

**TAKE NOTICE THAT A REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, DECEMBER 9, 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 November 25, 2024 - Regular Called Meeting

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

1) Elizabeth Reyes, representing Community Life, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). The property is legally described as being the South 198.0 feet of Lot 1C, Pharr South Subdivision Unit No.1 an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 1536 South Cage Boulevard, Suite 11. **CUP#241125**

2) M & L Management LLC., representing Thomas Jakl, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being 1.33 acres, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5701 North Sugar Road. **COZ#241130**

E. PLATS:

1) R. Gutierrez Engineering Corporation, representing Richard Goodman, Vice President, Real Estate, Construction and Retail Facilities of Lowe's Home Centers, Inc., a North Carolina Corp., is requesting final plat approval of the proposed Lowe's of Pharr Subdivision. The property is legally described as being a 13.01 acre tract of land consisting of 3.76 acres out of Lot 15, 3.17 acres out of Lot 16, 3.45 acres out of Lot 17 and 2.63 acres out of Lot 18, Pharr Citrus Orchard Co. Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of South Jackson Road. **SUB#230308**

2) Javier Hinojosa Engineering, representing Carlos I. Garza, is requesting preliminary plat approval of the proposed Sendero Estates Subdivision. The property is legally described as being a 23.94 acre tract out of Lot 255, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Javelina Drive. **SUB#241130**

F. ANNOUNCEMENTS:

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

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

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

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

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

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

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

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

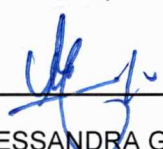
I. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning and Zoning Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 5th day of December 2024 at 5:00 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 5th day of December 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. November 25, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Tuesday, November 25, 2024, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Charlie Ramirez
Andy Castro
Mercedes Guillen
Romeo Cantu Jr.

MEMBERS ABSENT: Javier Gutierrez
Rafael Munguia
Ruben Luna

STAFF PRESENT: David D. Friedlein, Assistant City Manager
Ricardo Rodriguez, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Joanna Villarreal, Planner I
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 Charlie Ramirez moved to excuse the absent members. Board Member Andy Castro 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 NOVEMBER 12, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

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

ITEM D. MORATORIUM:

CITY OF PHARR NOTICE OF PUBLIC HEARING(S)
MORATORIUM ON PROPERTY DEVELOPMENT

Effective Monday, November 25, 2024, a temporary moratorium is in effect on the development of commercial car washes. During the temporary moratorium, no department of the city will accept applications or plans for development for permits, plats, verifications, rezonings, site plans or new or revised certificates of occupancy for commercial car washes.

Joe Garza, Asst. Director of Development Services, stated the Purpose of the Temporary Moratorium further stating Recent applications for new commercial car washes have demonstrated that current regulations may be inadequate to control the impacts of such growth and development on the surrounding street network, water and wastewater facilities and other public facilities. The purpose of the temporary moratorium on commercial car washes in The City of Pharr is to address water scarcity concerns and regulate the proliferation of commercial car washes.

The city will be implementing distance restrictions to prevent new car washes from being established too close to existing ones and residential districts. This measure aims to ensure sustainable water usage and minimize environmental impact while the city works on a more comprehensive development code.

Joe Garza, Asst. Director of Development Services, stated this temporary moratorium is necessary to maintain the status quo and suspend further commercial car washes during a period that the city receives public input on whether a continuing moratorium should be imposed.

Joe Garza, Asst. Director of Development Services, stated If the City Commission enacts a continuing moratorium, the city will have additional time to research and promulgate updates to its Comprehensive Master Plan, including its Land Use Plan, as well as plan for updated needs of the public facilities for the City of Pharr. Such actions are necessary in order to preserve the health, safety and general welfare of the community.

Joe Garza, Asst. Director of Development Services, stated the exceptions to the temporary Moratorium and stated it does not affect the rights acquired under Texas Local Government Code Chapter 245 or the common law, nor does it affect an application for a project in progress under Chapter 245. He further stated the temporary moratorium shall

neither prohibit nor delay the processing of an application filed on or before November 25, 2024.

Joe Garza, Asst. Director of Development Services, stated this temporary moratorium shall remain in force until the date the City Commission adopts an ordinance imposing a continuing moratorium in accordance with law, or February 24, 2025, whichever occurs first.

Opportunities to provide input on a continuing moratorium municipal resident and affected parties are encouraged to provide input on whether a continuing moratorium shall be imposed prior to the expiration of this temporary moratorium.

Joe Garza, Asst. Director of Development Services, further stated public hearings would be held on the following dates and times:

- **Public Hearing 1:** Planning and Zoning Commission, Monday, November 25, 2024, at 4:00 PM
- **Public Hearing 2:** City Commission, Monday, December 2, 2024, at 4:00 PM

He further stated all public hearings would be conducted in the City Commissioners' Room, located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas.

Board member Charlie Ramirez inquired about the proximity of car washes and whether their distance would have any impact on the moratorium being considered.

Joe Garza, Assistant Director of Development Services, clarified that the moratorium would apply solely within the city limits of Pharr. He emphasized that these public hearings served as the first step in determining the findings, and he stated there would be a 90-day period for further review and evaluation of the findings before any final decisions were made.

Board member Charlie Ramirez asked what the current number of car washes were within the City of Pharr.

Joe Garza, Assistant Director of Development Services, stated the exact number of car washes within the city limits was currently unknown, the findings would be determined during the moratorium period.

Board member Andy Castro inquired whether there was an existing city ordinance that limits the number of car washes within the City of Pharr.

Joe Garza, Assistant Director of Development Services, stated there was no current ordinance in place that would restrict the number of car washes in the City of Pharr.

Chairman Danny Wylie asked if there were any regulations regarding the amount of water used and recycled by car washes.

Joe Garza, Assistant Director of Development Services, stated the moratorium would provide time for research to determine whether a city ordinance should be implemented to regulate the number of car washes and the amount of water being used.

Board member Romeo Cantu Jr. inquired about the current number of car washes within the city limits.

Joe Garza, Assistant Director of Development Services, responded there were no current record of the exact number of car washes in the city, but information would be determined through the findings. He also mentioned three new car washes had been permitted within the city limits.

Board member Romeo Cantu Jr. asked about individuals conducting car wash businesses from their homes and/or as side businesses.

Joe Garza, Assistant Director of Development Services, clarified that such businesses would be permitted in accordance with city regulations.

Furthermore, the City of Pharr is the authority for instituting a moratorium and would impose this temporary moratorium and would be considering continuing moratorium under authority pursuant to Chapter 212, Subchapter E, of the Texas Local Government Code.

ITEM E. PUBLIC HEARING:

- 1) OSCAR J.E. GARZA, OWNER, FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO TOWNHOUSE RESIDENTIAL DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS LOT 3, BLOCK 3, MAGIC VALLEY INVESTMENTS SUBDIVISION NO. THREE, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 207 SOUTH MAGNOLIA STREET. COZ#241027**

Joe Garza, Asst. Director of Development Services, introduced the item and went over the property's legal description. He stated the property was located within the southeast corner of East Dreyer Avenue and South Magnolia Street and has a physical address of 207 South Magnolia Street. The property, the properties to the south, east, and north were zoned Single-Family Residential District (R-1), when the city adopted the current Zoning Ordinance in 1982. The property to the west was rezoned from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) on December 3, 1996. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for single family use in the Land Use Plan.

Joe Garza, Asst. Director of Development Services, stated staff recommended disapproval of the rezoning request from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH) as the property is not compatible with adjacent and nearby uses and may have detrimental impact to the neighborhood character.

Oscar J.E. Garza, the property owner, spoke in support of the request. He stated that the quality of the proposed project would be high and emphasized that he was committed to ensuring the development would meet community standards. He stated his willingness to provide detailed plans on how he intended to construct the units, should the zoning change be approved. He assured the board that the development would be well-designed and upkeeping with the neighborhood's overall aesthetic.

Four surrounding property owners signed up to speak against the request for a Change of Zone.

Jose F. Lopez (residing at 206 South Magnolia) voiced significant concerns about the potential impact of increased traffic resulting from the proposed zoning change. Mr. Lopez explained that he had lived in the area for many years and expressed that many long-time residents, some of whom had lived in the neighborhood for 20 to 40 years, shared his viewpoint. He stated that the increase in traffic would not only make it more difficult for current residents to navigate the area, but it could also endanger pedestrian safety, particularly children and elderly residents. He noted that the street was not designed to handle a substantial increase in vehicles, and additional congestion would negatively affect the quality of life for those who already reside there. Furthermore, Mr. Lopez emphasized that many neighbors were concerned that the character of the street, which they had enjoyed for decades, would be altered irreparably if the proposed changes were implemented. He requested that the zoning change be reconsidered due to the potential harms to the community's well-being.

Roel Benavidez (residing at 204 South Magnolia) also expressed strong opposition to the proposal, citing concerns over the possible negative effects of the development on the neighborhood. Mr. Benavidez highlighted the specific worry that the introduction of additional public housing in the area could disrupt the current dynamic of the neighborhood.

Laura Sanderson (residing at 1301 East Kelly Ave) also voiced her opposition, focusing particularly on the existing traffic congestion in the area. Ms. Sanderson explained that the area was already experiencing significant traffic challenges due to the proximity of nearby schools and a popular drive-thru business. She noted during certain hours of the day, traffic flow was already slow and often backed up, causing delays for residents trying to enter or exit the neighborhood. Ms. Sanderson stated that adding more traffic through additional development would exacerbate these existing issues, creating even more congestion, and making it more difficult for residents to go about their daily activities. She stressed that the additional burden on the local infrastructure could make the situation much more problematic for everyone in the area, particularly for families with

children and elderly individuals who were already facing difficulty navigating the street safely.

Hilda L. Villarreal (residing at 1301 East Dryer) shared her concerns about the zoning change, specifically mentioning the potential for increased traffic and parking problems. She worried that the proposed zoning change would worsen this issue, as additional development could bring more people into the area, leading to even more competition for already scarce parking spaces. These property owners are united in their opposition to the proposed change of zone.

At this time, Board member Andy Castro requested the item to be discussed in closed session. There was no objection.

ITEM G. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED SESSION (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 4:18 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

ITEMS I. RECONVENE:

The time being 4:26 p.m. Chairman, Danny Wylie stated the commission would be resuming the open meeting.

There being no further discussion, Andy Castro **motioned** to deny the change of zone from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH) to develop and construct townhouses at 207 South Magnolia Street. Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

ITEM J. PUBLIC HEARING:

- 2) **OSCAR J.E. GARZA, OWNER, FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL-SMALL LOT (R1-A) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD) IN ORDER TO DEVELOP CONSTRUCT 16 UNITS FOR A TOTAL OF 32 UNITS. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.161 ACRES, MORE OR LESS, OUT OF LOTS 2 & 3, BLOCK D, BEING ALL THAT PART OF THE RIGHT-OF-WAY OF LATERAL "F" LYING EAST OF THE ROAD IN THE WEST 320 FEET OF BLOCK "D" KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY,**

TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 910 NORTH FLAG STREET. COZ#241028

Joe Garza, Assistant Director of Development Services, introduced the item and went over the property's legal description. He stated the property was located on the east side of North Flag Street, approximately 300 ft. he stated the property, to the south, and a portion of the property to the east was zoned Single Family Residential-Small Lot (R-1A), when the city adopted the current Zoning Ordinance in 1982. The remaining property to the east and north were rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) on July 2, 2018. The property to the west was zoned Single- Family Residential District (R-1) when the city adopted the current Zoning Ordinance from 1982. There have been no other zoning requests within the vicinity of the subject property since that time. The property was generally designated for Right-of-Way use in the Land Use Plan. However, the Hidalgo County Irrigation District has released the Right-of Way to the property owner and the request is compatible with the land use patterns in the area.

Joe Garza, Assistant Director of Development Services, stated staff recommended approval of the rezoning request from Single Family Residential-Small Lot (R-1A) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. He stated the request is compatible with the residential trends and land use patterns in the area. He further stated if approved, the owner must comply with all City Ordinances and City Department requirements.

There being no further discussion, Board Member Charlie Ramirez **moved** to approve the request for a change of zone of the proposed 910 North Flag Street. Board Member Romeo Cantu Jr. seconded the motion and when put to a vote, it carried unanimously.

ITEM K. ANNOUNCEMENTS:

None

ITEM L. ADJOURMENT:

There being no further business, Board Member Andy Castro **moved** to adjourn. Board Member Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:32 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: December 5, 2024

MEETING DATE: December 9, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Elizabeth Reyes, representing Community Life, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). The property is legally described as being the South 198.0 feet of Lot 1C, Pharr South Subdivision Unit No.1 an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 1536 South Cage Boulevard, Suite 11. **CUP#241125**

Classification: Public Hearing

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

Issue: Elizabeth Reyes, representing Community Life, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request for a Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). If approved, this item must comply with the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 12/5/2024
Approved - 12/6/2024
Final Approval - 12/6/2024



MEMORANDUM

DATE: MONDAY, DECEMBER 09, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH FILE NO. CUP#241125 (COMMUNITY LIFE)

GENERAL INFORMATION:

APPLICANT: Elizabeth Reyes, representing Community Life, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being the South 198.0 feet of Lot 1C, Pharr South Subdivision Unit No.1 an addition to the City of Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 1536 South Cage Boulevard, Suite 11.

ZONING: The property is currently zoned General Business District (C). The properties to the north, east and south are zoned General Business District (C). The property to the west is zoned Mobile Home District (R-MH). This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
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	CODE COMPLIANCE:	Recommends approval of the Conditional Use Permit.
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DEVELOPMENT SERVICES:

Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC:

Eighteen (18) surrounding property owners were notified of the request by letter on November 22, 2024, and a legal notice was published in the Advance News Journal on November 20, 2024. Staff received no response to the letter or legal notice.

DEVELOPMENT SERVICES RECOMMENDATION:

Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). If approved, this item must comply with the following conditions:

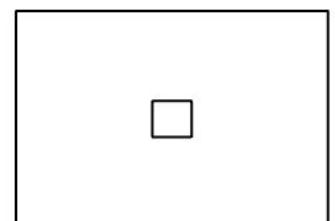
1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. Parking requirements as per Ordinance.
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
5. Applicant must acquire a building permit before start of construction;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

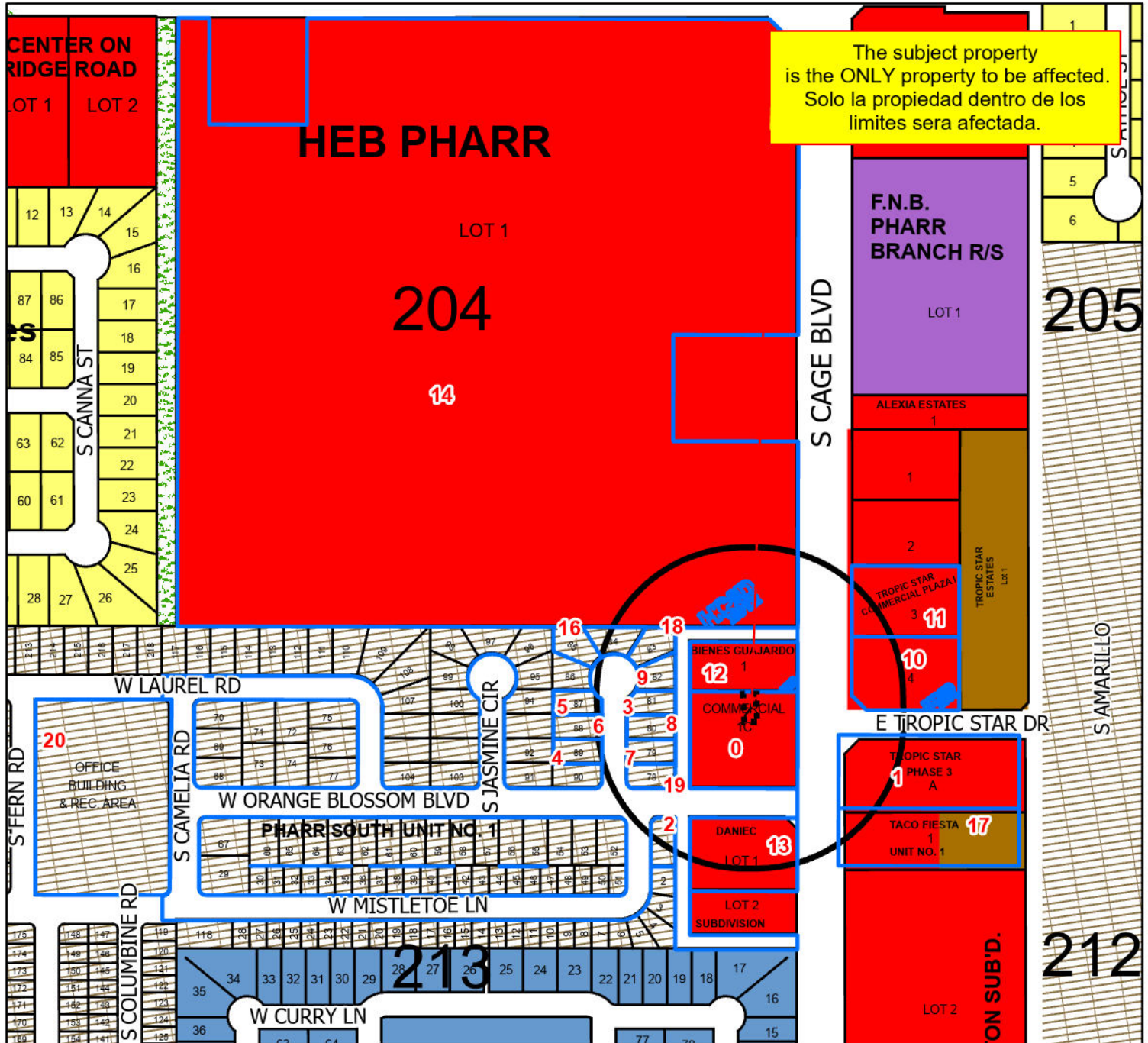
NOTE: This item will go before the City Commission Meeting of **December 16, 2024** at **4:00 p.m.**



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

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





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

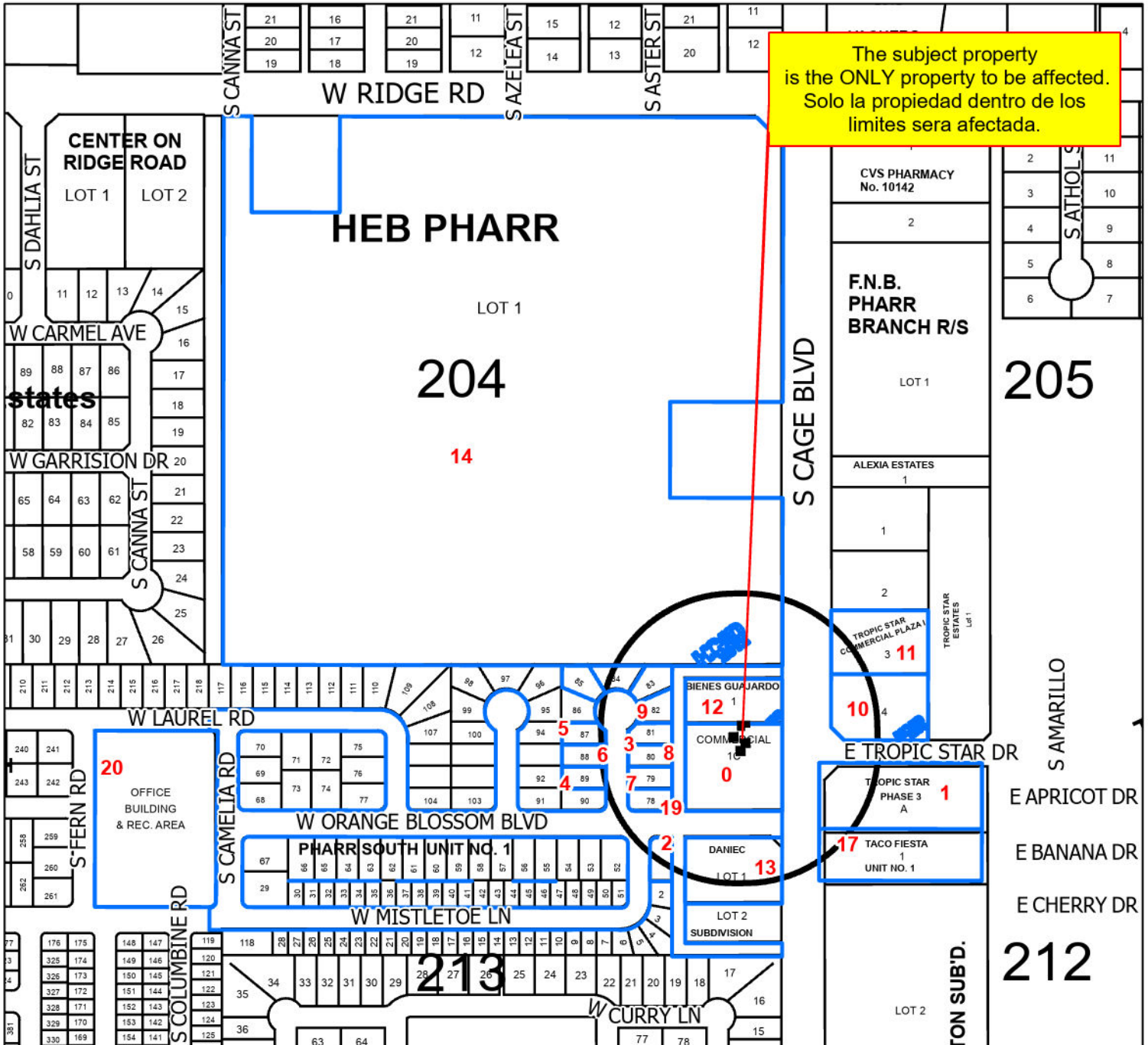
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial

- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

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

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

- Rail Road R.O.W
- Government Owned
- General Business
- Business District
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- Hidalgo ISD
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- Notified Properties
- 300 ft. Notification Buffer
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Pharr
Development Services



Site Photo

1536 South Cage Boulevard, Suite 11





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: December 5, 2024

MEETING DATE: December 9, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: M & L Management LLC., representing Thomas Jakl, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being 1.33 acres, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5701 North Sugar Road. **COZ#241130**

Classification: Public Hearing

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

Issue: M & L Management LLC., representing Thomas Jakl, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to construct an electrical contractor's office, warehouse, and commercial suites.

Fiscal Consideration:

Staff Recommendation: Development Services recommends disapproval of the rezoning request from Single-Family Residential District (R-1) to General Business District (C) as the property is not compatible with adjacent and nearby residential uses and may have detrimental impact to the neighborhood character since there are no existing commercial uses in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 12/5/2024
Approved - 12/6/2024
Final Approval - 12/6/2024



MEMORANDUM

DATE: MONDAY, DECEMBER 09, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being 1.33 acres, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5701 North Sugar Road. COZ#241130

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

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

DESCRIPTION OF PROPERTY:

M & L Management LLC., representing Thomas Jakl, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to construct an electrical contractor's office, warehouse, and commercial suites.

The subject site is located on the west side of North Sugar Road, approximately 1,150 ft. south of West Owassa Road and has a physical address of 5701 North Sugar Road. The property is legally described as being 1.33 acres, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Sugar Road, a 70-foot-wide minor collector which runs north and south with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property was rezoned from Agricultural and/or Open Space District to Single-Family Residential District on August 21, 2023. The properties to the north and south were zoned Agricultural and/or Open Space District (A-O) upon annexation on April 10, 1984. The property to the west was rezoned from Single-Family Residential District (R-1) to Single-Family Residential Estate District (R1-E) on November 21, 2022. The property to the east was rezoned from Planned Urban Development District (PUD) to Mobile Home District (R-MH) on December 13, 1988. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single family residential and commercial uses in the Land Use Plan. Surrounding land uses in the area include residential uses.

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

Thirteen (13) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on November 22, 2024, and a legal notice was published in the Advance News Journal on November 20, 2024. Staff received no response to the letters or the legal notice.

Development Services is recommending **disapproval** of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C) as the property is not compatible with adjacent and nearby residential uses and may have detrimental impact to the neighborhood character since there are no existing commercial uses in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of December 16, 2024, at 4:00 p.m.

PLANNING COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

M & L Investments LLC.,

APPLICANT

**SINGLE-FAMILY RESIDENTIAL
DISTRICT (R-1)**

CURRENT ZONE

5701 NORTH SUGAR ROAD

ADDRESS

GENERAL BUSINESS DISTRICT (C)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

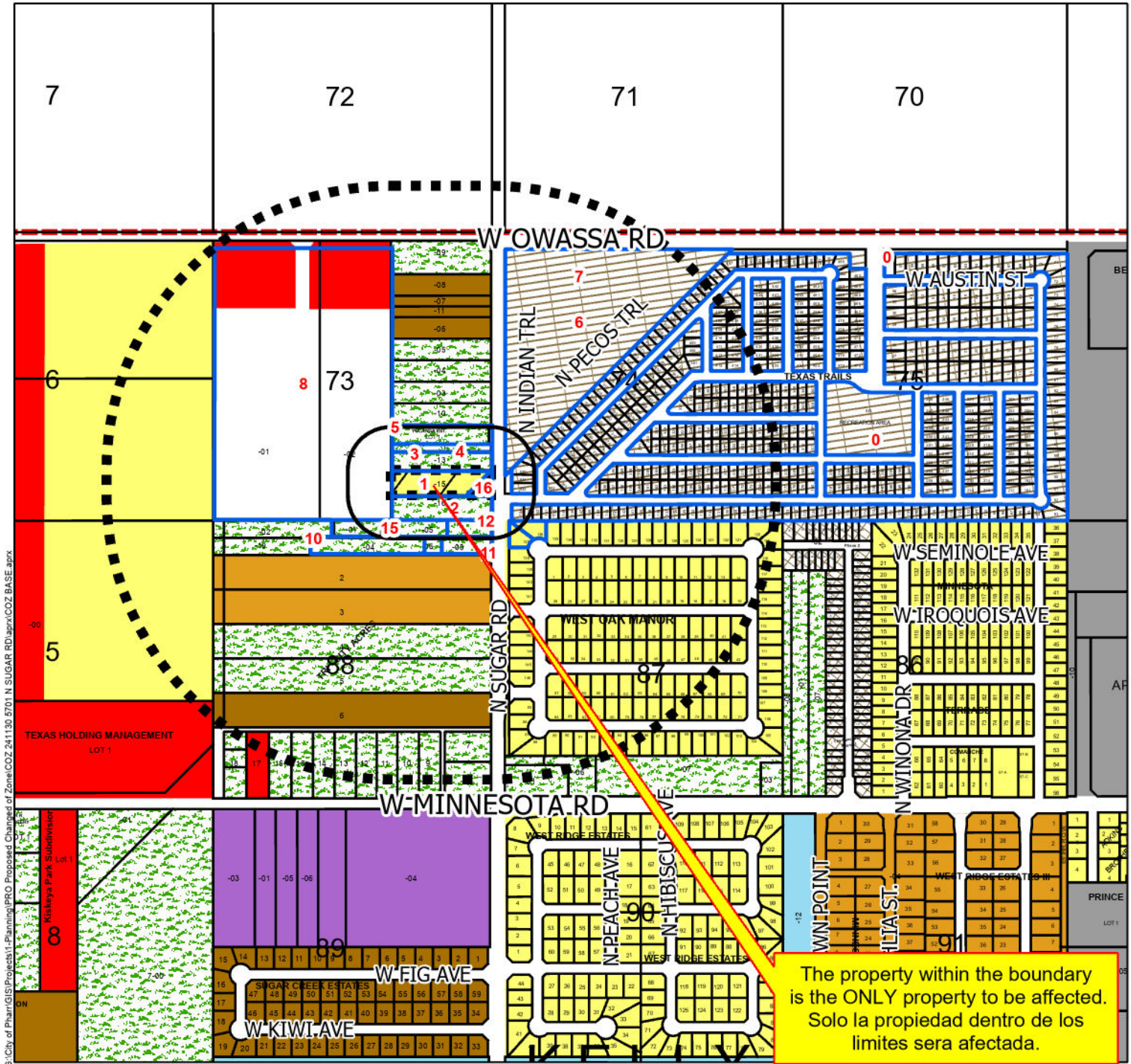
Denial

Development Services recommends disapproval of the rezoning request from Single-Family Residential District (R-1) to General Business District (C) as the property is not compatible with adjacent and nearby residential uses and may have detrimental impact to the neighborhood character since there are no existing commercial uses in the area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca
PREPARED BY

11.18.2024
DATE

ZONING



Zoning

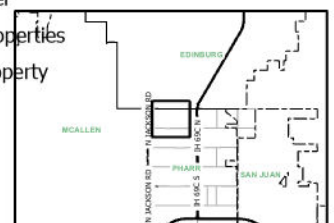
ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District

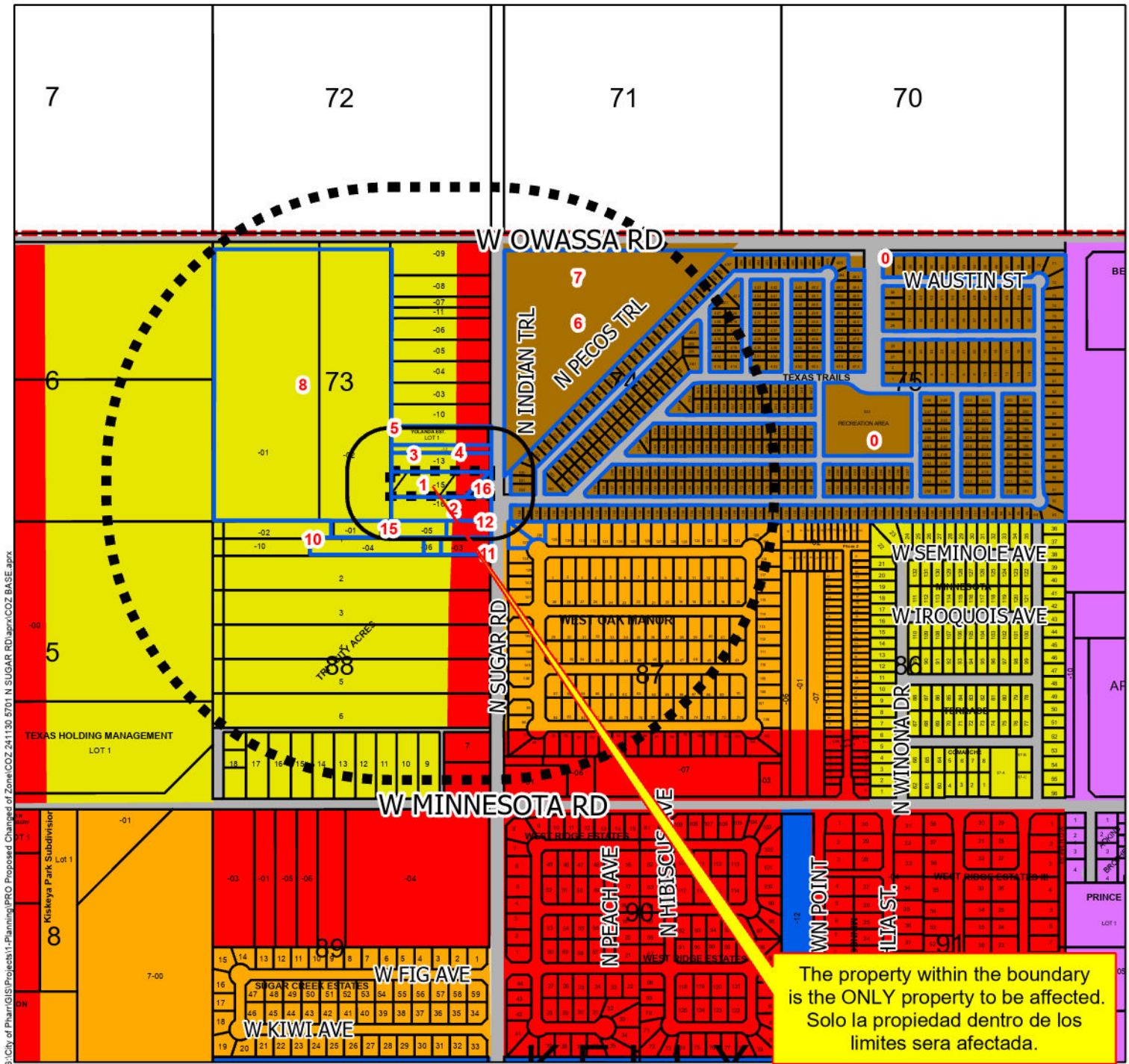
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Quarter Mile Radius
- 200ft Buffer
- Notified Properties
- Subject Property

- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Quarter Mile Radius
- 200ft Buffer
- Notified Properties
- Subject Property

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



FUTURE LAND USE



Future Land Use

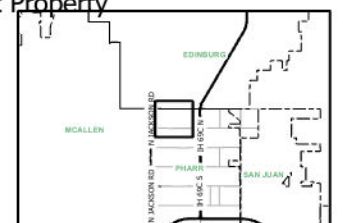
FUTURELAND

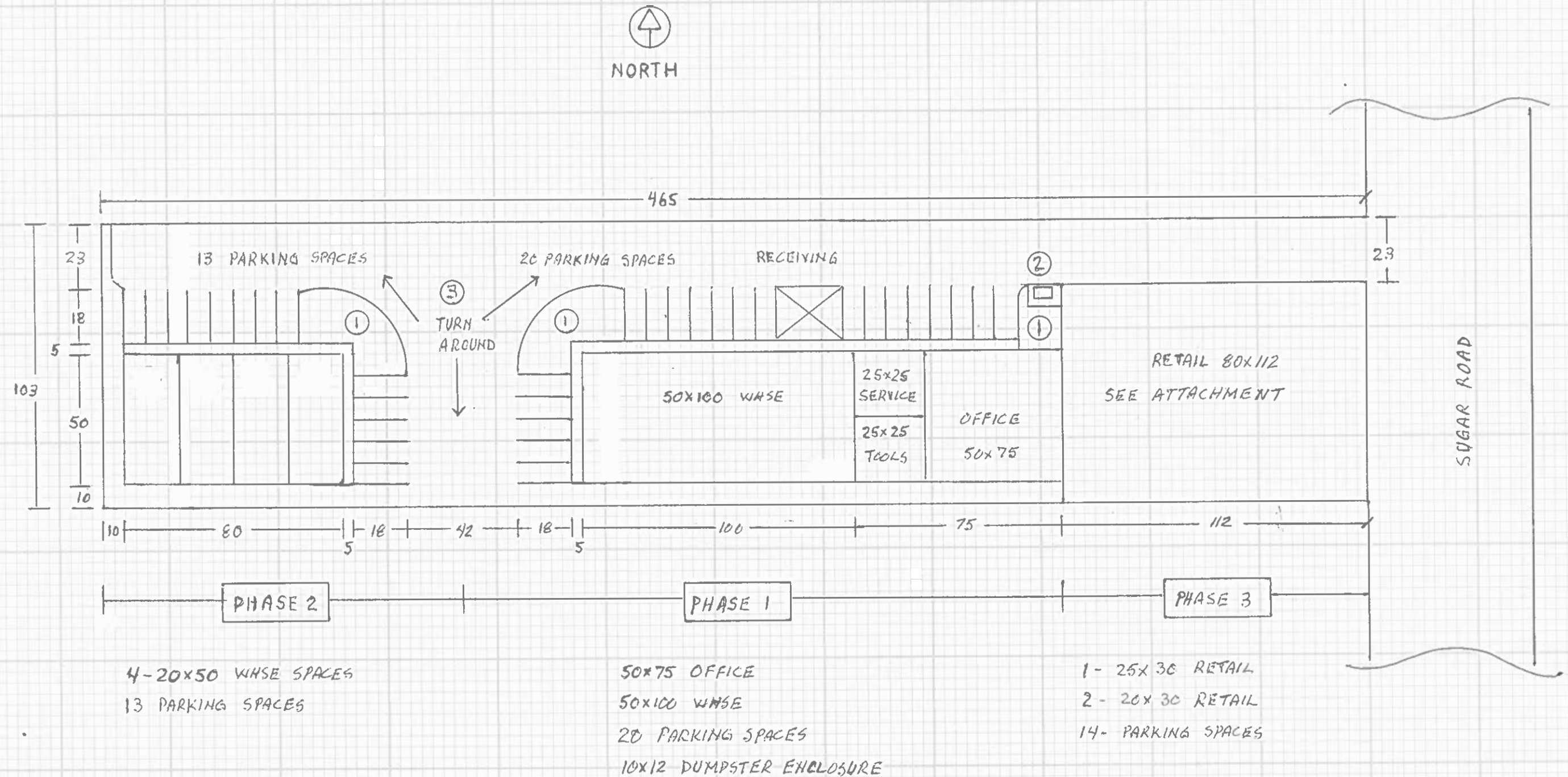
- Irrigation
- Agriculture

- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks

- Quarter Mile Radius
- 200ft_Buffer
- Notified Properties
- Subject Property

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





SCALE 1"=40'

- ① LANDSCAPE AREA
- ② DUMPSTER ENCLOSURE 10x12
- ③ TURN AROUND AREA FOR SEMI TRUCK/FIRE ENGINE



Pharr
Development Services



Site Photo
5701 North Sugar Road





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: December 3, 2024

MEETING DATE: December 9, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: R. Gutierrez Engineering Corporation, representing Richard Goodman, Vice President, Real Estate, Construction and Retail Facilities of Lowe's Home Centers, Inc., a North Carolina Corp., is requesting final plat approval of the proposed Lowe's of Pharr Subdivision. The property is legally described as being a 13.01 acre tract of land consisting of 3.76 acres out of Lot 15, 3.17 acres out of Lot 16, 3.45 acres out of Lot 17 and 2.63 acres out of Lot 18, Pharr Citrus Orchard Co. Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of South Jackson Road. **SUB#230308**

Classification: Regular

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

Issue: R. Gutierrez Engineering Corporation, representing Richard Goodman, Vice President, Real Estate, Construction and Retail Facilities of Lowe's Home Centers, Inc., a North Carolina Corp., is requesting final plat approval of the proposed Lowe's of Pharr Subdivision.

Fiscal Consideration:

Staff Recommendation:

Development Services recommends final plat approval of the proposed Lowe's of 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 - 12/3/2024
Approved - 12/6/2024
Final Approval - 12/6/2024



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 09, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LOWE'S OF PHARR SUBDIVISION
FILE NO. **SUB#230308**

GENERAL INFORMATION:

APPLICANT: R. Gutierrez Engineering Corporation, representing Richard Goodman, Vice President, Real Estate, Construction and Retail Facilities of Lowe's Home Centers, Inc., a North Carolina Corp., is requesting final plat approval of the proposed Lowe's of Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 13.01 acre tract of land consisting of 3.76 acres out of Lot 15, 3.17 acres out of Lot 16, 3.45 acres out of Lot 17 and 2.63 acres out of Lot 18 Pharr Citrus Orchard Co. Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Block of South Jackson Road.

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

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

<u>RECOMMENDATIONS:</u>	Development Services recommends final plat approval of the proposed Lowe's of Pharr Subdivision subject to the following conditions:
STREETS, PAVING AND R.O.W.:	1. Street lights shall be 250' max spacing, along W. Sam Houston Blvd.
EASEMENTS:	1. Shall provide a 15' exclusive easement to City of Pharr, for sanitary sewer lines and water lines, if any. 2. Show all the dedicated easements on the plat if any (label existing or dedicated by plat). 3. Separate the waterline and drainage easement at rear of property, shall have a 15' exclusive easement to City of Pharr. 4. On lot 2, easement for water & sewer stop at the water meter. 5. For sewer easement do not show easement going through gas line.
SIDEWALK: ADA:	1. In compliance.
FIRE PROTECTION:	1. See attached comments.
WATER:	1. See attached comments. 2. Follow City of Pharr Construction Standards Manual.
SEWER:	1. See attached comments. 2. Follow City of Pharr Construction Standards Manual.
DRAINAGE:	1. Drainage report to be reviewed and approved by H.C.D.D. No.1. 2. Not required to have detention easements.
OTHER:	1. Verify with HCID 2, the 80' R.O.W. fee simple over the store. 2. Label plat sheets 1 of 3, 2 of 3 and 3 of 3. 3. Plat note #15, re-word to say "Lot 2 & 1 shall have common parking area. 4. Recording with a bond # 20BSBJF0353.

This item will go before the City Commission meeting of December 16, 2024 at 4:00 p.m.

STRAFF REVIEW MEETING FOR: *LOWE'S OF PHARR SUBDIVISION*

COMMENTS: **Initials:** I.R. / O.D.L. **APRIL 11, 2023**

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- All utilities are existing.
- Comments made may change depending of the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- All utilities are existing.
- Will need to show all surrounding utilities (existing manholes on the west side)
- 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: LOWE'S OF PHARR SUBDIVISION

Reviewed by: J. GONZALEZ

April 12, 2023

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

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

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

Additional Comments:

- 1. PLAT NOTE #11 ON PLANS SHALL READ: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.**
- 2. PLANS ARE IN REASONABLE COMPLIANCE AT THIS TIME.**



Pharr Public Work



**Staff Review Meeting
Lowe's of Pharr Subdivision
Pharr TX, 78577**

**DATE: 04/12/2023
0.21 Acres**

**Storm Water: Inspector
Juan Govea Code Enforcement**

956-638-4743

Plat Notes:

- **No comments**

General Notes:

- **BMP's must be established once construction has commenced.**
- **Show Drainage Layout and Details.**
- **Erosion & Sediment Control during construction shall be in accordance with the current. Texas Pollution Discharge Elimination System (T.P.D.E.S.), Texas Commission of Environmental Quality (T.C.E.Q.), and City of Pharr Best Management Practices (B.M.P.) requirements.**
- **Show and Attach an Approved (by City Engineering Department) Drainage Plan Layout with Details, to S.W.P.P.P. (Must Be Legible).**
- **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 Preconstruction Stage.**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Lowe's of Pharr
Subdivision

DATE: April 13, 2023

REVIEW: Preliminary (comments plans dated 3-31-2023)

PLAT

1. Signature from P.E. & R.P.L.S. (**Show on As built**)
2. Note No. 5---Revise note to say..." Owners to maintain detention/retention area.
3. Note No. 14---Revise note to say 5'-ft sidewalk with ADA wheelchair ramps and landings shall be required to be constructed at time of building permit phase.
4. Verify the ROW for W. Sam Houston Ave.

SITE PLAN

1. Include profile view of proposed sanitary sewer and water line.
2. A concrete cradle shall be required for sanitary sewer service. Sanitary sewer shall be 6"-in.

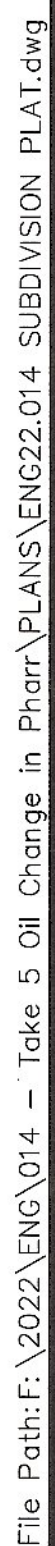
DRAINAGE

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

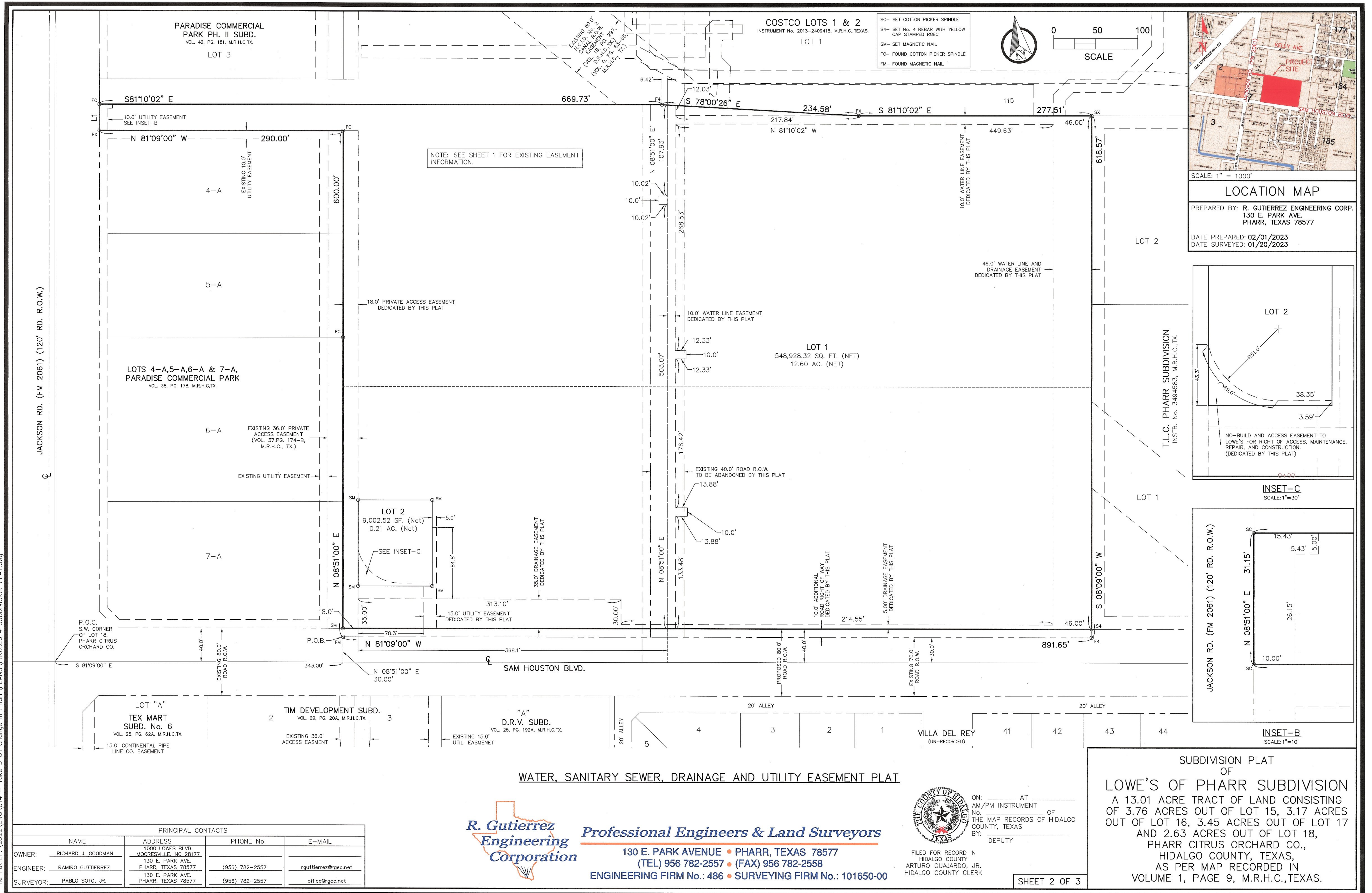
CLOSEOUT DOCUMENTS

- 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



File Path: F:\2022\ENG\014 - Take 5 Oil Change in Pharr\PLANS\ENG22.014 SUBDIVISION PLAT.dwg



CITY OF PHARR APPROVAL CERTIFICATION

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

MAYOR: DR. AMBROSIO HERNANDEZ
DATE: _____

ATTEST:
CITY CLERK: HILDA PEDRAZA
DATE: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

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 _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

DANNY WYLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION

DRAINAGE DISTRICT No. ONE CERTIFICATION

STATE OF TEXAS §
COUNTY OF HIDALGO §

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 SECTION 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.

HIDAGLO COUNTY DRAINAGE DISTRICT No. 1

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

DATE

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATION

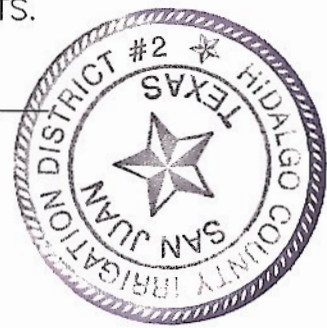
STATE OF TEXAS §
COUNTY OF HIDALGO §

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE 19th DAY OF October, 2024

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

Mel M. Smith
PRESIDENT

ATTEST: [Signature]
SECRETARY



OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

STATE OF NORTH CAROLINA §
COUNTY OF IREDELL §

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOWE'S OF PHARR SUBDIVISION TO 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, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Richard J. Goodman
OWNER: RICHARD J. GOODMAN - VICE PRESIDENT, REAL ESTATE, CONSTRUCTION AND RETAIL FACILITIES
LOWE'S HOME CENTERS, LLC., A NORTH CAROLINA CORP.
ADDRESS: 1000 LOWES BLVD.,
MOORESVILLE, NC 28117

STATE OF NORTH CAROLINA §
COUNTY OF IREDELL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED, RICHARD J. GOODMAN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20th DAY OF September, 2024

Lora Ann Ritchie
NOTARY PUBLIC IN AND FOR NORTH CAROLINA

LORA ANN RITCHIE
Notary Public, North Carolina
Iredell County
My Commission Expires
11-19-2024

PRINCIPAL CONTACTS

NAME	ADDRESS	PHONE No.	E-MAIL
OWNER: RICHARD J. GOODMAN	1000 LOWES BLVD. MOORESVILLE, NC 28117		
ENGINEER: RAMIRO GUTIERREZ	130 E. PARK AVE. PHARR, TEXAS 78577	(956) 782-2557	rgutierrez@gec.net
SURVEYOR: PABLO SOTO, JR.	130 E. PARK AVE. PHARR, TEXAS 78577	(956) 782-2557	office@gec.net

METES AND BOUNDS DESCRIPTION

A 13.01 ACRE TRACT OF LAND CONSISTING OF 3.76 ACRES OUT OF LOT 15, 3.17 ACRES OUT OF LOT 16, 3.45 ACRES OUT OF LOT 17 AND 2.63 ACRES OUT OF LOT 18, PHARR CITRUS ORCHARD CO., HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 9, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 13.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 18, PHARR CITRUS ORCHARD CO.; THENCE, SOUTH 81 DEGREES 09 MINUTES 00 SECONDS EAST, WITH THE SOUTH LINE OF LOT 18, PHARR CITRUS ORCHARD CO., A DISTANCE OF 343.00 FEET; THENCE, NORTH 08 DEGREES 51 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A MAGNETIC NAIL FOUND AT THE EXISTING NORTH RIGHT OF WAY LINE OF W. SAM HOUSTON BLVD. FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, CONTINUING NORTH 08 DEGREES 51 MINUTES EAST, AT A DISTANCE OF 10.00 FEET PASS A MAGNETIC NAIL SET AT THE SOUTHEAST CORNER OF LOT 7-A, LOTS 4-A, 5-A, 6-A & 7-A, PARADISE COMMERCIAL PARK (VOLUME 38, PAGE 178, M.R.H.C., TEXAS) ALSO BEING THE DEDICATED NORTH RIGHT OF WAY LINE OF SAID W. SAM HOUSTON BLVD., CONTINUING WITH THE EAST LINE OF LOTS 4-A, 5-A, 6-A & 7-A, PARADISE COMMERCIAL PARK (VOLUME 38, PAGE 178, M.R.H.C., TEXAS) FOR A TOTAL DISTANCE OF 600.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF LOT 4-A, LOTS 4-A, 5-A, 6-A & 7-A, PARADISE COMMERCIAL PARK (VOLUME 38, PAGE 178, M.R.H.C., TEXAS) FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 09 MINUTES 00 SECONDS WEST, WITH THE NORTH LINE OF SAID LOT 4-A, LOTS 4-A, 5-A, 6-A & 7-A, PARADISE COMMERCIAL PARK, A DISTANCE OF 290.00 FEET TO AN "X" FOUND ON CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 4-A, LOTS 4-A, 5-A, 6-A & 7-A, PARADISE COMMERCIAL PARK, ALSO BEING THE EXISTING EAST RIGHT OF WAY LINE OF S. JACKSON ROAD (FM 2061) FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 51 MINUTES 00 SECONDS EAST, WITH THE EXISTING EAST RIGHT OF WAY LINE OF SAID S. JACKSON ROAD (FM 2061), A DISTANCE OF 31.15 FEET TO A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF LOT 1, COSTCO LOTS 1 & 2 (INSTRUMENT No. 2013-2409415, M.R.H.C., TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 10 MINUTES 02 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 1, COSTCO LOTS 1 & 2, A DISTANCE OF 669.73 FEET TO A No. 4 REBAR FOUND FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 78 DEGREES 00 MINUTES 26 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 1, COSTCO LOTS 1 & 2, A DISTANCE OF 234.58 FEET TO A MAGNETIC NAIL FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 10 MINUTES 02 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 1, COSTCO LOTS 1 & 2, A DISTANCE OF 277.51 FEET TO AN "X" SET ON CONCRETE FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 49 MINUTES 58 SECONDS WEST, AT A DISTANCE OF 608.57 FEET PASS A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGC) AT DEDICATED NORTH RIGHT OF WAY LINE OF SAID W. SAM HOUSTON BLVD., CONTINUING FOR A TOTAL DISTANCE OF 618.57 FEET TO A No. 4 REBAR FOUND AT THE EXISTING NORTH RIGHT OF WAY LINE OF SAID SAM HOUSTON BLVD. FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 09 MINUTES 00 SECONDS WEST, WITH THE EXISTING NORTH RIGHT OF WAY LINE OF SAID W. SAM HOUSTON BLVD., A DISTANCE OF 891.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.01 ACRES OF LAND MORE OR LESS.

ENGINEER CERTIFICATION

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, RAMIRO GUTIERREZ, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



Ramiro Gutierrez, P.E.

RAMIRO GUTIERREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 65948
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577
DATE: 8-15-24

GENERAL NOTES:

- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENTS.
- MINIMUM BUILDING SETBACK LINES AS PER THE CITY OF PHARR ORDINANCES.
- A MINIMUM FINISH FLOOR ELEVATION OF 18 INCHES ABOVE TOP OF CURB AS CENTERED ON LOT FOR W. SAM HOUSTON BLVD.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SUBDIVISION PLAT HAS DETERMINED THAT A TOTAL OF 0.529 ac.-ft. (23,041 c.f.) WILL BE REQUIRED. THIS IS AN ESTIMATE ONLY AND A 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 DEVELOPMENT.
- OWNERS TO MAINTAIN DETENTION/RETENTION AREA.
- FLOOD ZONE: (B) - AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL No.: 480347 0005 C, MAP REVISED: OCTOBER 19, 1982
- LANDSCAPING REQUIREMENTS AS PER CITY OF PHARR ORDINANCE.
- NO CONSTRUCTION OF ANY STRUCTURE IS ALLOWED, UNLESS FIRE PROTECTION IS IN PLACE.
- BENCHMARK: CITY OF PHARR MONUMENT No. 41 - LOCATED APPROXIMATELY 10 FT. NORTH FROM BACK OF CURB OF W. SAM HOUSTON BLVD. AND 54 FT EAST OF THE EAST LINE OF PHARR CITRUS ORCHARD CO. ELEVATION: 112.70
N: 16594557.838
E: 1082341.543
- EROSION & SEDIMENTATION CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S.), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (T.C.E.Q.), AND CITY OF PHARR BEST MANAGEMENT PRACTICES (B.M.) REQUIREMENTS.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- OWNERS TO MAINTAIN RIGHT OF WAY AND PERIMETER OF SUBDIVISION.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- 5 FOOT SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDING SHALL BE REQUIRED TO BE CONSTRUCTED AT TIME OF BUILDING PERMIT PHASE.

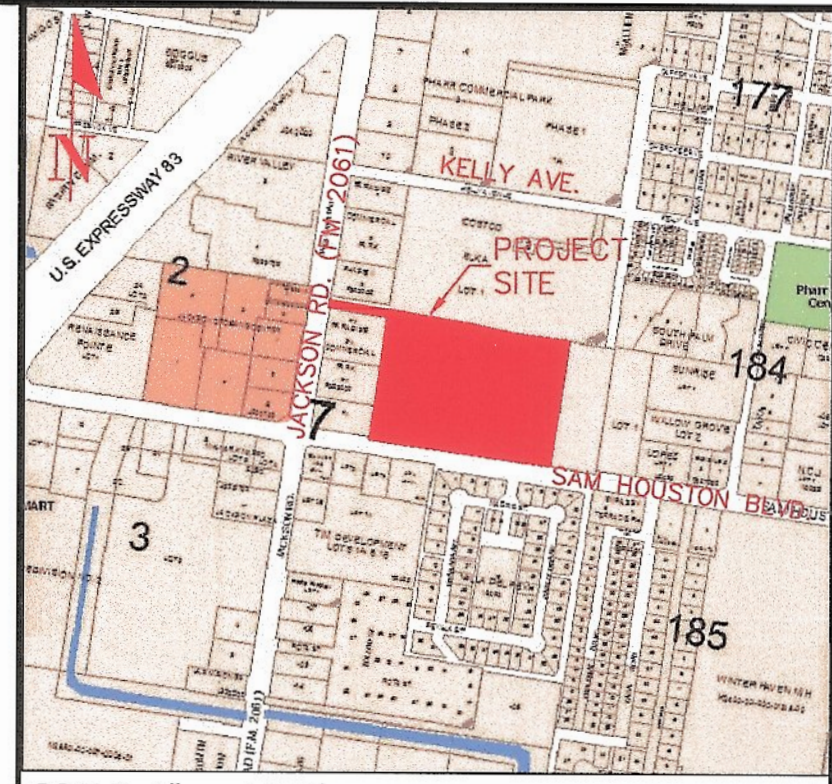
SURVEYOR CERTIFICATION

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, PABLO SOTO, Jr., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE 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.



Pablo Soto Jr.
PABLO SOTO JR., R.P.L.S. No. 4511
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577
DATE: 8/16/2024



SCALE: 1" = 1000'
LOCATION MAP
PREPARED BY: R. GUTIERREZ ENGINEERING CORP.
130 E. PARK AVE.
PHARR, TEXAS 78577
DATE PREPARED: 02/01/2023
DATE SURVEYED: 01/20/2023

SIGNATURE CERTIFICATION, METES & BOUNDS AND GENERAL NOTES



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00



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

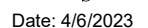
ON: _____ AT _____
AM/PM INSTRUMENT
No. _____ OF _____
THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS
BY: _____ DEPUTY

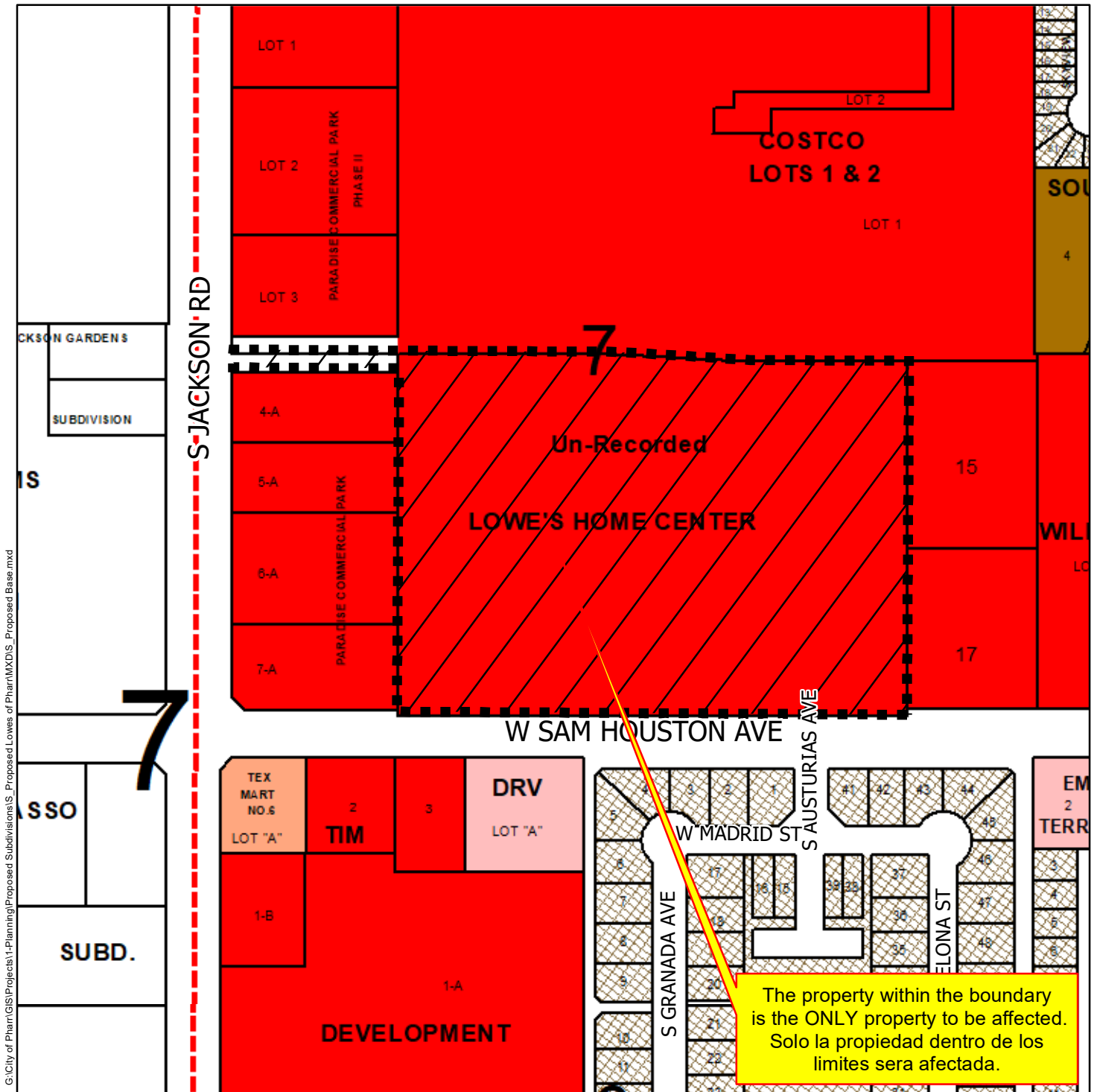
SHEET 3 OF 3

SUBDIVISION PLAT
OF
LOWE'S OF PHARR SUBDIVISION
A 13.01 ACRE TRACT OF LAND CONSISTING
OF 3.76 ACRES OUT OF LOT 15, 3.17 ACRES
OUT OF LOT 16, 3.45 ACRES OUT OF LOT 17
AND 2.63 ACRES OUT OF LOT 18,
PHARR CITRUS ORCHARD CO.,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 1, PAGE 9, M.R.H.C., TEXAS.



- City of Pharr, Texas
Engineering Department
956.702.5355





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

Scale: 1 inch = 250 feet

0 125 250 500 750 1,000 Feet



Date: 4/6/2023



Pharr
Development Services



Site Photo

700 Block of South Jackson





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: December 5, 2024

MEETING DATE: December 9, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Javier Hinojosa Engineering, representing Carlos I. Garza, is requesting preliminary plat approval of the proposed Sendero Estates Subdivision. The property is legally described as being a 23.94 acre tract out of Lot 255, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Javelina Drive. **SUB#241130**

Classification: Regular

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

Issue: Javier Hinojosa Engineering, representing Carlos I. Garza, is requesting preliminary plat approval of the proposed Sendero Estates Subdivision.

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 12/5/2024
Approved - 12/6/2024
Final Approval - 12/6/2024



MEMORANDUM

DATE: MONDAY, DECEMBER 9, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SENDERO ESTATES FILE NO. SUB# 241130
--

GENERAL INFORMATION:

APPLICANT: Javier Hinojosa Engineering, representing Carlos I. Garza, is requesting preliminary plat approval of the proposed Sendero Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 23.94 acre tract out of Lot 255, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within 1000 Block of East Javelina Drive.

ZONING: The property is currently outside city limits. Annexation and zoning needed prior to final plat approval. The adjacent zones are Planned Unit Development (PUD) to the north, General Business District (C) to the south and west, and City Limits to the east. The property is designated for single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE:

Townhomes.

VARIANCES:

None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Sendero Estates Subdivision subject to the following conditions set before you.

STREETS, PAVING 1. Provide street lighting layout.

AND R.O.W.:

EASEMENTS: 1. Label and show all existing easements.

SIDEWALK: 1. In compliance.
ADA:

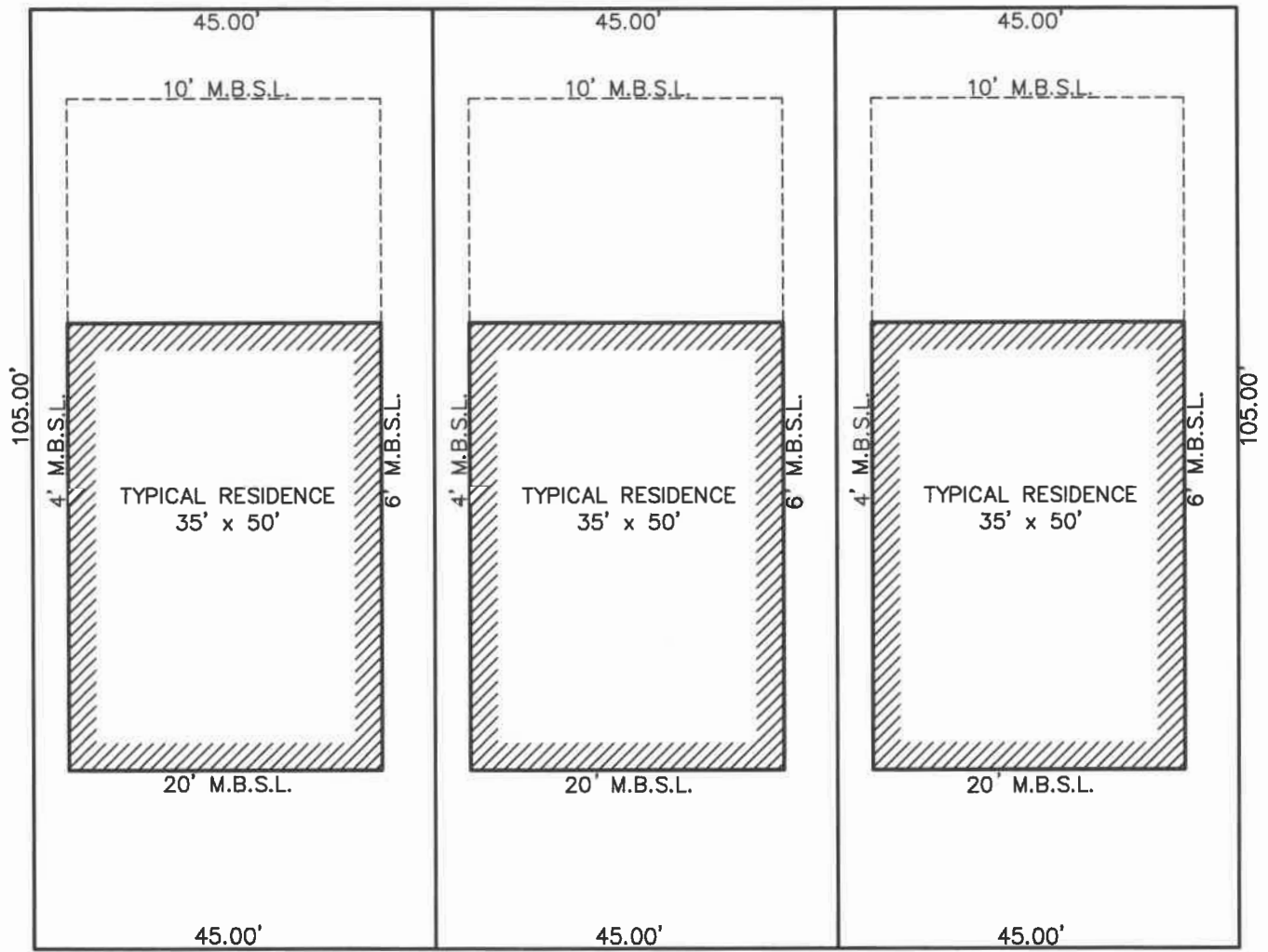
FIRE PROTECTION: 1. Follow City of Pharr Construction Standards Manual.

WATER: 1. Follow City of Pharr Construction Standards Manual.

SEWER: 1. Follow City of Pharr Construction Standards Manual.

DRAINAGE: 1. Follow City of Pharr Construction Standards Manual.

OTHER: Setbacks for town homes are proposed as follows:
Front - 20 feet or greater for easements
Rear - 10 feet or greater for easements
Interior Side - 4 feet on south or east lot line such that a 10 ft. separation exists
Interior Side - 6 feet on north or west lot line such that a 10 ft. separation exists
Corner Side - 10 feet or greater for easements
Garage - 18 feet except where greater setbacks are required.
Setbacks per Building and Fire Code requirements.



CURB LINE

STREET

TYPICAL LOT LAYOUT **SENDERO ESTATES SUBDIVISION**

SCALE: 1" = 20'



Requirements for Subdivision review and Construction compliance

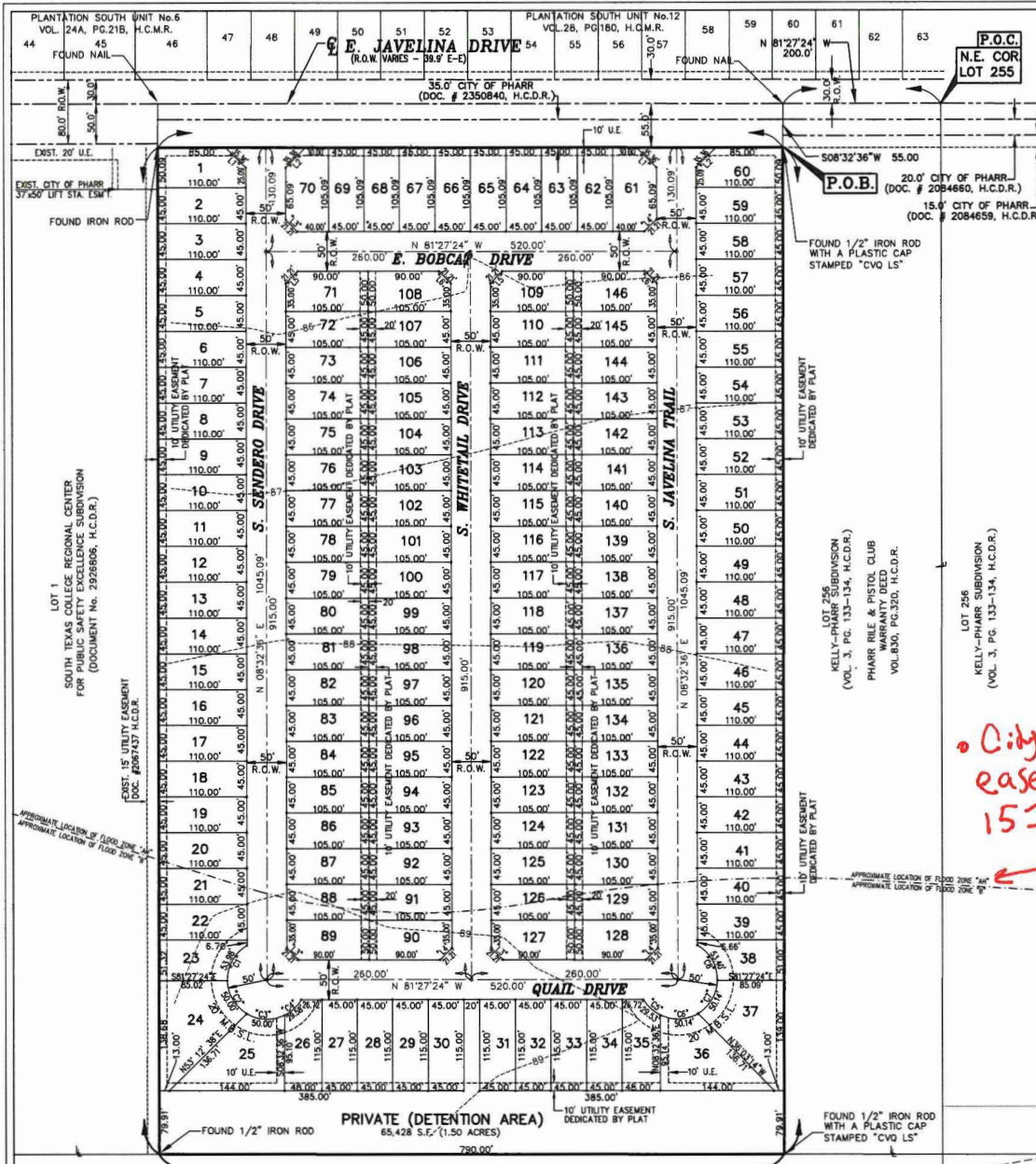
REQUIRED NOTES FOR SUBDIVISION PLAT			
ID	ITEM		COMMENTS
1	Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ <i>acres</i> and a volume of approximately _____ <i>acre feet</i> will be required for this 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.		REVISE NOTE
2	No building shall be constructed over any easement.		
3	5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase.		REVISE NOTE Include: "Internal ADA ramps and landings shall be required to be constructed at time of subdivision construction"
4	Owners to maintain ROW and perimeter of subdivision.		ADD NOTE
5	Owners to maintain detention / retention areas.		ADD NOTE
6	Enforcements of all plat notes and dedications shall be the responsibility of the agency to whom the dedication is granted.		ADD NOTE
7	Erosion and sediment control during construction shall be in accordance with current Texas pollution discharge elimination system (TPDES).		ADD NOTE
8	Private drainage easement shall be recorded at time of building permit phase.		
REQUIREMENTS FOR SUBDIVISION PLANS			
1	Plat		CLOMR LETTER, ADDITIONAL DEDICATION FOR ROW ON E. JAVELINA DR. 15'-ft. EASEMENTS REQUIRED
2	Demolition plan (if applicable)		
3	Existing topographic layout		
4	Proposed topographic layout (showing positive drainage)		INCLUDE IN SUBDIVISION PLANS
5	Utility layout		PROVED ADDITIONAL FLOWS FROM PROPOSED SUBDIVISION TO LIFT STATION
6	Drainage layout (if applicable)		
7	Approved drainage report		PROVIDE AN APPROVED DRAINAGE REPORT REVIEWED AND APPROVED BY HCDD NO. 1
8	SWP3		INCLUDE IN SUBDIVISION PLANS
9	Erosion and sediment control plan		INCLUDE IN SUBDIVISION PLANS

SITE PLAN REQUIREMENTS			
1	Street profile		INCLUDE IN SUBDIVISION PLANS: B-B WIDTH OF STREET IS 40'-ft
2	Utility services		INCLUDE IN SUBDIVISION PLANS
3	Utility crossing profile (if applicable)		INCLUDE IN SUBDIVISION PLANS
4	Infrastructure tie-in detail (if applicable)		INCLUDE IN SUBDIVISION PLANS
5	Drainage pond profile		
6	Drainage concrete infrastructures (if applicable)		SHOW DETAIL
7	Pipe bedding detail		INCLUDE IN SUBDIVISION PLANS
8	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). Fire hydrants along ROW shall be set 6'-ft from back of curb.		INCLUDE IN SUBDIVISION PLANS
9	Utility fixture details		INCLUDE IN SUBDIVISION PLANS
10	Drainage infrastructure details		INCLUDE IN SUBDIVISION PLANS
11	Subdivision must abide by water, sewer and drainage masterplan as per City of Pharr standard requirements.		

MISC. DOCUMENTATION			
1	C-900 PVC pipe submittal (waterline)		PROVIDED AT CONSTRUCTION PHASE
2	SDR-26 PVC pipe submittal (sanitary sewer)		PROVIDED AT CONSTRUCTION PHASE
3	RCP submittal (storm sewer)		PROVIDED AT CONSTRUCTION PHASE
4	HDPE pipe submittal (corrugated pipe for storm sewer)		PROVIDED AT CONSTRUCTION PHASE
5	Concrete submittal		PROVIDED AT CONSTRUCTION PHASE
6	Asphalt submittal		PROVIDED AT CONSTRUCTION PHASE
7	Fire hydrant (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.)		PROVIDED AT CONSTRUCTION PHASE
8	Discharge permit		PROVIDED AT CONSTRUCTION PHASE
9	Street-cut permit		PROVIDED AT CONSTRUCTION PHASE
10	Curb cut permit (if applicable)		PROVIDED AT CONSTRUCTION PHASE
11	UIR granted by TXDOT or other entities		PROVIDED AT CONSTRUCTION PHASE
12	Discharge permit granted by TXDOT, HCDD No. 1, or other entities.		PROVIDED AT CONSTRUCTION PHASE
13	Letter of variance (if applicable)		PROVIDED AT CONSTRUCTION PHASE
14	A copy of asphalt tickets or concrete tickets (Aquired during construction)		PROVIDED AT CONSTRUCTION PHASE
15	Locks from lime tickets (Aquired during construction)		PROVIDED AT CONSTRUCTION PHASE
16	Trench Safety plan if applicable		PROVIDED AT CONSTRUCTION PHASE

TCEQ COMPLIANCE CHECK LIST (SANITARY SEWER)			
1	No force main connection to gravity line.		
2	Accesses are spaced out accordingly.		
3	Concrete cradle underneath wyes for sanitary sewer lines.		
4	Low air pressure test required for all new gravity lines.		
5	Mandrel test required for all new gravity lines.		
6	Bedding material for gravity line shall be pit run gravel or crushed rock with no visible jagged edges only.		
7	Bedding material for force main line shall sand only.		
TCEQ COMPLIANCE CHECK LIST (WATER)			
1	Do not tie into any other line that does not pertain to water.		
2	Waterline to be tested for bacteriological study.		
3	Hydrostatic test.		
4	Bedding material shall be sand only.		
TCEQ COMPLIANCE CHECK LIST (STORM SEWER)			
1	Accesses are spaced out accordingly.		
2	RCP will be required for any crossing's underneath roads.		
3	HDPE will be accepted only when the system remains private, there is no crossing involved, that they are placed in green area, and must follow manufactures recommendation when placing bedding material.		
4	Bedding material shall be pit run gravel or crushed rock with no visible jagged edges.		
STANDARD REQUIREMENTS			
1	Access road must follow City of Pharr standards for paving.		B-B WIDTH OF STREET IS 40'-ft
2	Testing will be required for concrete, paving and backfilling items.		LAB TESTING REQUIRED
3	Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.		SHOW DETAIL
4	Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.		SHOW DETAIL
5	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.		SHOW DETAIL
6	Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.		SHOW DETAIL
7	Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.		SHOW DETAIL
8	Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.		SHOW DETAIL
9	Proposed fire hydrants shall be 6 feet from back of curb.		SHOW DETAIL
10	Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). *UPDATE (Please see attachment pertaining to proposed hydrants)		SHOW DETAIL
11	Show all utility crossings that may be present in this site plan.		SHOW DETAIL
12	Sanitary sewer service wye requires concrete cradle.		SHOW DETAIL
13	Provide Public Works discharge permit when discharging into City storm system.		REQUIRED
14	At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.		REQUIRED
15	At time of subdivision completion drainage area shall be stabilized using sod or hydromulch.		REQUIRED
16	Detention ponds with depths greater than 3'-ft shall require perimeter fencing.		DETENTION POND PERIMETER FENCE REQUIRED
17	Trench safety plan shall be enforced when depths are deeper than 4'-ft. Any trenches or excavations that reach depths beyond 8'-ft shall require a P.E. to design a trench safety plan.		MAY BE REQUIRED
18	ANY DESIGN ISSUES OR REVISIONS THAT MAY OCCUR DURING CONSTRUCTION SHALL BE REFERED TO AND ADDRESSED BY THE ENGINEER ON RECORD		REQUIRED
19	PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.		REQUIRED

dedication of additional ROW?



SCALE: 1" = 100'
BASIS OF BEARING AS PER
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 83, SOUTH ZONE

LEGEND:

- IRON ROD FOUND
- IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- U.E. = UTILITY EASEMENT DEDICATED BY PLAT
- M.B.S.L. = MINIMUM BUILDING SETBACK LINE

- GENERAL NOTES
- THE FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" WHICH ARE "AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO THE 100 YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT; OR WHERE THE CONTRIBUTING DRAINAGE AREAS LESS THAN ONE ACRE, OR AREAS PROTECTED BY LEVES FROM THE BASE FLOOD."
 - MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THE LOT.
 - MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 20 FEET OR GREATER FOR EASEMENTS
FRONT (CUL-DE-SAC): 20 FEET OR GREATER FOR EASEMENTS
REAR: 10 FEET OR GREATER FOR EASEMENTS
INTERIOR SIDE: 4 FEET ON SOUTH OR EAST LOT LINE OR GREATER FOR EASEMENTS
CORNER SIDE: 10 FEET OR GREATER FOR EASEMENTS
GARAGE: 18 FEET OR GREATER FOR EASEMENTS
 - NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
 - A TOTAL OF 3,522 ACRES FEET (153,398 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THIS DETENTION WILL BE PROVIDED WITHIN DETENTION AREA LOT "A".
 - BENCHMARK: CITY OF PHARR BENCHMARK No. 23, LOCATED ON THE WEST SIDE OF S. CAGE BLVD. APPROXIMATELY 2,783 FEET SOUTH OF RANCHO BLANCO ROAD (N16580573.643, E1085459.509), ELEVATION = 96.19 (NAVD 88).
 - A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS. A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG THE SOUTH SIDE OF E. JAVELINA DRIVE (RANCHO BLANCO ROAD).
 - NO CURB CUT, OR LOT FRONTAGE PERMITTED ALONG E. JAVELINA DRIVE.

SUBDIVISION PLAT OF
SENDERO ESTATES

A TRACT OF LAND CONTAINING 22.94 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 255 KELLY-PHARR SUBDIVISION VOLUME 0 PAGE 24 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SENDERO ESTATES, AN ADDITION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATED 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 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.

CARLOS GARZA
P.O. BOX 6105
MCALLEN, TEXAS 78502

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE _____ OWNER PERSONALLY APPEARED CARLOS GARZA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 2025 A.D.

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

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.

MAYOR, CITY OF PHARR _____ DATE _____

CITY CLERK _____ DATE _____

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.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808 _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.O. LAND SURVEYORS, LLC
517 BEAUMONT AVE.
PHARR, TEXAS 78501
TEL. (956) 618-1551 DATE SURVEYED: 10-01-2024
TBPELS FIRM No. 10119600

DATE

add note: owners to maintain Detention/retention area
add note: Owners to maintain ROW and perimeter of subdivision
add note: Erosion and sediment control during construction shall be in accordance to current Texas Pollution Discharge Elimination System (TPDES)
add note: Enforcement of all plat notes shall be the responsibility And dedications shall be the responsibility of the entity to whom the dedication is granted

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 22.94 GROSS ACRES OF LAND MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 255 KELLY-PHARR SUBDIVISION OF PORCIONES 69 AND 70 HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 3 PAGE 133 AND 134 DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 22.94 ACRES BEING DEED TO KLFAM, LTD., RECORDED IN DOCUMENT NUMBER 2473935 DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 22.94 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF SAID LOT 255, WITHIN THE RIGHT-OF-WAY OF E. JAVELINA DRIVE, THENCE N 81°27'24"W ALONG THE NORTH LINE OF SAID LOT 255, A DISTANCE OF 200.00 FEET, TO A NAIL FOUND, AT THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO PHARR RIFLE AND PISTOL CLUB, RECORDED IN VOLUME 830 PAGE 320, DEED RECORDS, HIDALGO COUNTY, TEXAS, THENCE S 08°32'36"W ALONG THE WEST LINE OF SAID PHARR RIFLE AND PISTOL CLUB TRACT, A DISTANCE OF 55.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND, AT THE SOUTH RIGHT-OF-WAY LINE OF SAID E. JAVELINA DRIVE, RECORDED IN DOCUMENT NUMBER 2350840, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE POINT OF BEGINNING, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08°32'36"W ALONG THE WEST LINE OF SAID PHARR RIFLE AND PISTOL CLUB TRACT, A DISTANCE OF 1265.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND, ON THE SOUTH LINE OF SAID LOT 255, THE NORTH LINE OF SOUTH TEXAS COLLEGE REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE SUBDIVISION, RECORDED IN DOCUMENT NUMBER 2928806, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 81°27'24"W, ALONG THE SOUTH LINE OF SAID LOT 255, THE NORTH LINE OF SAID PUBLIC SAFETY SUBDIVISION, A DISTANCE OF 790.00 FEET, TO A 1/2" IRON ROD FOUND, ON AN INSIDE CORNER OF SAID PUBLIC SAFETY SUBDIVISION, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 08°32'36"E, ALONG THE EAST LINE OF SAID SOUTH TEXAS COLLEGE REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE SUBDIVISION, A DISTANCE OF 1265.00 FEET, TO A 1/2" IRON ROD FOUND, ON THE SOUTH RIGHT-OF-WAY LINE OF SAID E. JAVELINA DRIVE, FOR THE NORTHEAST CORNER HEREOF;

THENCE S 81°27'24"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID E. JAVELINA DRIVE, A DISTANCE OF 790.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 22.94 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, SOUTH ZONE.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____, 2025 A.D.

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

PRESIDENT _____ ATTEST: _____ SECRETARY _____



FILE 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

IRREGULAR LOT AREAS

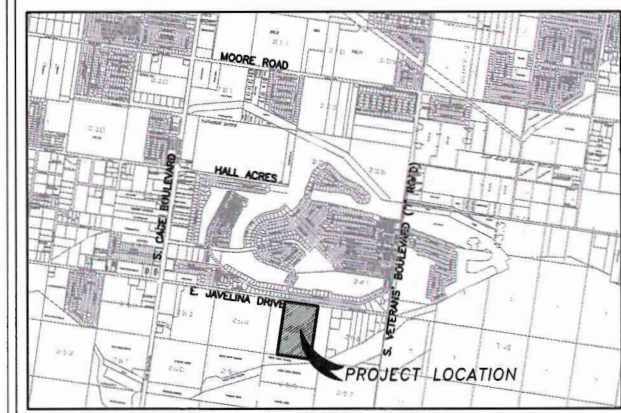
LOT #	SQ. FT.	ACRES
1	5,198	0.119
23	4,845	0.111
24	9,761	0.224
25	9,080	0.208
26	5,266	0.121
35	5,267	0.121
36	9,093	0.209
37	9,778	0.224
38	4,816	0.111
60	5,198	0.119
61	5,355	0.123
70	5,355	0.123
71	5,137	0.118
89	5,127	0.118
90	5,137	0.118
108	5,137	0.118
109	5,137	0.118
127	5,137	0.118
128	5,137	0.118
146	5,137	0.118
Detention Area	65,428	1.502

LINE DATA

LINE #	BEARING	DISTANCE
"L1"	S 36°27'24" E	35.36'
"L2"	N 53°32'36" E	35.36'
"L3"	N 36°27'24" W	21.21'
"L4"	S 53°32'36" W	21.21'
"L5"	N 53°32'36" E	21.21'
"L6"	S 36°27'24" E	21.21'

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
"C1"	61°30'44"	50.00'	29.75'	53.68'	S 57°47'14" V	51.14'
"C2"	57°17'45"	50.00'	27.32'	50.00'	S 21°37'00" E	47.94'
"C3"	57°17'45"	50.00'	27.32'	50.00'	S 78°54'45" E	47.94'
"C4"	33°53'46"	50.00'	15.24'	29.58'	N 55°29'29" E	29.15'
"C5"	33°50'35"	50.00'	15.21'	29.53'	S 38°26'03" E	29.11'
"C6"	57°27'15"	50.00'	27.40'	50.14'	S 84°34'57" E	48.06'
"C7"	57°27'15"	50.00'	27.40'	50.14'	N 38°27'48" E	48.06'
"C8"	61°11'34"	50.00'	29.57'	53.40'	N 20°51'37" V	50.90'



LOCATION MAP
SCALE: 1" = 2000'

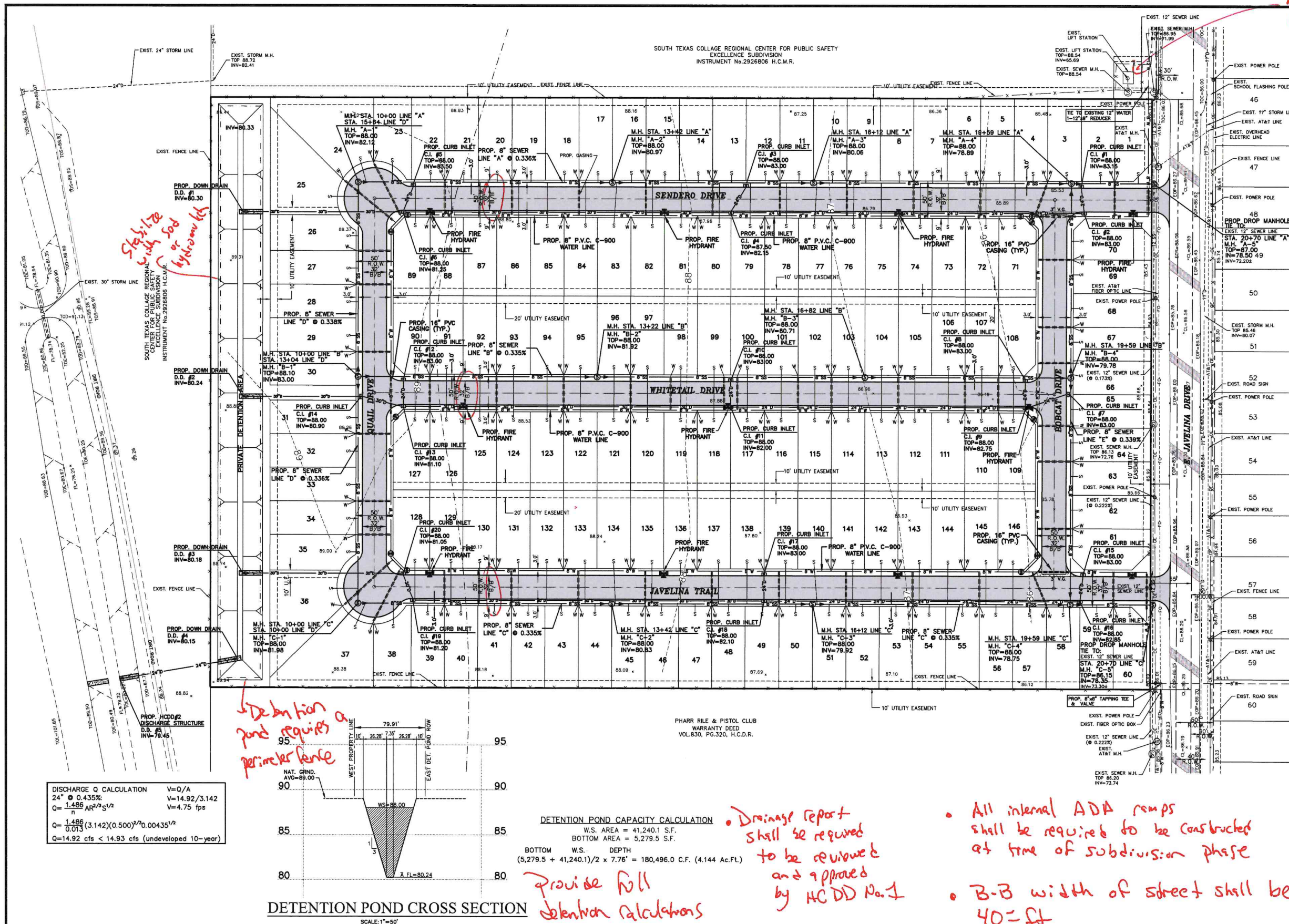
DATE OF PREPARATION: DECEMBER 4, 2024
DRAWN BY: P.GONZALEZ



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE PHARR, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1295

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: CARLOS GARZA	P.O. BOX 6105	MCALLEN, TX 78502	(956) 451-6390
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	(956) 618-1551



Add'l Sewage
 Flows from Proposed
 Subdivision required
 for Lift Station improvements

SCALE: 1" = 60'

• Detail Paving
 - internal streets
 - valley gutters
 - Curbs and gutter
 - sidewalk

- LEGEND**
- EOP=85.76 EXIST. EDGE OF PAVEMENT
 - TOE=82.25 EXIST. TOP OF EDGE ELEVATION
 - TOO=89.99 EXIST. TOP OF DITCH ELEVATION
 - TOCC=125.34 EXIST. TOP CONCRETE CANAL
 - CL=86.55 EXIST. CENTER LINE ELEVATION
 - ⊙ EXIST. DRAIN MANHOLE
 - ⊙ EXIST. SEWER MANHOLE
 - ℓ = LOT LINE
 - ℓℓ = FOUND 1/2" IRON ROD
 - ℓℓ2 = FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "4856"
 - ℓℓ3 = FOUND 5/8" IRON ROD
 - ℓℓ4 = FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "MAH"
 - ℓℓ5 = FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "MAH"
 - ℓℓS = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "AGH"
 - ⊕ = POWER POLE
 - OH- = OVERHEAD POWER LINE
 - H.C.D.R. = HIDALGO COUNTY DEED RECORDS
 - H.C.M.R. = HIDALGO COUNTY MAP RECORDS
 - H.C.I.D. = HIDALGO COUNTY IRRIGATION DISTRICT
 - P.O.B. = POINT OF BEGINNING
 - R.O.W. = RIGHT OF WAY
 - P.C.C. = POINT OF COMMENCING
 - ▨ EXIST. PAVEMENT

• Details (water)
 - casing with spears
 - hydrant
 - waterline
 - service line (WL)
 - valve box with concrete collar 30"x30"x6" casting detail
 • Details (sewer)
 - Manhole with composite 1:2
 - sewer line
 - service line (SS)
 - profile
 • Detail (storm)
 - Inlets
 - storm line
 - storm manhole
 - profile



Know what's below.
 Call before you dig.
 (at least 48 hours prior to digging)

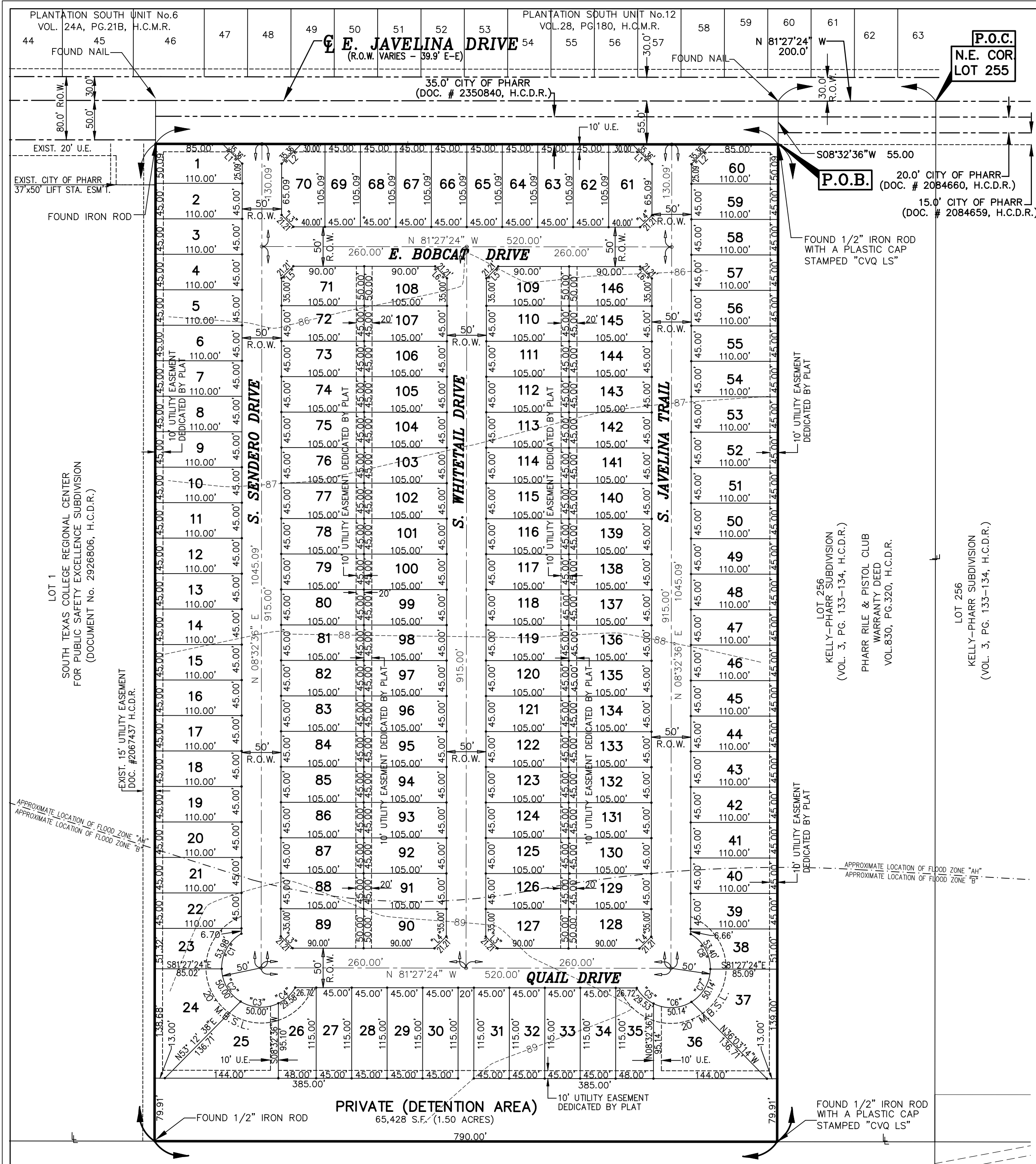
DATE	REVISIONS
	241001
	PROJECT NO. OCTOBER, 2024
	DATE L. HERNANDEZ
	DRAWN BY J.H.
	CHK. BY



JAVIER HINOJOSA ENGINEERING
 CONSULTING ENGINEERS
 416 E. DOVE AVENUE PHARR, TEXAS 78504
 PHONE (956) 668-1588
 javier@javierhinojosaeng.com
 TBP FIRM NUMBER F-1295

PROPOSED UTILITY LAYOUT
 SENDERO ESTATES
 PHARR, TEXAS

SHEET
 1
 OF 1 SHEETS



SCALE: 1" = 100'
BASIS OF BEARING AS PER
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 83, SOUTH ZONE

LEGEND:

- IRON ROD FOUND
- IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- U.E. = UTILITY EASEMENT DEDICATED BY PLAT
- M.B.S.L. = MINIMUM BUILDING SETBACK LINE

GENERAL NOTES

- THE FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" WHICH ARE "AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500 YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO THE 100 YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT, OR WHERE THE CONTRIBUTING DRAINAGE AREAS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD," AND ZONE "AH" WHICH AREA "AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET, BASE FLOOD ELEVATION ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED." AS PER FEMA'S FLOOD INSURANCE RATE MAP PANEL No. 480334 0425C, MAP REVISED NOVEMBER 16, 1982. BASE FLOOD ELEVATION=90.0.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 20 FEET OR GREATER FOR EASEMENTS
FRONT (CUL-DE-SAC): 20 FEET OR GREATER FOR EASEMENTS
REAR: 10 FEET OR GREATER FOR EASEMENTS
INTERIOR SIDE 4 FEET ON SOUTH OR EAST LOT LINE SUCH THAT A 10 FOOT SEPARATION EXISTS BETWEEN BUILDINGS.
6 FEET ON NORTH OR WEST LOT LINE SUCH THAT A 10 FOOT SEPARATION EXISTS BETWEEN BUILDINGS.
CORNER SIDE 10 FEET OR GREATER FOR EASEMENTS
GARAGE 18 FEET OR GREATER FOR EASEMENTS
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- A TOTAL OF 3,522 ACRE FEET (153,398 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THIS DETENTION WILL BE PROVIDED WITHIN DETENTION AREA LOT "A".
- BENCHMARK: CITY OF PHARR BENCHMARK No. 23, LOCATED ON THE WEST SIDE OF S. CAGE BLVD. APPROXIMATELY 2,783 FEET SOUTH OF RANCHO BLANCO ROAD (N16580573.643, E1085459.509), ELEVATION = 96.19 (NAVD 88).
- A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS. A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG THE SOUTH SIDE OF E. JAVELINA DRIVE (RANCHO BLANCO ROAD).
- NO CURB CUT, OR LOT FRONTAGE PERMITTED ALONG E. JAVELINA DRIVE.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 22.94 GROSS ACRES OF LAND MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 255 KELLY-PHARR SUBDIVISION OF PORCIONES 69 AND 70 HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 3 PAGE 133 AND 134 DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 22.94 ACRES BEING DEEDED TO KELFAM, LTD., RECORDED IN DOCUMENT NUMBER 2473935 DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID 22.94 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING, FOR REFERENCE AT THE NORTHEAST CORNER OF SAID LOT 255, WITHIN THE RIGHT-OF-WAY OF E. JAVELINA DRIVE, THENCE N 81°27'24" W ALONG THE NORTH LINE OF SAID LOT 255, A DISTANCE OF 200.00 FEET, TO A NAIL FOUND, AT THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO PHARR RIFLE AND PISTOL CLUB, RECORDED IN VOLUME 830 PAGE 320, DEED RECORDS, HIDALGO COUNTY, TEXAS, THENCE S 08°32'36" W ALONG THE WEST LINE OF SAID PHARR RIFLE AND PISTOL CLUB TRACT, A DISTANCE OF 55.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, AT THE SOUTH RIGHT-OF-WAY LINE OF SAID E. JAVELINA DRIVE, RECORDED IN DOCUMENT NUMBER 2350840, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE **POINT OF BEGINNING**, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08°32'36" W ALONG THE WEST LINE OF SAID PHARR RIFLE AND PISTOL CLUB TRACT, A DISTANCE OF 1265.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, ON THE SOUTH LINE OF SAID LOT 255, THE NORTH LINE OF SOUTH TEXAS COLLEGE REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE SUBDIVISION, RECORDED IN DOCUMENT NUMBER 2926806, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 81°27'24" W, ALONG THE SOUTH LINE OF SAID LOT 255, THE NORTH LINE OF SAID PUBLIC SAFETY SUBDIVISION, A DISTANCE OF 790.00 FEET, TO A 1/2" IRON ROD FOUND, ON AN INSIDE CORNER OF SAID PUBLIC SAFETY SUBDIVISION, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 08°32'36" E, ALONG THE EAST LINE OF SAID SOUTH TEXAS COLLEGE REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE SUBDIVISION, A DISTANCE OF 1265.00 FEET, TO A 1/2" IRON ROD FOUND, ON THE SOUTH RIGHT-OF-WAY LINE OF SAID E. JAVELINA DRIVE, FOR THE NORTHWEST CORNER HEREOF;

THENCE S 81°27'24" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID E. JAVELINA DRIVE, A DISTANCE OF 790.00 FEET, TO THE **POINT OF BEGINNING**, CONTAINING 22.94 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, SOUTH ZONE.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 _____ 2025 A.D.

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

PRESIDENT _____ ATTEST: _____ SECRETARY _____



FILE 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

SUBDIVISION PLAT OF
SENDERO ESTATES

A TRACT OF LAND CONTAINING 22.94 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 255 KELLY-PHARR SUBDIVISION VOLUME 0 PAGE 24 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SENDERO ESTATES, AN ADDITION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATED 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 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.

CARLOS GARZA
P.O. BOX 6105
McALLEN, TEXAS 78502

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED CARLOS GARZA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 2025 A.D.

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

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.

MAYOR, CITY OF PHARR _____ DATE _____

CITY CLERK _____ DATE _____

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.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

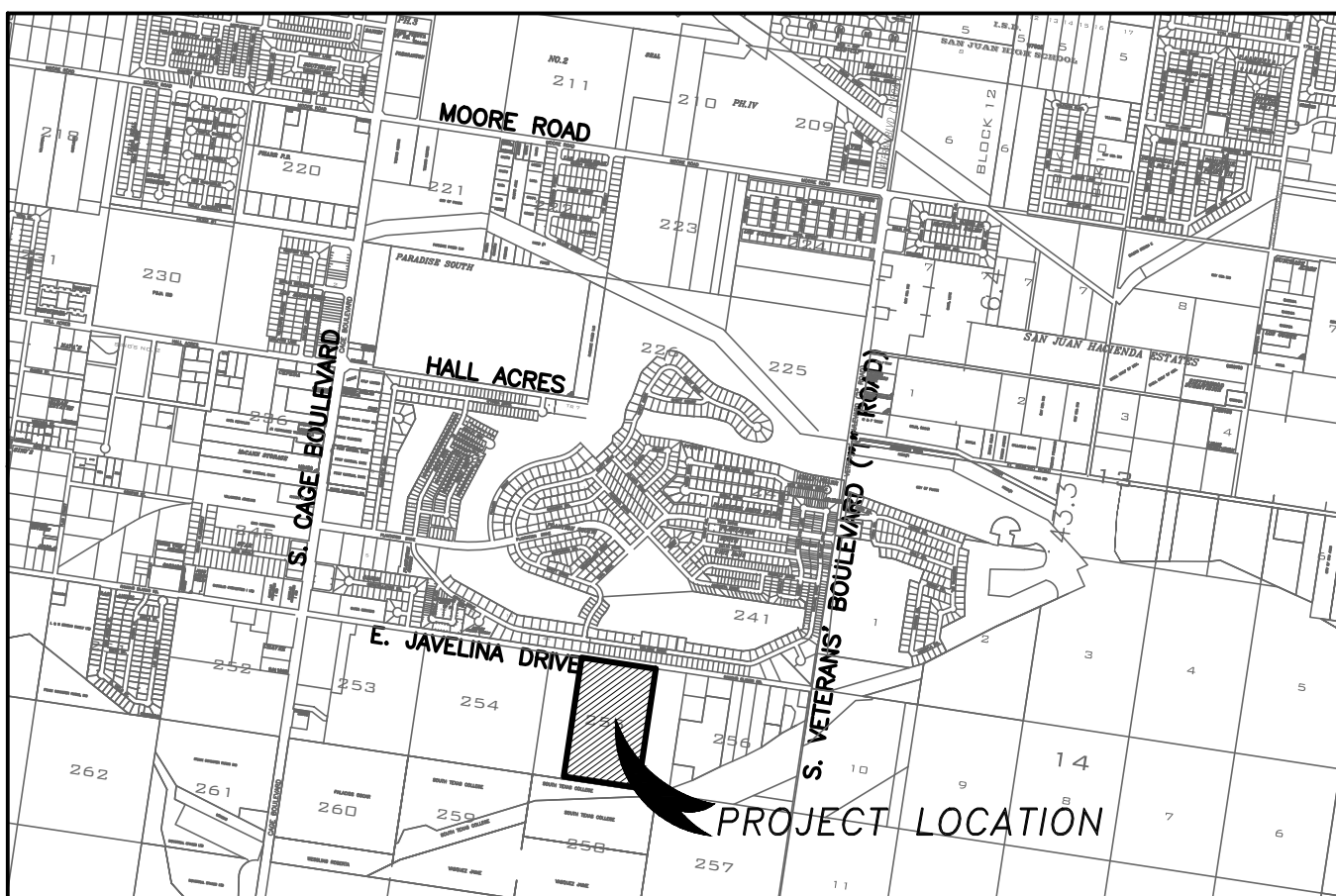
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS, LLC
517 BEAUMONT AVE.
PHARR, TEXAS 78501
TEL. (956) 618-1551 DATE SURVEYED: 10-01-2024
TBPELS FIRM No. 10119600

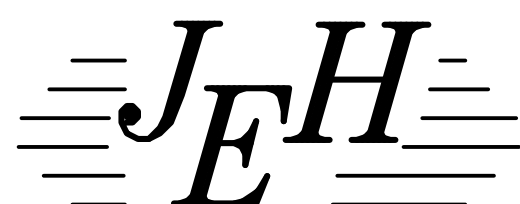
DATE



LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: DECEMBER 4, 2024

DRAWN BY: P.GONZALEZ



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

416 E. DOVE AVENUE PHARR, TEXAS 78504

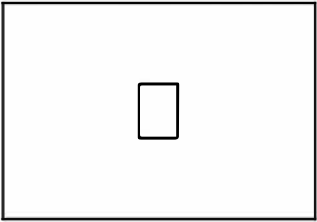
PHONE (956) 668-1588

javier@javierhinojosaeng.com

TBPELS FIRM NUMBER F-1295

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: CARLOS GARZA	P.O. BOX 6105	McALLEN, TX 78502	(956) 451-6390
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551





Pharr
Development Services



Site Photo

1000 Block of East Javelina Rd

