



**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, JANUARY 13, 2025**

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 23, 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) Halff Associates, Inc., representing KVS Development, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being a 49.49 acre tract situated in Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 93, 94, 95, 96, 97 and 98, Blocks 31 and 32 of the San Juan Plantation Subdivision. The property is physically located at the 2000 Block of East Military Highway. **COZ#241233**

2) Melden & Hunt, Inc., representing Southwind Gardens, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 4.284 acres, more or less, out of all of Lot 4 and out of Lot 1, Southwind Gardens Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1904 West Ridge Road. **COZ#241232**

E. PLATS:

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

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 9th day of January 2025 at 3:00 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 9th day of January 2025



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. December 23, 2024 - 4:00 p.m.

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

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

MEMBERS ABSENT: Rafael Munguia
Ruben Luna
Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Laura Fonseca, Planner II
Tania Goo, Secretary

ITEM A. CALL TO ORDER

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

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

Board Member, Andy Castro, moved to excuse the absent members. Board Member, Romeo Cantu Jr., 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 DECEMBER 9, 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. PUBLIC HEARING:

- 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**

Laura Fonseca, Planner II, introduced the item and stated applicant requested a Change of Zone from Office and Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD). She went over the property's legal description and physical address and stated the property fronts 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.

Laura Fonseca, Planner II, stated 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 District on January 20, 2004. The properties to the west and east and a portion of the north was 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, and there have been no other zoning requests within the general vicinity of the subject property since that time. The property was generally designated for multi-family residential use in the Land Use Plan.

Laura Fonseca, Planner II, further stated the Residential Multi-Family District was established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities were available for present and future needs. This district was 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 was 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.

Laura Fonseca, Planner II, further stated 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 and/or the legal notice.

Laura Fonseca, Planner II, stated Development Services was 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 was compatible with the residential trends and land use patterns in the area and was in conformance with the Future Land Use Plan. If approved, the owner must comply with all City Ordinances and City Department requirements. She stated the item would be placed on city commission agenda scheduled for January 6, 2025, at 4:00 p.m. and stated there was representation in the audience.

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

ITEM 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**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 3400 Block of North Interstate Highway-69C and stated the property was currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, east and west, Agricultural and/or Open Space District (A-O) to the south. He stated the property was designated for industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Utility Drive Shop Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member, Andy Castro, **moved** to approve the request for preliminary plat approval of the proposed Utility Drive Shop Subdivision. Board Member, Charlie Ramirez, seconded the motion and when put to a vote, it carried unanimously.

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

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 400 Block of W. State Street and stated the property was currently 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. He stated the property was designated commercial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Rick's Food Court State Avenue Subdivision, subject to the conditions noted in the packet.

Chairman, Danny Wylie, inquired whether the health department conducts regular inspections of mobile food kitchens.

Board member, Romeo Cantu Jr., then inquired about the presence of mobile food trucks, noting that the city had a limit on the number of food trucks permitted within its boundaries.

Joe Garza, Assistant Director of Development Services, clarified that it would be a mobile food park, rather than individual food trucks.

Board member, Romeo Cantu Jr., asked if this would conflict with the existing ordinance in the city, stating that he believed only a dozen food trucks were allowed.

Joe Garza, Assistant Director of Development Services, assured Board Member Romeo Cantu Jr., it would not conflict with the ordinance and further explained that the city had a separate ordinance for mobile food parks, which differs from regulations for individual food trucks.

Board member, Romeo Cantu Jr., acknowledged his understanding and expressed that he was previously unaware of the ordinance.

Chairman, Danny Wylie, asked whether the ordinance requires only one truck to be present, or if the presence of a single truck would be sufficient to qualify.

Joe Garza, Assistant Director of Development Services, explained that the ordinance requires a minimum of three trucks for a food truck park. He further stated that

all food trucks would need to comply with the city's guidelines, including regulations from the fire, health, building, code, and development services departments.

There being no further discussion, Board Member Romeo Cantu Jr. **moved** to approve the request for preliminary plat approval of the proposed Rick’s Food Court State Avenue Subdivision. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

ITEM G. CLOSED SESSION:

None

ITEM H. ADJOURMENT:

There being no further business, Board Member 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 4:11 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: January 8, 2025

MEETING DATE: January 13, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Halff Associates, Inc., representing KVS Development, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being a 49.49 acre tract situated in Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 93, 94, 95, 96, 97 and 98, Blocks 31 and 32 of the San Juan Plantation Subdivision. The property is physically located at the 2000 Block of East Military Highway.

COZ#241233

Classification: Public Hearing

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

Issue: Halff Associates, Inc., representing KVS Development, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) in order to develop and construct warehouses.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property meets area requirements and has adequate ingress and egress. The request is compatible with the industrial uses 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
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 1/8/2025
Approved - 1/10/2025
Final Approval - 1/10/2025



MEMORANDUM

DATE: MONDAY, JANUARY 13, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being a 49.49 acre tract situated in Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 93, 94, 95, 96, 97 and 98, Blocks 31 and 32 of the San Juan Plantation Subdivision. The property is physically located at the 2000 Block of East Military Highway. COZ#241233

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:

Halff Associates, Inc., representing KVS Development, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) in order to develop and construct warehouses.

The subject site is located on the south side of West Military Highway, approximately 970 ft. east of South Veterans Boulevard and is physically located at the 2000 Block of East Military Highway. The property is legally described as being 49.49 acre tract situated in Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 93, 94, 95, 96, 97 and 98, Blocks 31 and 32 of the San Juan Plantation Subdivision

The property fronts West Military Highway, a 120 ft. – 150 ft. principal arterial street which runs west and east with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property was zoned Agricultural and/or Open Space District upon annexation to the city on November 18, 2024. The properties to the north, south, west, and east are within the City of Pharr Extraterritorial Jurisdiction (ETJ). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

The Heavy Industrial District (H-I) is established to provide adequate space and site diversification. The area requirements in this district are minimal and will allow both large and small industrial uses either on separate small lots or as part of a park. Some screening is required, but because of the potential for hazardous or possibly blighting uses, this district should not be located close to residential areas of any type. Areas should not be zoned to this usage unless they are located on or close to arterials capable of carrying commercial and truck traffic.

Eight (8) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on December 23, 2024, and a legal notice was published in the Advance News Journal on December 18, 2024. A corrected legal notice will be published in the Advance News Journal on January 15, 2025, to reflect new City Commission date. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property meets area requirements and has adequate ingress and egress. The request is compatible with the industrial uses 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 27, 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.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Half Associates, Inc., representing KVS Development, LLC., owner
APPLICANT

Agricultural and/or Open Space District (A-O)
CURRENT ZONE

2000 Block of East Military Highway
ADDRESS

Heavy Industrial District (H-I)
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 recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) 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.

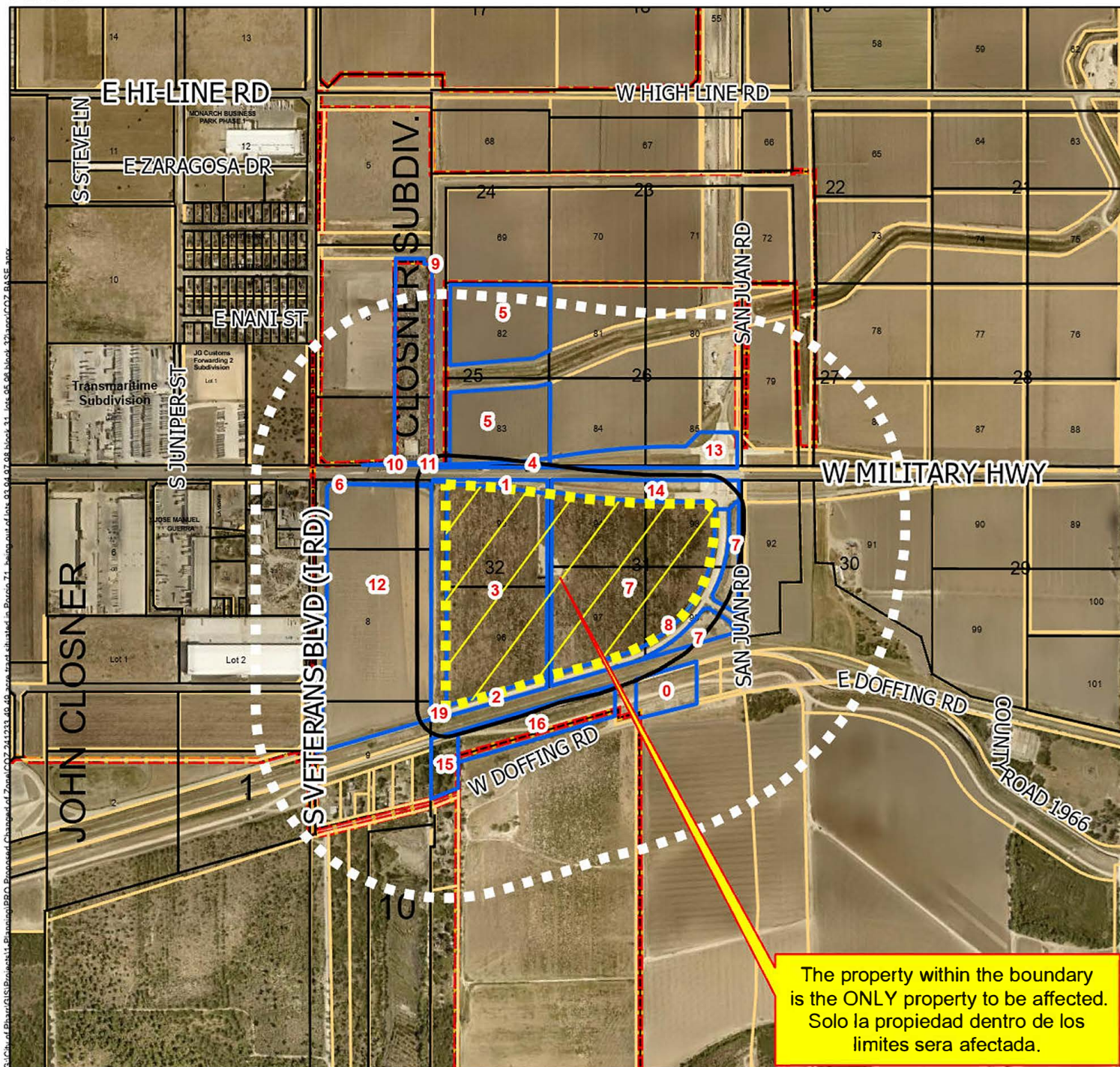
Laura Fonseca, Planner II
PREPARED BY

January 8, 2025
DATE

Proposed COZ
 49.49 acre being out of Lots 93, 94 97, and
 98, Block 31, Lots 95 and 96, Block 32
 Half Associates INC.



AERIAL



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

Quarter Mile Radius

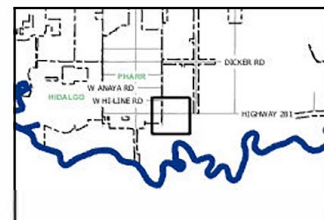
200ft_Radius

Subject

Property

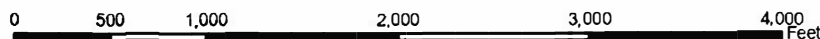
Mailing List

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.

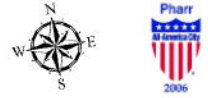


City of Pharr, Texas
 Engineering Department
 956:402.4242

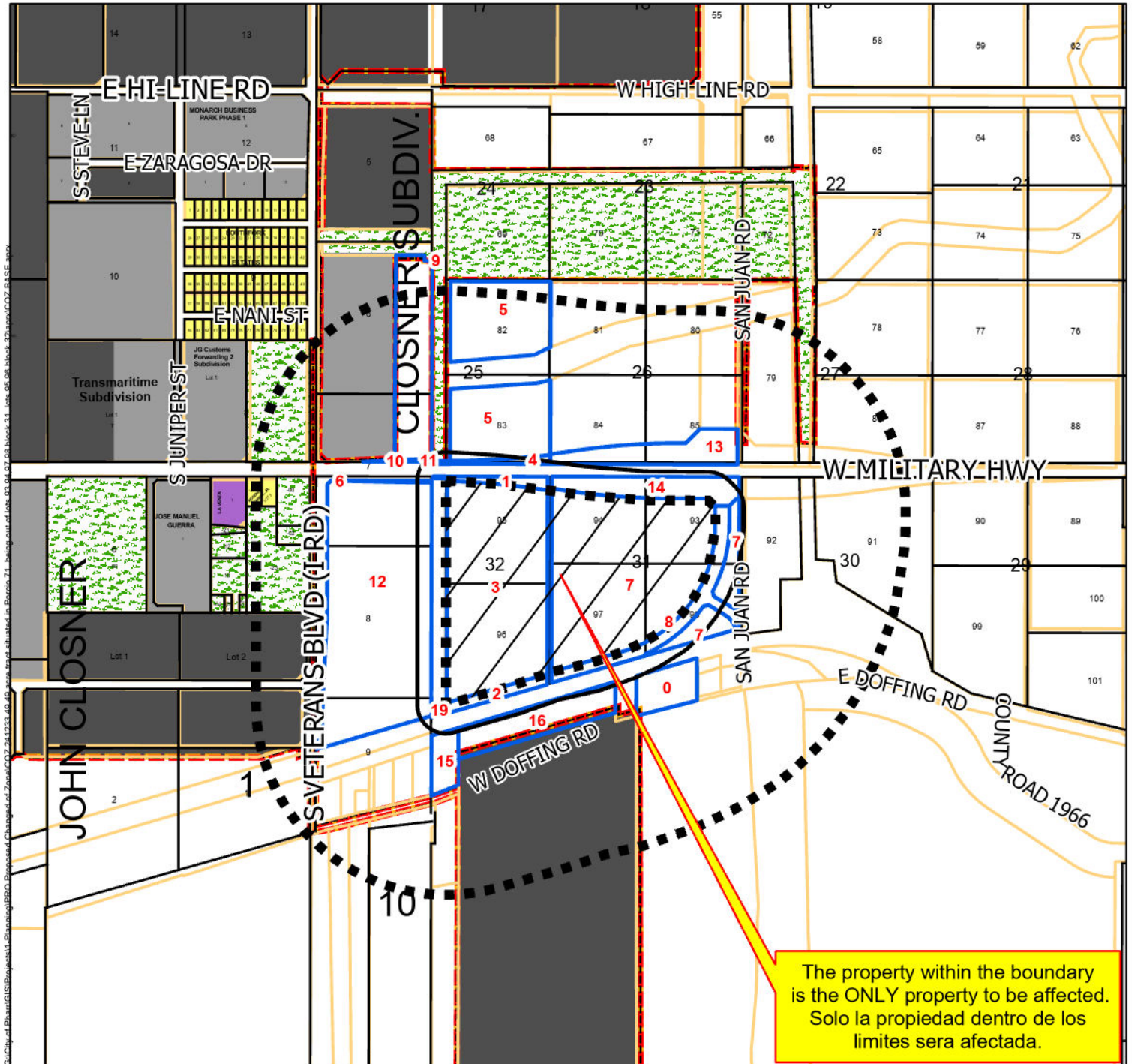
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Proposed COZ
49.49 acre being out of Lots 93, 94 97, and
98, Block 31, Lots 95 and 96, Block 32
Half Associates INC.



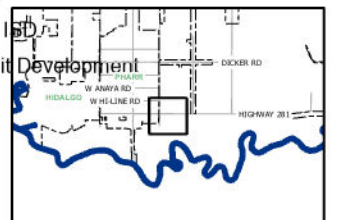
ZONING



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

- | | | | |
|-------------------------|---------------------------------------|-------------------|--------------------------|
| Quarter Mile Radius | Single Family | Rail Road R.O.W | Limited Industrial |
| 200ft_Radius | Single Family Small Lot | Government Owned | Neighborhood Commercial |
| Subject Property | Residential Multi-Family | General Business | Office Professional |
| Mailing List | Residential Multi-Family High Density | Business District | PSJA ISD |
| Zoning | Mobile Home | Drainage Easement | Hidalgo ISD |
| ZONE | Townhouse | Heavy Commercial | Valley View ISD |
| Agricultural Open Space | HUD Code | Heavy Industrial | Planned Unit Development |

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to verification by field survey or by the agency
responsible for maintaining the information.
This map is intended for general information only.



City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:12,000

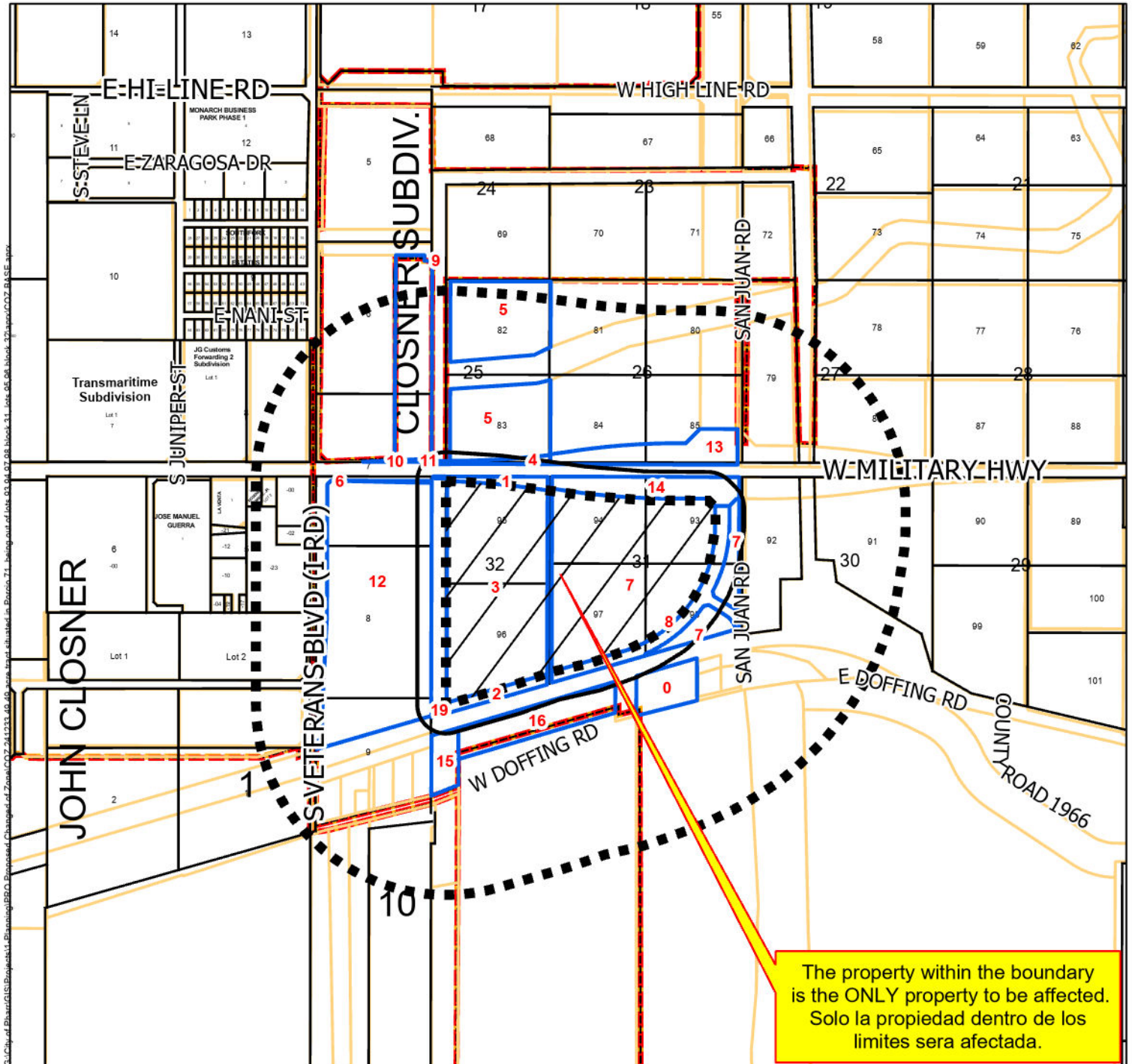
0 500 1,000 2,000 3,000 4,000 Feet

Date: 12/17/2024

Proposed COZ
 49.49 acre being out of Lots 93, 94 97, and
 98, Block 31, Lots 95 and 96, Block 32
 Half Associates INC.



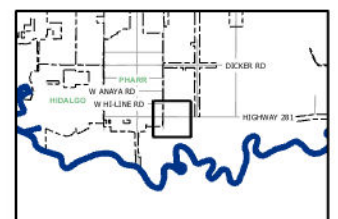
RADIUS



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

- Quarter Mile Radius
- 200ft_Radius
- Subject Property
- Mailing List

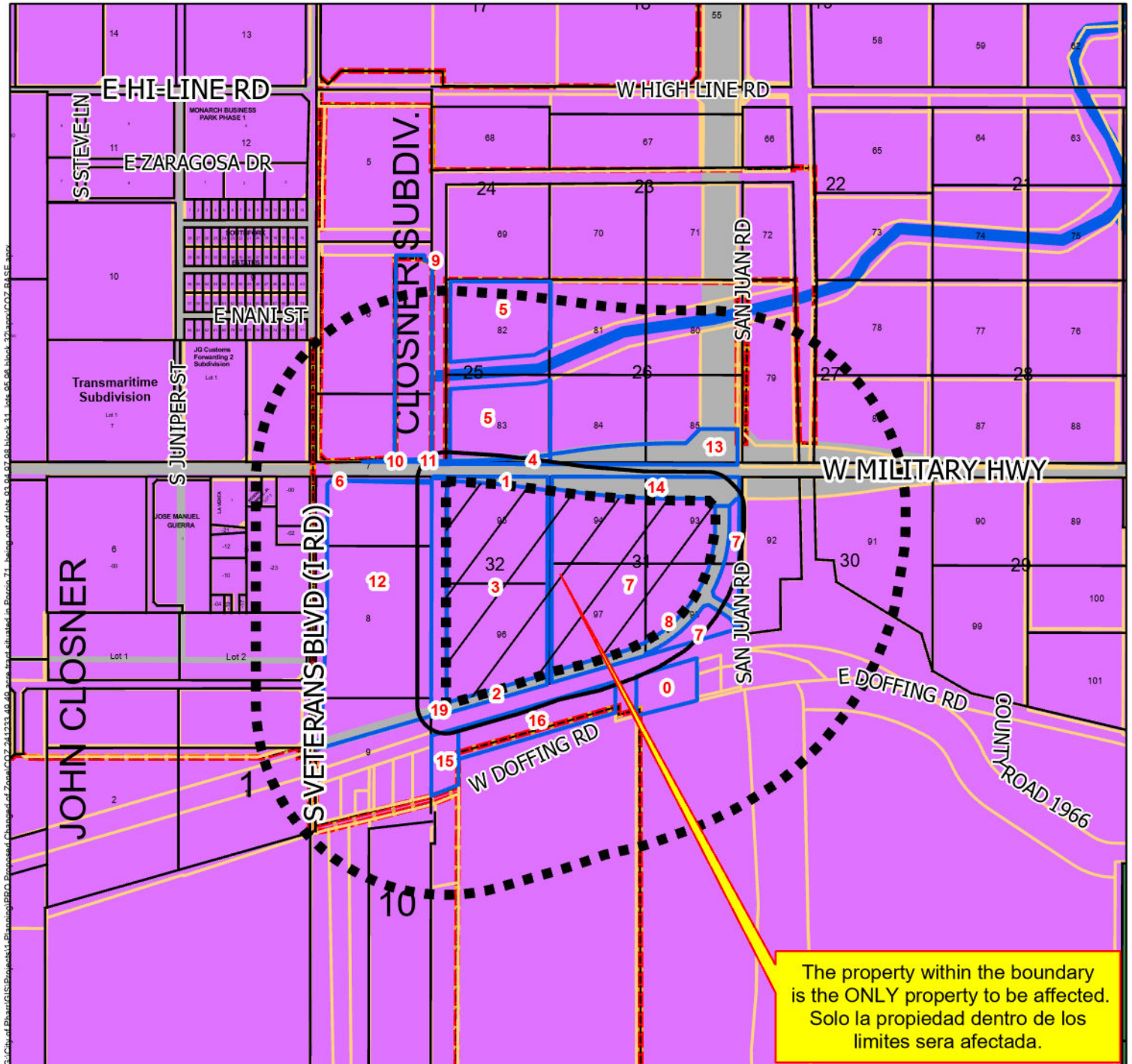
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Proposed COZ
49.49 acre being out of Lots 93, 94 97, and
98, Block 31, Lots 95 and 96, Block 32
Half Associates INC.



FUTURE LAND USE



- Quarter Mile Radius
- 200ft_Radius
- Subject Property
- Mailing List

Future Land Use

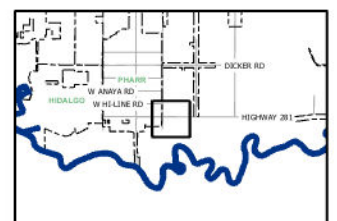
FUTURELAND

- Irrigation
- Agriculture

- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial

- Commercial
- Public/Semi Public
- ROW
- Parks

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.



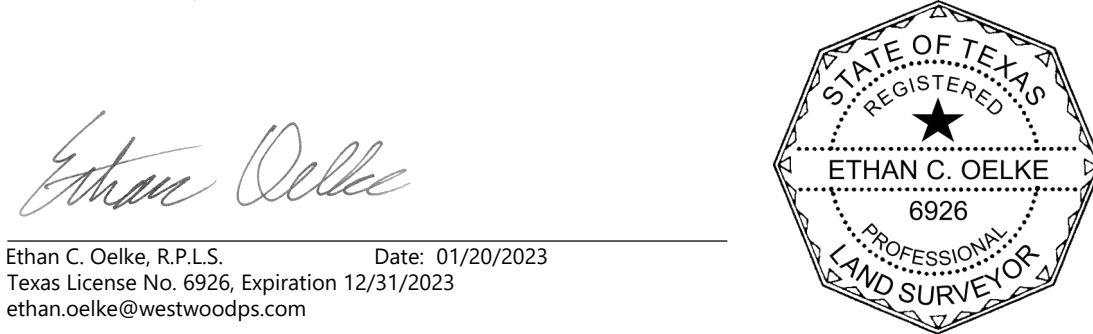
Map of the project area showing the intersection of S. Veterans Blvd and US Highway 281. The project site is highlighted with a hatched pattern. Surrounding roads include Las Milpas Rd, Anaya Rd, San Juan Rd, Hilene Rd, and S. Stewart Rd. A north arrow and a scale bar are also present.

The following notes correspond to the numbering system of the above mentioned title commitment:

- o. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.).
- e. Easement created in instrument executed by F E Knapp and J A Knapp to State of Texas, dated July 16, 1948, filed July 20, 1948, recorded in Volume 148 of Real Property Records, Hidalgo County, Texas. *Does not affect subject property, original US Highway 281 Deed.*
- f. Intentionally Deleted.
- g. Intentionally Deleted.
- h. Intentionally Deleted.
- i. Water Line Easement created in instrument executed by KVS Family Limited Partnership to Hidalgo County Municipal Authority, dated March 6, 2015, filed April 27, recorded in 20152605961, Real Property Records, Hidalgo County, Texas. *Does not affect subject property.*
- j. Intentionally Deleted.
- k. Intentionally Deleted.
- l. Terms and provision of Memorandum Agreement by and between KVS Development, LLC and MITP Partners, LLC dated March 3, 2021, filed March 5, 2021, recorded in 3199352, Real Property Records, Hidalgo County, Texas. *Blanket in Nature, not plottable.*
- m. Easement and condition as shown on the Maps recorded in Volume 1, Page 45 and Volume 3, Page 52, both in Map Records of Hidalgo County, Texas. *Blanket in Nature, not plottable.*
- n. Intentionally Deleted.
- o. Statutory rights, rules and regulation in favor of Hidalgo County Drainage District #1 pursuant to applicable sections of Texas Water Code. *Blanket in Nature, not plottable.*
- p. Intentionally Deleted.
- q. Any part of the herein described property lying within canal right of way claimed in fee simple by Hidalgo County Irrigation District No. 2.
- s. Subject to the subdivision regulation of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
- t. Intentionally Deleted.

To Majestic/KVS Partners Phase I, LLC, First National Title Insurance Company, and Capital Title of Texas, LLC
Dallas Center:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 11(a), 13, 16, and 18 of Table A thereof. The field work was completed on 04/05/2022.



Ethan C. Oelke, R.P.L.S. Date: 01/20/2023
Texas License No. 6926, Expiration 12/31/2023
ethan.oelke@westwoodps.com

PROJECT NO.	35795.00
CHECKED:	ECO
DRAWN:	FRC
FIELD CREW:	MWL/IS/JK/LG
FIELD WORK DATE:	04/05/22

INITIAL ISSUE: 12/6/2022

REVISIONS: 01/20/2023 - CORRECTED BLOCK NUMBER FOR LOTS 93, 94, 97, AND 98

PREPARED FOR:

EXHIBIT OF:

A 49.49 ACRE TRACT OUT OF LOTS 93, 94, 97, AND 98, BLOCK 31, LOTS 95 AND 96, BLOCK 32, AND A PORTION OF A 40-FOOT ROAD (NOT IN USE), AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOL. 3, PG. 52, HIDALGO COUNTY PLAT RECORDS, BEING THE REMAINDER OF A CALLED 50.781 ACRE "TRACT E", RECORDED IN DOCUMENT NO. 2021-3201939, HIDALGO COUNTY OFFICIAL PUBLIC RECORDS

HIDALGO COUNTY, TEXAS

Phone (210) 265-8300 211 North Loop 1604 East, Suite 205
TollFree (888) 937-5150 San Antonio, TX 78232
westwoodps.com

Westwood Professional Services, Inc.
 TBP&LS ENGINEERING FIRM REGISTRATION NO. 11756
 TBP&LS SURVEYING FIRM REGISTRATION NO. 10074301

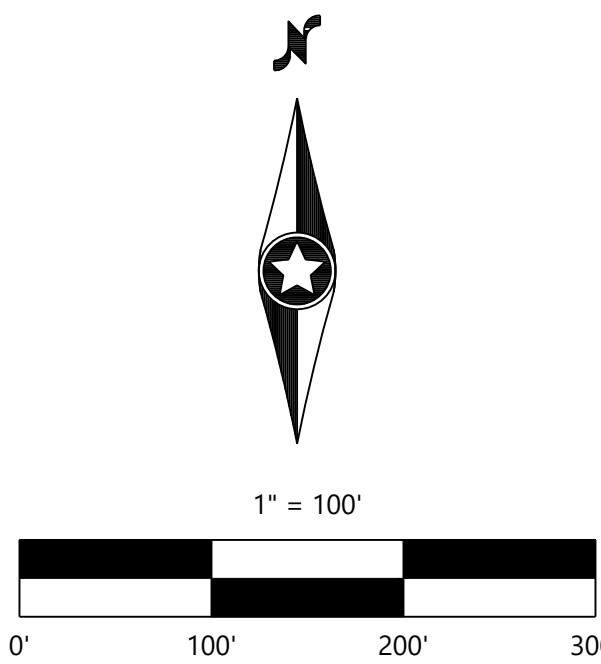
SHEET NUMBER:

1 OF 1

DATE: 01/20/2023

	NATURAL GAS VALVE		STORM SEWER
	WELL		CURB & GUTTER
	HAND HOLE/JUNCTION BOX		GAS LINE
	SIGN (AS-NOTED)		POWER OVERHEAD
	BOLLARD/POST		FIBER OPTIC
	STREET LIGHT		FENCE LINE
	NATURAL GAS RISER/SERVICE		CONCRETE SURFACE
	POWER POLE		ASPHALT SURFACE
	GATE VALVE		FOUND MONUMENT (SEE LABEL)
	GUY WIRE		SET 1/2" IRON ROD W/ ORANGE CAP "WESTWOOD" UNLESS OTHERWISE NOTED
	STEEL/WOOD POST		HIDALGO COUNTY OFFICIAL PUBLIC RECORDS
	RIGHT-OF-WAY LINE		HIDALGO COUNTY MAP RECORDS
	STURB		HIDALGO COUNTY DEED RECORDS
	STORM MANHOLE		
	CURB INLET		

1.	Monuments placed at all major corners of the boundary of the property.
2.	The subject property has not been assigned an address, but has frontage on US Highway 281 and SH 365.
3.	The foregoing property is located within Zone C according to FEMA FIRM Panel Nos. 4803340500B, dated January 2, 1981. Zone C is not within a 100-year flood zone.
4.	Subject tract area is 49.4909 acres, or 2,155,827 square feet.
7(a).	No buildings were found on site.
8.	Substantial features observed in the process of conducting the survey are shown hereon.
11(a).	Evidence of underground utilities existing on or serving the surveyed property as determined by Texas811 ticket No. 2257523025, and 2257522768 placed on March 16, 2022. Utilities notified were AEP Texas, AT&T, Valley Telephone Coop Inc, and Windstream.
13.	Names of adjoining owners of platted lands according to current public records are shown hereon.
16.	No evidence of earth moving work and construction was found on site.
18.	All plottable offsite easements or servitudes disclosed in documents provided or obtained are shown hereon.



1. Bearings are based on the North American Datum of 1983 (2011 Adjustment), Texas State Plane Coordinate System for the South Zone, 4205.
2. This survey was completed using Title Commitment File No. 22-665685-DC, with effective date November 4, 2022, provided by First National Title Insurance Company.
3. Reference field note description prepared this same date.



Pharr
Development Services



Site Photo

2000 Block of East Military Highway





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: January 9, 2025

MEETING DATE: January 13, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt, Inc., representing Southwind Gardens, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 4.284 acres, more or less, out of all of Lot 4 and out of Lot 1, Southwind Gardens Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1904 West Ridge Road.
COZ#241232

Classification: Public Hearing

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

Issue: Melden & Hunt, Inc., representing Southwind Gardens, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct apartment complexes.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends and land use patterns in the general area along South Jackson Road and Old Ridge Road with commercial along the front and multi-family in the rear of the commercial developments. Hence, making it a reasonable fit for the area. Maintaining compatibility with the surrounding land uses is also crucial for ensuring a balanced community. 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

Created/Initiated - 1/9/2025
Approved - 1/10/2025

Kimberly Mendoza

Final Approval - 1/10/2025



MEMORANDUM

DATE: MONDAY, JANUARY 13, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From General Business District (C) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 4.284 acres, more or less, out of all of Lot 4 and out of Lot 1, Southwind Gardens Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1904 West Ridge Road. COZ#241232

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:

Melden & Hunt, Inc., representing Southwind Gardens, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct apartment complexes.

The subject site is located on the north side of West Ridge Road, approximately 400 ft. east of North Jackson Road and has a physical address of 1904 West Ridge Road. The property is legally described as being 4.284 acres, more or less, out of all of Lot 4 and out of Lot 1, Southwind Gardens Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Ridge Road, a 100-ft minor arterial street which runs west and east with a posted speed limit of 30 to 45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property, the properties to the north, south, west, and east were zoned General Business District (C), when the city annexed in 1986. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for general business use in the Land Use Plan.

The Residential Multi-Family High Density District (R-MFHD) is established to provide adequate space and site diversification for medium to high density areas. This may be a zone for transitional areas developed for single-family usage, but because of the need for rehabilitation, or changes in the character of the neighborhood, are now deemed suitable for some multifamily development. This zone allows medium to high density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met. R-MFHD uses should not run traffic over long distances of single-family residential-sized streets or neighborhoods and should be located close to arterials or collectors capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses and should be properly buffered from nonresidential land uses and traffic, or from pollution and environmental hazards.

Eight (8) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on December 23, 2024, and a legal notice was published in the Advance News Journal on December 18, 2024. A corrected legal notice will be published in the Advance News Journal on January 15, 2025, to reflect new City Commission date of January 27, 2025. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The proposed re-zoning aligns well with the existing development trends and land use patterns in the general area along South Jackson Road and Old Ridge Road with commercial along the front and multi-family in the rear of the commercial developments. Hence, making it a

reasonable fit for the area. Maintaining compatibility with the surrounding land uses is also crucial for ensuring a balanced community. 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 27, 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.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Melden & Hunt, Inc., representing Southwind Gardens, LLC., owner
APPLICANT

General Business District (C)

CURRENT ZONE

1904 West Ridge Road

**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 General Business District (C)

to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The proposed re-zoning aligns well with the existing development trends and land use patterns in the general area along South Jackson Road and Old Ridge Road with commercial along the front and multi-family in the rear of the commercial developments. Hence, making it a reasonable fit for the area. Maintaining compatibility with the surrounding land uses is also crucial for ensuring a balanced community. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II

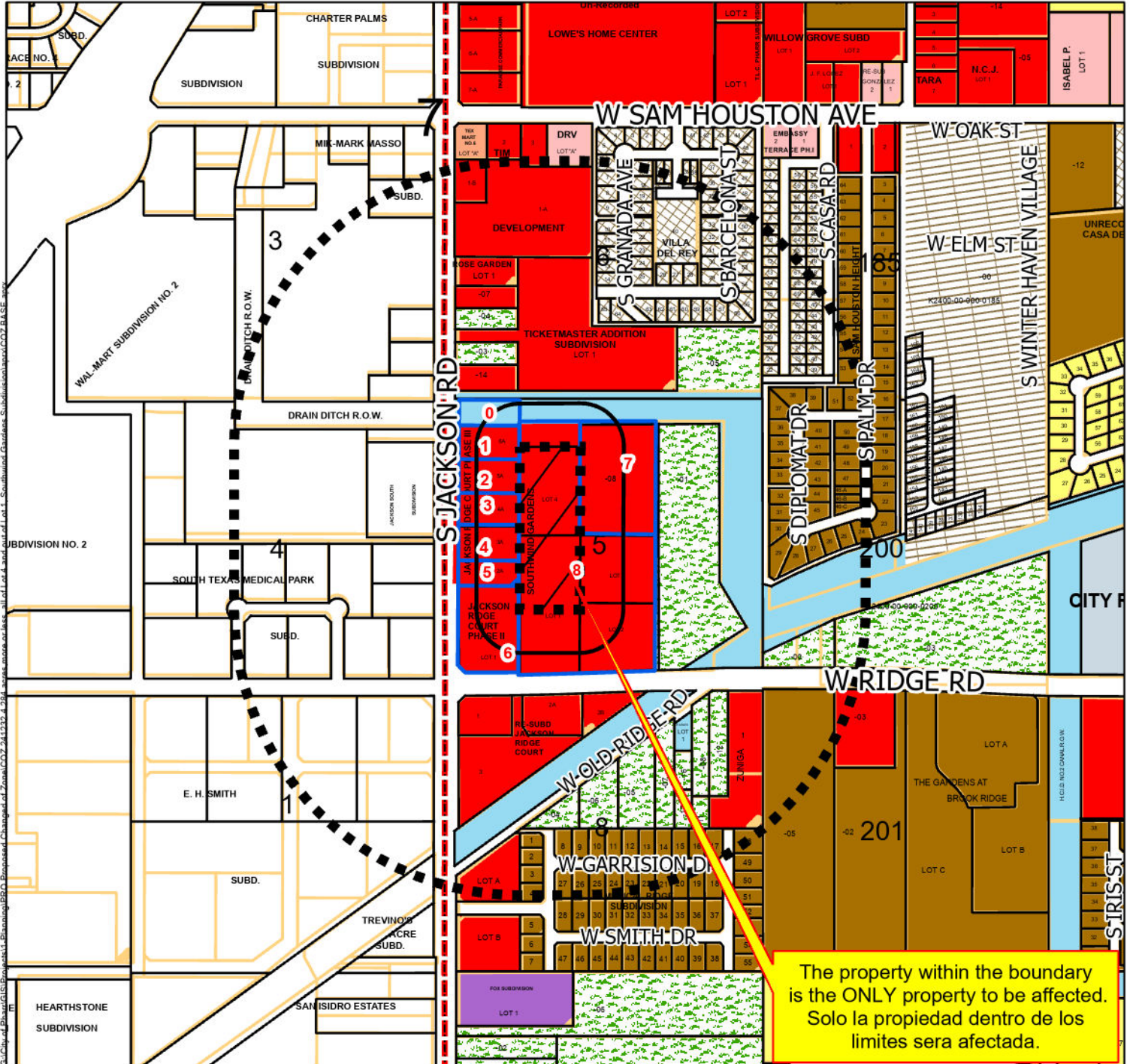
PREPARED BY

January 8, 2025

DATE



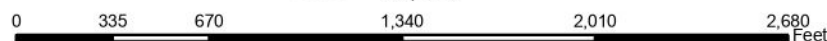
Proposed COZ
4.284 acres, more or less, all of
Lot 4 and out of Lot 1, Southwind
Gardens Subdivision
Melden & Hunt, INC.
ZONING



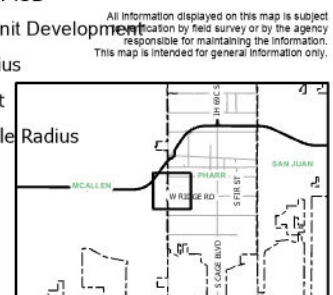
Subject Property	Residential Multi-Family High Density	Business District	PSJA ISD
Zoning	Mobile Home	Drainage Easement	Hidalgo ISD
ZONE	Townhouse	Heavy Commercial	Valley View ISD
Agricultural Open Space	HUD Code	Heavy Industrial	Planned Unit Development
Single Family	Rail Road R.O.W	Limited Industrial	200ft_Radius
Single Family Small Lot	Government Owned	Neighborhood Commercial	Mailing List
Residential Multi-Family	General Business	Office Professional	Quarter Mile Radius

City of Pharr, Texas
Engineering Department
956.402.4242

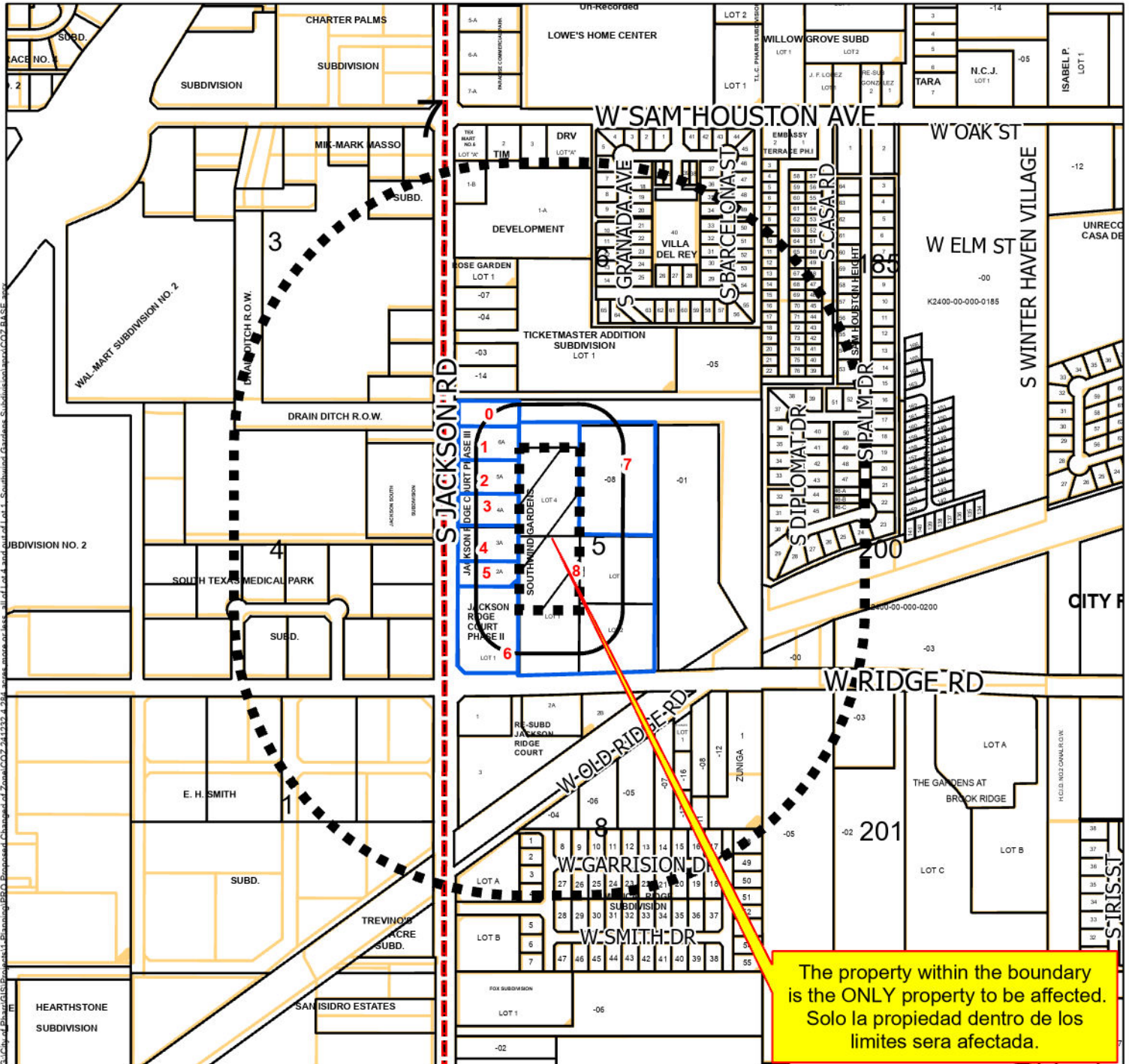
Scale: 1:8,000



Date: 12/17/2024



Proposed COZ
4.284 acres, more or less, all of
Lot 4 and out of Lot 1, Southwind
Gardens Subdivision
Melden & Hunt, INC.
RADIUS



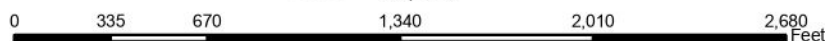
- Subject Property
- 200ft_Radius
- Mailing List
- Quarter Mile Radius

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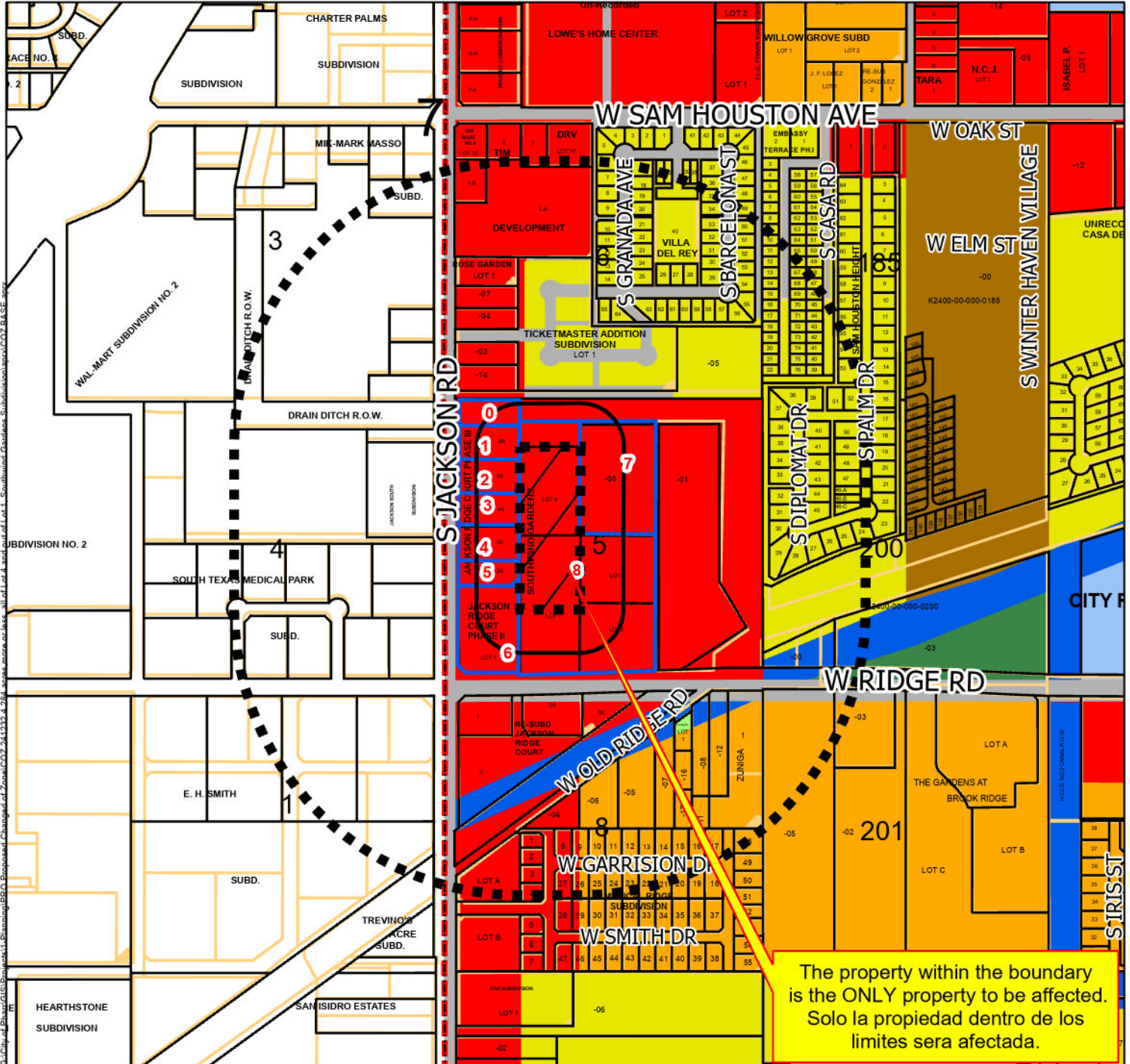
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 12/17/2024

Scale: 1:8,000



Proposed COZ
4.284 acres, more or less, all of
Lot 4 and out of Lot 1, Southwind
Gardens Subdivision
Melden & Hunt, INC.
FUTURE LAND USE



- Subject Property
- 200ft_Radius
- Mailing List
- Quarter Mile Radius

Future Land Use

FUTURELAND

- Irrigation
- Agriculture

Single Family Res.

Multi-Family Res.

Manufactured Homes

Industrial

Commercial

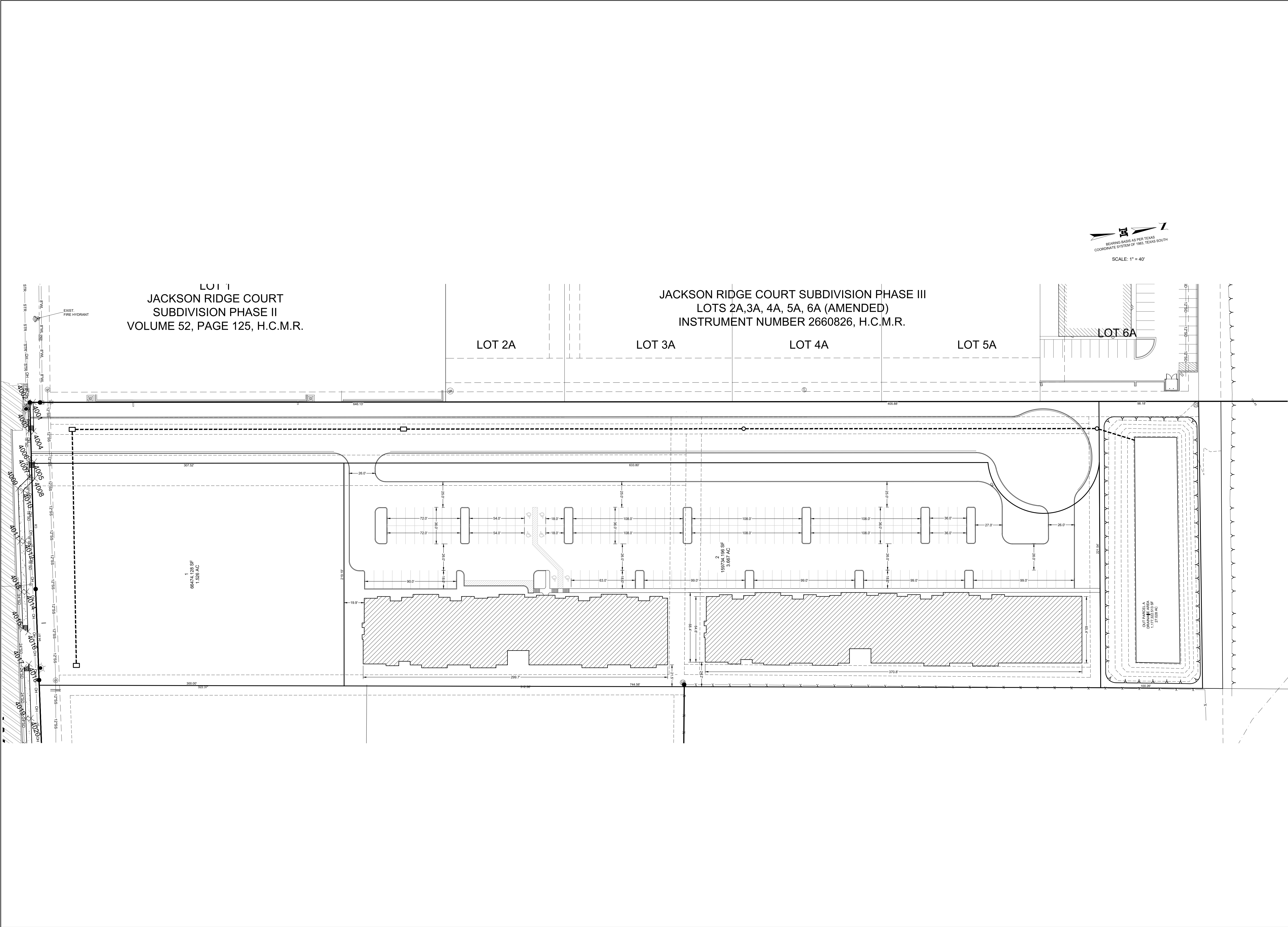
Public/Semi Public

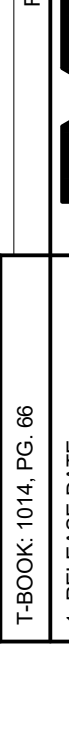
ROW

Parks

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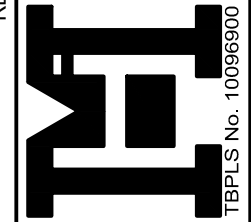


JOB No.		23060.00	
REVISION DATE BY		 1145 W. MONTAGUE EDINBURG, TX 78641 PH: (956) 381-0361 FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com FBEL3 No. 10089600	
ENG. TECH: EM PROJECT ENG: MARIO REYNA T-BOOK: 1014, PG. 66 1. RELEASE DATE: 2. RELEASE DATE: 3. RELEASE DATE: SCALE:		SOUTHWIND GARDENS SUBDIVISION PHARR, TEXAS HIDALGO COUNTY	
SITE PLAN LAYOUT			
© Copyright 2023 Melden & Hunt, Inc. © All Rights Reserved. File Name: 23020.00			
SHEET 4		OF 10	

MELDEN & HUNT INC

CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MONTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



ENG. TECH. EM	PROJECT ENG. MARIO REYNA
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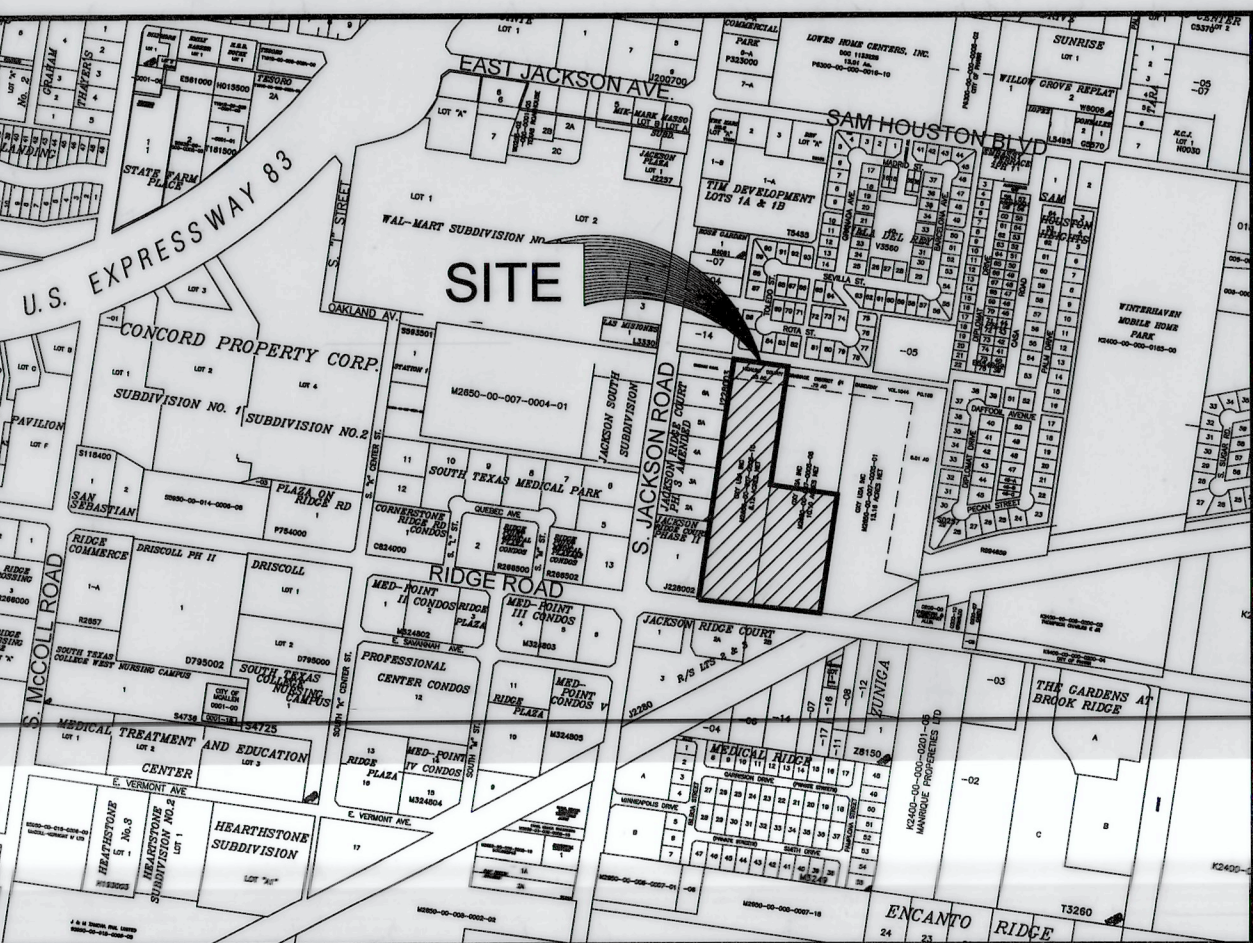
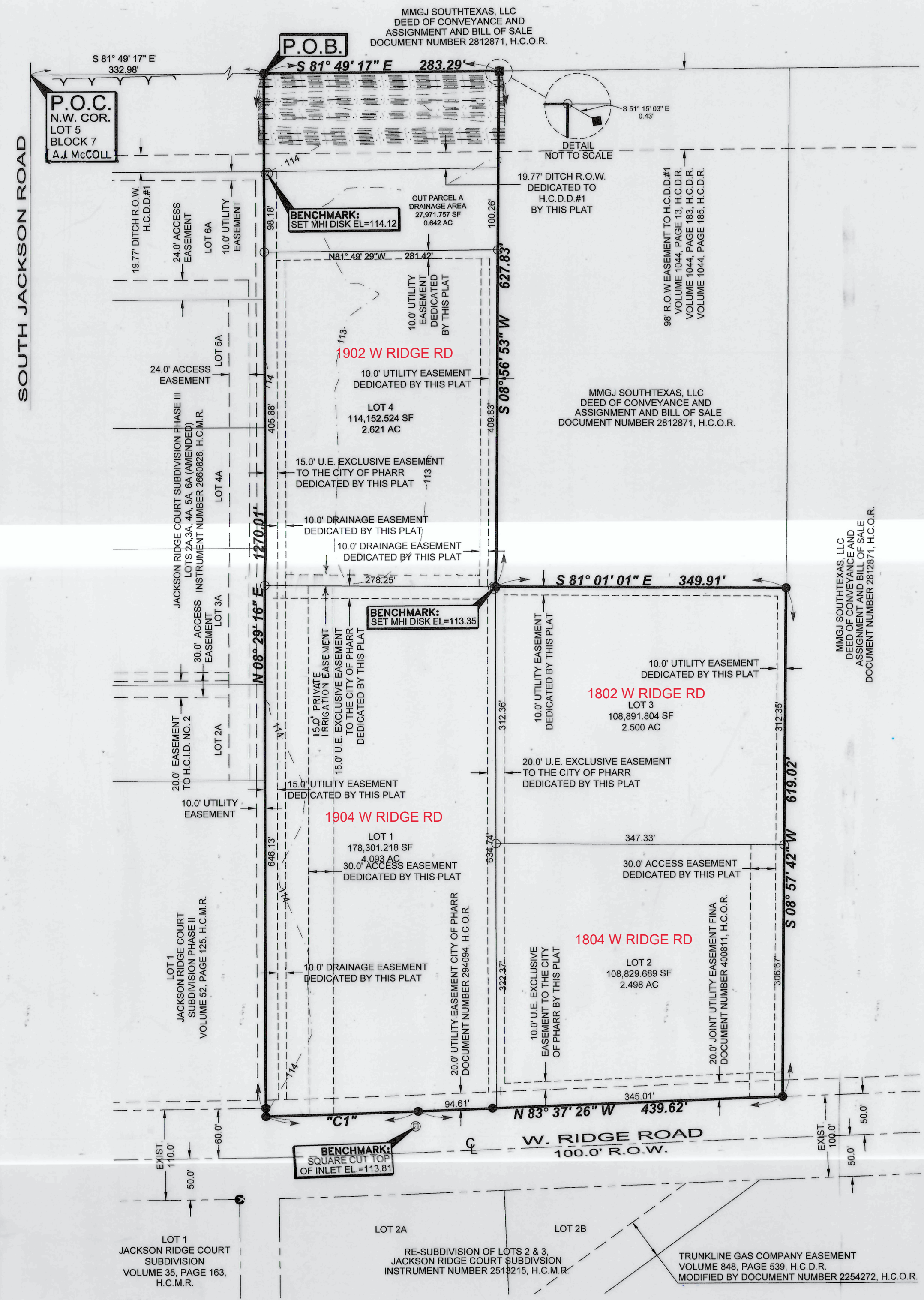
SOUTHWIND GARDENS
SUBDIVISION
PHARR, TEXAS
HIDALGO COUNTY

SITE PLAN LAYOUT

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File Name: 23020.00

SHEET 4 OF 10



LEGEND

- FOUND NO. 4 REBAR
- FOUND "X" MARK ON CONCRETE
- FOUND ALUMINUM MONUMENT
- SET MHI DISK MONUMENT
- SET SQUARE CUT
- SET NO. 4 REBAR WITH PLASTIC
- CAP STAMPED MELDEN & HUNT, INC.
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- SF - SQUARE FEET
- Ac. - OF ONE ACRE
- CL - CENTER LINE

Curve Table

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	00° 55' 22"	11410.07	183.79	91.89	183.78	N 83° 37' 26" W

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 77541
PH: (956) 381-0981 - FAX: (956) 381-1839
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SUBDIVISION MAP OF SOUTHWIND GARDENS SUBDIVISION

BEING A 13.125 ACRES BEING
OUT OF LOT 5, BLOCK 7,
A.J. MCCOLL SUBDIVISION
CITY OF PHARR
HIDALGO COUNTY, TEXAS

- GENERAL NOTES:**
- SETBACKS: AS PER CITY OF PHARR ORDINANCE
 - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
 - THIS SUBDIVISION IS IN FLOOD ZONE "C" AND ZONE "B". ZONE "C" IS DESIGNATED AS AREAS OF MINIMAL FLOODING. ZONE "B" ARE 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: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1992
 - BENCH MARK: DOCUMENTATION FOR CITY OF PHARR BENCHMARK SYSTEM INDICATES INFORMATION FOR THE NEAREST MONUMENT AS POINT #34, NORTHING: 16592043.578, EASTING: 1081709.507 ELEV.=114.09
BENCH MARK #1: SQUARE CUT TOP OF INLET LOCATED IN THE NORTH R.O.W. OF W. RIDGE ROAD A GPS ELEVATION PER NAVD 88 (GEIOD 2003) OF: NORTHING: 16592739.6340, EASTING: 108155.9790, EL=113.81.
BENCH MARK #2: SET MHI DISK ON THE NORTH WEST CORNER OF SAID LOT 1 WITH A GPS ELEVATION PER NAVD 88 (GEIOD 2003) OF: NORTHING: 16592739.6340, EASTING: 108155.9790, EL=113.35.
BENCH MARK #3: SET MHI DISK ON THE NORTH WEST CORNER OF LOT 6A, JACKSON RIDGE COURT SUBDIVISION PHASE III WITH A GPS ELEVATION PER NAVD 88 (GEIOD 2003) OF: NORTHING: 16593279.7110, EASTING: 1080960.6930, EL=114.12.
 - STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 175.197 ACRES AND A VOLUME OF APPROXIMATELY 4.022 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.
 - 5.0-FOOT SIDEWALK WITH A.D.A. RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED WITHIN SUBDIVISION CONSTRUCTION PHASE.
 - NO STRUCTURES ALLOWED OVER ANY EASEMENT.
 - LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 - OWNER'S TO MAINTAIN R.O.W. 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.
 - EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
 - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
 - DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING / FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS IT.
 - OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS.
 - PROVIDE STEEL CASING FOR PORTIONS OF WATERLINE UNDER DRIVEWAYS.

- METES & BOUNDS**
- A TRACT OF LAND CONTAINING 13.125 ACRES SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 5, BLOCK 7, A.J. MCCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS, SAID 13.125 ACRES OUT OF A CERTAIN TRACT CONVEYED TO MMGJ SOUTHWIND GARDENS, LLC, BY VIRTUE OF A DEED OF CONVEYANCE AND ASSIGNMENT AND BILL OF SALE RECORDED UNDER DOCUMENT NUMBER 2812871, HIDALGO COUNTY OFFICIAL RECORDS, SAID 13.125 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 7 AND WITHIN THE EXISTING RIGHT-OF-WAY OF SOUTH JACKSON ROAD,
- THENCE, S 81° 49' 17" E, ALONG THE NORTH LINE OF SAID LOT 5, BLOCK 7, A DISTANCE OF 332.98 FEET TO A NO. 4 REBAR FOUND, FOR THE POINT OF BEGINNING, AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 - THENCE, S 81° 49' 17" E, ALONG THE NORTH LINE OF SAID LOT 5, BLOCK 7, A DISTANCE OF 283.29 FEET TO A NO. 4 REBAR SET FROM WHICH A CONCRETE MONUMENT WITH ALUMINUM CAP FOUND BEARS S 51° 15' 03" E, A DISTANCE OF 0.43 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;
 - THENCE, S 08° 56' 53" W, A DISTANCE OF 627.83 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, S 81° 01' 01" E, A DISTANCE OF 349.91 FEET TO A NO. 4 REBAR FOUND, FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, S 08° 57' 42" W, A DISTANCE OF 619.02 FEET TO A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF WEST RIDGE ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;
 - THENCE, N 83° 37' 26" W, ALONG THE EXISTING NORTH RIGHT-OF-WAY OF WEST RIDGE ROAD, AT A DISTANCE OF 350.08 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 439.62 FEET, TO A NO. 4 REBAR FOUND, FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 00° 55' 22", A RADIUS OF 11,410.00 FEET, AN ARC LENGTH OF 183.79 FEET, A TANGENT OF 91.89, AND A CHORD THAT BEARS N 83° 37' 26" W, A DISTANCE OF 183.78 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT;
 - THENCE, N 08° 29' 16" E, ALONG THE EAST LINES OF JACKSON RIDGE COURT SUBDIVISION PHASE II ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52, PAGE 125, HIDALGO COUNTY MAP RECORDS, AND JACKSON RIDGE COURT SUBDIVISION PHASE III, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2860826, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 10.00 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF LOT 1, SAID JACKSON RIDGE COURT SUBDIVISION PHASE II, AT A DISTANCE OF 410.74 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID JACKSON RIDGE COURT SUBDIVISION PHASE II AND THE SOUTHEAST CORNER OF SAID JACKSON RIDGE COURT SUBDIVISION PHASE III, CONTINUING A TOTAL DISTANCE OF 1,270.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.125 ACRES, OF WHICH 0.838 OF ONE ACRE LIES WITHIN THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE EASEMENT, LEAVING A NET OF 12.489 ACRES OF LAND, MORE OR LESS.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS 06 DAY OF March, 20 24

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Raul E. Sesin, P.E., C.E.M.
GENERAL MANAGER

DATE: 4-18-24

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

APPROVED THIS 04 DAY OF April, 20 24

Danny Wylie
DANNY WYLIE,
PLANNING AND ZONING COMMISSION

ATTEST: City Clerk

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
AMBROSIO HERNANDEZ,
MAYOR, CITY OF PHARR

DATE: 4/9/2024

ATTEST: City Clerk

STATE OF TEXAS
COUNTY OF HIDALGO:

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

SOUTHWIND GARDENS, LLC A TEXAS LIMITED LIABILITY COMPANY

Michael Bird
MICHAEL BIRD, MANAGING MEMBER
2007 E SILVERBELL STREET
MISSION, TX 78573

DATE: 10/20/2023

Diana S. Bird
DIANA S. BIRD, MANAGING MEMBER
2007 E SILVERBELL STREET
MISSION, TX 78573

DATE: 10/20/2023

Ross M. Troutman
ROSS M. TROUTMAN, MANAGING MEMBER
2007 E SILVERBELL STREET
MISSION, TX 78573

DATE: 10/20/2023

Emily R. Troutman
EMILY R. TROUTMAN, MANAGING MEMBER
2007 E SILVERBELL STREET
MISSION, TX 78573

DATE: 10/20/2023

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL BIRD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF October, 20 23.

Wendy B. Rodriguez
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DIANA S. BIRD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF October, 20 23.

Wendy B. Rodriguez
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROSS M. TROUTMAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF October, 20 23.

Wendy B. Rodriguez
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EMILY R. TROUTMAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF October, 20 23.

Wendy B. Rodriguez
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

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

Mario A. Reyna
MARIO A. REYNA P.E. # 117368
DATE PREPARED: 03-23-2023
ENGINEERING JOB NO. 23060.00

DATE: 10-19-23

STATE OF TEXAS
COUNTY OF HIDALGO:

I, ROBERTO N. TAMEZ, A 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 10th DAY OF October, 20 23

Roberto N. Tamez
ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR NO. 6238
STATE OF TEXAS
DATE SURVEYED: 2-09-2023
T-1170, PAGE 58
SURVEYING JOB NO. 23316.08

STATE OF TEXAS
COUNTY OF HIDALGO:

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

ON 4-24-24 AT 3:03 AM/PM
INSTRUMENT NUMBER 3592531
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: [Signature] DEPUTY



Pharr
Development Services



Site Photo
1904 West Ridge Road





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: January 8, 2025

MEETING DATE: January 13, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

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

Classification: Regular

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

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

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Crash Girl Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 1/8/2025
Approved - 1/10/2025
Final Approval - 1/10/2025



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JANUARY 13, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

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

GENERAL INFORMATION:

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

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

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

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

PROPERTY PROPOSED USE: Law office/retail.

VARIANCES: None requested.

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

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

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

EASEMENTS:

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

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

1. See attached comments.
2. Sewer service will be done by developer at building permit phase.
3. Follow City of Pharr construction standards manual.

DRAINAGE:

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

OTHER:

1. Need signatures on plat (engineer and surveyor).
2. On metes & bounds label gross and net.
3. Lots 1 & 2, Label gross or net.
4. Provide updated street names for plat layout, metes & bounds and location map.
5. Provide a KMZ File and a DWG CADD format file.
6. H.C.I.D. #2 verify with district for any issues. (comments attached)
7. Label all monuments.
8. Improvements will be escrow to record subdivision, amount as per project engineers cost estimate: \$ 53,100.00
9. Staff comments attached.

This meeting will go before the City Commission meeting of January 27, 2025 at 4:00 p.m.



MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

TBPELS Firm # F-1435
TBPELS # 10096900

1/2/2025

CRASH GIRL SUBDIVISION ENGINEER'S ESTIMATE - PUBLIC IMPROVEMENTS

WATER IMPROVEMENTS:

		Quantity	Unit	Unit Price	Item Total
1.	2" Domestic water service connection	1	EA	\$ 2,800.00	\$ 2,800.00
2.	1" Irrigation service connection	1	EA	\$ 1,200.00	\$ 1,200.00
3.	12" PVC C-900	220	LF	\$ 65.00	\$ 14,300.00
4.	12"x8" Reducer	4	EA	\$ 1,100.00	\$ 4,400.00
5.	12" gate valve w/ Box	4	EA	\$ 4,800.00	\$ 19,200.00
6.	8" gate valve w/ Box	4	EA	\$ 2,800.00	\$ 11,200.00

Total Water Improvements: \$ 53,100.00

TOTAL IMPROVEMENTS: \$ 53,100.00

Inspection Fee	3%	\$ 53,100.00	\$ 1,593.00
Testing Fee	3%	\$ 53,100.00	\$ 1,593.00

Total Improvements City Fee: \$ 3,186.00

Total Escrow: \$ 56,286.00

Mario A. Reyna, P.E.



STAFF REVIEW MEETING FOR: *CRASH GIRL SUBDIVISION*

COMMENTS:

Initials: J.R.

October 15, 2024

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Water line on N.281 will need to upgrade to 12" PVC C-900.
- Water line on E. Nolana Rd. Will need to upgrade to 12" PVC C-900.
- Will need to obtain RULIS permit from TX DOT for water line relocation.
- Will need to reconnect existing water services to the new water line after passed pressure test and bacteria test.
- Water meter boxes must be installed before installing the meter.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Sewer services will need to be 6" PVC SDR26.
- Will need to obtain RULIS permit from TX DOT for sewer services installation.
- Will need to install PVC wye's gasket to gasket.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

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

Print Name: _____

Signature: _____

Date: _____



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

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

Subdivision: PRELIMINARY CRASH GIRL

Reviewed by: J. GONZALEZ

10/16/2024

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

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

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

Additional Comments:

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



Pharr

Public Works



MAYOR Ambrosio Hernandez, MD

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

Staff Review

DATE: 10/16/2024

Crash Girl Subdivision

1.44 Acres

Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

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

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Crash Girl Subdivision

DATE: October 17, 2024

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

PLAT

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

SITE PLAN

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

DRAINAGE

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

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS:

STANDARD REQUIREMENTS

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

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: Crash Girl Subdivision
Date: Friday, October 11, 2024 4:18:02 PM

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

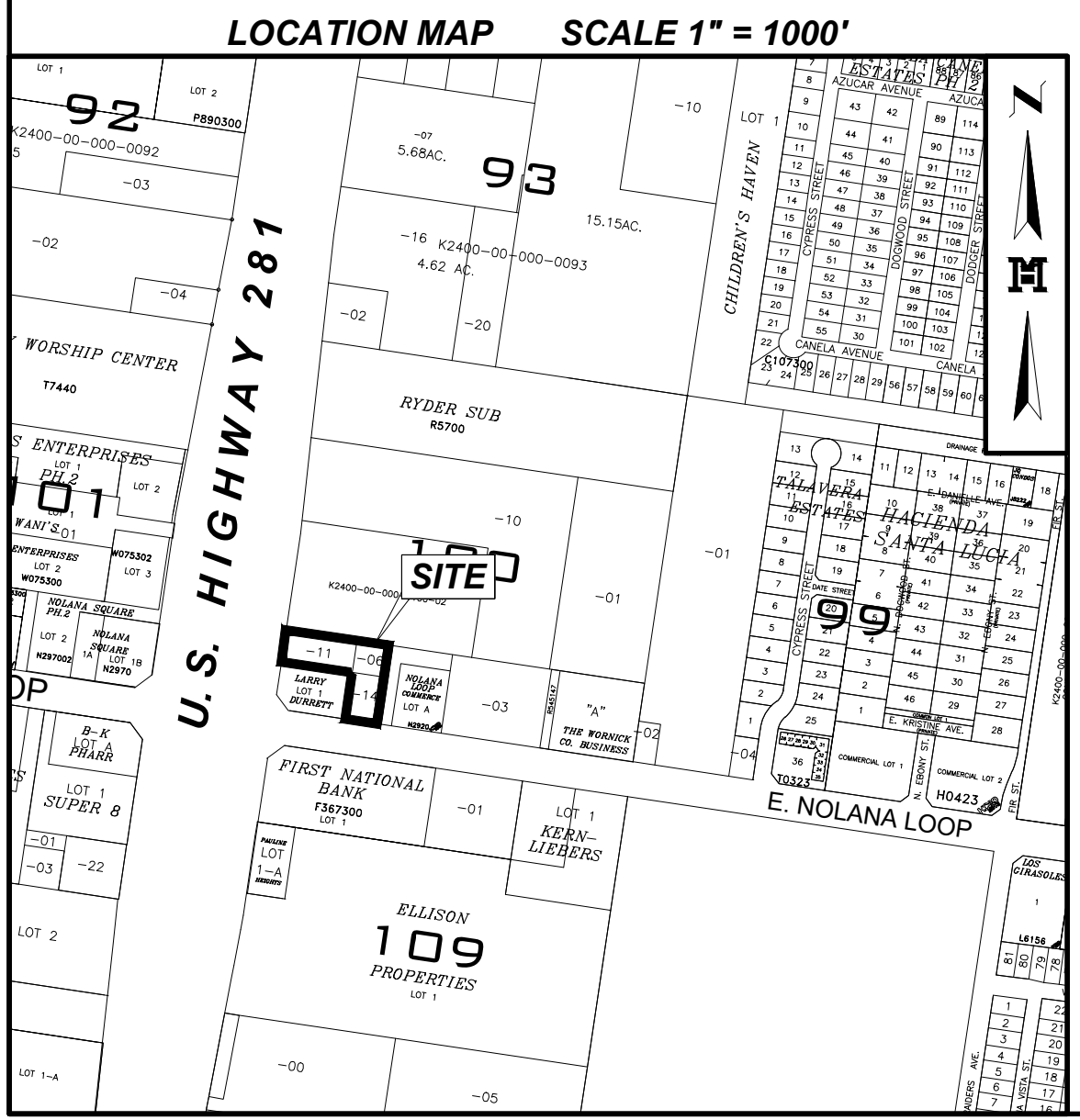
Hello Eddie,

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

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

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

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



M **MELDEN & HUNT INC.**
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

TRPLS No. 10096900

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	LEAH MARIE WISE	600 LINDBERG AVENUE	McALLEN, TX 78501	C/O (956) 381-0981	(956) 381-1839
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

BEING A RESUBDIVISION OF 1.441 ACRES OUT
OF LOT 100,
KELLY-PHARR SUBDIVISION
CITY OF PHARR,
HIDALGO COUNTY, TEXAS

- GENERAL NOTES :
1. PARTIALLY IN FLOOD ZONE DESIGNATION: 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: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982.
 2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB OF ROAD MEASURED AT FRONT CENTER OF LOT.
 3. SETBACKS: AS PER CITY OF PHARR ORDINANCE
 4. STORM WATER IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SITE DEVELOPMENT HAS ESTIMATED THAT APPROXIMATELY 4.989 C.F. 0.115 ACRES-FEET WILL BE REQUIRED FOR DETENTION; 2.715 C.F. OF DETENTION FOR LOT 1 AND 2.274 C.F. OF DETENTION FOR LOT 2. 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.
 5. BENCH MARK CITY OF PHARR'S BENCH MARK: BM #62 LOCATED CLOSE TO SOUTHWEST INTERSECTION OF E. OWASSA ROAD AND N. VETERANS BOULEVARD ("I" ROAD)
NORTHING=16614974.217 EASTING=1093872.455 ELEVATION=103.12

BENCH MARK: LOCATED ON A SQUARE CUT 46 FEET FROM THE EAST LOT LINE ALONG E. NOLANA LOOP (E. EARLING ROAD).
NORTHING=16610025.374 EASTING=1091645.578 ELEVATION=102.92
 6. NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
 7. CONSTRUCTION WILL COMPLY WITH T.P.D.E.S. REQUIREMENTS AND SITE'S STORM WATER POLLUTION PREVENTION PLAN.
 8. A 5' SIDEWALK WITH ADA COMPLIANT RAMPS AND LANDINGS WILL BE REQUIRED ALONG THE EAST SIDE OF U.S. HIGHWAY 281 (NORTH CAGE BOULEVARD) AND THE NORTH SIDE OF E. NOLANA LOOP (E. EARLING ROAD) AT BUILDING PERMIT.
 9. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 10. OWNER(S) TO MAINTAIN DETENTION/RETENTION AREA.
 11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
 12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 13. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

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.

DANNY WYLIE
CHAIRMAN, PLANNING & ZONING COMMISSION

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

AMBROSIO HERNANDEZ.
MAYOR, CITY OF PHARR

DATE

ATTEST: CITY CLERK

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

STATE OF TEXAS
COUNTY OF HIDLAGO:

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

LEAH WISE ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY

LEAH MARIE WISE, MANAGER
600 LINDBERG AVENUE
McALLEN, TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO:

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

DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

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

DATE PREPARED: 08-26-24
ENGINEERING JOB No. 24098.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A 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 _____, 20 ____.

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

DATE SURVEYED: 08-05-2024
T- 1229, PGS. 36-37
SURVEY JOB # 24098.08

HIDALGO COUNTY IRRIGATION DISTRICT NO. TWO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. TWO
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. TWO RIGHTS OF WAY OR EASEMENTS.

PRESIDENT

ATTEST: _____
SECRETARY

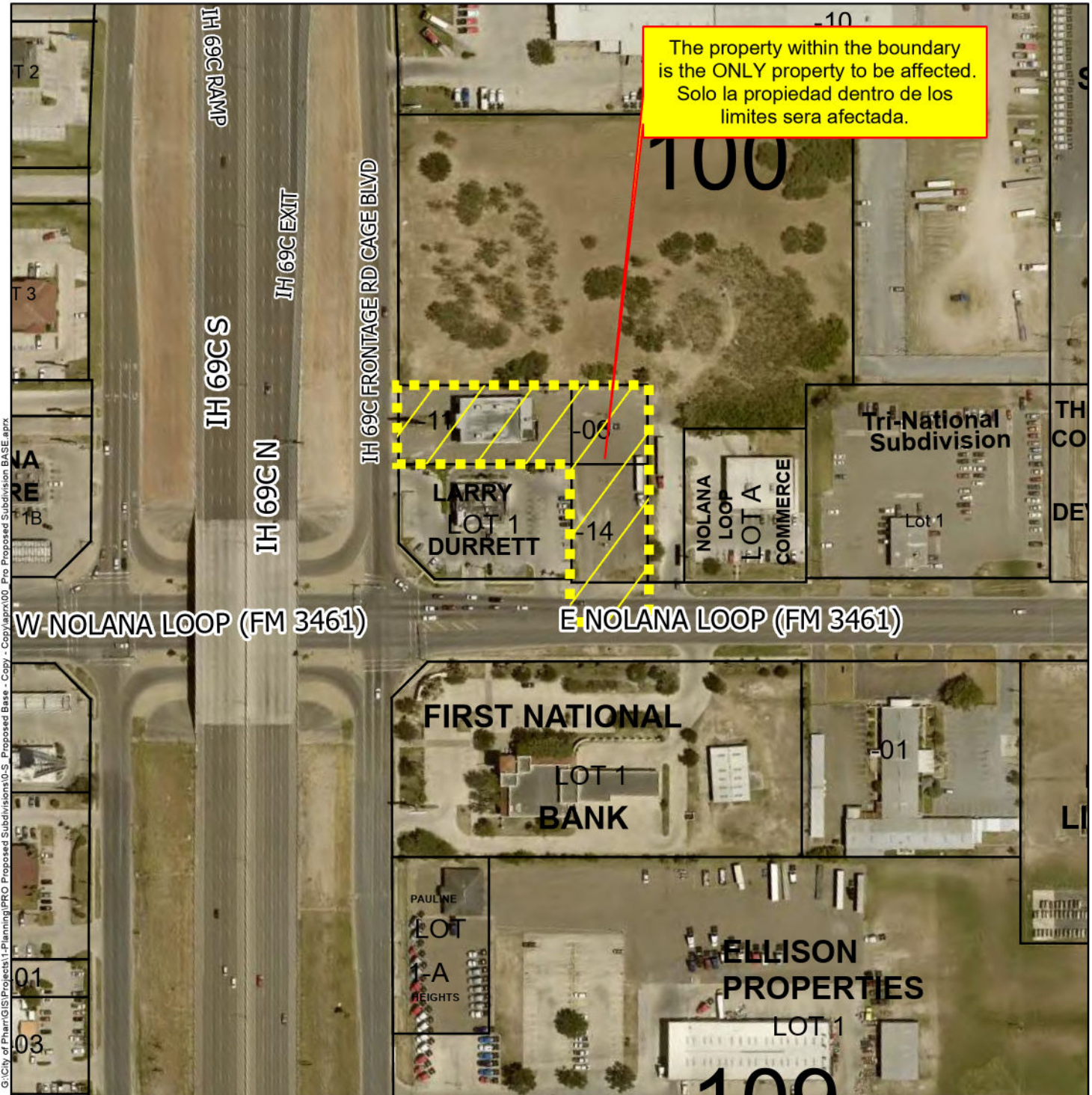
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

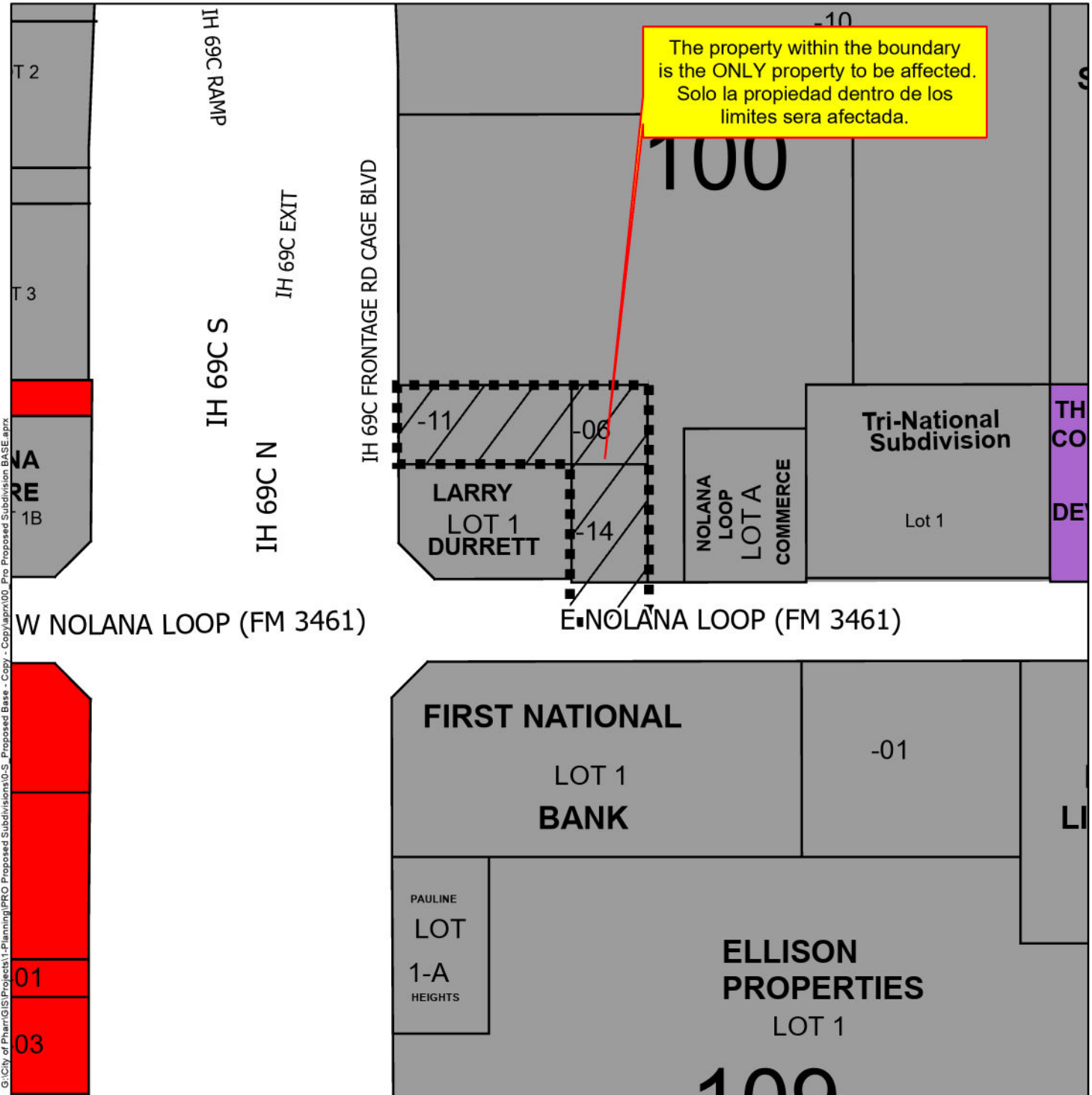
AERIAL



 Subject Property



ZONING



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





Pharr
Development Services



Site Photo

4500 Block of N. IH 69C.

