

**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 3:00 PM ON
MONDAY, MAY 12, 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 April 14, 2025 - 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) Melden & Hunt, Inc., representing Pharr Housing Development Corporation, 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 4.435 acres, more or less, out of Lot 165, and all of Lot 2, Pharr Housing Authority Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 104 West Polk Avenue. **COZ#250406**

2) 33 Construction and Energy, LLC., representing Norma D. Rodriguez Trejo, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility. The property is legally described as being 1.67 acres, more or less, out of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 West Dicker Road. **CUP#250403**

E. PLATS:

1) Melden & Hunt Inc., representing Jaime Roel Garcia, Director for Garcia-Reyna Family Limited Partnership, A Texas Limited Partnership, is requesting final plat approval of the proposed Arbor Vista Estates Phase 1, Lot 1 Subdivision. The property is legally described as being a Resubdivision of 6.00 acres out of Lots 32 and 33, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of North Veterans Boulevard ("I" Road). **SUB#250104**

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:

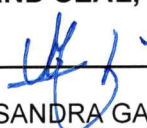
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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 7th day of May 2025 at 1:30 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 7th day of May 10 2025




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. April 14, 2025 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 14, 2025, and following is the record of attendance.

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

MEMBERS ABSENT: Rafael Mungia

STAFF PRESENT: Ricardo Rodriguez Jr., City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Tania Goo, Secretary

ITEM A. CALL TO ORDER

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

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

Board Member, Charlie Ramirez **moved** to excuse the absent members. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM B. PUBLIC TESTIMONY: *Ordinance No. 0-2019-45). 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.

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR MARCH 24, 2025 - REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

Board Member, Romeo Cantu Jr., **moved** to approve. Board Member, Ruben Luna, second the motion and when put to a vote, it carried unanimously.

ITEM D. PLATS:

1) RIO DELTA ENGINEERING, REPRESENTING THOMAS F. PHILLIPS, OWNER IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED JACKSON PLACE COMMERCIAL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.99 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 6, BLOCK 5, A. J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2700 BLOCK OF NORTH JACKSON ROAD. SUB#240206

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 2700 Block of North Jackson Road. He stated the property was zoned General Business District (C) and the adjacent zones were Limited Industrial District (L-I) to the north and east, General Business District (C) to the south and City limits to the west. He further 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 Jackson Place Commercial Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member, Charlie Ramirez, **moved** to approve the request for final plat approval of proposed Jackson Place Commercial Subdivision. Board Member, Ruben Luna, seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS:

Kimberly Mendoza, Development Services Director, informed the board members about the comprehensive plan survey and explained that the department had been actively working to gather input from the community. She stated the objective was to identify the improvements the public wished to see within the City of Pharr over the next

10 years. She noted that the plan encompassed key areas such as land use, transportation, economic development, and public spaces.

Kimberly Mendoza, Development Services Director, also encouraged attendees to save the date for the second Community Engagement event to be held on Tuesday, May 13, 2025. She stated consultants would be present on-site, and staff would setup at Jose "Pepe" Salinas Memorial Recreation Center to collect additional feedback and offer an overview of the progress made on the plan update.

Mr. Wylie inquired about the availability of the survey.

Kimberly Mendoza, Development Services Director, stated it was available online and at Pharr City Hall.

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

None

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

None

ITEM H. ADJOURMENT:

There being no further business, Board Member, Andy Castro **moved** to adjourn. Board Member, Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:04 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS THE 14th DAY OF APRIL 2025 the Planning and Zoning Commission of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **TANIA GOO, SECRETARY**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

TANIA GOO, SECRETARY

APPROVED: (04/14/2025)



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: May 5, 2025

MEETING DATE: May 12, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt, Inc., representing Pharr Housing Development Corporation, 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 4.435 acres, more or less, out of Lot 165, and all of Lot 2, Pharr Housing Authority Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 104 West Polk Avenue. **COZ#250406**

Classification: Public Hearing

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

Issue: Melden & Hunt, Inc., representing Pharr Housing Development Corporation, 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 196 apartment units.

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 surrounding development trends and land use patterns in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 5/5/2025
Approved - 5/8/2025
Final Approval - 5/8/2025



MEMORANDUM

DATE: MONDAY, MAY 12, 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 4.435 acres, more or less, out of Lot 165, and all of Lot 2, Pharr Housing Authority Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 104 West Polk Avenue. COZ#250406

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 Pharr Housing Development Corporation, 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 196 apartment units.

The subject site is located on the north side of West Polk Avenue, approximately 233 ft. west of North Cage Boulevard and has a physical address of 104 West Polk Avenue. The property is legally described as being 4.435 acres, more or less, out of Lot 165, and all of Lot 2, Pharr Housing Authority Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Polk Avenue, an 80-ft major collector street which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan. The property also fronts the Frontage Road with a posted speed limit of 45 miles per hour.

The property, a portion of the property to the south, was rezoned from Medium Density Multi-Family Residential District (R3) to General Business District (C) on January 7, 2003. The remaining portion to the south was zoned General Business District (C), when the city was annexed in 1982. The property to the east was zoned General Business District (C), when the city was annexed in 1982. A portion of the property to the west was zoned General Business District (C), and a portion was zoned Residential Single-Family District (R-1) when the city was annexed in 1982. Interstate Highway 2 lies to the north. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial 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.

Seventeen (17) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on April 25, 2025, and a legal notice was published in the Advance News Journal on April 23, 2025. Staff received no response to the letters or the legal notice.

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 surrounding development trends and land use patterns in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of May 19, 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.,
Pharr Housing Development Corporation, owner

representing

General Business District (C)

APPLICANT

CURRENT ZONE

104 West Polk Avenue

**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 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 surrounding development trends and land use patterns in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

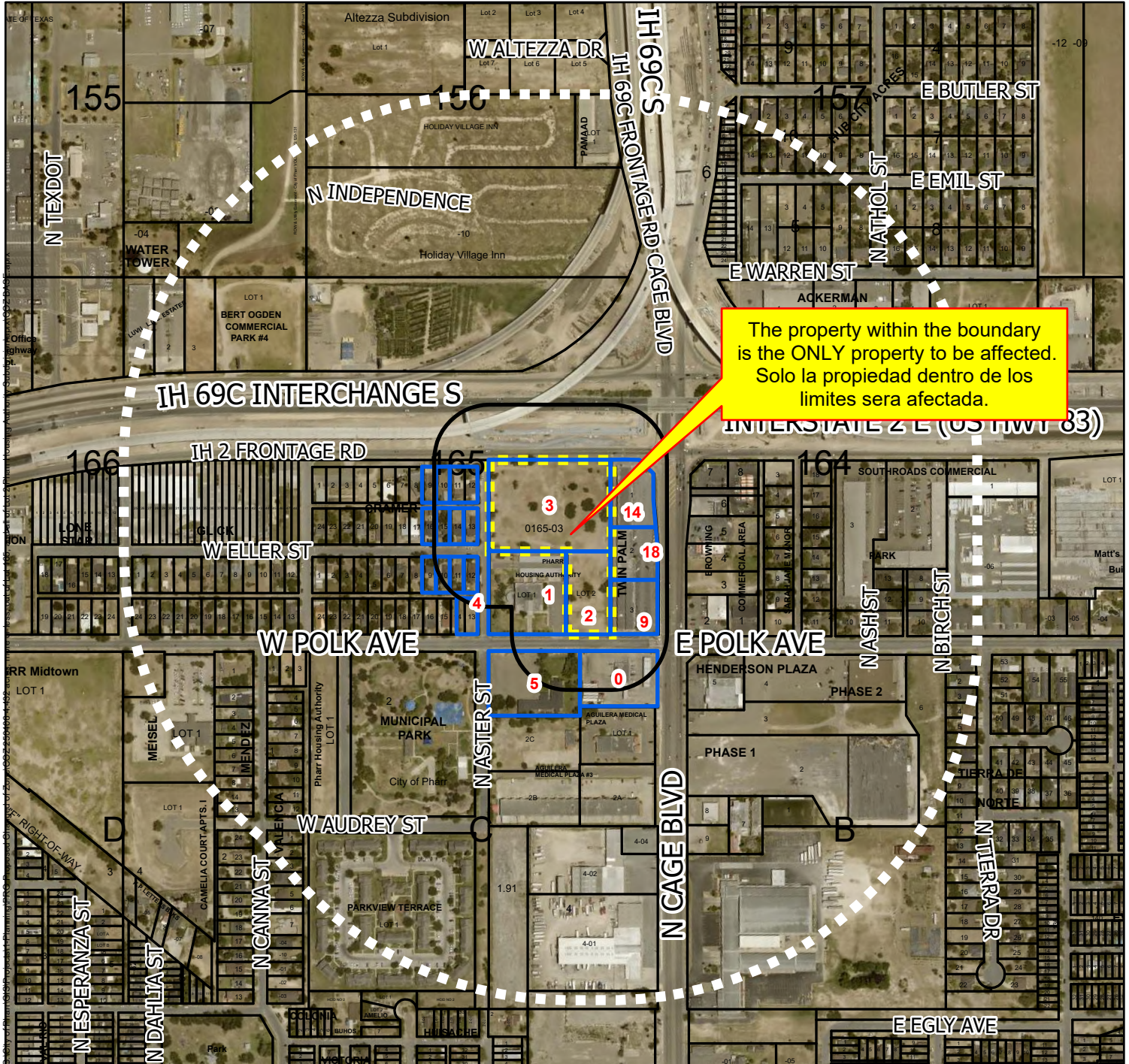
Laura Fonseca, Planner II

PREPARED BY

April 29, 2025

DATE

AERIAL



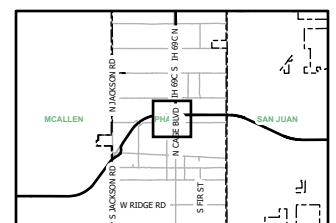
QUARTER MILE RADIUS

200FT_BUFFER

SUBJECT PROPERTY

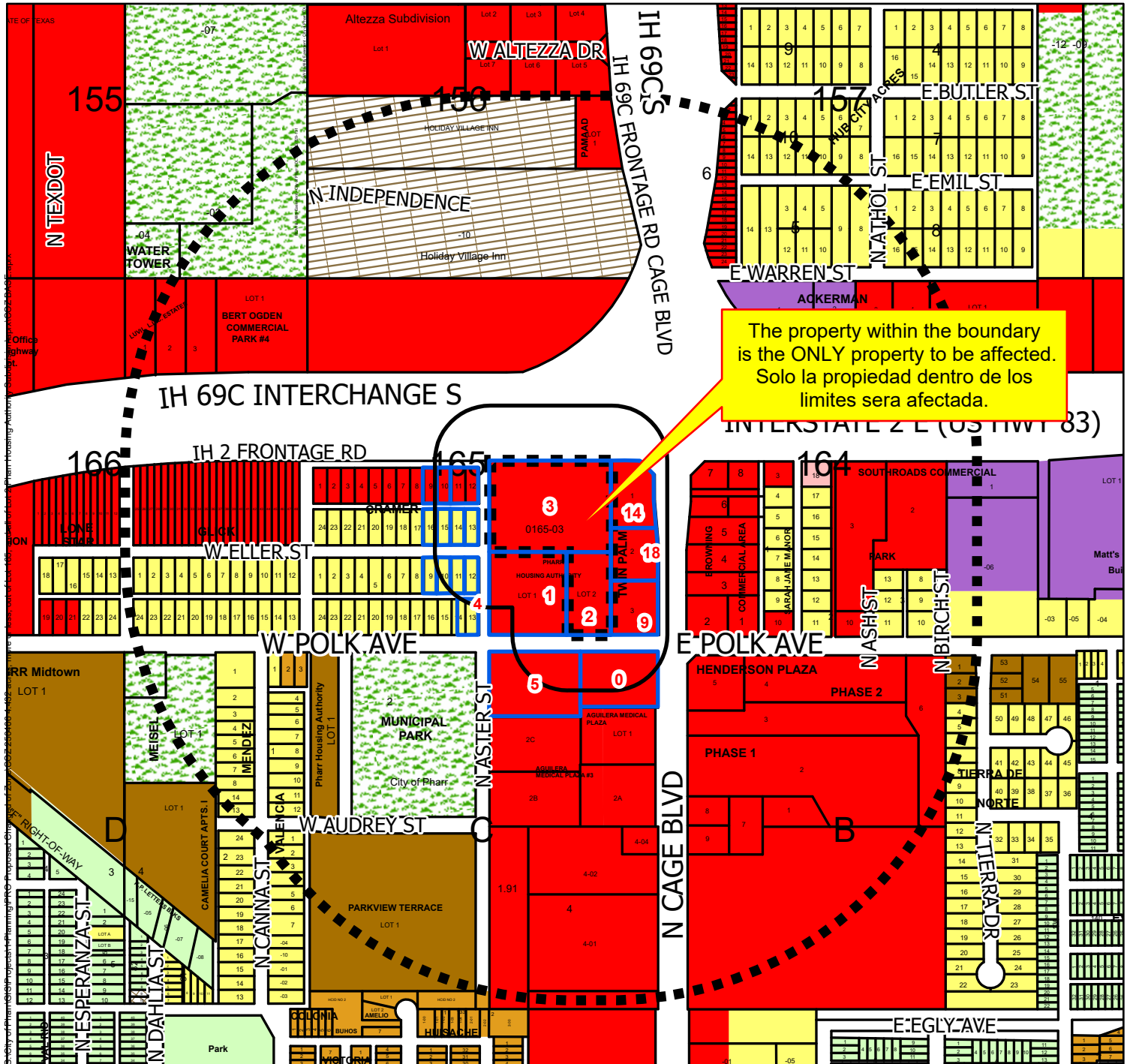
NOTIFIED PROPERTIES

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.





ZONING

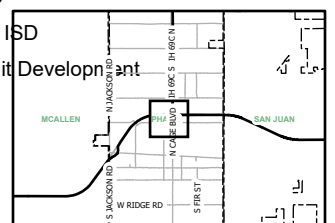


- QUARTER MILE RADIUS
- 200FT_BUFFER
- SUBJECT PROPERTY
- NOTIFIED PROPERTIES
- Zoning**
- ZONE**
- Agricultural Open Space

- 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

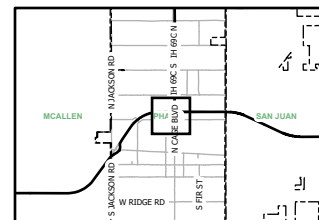
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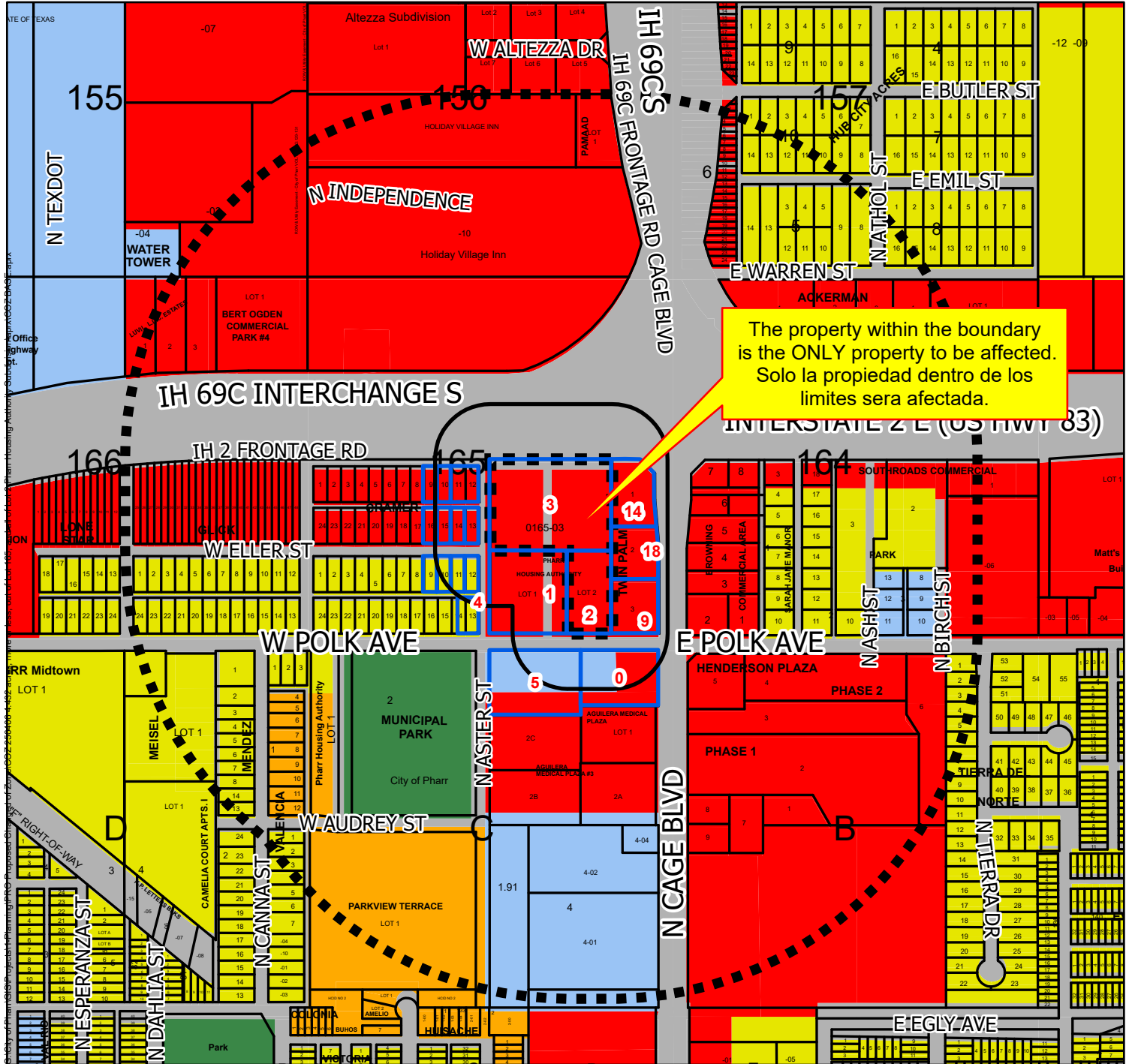
The property within the boundary is the **ONLY** property to be affected.
Solo la propiedad dentro de los límites sera afectada.

-  QUARTER MILE RADIUS
-  200FT_BUFFER
-  SUBJECT PROPERTY
-  NOTIFIED PROPERTIES

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FUTURE LAND USE

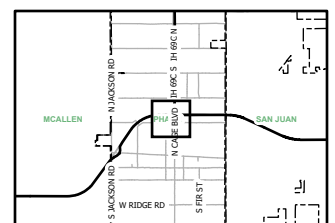


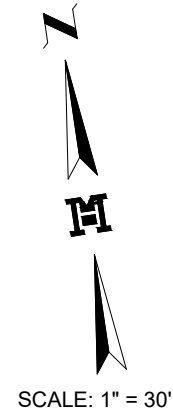
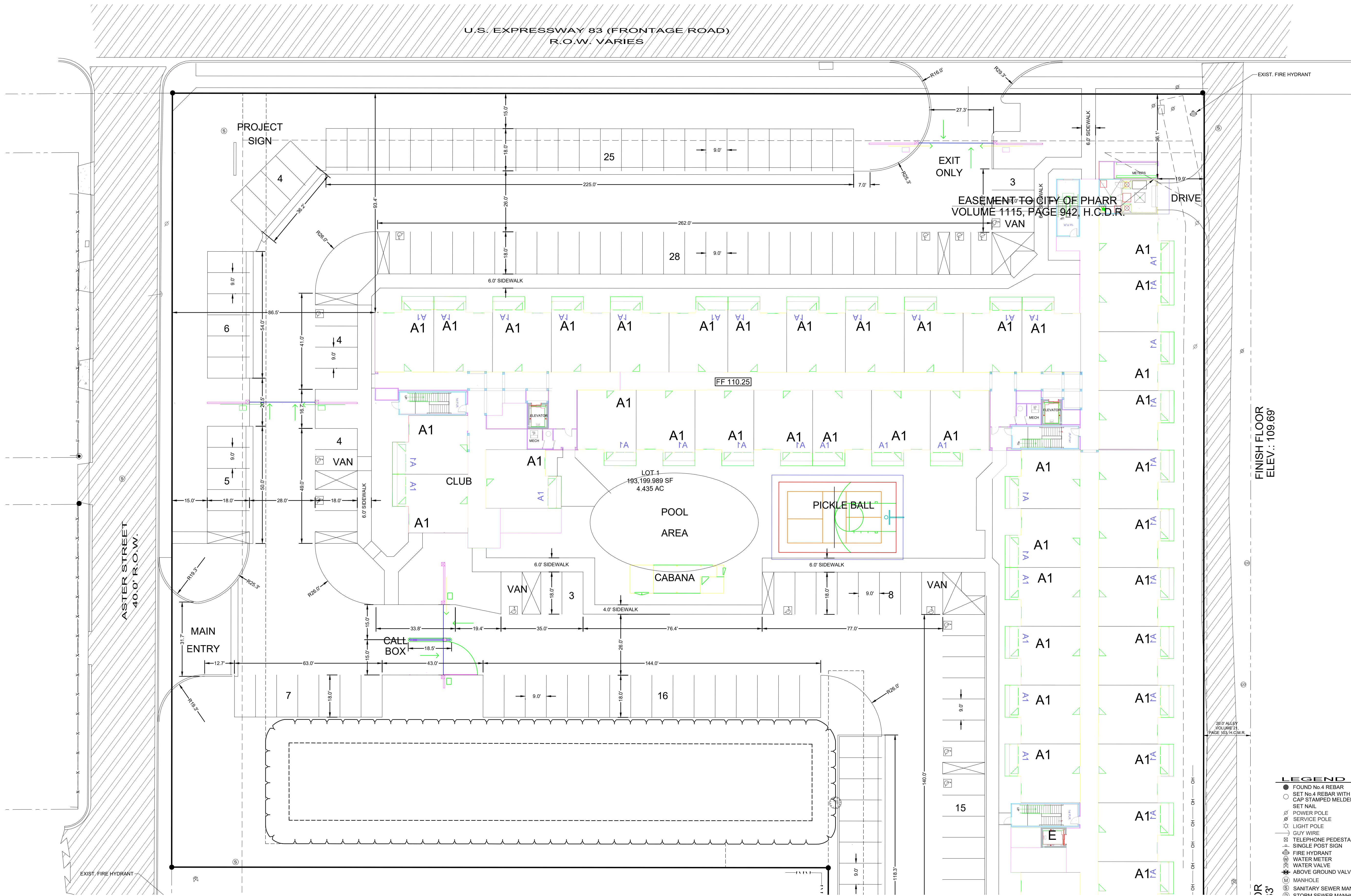
- QUARTER MILE RADIUS
- 200FT_BUFFER
- SUBJECT PROPERTY
- NOTIFIED PROPERTIES

Future Land Use

FUTURELAND

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

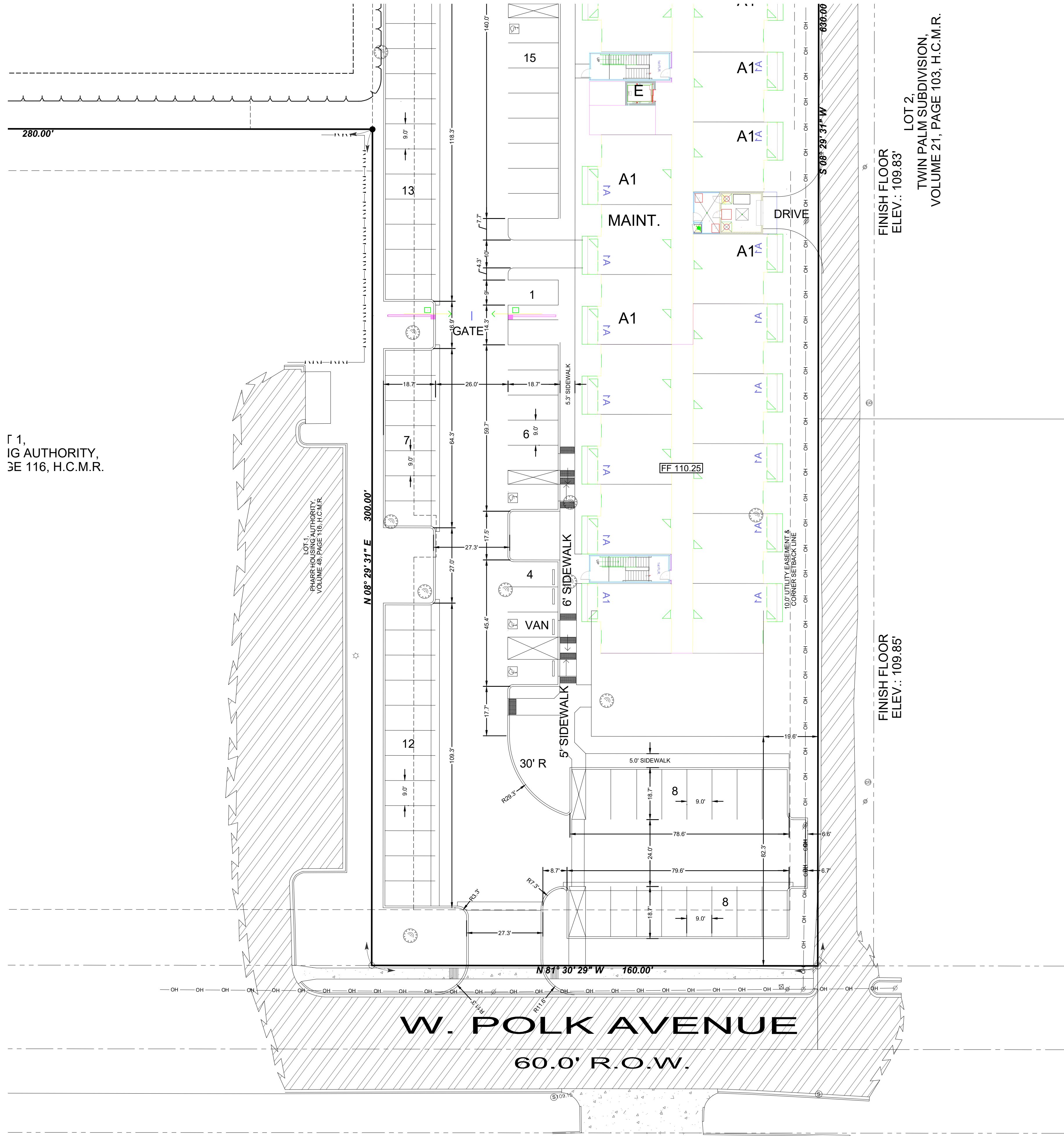




FINISH FLOOR
ELEV.: 109.69'

- LEGEND**
- FOUND No. 4 REBAR
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
 - SET NAIL
 - ⊗ POWER POLE
 - ⊗ SERVICE POLE
 - ⊗ LIGHT POLE
 - ⊗ GUY WIRE
 - ⊗ TELEPHONE PEDESTAL
 - ⊗ SINGLE POST SIGN
 - ⊗ FIRE HYDRANT
 - ⊗ WATER METER
 - ⊗ WATER VALVE
 - ⊗ ABOVE GROUND VALVE
 - ⊗ MANHOLE
 - ⊗ SANITARY SEWER MANHOLE
 - ⊗ STORM SEWER MANHOLE
 - ⊗ TYPE "C" INLET
 - WROUGHT IRON FENCE
 - OVERHEAD POWER LINE
 - ASPHALT AREA
 - CONCRETE AREA
 - A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
 - B-B - BACK OF CURB TO BACK OF CURB
 - 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
 - W.D. - WARRANTY DEED
 - G.W.D. - GIFT WARRANTY DEED
 - LOT LINE
 - ★ PALM TREE (SIZE AS NOTED)
 - ☼ TREE (SIZE AS NOTED)

JOB No.		25038.00	
12/19/24	EM	REVISION	DATE
1 BUILDING PERMIT - PLAN REVIEW COMMENTS		BY	
PROJECT ENG. M.A.R.		T-BOOK T-0000 P.00	
1. RELEASE DATE:		2. RELEASE DATE:	
3. RELEASE DATE:		SCALE:	
AS NOTED		AS NOTED	
THIS DOCUMENT IS RELEASED FOR THE USE OF THE CITY OF PHARR, TEXAS. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF MELDEN & HUNT, INC.			
PHARR HOUSING DEVELOPMENT CORP. - OFFICE BUILDING PHARR, TEXAS			
SITE PLAN			
© Copyright 2025 Melden & Hunt, Inc. All Rights Reserved.			
File Name: 25038.00			
SHEET 4		OF 12	



1,
IG AUTHORITY,
3E 116, H.C.M.R.

LOT 1, BLOCK "C"
KELLY-PHARR SUBDIVISION,
VOLUME 3, PAGE 133-134, H.C.M.R.

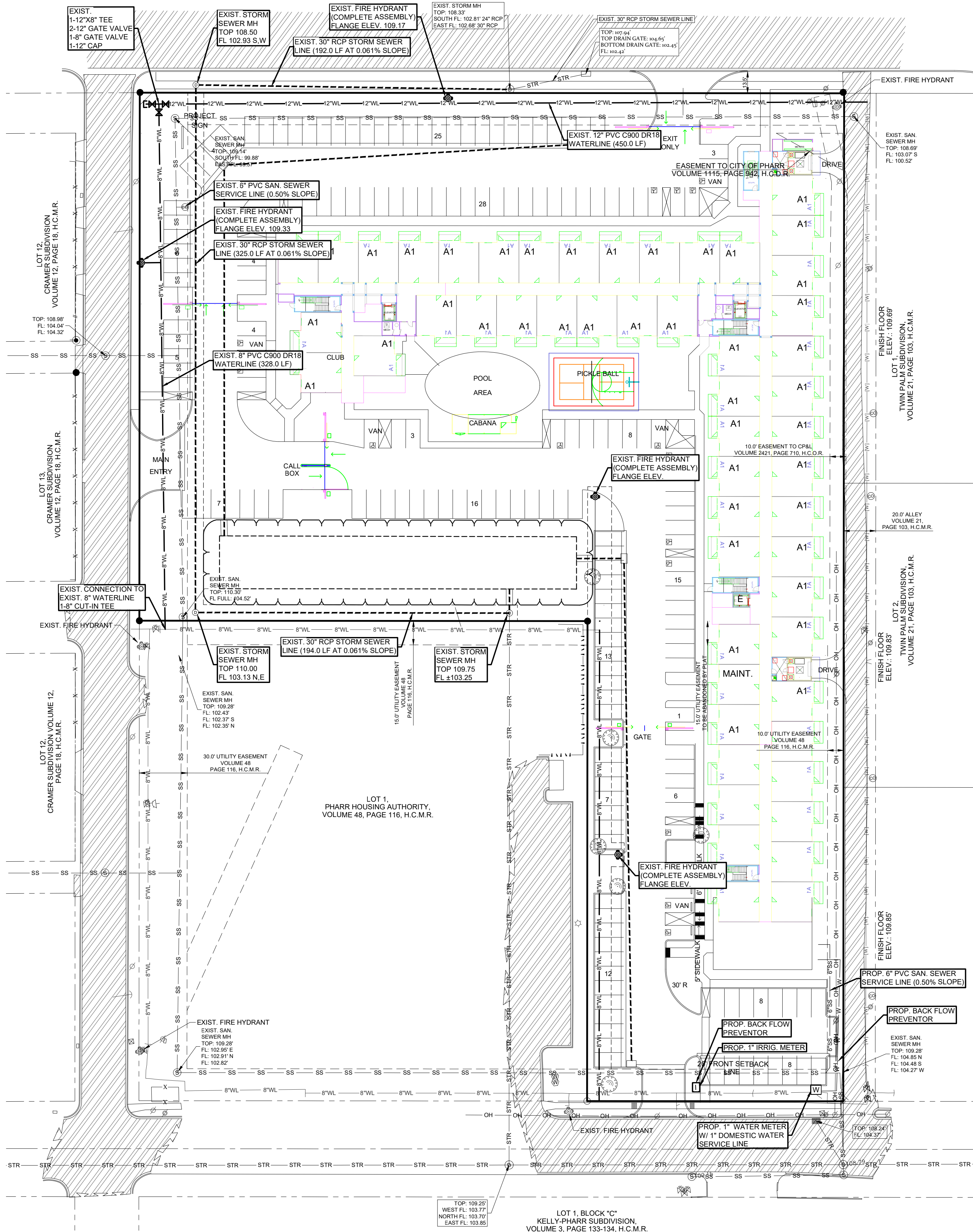
- LEGEND**
- FOUND No.4 REBAR
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
 - SET NAIL
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 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - TYPE "C" INLET
 - WROUGHT IRON FENCE
 - OVERHEAD POWER LINE
 - ASPHALT AREA
 - CONCRETE AREA
 - A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
 - B-B - BACK OF CURB TO BACK OF CURB
 - 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
 - W.D. - WARRANTY DEED
 - G.W.D. - GIFT WARRANTY DEED
 - LOT LINE
 - PALM TREE (SIZE AS NOTED)
 - TREE (SIZE AS NOTED)

LOT 2
TWIN PALM SUBDIVISION,
VOLUME 21, PAGE 103, H.C.M.R.

FINISH FLOOR
ELEV.: 109.85'

FINISH FLOOR
ELEV.: 109.83'

JOB No.		25038.00	
REVISION	DATE	BY	
MELDEN & HUNT, INC.		CONSULTANTS • ENGINEERS • SURVEYORS	
1145 W. MOUNTAIN - EDINBURG, TX 78241		PH: (956) 381-0981 - FAX: (956) 381-1839	
ESTABLISHED 1947 - www.meldenandhunt.com			
ENG. TECH. EM.	PROJECT ENG. M.A.R.	AS NOTED	
T-BOOK T-0000 P.00			
1. RELEASE DATE:			
2. RELEASE DATE:			
3. RELEASE DATE:			
SCALE:			
THIS DOCUMENT IS RELEASED FOR THE PROJECT AND NOT FOR REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117288 TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF MELDEN & HUNT, INC. FOR BIDDING OR PERMIT PURPOSES.			
PHARR HOUSING DEVELOPMENT CORP - OFFICE BUILDING		PHARR, TEXAS	
SITE PLAN			
© Copyright 2025 Melden & Hunt, Inc. All Rights Reserved.			
File Name: 25038.00			
SHEET 3		OF 12	



- LEGEND**
- FOUND No.4 REBAR
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
 - SET NAIL
 - POWER POLE
 - SERVICE POLE
 - LIGHT POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - SINGLE POST SIGN
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - ABOVE GROUND VALVE
 - MANHOLE
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - STORM SEWER MANHOLE
 - TYPE "C" INLET
 - WROUGHT IRON FENCE
 - OVERHEAD POWER LINE
 - ASPHALT AREA
 - CONCRETE AREA
 - A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
 - B-B - BACK OF CURB TO BACK OF CURB
 - 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
 - W.D. - WARRANTY DEED
 - G.W.D. - GIFT WARRANTY DEED
 - LOT LINE
 - PALM TREE (SIZE AS NOTED)
 - TREE (SIZE AS NOTED)

JOB No.
25038.00

REVISION

DATE

BY

PROJECT ENG. M.A.R.

T-BLOCK T-0000 P.S. 00

1. RELEASE DATE:

2. RELEASE DATE:

3. RELEASE DATE:

SCALE:

AS NOTED

PHARR HOUSING DEVELOPMENT CORP - OFFICE BUILDING

PHARR, TEXAS

WATER AND SEWER LAYOUT

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File Name: 25038.00

SHEET 5 OF 12

MELDEN & HUNT, INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

TECH. No. 1009090

1. RELEASE DATE:

2. RELEASE DATE:

3. RELEASE DATE:

SCALE:

AS NOTED

PHARR HOUSING DEVELOPMENT CORP - OFFICE BUILDING

PHARR, TEXAS

WATER AND SEWER LAYOUT

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File Name: 25038.00

SHEET 5 OF 12



Pharr
Development Services



Site Photo
104 W POLK AVENUE





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: May 6, 2025

MEETING DATE: May 12, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 33 Construction and Energy, LLC., representing Norma D. Rodriguez Trejo, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility. The property is legally described as being 1.67 acres, more or less, out of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 West Dicker Road. **CUP#250403**

Classification: Regular

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

Issue: 33 Construction and Energy, LLC., representing Norma D. Rodriguez Trejo, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C) subject to applicant and site being in compliance 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 - 5/6/2025
Approved - 5/8/2025
Final Approval - 5/8/2025



MEMORANDUM

DATE: MONDAY, MAY 12, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR LIFE OF THE USE (SELF STORAGE) FILE NO. CUP#250403

GENERAL INFORMATION:

APPLICANT: 33 Construction and Energy, LLC., representing Norma D. Rodriguez Trejo, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 1.67 acres, more or less, out of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 500 West Dicker Road.

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

COMMENTS:	FIRE DEPARTMENT:	Pending inspection of the Conditional Use Permit.
------------------	-------------------------	---

**CODE
COMPLIANCE:**

Pending inspection of the
Conditional Use Permit.

**DEVELOPMENT
SERVICES:**

Pending inspection of the
Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Seventy (70) surrounding property owners were notified of the request by letter on April 25, 2025, and a legal notice was published in The Advance News Journal on April 23, 2025. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending approval of the request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **Monday, May 19, 2025, at 4:00 p.m.**

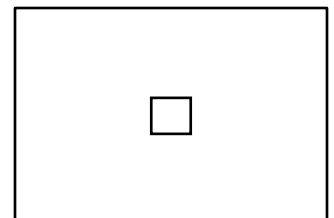
1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. No living amenities shall be installed in any unit;
3. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
4. Must be in compliance with Ordinance O-2019-23;
5. Applicant must acquire a building permit before start of construction;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

AERIAL

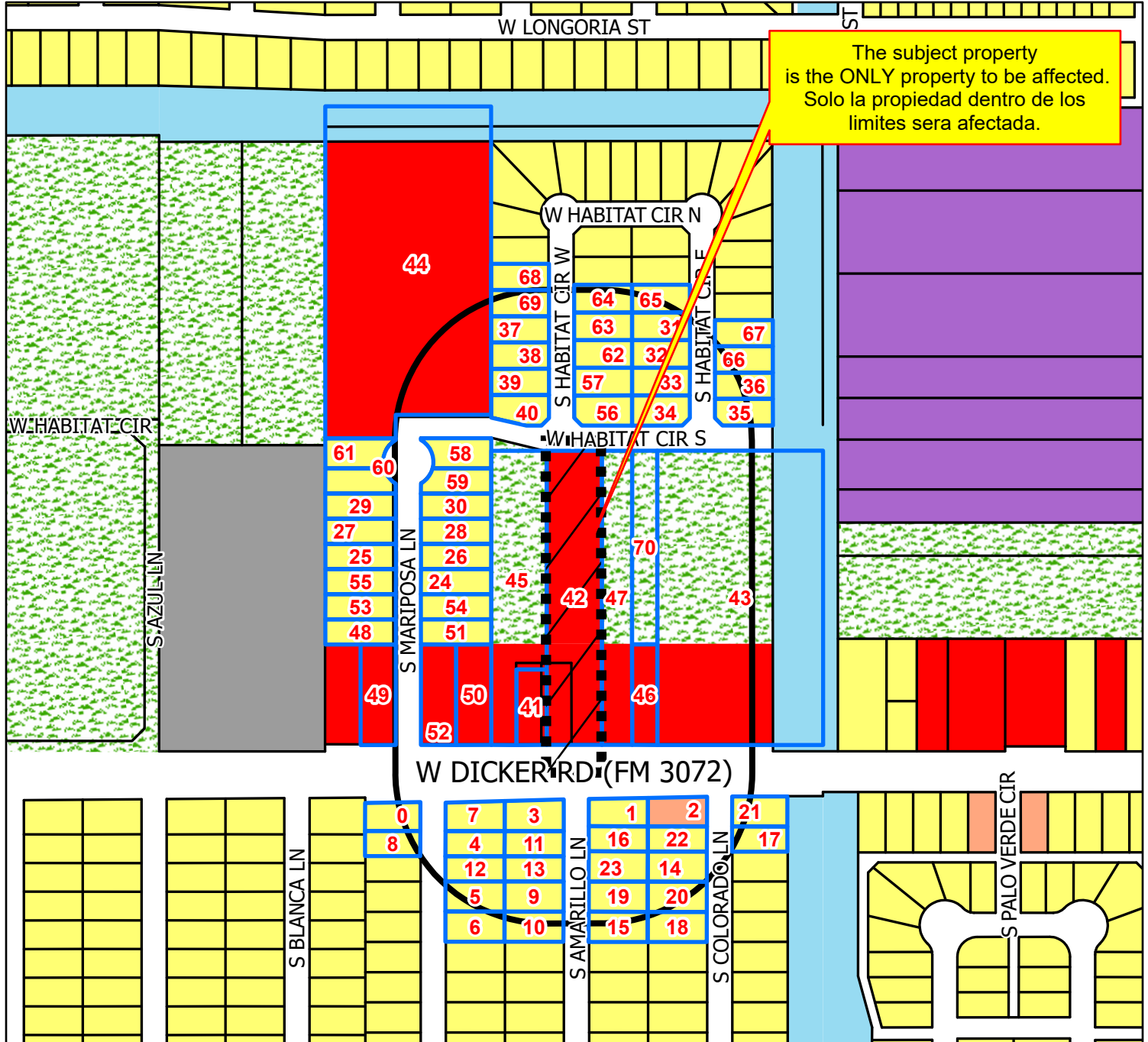


- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Subject Property

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



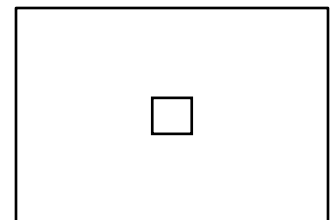
ZONING



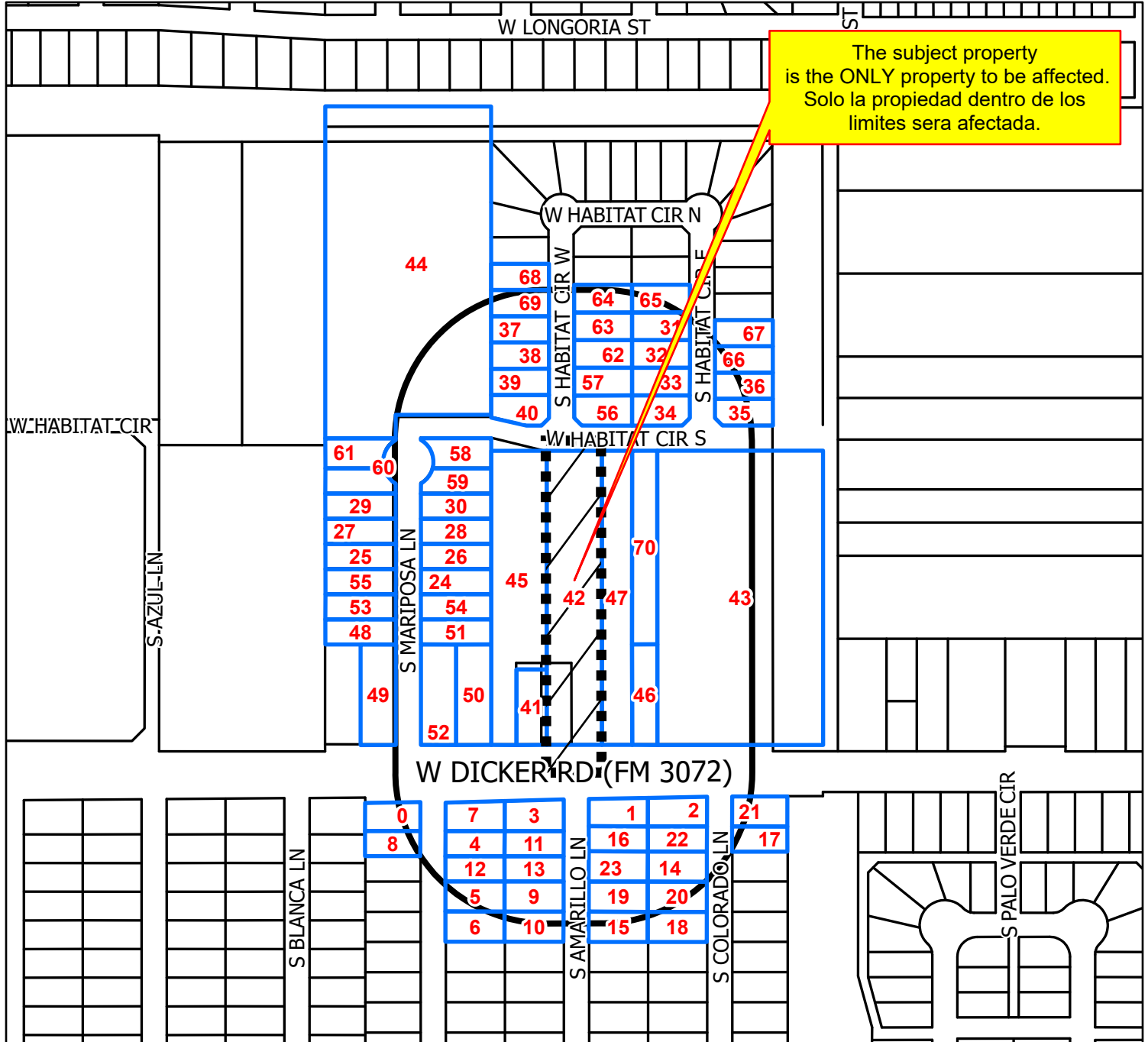
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- | | | |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit | Mobile Home | Heavy Industrial |
| 300 ft. Notification Buffer | Townhouse | Limited Industrial |
| Notified Properties | HUD Code | Neighborhood Commercial |
| Subject Property | Rail Road R.O.W | Office Professional |
| Agricultural Open Space | Government Owned | PSJA ISD |
| Single Family | General Business | Hidalgo ISD |
| Single Family Small Lot | Business District | Valley View ISD |
| Residential Multi-Family | Drainage Easement | Planned Unit Development |
| Residential Multi-Family High Density | Heavy Commercial | |

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.



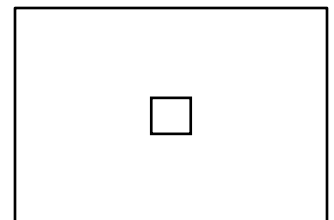
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- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Subject Property

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





Pharr
Development Services



Site Photo
500 West Dicker Road





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: May 5, 2025

MEETING DATE: May 12, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing Jaime Roel Garcia, Director for Garcia-Reyna Family Limited Partnership, A Texas Limited Partnership, is requesting final plat approval of the proposed Arbor Vista Estates Phase 1, Lot 1 Subdivision. The property is legally described as being a Resubdivision of 6.00 acres out of Lots 32 and 33, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of North Veterans Boulevard ("I" Road).
SUB#250104

Classification: Regular

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

Issue: Melden & Hunt Inc., representing Jaime Roel Garcia, Director for Garcia-Reyna Family Limited Partnership, A Texas Limited Partnership, is requesting final plat approval of the proposed Arbor Vista Estates Phase 1, Lot 1 Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Arbor Vista Estates Phase 1, Lot 1 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 - 5/5/2025
Approved - 5/8/2025
Final Approval - 5/8/2025



MEMORANDUM

DATE: MONDAY, MAY 12, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ARBOR VISTA ESTATES PHASE 1, LOT 1 SUBDIVISION FILE NO. SUB#250104
--

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Jaime Roel Garcia, Director for Garcia-Reyna Family Limited Partnership, A Texas Limited Partnership, is requesting final plat approval of the proposed Arbor Vista Estates Phase 1, Lot 1 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a Resubdivision of 6.00 acres out of Lots 32 and 33, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Block of North Veterans Boulevard ("I" Rd.).

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

PROPERTY PROPOSED USE: Apartment complex.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Arbor Vista Estates Phase 1, Lot 1 Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Streetlights spacing shall be 250' max. spacing along N. Veterans Blvd.
2. Power poles and other utilities to be relocated to the new R.O.W. line by developer.
3. Provide additional R.O.W., along N. Veterans Blvd., as per City engineering department.

EASEMENTS:

1. Easements shall not overlap.
2. Show gas line easements, if any.
3. Show all existing easements.
4. City of Pharr easement shall read: 15' Exclusive easement to City of Pharr 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. No.1.

OTHER:

1. Provide county on signature block for owner and notary.
2. Provide a draft of HOA, for review.
3. Provide the articles of incorporation, for ownership.
4. Update year on signature blocks.
5. Label all monuments.
6. Provide signatures for engineer and surveyor.
7. Provide all pertinent City of Pharr details.
8. Comments attached from HCID #2.
9. Staff construction comments attached
10. Performance bond submitted for recording
11. See staff comments attached.

This item will go before the City Commission Meeting of **May 19, 2025** at **4:00 p.m.**

LOCATION:
118 S. CAGE BLVD
1st FLOOR
PHARR, TX 78577
PHONE: 956-402-4242



REVIEWED BY:
HERIBERTO MARTINEZ
PLANNER III
EDDIE.MARTINEZ@PHARR-TX.GOV

STAFF PRE CONSTRUCTION COMMENTS FOR: ARBOR VISTA ESTATES PHASE I, LOT I

Plat Notes:

1. Add to subdivision name Phase I, Lot I., to all sheets.
2. Verify the call out on the front page "plans are not for construction".
3. Show and label name of subdivisions & easements adjacent to property.
4. On owners signature block use same subdivision name.
5. Label Net or Gross on metes & bounds and on lot.

FEES:

Fees to be submitted are the following: please make separate checks for each fee make checks payable to CITY OF PHARR. Will be required to submit fees in order to schedule Pre-Con.

FEES ARE SUBJECT TO CHANGE UPON REVISIONS TO COST ESTIMATE

1. 3% inspection fee (From total cost of public improvements DATED 3-03-2025)= \$ 4,516.50

-Water -----	\$ 150,550.00
-Paving improvements \$	0.00
-Drainage \$	0.00
-Sewer -----	\$ 0.00
Total=	\$ 150,550.00

2. 3% testing fee (From total cost of public improvements DATED 3-03-2025)= \$ N/A

-Water -----	\$ 150,550.00
-Paving improvements \$	0.00
-Drainage \$	0.00
-Sewer -----	\$ 0.00
Total=	\$ 150,550.00

3. Park land fee: \$250/Dwelling (120 Dwellings) = \$ 30,000.00
4. Sewer fee: \$75/acre(6.0) = \$ 450.00
5. Water fee: \$100/acre(6.0) = \$ 600.00
6. Street sign material fee: \$175/sign () = N/A.
7. Fire hydrants blue reflector and ring \$50/F.H (7) = \$350.00
8. Hidalgo county clerks recording fee: submit copy of paid receipt to the city
9. Hidalgo County Drainage District #1: submit copy of paid receipt to the city
10. Provide Petition for Exclusion from irrigation district #2.

LOCATION:
801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300



REVIEWED BY:
JAVIER RODRIGUEZ
PUBLIC UTILITIES - WD DISTRIBUTION
SUPERVISOR
JAVIER.RODRIGUEZ@PHARR-TX.GOV

STAFF PRE CONSTRUCTION COMMENTS FOR: ARBOR VISTA ESTATES PHASE I, LOT I

STAFF PRE-CONSTRUCTION MEETING FOR:
ARBOR VISTA ESTATES SUBDIVISION
(PHASE I)

COMMENTS: Initials: J.R. MARCH 24, 2025

WATER:

- Will need to show all utility improvements for all lots and future developments.
- Water line on Veterans will need to be upgrade to 12" PVC C-900
- Easements will need to be 15' exclusive to the City of Pharr.
- All water fittings will need to be MJ with mega locks (no tapping tee.)
- On the northwest connection will need to install MJ tee with valve.
- On lot 1, southwest corner will need to install a MJ tee with flush valve for future water loop.
- Will need to verify cost estimate.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to show all utility improvements for all lots and future developments.
- The Sanitary sewer line on Egly Ave. will need to be upgraded to 8 PVC SDR26
- All existing sewer services will need to be tie-in to the new 8" line.
- Easements will need to be 15' exclusive to the City of Pharr
- Will need to show all sewer crossing and connections details.
- Will need to verify cost estimate.
- 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.

P r i n t N a m e :

S i g n a t u r e : D a t e :

STAFF PRE CONSTRUCTION COMMENTS FOR: ARBOR VISTA ESTATES PHASE I, LOT I

PLAT

1. Signature and seal from P.E. is required.
2. Signature and seal from R.P.L.S. is required.
3. Provide a drainage easement for detention area.

SITE PLAN

1. Include a sidewalk layout that follows all City of Pharr requirements and ADA guidelines for building permit phase. All ramps shall be required to have truncated domes.
2. Provide all sanitary sewer details. Provide additional flow calculations for proposed sewer line.
3. Show all water line tie-in details.
4. Show details of street and drainage improvements to the south. Must meet all City of Pharr requirements. Check with irrigation district for proposed roadway improvements.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. Include a drainage area map.
3. Provide all storm drain details.
4. All detention ponds that have depths at 3'-ft or greater require a perimeter fence.
5. Tie-in to storm sewer shall be required to outfall using an 8"-in bleeder line.

CLOSEOUT DOCUMENTS

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

STANDARD REQUIREMENTS

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

LOCATION:
118 S. CAGE BLVD
3rd FLOOR
PHARR, TX 78577
PHONE: 956-402-4400



Pharr
Fire Department



REVIEWED BY:
JOSE GONZALEZ
FIRE INVESTIGATOR
JOSE.GONZALEZ@FD.PHARR-TX.GOV

STAFF PRE CONSTRUCTION COMMENTS FOR: ARBOR VISTA ESTATES PHASE I, LOT I

Inspector Comments: Pharr Fire Marshal Office received a building plan review Sub-division for a Arbor Vista Apartment Complex.

Assistant Fire Marshal Mike Navarro reviewed plans and found the following items shall be addressed before approval and Building permit is Issued.

Shall work together with City of Pharr GIS to assure and get a Address for the location early to avoid changes later after construction is complete.

2. Shall assure that all valve covers have a 30x30x6 Concrete collar on Details

3. Shall keep in mind that if a Side-walk will be provided near a Fire Hydrant shall have a 1-foot Clearance from the sidewalk. and 6 Feet back of curb. will need

to correct the detailed or add a note:

no further action was taken and Plans are in need of some corrections

LOCATION:
1015 E. FERGUSON
PHARR, TX 78577
PHONE: 956-402-4350



REVIEWED BY:
BILLY BOWDEN
STORMWATER INSPECTOR
BILLY.BOWDEN@PHARR-TX.GOV

STAFF PRE CONSTRUCTION COMMENTS FOR: ARBOR VISTA ESTATES PHASE I, LOT I

- Shall obtain a Large Construction Notice, and NOI from TCEQ.
- Boring, street cut and curb cut permits must be requested from the Public Works Department.
- Discharge permit required
- 8in bleeder required for Stormwater discharge into the City inlet on Veterans Rd
- Detention pond and drainage details required
- Type 3 construction entrance on sheet 9 not accepted and must be removed
- Construction entrance dimensions must be changed from 50x14ft to the required 50x20ft
- Silt fence detail must be corrected to Steel posts only
- Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.

LOCATION:

100 W. FERGUSON AVE
PHARR, TX 78577
PHONE: 956-402-4900



Pharr
Innovation & Technology

**REVIEWED BY:**

GERARDO PADRON
BROADBAND GRADUATE ENGINEER
GERARDO.PADRON@PHARR-TX.GOV

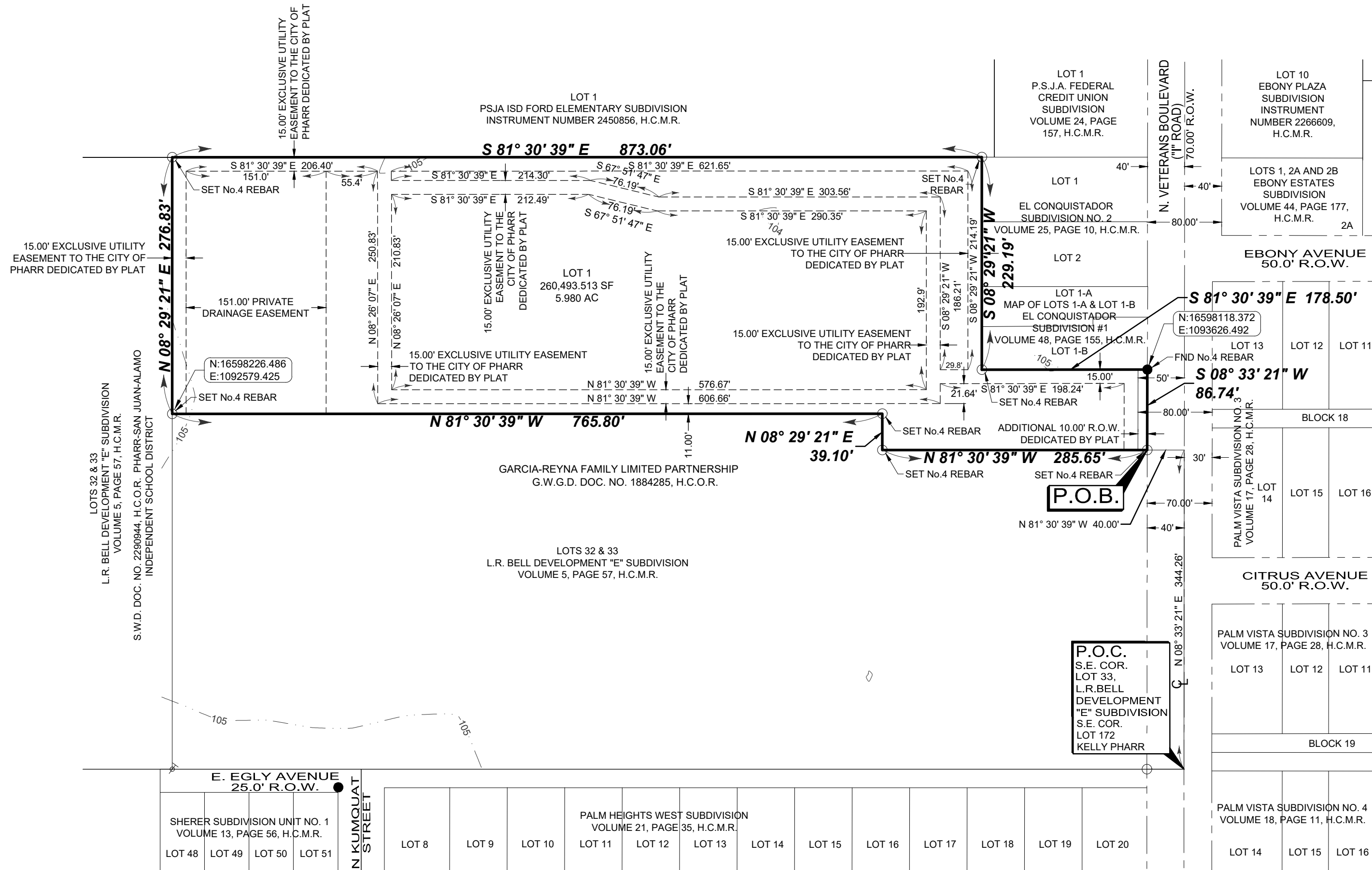
STAFF PRE CONSTRUCTION COMMENTS FOR: ARBOR VISTA ESTATES PHASE I, LOT I

General Notes: Proposed Data/Telephone Conduit Routing

1. Data/Telephone Access Point Location: Estimated at coordinates ****26°11'59.37"N, 98°9'59.23"W****.
2. Primary Conduit Installation:
 - a. A ****2x4"** Schedule 40 conduit** shall be routed along the northern side of the entrance Road, extending to the Utility Easement on N I Rd.
 - b. Originates from the centralized ****Amenity Building**** within the subdivision.
3. Inter-Building Connectivity:
 - a. A 4" Schedule 40 conduit will daisy-chain between buildings, forming a continuous loop that begins and terminates at the Amenity/Community Building.
4. Purpose: Ensures scalable infrastructure, redundant connectivity, and future-ready expansion for data/telephone services.

SUBDIVISION PLAT OF
ARBOR VISTA ESTATES
PHASE 1, LOT 1 SUBDIVISION

BEING A RESUBDIVISION OF 6.00 ACRES
OUT OF LOTS 32 AND 33,
L.R. BELL DEVELOPMENT "E" SUBDIVISION
VOLUME 5, PAGE 57, H.C.M.R.
CITY OF PHARR,
HIDALGO COUNTY, TEXAS



DRAWN BY: EM DATE: 04/17/2025
REVISED BY: EM DATE: 04/22/2025
SURVEYED, CHECKED: DATE:
FINAL CHECK: DATE:

LOCATION MAP SCALE 1" = 1,000'



TBPE FIRM # F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 77541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	DONNA RICKENBACKER	6300 WEST LOOP SOUTH	BELLAIRE, TX 77401	C/O (713) 560-0058	
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 77541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 77541	(956) 381-0981	(956) 381-1839

GENERAL NOTES :

- 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: 480347 0005 C
MAP REVISED: OCTOBER 19, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 16" ABOVE TOP OF CURB MEASURED AT FRONT CORNER OF LOT.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: AS PER CITY OF PHARR ORDINANCE.
- BENCH MARK CITY OF PHARR'S BENCH MARK: BM #47
LOCATED ON THE NORTHWEST CORNER OF THE N. VETERANS BLVD. ("I" ROAD) AND POLK AVENUE INTERSECTION.
EASTING= 1093698.813 NORTHING=16599039.305 ELEVATION= 103.56
- NO STRUCTURE SHALL BE ALLOWED OVER ANY EASEMENT.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- A 5' SIDEWALK WITH ADA COMPLIANT RAMPS AND LANDINGS WILL BE REQUIRED ALONG THE WEST SIDE OF N. VETERANS BLVD. ("I" ROAD) AT BUILDING PERMIT STAGE.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- OWNER(S) ARE TO MAINTAIN DETENTION/RETENTION AREAS.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 80,183 CUBIC FEET (1.841 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 RESIDENTIAL DEVELOPMENT.
- ALL LOT(S) WILL HAVE A NO. 4 REBAR SET ON EACH LOT CORNER WITH A PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
- DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING/FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS IT.
- ALL EASEMENTS ARE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

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

PRESIDENT _____ ATTEST: SECRETARY _____

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. DATE
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF _____

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 CLERK _____

ARBOR VISTA ESTATES, LP, A TEXAS LIMITED PARTNERSHIP
BY ARBOR VE GP, LLC, ITS GENERAL PARTNER
BY DWR DEVELOPMENT GROUP, LLC, MANAGING MEMBER

DONNA W. RICKENBACKER, MEMBER
6300 WEST LOOP SOUTH, SUITE 670
BELLAIRE, TEXAS 77401

STATE OF TEXAS
COUNTY OF _____

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

APPROVED THIS THE _____ DAY OF _____, 20 ____.

DANNY WYLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION

NOTARY PUBLIC, FOR THE STATE OF 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: 04/17/2025
ENGINEERING JOB NO. 24026.00



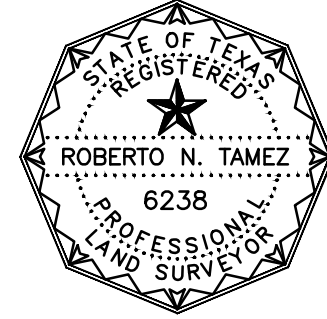
STATE OF TEXAS
COUNTY OF HIDALGO

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: 02/07/2024
T-1209, PG. 60
SURVEY JOB # 24026.08

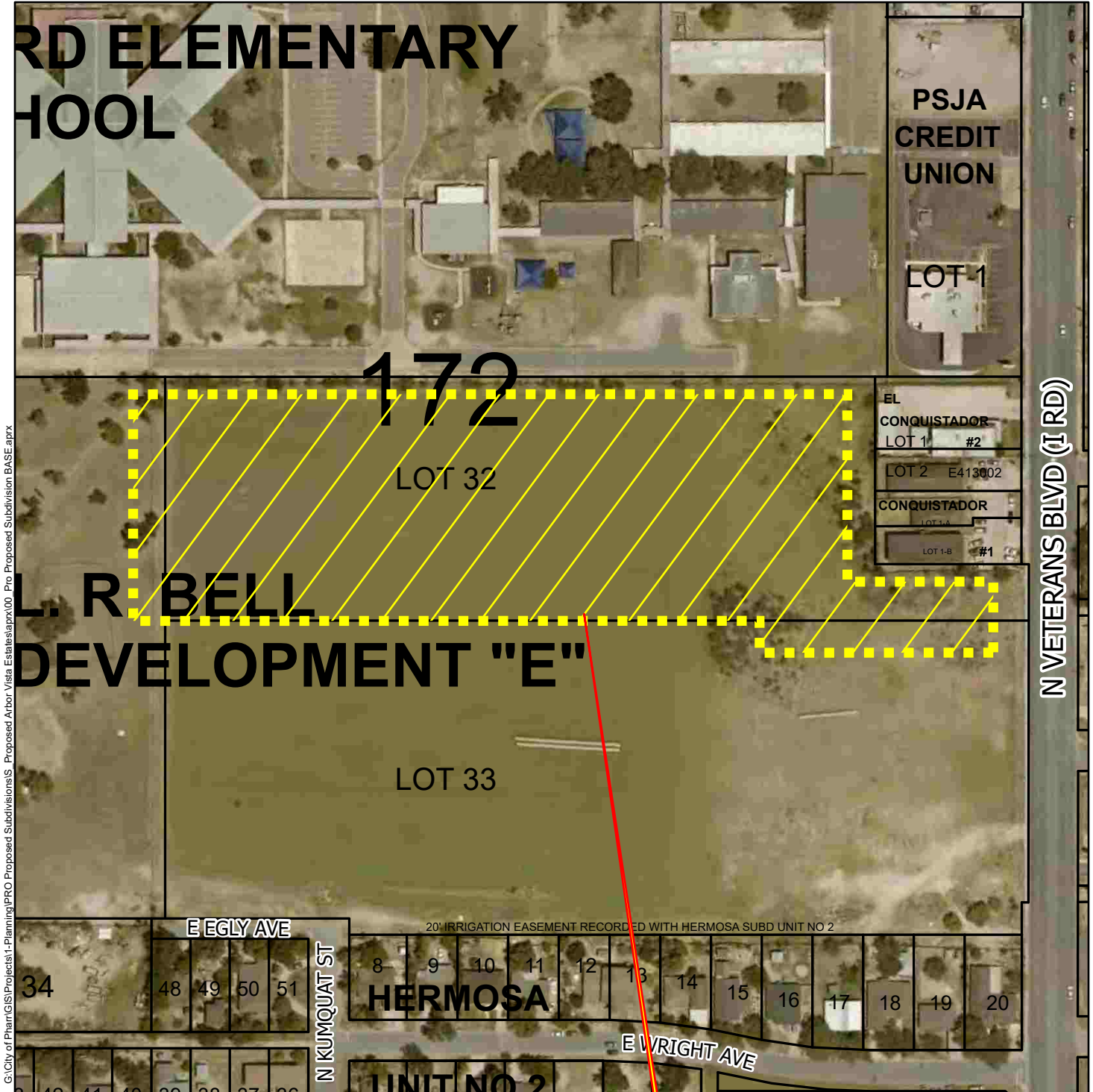


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.,
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

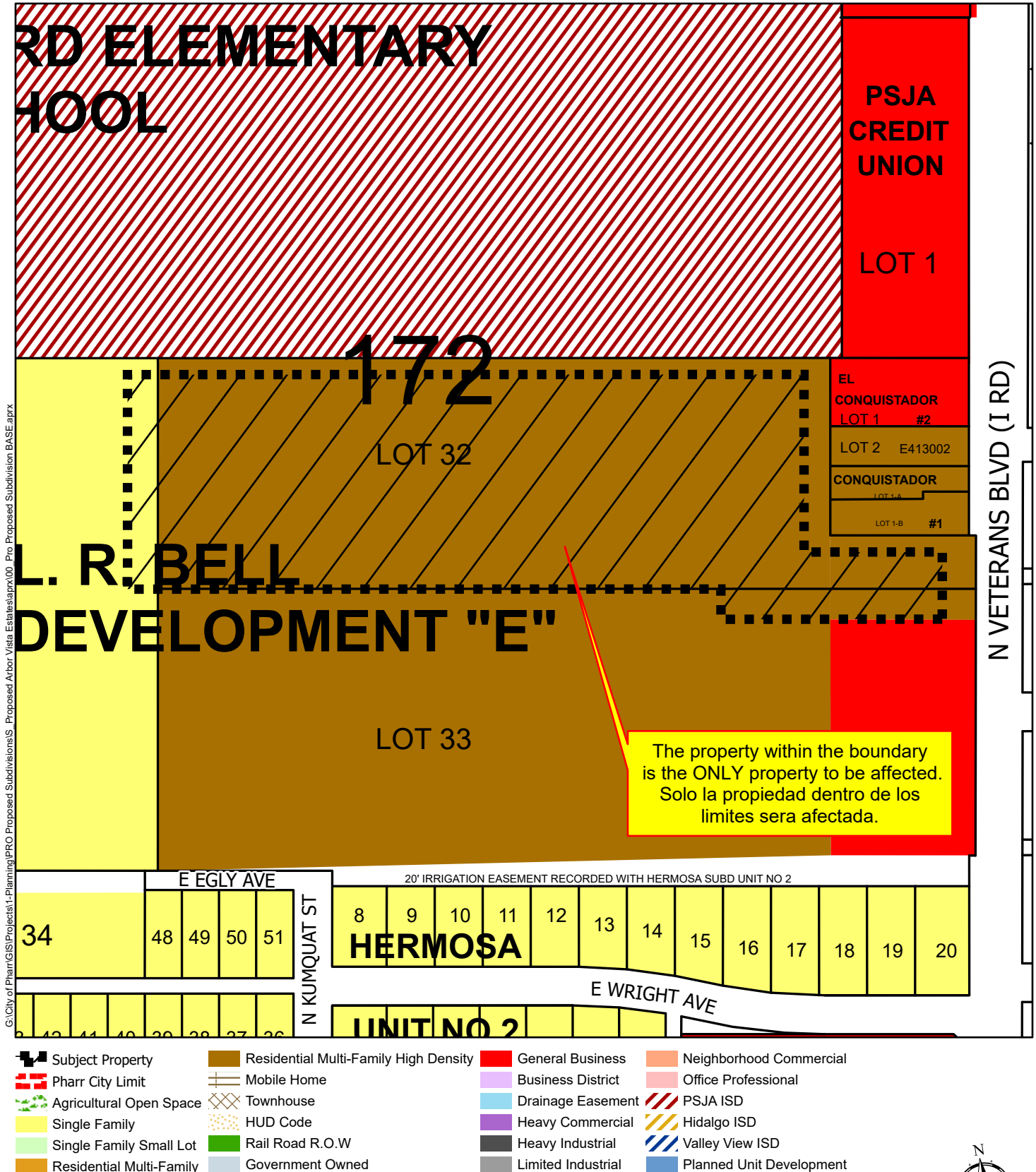
BY: _____ DEPUTY



 Subject Property

 Pharr City Limit

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





Pharr
Development Services



Site Photo

700 Block of North Veterans Blvd. ("I" Rd.).

