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 23, 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 December 9, 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) Mario Guerra, representing Zona MRRP LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as Lot 65, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1215 West Truman Street. **COZ#241131**

E. PLATS:

1) M2 Engineering, representing Robert Tudor, Managing Member for ROTU Investments, LLC. is requesting preliminary plat approval of the proposed Utility Drive Shop Subdivision. The property is legally described as being a 0.60 of an acre tract of land out of Lot 124, Kelly-Pharr, Hidalgo County, Texas. The property is located within the 3400 Block of North Interstate Highway-69C. **SUB#241236**

2) Pablo Soto Jr., P.E., representing Enrique Casas Jr. and Luz Virginia Casas, owners, are requesting preliminary plat approval of the proposed Rick's Food Court State Avenue Subdivision. The property is legally described as being a 0.37 of an acre tract of land out of the Union Pacific Railroad Right of Way, Pharr Original Townsite, Hidalgo County, Texas. The property is located within the 400 Block of West State Street. **SUB#240823**

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 19th day of December 2024 at 12:00 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 19th day of December 2024

CITY OF PHARR PHARR, TEXAS

ALESSANDRA GARCIA , CPM
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. December 9, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, December 9, 2024, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Andy Castro
Rafael Munguía
Mercedes Guillen
Javier Gutierrez

MEMBERS ABSENT: Charlie Ramirez
Ruben Luna
Romeo Cantu Jr

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Joanna Villarreal, Planner I
Nancy Hernandez, Administrative Assistant
Tania Goo, Secretary

ITEM A. CALL TO ORDER

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

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

Board Member Rafael Munguía **moved** to excuse the absent members. Board Member Andy Casto 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 25, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Rafael Mungia moved to approve. Board Member Javier Gutierrez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

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**

Joanna Villarreal, Planner I, introduced the item and stated applicant requested Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). She went over the property's legal description and physical address and stated the property was zoned General Business District (C). The properties to the north, east and south were zoned General Business District (C). The property to the west was zoned Mobile Home District (R-MH). This area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated all inspections had been conducted from all respective departments and reported eighteen (18) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on, Friday, November 22, 2024, and a legal notice was published in The Advance News Journal on Wednesday, November 20, 2024. She stated staff received no response to the letters or legal notice.

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

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

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

Joanna Villarreal, Planner I, stated the item was withdrawn at the applicant's request.

ITEM 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 LOT18, PHARR CITRUS ORCHARD CO. SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF SOUTH JACKSON ROAD. SUB#230308**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 700 Block of South Jackson Road. The property was currently zoned General Business District (C). The adjacent zones were 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. He stated the property was designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Lowe's of Pharr Subdivision, subject to the conditions noted in the packet.

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

Board member Javier Gutierrez abstained from voting since he is a project manager of the firm.

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

Joe Garza, Assistant Director, introduced the item and went over the property's legal description. He stated the property was located within the 1000 Block of East Javelina Drive and stated the property was currently outside city limits. He stated annexation and zoning were needed prior to final plat approval. The adjacent zones were 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.

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

Board Member Rafael Munguia, asked when the property would be annexed.

Joe Garza, Assistant Director, stated the property would be annexed by January 2025.

There being no further discussion, Board Member Javier Gutierrez moved to approve the request for final plat approval of the proposed Sendero Estates Subdivision. Board Member Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

ITEM G. CLOSED SESSION:

None

ITEM H. RECONVENE:

None

ITEM I. ADJOURMENT:

There being no further business, Board Member Andy Castro **moved** to adjourn. Board Member Mercedes Guillen seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:09 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 18, 2024
MEETING DATE: December 23, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Mario Guerra, representing Zona MRRP LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as Lot 65, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1215 West Truman Street. **COZ#241131**

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

Issue: Mario Guerra, representing Zona MRRP LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct fifteen duplexes.

Fiscal Consideration:

Staff Recommendation:
Development Services recommends approval of the rezoning request from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The request is compatible with the residential trends and land use patterns in the area, and is in conformance with the Future Land Use Plan. 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	Created/Initiated - 12/18/2024
Ricardo Rodriguez	Approved - 12/19/2024
Kimberly Mendoza	Final Approval - 12/19/2024

Pharr
Development Services

MEMORANDUM

DATE: **MONDAY, DECEMBER 23, 2024**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **DEVELOPMENT SERVICES**

SUBJECT: **Re-zoning Request: From Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as Lot 65, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1215 West Truman Street. COZ#241131**

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:

Mario Guerra, representing Zona MRRP LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct fifteen duplexes.

The subject site is located on the south side of West Truman Street, approximately 650 ft. east of North Jackson Road and has a physical address of 1215 West Truman Street. The property is legally described as Lot 65, Beamsley Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Truman Street, a 50 ft - 60-ft local street which runs west and east with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property was rezoned from Single-Family Residential District (R-1) to Office and Professional District (O-P) on November 18, 2013. The properties to the south were rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density on January 20, 2004. The properties to the west and east and a portion of the north were zoned Single-Family Residential District (R-1), when the city adopted the current Zoning Ordinance in 1982. The remaining portion on the north was rezoned from Single-Family Residential District (R-1) to Two-Family Residential District (R-2) on December 21, 2010. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for multi-family residential use in the Land Use Plan.

The Residential Multi-Family District is established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities are available for present and future needs. This district is established for duplex-fourplex development as low to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space shall be met before zoning to such use. It is established to protect residential areas as far as possible against heavy traffic and zoned promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan.

Thirty-two (32) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on December 6, 2024, and a legal notice was published in the Advance News Journal on December 4, 2024. Staff received one response for information only to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The request is compatible with the residential trends and land use patterns in the area, and is

in conformance with the Future Land Use Plan. 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 January 6, 2025, 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.**

Pharr Development Services

REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Mario Guerra, representing Zona MRRP LLC., owner	**Office and Professional District (O-P)**
APPLICANT	CURRENT ZONE
1215 West Truman Street	**Residential Multi-Family High Density District (R-MFHD)**
ADDRESS	PROPOSED ZONE

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

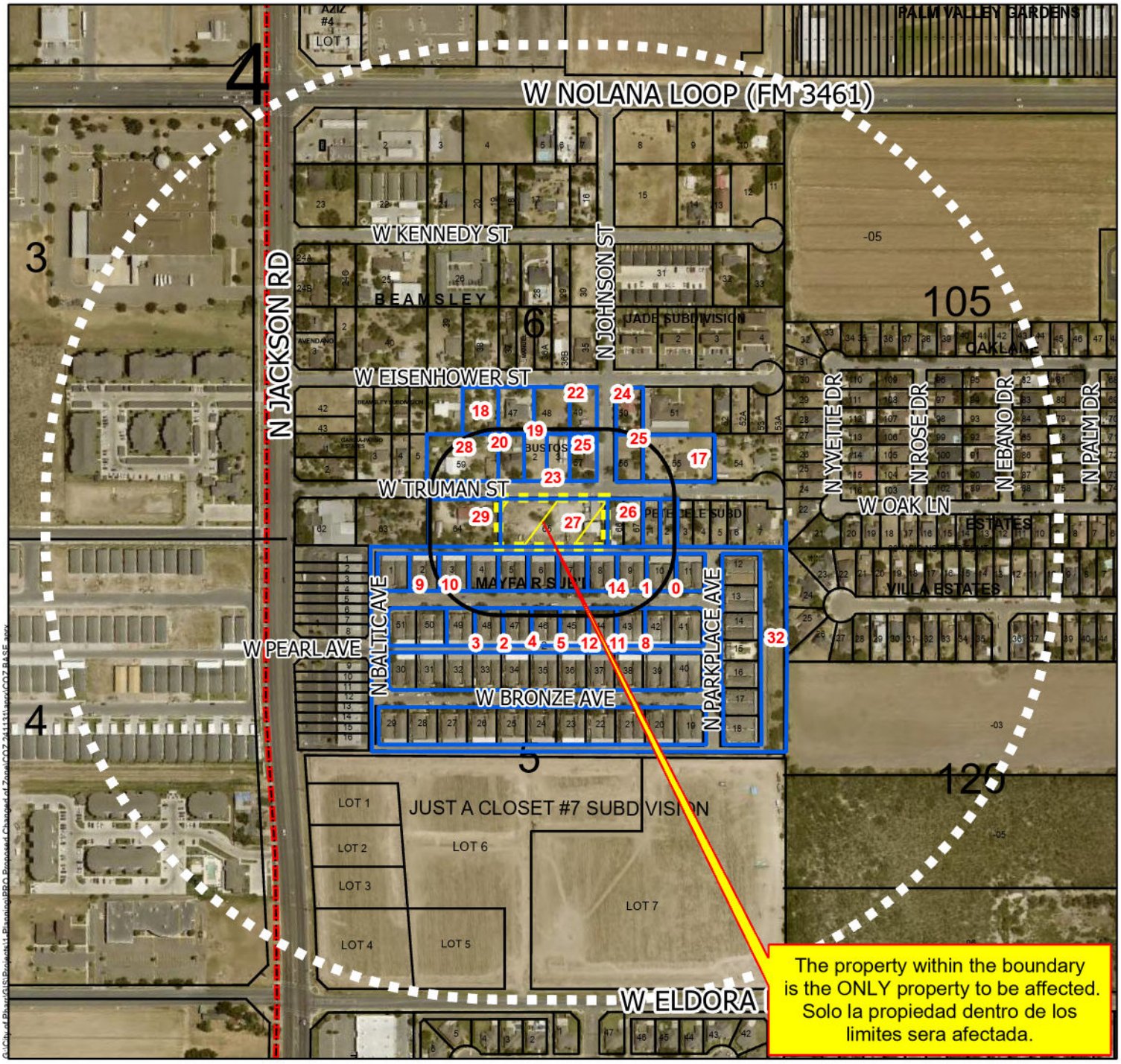
STAFF RECOMMENDATIONS: **Approval**

Development Services is recommending approval of the request to re-zone from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The request is compatible with the residential trends and and land use patterns in the area.

Laura Fonseca, Planner II	**12.17.2024**
PREPARED BY	DATE

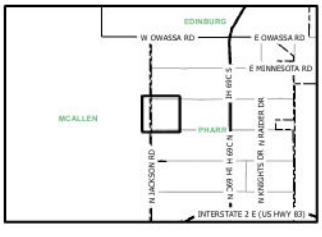
PROPOSED CHANGE OF ZONE
1215 W TRUMAN ST
MARIO GUERRA

AERIAL



Quarter Mile Radius
200ft_Buffer
Notify
Subject Property

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



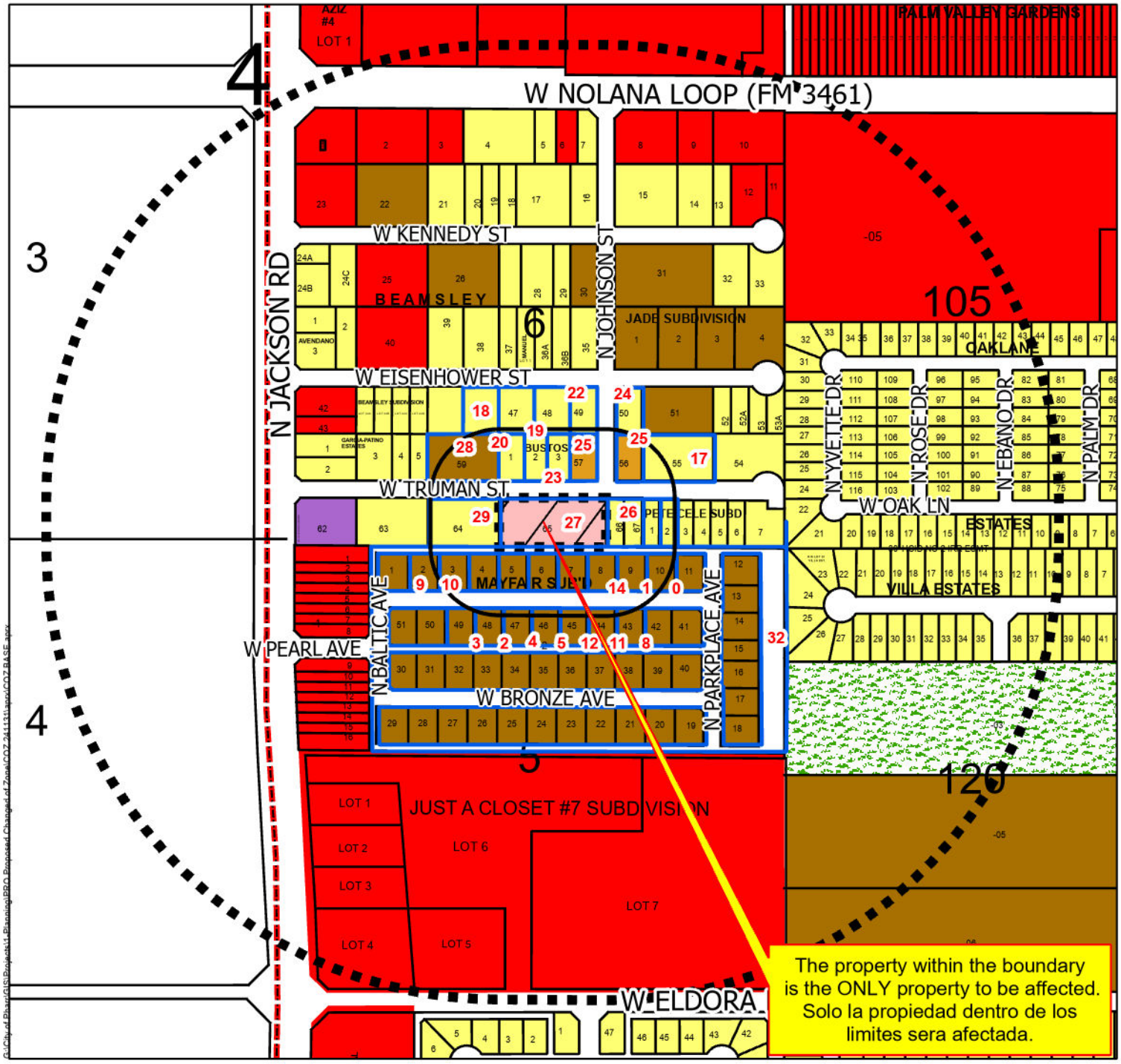
City of Pharr, Texas
Engineering Department
956.402.4242
Date: 11/25/2024

Scale: 1:5,000

0 210 420 840 1,260 1,680 Feet

PROPOSED CHANGE OF ZONE
1215 W TRUMAN ST
MARIO GUERRA

ZONING



- Quarter Mile Radius
- 200ft_Buffer
- Notify
- Subject Property

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

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Scale: 1:5,000

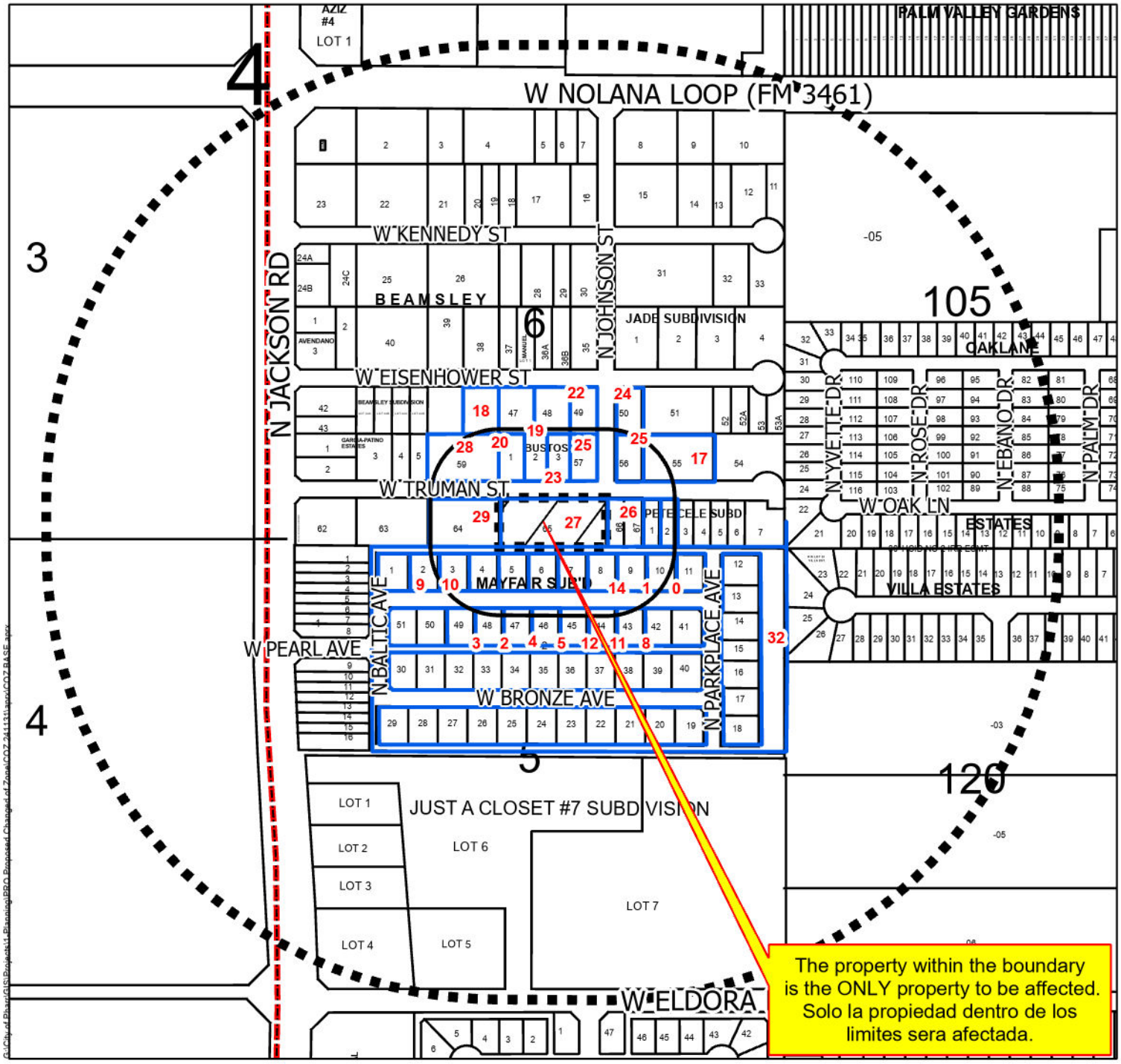
0 210 420 840 1,260 1,680 Feet

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/25/2024

PROPOSED CHANGE OF ZONE
1215 W TRUMAN ST
MARIO GUERRA

RADIUS



Quarter Mile Radius
200ft_Buffer
Notify
Subject Property

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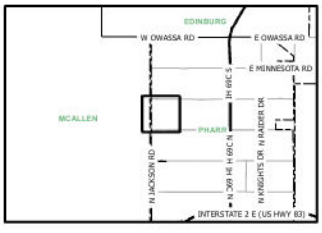

City of Pharr, Texas
Engineering Department
956.402.4242
Date: 11/25/2024

Scale: 1:5,000

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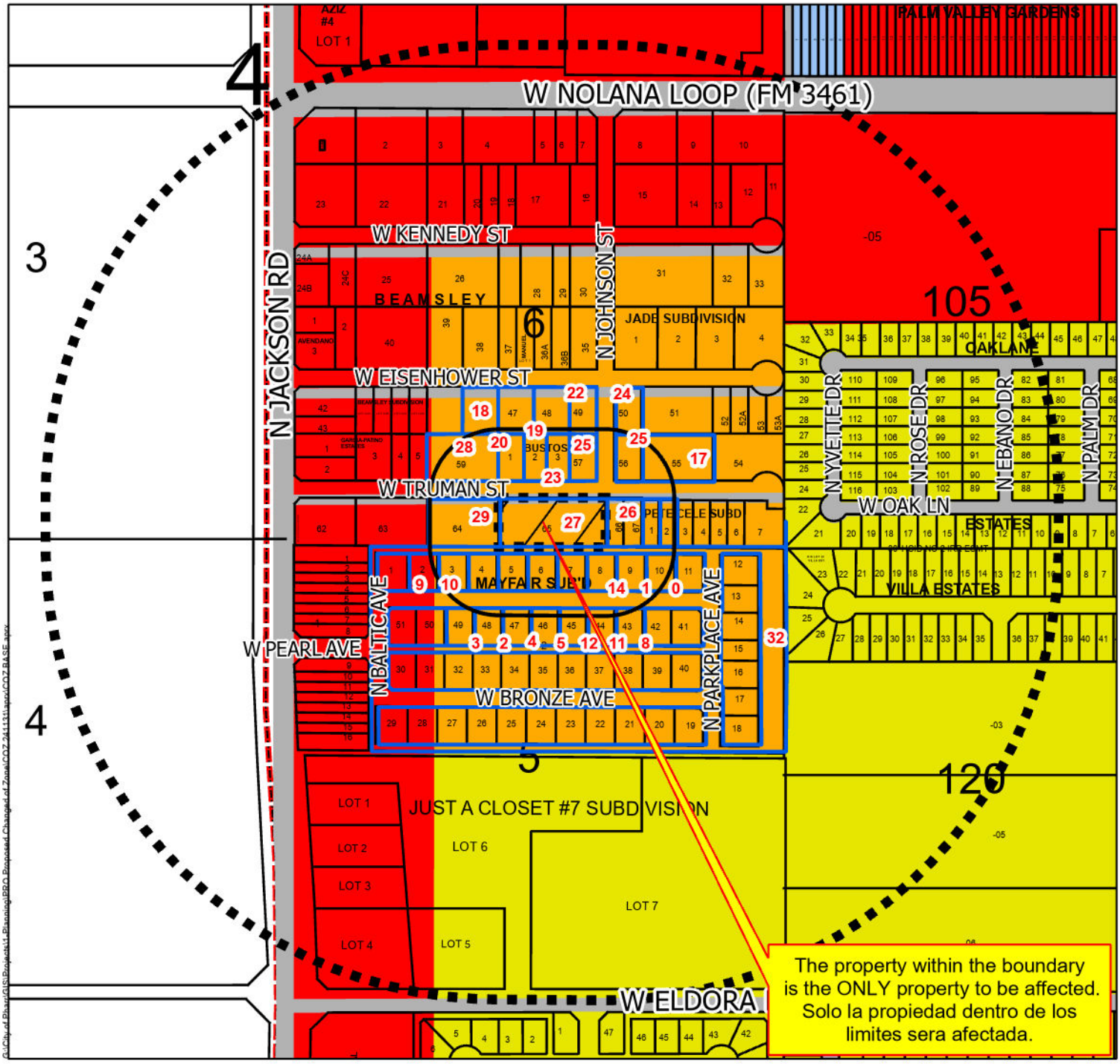
PROPOSED CHANGE OF ZONE
1215 W TRUMAN ST
MARIO GUERRA

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
- Notify
- Subject Property

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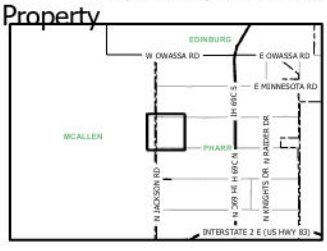

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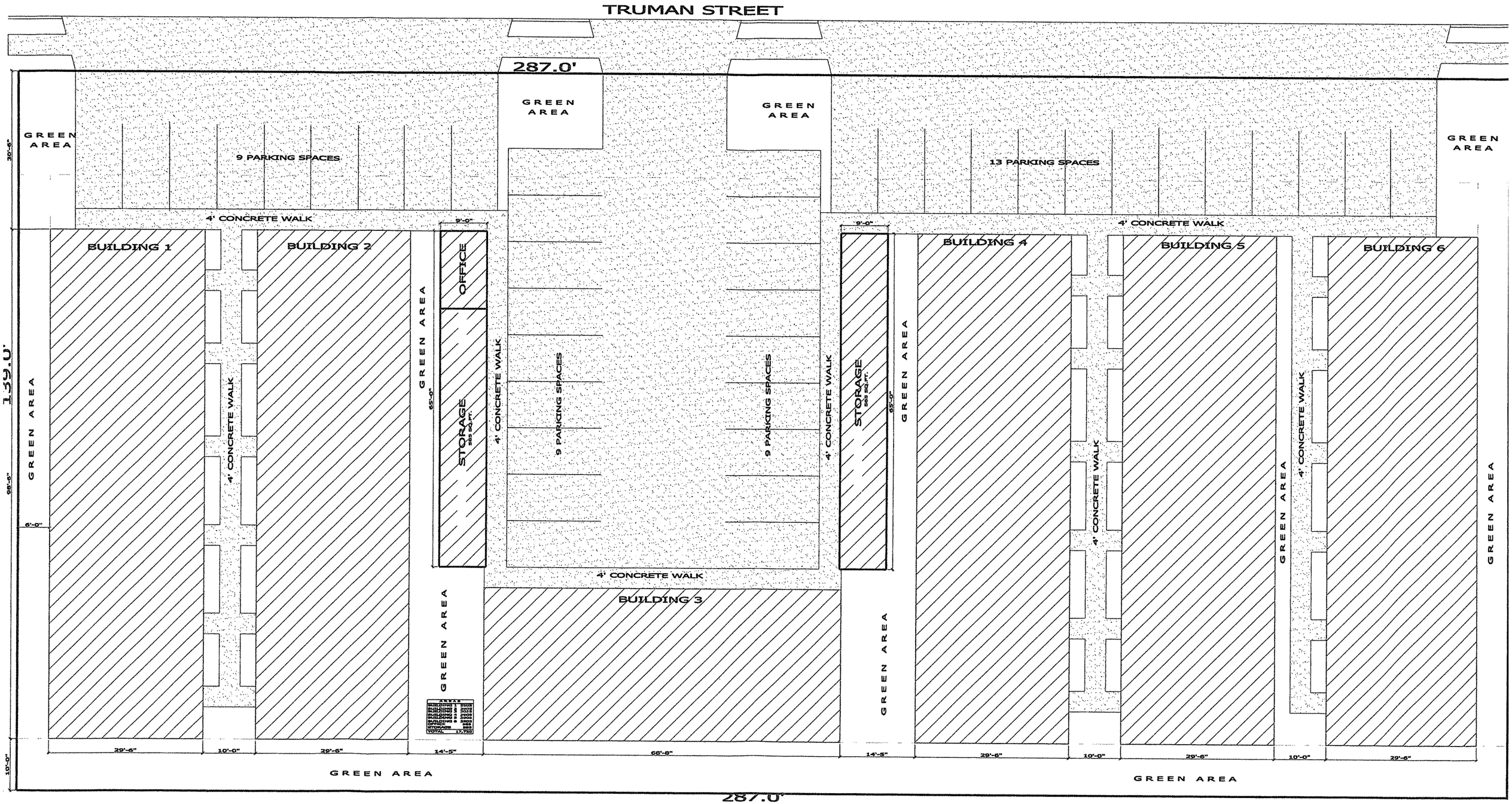
0 210 420 840 1,260 1,680 Feet

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/25/2024


TRUMAN STREET
287.0'
GREEN AREA
9 PARKING SPACES
13 PARKING SPACES
4' CONCRETE WALK
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
OFFICE
STORAGE
9 PARKING SPACES
139.0'
30'-6"
98'-6"
6'-0"
10'-0"
9'-0"
65'-0"
29'-6"
10'-0"
14'-5"
68'-8"
287.0'

Pharr
Development Services

Site Photo

1215 West Truman Street

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.
DATE SUBMITTED: December 18, 2024
MEETING DATE: December 23, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: M2 Engineering, representing Robert Tudor, Managing Member for ROTU Investments, LLC. is requesting preliminary plat approval of the proposed Utility Drive Shop Subdivision. The property is legally described as being a 0.60 of an acre tract of land out of Lot 124, Kelly-Pharr, Hidalgo County, Texas. The property is located within the 3400 Block of North Interstate Highway-69C.
SUB#241236

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

Issue: M2 Engineering, representing Robert Tudor, Managing Member for ROTU Investments, LLC. is requesting preliminary plat approval of the proposed Utility Drive Shop Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Utility Drive Shop Subdivision subject to the listed conditions.

Alternatives: N/A

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

ROUTING:

Kimberly Mendoza	Created/Initiated - 12/18/2024
Ricardo Rodriguez	Approved - 12/19/2024
Kimberly Mendoza	Final Approval - 12/19/2024

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, DECEMBER 23, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: UTILITY DRIVE SHOP SUBDIVISION
FILE NO. **SUB#241236**

GENERAL INFORMATION:

APPLICANT: M2 Engineering, representing Robert Tudor, Managing Member for ROTU Investments, LLC. is requesting preliminary plat approval of the proposed Utility Drive Shop Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.60 of an acre tract of land out of Lot 124, Kelly-Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3400 Block of N. IH 69C.

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

PROPERTY PROPOSED USE: Existing warehouse.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

1. Provide street lights on a separate sheet, max spacing 250'.
2. Street name W. Eldora Rd. is one word.
3. Label R.O.W., has dedicated by plat.

EASEMENTS:

1. Show and label existing easements and if new add dedicated by plat.

SIDEWALK:
ADA:

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Drainage report to be reviewed and approved by H.C.D.D.#1.
2. Project engineer shall provide drainage report.
3. Label drainage as "Private".

OTHER:

1. Label monuments on plat layout.
2. Provide benchmark system for plat note # 4.
3. Provide engineer and surveyors seal and signature.
4. Verify with HCID 2, for any comments.
5. Add standard plat note: Enforcement of all plat notes and dedications shall be the responsibility of the agency to whom the dedication is granted.
6. Provide a KMZ file geo referenced and DWG format.
7. Provide all pertinent City of Pharr details.
8. See staff comments attached.

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

Pharr Public Utilities

Ruben Rosales
Public Utilities Director

STAFF REVIEW MEETING FOR:

UTILITY DRIVE SHOP SUBDIVISION

****

COMMENTS: **Initials: J.R.** **DECEMBER 11, 2024**

****

WATER:

- Will need 15' exclusive easement to the City of Pharr.
- Water line needs to be 12" PVC C-900 (INDUSTRIAL ZONE)
- Will need to show water valves.
- Will need to show all water crossing details.
- Will need to show all water tie- ins details.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need 15' exclusive easement to the City of Pharr.
- Sewer main line will need to be 8" or 12" PVC SDR26
- Manhole rim and lid will need to be composite base with City of Pharr.
- Will need to verify all surrounding utilities in the area.
- Comments made change depending on circumstances.
- Follow City of Pharr Construction Standards Manual

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

Print Name:_____

Signature:_____ Date:_____

Pharr Fire Department

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

Subdivision: Preliminary Staff Utility Drive Shop Subdivision

Reviewed by: Roberto Romero/Jose Gonzalez 12/10/24

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

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

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

Additional Comments:

- **Missing standard plat note, please see note #17.**
- **Please see note #8 for fire hydrant details.**
- **Proposed water line shall be 12” pvc and looped system as per city standard, please see note #1 & #2.**
- **Please see note #12 on fire apparatus access road requirements.**

Staff Pre-Construction Meeting | **DATE: 12/11/2024**

Utility Drive Subdivision | **0.60 Acres**

Pharr Tx, 78577

Plat Notes:

General Notes:

- **Sediment Erosion Control Plan required**
- **Drainage plan with elevations and details required**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Utility Drive Shop Subdivision **DATE:** December 10, 2024

REVIEW: Preliminary (comments plans dated 11-27-2024)

PLAT

1. Signature & seal from P.E. & R.P.L.S. is required.
2. Note No. 5--- Use the correct drainage directive… *"Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____acres and a volume of approximately_____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development."*
3. Include correct City of Pharr benchmark with northing, easting and elevations.
4. Add note… "5'-ft sidewalk and ADA wheelchair ramps and landings shall be required to be constructed at time of building permit phase.
5. Add note--- "Owners to maintain ROW and perimeter of subdivision."
6. Add note--- "Owners to maintain detention / retention areas."
7. Add note--- "Enforcements of all plat notes and dedications shall be the responsibility of the agency to whom the dedication is granted."
8. Add note--- "Erosion and sediment control during construction shall be in accordance with current Texas pollution discharge elimination system (TPDES)."
9. Provide additional 5'-ft of ROW on Utility Dr.
10. All City exclusive utility easements shall be a minimum width of 15'-ft.
11. On-site detention area easement is required. Drainage area easement can be acquired by easement document at building permit phase.

SITE PLAN

1. Include drainage swale improvements detail for review.
2. Waterline shall be required to be looped as per City requirements.
3. Field verify existing sanitary sewer line.
4. Utility Dr. roadway improvements are required. Include the following items along the frontage of the property (must be graded for heavy duty traffic):
    - 3” HMAC
    - 10” Base
    - 10” Stabilized Subgrade
    - 24” Reinforced Curb and Gutter
    - 5’ Sidewalk

DRAINAGE

1. Drainage report to be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit phase.
3. On-site detention pond required as part of drainage plan.

CONSTRUCTION SCHEDULE

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

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMNETS:

STANDARD REQUIREMENTS

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

From: John Salinas
To: Eddie Martinez
Cc: jl_hcid2@att.net
Subject: Plat review: UTILITY DRIVE SHOP SUBDIVISION; SENDERO ESTATES
Date: Tuesday, December 10, 2024 8:59:00 AM

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

Hello Eddie,

The HCID2 initial claims, comments and updates as needed for the proposal:

UTILITY DRIVE SHOP SUBDIVISION:

1. We have the general right of way covering all the lot Vol. 26, Pg. 234.
2. Update the signature block template:

   THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE ___ DAY OF _____, 20____.

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

   _____ ATTEST:_____
   PRESIDENT SECRETARY
3. No facilities
4. We need the recorded warranty deed for the ownership.
5. If the subdivision is to be excluded from the District, a petition for exclusion form can be requested at the office.

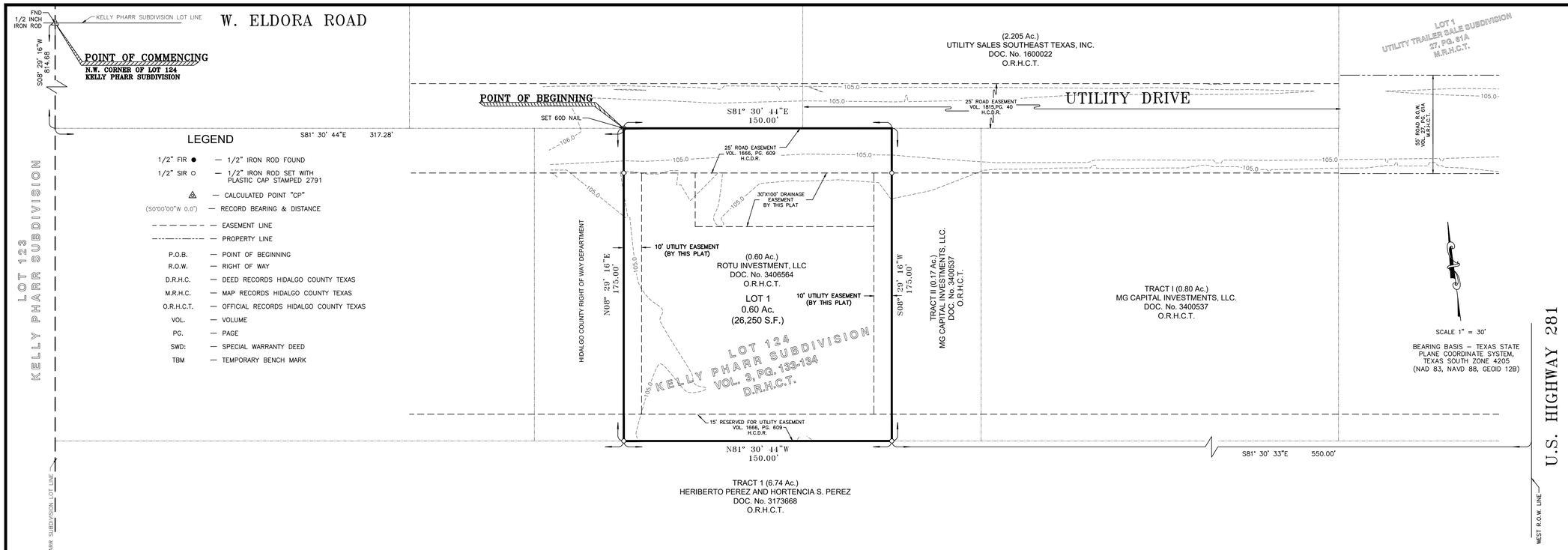
SENDERO ESTATES:

1. We have the general right of way covering all the lot Vol. 11, Pg. 111.
2. Edit the signature block script;

   THIS PLAT … _____ ,(add comma) 2025.(remove A.D.)
   NO IMPROVEMENTS … FENCES(remove comma) AND … OF WAY(no "S") OR …
   _____ ATTEST:_____(close-no gap)
   PRESIDENT(align left) SECRETARY(align left)
3. Add Kelly-Pharr Subdivision name to the P.O.C. label.
4. No facilities.
5. We need the recorded warranty deed for the ownership.

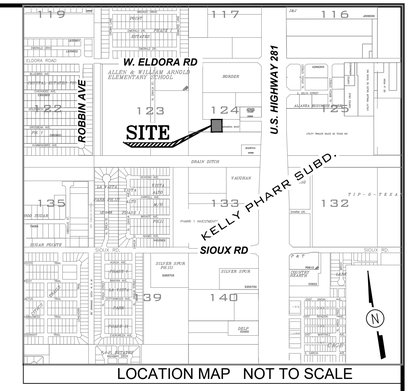
If there are any questions on these proposals, please advise. Thank You!

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



LEGEND

1/2" FIR ●	— 1/2" IRON ROD FOUND
1/2" SIR ○	— 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
◬	— CALCULATED POINT "CP"
(S0°00'00"W 0.0')	— RECORD BEARING & DISTANCE
- - - - - -	— EASEMENT LINE
---·---	— PROPERTY LINE
P.O.B.	— POINT OF BEGINNING
R.O.W.	— RIGHT OF WAY
D.R.H.C.	— DEED RECORDS HIDALGO COUNTY TEXAS
M.R.H.C.	— MAP RECORDS HIDALGO COUNTY TEXAS
O.R.H.C.T.	— OFFICIAL RECORDS HIDALGO COUNTY TEXAS
VOL.	— VOLUME
PG.	— PAGE
SWD:	— SPECIAL WARRANTY DEED
TBM	— TEMPORARY BENCH MARK



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

METES AND BOUNDS

BEING A 0.60 OF AN ACRE TRACT OF LAND OUT OF LOT 124 KELLY–PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 133 AND 134 MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.60 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING, AT A FOUND 1/2 INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 124 OF SAID KELLY–PHARR SUBDIVISION, THENCE, SOUTH 08°29'16" WEST, A DISTANCE OF 814.68 FEET ALONG THE WEST LINE OF LOT 124 OF SAID KELLY–PHARR SUBDIVISION TO A POINT; THENCE, SOUTH 81°30'44" EAST, A DISTANCE OF 317.28 FEET TO A SET 60D NAIL AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO HIDALGO COUNTY RIGHT OF WAY DEPARTMENT (DEED NOT FOUND) FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81°30'44" EAST, A DISTANCE OF 150.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MG CAPITAL INVESTMENTS, L.L.C. BY DOCUMENT NUMBER 3400537 OFFICIAL RECORD HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08°29'16" WEST, ALONG THE WEST LINE OF SAID TRACT CONVEYED TO MG INVESTMENTS L.L.C. A DISTANCE OF 175.00 FEET TO A POINT AT THE NORTH LINE OF A TRACT OF LAND CONVEYED TO HERIBERTO PEREZ AND HORTANCIA S. PEREZ TRUSTEES OF THE HERIBERTO PEREZ AND HORTANCIA S. PEREZ LIVING TRUST UTD. BY DOCUMENT NUMBER 3173668 OFFICIAL RECORDS HIDALGO COUNTY, TEXAS BEING THE SOUTHWEST CORNER OF SAID MG INVESTMENTS, L.L.C. FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81°30'44" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO HERIBERTO PEREZ AND HORTANCIA S. PEREZ TRUSTEES OF THE HERIBERTO PEREZ AND HORTANCIA S. PEREZ LIVING TRUST UTD. A DISTANCE OF 150.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO HIDALGO COUNTY RIGHT OF WAY DEPARTMENT AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08°29'16" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO HIDALGO COUNTY RIGHT OF WAY DEPARTMENT A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; CONTAINING, AN AREA OF 26,250.0 SQUARE FEET, 0.60 OF AN ACRE OF LAND MORE OR LESS;

UTILITY DRIVE SHOP SUBDIVISION

BEING A 0.60 OF AN ACRE TRACT OF LAND OUT OF LOT 124 KELLY–PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 3, PAGES 133 AND 134, MAP RECORDS, HIDALGO COUNTY, TEXAS

M2 Engineering, PLLC

TBPELS FIRM REGISTRATION F-19545

1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ROBER TUDOR, ROTU INVESTMENT, LLC	P.O. BOX 4230	McALLEN, TEXAS 78502	(956) –
ENGINEER:	EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600–8628
SURVEYOR:	OSCAR HERNANDEZ	3007 SOUTH TUCKER ROAD	HARLINGEN, TEXAS 78552	(956) 357–2185

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, ROTU INVESTMENTS, LLC, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE UTILITY DRIVE SHOP SUBDIVISION ADDITION OF THE CITY OF PHARR, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____ _____

ROTU INVESTMENTS, LLC DATE
ROBERT TUDOR, MANAGING MEMBER
P.O. BOX 4230
McALLEN TEXAS, 78502

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

MAYOR CERTIFICATION

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

_____ _____

AMBROSIO HERNANDEZ DATE
MAYOR, CITY OF PHARR

_____ _____

ATTEST: CITY SECRETARY DATE

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS UTILITY DRIVE SHOP SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON

THE _____ DAY OF _____, 2024 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

_____

DANNY WYLIE, CHAIRMAN
PLANNING CHAIRMAN AND ZONING COMMISSION

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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

THE _____ DAY OF _____ 2024.

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

_____ ATTEST: _____

PRESIDENT SECRETARY

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

_____ _____

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

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, OSCAR HERNANDEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PHARR, TEXAS.

DATED THIS THE _____ DAY OF _____ 2024.

_____

OSCAR HERNANDEZ, R.P.L.S. No. 5005

STATE OF TEXAS · REGISTERED · OSCAR HERNANDEZ · 5005 · PROFESSIONAL · LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

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

DATED THIS THE_____DAY OF_____, 2024.

_____ _____

EMIGDIO "MILO" SALINAS, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F–19545

STATE OF TEXAS · EMIGDIO SALINAS · 107703 · LICENSED · PROFESSIONAL ENGINEER

GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "B".
   ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

   COMMUNITY–PANEL NUMBER: 480347 0005 C,
   REVISED DATE: OCTOBER 19, 1982.

2. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CURB, OR 24" MEASURED AT THE CENTER OF THE LOT. WHICHEVER IS GREATER

3. BUILDING SETBACKS NOTE:
   MINIMUM BUILDING SETBACK LINES AS PER CITY OF PHARR ORDINANCES

4. BENCH MARK NOTE:
   HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
   TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET

   TBM #1 – DESCRIPTION NORTHWRST CORNER OF W ELDORA ROAD AND U.S. HIGHWAY 281.
   NORTHING: 16607717.323
   EASTING: 1089266.325
   ELEVATION=103.98

5. DRAINAGE NOTE:
   STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 3.627 ACRES AND A VOLUME OF APPROXIMATELY 0.08 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN AS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.

6. EASEMENTS NOTE:
   NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.

8. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

9. ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.

10. ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A PINK PLASTIC CAP STAMPED "C.L.S. RPLS 5005"

11. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNERS(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.

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

13. 5–FT SIDEWALK AND ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED TO BE CONSTRUCTED AT TIME OF BUILDING PERMIT PHASE.

14. OWNERS TO MAINTAIN ROW AND PERIMETER OF SUBDIVISION.

15. OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.

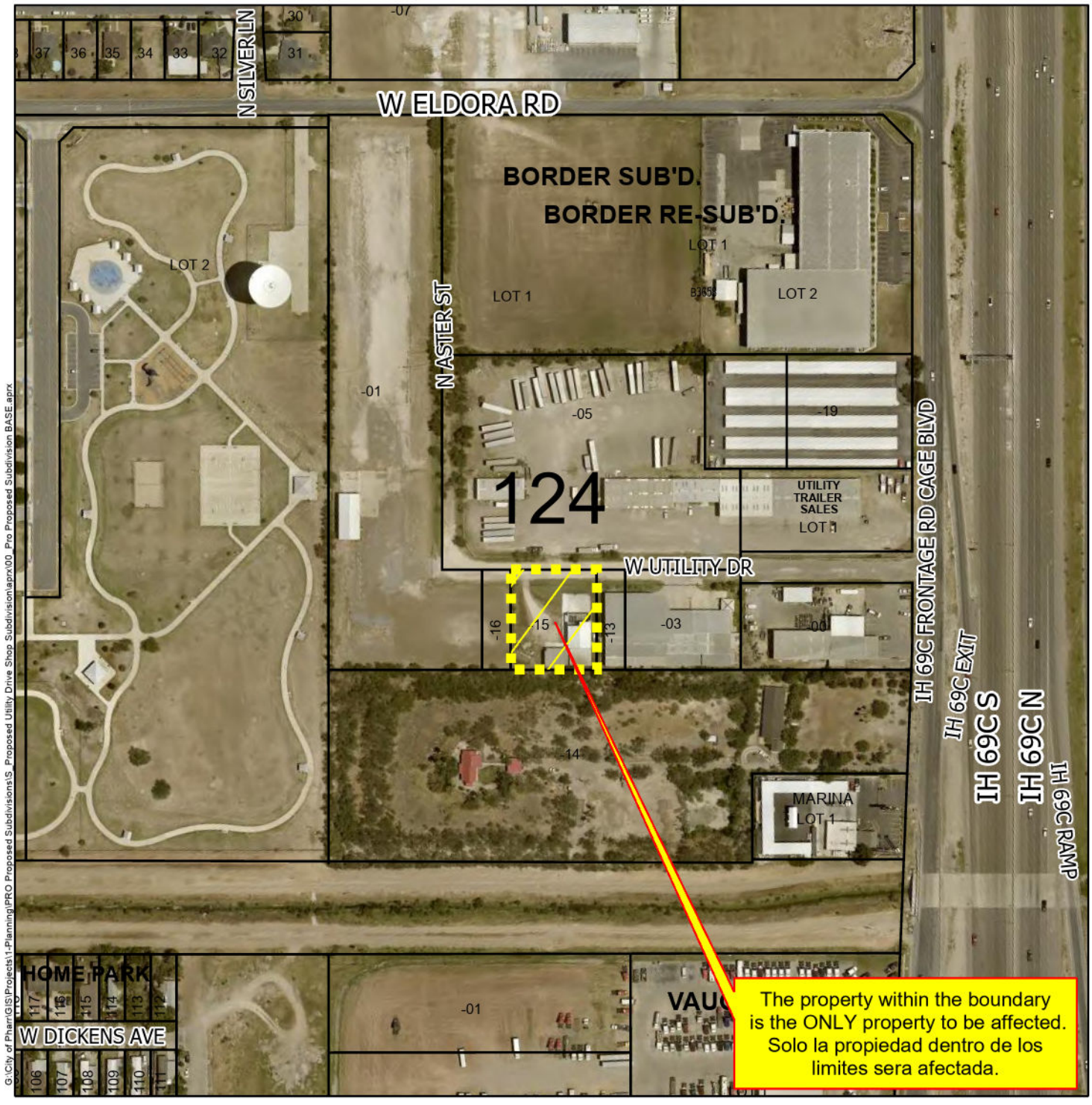
16. ENFORCEMENTS OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY TO WHOM THE DEDICATION IS GRANTED.

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

S:\M2 Engineering (Server)\S Projects\Hidalgo\Pharr\P-000-ROTU Investment (Prod)\04-DWG_Design Files\ROTU PLAT.dwg Dec 16,2024 - 2:46PM CAD TECH

Proposed Subdivision
Utility Drive Shop Subdivision
M2 Engineering PLLC

AERIAL



G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\S_Proposed Utility Drive Shop Subdivision\aprx\00_Pro Proposed Subdivision BASE.aprx

Subject Property

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:3,000

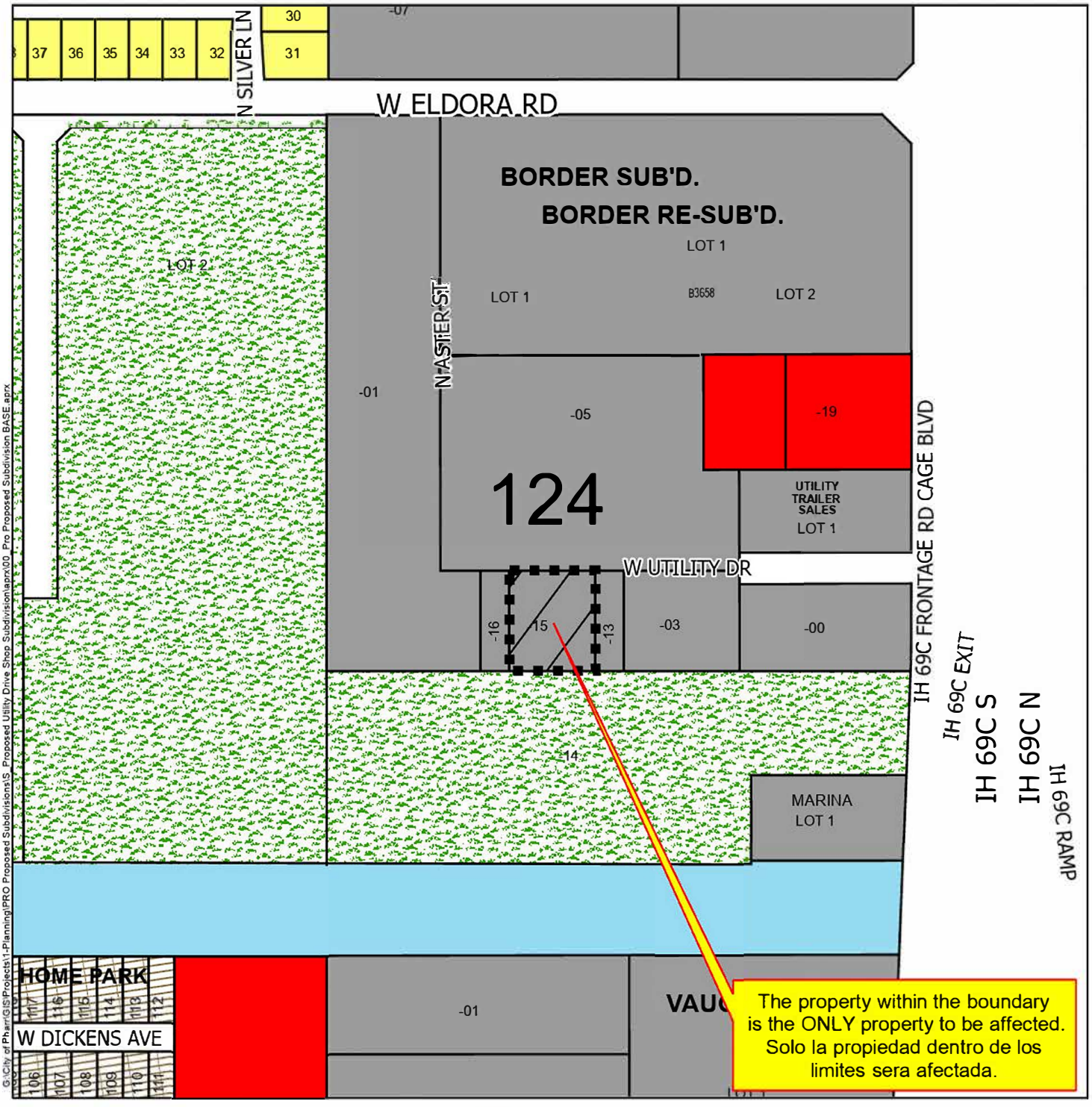
0 125 250 500 750 1,000 Feet

N
W E
S

Date: 12/17/2024

Proposed Subdivision
Utility Drive Shop Subdivision
M2 Engineering PLLC

ZONING



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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:3,000

0 125 250 500 750 1,000 Feet

N W E S

Date: 12/17/2024

Pharr
Development Services

Site Photo

3400 Block of N. IH 69C

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.
DATE SUBMITTED: December 18, 2024
MEETING DATE: December 23, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pablo Soto Jr., P.E., representing Enrique Casas Jr. and Luz Virginia Casas, owners, are requesting preliminary plat approval of the proposed Rick's Food Court State Avenue Subdivision. The property is legally described as being a 0.37 of an acre tract of land out of the Union Pacific Railroad Right of Way, Pharr Original Townsite, Hidalgo County, Texas. The property is located within the 400 Block of West State Street. **SUB#240823**

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

Issue: Pablo Soto Jr., P.E., representing Enrique Casas Jr. and Luz Virginia Casas, owners, are requesting preliminary plat approval of the proposed Rick's Food Court State Avenue Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Rick's Food Court State Avenue Subdivision subject to the listed conditions.

Alternatives: N/A

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

ROUTING:

Kimberly Mendoza	Created/Initiated - 12/18/2024
Ricardo Rodriguez	Approved - 12/19/2024
Kimberly Mendoza	Final Approval - 12/19/2024

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, DECEMBER 23, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: RICKS FOOD COURT STATE AVENUE SUBDIVISION
FILE NO. **SUB#240823**

GENERAL INFORMATION:

APPLICANT: Pablo Soto Jr., P.E., representing Enrique Casas Jr. and Luz Virginia Casas, Owners, are requesting preliminary plat approval of the proposed Rick's Food Court State Avenue Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.37 of an acre tract of land out of the Union Pacific Railroad Right of Way, Pharr Original Townsite, Hidalgo County, Texas.

LOCATION: The property is located within the 400 Block of W. State Street.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Business District (C-2) to the north, General Business District (C) to the east, south and west. The property is designated commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Mobile food park.

VARIANCES:

None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Rick's Food Court State Avenue Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Provide street light layout.

EASEMENTS:

1. Show and label existing easements and if new add dedicated by plat.

SIDEWALK: ADA:

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Drainage report to be reviewed and approved by H.C.D.D.#1.
2. Label drainage as “Private”.

OTHER:

1. On property description whey is it calling R.O.W., verify.
2. Show bearings on plat layout.
3. Verify with HCID 2, for any comments.
4. Update location map, showing City of San Juan.
5. Label all monuments on plat layout.
6. Provide a KMZ file geo referenced and DWG format.
7. On Mayors signature block remove P&C Subdivision.
8. Provide spacing between Plat note number 8 and 9.
9. Provide all pertinent City of Pharr details.
10. See staff comments attached.

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

Pharr Public Utilities

Ruben Rosales
Public Utilities Director

STAFF REVIEW MEETING FOR:

RICKS FOOD COURT STATE AVENUE SUBDIVISION

****

COMMENTS: **Initials: J.R.** **NOVEMBER 12, 2024**

****

WATER:

- Easements will need to be 15' exclusive to the city of Pharr.
- Water line will need to be 8" PVC C-900.
- Will need to install a 8"tee with flush valve for future development.
- Comments made change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Ok, as proposed.
- Sanitary sewer service remains private.
- Comments made change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

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

Print Name:_____

Signature:_____ Date:_____

Pharr Fire Department

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

Subdivision: ***Staff Review: Ricks Food Court State Avenue Subdivision***

Reviewed by: Manuel Renta 11/12/24

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

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

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

Additional Comments:

Plat Notes: N/A

General Comments:

Provide Fire hydrant detail

Provide fire hydrant gate valve detail

Staff Review **DATE: 11/12/2024**

Rick's Food Court State Ave Subdivision **0.37 Acres**

Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

- **All required boring, street cut, curb cut, and discharge permits must be acquired from the Public Works Dept.**
- **Include Best Management Practices and submit an approved Sediment Erosion Control Plan with details.**

SUBDIVISION REVIEW COMMENTS

City of Pharr • 118 S. Cage Blvd., 1st Floor • Pharr, TX 78577 • 956.402.4221

SUBDIVISION: Rick's Food Court State Avenue Subdivision **DATE:** November 14, 2024

REVIEW: Preliminary plan comments dated: 11/1/2024

PLAT
1. P.E. signature required. 2. RPLS signature required. 3. Add note--- 5'-ft sidewalk with ADA wheelchair ramps and landings shall be required to be constructed along all streets at time of building permit phase. 4. Add Note--- "Erosion and sediment control during construction shall be in accordance with current Texas Pollution Discharge Elimination System (TPDES). 5. Public Utilities department may require 15'-ft Utility easement exclusive to City of Pharr. 6. Verify the ROW of W. State St. via Hidalgo County Metropolitan Planning Organization (HCMPO). 7. Label drainage easement as private.

SITE PLAN
1. Proposed water service shall be required to have casing. 2. Provide a detail of hydrant and gate valve as per City of Pharr requirements. Hydrant shall be installed at 6'-ft from back of curb. 3. Proposed cleanout must be relocated inside property. Do not install cleanout on City of Pharr ROW. 4. Sanitary sewer wye requires a concrete cradle. 5. Sidewalk/driveway does not meet City of Pharr standards and ADA guidelines. Developer shall be required to reconstruct sidewalk/driveway as per current requirements.

DRAINAGE
1. 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).

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

ADDITIONAL COMMENTS:

STANDARD REQUIREMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Proposed water line shall have a 4'-ft minimum cover from natural ground.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- **TCEQ requires 9'-ft separation between water and sewer lines, including sewer manholes.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- **SHOULD ANY DESIGN ISSUES OCCUR DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.**

From: John Salinas
To: Eddie Martinez
Cc: jl_hcid2@att.net
Subject: RICK"S FOOD COURT STATE AVENUE S/D; SUNRISE COMMERCIAL S/D
Date: Tuesday, November 12, 2024 10:52:40 AM

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

Hello Eddie,

HCID2 claims, comments and updates as needed for approval for the proposed:

RICK'S FOOD COURT STATE AVENUE S/D:

1. We have general right of way covering all the lot. V. 19, Pg. 41.
2. Update the signature script:
   THIS PLAT … DISTRICT NO. 2 ON THIS THE ___(SPACE) DAY OF …
   NO IMPROVEMENTS … TREES, FENCES(NO COMMA) AND BUILDINGS) SHALL BE … RIGHTS …
3. We need a copy of the recorded warranty deed.
4. No apparent facilities.
5. The proposal is excluded from the District and does not need to submit a petition form.

If there are any questions, please advise. thank you.

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

PLAT OF

RICK'S FOOD COURT STATE AVENUE SUBDIVISION

A 0.37 OF AN ACRE OF LAND OUT OF THE Union PACIFIC RAILROAD RIGHT OF WAY, PHARR ORIGINAL TOWNSITE, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGE 34, M.R.H.C., TEXAS.

PREPARED BY: PABLO SOTO JR. P.E. DATE: JULY 12, 2024

METES AND BOUNDS

A 0.37 of an acre of land out of the Union Pacific Railroad Right of Way, Original Townsite of Pharr, Hidalgo County, Texas, as per map recorded in Volume 3, Page 34, Map Records of Hidalgo County, Texas, said 0.37 of an acre of land being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of Lot "AA", Original Townsite of Pharr, Thence South 87 degrees 07 minutes 25 seconds East, with the North right of way line of the Union Pacific Railway, a distance of 110.14 feet to a half (1/2) inch iron rod with a yellow cap stamped RGEC found for the Southwest corner of this tract of land and the POINT OF BEGINNING;

THENCE North, a distance of 100.13 feet to a half (1/2) inch iron rod with a yellow cap stamped RGEC found at the South right of way line of W. State St., for the Northwest corner of this tract of land;

THENCE South 87 degrees 07 minutes 25 seconds East, with the South right of way line of said W. State St., a distance of 159.84 feet to a half (1/2) inch iron rod with a yellow cap stamped RGEC found for the Northeast corner of this tract of land;

THENCE South, a distance of 100.13 feet to a half (1/2) inch iron rod with a yellow cap stamped RGEC found at the North right of way line of the said Union Pacific Railway for the Southeast corner of this tract of land;

THENCE North 87 degrees 07 minutes 25 seconds West, with the North right of way line of said Union Pacific Railway, a distance of 159.84 feet to the POINT OF BEGINNING, containing 0.37 of an acre, more or less.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, **ENRIQUE CASAS, JR. AND LUZ VIRGINIA CASAS,** OWNER OF THE LAND SHOWN, AND DESIGNATED HERE AS **RICK'S FOOD COURT STATE AVENUE SUBDIVISION** AN ADDITION OF THE CITY OF PHARR, TEXAS AND WHOSE NAME(S) IS(ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

ENRIQUE CASAS JR. — DATE
402 W. STATE AVENUE
PHARR, TEXAS 78577

LUZ VIRGINIA CASAS — DATE
402 W. STATE AVENUE
PHARR, TEXAS 78577

THE STATE OF TEXAS-COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

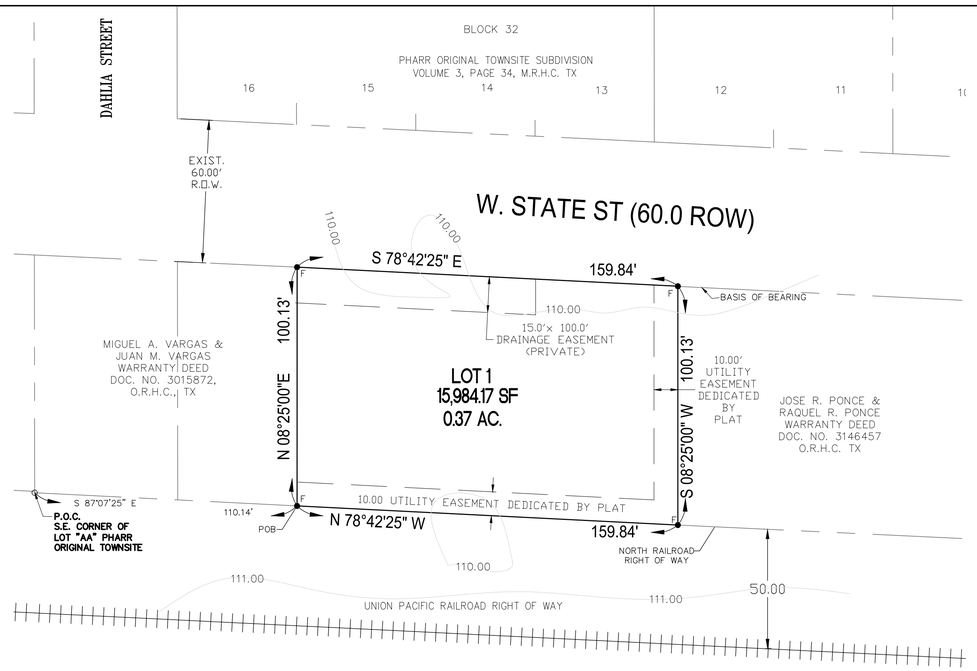
BEFORE ME, the undersigned notary public, on this day personally appeared **ENRIQUE CASAS JR AND LUZ VIRGINIA CASAS,** proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, de-clared that the statements therein are true and correct and acknowledged that she executed the same for the purposed and consideration thereby expressed.

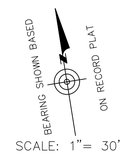
Given under my hand and seal of office this _____ day of _____, 2024.

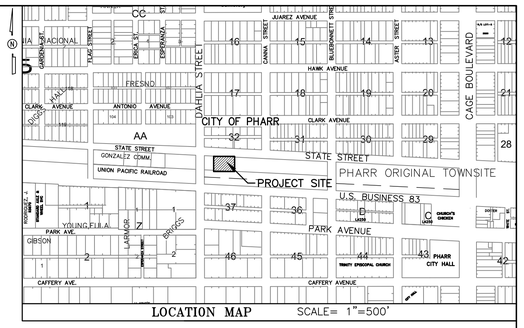
NOTARY PUBLIC- STATE OF TEXAS

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER:			
ENGINEER: PABLO SOTO JR	1208 S. IRONWOOD ST.	PHARR, TX 78577	(956) 460-1605
SURVEYOR: PABLO SOTO JR	1208 S. IRONWOOD ST.	PHARR, TX 78577	(956) 460-1605







LEGEND

O	–	FD. 5/8" IRON ROD
F	–	FND 1/2" IRON ROD WITH YELLOW STAMPED RPLS 4541

GENERAL SUBDIVISION PLAT NOTES:

1.– FLOOD ZONE DESIGNATION:
ZONE "B" AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING) COMMUNITY–PANEL NUMBER 480347 0005 C, MAP REVISED: OCTOBER 19,1982.

2.– ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITION FIRE PROTECTION REQUIREMENTS.

3.–MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER OF W. STATE AVENUE.

4.– LEGEND –● DENOTES 1/2" IRON ROD WITH YELLOW CAP STAMPED RGEC SET UNLESS OTHERWISE NOTED.

5.– BUILDING SET BACK: AS PER CITY OF PHARR ORDINANCE.

6.– STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY **0.024** ACRES AND A VOLUME OF APPROXIMATELY **0.092** ACRES FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.

7.– NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8.– REFERENCE BENCHMARK: CITY OF PHARR BENCHMARK NO. #43
NORTHING:16596625.737
EASTING:1086605.451
ELEV. 110.53
LOCATED ON NORTH SIDE OF RAILROAD TRACKS APPROXIMATELY 300 FEET WEST OF BLUEBONNET STREET.

9.–THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

10.– ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS REQUIRED BY TCEQ.

11.–OWNER TO MAINTAIN DETENTION/RETENTION AREAS.

12.–LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

13.–OWNER TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

14.–NO STRUCTURE ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.

15.–ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

16.–5.0 FT SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE REQUIRED TO BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.

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

APPROVAL BY PLANNING AND ZONING COMMISION
COUNTY OF HIDALGO

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

DANNY WYLIE, — DATE
CHAIRMAN PLANNING AND ZONING COMMISSION

CITY OF PHARR CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RICKS FOOD COURT STATE AVENUE SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF PHARR,

MAYOR, AMBROSIO HERNANDEZ — DATE — ATTEST: CITY CLERK, — DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO 2.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO 2. ON THIS THE _____DAY OF_____, 20___.

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

ATTEST:

PRESIDENT — SECRETARY

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, PABLO SOTO, JR, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT AS HERIN SHOWN.

DATED THIS _____ DAY OF _____ 2024.

REGISTERED PROFESSIONAL ENGINEER No. 66278

STATE OF TEXAS — PABLO SOTO JR. — 66278 — REGISTERED PROFESSIONAL ENGINEER

I, PABLO SOTO JR., CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

PABLO SOTO JR. — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541

STATE OF TEXAS — PABLO SOTO JR. — 4541 — REGISTERED PROFESSIONAL LAND SURVEYOR

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

PABLO SOTO, JR. P.E.
CIVIL ENGINEER & LAND SURVEYOR
1208 S. IRONWOOD ST. PHARR, TEXAS-78577
(TEL) 956-460-1605 (FAX) 956-782-8277
T.B.P.E. FIRM No. F-20208

Proposed Subdivision
Rick's Food Court State Avenue Subdivision
Pablo Soto JR P.E

AERIAL

G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\S_Proposed Rick's Food Court State Avenue Subdivision\aprx\00_Pro Proposed Subdivision BASE.aprx

Subject Property

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:1,100

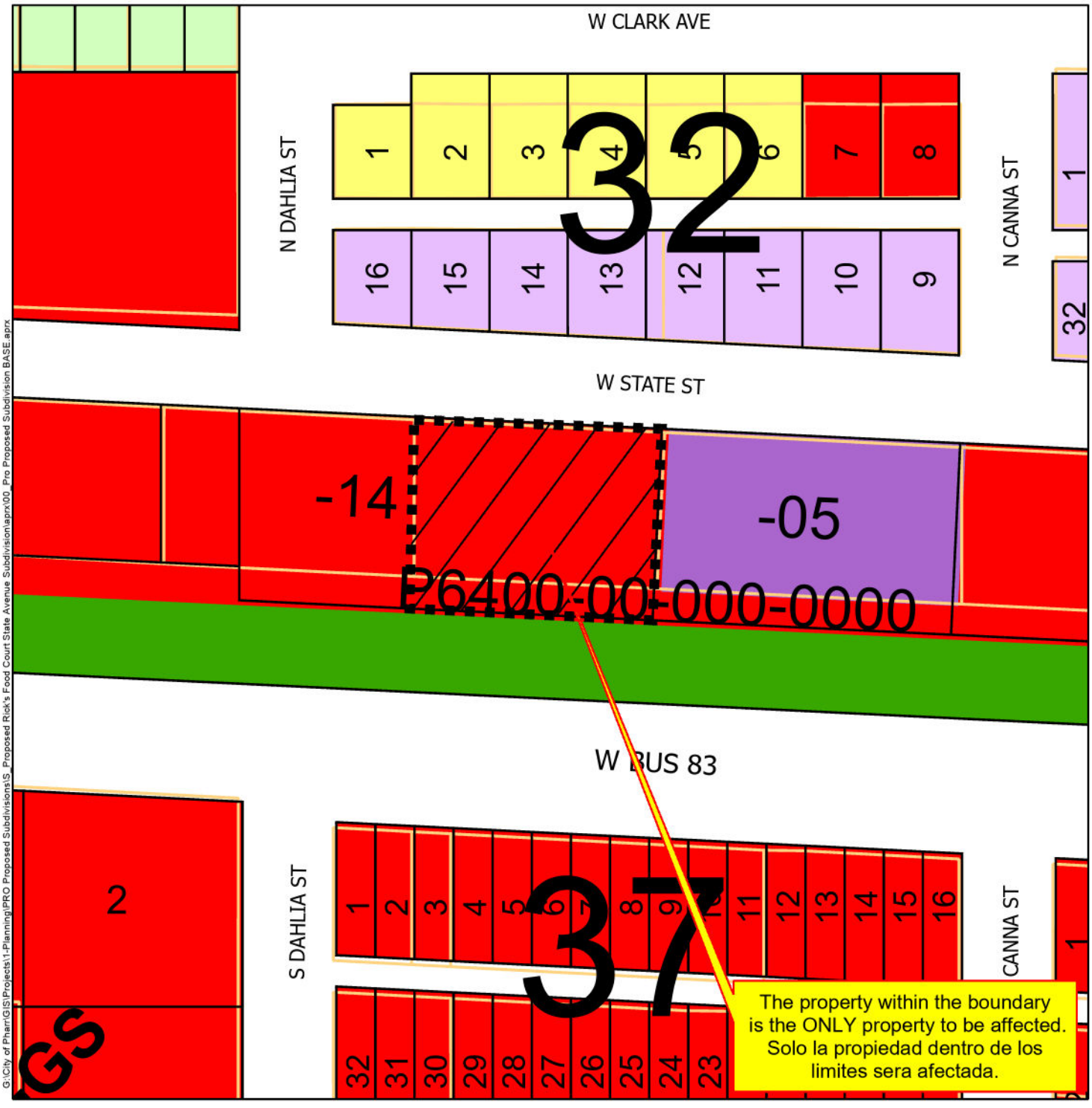
0 45 90 180 270 360 Feet

N W E S

Date: 12/17/2024

Proposed Subdivision
Rick's Food Court State Avenue Subdivision
Pablo Soto JR P.E

ZONING



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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:1,100

0 45 90 180 270 360 Feet

N W E S

Date: 12/17/2024

Pharr
Development Services

Site Photo

400 Block of W. State St.