28' 18"E
L16	21.21'	N36° 31' 42"W
L17	21.21'	S53° 28' 18"W
L18	21.21'	S36° 31' 42"E
L19	21.21'	N53° 28' 18"E
L20	21.21'	N36° 31' 42"W

Line #	Length	Direction
L21	21.21'	S53° 28' 18"W
L22	21.21'	S36° 31' 42"E
L23	10.00'	N08° 28' 18"E
L24	7.07'	N53° 28' 18"E
L25	20.00'	N08° 28' 18"E
L26	30.00'	S81° 31' 42"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	51.25'	50.00'	058° 43' 53"	S7° 44' 08"E	49.04'	28.13
C2	55.72'	50.00'	063° 50' 43"	S59° 17' 25"W	52.88'	31.15
C3	46.10'	50.00'	052° 49' 54"	N62° 22' 16"W	44.49'	24.84
C4	110.70'	570.03'	011° 07' 36"	S87° 05' 32"E	110.52'	55.52
C5	40.74'	570.03'	004° 05' 43"	N85° 17' 49"E	40.73'	20.38
C6	29.89'	50.00'	034° 15' 09"	S55° 35' 52"W	29.45'	15.41
C7	50.09'	50.00'	057° 23' 52"	N78° 34' 37"W	48.02'	27.37
C8	50.92'	50.00'	058° 20' 59"	N20° 42' 12"W	48.75'	27.92
C9	50.92'	50.00'	058° 20' 59"	N37° 35' 47"E	48.75'	27.92
C10	50.09'	50.00'	057° 23' 52"	S84° 28' 47"E	48.02'	27.37
C11	29.89'	50.00'	034° 15' 09"	S36° 39' 16"E	29.45'	15.41
C12	40.36'	50.00'	046° 14' 41"	N76° 01' 16"E	39.27'	21.35
C13	50.09'	50.00'	057° 23' 52"	S52° 09' 27"E	48.02'	27.37
C14	50.09'	50.00'	057° 23' 52"	S5° 14' 25"W	48.02'	27.37
C15	17.55'	50.00'	020° 06' 20"	S43° 59' 31"W	17.46'	8.86

Lot #	SQ. FT.	Area
1	8775.00	0.201
2	8625.00	0.198
3	8625.00	0.198
4	8625.00	0.198
5	10925.00	0.251
6	7840.00	0.180
7	7129.95	0.164
8	11944.57	0.274
9	7852.27	0.180
10	8206.00	0.188
11	8400.00	0.193
12	8400.00	0.193
13	8400.00	0.193
14	8400.00	0.193
15	8400.00	0.193
16	13687.42	0.314
17	10924.78	0.251
18	8510.00	0.195
19	8510.00	0.195
20	8510.00	0.195
21	9892.79	0.227
22	8960.00	0.206
23	8960.00	0.206
24	8960.00	0.206
25	7840.00	0.180
26	7840.00	0.180
27	8287.50	0.190
28	8287.50	0.190
29	7840.00	0.180
30	7840.00	0.180
31	7395.88	0.170
32	10514.25	0.241
33	10363.64	0.238
34	10363.64	0.238
35	10406.13	0.239
36	8182.94	0.184
37	8400.00	0.193
38	8400.00	0.193
39	8023.73	0.184
40	10781.70	0.248
41	11376.89	0.261
42	8141.51	0.187
43	8165.00	0.187
44	7740.00	0.178
45	8827.50	0.203
46	8460.00	0.194
47	8460.00	0.194
48	8827.50	0.203
49	9572.50	0.220
50	9165.00	0.210
51	9165.00	0.210
52	9572.50	0.220
53	8231.50	0.189
54	7896.00	0.181
55	7896.00	0.181
56	8231.50	0.189
57	8231.50	0.189
58	7896.00	0.181
59	7896.00	0.181
60	8231.50	0.189



REPLAT OF WEST RIDGE ESTATES (PRIVATE) SUBDIVISION

THE STATE OF TEXAS
COUNTY OF HIDALGO:

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

DATED THIS _____ DAY OF _____, 20____. TEXAS REGISTRATION F-1435

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 8/21/2024
ENGINEERING JOB NO. 20157.00

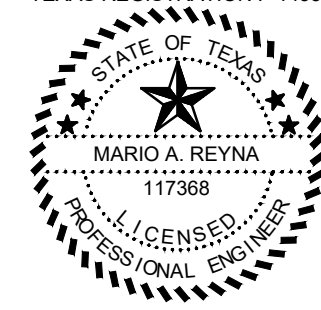
STATE OF TEXAS
COUNTY OF HIDALGO:

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATED THIS _____ DAY OF _____, 20____.

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

DATE SURVEYED: 11/21/2016
T-995, PGS 61-64
SURVEY JOB # 15105.08



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

CONSENT TO AMENDED SUBDIVISION PLAT
OF
WEST RIDGE ESTATES SUBDIVISION

The undersigned owners constitute all of the owners of fee simple title (the "Owners") to all of Lots 1-60 in West Ridge Estates Subdivision, an Addition to the City of Pharr, Hidalgo County, Texas, according to the map or plat thereof recorded in Document No. 2955503, Map Records, Hidalgo County, Texas (the "Subdivision"). The Owners hereby execute this as (i) their approval of and signature on the Amended Plat of West Ridge Estates Subdivision (the "Amended Plat") and all reservations and dedications shown thereon; and (ii) their agreement that all public streets previously dedicated to the City of Pharr with the initial plat of the Subdivision are hereby vacated and such streets shall be private streets subject to roadway easements in favor of all Owners and the City of Pharr as indicated on the Amended Plat.

OWNER OF LOT 1:

Myma Trevi 2/16/23
Date

OWNER OF LOT 2:

Sumner Tward Nov 27, 2023
Date
Sumner Tward (Nov 27, 2023 21:19 CST)

OWNER OF LOT 3:

Harold Luna 5/23/23
Date

OWNER OF LOT 4:

Gene 01/12/2024
Date
01/12/2024 7:10:01 PM GMT

OWNER OF LOT 5:

Eduardo Ordaz 9/6/23
Date
Vedat A. Ordaz

OWNER OF LOT 6:

Fabrizio Feb 16, 2023
Date

OWNER OF LOT 7:

Carl B 5-23-23
Date

OWNER OF LOT 8:

Ull 3/15/23
Date

OWNER OF LOT 9:

Vagner Y Lopez 2-1-24
Date

OWNER OF LOT 10:

[Signature] 10/15/2023
Date

OWNER OF LOT 11:

Kathleen LaPoint Oct 20, 2023
Date
Kathleen LaPoint (Oct 20, 2023 16:37 CDT)

OWNER OF LOT 12:

Walter Simaffa 5/23/23
Date
5/23/23

OWNER OF LOT 13:

Leticia Mendoza 10-25-23
Date

OWNER OF LOT 14:

Alinet Arce 2/16/2023
Date

OWNER OF LOT 15:

Maya Salinas 5-23-23
Date
Maya Salinas

OWNER OF LOT 16:

Don Bailey 3/8/2023
Date

OWNER OF LOT 17:

X 6/7/2023
Date

OWNER OF LOT 18:

X 5/23/23
Date

OWNER OF LOT 19:

am am 9-10-23
Date

OWNER OF LOT 20:

Jose Velazquez 5-23-23
Date

OWNER OF LOT 21:

[Signature] 5-23-23
Date

OWNER OF LOT 22:

[Signature] 10-21-201
Date

OWNER OF LOT 23:

Rafael 5/23/22
Date

OWNER OF LOT 24:

[Signature] 11/27/2023
Date

OWNER OF LOT 25:

[Signature] 5/23/2023
Date

OWNER OF LOT 26:

M. Ellis 10/15/2023
Date

OWNER OF LOT 27:

Melissa V. R 9/14/2023
Date

OWNER OF LOT 28:

Itis Rodriguez 5-23-2023
Date

OWNER OF LOT 29:

Melina Rojas 2/16/23
Date
Van Romero

OWNER OF LOT 30:

Ricardo Campos 5/23/23
Date

OWNER OF LOT 31:

Hermana Ramos 5-23-23
Date
AS 2021

OWNER OF LOT 32:

[Signature] 10-01-23
Date

OWNER OF LOT 33:

[Signature] 2/14/23
Date
Rolando Garcia

OWNER OF LOT 34:

[Signature] 5/23/23
Date
5/23/23

OWNER OF LOT 35:

[Signature] 10/15/23
Date

OWNER OF LOT 36:

[Signature] 2/14/23
Date

OWNER OF LOT 37:

[Signature] 02/16/23
Date

OWNER OF LOT 38:

[Signature] 05/23/2023
Date

OWNER OF LOT 39:

[Signature] 10-25-23
Date

OWNER OF LOT 40:

[Signature] 8/14/23
Date

OWNER OF LOT 41:

[Signature] 10-25-2023
Date

OWNER OF LOT 42:

[Signature] 11/27/2023
Date

OWNER OF LOT 43:

[Signature] 02/16/2023
Date

OWNER OF LOT 44:

[Signature] 2/16/23
Date
2-16-23

OWNER OF LOT 45:

[Signature] 5/23/23
Date

OWNER OF LOT 46:

[Signature] 11/27/23
Date

OWNER OF LOT 47:

[Signature] 5/23/2023
Date

OWNER OF LOT 48:

[Signature] 8/14/2023
Date

OWNER OF LOT 49:

[Signature] 5/23/23
Date

OWNER OF LOT 50:

[Signature] 5/23/23
Date

OWNER OF LOT 51:

[Signature] 2-3-2024
Date

OWNER OF LOT 52:

[Signature] 5/13/23
Date

OWNER OF LOT 53:

[Signature] Nov 27/2023
Date

OWNER OF LOT 54:

[Signature] 5-23-23
Date

OWNER OF LOT 55:

[Signature] 5-8-23
Date

OWNER OF LOT 56:

[Signature] 10/15/23
Date

OWNER OF LOT 57:

[Signature] 9-10-2023
Date

OWNER OF LOT 58:

[Signature] 9-10-23
Date

OWNER OF LOT 59:

[Signature] 9-10-23
Date

OWNER OF LOT 60:

[Signature] 5-23-2023
Date

OWNER OF LOT 61:

[Signature] 5-23-23
Date

OWNER OF LOT 62:

[Signature] 9-10-23
Date

OWNER OF LOT 63:

[Signature] 9/10/23
Date

OWNER OF LOT 64:

[Signature] 9/10/23
Date



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

ON: _____ AT _____ AM/PM

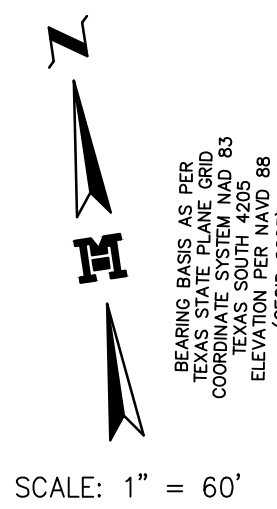
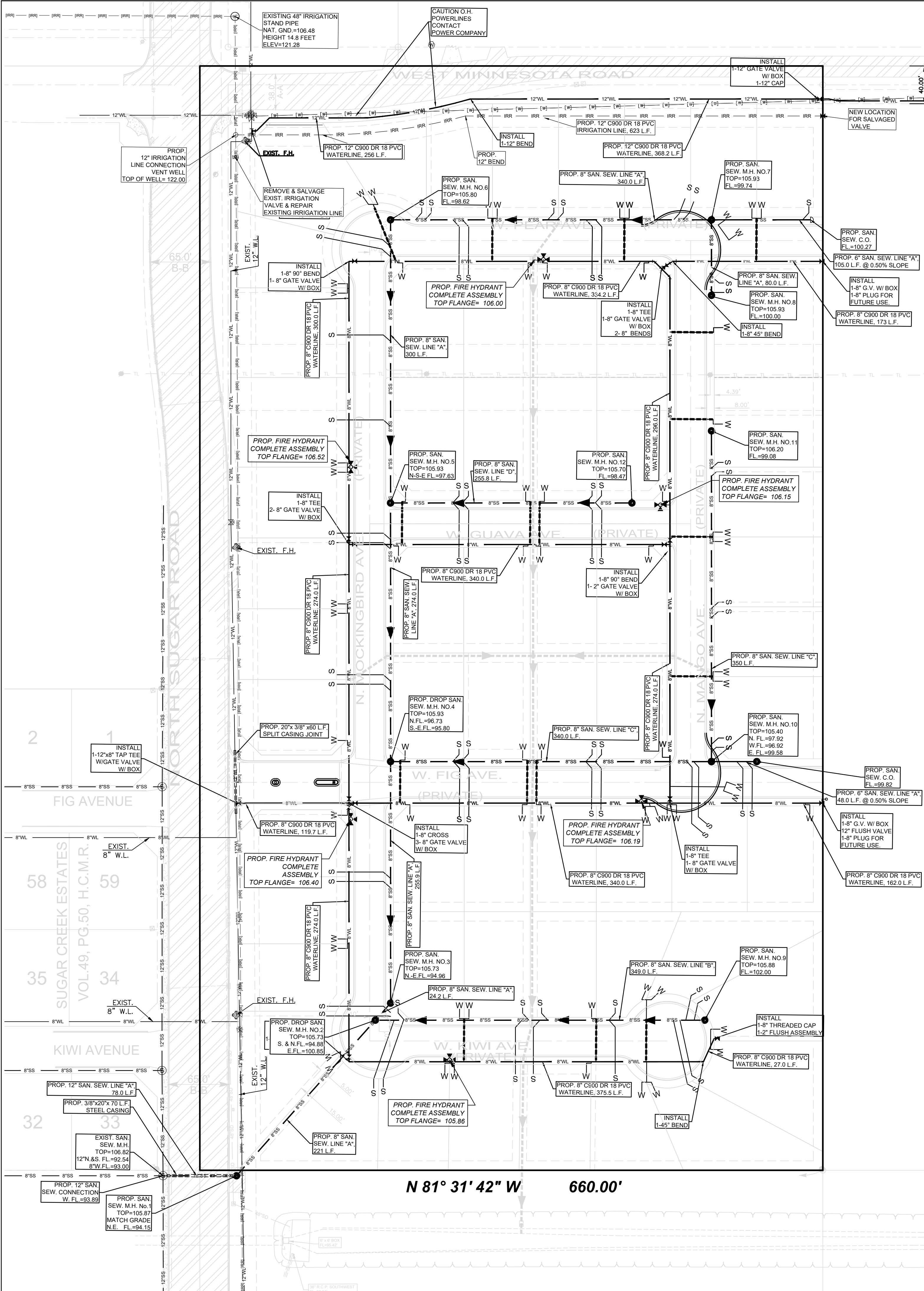
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE
EDINBURG, TX, 78541
OFF: (956) 381-0981
FAX: (956) 381-1839
227 N. F.M. 3167
RIO GRANDE CITY, TX, 78162
OFF: (956) 487-8256
FAX: (956) 488-8591
E-MAIL: www.meldenandhunt.com
ESTABLISHED 1947

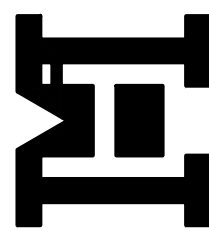


LEGEND	
	2" DOUBLE WATER SERV. CONN. ACROSS W/ 4" P.V.C. CASING
	1" SINGLE WATER SERV. CONN. ACROSS W/ 2" P.V.C. CASING
	WATER SERVICE LOCATIONS SHALL BE ENGRAVED ON CONCRETE CURB WITH A (W).
	DUAL SANITARY SEWER SERVICE CONNECTION
	SINGLE SANITARY SEWER SERVICE CONNECTION
	SANITARY SEWER SERVICE LOCATIONS SHALL BE ENGRAVED ON CONCRETE CURB WITH A (S).
	PROP. FIRE HYDRANT
	PROP. GATE VALVE
	PROP. TEE

JOB No.
17119.01

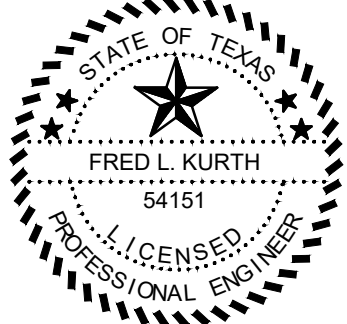
BY
DATE

REVISION



MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
1115 W. MCINTYRE
EDINBURG, TX 78541
(956) 484-9955
FAX (956) 381-1883
WWW.MELDENHUNT.COM
ESTABLISHED 1947

ENG. TECH. R. DE JESUS
PROJECT ENG. F.L.K.
T-BOOK: PG.
1. RELEASE DATE: 9-26-17
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: 1"=60'

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRED L. KURTH, P.E. 54151
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

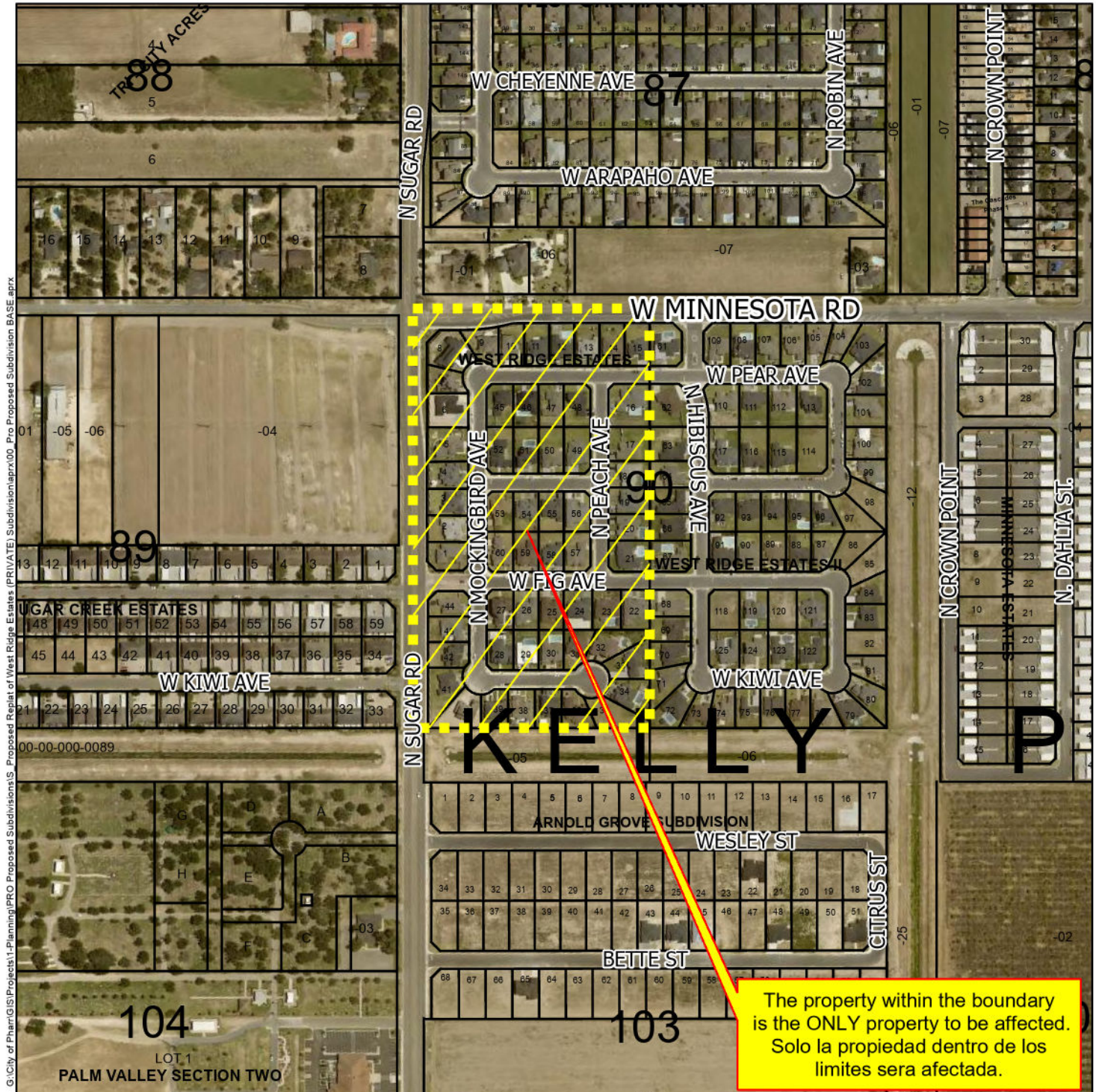
WEST RIDGE ESTATES
SUBDIVISION
PHARR, TEXAS

WATER & SANITARY LAYOUT

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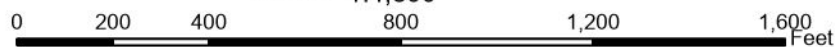
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SHEET 1 OF 6

 Subject Property

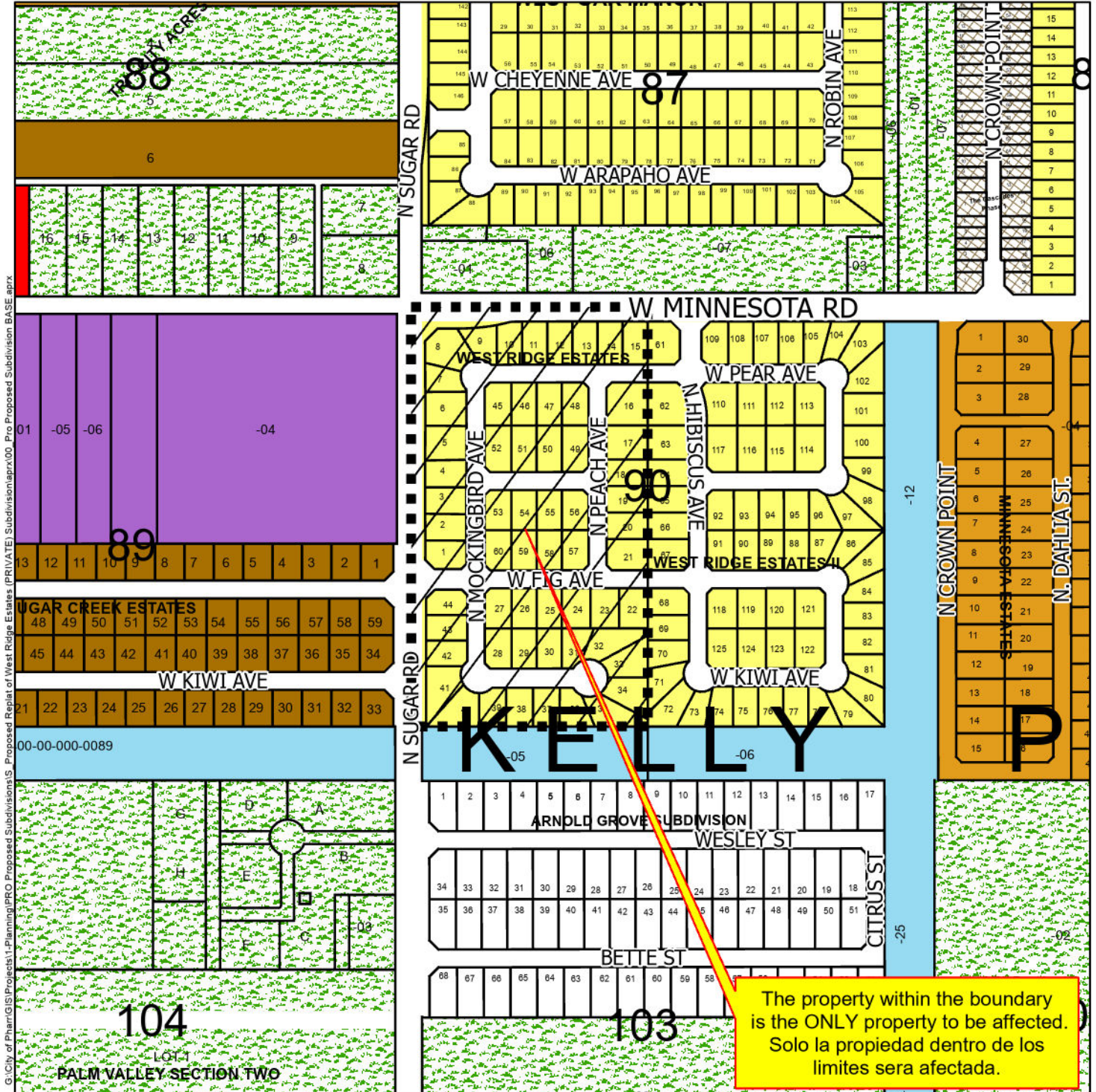
City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:4,800



Date: 10/28/2024

ZONING



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



Pharr
Development Services



Site Photo

5100 Block of N. Sugar Rd.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: November 7, 2024

MEETING DATE: November 12, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Phase 2 Subdivision to Replat of West Ridge Estates Phase 2 (Private) Subdivision. The property is legally described as being a re-subdivision of 17.727 acres, being all of West Ridge Estates Phase 2 Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 and 900 Block of West Minnesota Road. **SUB#241027**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Phase 2 Subdivision to Replat of West Ridge Estates Phase 2 (Private) Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Vacating of West Ridge Estates Phase 2 Subdivision to Replat of West Ridge Estates Phase 2 (Private) 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 - 11/7/2024
Approved - 11/8/2024
Final Approval - 11/8/2024



MEMORANDUM

DATE: TUESDAY, NOVEMBER 12, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: VACATING OF WEST RIDGE ESTATES PHASE 2 SUBDIVISION TO
REPLAT OF WEST RIDGE ESTATES PHASE 2 (PRIVATE) SUBDIVISION
FILE NO. **SUB#241027**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Phase 2 Subdivision to Replat of West Ridge Estates Phase 2 (Private) Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a re-subdivision of 17.727 acres, being all of West Ridge Estates Phase 2 Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 800 and 900 Block of West Minnesota Road.

ZONING: The property is currently zoned Single-Family Residential District (R-1). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, Residential multifamily District (R-MF) to the east, Single-Family Residential Estate District (R1-E) to the south and Single-Family Residential District (R-1) to the west. The property is designated for commercial use in the Land Use Plan.

**PROPERTY
PROPOSED USE:** Existing single-family residential homes.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Vacating of West Ridge Estates Phase 2 Subdivision to Replat of West Ridge Estates Phase 2 (Private) Subdivision subject to the following conditions:

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

1. Need to provide letter that H.O.A, will be responsible for street lights charges/monthly bill.
2. Street signs shall be blue (private).

EASEMENTS:

1. On easements to be dedicated, remove the word Prop.
2. Public water or sewer lines dedicated to City of Pharr easements shall read "15 ft. Exclusive easement to City of Pharr", show on plat layout.
3. Electrical lines shall not be within an Exclusive easement for City of Pharr.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

DRAINAGE:

1. Storm lines shall be maintained by the H.O.A, up to the outfall.
2. Storm line easements shall be private.

OTHER:

1. Need to provide engineer and surveyor signature.
2. Owner's signature block change public to private.
3. H.O.A., instrument number shall be on plat notes.
4. Must comply with all City requirements.

This item will go before the City Commission on November 18, 2024 at 4:00 p.m.

STAFF REVIEW MEETING FOR: *WEST RIDGE ESTATES PHASE I SUBDIVISION*

COMMENTS: **Initials: J.R.** **OCTOBER 29, 2024**

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show all existing utilities.
- Will need to show all water crossing and connections details.
- 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 all existing utilities.
- Will need to show all sewer crossing and connections 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: PRELIMINARY WEST RIDGE ESTATES

Reviewed by: J. GONZALEZ

10/29/2024

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 GATE DETAILS FOR FIRE TRUCK ACCESS.**
- 2. SHALL PROVIDE A KNOX SWITCH ON GATES FOR FIRE DEPARTMENT ACCESS.**
- 3. SHALL RE-PAINT FIRE LANES.PLEASE SEE NOTE #10.**



Staff Review Meeting

DATE: 10/29/2024

Replat of West Ridge Estates Phase 2

17.73 Acres

Pharr TX, 78577

Plat Notes:

- **No comments**

General Notes:

- **Submit a proposed Drainage Plan with details of outfall, detention pond, and elevations.**
- **Street signs must be changed from green to blue.**
- **Drainage easements located by lots 111, 112, 116, 115, 89, 90, 91, 92, 93, 94, 119, 120, 124, 123, 75, and 76 must be changed to private easement.**

SUBDIVISION: West Ridge Subdivision PH 2 **DATE:** October 31, 2024
(Private)

REVIEW: Preliminary plan comments dated: 10/11/2024

PLAT
1. Include a Home Owners Association statement as part of plat notes. 2. Change all internal utility easements for storm line to private drainage easement. 3. HOA to handle payments for internal streetlights.

SITE PLAN

DRAINAGE

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

ADDITIONAL COMMENTS:

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: Replat of West Ridge Estates (Private) S/d; Replat of West Ridge Estates Phase 2 (Private) S/d: Mirpla S/d
Date: Monday, October 28, 2024 11:19:02 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,

HCID2 claims for the proposed subdivisions:

West Ridge Estates (Private) Subdivision

We have the general right of way covering all the lot v. 19, Pg. 41.

Plat will need to add the Kelly-Pharr Subdivision name into the P.O.C. label.

Update the signature script as:

THIS PLAT ... DISTRICT NO.(replace #) 2 ON THIS THE(SPACE) ____ DAY OF _____,(ADD COMMA) 20____.

NO IMPROVEMENTS ... LIMITATION,(add comma) TREES, ... DISTRICT NO.(replace # & add space) 2 ...

The proposed s/d is already excluded from the District.

West Ridge Estates Phase 2 (Private) Subdivision

We have the general right of way covering all the lot v. 19, Pg. 41.

Plat will need to add the Kelly-Pharr Subdivision name into the P.O.C. label.

Update the signature script as:

THIS PLAT ... DISTRICT NO.(replace #) 2 ... DAY OF _____,(ADD COMMA) 20____.

NO IMPROVEMENTS ... LIMITATION,(add comma) TREES, ... DISTRICT NO.(replace # & add space) 2 ...

The proposed s/d is already excluded from the District.

Mirpla Subdivision

We have the general right of way covering all the lot v. 19, Pg. 41.

Plat will need to add the Kelly-Pharr Subdivision name into the P.O.C. label.

Update the signature script as:

THIS PLAT ...

NO IMPROVEMENTS ... FENCES(remove comma) AND BUILDINGS)(close parenthesis) SHALL BE ...

DISTRICT NO.(replace # & space) 2 RIGHTS ...

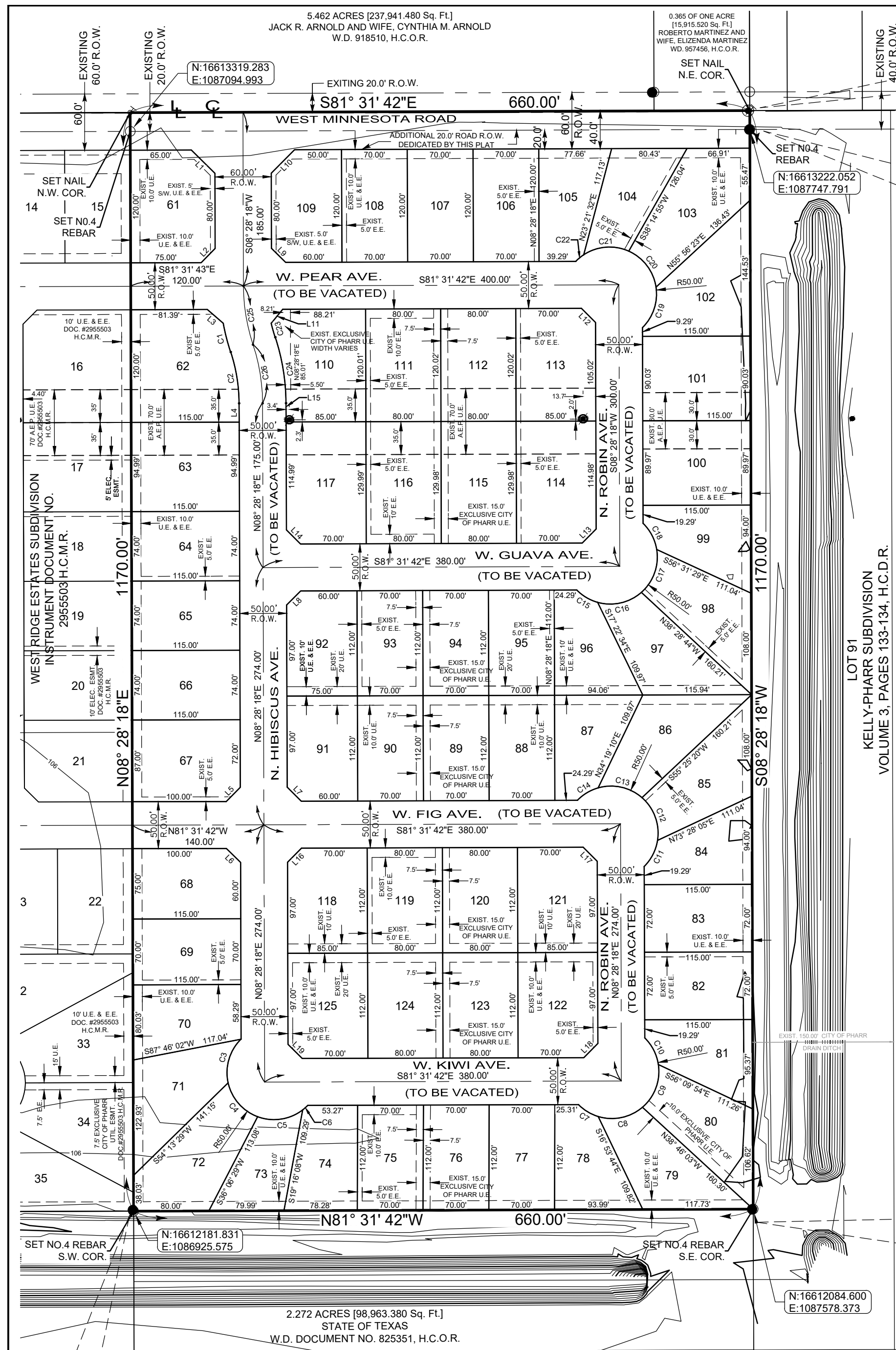
Add ATTEST: before the signature line of SECRETARY.

The proposed s/d is already excluded from the District.

If there are any questions, please advise or call our office. Thank you.

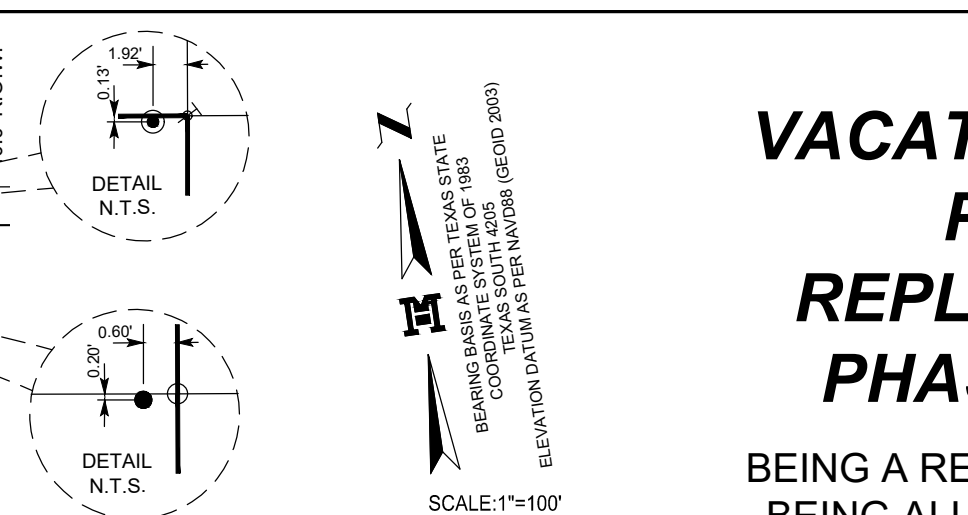
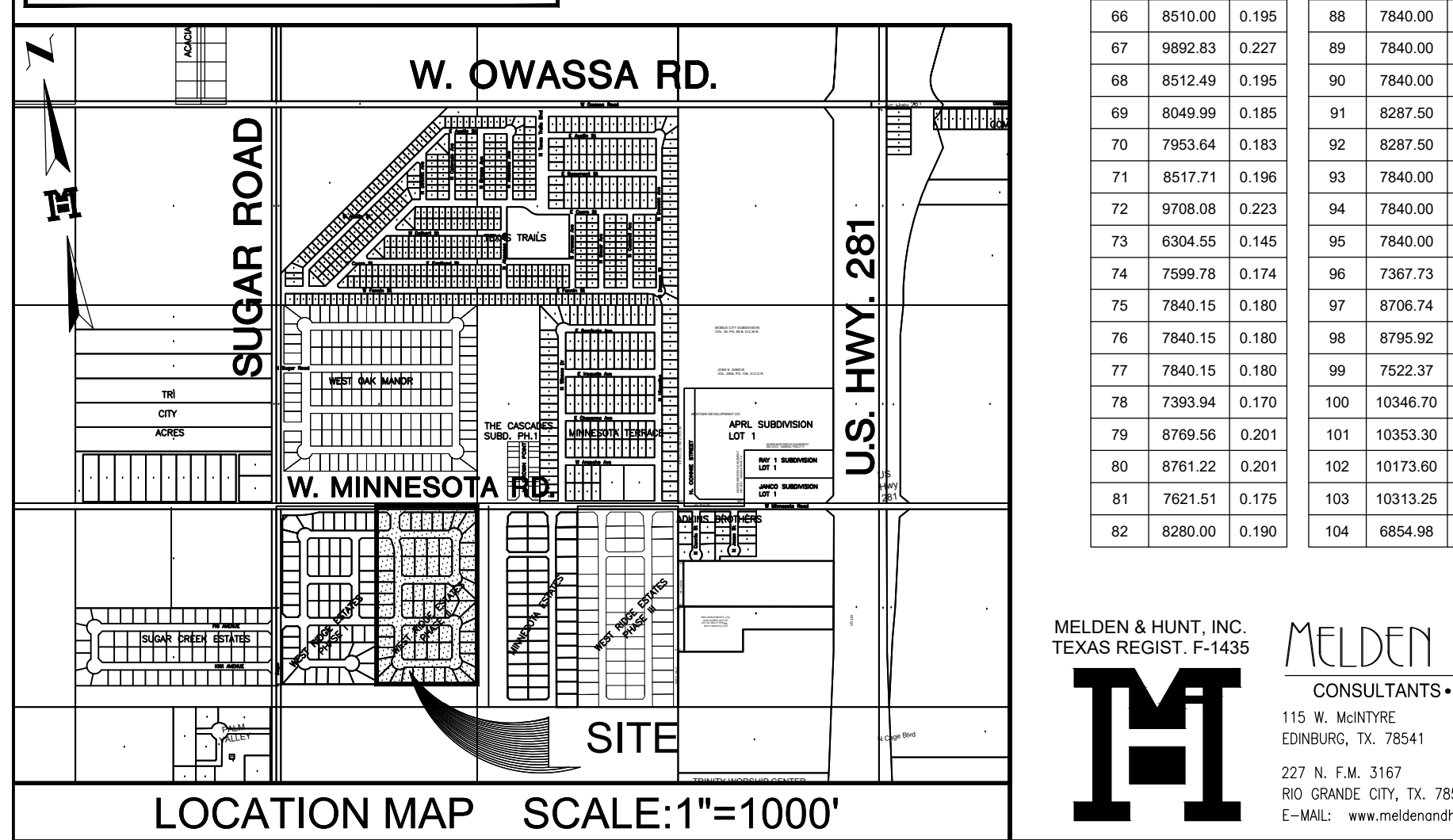
John Salinas

Hidalgo County Irrigation District No. 2

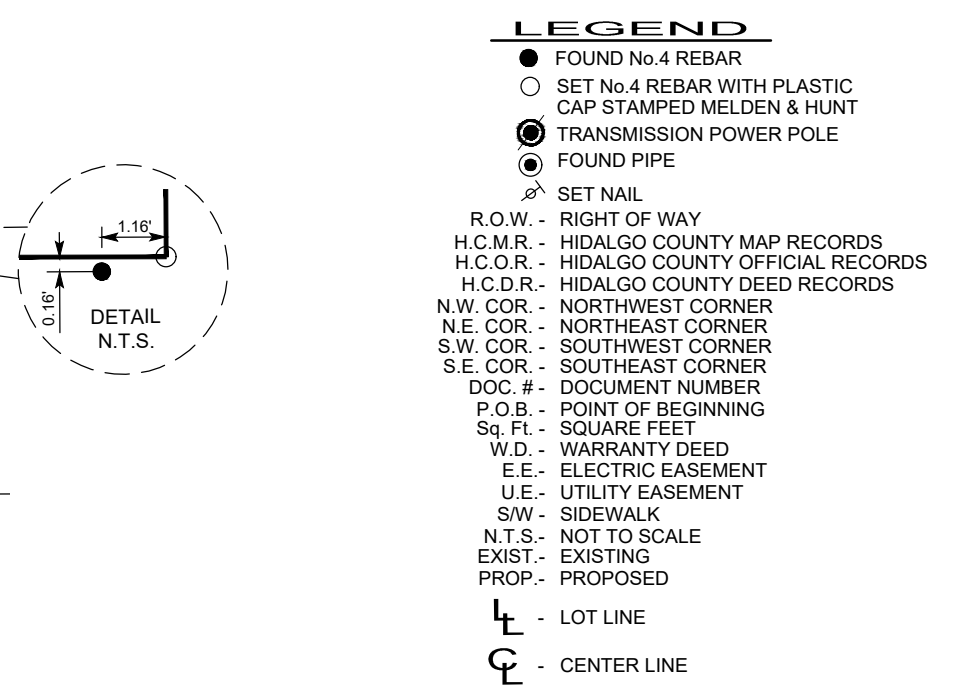


VACATING WEST RIDGE ESTATES PHASE 2 SUBDIVISION

DRAWN BY: R.D.J. DATE: 2-28-2020.
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____



- NOTES:
- SETBACK INFORMATION, AS PER CITY OF PHARR ORDINANCE: FRONT- 20.0' OR GREATER FOR EASEMENT; SIDE- INTERNAL- 5.0' OR GREATER FOR EASEMENT; REAR- 10.0' OR GREATER FOR EASEMENT; CORNER- 10.0' OR GREATER FOR EASEMENT; CUL-DE-SAC FRONT-10.0' OR GREATER FOR EASEMENT.
 - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
 - THIS SUBDIVISION IS IN ZONE "B" AREAS WITHIN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH ACREAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD INSURANCE RATE MAP COMM. PANEL NO. 480334-0425 C. MAP REVISED: NOVEMBER 16, 1992.
 - BENCHMARK: CITY OF PHARR BM#4 ALUMINUM DISK LOCATED ON THE SOUTH SIDE OF W. OWASSA ROAD APPROXIMATELY 1,440.00 FEET WEST OF SUGAR ROAD. ELEV: 105.94 (GEO ID) 1999. AS PER THE CITY OF PHARR.
 - THE ENGINEER OF RECORD FOR THE SITE DEVELOPMENT HAS ESTIMATED THAT AN APPROXIMATELY 75,886 C.F. 1.738 ACRES/FEET WILL BE REQUIRED FOR DETENTION. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS RESIDENTIAL DEVELOPMENT.
 - A 5.0-FOOT ADA COMPLIANT SIDEWALK WITH ADA RAMPS AND LANDINGS IS REQUIRED ALONG THE SOUTH SIDE OF WEST MINNESOTA ROAD AT SUBDIVISION CONSTRUCTION STAGE. INTERNAL STREETS 5-FEET ADA COMPLIANT SIDEWALKS TO BE BUILT AT BUILDING PERMIT STAGE.
 - NO STRUCTURES ALLOWED OVER ANY EASEMENT.
 - LOT 61 AND LOTS 103 THRU 109 SHALL NOT HAVE CURB CUT ACCESS, OR LOT FRONTAGE ALONG W. MINNESOTA ROAD.
 - ALL LOTS WILL HAVE A NO. 4 REBAR SET ON THE EACH CORNER WITH A PLASTIC CAP STAMPED MELDEN & HUNT, INC.
 - INTERIOR STREET CORNERS SHOULD HAVE A 15.0x15.0-FOOT CORNER CLIP EASEMENT AND A 25.0x25.0-FOOT CORNER AT SUBDIVISION ENTRANCE.
 - LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 - ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 - EROSION AND SEDIMENT CONTROL, DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
 - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
 - ALL FIRE PROTECTION UNDERGROUND LINES TO BE INSTALLED BY A LICENSED FIRE PROTECTION COMPANY.
 - DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING / FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS IT.
 - OWNER(S) RESPONSIBLE FOR MAINTENANCE OF DETENTION/RETENTION AREAS.
 - OWNERS WILL BE RESPONSIBLE FOR MAINTAINING R.O.W. FRONTAGE AND PERIMETER OF SUBDIVISION.
 - ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
 - STORM LINES SHALL BE MAINTAINED BY THE H.O.A., UP TO THE OUTFALL.



Lot Area Table	Lot Area Table	Lot Area Table
Lot #	SQ. FT.	Area
61	10375.00	0.238
62	12875.88	0.296
63	10924.06	0.251
64	8510.00	0.195
65	8510.00	0.195
66	8510.00	0.195
67	8992.83	0.227
68	8512.49	0.195
69	8049.99	0.185
70	7953.64	0.183
71	8517.71	0.196
72	9708.08	0.223
73	6304.55	0.145
74	7599.78	0.174
75	7840.15	0.180
76	7840.15	0.180
77	7840.15	0.180
78	7840.15	0.180
79	7840.15	0.180
80	8761.22	0.201
81	7621.51	0.175
82	8280.00	0.190

Lot Area Table	Lot Area Table	Lot Area Table
Lot #	SQ. FT.	Area
83	8280.00	0.190
84	7522.37	0.173
85	8795.92	0.202
86	8706.74	0.200
87	7367.73	0.169
88	7840.00	0.180
89	7840.00	0.180
90	7840.00	0.180
91	8287.50	0.190
92	8287.50	0.190
93	7840.00	0.180
94	7840.00	0.180
95	7840.00	0.180
96	7367.73	0.169
97	8706.74	0.200
98	8795.92	0.202
99	7522.37	0.173
100	10346.70	0.238
101	10353.30	0.238
102	10173.60	0.234
103	10313.25	0.237
104	6854.98	0.157

Lot Area Table	Lot Area Table	Lot Area Table
Lot #	SQ. FT.	Area
105	7380.93	0.169
106	8400.00	0.193
107	8400.00	0.193
108	8400.00	0.193
109	8575.00	0.197
110	10800.66	0.248
111	9601.22	0.220
112	9601.22	0.220
113	10089.39	0.232
114	10935.61	0.251
115	10398.50	0.239
116	10398.78	0.239
117	10936.51	0.251
118	9407.50	0.216
119	8960.00	0.206
120	8960.00	0.206
121	9407.50	0.216
122	9407.50	0.216
123	8960.00	0.206
124	8960.00	0.206
125	9407.50	0.216

VACATING OF WEST RIDGE ESTATES PHASE 2 SUBDIVISION TO REPLAT OF WEST RIDGE ESTATES PHASE 2 (PRIVATE) SUBDIVISION

BEING A RESUBDIVISION OF 17.727 ACRES [772,201.495 Sq. Ft.]
BEING ALL OF WEST RIDGE ESTATES PHASE 2 SUBDIVISION
INSTRUMENT NUMBER 3168355, H.C.M.R.
ALSO BEING OUT OF LOT 90, KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134, H.C.D.R.
CITY OF PHARR, HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING A RESUBDIVISION OF LAND CONTAINING 17.727 ACRES, SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, BEING ALL OF WEST RIDGE ESTATES PHASE 2 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3168355, HIDALGO COUNTY MAP RECORDS, ALSO BEING OUT OF LOT 90, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS, SAID 17.727 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 90, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 08° 28' 18" W ALONG THE EAST LINE OF SAID LOT 90, AT A DISTANCE OF 20.0 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF W. MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 1170.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 31' 42" W A DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET [NORTHING: 16612181.831, EASTING: 1086925.575] FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 28' 18" E AT A DISTANCE OF 1150.00 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF W. MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 1,170.00 FEET TO A NAIL SET ON THE NORTH LINE OF SAID LOT 90, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 31' 42" E ALONG THE NORTH LINE OF SAID LOT 90 AND WITHIN THE RIGHT-OF-WAY OF W. MINNESOTA ROAD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.727 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VACATING OF WEST RIDGE ESTATES PHASE 2 SUBDIVISION TO "REPLAT OF WEST RIDGE ESTATES PHASE 2 (PRIVATE) SUBDIVISION" TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

DOMAIN DEVELOPMENT CORP.
SHAVI MAHTANI, PRESIDENT
100 E. NOLANA AVE., SUITE #130
MCALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 20__.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: ____

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

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

AMBROSIO HERNANDEZ, MAYOR, CITY OF PHARR

ATTEST: _____
CITY CLERK

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.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

ATTEST: _____
SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

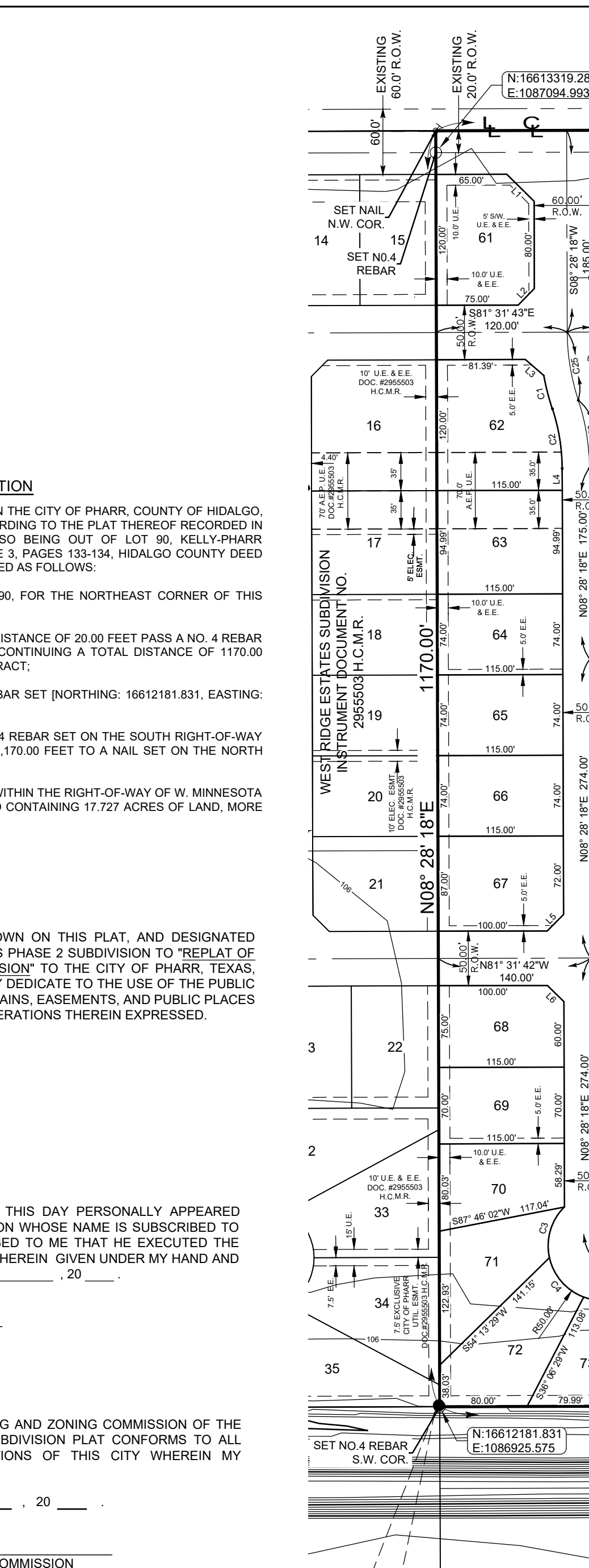
ATTEST: _____
SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

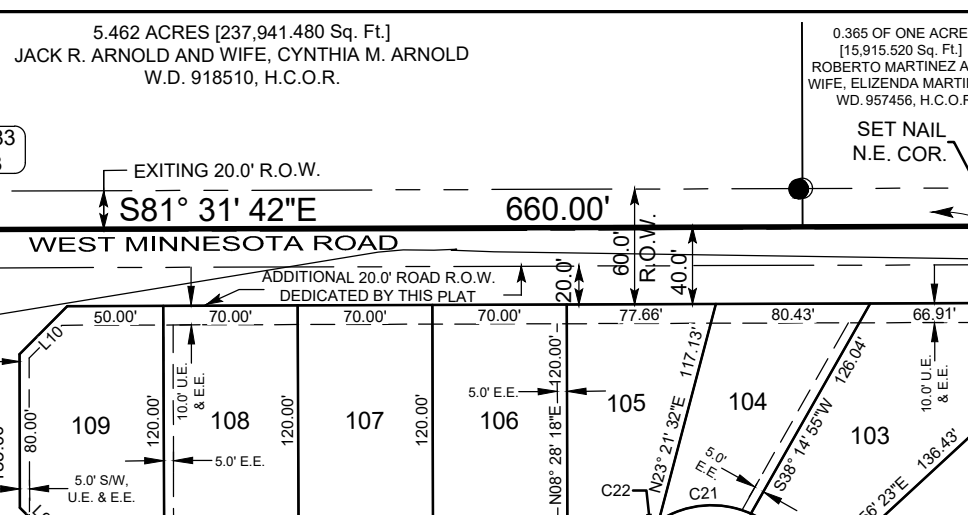
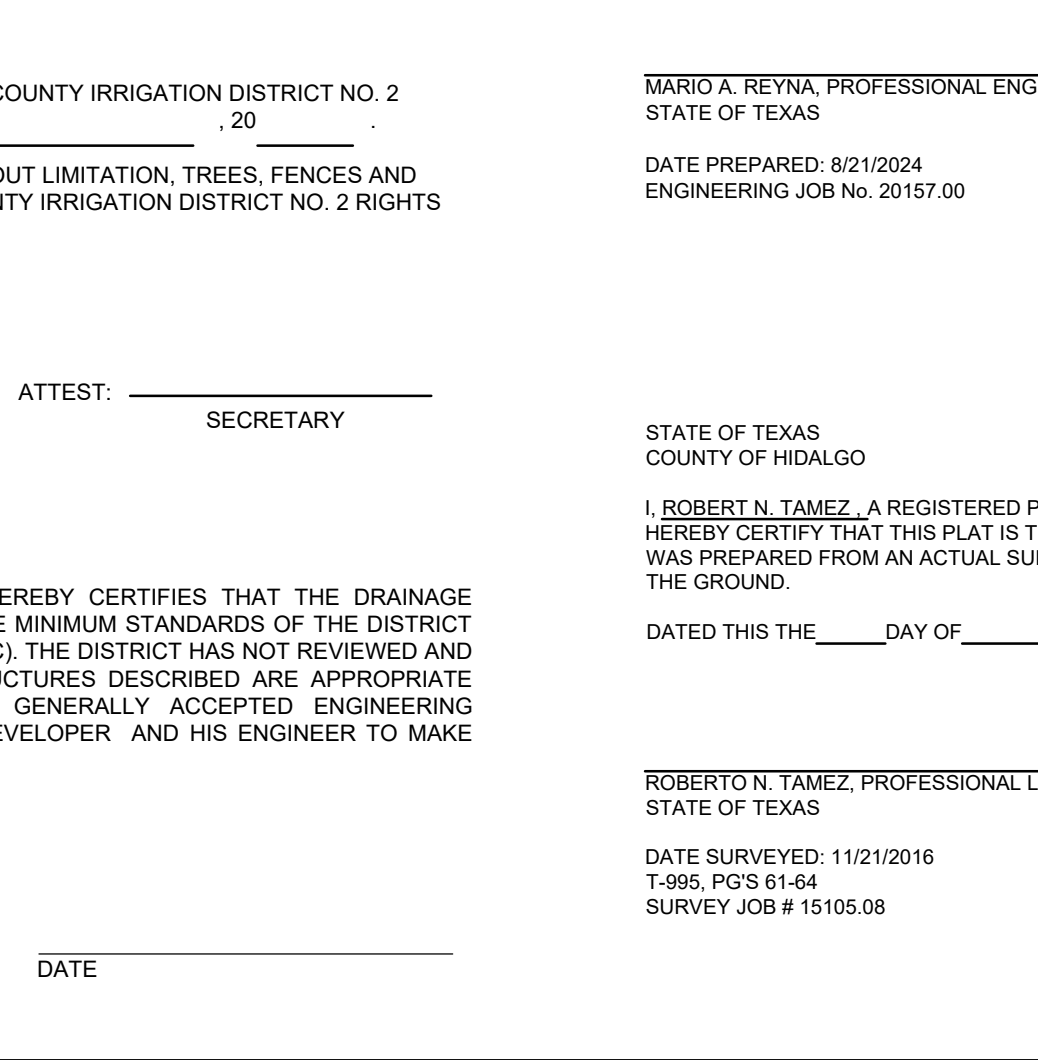
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

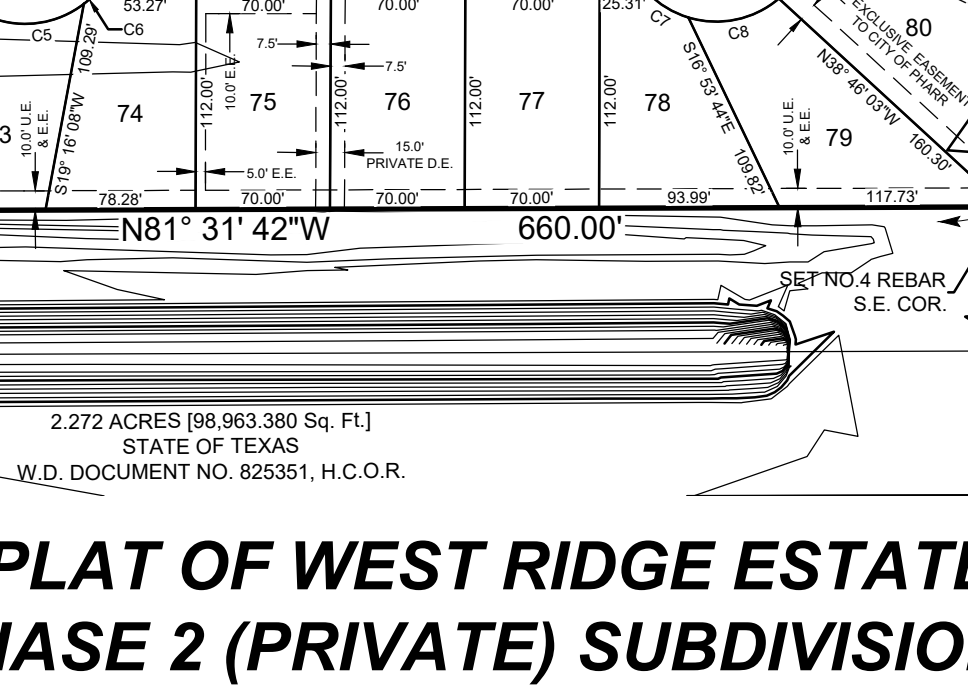


REPLAT OF WEST RIDGE ESTATES PHASE 2 (PRIVATE) SUBDIVISION

DRAWN BY: R.D.J. DATE: 2-28-2020.
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____



- NOTES:
- SETBACK INFORMATION, AS PER CITY OF PHARR ORDINANCE: FRONT- 20.0' OR GREATER FOR EASEMENT; SIDE- INTERNAL- 5.0' OR GREATER FOR EASEMENT; REAR- 10.0' OR GREATER FOR EASEMENT; CORNER- 10.0' OR GREATER FOR EASEMENT; CUL-DE-SAC FRONT-10.0' OR GREATER FOR EASEMENT.
 - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
 - THIS SUBDIVISION IS IN ZONE "B" AREAS WITHIN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH ACREAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD INSURANCE RATE MAP COMM. PANEL NO. 480334-0425 C. MAP REVISED: NOVEMBER 16, 1992.
 - BENCHMARK: CITY OF PHARR BM#4 ALUMINUM DISK LOCATED ON THE SOUTH SIDE OF W. OWASSA ROAD APPROXIMATELY 1,440.00 FEET WEST OF SUGAR ROAD. ELEV: 105.94 (GEO ID) 1999. AS PER THE CITY OF PHARR.
 - THE ENGINEER OF RECORD FOR THE SITE DEVELOPMENT HAS ESTIMATED THAT AN APPROXIMATELY 75,886 C.F. 1.738 ACRES/FEET WILL BE REQUIRED FOR DETENTION. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS RESIDENTIAL DEVELOPMENT.
 - A 5.0-FOOT ADA COMPLIANT SIDEWALK WITH ADA RAMPS AND LANDINGS IS REQUIRED ALONG THE SOUTH SIDE OF WEST MINNESOTA ROAD AT SUBDIVISION CONSTRUCTION STAGE. INTERNAL STREETS 5-FEET ADA COMPLIANT SIDEWALKS TO BE BUILT AT BUILDING PERMIT STAGE.
 - NO STRUCTURES ALLOWED OVER ANY EASEMENT.
 - LOT 61 AND LOTS 103 THRU 109 SHALL NOT HAVE CURB CUT ACCESS, OR LOT FRONTAGE ALONG W. MINNESOTA ROAD.
 - ALL LOTS WILL HAVE A NO. 4 REBAR SET ON THE EACH CORNER WITH A PLASTIC CAP STAMPED MELDEN & HUNT, INC.
 - INTERIOR STREET CORNERS SHOULD HAVE A 15.0x15.0-FOOT CORNER CLIP EASEMENT AND A 25.0x25.0-FOOT CORNER AT SUBDIVISION ENTRANCE.
 - LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 - ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 - EROSION AND SEDIMENT CONTROL, DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
 - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
 - ALL FIRE PROTECTION UNDERGROUND LINES TO BE INSTALLED BY A LICENSED FIRE PROTECTION COMPANY.
 - DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING / FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS IT.
 - OWNER(S) RESPONSIBLE FOR MAINTENANCE OF DETENTION/RETENTION AREAS.
 - OWNERS WILL BE RESPONSIBLE FOR MAINTAINING R.O.W. FRONTAGE AND PERIMETER OF SUBDIVISION.
 - ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
 - STORM LINES SHALL BE MAINTAINED BY THE H.O.A., UP TO THE OUTFALL.



Lot Area Table	Lot Area Table	Lot Area Table
Lot #	SQ. FT.	Area
61	10375.00	0.238
62	12875.88	0.296
63	10924.06	0.251
64	8510.00	0.195
65	8510.00	0.195
66	8510.00	0.195
67	8992.83	0.227
68	8512.49	0.195
69	8049.99	0.185
70	7953.64	0.183
71	8517.71	0.196
72	9708.08	0.223
73	6304.55	0.145
74	7599.78	0.174
75	7840.15	0.180
76	7840.15	0.180
77	7840.15	0.180
78	7840.15	0.180
79	7840.15	0.180
80	8761.22	0.201
81	7621.51	0.175
82	8280.00	0.190

Lot Area Table	Lot Area Table	Lot Area Table
Lot #	SQ. FT.	Area
83	8280.00	0.190
84	7522.37	0.173
85	8795.92	0.202
86	8706.74	0.200
87	7367.73	0.169
88	7840.00	0.180
89	7840.00	0.180
90	7840.00	0.180
91	8287.50	0.190
92	8287.50	0.190
93	7840.00	0.180
94	7840.00	0.180
95	7840.00	0.180
96	7367.73	0.169
97	8706.74	0.200
98	8795.92	0.202
99	7522.37	0.173
100	10346.70	0.238
101	10353.30	0.238
102	10173.60	0.234
103	10313.25	0.237
104	6854.98	0.157

Lot Area Table	Lot Area Table	Lot Area Table
Lot #	SQ. FT.	Area
105	7380.93	0.169
106	8400.00	0.193
107	8400.00	0.193
108	8400.00	0.193
109	8575.00	0.197
110	10800.66	0.248
111	9601.22	0.220
112	9601.22	0.220
113	10089.39	0.232
114	10935.61	0.251
115	10398.50	0.239
116	10398.78	0.239
117	10936.51	0.251
118	9407.50	0.216
119	8960.00	0.206
120	8960.00	0.206
121	9407.50	0.216
122	9407.50	0.216
123	8960.00	0.206
124	8960.00	0.206
125	9407.50	0.216

STATE OF TEXAS
COUNTY OF HIDALGO:

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

DATED THIS THE ____ DAY OF ____, 20__.

MARIO A. REYNA, PROFESSIONAL ENGINEER NO. 117368
STATE OF TEXAS

DATE PREPARED: 8/21/2024
ENGINEERING JOB NO. 20157.00

STATE OF TEXAS
COUNTY OF HIDALGO:

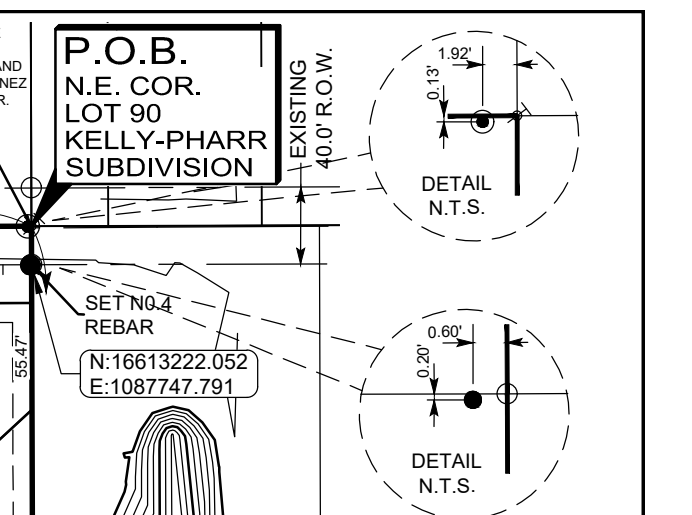
I, ROBERT N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATED THIS THE ____ DAY OF ____, 20__.

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

DATE SURVEYED: 11/21/2016
1:595, PGS 61-64
SURVEY JOB # 15105.08

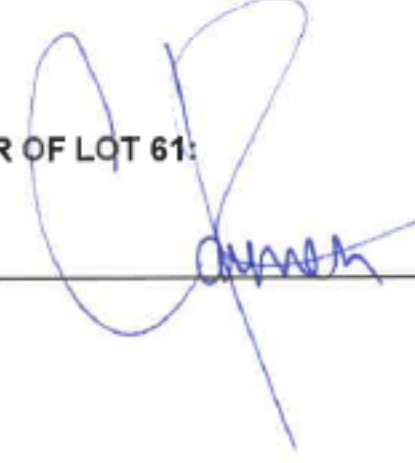
BY: _____
DEPUTY



- NOTES:
- SETBACK INFORMATION, AS PER CITY OF PHARR ORDINANCE: FRONT- 20.0' OR GREATER FOR EASEMENT; SIDE- INTERNAL- 5.0' OR GREATER FOR EASEMENT; REAR- 10.0' OR GREATER FOR EASEMENT; CORNER- 10.0' OR GREATER FOR EASEMENT; CUL-DE-SAC FRONT-10.0' OR GREATER FOR EASEMENT.
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 - THIS SUBDIVISION IS IN ZONE "B" AREAS WITHIN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH ACREAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD INSURANCE RATE MAP COMM. PANEL NO. 480334-0425 C. MAP REVISED: NOVEMBER 16, 1992.
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 - A 5.0-FOOT ADA COMPLIANT SIDEWALK WITH ADA RAMPS AND LANDINGS IS REQUIRED ALONG THE SOUTH SIDE OF WEST MINNESOTA ROAD AT SUBDIVISION CONSTRUCTION STAGE. INTERNAL STREETS 5-FEET ADA COMPLIANT SIDEWALKS TO BE B

**CONSENT TO AMENDED SUBDIVISION PLAT
OF
WEST RIDGE ESTATES PHASE 2 SUBDIVISION**

The undersigned owners constitute all of the owners of fee simple title (the "Owners") to all of Lots 61-125 in West Ridge Estates Phase II Subdivision, an Addition to the City of Pharr, Hidalgo County, Texas, according to the map or plat thereof recorded in Document No. 3168355, Map Records, Hidalgo County, Texas ("Subdivision"). The Owners hereby execute this as (i) their approval of and signature on the Amended Plat of West Ridge Estates Phase 2 Subdivision (the "Amended Plat") and all reservations and dedications shown thereon; and (ii) their agreement that all public streets previously dedicated to the City of Pharr with the initial plat of the Subdivision are hereby vacated and such streets shall be private streets subject to roadway easements in favor of all Owners and the City of Pharr as indicated on the Amended Plat.

OWNER OF LOT 61:


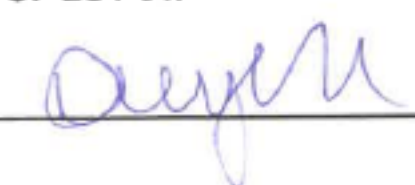
09/10/2023
Date

OWNER OF LOT 62:


3-14-2023
Date

OWNER OF LOT 63:

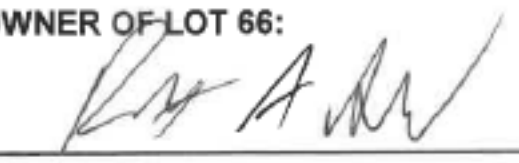

9/14/23
Date

OWNER OF LOT 64:


11/27/23
Date

OWNER OF LOT 65:

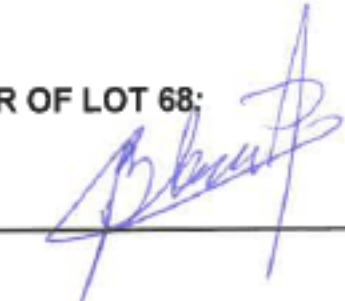

5/23/23
Date

OWNER OF LOT 66:


10/22/23
Date

OWNER OF LOT 67:


8-2-23
Date

OWNER OF LOT 68:


5/23/23
Date

OWNER OF LOT 69:

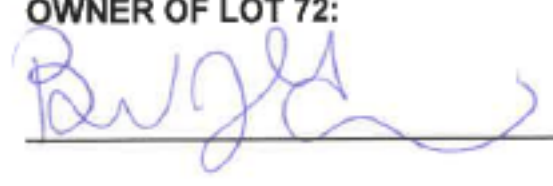

02/16/23
Date

OWNER OF LOT 70:

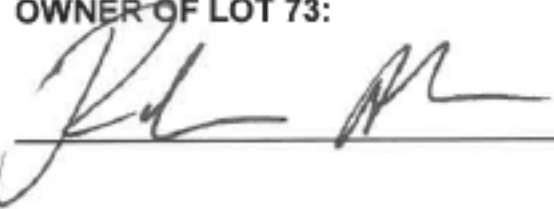

09/10/23
Date

OWNER OF LOT 71:

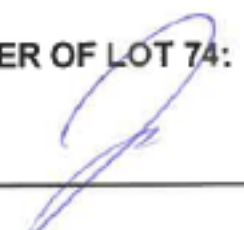

3/23/2023
Date

OWNER OF LOT 72:


5/23/23
Date

OWNER OF LOT 73:


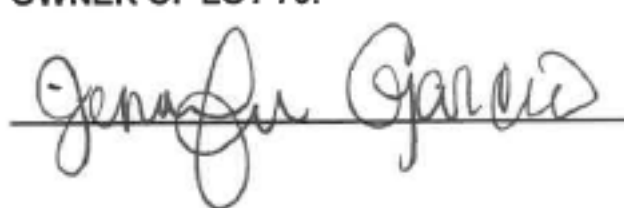
9/10/23
Date

OWNER OF LOT 74:


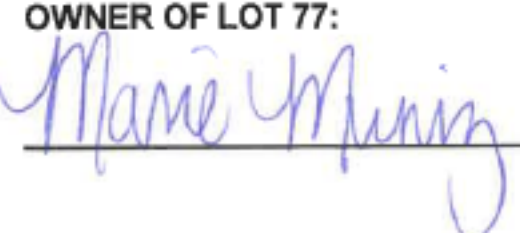
5/23/23
Date

OWNER OF LOT 75:

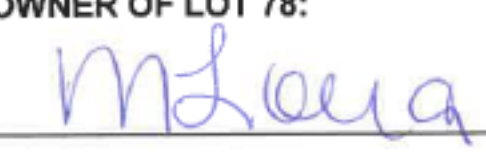

9/10/23
Date

OWNER OF LOT 76:


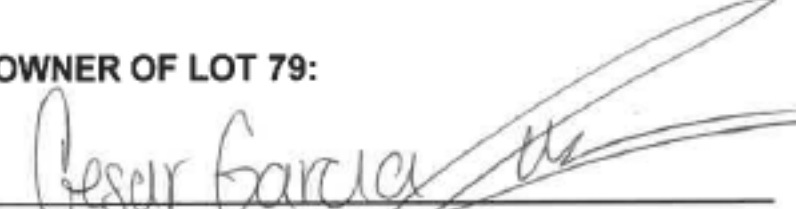
9-23-23
Date

OWNER OF LOT 77:


5/23/2023
Date

OWNER OF LOT 78:


5/23/23
Date

OWNER OF LOT 79:


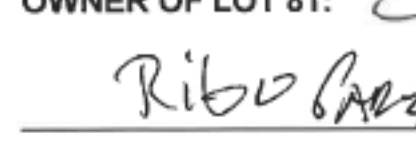

02/16/2023
Date

OWNER OF LOT 80:

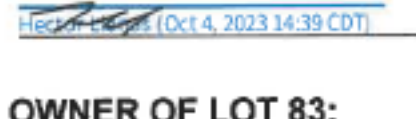

Nov 10, 2023
Date

OWNER OF LOT 81:

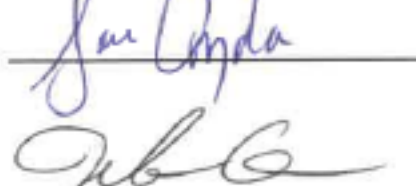

10-25-23
Date

OWNER OF LOT 82:


Oct 4, 2023
Date

OWNER OF LOT 83:


02-17-2023
Date

OWNER OF LOT 84:


OWNER OF LOT 84:

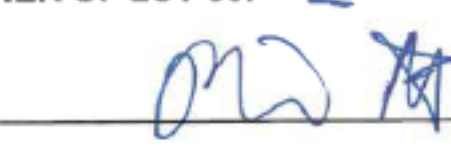

10-15-2023
Date

OWNER OF LOT 85:

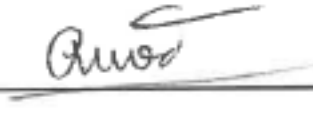

2-16-23
Date

OWNER OF LOT 86:


7/25/24
Date

OWNER OF LOT 87:


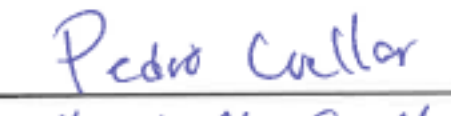
2-1-2024
Date

OWNER OF LOT 88:


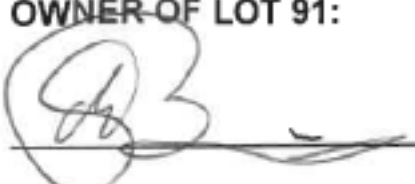
5/23/23
Date

OWNER OF LOT 89:

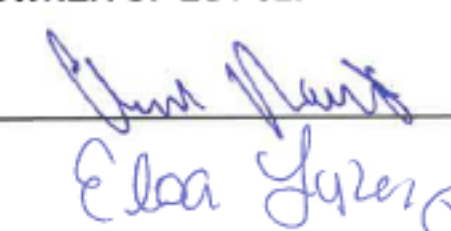

05-23-23
Date

OWNER OF LOT 90:


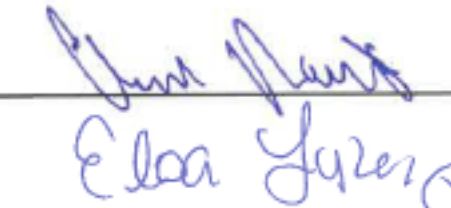

10/8/23
Date

OWNER OF LOT 91:


4/10/2023
Date

OWNER OF LOT 92:


5/23/23
Date

OWNER OF LOT 93:


11-28-23
Date

OWNER OF LOT 94:

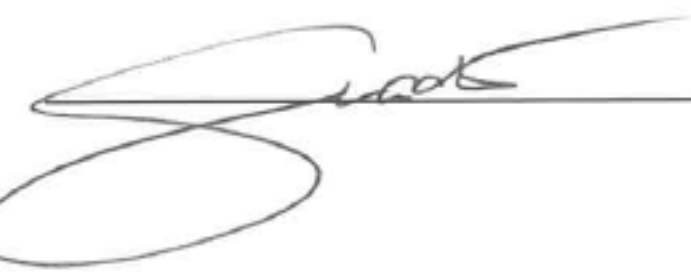

9-14-23
Date

OWNER OF LOT 95:

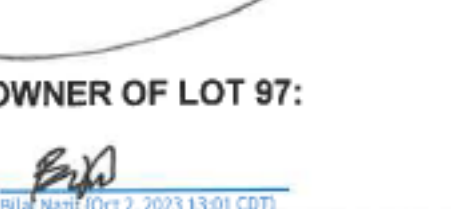

8/14/2023
Date

OWNER OF LOT 96:


9/22/23
Date

OWNER OF LOT 97:


Oct 2, 2023
Date

OWNER OF LOT 98:


Oct 2, 2023
Date

OWNER OF LOT 99:

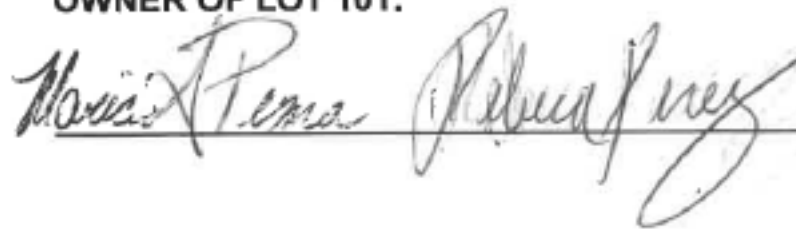

8/14/2023
Date

OWNER OF LOT 100:


OWNER OF LOT 100:

LAURA MATOS (May 24, 2023 15:09 CST)

May 24, 2023
Date

OWNER OF LOT 101:


02/16/2023
Date

OWNER OF LOT 102:


SEP-10-23
Date

OWNER OF LOT 103:

Roberto L. Guajardo (Nov 10, 2023 15:09 CST)

Nov 10, 2023
Date

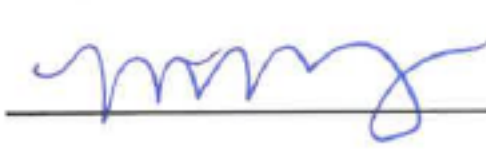
OWNER OF LOT 104:


09-10-23
Date

OWNER OF LOT 105:

Gabriel Hernandez (Nov 10, 2023 13:32 CST)

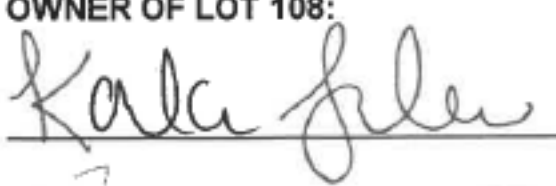
Nov 10, 2023
Date

OWNER OF LOT 106:


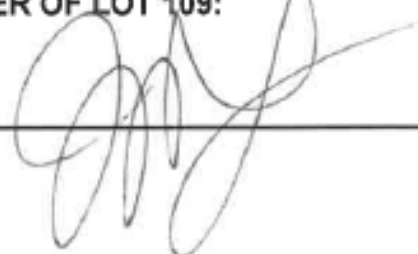
9-10-23
Date

OWNER OF LOT 107:


9/10/2023
Date

OWNER OF LOT 108:


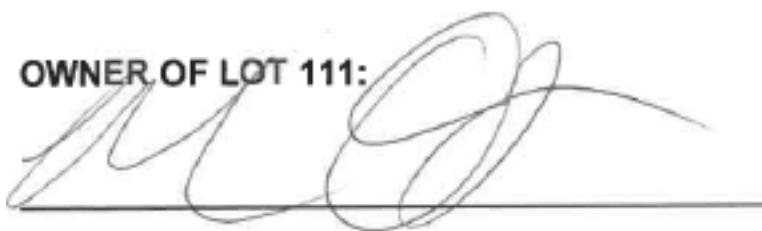

09-10-23
9/10/23
Date

OWNER OF LOT 109:


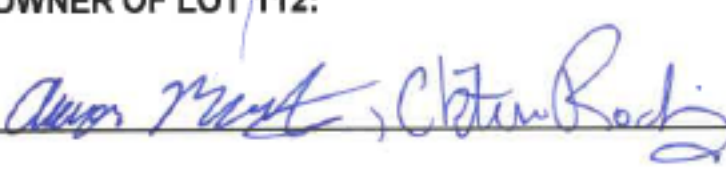
10-19-23
Date

OWNER OF LOT 110:


9-10-23
Date

OWNER OF LOT 111:


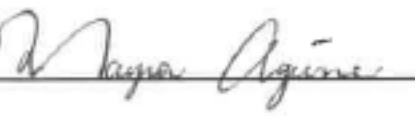
2-16-23
Date

OWNER OF LOT 112:


09/10/23
Date

OWNER OF LOT 113:


9.10.23
Date

OWNER OF LOT 114:


09/19/23
Date

OWNER OF LOT 115:

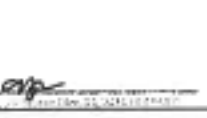

9/10/23
Date

OWNER OF LOT 116:


10/5/2023
Date

OWNER OF LOT 117:


8-14-23
Date

OWNER OF LOT 118:


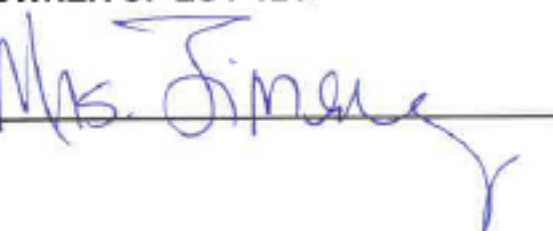
30/01/2024
Date

OWNER OF LOT 119:

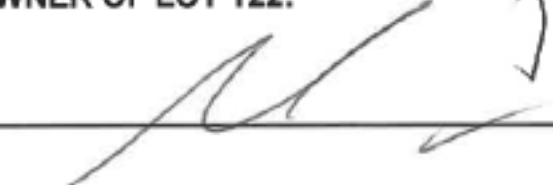

9/10/23
Date

OWNER OF LOT 120:

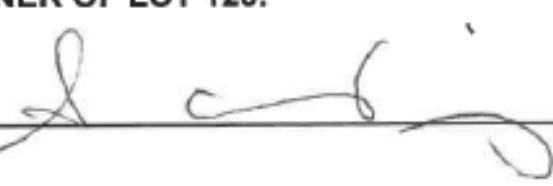

9/10/23
Date

OWNER OF LOT 121:


5/23/23
Date

OWNER OF LOT 122:


8/10/23
Date

OWNER OF LOT 123:


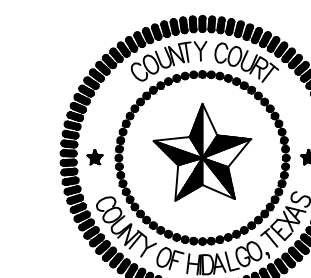
2/16/2023
Date

OWNER OF LOT 124:


2-16-23
Date

OWNER OF LOT 125:


Feb 16, 2023
Date



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

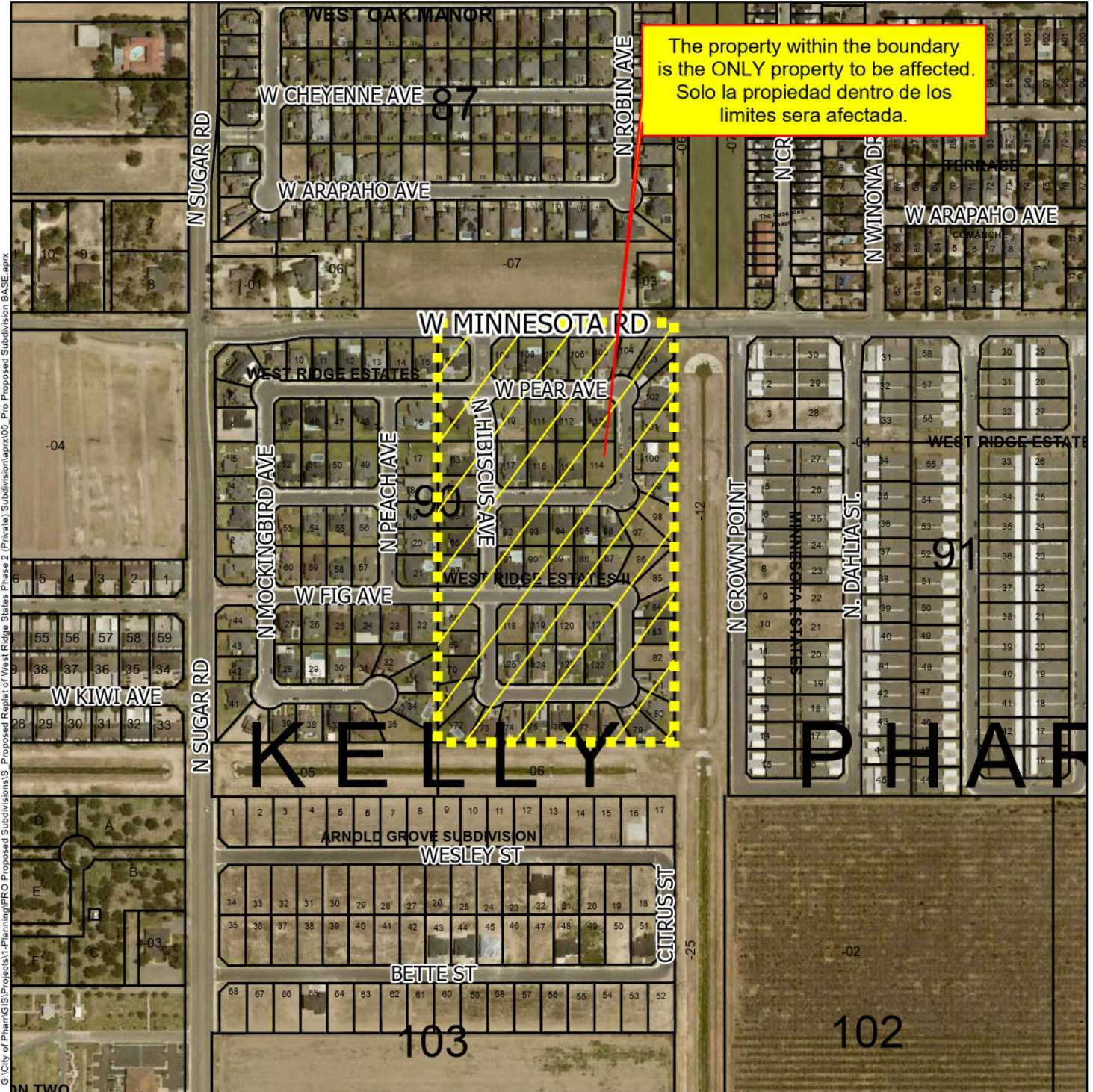


MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE
EDINBURG, TX, 78541
227 N. F.M. 3167
RIO GRANDE CITY, TX, 78582
E-MAIL: www.meldenandhunt.com
OFF: (956) 381-0981
FAX: (956) 381-1839
OFF: (956) 487-8256
FAX: (956) 488-8591
ESTABLISHED 1947

Proposed Subdivision
 Replat of West Ridge Estates Phase 2 (Private) Subdivision
 Melden & Hunt Inc.



AERIAL

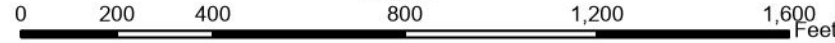


G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\1-Proposed Replat of West Ridge Estates Phase 2 (Private) Subdivision\Map\000 - Pro Proposed Subdivision BASE.aprx

Subject Property

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:4,800

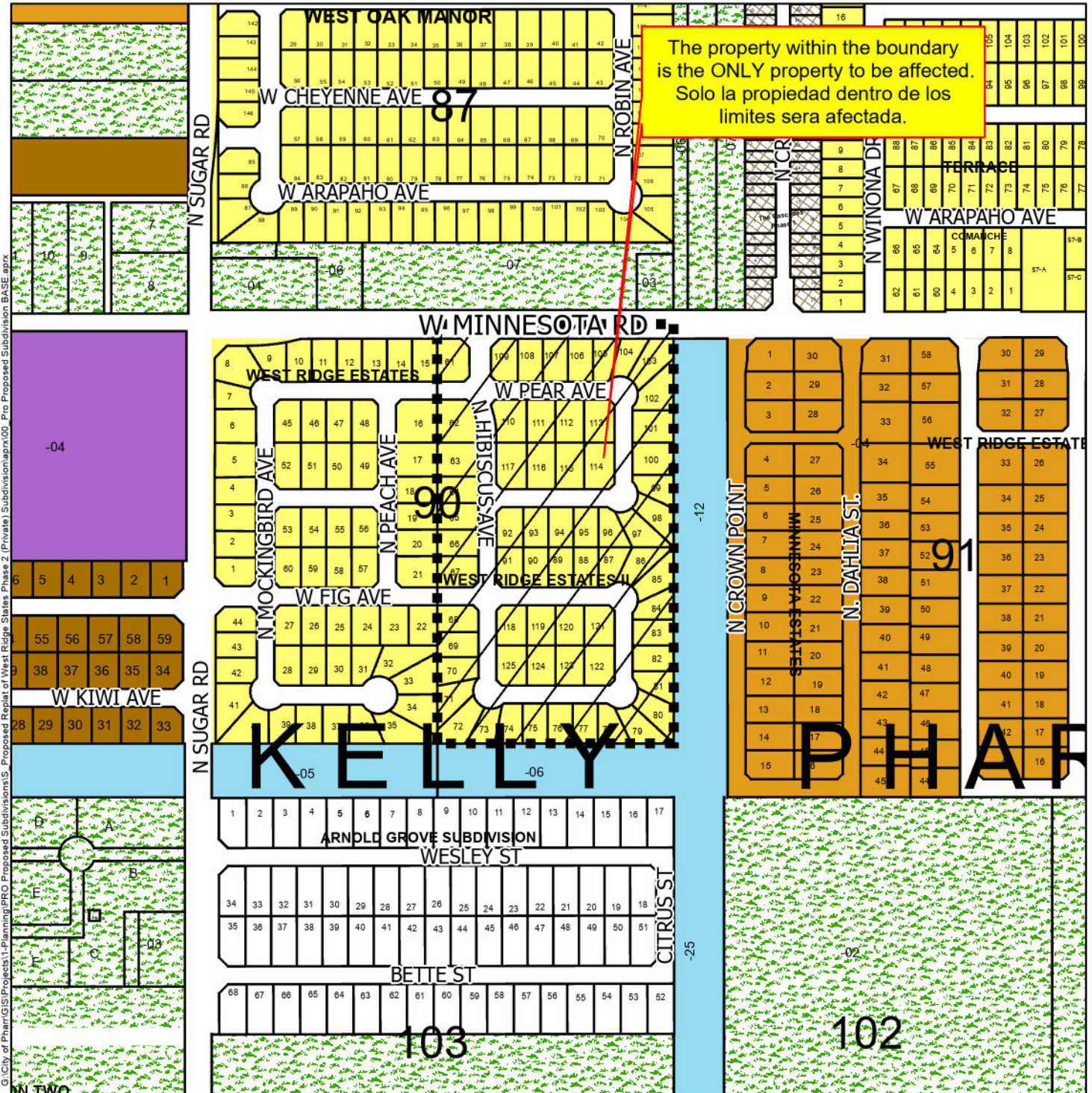


Date: 10/28/2024

Proposed Subdivision
 Replat of West Ridge Estates Phase 2 (Private) Subdivision
 Melden & Hunt Inc.



ZONING



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





Pharr
Development Services



Site Photo

800 thru 900 Block of W. Minnesota Rd.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.5.

DATE SUBMITTED: November 7, 2024

MEETING DATE: November 12, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing Leah Marie Wise, Manager for Leah Wise Enterprises, LLC, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Crash Girl Subdivision. The property is legally described as being 1.441 acres out of Lot 100, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4500 Block of N. IH 69C. **SUB#240925**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing Leah Marie Wise, Manager for Leah Wise Enterprises, LLC, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Crash Girl Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Crash Girl 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 - 11/7/2024
Approved - 11/8/2024
Final Approval - 11/8/2024



Pharr

Development Services



MEMORANDUM

DATE: TUESDAY, NOVEMBER 12, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CRASH GIRL SUBDIVISION
FILE NO. **SUB#240925**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Leah Marie Wise, Manager for Leah Wise Enterprises, LLC, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed Crash Girl Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 1.441 acres out of Lot 100, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 4500 Block of N. IH 69C.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, east, south and west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Law office/retail.

VARIANCES: None requested.

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

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

1. Streetlights shall be 250' max spacing, show along streets.
2. Show R.O.W. dedicated by plat.

EASEMENTS:

1. No overlapping easements, if any.
2. Show all the dedicated easements on the plat (label existing or dedicated by plat).
3. If lots 1 & 2 have a common access and parking, please provide plat note.
4. Show on plat layout the existing recorded plat on the east side of the proposed property and show all existing easements.
5. Easements shall be 15' Exclusive to City of Pharr, for water or sewer lines within property, if any.

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Provide detention directive on plat note.
2. See attached comments.

OTHER:

1. Need signatures on plat (engineer and surveyor).
2. On metes & bounds label gross and net.
3. Lots 1 & 2, Label gross or net.
4. Provide updated street names for plat layout, metes & bounds and location map.
5. Provide a KMZ File and a DWG CADD format file.
6. H.C.I.D. #2 verify with district for any issues. (comments attached)
7. Label all monuments.
8. Staff comments attached.

STAFF REVIEW MEETING FOR: *CRASH GIRL SUBDIVISION*

COMMENTS:

Initials: J.R.

October 15, 2024

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Water line on N.281 will need to upgrade to 12" PVC C-900.
- Water line on E. Nolana Rd. Will need to upgrade to 12" PVC C-900.
- Will need to obtain RULIS permit from TX DOT for water line relocation.
- Will need to reconnect existing water services to the new water line after passed pressure test and bacteria test.
- Water meter boxes must be installed before installing the meter.
- 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.
- Sewer services will need to be 6" PVC SDR26.
- Will need to obtain RULIS permit from TX DOT for sewer services installation.
- Will need to install PVC wye's gasket to gasket.
- 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: PRELIMINARY CRASH GIRL

Reviewed by: J. GONZALEZ

10/16/2024

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **PAINTED SILVER** in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM (SHERWIN-WILLIAMS SILVER BRIGHT 631-1336)** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of

20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

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

Additional Comments:

- 1. Shall upgrade existing waterlines from an 8 inch waterline to a 12 inch waterline due to City of Pharr standards please see note #1.**
- 2. Shall replace fire hydrants if inoperable.**



Pharr

Public Works



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Staff Review

DATE: 10/16/2024

Crash Girl Subdivision

1.44 Acres

Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

- **Include a Sediment Erosion Control Plan.**
- **Submit a proposed Drainage Plan with details of outfall, detention pond, and elevations.**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Crash Girl Subdivision

DATE: October 17, 2024

REVIEW: Preliminary (comments plans dated 10-4-2024)

PLAT

1. Signature from P.E. & R.P.L.S. required.
2. Will a drainage easement be proposed?

SITE PLAN

1. As per Public utilities, waterline on the west side shall be required to be upgraded to a 12"-in PVC line inside the exclusive utility easement.

DRAINAGE

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

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS:

STANDARD REQUIREMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- **All proposed water and sewer lines shall comply with all TCEQ guidelines. Lines that fall parallel with each other shall be required to have a 9'-ft separation; this includes spacing of manholes.**
- 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: Crash Girl Subdivision
Date: Friday, October 11, 2024 4:18:02 PM

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

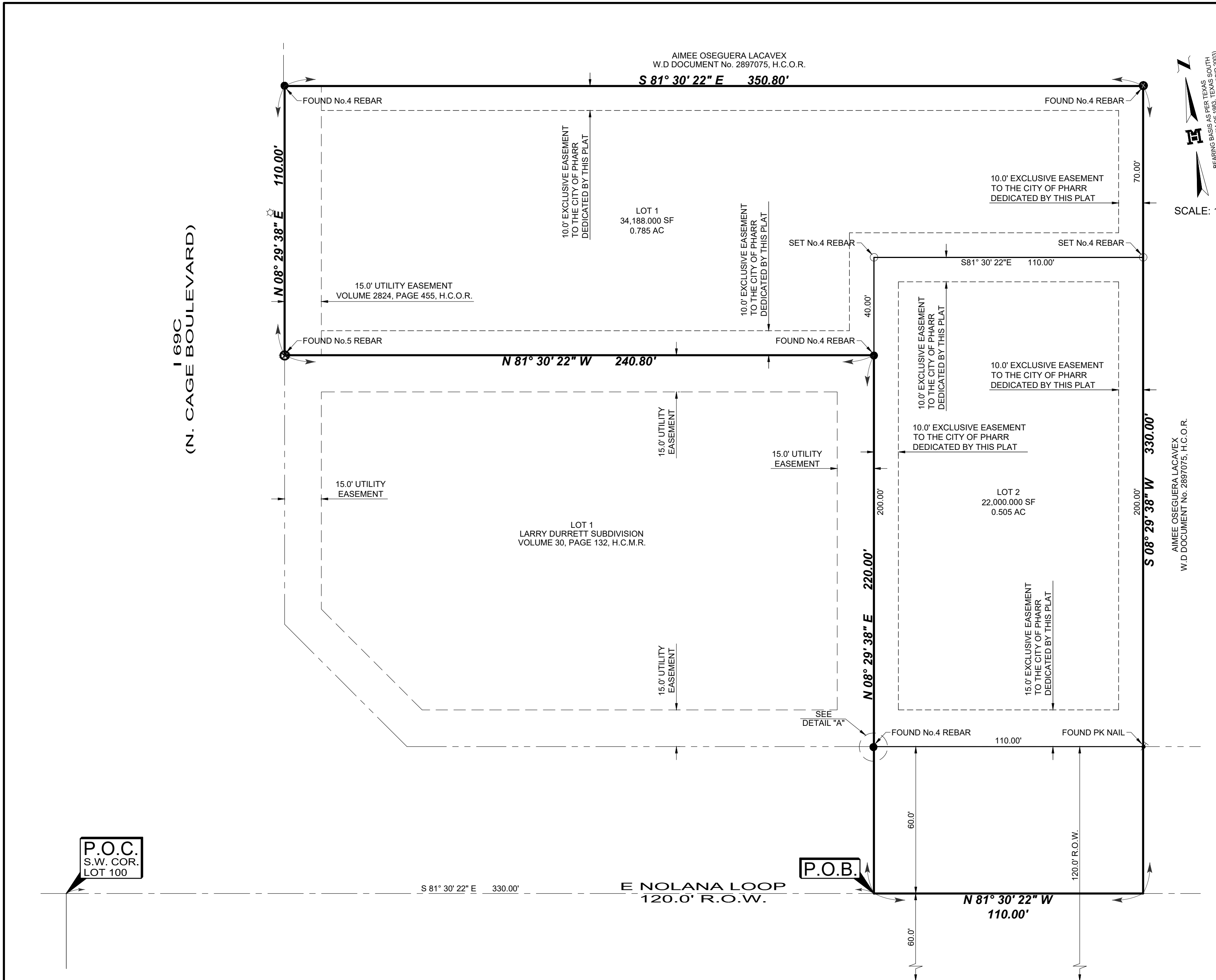
Hello Eddie,

Upon initial review, HCID2 claims and updates needed for the proposal:

1. We have the general right of way covering all the lot V 19, Pg 129 and V 19, Pg 257.
2. Add Kelly-Pharr Subdivision to the P.O.C. label after lot 100.
3. In the signature block, use the digit 2 instead of the spelling.
4. This tract is excluded from the District – no petition form is required.

If there are any questions, please advise and thank you!

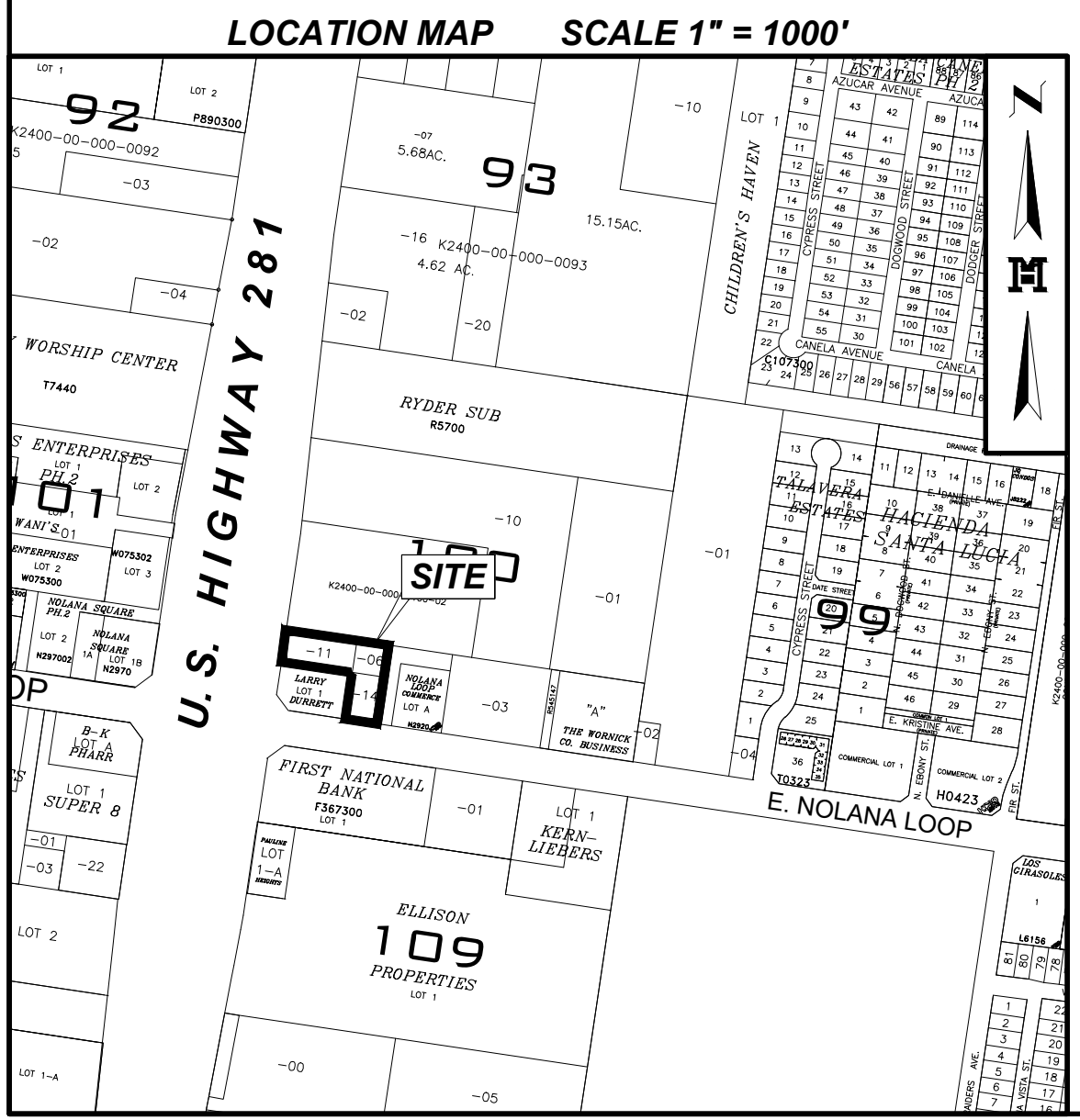
John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589
Phone: (956) 787-1422
Fax: (956) 781-7622
Email: jbsalinas@hcid2.org



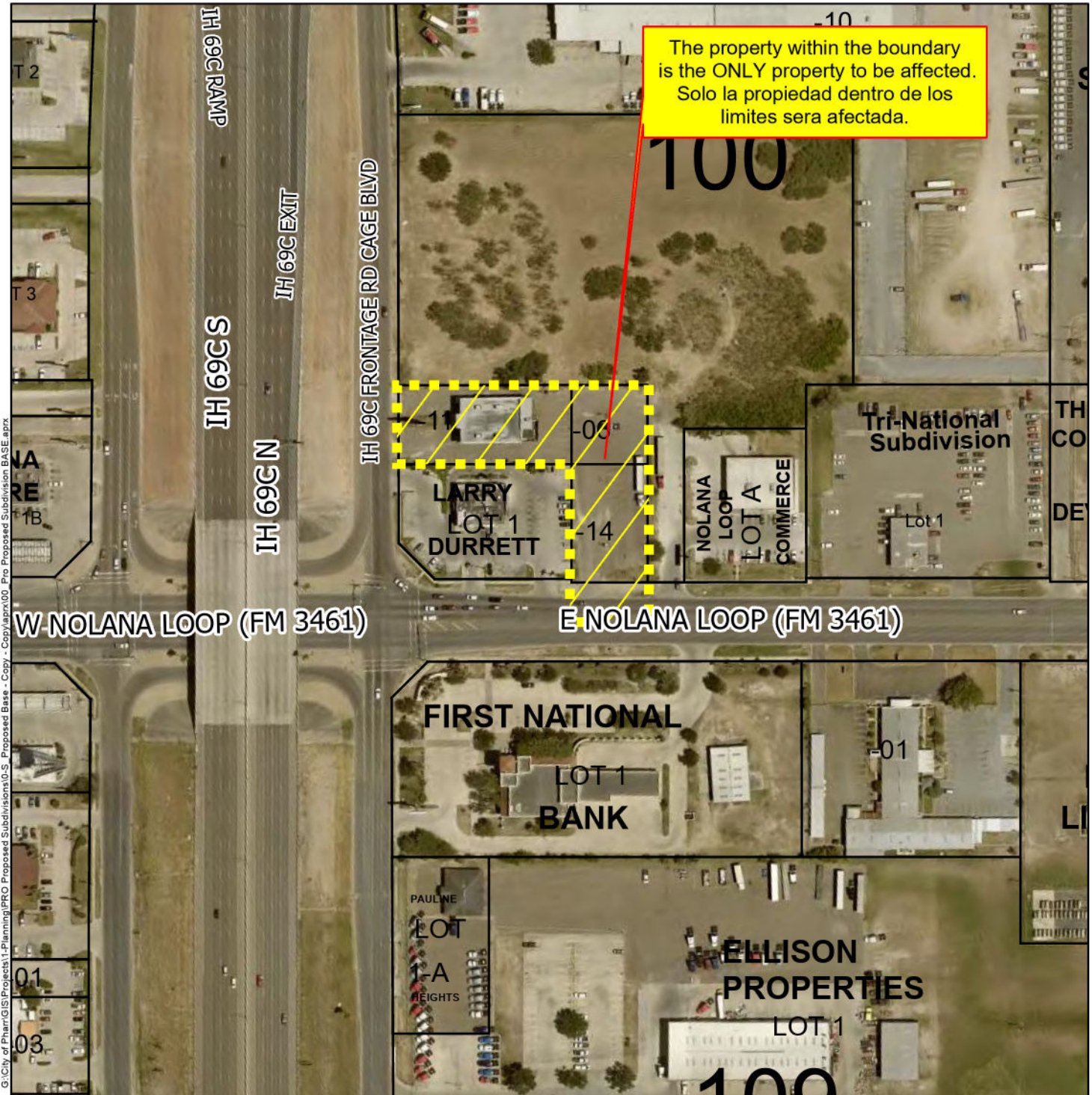
LEGEND

- FOUND No. 4 REBAR
- FOUND No. 5 REBAR
- FOUND PK NAIL
- FOUND "X" MARK ON CONCRETE
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- R.O.W. - RIGHT-OF-WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- W.D. - WARRANTY DEED
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- S.W. COR. - SOUTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- N.T.S. - NOT TO SCALE

DRAWN BY: EM DATE 08-26-2024
SURVEYED, CHECKED DATE
FINAL CHECK DATE



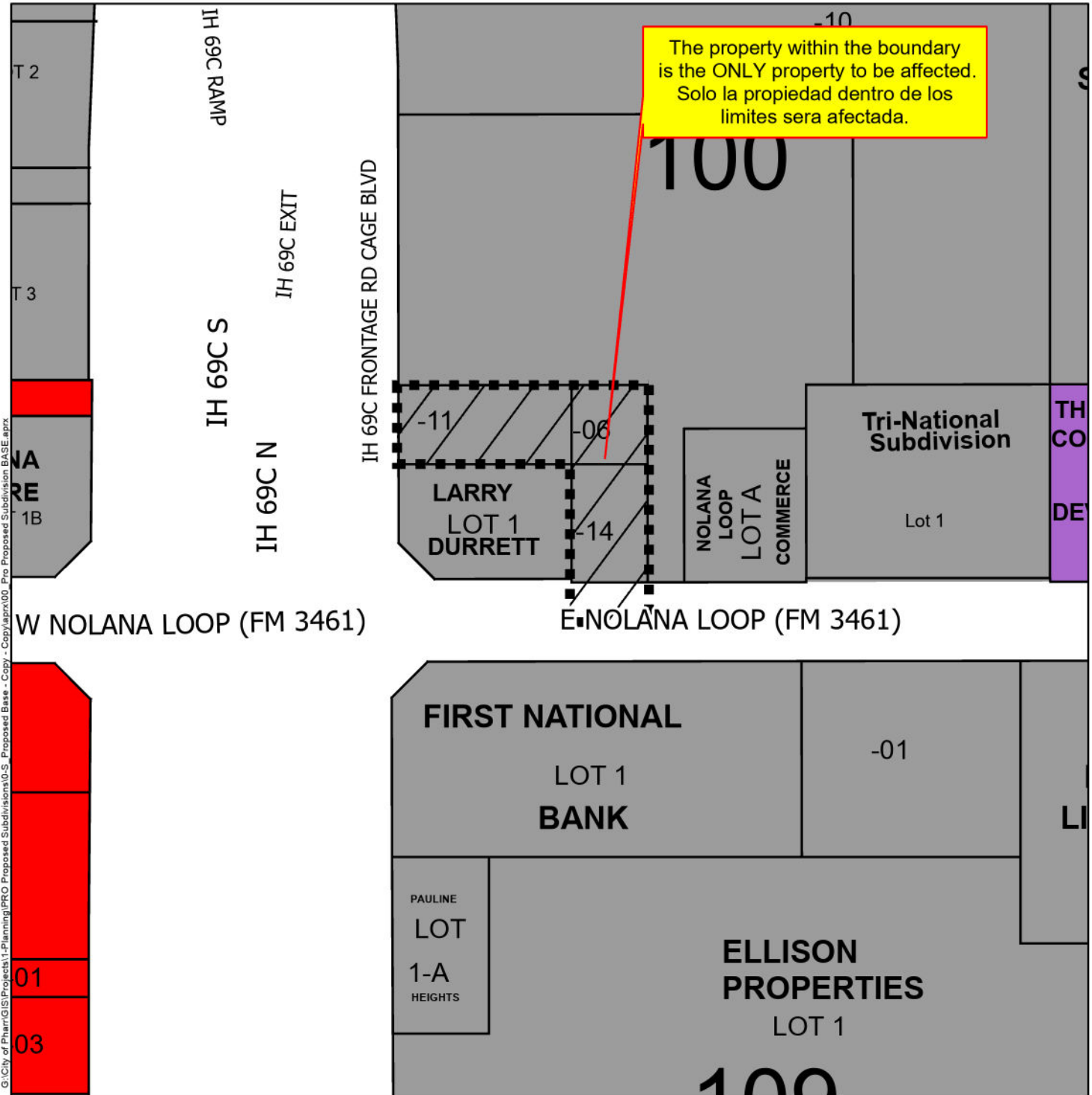
AERIAL



 Subject Property



ZONING



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





Pharr
Development Services



Site Photo

4500 Block of N. IH 69C.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.6.

DATE SUBMITTED: November 7, 2024

MEETING DATE: November 12, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: MAS Engineering, LLC., representing, Ismelda Montanez is requesting preliminary plat approval of the proposed Mirpla Subdivision. The property is legally described as being a 0.38 gross acre tract of land, more or less, out of and forming a part of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Dicker Road. **SUB#240205**

Classification: Regular

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

Issue: MAS Engineering, LLC., representing, Ismelda Montanez is requesting preliminary plat approval of the proposed Mirpla Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Mirpla 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 - 11/7/2024
Approved - 11/8/2024
Final Approval - 11/8/2024



MEMORANDUM

DATE: TUESDAY, NOVEMBER 12, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MIRPLA SUBDIVISION
FILE NO. **SUB#240205**

GENERAL INFORMATION:

APPLICANT: MAS Engineering, LLC., representing, Ismelda Montanez is requesting preliminary plat approval of the proposed Mirpla Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.38 gross acre tract of land, more or less, out of and forming a part of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 300 Block of West Dicker Road.

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

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

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

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

1. Need to provide street light layout sheet, max spacing for streetlights 250' max.
2. Provide RULIS from TxDot, along W. Dicker Rd., for any excavation.

EASEMENTS:

1. On easements to be dedicated, remove the word proposed.
2. Show all existing easements.
3. Public water or sewer lines dedicated to City of Pharr easements shall read "15 ft. Exclusive easement to City of Pharr" if any.

**SIDEWALK:
ADA:**

1. Follow City standards.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.

SEWER:

1. See attached comments.

DRAINAGE:

1. Follow detention directive.
2. See attached comments.

OTHER:

1. Need to provide engineer and surveyor signature.
2. See HCID 2 comments attached.
3. Remove duplicated notary block.
4. Identify line in the middle of lot.
5. Move wording K-P Lot 325.
6. Remove shaded area on plat layout.
7. Remove proposed setbacks and leave Per City of Pharr Ordinance.

STAFF REVIEW MEETING FOR: *MIRPLA SUBDIVISION*

COMMENTS: **Initials: J.R.** **OCTOBER 29, 2024**

WATER:

- Easements will need to be 15' exclusive to City of Pharr.
- Will need to obtain off site segments for water line installation.
- Water line on Dicker Rd. will need to be 12" PVC C-900.
- Water line will need to extend from 12" existing crossing going west until west side of the property.
- Will need to obtain a RULIS permit form TxDot for water line installation.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Verify sewer main line is clay if not you will need to upgrade to PVC if the sewer line is PVC just make the 6" sewer service tap.
- Proposed 6" sanitary sewer services will need to be wye gasket to gasket (not saddles)
- 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: PRELIMINAY MIRPLA SUBDIVISION

Reviewed by: J. GONZALEZ

10/29/2024

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 extend the 12-inch waterline from east to west of the property.**
- 2. Shall require a fire hydrant at the front of the property. Additional fire hydrants and waterlines maybe required based on the use of the property to cover the entire lot.**



Staff Review Meeting

DATE: 10/29/2024

Mirpla Subdivision

0.38 Acres

Pharr TX, 78577

Plat Notes:

- **No comments**

General Notes:

- **Include a Sediment Erosion Control plan.**

SUBDIVISION: Mirpla Subdivision**DATE:** October 31, 2024**REVIEW:** Preliminary plan comments dated: 10/14/2024**PLAT**

1. Signature and seal from P.E. & R.P.L.S. shall be required.
2. Note No. 6---Revise note to say... "5'-ft sidewalk with ADA compliant wheel chair ramps and landings shall be required to be constructed at time of building permit phase.
3. Note No. 13--- Revise note to say..."Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____acres and a volume of approximately_____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development."
4. Add note--- "Owners to maintain Detention/retention area.
5. Verify military water supply corporation easement and why is it overlapping with additional 20'-ft ROW.
6. Show all proposed/existing City of Pharr exclusive easements and should be 15'-ft in width minimum.
7. Provide a drainage easement for proposed detention pond.
8. Offsite easement may be required to be obtained to tie-in to existing waterline to the east.

SITE PLAN

1. Water line will have to extend and tie-in to 12"-in waterline to the east.
2. Show elevations for proposed sanitary sewer manhole.

DRAINAGE
1. 8"-in PVC bleeder line is encroaching on neighboring lot, please revise alignment of bleeder line to remain inside of subdivision lot. 2. Drainage plan to be reviewed and approved at building permit stage. 3. Provide a TX-Dot discharge permit for inlet tie-in along W. Dicker Rd.

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

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

ADDITIONAL COMMENTS:

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 4'-ft minimum cover 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, including sewer manholes.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- **SHOULD ANY DESIGN ISSUES OCCUR 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: Replat of West Ridge Estates (Private) S/d; Replat of West Ridge Estates Phase 2 (Private) S/d: Mirpla S/d
Date: Monday, October 28, 2024 11:19:02 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,

HCID2 claims for the proposed subdivisions:

I

Mirpla Subdivision

We have the general right of way covering all the lot v. 19, Pg. 41.

Plat will need to add the Kelly-Pharr Subdivision name into the P.O.C. label.

Update the signature script as:

THIS PLAT ...

NO IMPROVEMENTS ... FENCES(remove comma) AND BUILDINGS)(close parenthesis) SHALL BE ...

DISTRICT NO.(replace # & space) 2 RIGHTS ...

Add ATTEST: before the signature line of SECRETARY.

The proposed s/d is already excluded from the District.

If there are any questions, please advise or call our office. Thank you.

John Salinas

Hidalgo County Irrigation District No. 2

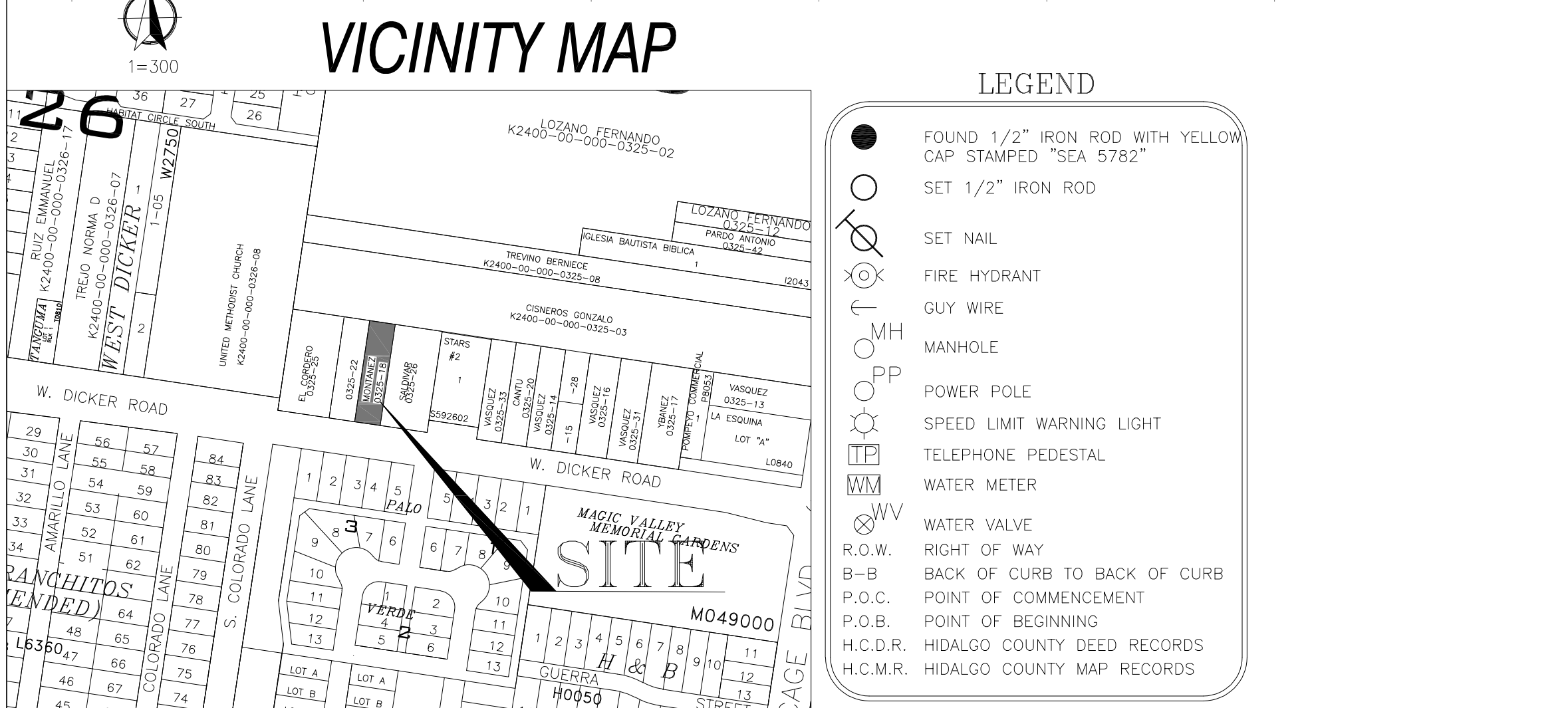
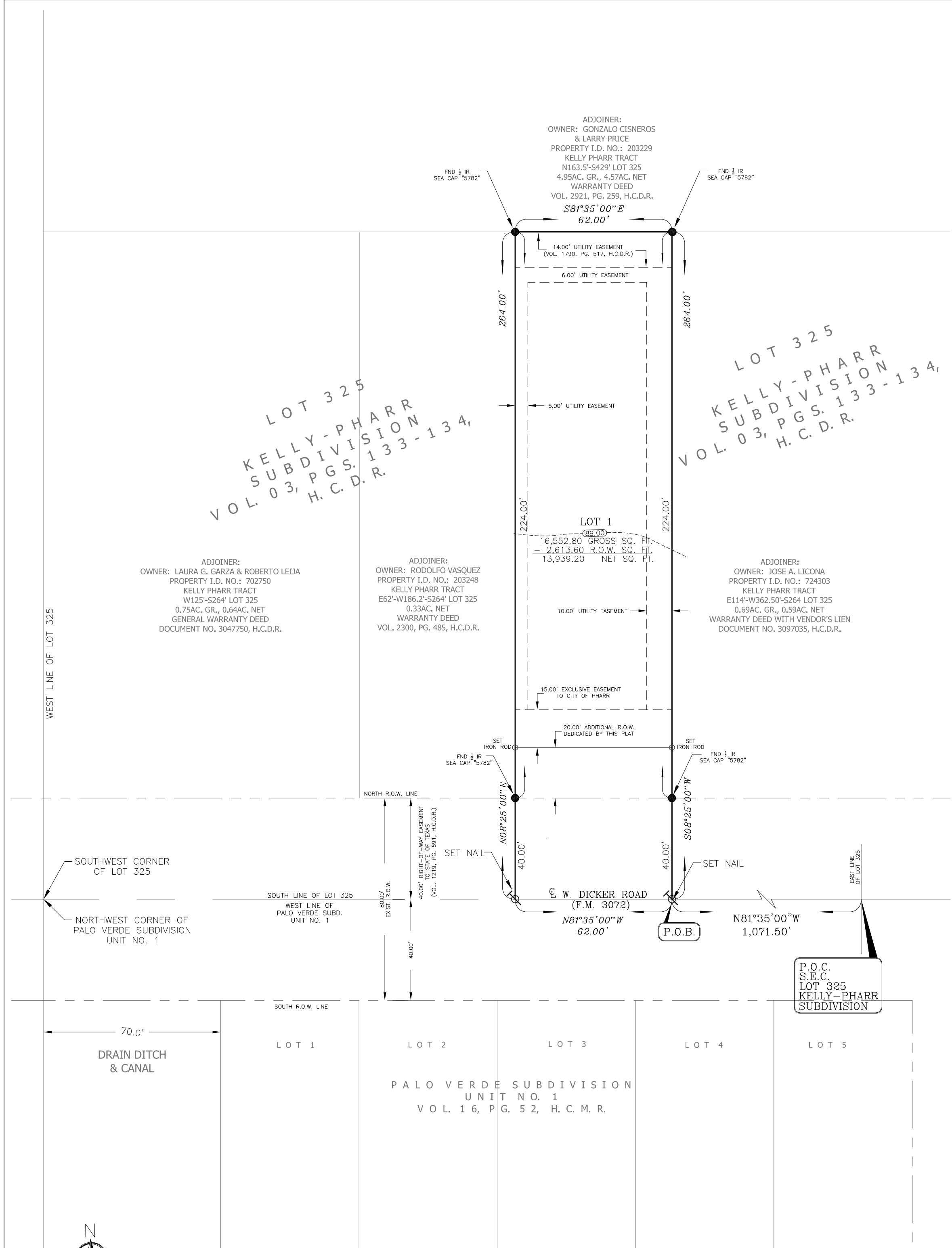
P.O. Box 6

San Juan, TX 78589

Phone: (956) 787-1422

Fax: (956) 781-7622

Email: jbsalinas@hcid2.org



MAP OF MIRPLA SUBDIVISION PHARR, TEXAS

BEING A 0.38 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 325, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGES 133-134, MAPS RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.38 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

METES AND BOUNDS DESCRIPTION

BEING A 0.38 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 325, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGES 133-134, MAPS RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.38 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF SAID LOT 325 LOCATED IN THE CENTER OF W. DICKER ROAD; THENCE, AS FOLLOWS:

NORTH 81 DEGREES 35 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 325, A DISTANCE OF 1,071.50 FEET TO A NAIL SET FOR SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, NORTH 81 DEGREES 35 MINUTES WEST, CONTINUING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 325, A DISTANCE OF 62.0 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, NORTH 08 DEGREES 25 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 325, A DISTANCE OF 40.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SIDE W. DICKER ROAD, AT A DISTANCE OF 264.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81 DEGREES 35 MINUTES EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SIDE LOT 325, A DISTANCE OF 62.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08 DEGREES 25 MINUTES WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 325, A DISTANCE OF 224.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SIDE W. DICKER ROAD, AT A DISTANCE OF 264.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 0.38 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE SOUTH 40.0 FEET (OR 0.06 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID W. DICKER ROAD, LEAVING 0.32 NET ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

- MIN. BUILDING SETBACK LINES: AS PER CITY OF PHARR ORDINANCE.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
- MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB AT CENTER OF THE LOT.
- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0500 B, REVISED JAN 02, 1981 FLOOD ZONE "B" DESIGNATION: AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREA SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS 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.
- BENCHMARK: CITY OF PHARR MONUMENT NO. 16 WHICH IS LOCATED APPROXIMATELY 80 FT. WEST OF S. CAGE BLVD. ON THE SOUTH SIDE OF DICKER ROAD. ELEVATION: 84.02 NORTHING: 16570233.296, EASTING: 1083822.613
- A 5'-FT SIDEWALK WITH ADA COMPLIANT WHEEL CHAIR RAMPS AND LANDINGS SHALL BE REQUIRED TO BE CONSTRUCTED AT TIME OF BUILDING PERMIT PHASE.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT T.D.P.E.S GUIDELINES.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- FIRE SPRINKLER UNDERGROUND LINES (FDC AND FIRE LINE) SHALL BE INSTALLED BY A TEXAS LICENSED FIRE PROTECTION COMPANY WITH A MINIMUM RME-U LICENSE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- THE DETENTION POND FOR LOT 1 WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.
- SITE PLAN APPROVAL WILL BE REQUIRED PRIOR TO BUILDING PERMIT.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.38 ACRES AND A VOLUME 0.08 ACRE FEET OR 3,398 CUBIC FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE TO MEET FIRE PROTECTION REQUIREMENTS.
- OWNERS TO MAINTAIN DETENTION/RETENTION AREA.

STATE OF TEXAS
COUNTY OF HIDALGO

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

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
FIRM No. 100657-00
2221 DAFFODIL AVE.
MCALLEN, TEXAS 78501

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

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

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

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

ISMELDA MONTANEZ
121 W. CANTU STREET
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ISMELDA MONTANEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH ALL THE CITY REQUIREMENTS.

AMBROSIO HERNANDEZ
CITY OF PHARR, MAYOR

DATE

CITY CLERK

DATE

APPROVAL BY PLANNING AND ZONING COMMISSION: APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS THE _____ DAY OF _____, 2024, BY THE PLANNING AND ZONING COMMISSION CITY OF PHARR, TEXAS.

DANNY WYLIE CHAIRMAN,
PLANNING AND ZONING COMMISSION

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

BY: _____
RAUL E. SESIN, P.E.
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINEER # 96611
200 SOUTH 10th ST. SUITE 1109
MCALLEN, TEXAS 78501



DATE OF PREPARATION: NOVEMBER 4, 2024

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

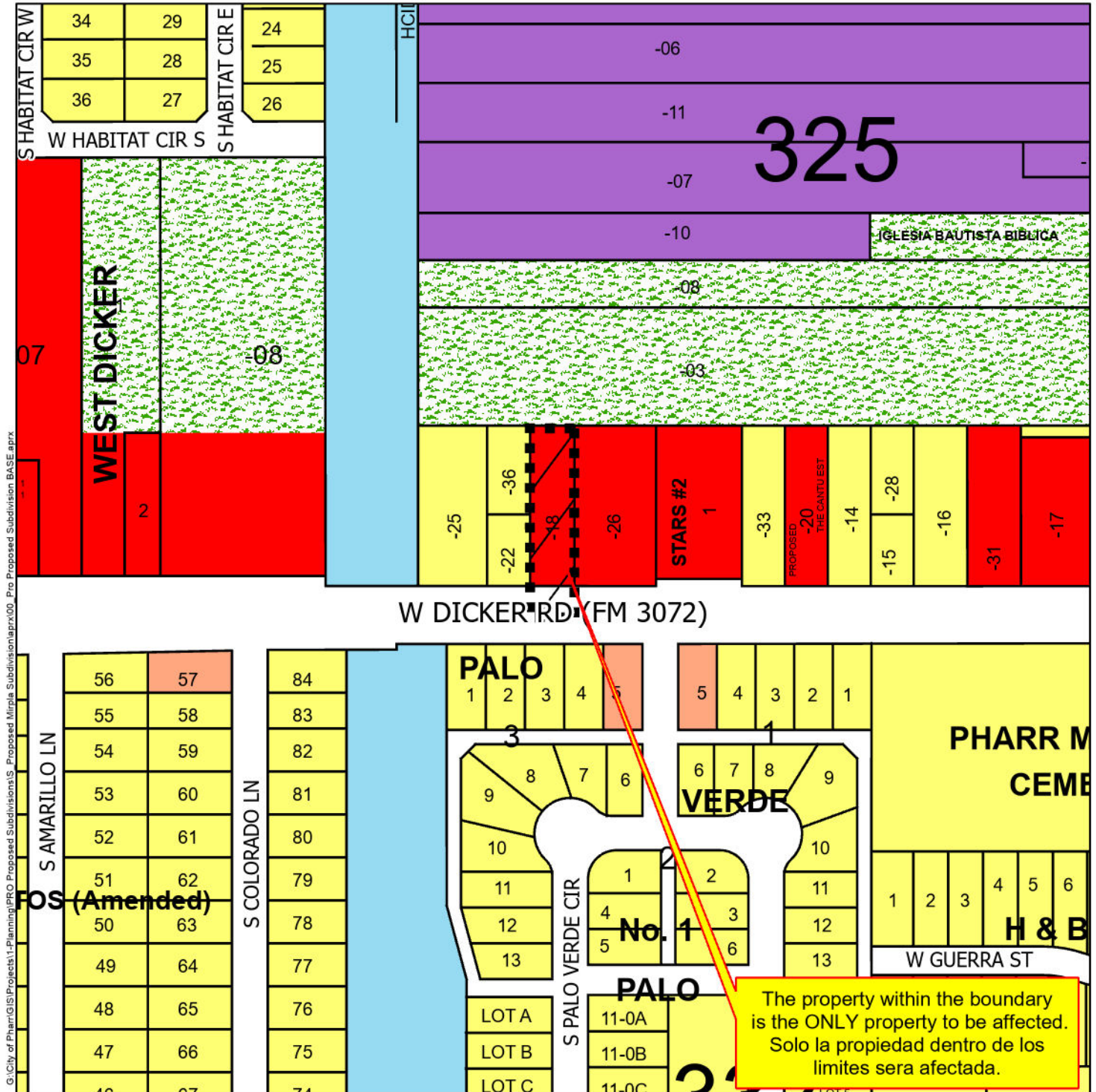
3911 N. 10TH. ST. STE. H
MCALLEN, TEXAS. 78501

PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET



 Subject Property







Pharr
Development Services



Site Photo

300 Block of W. Dicker Rd.

