

**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, JULY 14, 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 June 23, 2025 - Regular Called Meeting

D. PLATS:

1) Pablo Soto Jr., P.E., representing Enrique Casas Jr. and Luz Virginia Casas, owners, are requesting final 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 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**

2) Sebastian Salinas, P.E., representing Benjamin Zepeda, owner, is requesting preliminary plat approval of the proposed AJZ Subdivision. The property is legally described as being a 0.22 acre tract of land, more or less, being the West 90 ft. of the North 105.58 ft. of Lot 1, Block 2, Lowrie Subdivision, Hidalgo County, Texas. The property is located within the 600 Block of South Cage Boulevard. **SUB#250618**

3) Melden & Hunt, Inc., representing Michael Bird, Managing Member, is requesting preliminary plat approval of the proposed Replat of Lot 1 and Lot 4, Southwind Gardens Subdivision. The property is legally described as being a Replat of 6.714 acres being all of Lot 1 and Lot 4, Southwind Gardens Subdivision. The property is located within the 1900 Block of West Ridge Road. **SUB#250411**

4) Melden & Hunt, Inc., representing Lazaro Guerra on behalf of the Pharr Housing Authority, owner, is requesting preliminary plat approval of the proposed Replat of Pharr Housing Development Subdivision. The property is legally described as being a resubdivision of 4.435 acres out of Lot 165, Kelly-Pharr Subdivision. The property is located within the 100 Block of West Polk Avenue. **SUB#250515**

E. ANNOUNCEMENTS:

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

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

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

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

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

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

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

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

H. ADJOURNMENT:

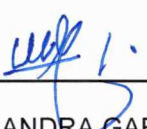
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning and Zoning Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 9th day of July 2025 at 5:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings



WITNESS MY HAND AND SEAL, this 9th day of July 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. June 23, 2025, 2025 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 23, 2025, and following is the record of attendance.

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

MEMBERS ABSENT: Rafael Mungia
Ruben Luna
Roberto Carillo Jr.
Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Assistant Director of Development Services
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 Charlie Ramirez moved to excuse the absent members. Board Member Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM B. PUBLIC TESTIMONY: *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 JUNE 9, 2025 - REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

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

ITEM D. PUBLIC HEARING:

- 1) GERARDO RODRIGUEZ, REPRESENTING MARIA GARCIA, OWNER, FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL SMALL LOT (R-1A) TO NEIGHBORHOOD COMMERCIAL DISTRICT (N-C). THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 6 AND 7, BLOCK 93, HACKBERRY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT 409 NORTH FIR STREET. COZ#250512**

Laura Fonseca, Planner II, introduced the item and stated the applicant had requested a Change of Zone from Single-Family Residential Small Lot (R-1A) to Neighborhood Commercial District (N-C) in order to bring into compliance a pre-existing neighborhood grocery store. She reviewed the property's legal description and physical address and stated the property fronted North Fir Street, a 70 ft. minor collector street that ran north and south with a posted speed limit of 30 miles per hour or less, as identified in the City of Pharr's Thoroughfare Plan. Mrs. Fonseca stated it also fronted East Lucas Avenue, a 50 ft. – 60 ft. local street which ran east and west with a posted speed limit of 20–30 miles per hour, as identified in the Thoroughfare Plan. She further stated the property was legally described as Lots 6 and 7, Block 93, Hackberry Subdivision, Pharr, Hidalgo County, Texas. Mrs. Fonseca stated the property was located at the southwest intersection of North Fir Street and East Lucas Avenue, with a physical address of 409 North Fir Street.

Laura Fonseca, Planner II, stated the property, as well as the properties to the north, south, east, and west, had been zoned Single-Family Residential Small Lot District (R-1A) upon comprehensive zoning in 1982. She further stated there had been no other zoning requests within the vicinity of the subject property since that time. Mrs. Fonseca stated the property was generally designated for residential use in the Land Use Plan.

Laura Fonseca, Planner II, explained the Neighborhood Commercial District (N-C) had been established as a limited retail category intended for use near neighborhood

areas for the purpose of supplying day-to-day retail needs of the residents. Mrs. Fonseca stated the city did not zone for N-C usage in advance unless requested by the property owner. She stated the district could be considered a “floating zone” since the site was typically small and surrounded by residential-type land uses and/or the zoning could appear to be a spot zone. However, Mrs. Fonseca clarified it was not an illegal spot zone if it was supported by the comprehensive plan or if it served a neighborhood need.

Laura Fonseca, Planner II, stated twenty-eight (28) letters had been mailed to surrounding property owners within a two hundred (200) foot radius on June 6, 2025, and a legal notice had been published in the Advance News Journal on June 4, 2025. Staff received one (1) response to the letters requesting information regarding the legal notice.

Laura Fonseca, Planner II, stated Development Services recommended approval of the rezoning request from Single-Family Residential Small Lot (R-1A) to Neighborhood Commercial District (N-C), as the property met area requirements and had adequate ingress and egress. Mrs. Fonseca stated if approved, the owner would need to comply with all City Ordinances and City Department requirements. She further stated that the item would be presented before the City Commission Meeting on Monday, July 7, 2025, at 4:00 p.m.

Laura Fonseca, Planner II, noted there was representation in the audience, and no surrounding property owner had signed up to speak in opposition to the request.

Gerardo Rodriguez, representing property owner Maria Garcia, addressed the board members and stated the intent for the project if approved.

Board Member Romeo Cantu Jr. inquired about the zoning history of the location.

Laura Fonseca, Planner II, stated the location had previously been zoned Single-Family Residential Small Lot (R-1A).

Board Member Romeo Cantu Jr. also inquired about sidewalks and parking.

Laura Fonseca, Planner II, stated the sidewalk would be required along East Lucas. She further stated the parking would be on the front of the property. Mrs. Fonseca stated the applicant would seek an agreement with the neighboring church to use the parking on the West side of the building.

Gerardo Rodriguez, representing Maria Garcia, addressed the board members again and stated they had submitted a set of plans and were planning to construct the parking area along East Lucas Street.

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

ITEM F. ANNOUNCEMENTS:

None

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

None

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

None

ITEM I. ADJOURMENT:

There being no further business, Board Member Charlie Ramirez **moved** to adjourn. Board Member Mercedes Guillen seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:08 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS THE 23rd DAY OF JUNE 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: (07/14/2025)



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: July 9, 2025

MEETING DATE: July 14, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pablo Soto Jr., P.E., representing Enrique Casas Jr. and Luz Virginia Casas, owners, are requesting final 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 of land out of the Union Pacific Railroad Right of Way, Pharr Original Townsite, Hidalgo County, Texas. The property is located within the 400 Block of West State Street. **SUB#240823**

Classification: Regular

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

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

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 7/9/2025
Approved - 7/10/2025
Final Approval - 7/10/2025



MEMORANDUM

DATE: MONDAY, JULY 14, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

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

GENERAL INFORMATION:

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

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

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

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

PROPERTY PROPOSED USE: Mobile food park.

VARIANCES: None requested.

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

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

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission meeting of July 21, 2025 at 4:00 p.m.

PLAT OF
RICK'S FOOD COURT STATE
AVENUE SUBDIVISION

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

PREPARED BY: PABLO SOTO JR. P.E.

DATE: JULY 12, 2024

METES AND BOUNDS

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

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

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

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

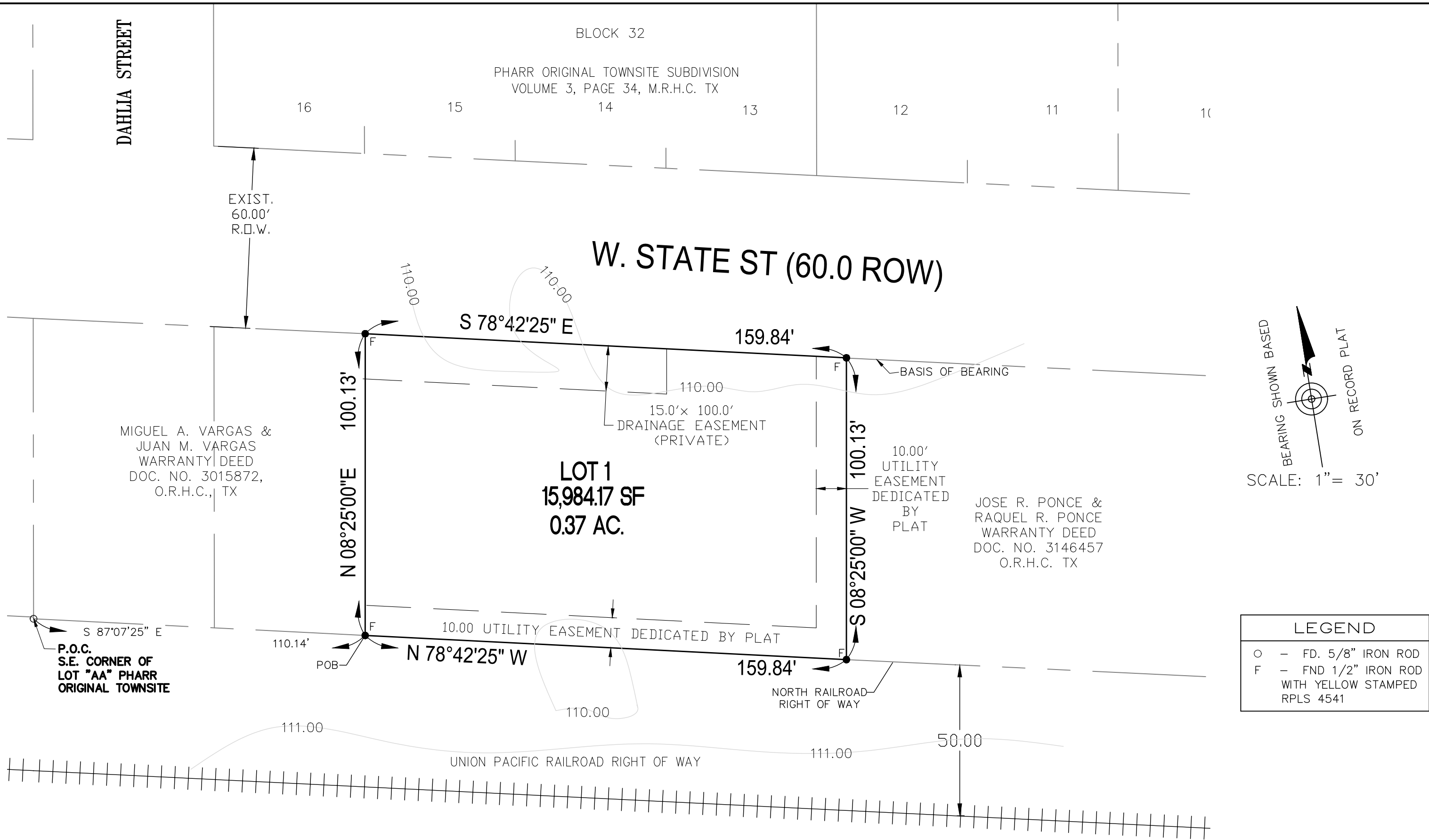
ENRIQUE CASAS JR. DATE LUZ VIRGINIA CASAS DATE
402 W. STATE AVENUE
PHARR, TEXAS 78577 PHARR, TEXAS 78577

THE STATE OF TEXAS-COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

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

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

NOTARY PUBLIC- STATE OF TEXAS



GENERAL SUBDIVISION PLAT NOTES:

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

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

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

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

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

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

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

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

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

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

11.-OWNER TO MAINTAIN DETENTION/RETENTION AREAS.

12.-LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

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

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

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

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

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

HIDALGO COUNTY IRRIGATION DISTRICT NO 2.

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

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

ATTEST: _____
PRESIDENT SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

APPROVAL BY PLANNING AND ZONING COMMISSION
COUNTY OF HIDALGO

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

DANNY WYLIE, DATE
CHAIRMAN PLANNING AND ZONING COMMISSION

CITY OF PHARR CERTIFICATE OF APPROVAL

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

MAYOR, AMBROSIO HERNANDEZ DATE ATTEST: CITY CLERK, DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

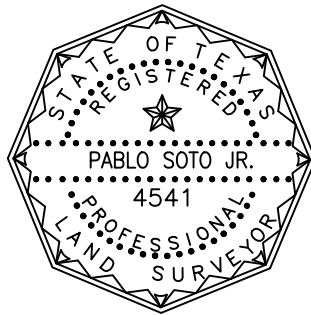
DATED THIS _____ DAY OF _____, 2024.

REGISTERED PROFESSIONAL ENGINEER No. 66278



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

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



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PABLO SOTO, JR. P.E.

CIVIL ENGINEER & LAND SURVEYOR

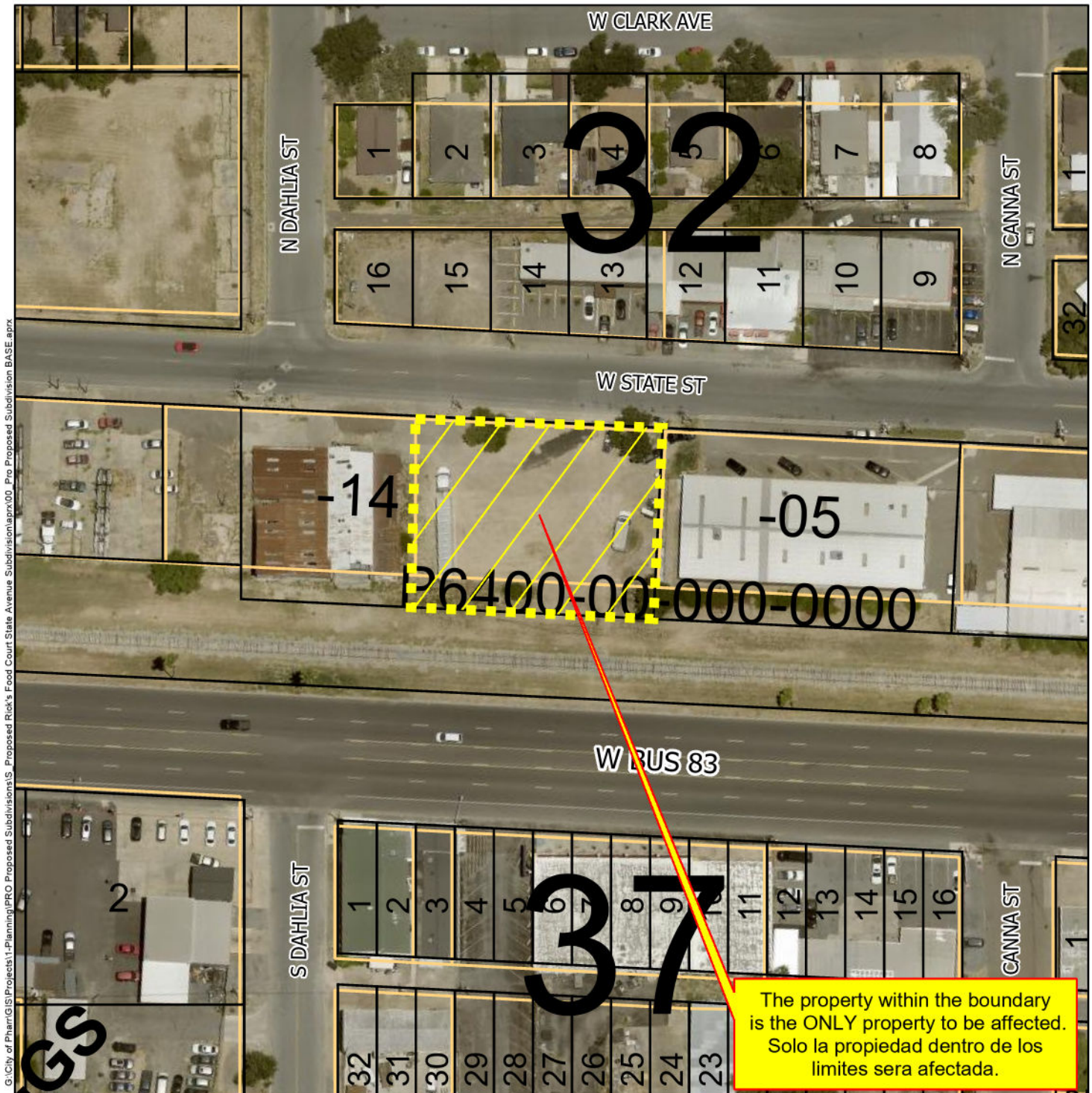
1208 S. IRONWOOD ST. PHARR, TEXAS-78577
(TEL) 956-460-1605 (FAX) 956-782-8277

T.B.P.E.
FIRM No. F-20208

PRINCIPAL CONTACTS:

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

AERIAL



 Subject Property

City of Pharr, Texas
Engineering Department
956.702.5355

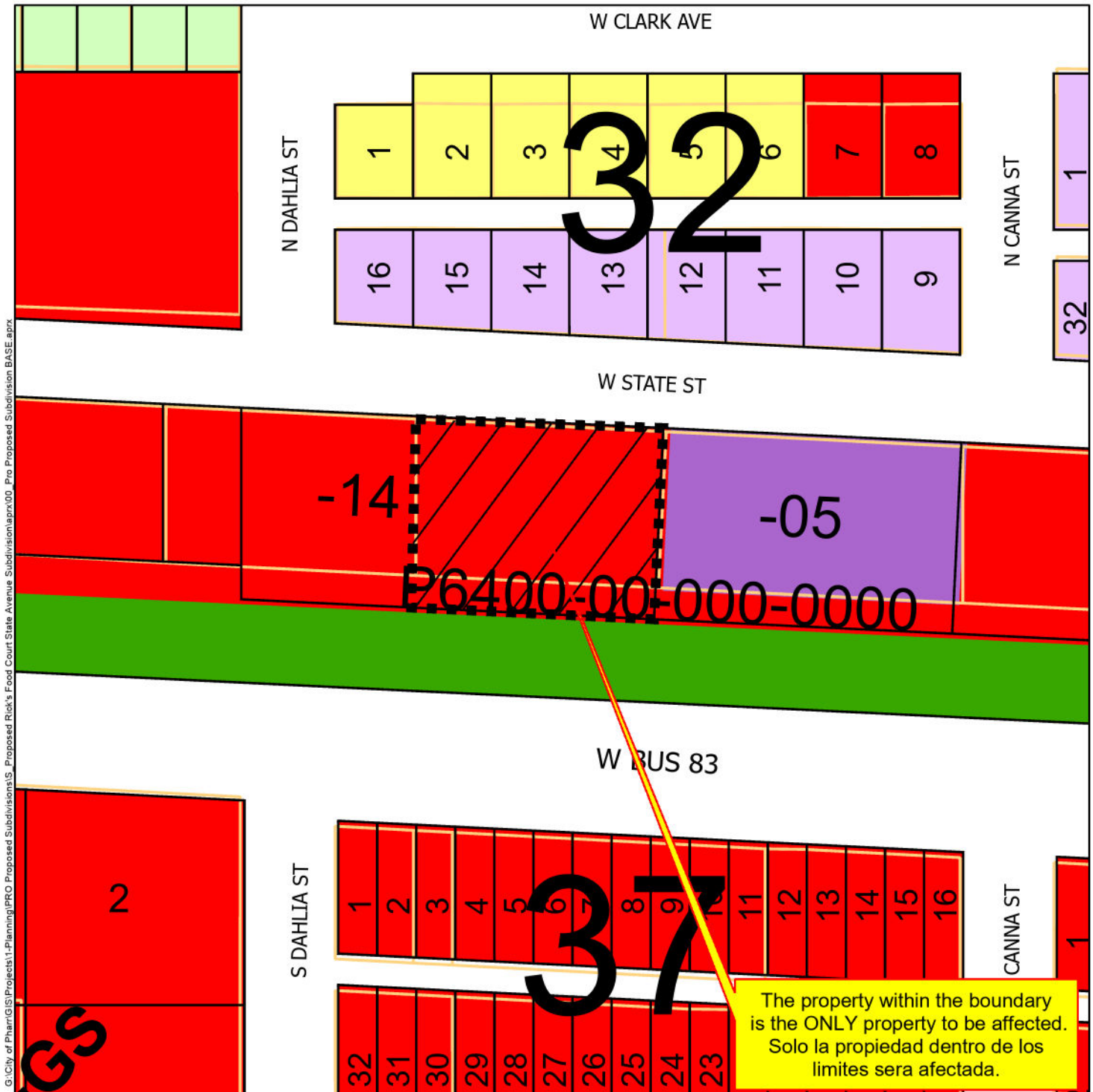
Scale: 1:1,100

0 45 90 180 270 360 Feet



Date: 12/17/2024

ZONING



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





Pharr
Development Services



Site Photo

400 Block of W. State St.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: July 9, 2025

MEETING DATE: July 14, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Sebastian Salinas, P.E., representing Benjamin Zepeda, owner, is requesting preliminary plat approval of the proposed AJZ Subdivision. The property is legally described as being a 0.22 acre tract of land, more or less, being the West 90 ft. of the North 105.58 ft. of Lot 1, Block 2, Lowrie Subdivision, Hidalgo County, Texas. The property is located within the 600 Block of South Cage Boulevard.
SUB#250618

Classification: Regular

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

Issue: Sebastian Salinas, representing Benjamin Zepeda, owner, is requesting preliminary plat approval of the proposed AJZ Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed AJZ 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 - 7/9/2025
Approved - 7/10/2025
Final Approval - 7/10/2025



MEMORANDUM

DATE: MONDAY, JULY 14, 2025
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: AJZ SUBDIVISION
FILE NO. **SUB250618**

GENERAL INFORMATION

APPLICANT: Sebastian Salinas, representing Benjamin Zepeda, owner, is requesting preliminary plat approval of the proposed AJZ Subdivision.

LEGAL DESCRIPTION: A 0.22 acre tract of land, more or less, being the west 90-ft of the north 105.58-ft of lot 1, block 2, Lowrie subdivision, Hidalgo county, Texas

LOCATION: The property is located within the 600 Block of S. Cage Blvd.

ZONING: The property is currently zoned Office Professional District (O-P). The adjacent zones are Office Professional District (O-P) to the north and west and Single Family Residential District (R-1) to the east and General Business District (C) to the south. The property is designated for commercial use in the Land Use Plan.

VARIANCES: None requested.

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

STAFF REVIEW MEETING FOR: AJZ SUBDIVISION

PLAN

1. Signature and seal from P.E. & R.P.L.S. is required.
2. Provide a drainage easement for detention area.
3. Verify spelling E. Boone Ave for all sheets.
4. Note No. 2--- Use a benchmark closer to the development. reference benchmark No. 40 (Northing:16593593.187, Easting: 1087438.540, Elev: 110.72).
5. Separate note 12 into two separate notes and have them say:
 - Owners to maintain detention/retention area.
 - Owners to maintain ROW and perimeter of subdivision.

SITE PLAN

1. Sidewalk along S. Cage Blvd. shall be required. Must provide a TX Dot permit.
2. Driveway must have a minimum distance of 40'-ft from the intersection.
3. Driveway and sidewalk shall meet all ADA and City of Pharr requirements.
4. Opencut for proposed sanitary sewer tie-in shall be required to be tested for compaction. In addition to trenching, it is required to sawcut at least 2'-ft of asphalt surface on each side of the trench.
5. Use composite manhole lid detail with updated logo.

DRAINAGE

1. Provide a cross-section detail for detention pond.
2. Drainage plans for detention to be approved at building permit stage. FYI, only one 8-in bleeder is allowed for outfall to the city and Tx-Dot system.
3. All detention ponds shall be required to be stabilized using sod or hydro-mulch to prevent erosion.

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.

STAFF REVIEW MEETING FOR: AJZ SUBDIVISION

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be PAINTED SILVER in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each BLUE MARKER to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE YELLOW OR RED FROM MANUFACTURE AND FINISHED WITH A COAT OF ALUMINUM AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.n9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted RED: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.
12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

14. All water valves (hydrant and main) shall be open prior to final inspection.

15. Public Utilities personnel must be advised prior to opening and closing existing water valves.

16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

1. Shall extend the 8-inch waterline along Boone Street to Cage Blvd.

2. Shall relocate the fire hydrant to the corner of Boone and Cage on the ROW.

STAFF REVIEW MEETING FOR: AJZ SUBDIVISION

Plat Notes:

- No Notes

General Notes: Proposed Data/Telephone Access.

1. Data/Telephone Existing Access Point Location:

- a. Estimated at coordinates: 26°11'18.55"N 98°11'3.12"W

2. Primary Conduit Installation:

- a. A **1x4" Schedule 40 conduit** or **1x4" SDR11 Orange conduit** Sleeve shall be routed from E Boone Ave (LOWRIE 'S' W90'- N105.58 LOT 1 BLK 2) to the Utility Easement on E Boone Ave located (estimate coordinates 26°11'18.55"N 98°11'3.12"W).
- b. A **1x4" Schedule 40 conduit** or **1x4" SDR11 Orange conduit** Sleeve shall be routed within the Utility Easement from within the Subdivision Location in accordance with Planning and Zoning Site Plan.

Pharr Connect: Your Reliable Partner for Industrial Data Services

Pharr Connect is a premier, dependable service designed to meet the diverse needs of the industrial community. Whether you require a primary data source or secondary support, Pharr Connect delivers exceptional services tailored to your business requirements. Here's why Pharr Connect stands out as the ideal solution for your data service needs:

1. Key Features and Benefits:

- a. Unmatched Reliability: Pharr Connect serves as a trusted primary or secondary data source, ensuring uninterrupted access to critical information for your operations.
- b. Strategic Location: Access our services conveniently at the following coordinates: 26°11'18.55"N 98°11'3.12"W. This location provides seamless connectivity to data provided by the City of Pharr, ensuring efficiency and ease of use.

2. Minimal Construction Requirements:

- a. With existing access points in close proximity, setup is quick and hassle-free, minimizing downtime and disruption to your operations.

3. Customizable Plans and Competitive Rates: Our sales team is ready to work with you to develop a plan that fits your budget and business needs. Schedule a meeting today to discuss tailored rates and service options.

4. Commitment to Excellence: Pharr Connect is dedicated to providing exceptional service to the industrial community, ensuring your business stays connected, informed, and ahead of the competition.

Why Choose Pharr Connect?

- Proven Dependability**: A track record of reliable service delivery.
- Convenient Access**: Strategically located for easy connectivity.
- Cost-Effective Solutions**: Competitive rates tailored to your needs.
- Minimal Setup**: Leveraging existing infrastructure for quick deployment.
- Expert Support**: A dedicated team committed to your success.

Pharr Connect is more than just a service—it's a partnership designed to empower your business with the data and connectivity you need to thrive. Contact us today to learn more and schedule a consultation with our sales team. Let Pharr Connect be the backbone of your industrial operations.

"Connect with Confidence. Choose Pharr Connect."

Please let us know if additional details or clarification are required to proceed with this request.

STAFF REVIEW MEETING FOR: AJZ SUBDIVISION

1. Add the word "Replat" within the legal description".
2. Show the south side subdivision and all existing easements, if any.
3. Move bearings with plat layout to be legible.
4. Use City of Pharr benchmark nearest to site.
5. Fill in the space in owners signature block.
6. Update year of preparation.
7. Provide a corner clip 25'x25', at E. Boone St. and S. Cage Blvd.
8. Provide directionals for streets on location map, North, East, South and West.
9. Change scale to 1"=20'
10. Label Point of Beginning on the plat layout
11. Metes & bounds bearings to match plat layout.
12. Verify spelling on metes & bounds.
13. Add the bearing to metes & bounds.

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



Pharr
Public Works



REVIEWED BY:
ERIK ESPINOZA
STORMWATER INSPECTOR
ERIK.ESPINOZA@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: AJZ SUBDIVISION

Submit an approved sediment erosion control plan

submit an approved drainage plan Submit an approved sediment erosion control plan

submit an approved drainage plan

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 REVIEW MEETING FOR: AJZ SUBDIVISION

Comments

SUBDIVISION REVIEW MEETING FOR:
AJZ SUBDIVISION

COMMENTS: Initials: J.R. July 8, 2025

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- The water line will need to extend to S. Cage Blvd. and install the fire hydrant on the west side of the entrance close to S. Cage Blvd.
- Water line cannot be within a detention easement.
- Will need to show all water crossing and connections details.
- Will need to install water valves.
- Comments made change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Sanitary sewer service will need to be 6" PVC SDR26
- Will need to update rim and lid detail.
- Manhole rim and lid will need to be composite bas with the City of Pharr logo.
- Will need to show all sewer crossing and connections details.
- Comments made change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

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



Outlook

REPLAT OF PHARR HOUSING DEVELOPMENT SUBDIVISION; AJZ SUBDIVISION; RE-PLAT OF LOTS 1 AND 4, SOUTHWIND GADENS S/D

From John Salinas <jbs_hcid2@att.net>**Date** Thu 7/3/2025 9:18 AM**To** Eddie Martinez <eddie.martinez@pharr-tx.gov>**Cc** jl_hcid2@att.net <jl_hcid2@att.net>

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

Hello Eddie,

HCID2 reservations. comments and updates as needed for each of the proposal:

REPLAT OF PHARR HOUSING DEVELOPMENT SUBDIVISION

1. We have the general r.o.w. covering all the lot. V. 19,pg. 41.
2. Update the signature block script:

This Plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this the __ day of _____,(add comma) 20__.

No improvements of any kind (including without limitation,(add comma) trees, fences and buildings) shall be placed upon Hidalgo County Irrigation District No. 2 rights of way or easements.

PRESIDENT

ATTEST: _____
SECRETARY(align left)

3. Plat will need to make reference to the corner Lot 165 Kellly-Pharr Subdivision with the distance and bearings leading to the p.o.b.
4. No apparent facilities.

AJZ SUBDIVISION

1. We have the general r.o.w. covering all the lot. V. 19,pg. 129.
2. We need the recorded warranty deed of ownership.
3. Update the signature block script:

This Plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this the __ day of _____, 20__.

No improvements of any kind (including without limitation, trees, fences and buildings) shall be placed upon Hidalgo County Irrigation District No. 2 rights of way or easements.

PRESIDENT

ATTEST: _____
SECRETARY

4. Plat will need to reference corner lot City of Pharr plat with the distance and bearing leading to the development boundary.

5. No apparent facilities.

RE-PLAT OF LOTS 1 AND 4, SOUTHWIND GARDENS SUBDIVISION

1. We have the general r.o.w. covering all the lot. V. 19,pg. 129.
2. The 15.0' private irrigation easement to be abandoned by this plat will not be allowed.
3. Update the signature block script:

This Plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this the ___ day of _____, 20__.

No improvements of any kind (including without limitation, trees, fences and buildings) shall be placed upon Hidalgo County Irrigation District No. 2 rights of way or easements.

PRESIDENT

ATTEST:_____

SECRETARY(aligned left)

4. Plat will need to reference corner lot block subdivision with the distance and bearing leading to the p.o.b.

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

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

AJZ SUBDIVISION

BEING A REPLAT OF A 0.22 OF AN ACRE TRACT OF LAND, MORE OR LESS, BEING THE WEST 90.00 FEET OF THE NORTH 105.58 FEET OF LOT 1, BLOCK 2, LOWRIE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 11, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

GENERAL NOTES:

- FLOOD INSURANCE RATING ZONE: "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH 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. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0425C REVISED: NOVEMBER 16, 1982
- CITY OF PHARR BENCHMARK NO. 40 100' S. OF SOUTHWEST CORNER OF CAGE BLVD. AND SAM HOUSTON BLVD. VERTICAL DATUM NGVD 1988 NORTHING: 16593593.187 EASTING: 1087438.540 ELEVATION: 110.72
- SETBACKS AS PER CITY OF PHARR ORDINANCE.
- MINIMUM FINISH FLOOR ELEVATION: 18 INCHES ABOVE TOP OF CURB AT CENTER OF LOT.
- NO STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.62 ACRES AND A VOLUME OF 1.40 ACRE-FT 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 PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS DEVELOPMENT.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- ALL BUILDING CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL CITY OF PHARR ORDINANCE, REQUIREMENTS, CITY CODES AND STATE AND FEDERAL REGULATIONS.
- ALL DESIGNED WATERLINES SHALL BE 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. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT.
- OWNERS TO MAINTAIN DETENTION/RETENTION AREA..
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF THE SUBDIVISION.
- A 5' SIDEWALK WITH ADA RAMPS AND LANDINGS ALONG BOONE AVE. AND CAGE BLVD. WILL BE REQUIRED AT THE ISSUANCE OF A BUILDING PERMIT.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PLAN REVIEW PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS THE _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

DANNY WYLIE
CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

ATTEST:

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

DATE

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 TEX. WATER CODE § 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., R.P.L.S.
GENERAL MANAGER, HCDD NO. 1

DATE

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

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

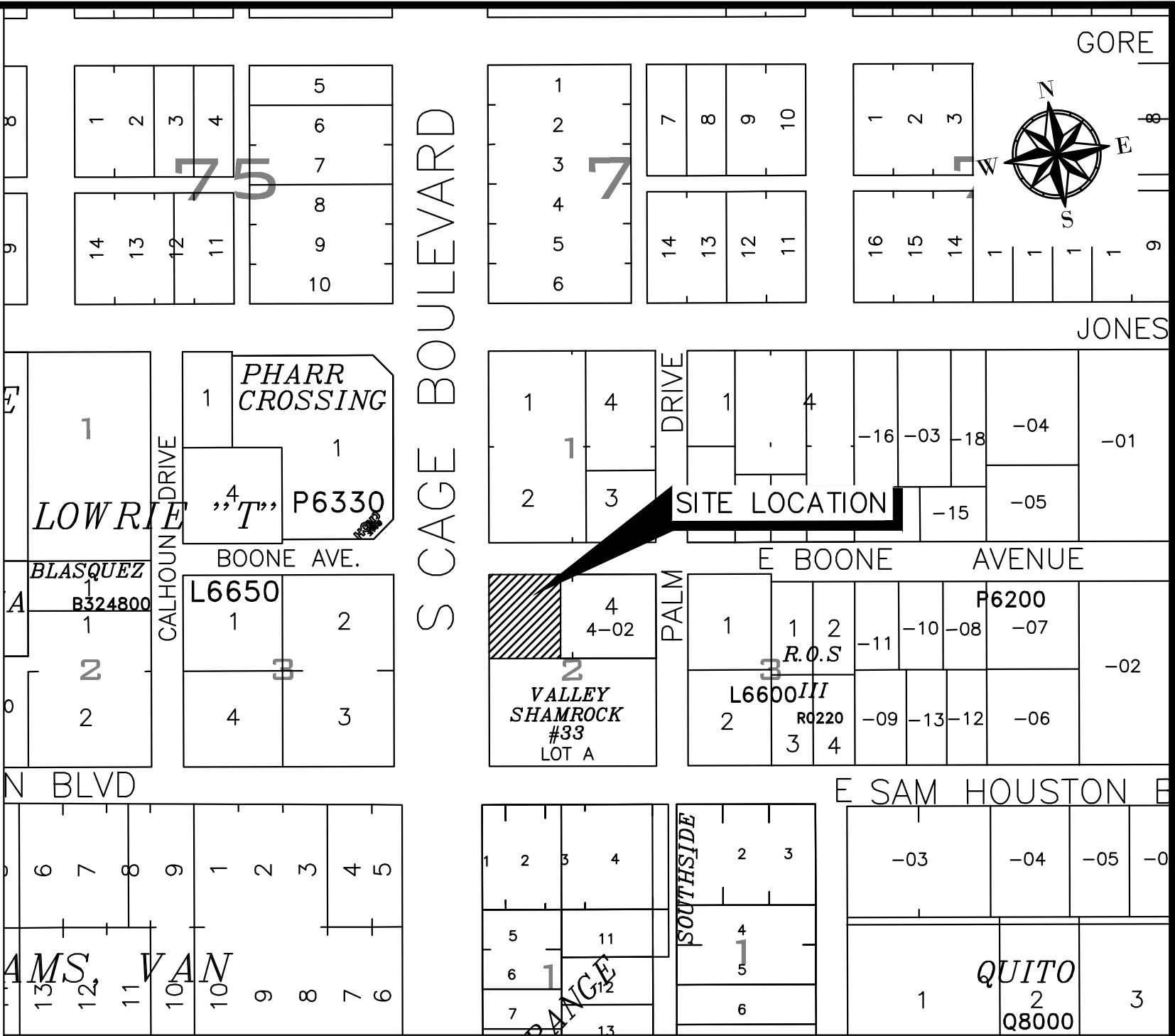
PRESIDENT

ATTEST:

SECRETARY

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	BENJAMIN ZEPEDA	2102 FUENTE DE GOZO	EDINBURG, TX. 78539	(956)607-1821
ENGINEER:	SEBASTIAN SALINAS	3321 LAGO SUPERIOR	EDINBURG, TX. 78542	(956)239-7938
SURVEYOR:	ART SALINAS	1524 DOVE AVENUE	MCALLEN, TX. 78504	(956)618-5540



LOCATION MAP
SCALE: 1"=500'

METES AND BOUNDS

A 0.22 OF AN ACRE TRACT OF LAND, MORE OR LESS, BEING THE WEST 90.00 FEET OF THE NORTH 105.58 FEET OF LOT 1, BLOCK 2, LOWRIE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 11, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THE CERTAIN TRACT II DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1114208, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ONE-HALF (1/2) INCH IRON PIPE ON THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY LINE OF S. CAGE BLVD. (U.S. 281) AND THE SOUTH RIGHT OF WAY LINE OF E. BOONE AVE. BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2 FOR THE NORTHWEST CORNER OF HERE IN DESCRIBED TRACT;

THENCE SOUTH 81°22'08.06" EAST A DISTANCE OF 90.00 FEET ALONG THE SAID SOUTH RIGHT OF WAY LINE OF E. BOONE AVE. ALSO BEING THE NORTH LINE OF SAID LOT 1, BLOCK 2 TO A FOUND ONE-HALF (1/2) INCH IRON ROD FOR THE NORTHEAST CORNER OF HERE IN DESCRIBED TRACT;

THENCE SOUTH 08°37'48.89" WEST A DISTANCE OF 105.58 FEET PARALLEL TO THE WEST LINE OF SAID LOT 1, BLOCK 2 AND ALONG THE WEST LINE OF MINERVA MARTINEZ RESIDUE OF TRACT II (DOC. #1114208, O/R) TO A FOUND ONE-HALF (1/2) INCH IRON ROD ON THE NORTH LINE OF VALLEY SHAMROCK NO.33 SUBDIVISION AS RECORDED IN VOLUME 27, PAGE 6A, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF HERE IN DESCRIBED TRACT;

THENCE SOUTH 81°22'08.06" WEST A DISTANCE OF 90.00 FEET ALONG SAID NORTH LINE OF SAID VALLEY SHAMROCK NO.33 SUBDIVISION TO A FOUND ONE-HALF (1/2) INCH IRON ROD ON SAID EAST RIGHT OF WAY LINE OF S.CAGE BLVD. (U.S. 281) ALSO BEING THE WEST LINE TO SAID LOT 1, BLOCK 2, AND ALSO BEING THE NORTHWEST CORNER OF SAID VALLEY SHAMROCK NO.33 SUBDIVISION, FOR THE SOUTHWEST CORNER OF HERE IN DESCRIBED TRACT;

THENCE NORTH 08°37'46.73" EAST A DISTANCE OF 105.58 FEET ALONG SAID EAST, RIGHT OF WAY LINE OF S. CAGE BLVD. (U.S. 281) ALSO BEING THE WEST LINE OF SAID LOT 1, BLOCK 2, TO THE POINT OF BEGINNING AND CONTAINING 0.22 OF AN ACRE (9,502 SQUARE FEET) OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS:

THAT I, **ARTURO A. SALINAS, RPLS. 4802** DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF PHARR.

ARTURO A. SALINAS, RPLS.

NO. 4802

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

SEBASTIAN SALINAS, P.E.

NO. 131023

DATE

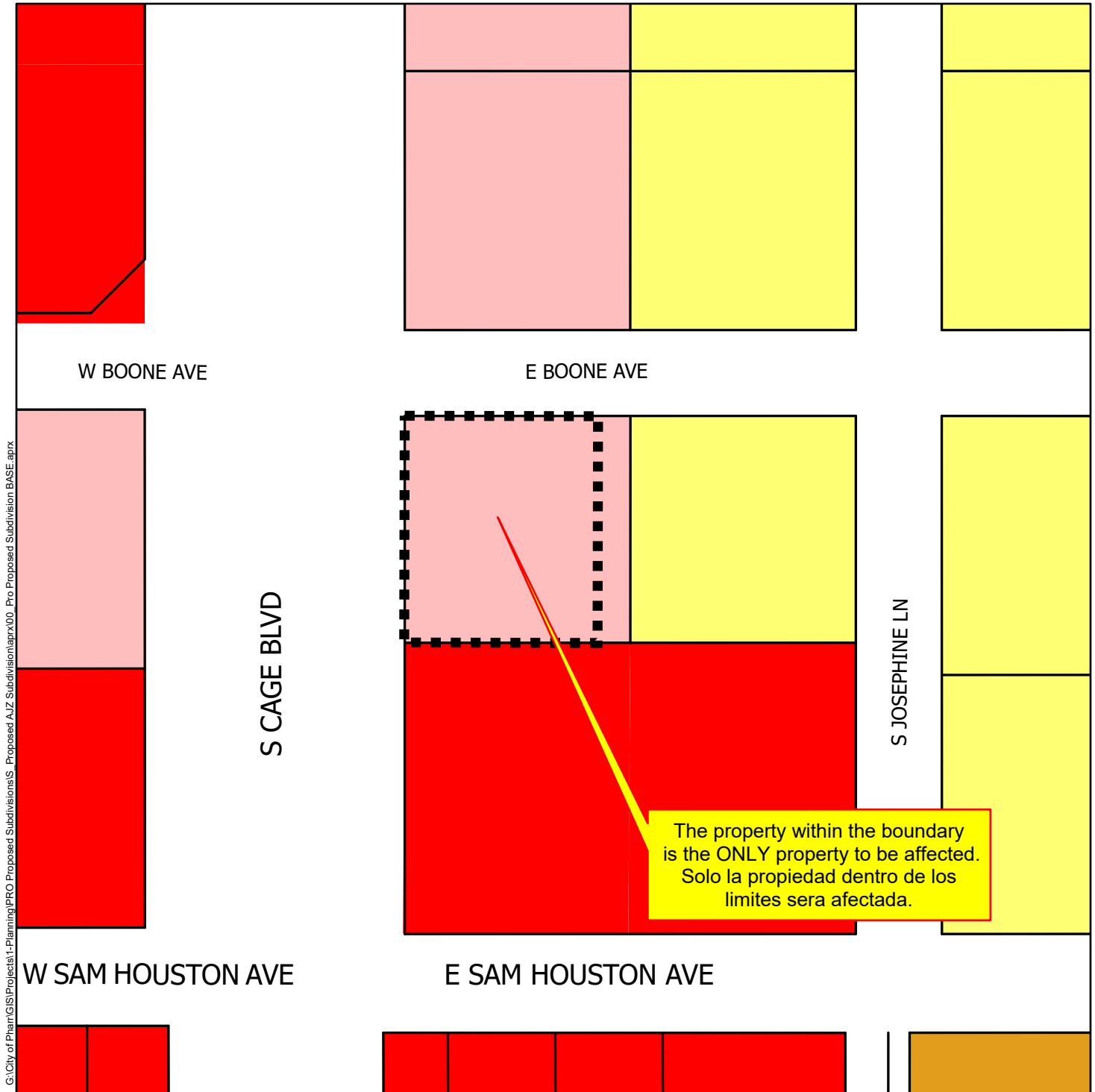
DATE OF PREPARATION: 07/06/2025

SSMV
CONSTRUCTION
FIRM No. F-26274

3321 LAGO SUPERIOR
Edinburg Texas 78542

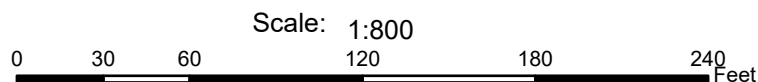
(956) 239-7938

Proposed Subdivision
 AJZ Subdivision
 Sebastian Salinas
 ZONING

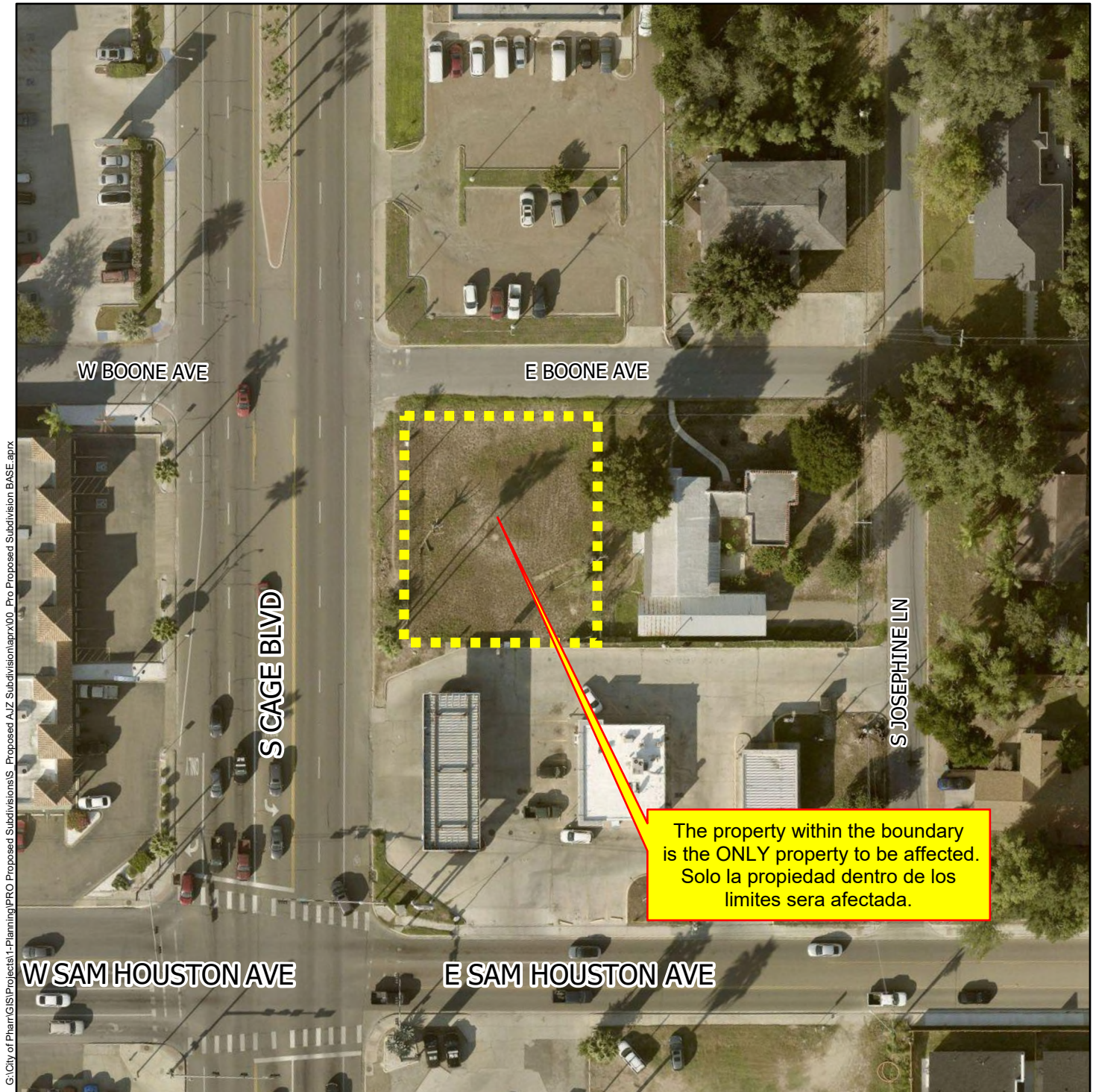


The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| Subject Property | Residential Multi-Family High Density | General Business | Neighborhood Commercial |
| Pharr City Limit | 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 |



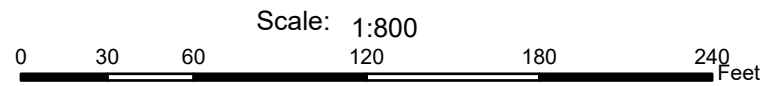
Proposed Subdivision
 AJZ Subdivision
 Sebastian Salinas
 AERIAL



G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\AJZ Subdivision\aprx000 - Pro Proposed Subdivision BASE.aprx

Subject Property
 Pharr City Limit

City of Pharr, Texas
 Engineering Department
 956.702.5355





Pharr
Development Services



Site Photo

600 Block of S. Cage Blvd.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: July 9, 2025

MEETING DATE: July 14, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt, Inc., representing Michael Bird, Managing Member, is requesting preliminary plat approval of the proposed Replat of Lot 1 and Lot 4, Southwind Gardens Subdivision. The property is legally described as being a Replat of 6.714 acres being all of Lot 1 and Lot 4, Southwind Gardens Subdivision. The property is located within the 1900 Block of West Ridge Road. **SUB#250411**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Michael Bird, Managing Member, is requesting preliminary plat approval of the proposed Replat of Lot 1 and Lot 4, Southwind Gardens Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Replat of Lot 1 and Lot 4, Southwind Gardens 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 - 7/9/2025
Approved - 7/10/2025
Final Approval - 7/10/2025



MEMORANDUM

DATE: MONDAY, JULY 14, 2025
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: RE-PLAT OF LOT 1, LOT 4 SOUTHWIND GARDENS SUBDIVISION
FILE NO. **SUB250411**

GENERAL INFORMATION

APPLICANT: Melden and Hunt, Inc., representing Michael Bird, Managing Member, is requesting preliminary plat approval of the proposed Re-Plat of Lot 1, Lot 4 Southwind Gardens Subdivision.

LEGAL DESCRIPTION: Being a Re-Plat of 6.714 acres being all of lot 1, and 4, SouthWind Gardens Subdivision

LOCATION: The property is located within the 1900 Block of W. Ridge Rd.

ZONING: The property is currently zoned Residential Multi-family High Density District (R-MFHD) and General Business District (C). The adjacent zones are General Business District (C) to the north, south, east and west. The property is designated for commercial use in the Land Use Plan.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Replat of Lot 1, Lot 4, Southwind Gardens Subdivision. subject to the following conditions:

STAFF REVIEW MEETING FOR: RE-PLAT OF LOT 1, LOT 4 SOUTHWIND GARDENS SUBDIVISION

SITE PLAN

1. Provide a profile of the proposed sanitary sewer line within the property.
2. Ensure the manhole on the south side has a distance of 9'-ft from the proposed waterline 8"-in waterline.
3. Ensure there is adequate water and sewer services for all dwellings.

DRAINAGE

1. Drainage layout to be reviewed and approved at the time of building permit phase.
2. A perimeter fence for regional detention pond shall be required to be installed with a minimum height of 4'-ft.
3. Detention pond shall be required to be stabilized using sod or hydromulch.

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.

STAFF REVIEW MEETING FOR: RE-PLAT OF LOT 1, LOT 4 SOUTHWIND GARDENS SUBDIVISION

Plat Notes:

- No Notes

General Notes: Proposed Data/Telephone Access.

1. Data/Telephone Existing Access Point Location:

a. Estimated at coordinates: 26°11'0.97"N 98°12'23.40"W 98°10'58.82"W.

2. Primary Conduit Installation:

- a. A **1x4" Schedule 40 conduit** or **1x4" SDR11 Orange conduit** Sleeve shall be routed within the Utility Easement on W Ridge RD (estimate coordinates 26°11'0.24"N 98°12'17.38"W to 26°11'0.97"N 98°12'23.40"W).
- b. A **1x4" Schedule 40 conduit** or **1x4" SDR11 Orange conduit** Sleeve shall be routed within the Utility Easement on W Ridge RD to within the Subdivision Location in accordance with Planning and Zoning Site Plan.

Pharr Connect: Your Reliable Partner for Industrial Data Services

Pharr Connect is a premier, dependable service designed to meet the diverse needs of the industrial community. Whether you require a primary data source or secondary support, Pharr Connect delivers exceptional services tailored to your business requirements. Here's why Pharr Connect stands out as the ideal solution for your data service needs:

1. Key Features and Benefits:

- a. Unmatched Reliability: Pharr Connect serves as a trusted primary or secondary data source, ensuring uninterrupted access to critical information for your operations.
- b. Strategic Location: Access our services conveniently at the following coordinates: 26°11'0.97"N 98°12'23.40"W 98°10'58.82"W.

This location provides seamless connectivity to data provided by the City of Pharr, ensuring efficiency and ease of use.

2. Minimal Construction Requirements:

- a. With existing access points in close proximity, setup is quick and hassle-free, minimizing downtime and disruption to your operations.

3. Customizable Plans and Competitive Rates: Our sales team is ready to work with you to develop a plan that fits your budget and business needs. Schedule a meeting today to discuss tailored rates and service options.

4. Commitment to Excellence: Pharr Connect is dedicated to providing exceptional service to the industrial community, ensuring your business stays connected, informed, and ahead of the competition.

Why Choose Pharr Connect?

- Proven Dependability**: A track record of reliable service delivery.
- Convenient Access**: Strategically located for easy connectivity.
- Cost-Effective Solutions**: Competitive rates tailored to your needs.
- Minimal Setup**: Leveraging existing infrastructure for quick deployment.
- Expert Support**: A dedicated team committed to your success.

Pharr Connect is more than just a service—it's a partnership designed to empower your business with the data and connectivity you need to thrive. Contact us today to learn more and schedule a consultation with our sales team. Let Pharr Connect be the backbone of your industrial operations.

"Connect with Confidence. Choose Pharr Connect."

Please let us know if additional details or clarification are required to proceed with this request.

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 REVIEW MEETING FOR: RE-PLAT OF LOT 1, LOT 4 SOUTHWIND GARDENS SUBDIVISION

Comments

1. Verify the call out of Private Subdivision.
3. Provide a draft copy of H.O.A., for City review.
4. Is the Out parcel included in the metes & bounds the plat layout is not showing it as part of it.
5. Provide release document from HCID 2, provide comments from HCID 2, as per HCID 2, they will not abandon easement.
6. Verify, if no existing utilities are within the proposed abandon easements.
7. No overlapping easements.

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



Pharr
Public Works



REVIEWED BY:
ERIK ESPINOZA
STORMWATER INSPECTOR
ERIK.ESPINOZA@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: RE-PLAT OF LOT 1, LOT 4 SOUTHWIND GARDENS SUBDIVISION

- Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.
- Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.

STAFF REVIEW MEETING FOR: RE-PLAT OF LOT 1, LOT 4 SOUTHWIND GARDENS SUBDIVISION

Comments

WATER:

1. Before abandoned any utility easement will need to relocate the existing water line into a new City of Pharr exclusive easement.
2. Will require a 15' Utility Easement Exclusive to the City of Pharr
3. Will require for distribution system to have 2 water sources (True Loop)
4. Will need to show details of all water connections, locations and crossings
5. Water valves will need to be placed at the discretion of the Public Utilities Department.
6. Concrete collars on water valves will need to be 30" x 30" x 6" with wire mesh
7. Will need to install casing double the size of the water line installed
8. Water line sizing will reflect City Standards and current Water Master Plan
9. Water services will need to be 1" x 3/4" (angle stop)
10. Water meter boxed will need to be installed to ground level (before meter is installed)
11. Water line will need to have 9' separation from sewer line
12. Comments may change to reflect individual needs for construction, requirements or unforeseen circumstances
13. Follow City of Pharr Construction Standards Manual

SEWER

1. Before abandoned any utility easement will need to relocate the existing sewer line into a new City of Pharr exclusive easement.
2. Sewer services will need to be 6" PVC SDR26 for each lot
3. Will require a 15' Utility Easement Exclusive to the City of Pharr
4. Will need to show details of all sewer connections, locations and crossings
5. All Manhole Ring and Covers will need to be Composite Based with City Logo
6. Concrete collars to M/H's will need to be 6' x 6' x 12" with wire mesh
7. Sewer service lines within the property will remain private
8. Sewer line sizing will reflect current Wastewater Master Plan or City Standards
9. Sewer line will need to have 9' separation from water line
10. Comments may change to reflect individual needs for construction, requirements or unforeseen circumstances
11. Follow City of Pharr Construction Standards Manual

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



REVIEWED BY:
ELOY SILVA
ENGINEER
ELOY.SILVA@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: RE-PLAT OF LOT 1, LOT 4 SOUTHWIND GARDENS SUBDIVISION

Complete with a report attached. Reference report attached for comments.



Outlook

REPLAT OF PHARR HOUSING DEVELOPMENT SUBDIVISION; AJZ SUBDIVISION; RE-PLAT OF LOTS 1 AND 4, SOUTHWIND GADENS S/D

From John Salinas <jbs_hcid2@att.net>**Date** Thu 7/3/2025 9:18 AM**To** Eddie Martinez <eddie.martinez@pharr-tx.gov>**Cc** jl_hcid2@att.net <jl_hcid2@att.net>

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

Hello Eddie,

HCID2 reservations. comments and updates as needed for each of the proposal:

REPLAT OF PHARR HOUSING DEVELOPMENT SUBDIVISION

1. We have the general r.o.w. covering all the lot. V. 19,pg. 41.
2. Update the signature block script:

This Plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this the __ day of _____,(add comma) 20__.

No improvements of any kind (including without limitation,(add comma) trees, fences and buildings) shall be placed upon Hidalgo County Irrigation District No. 2 rights of way or easements.

PRESIDENT

ATTEST: _____
SECRETARY(aligned left)

3. Plat will need to make reference to the corner Lot 165 Kelly-Pharr Subdivision with the distance and bearings leading to the p.o.b.
4. No apparent facilities.

AJZ SUBDIVISION

1. We have the general r.o.w. covering all the lot. V. 19,pg. 129.
2. We need the recorded warranty deed of ownership.
3. Update the signature block script:

This Plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this the __ day of _____, 20__.

No improvements of any kind (including without limitation, trees, fences and buildings) shall be placed upon Hidalgo County Irrigation District No. 2 rights of way or easements.

PRESIDENT

ATTEST: _____
SECRETARY

4. Plat will need to reference corner lot City of Pharr plat with the distance and bearing leading to the development boundary.

5. No apparent facilities.

RE-PLAT OF LOTS 1 AND 4, SOUTHWIND GARDENS SUBDIVISION

1. We have the general r.o.w. covering all the lot. V. 19,pg. 129.
2. The 15.0' private irrigation easement to be abandoned by this plat will not be allowed.
3. Update the signature block script:

This Plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this the ___ day of _____, 20__.

No improvements of any kind (including without limitation, trees, fences and buildings) shall be placed upon Hidalgo County Irrigation District No. 2 rights of way or easements.

PRESIDENT

ATTEST:_____

SECRETARY(aligned left)

4. Plat will need to reference corner lot block subdivision with the distance and bearing leading to the p.o.b.

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

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

RE-PLAT OF LOT 1, AND 4,
SOUTHWIND GARDENS
SUBDIVISION
(PRIVATE SUBDIVISION)

BEING A RE-PLAT OF 6.714 ACRES BEING
ALL OF LOTS 1, AND 4,
SOUTHWIND GARDENS SUBDIVISION,
INSTRUMENT NO. 3542531 H.C.M.R.
CITY OF PHARR
HIDALGO COUNTY, TEXAS

REVISED
12:12 pm, Jul 09, 2025

Pharr
Development Services
PRELIMINARY
Jul 09, 2025

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, 1982

- 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: 16592105.8280, EASTING: 1080964.6590, 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: 1081155.9790, 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 54,769 CUBIC FEET AND A VOLUME OF APPROXIMATELY 1.257 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.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR "RE-PLAT OF LOT 1, AND 4, SOUTHWIND GARDENS SUBDIVISION" RECORDED UNDER DOCUMENT NUMBER 3542531 HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF PHARR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS. INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS.

METES & BOUNDS

A TRACT OF LAND CONTAINING 6.714 ACRES SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 1 AND 4 OF SOUTHWIND GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3542531, HIDALGO COUNTY MAP RECORDS, SAID 6.174 ACRES OUT OF A CERTAIN TRACT CONVEYED TO SOUTHWIND GARDENS LLC, BY VIRTUE OF A SPECIALTY WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3423612, HIDALGO COUNTY OFFICIAL RECORDS, SAID 6.714 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET AT THE NORTHWEST CORNER SAID LOT 4, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 81° 49' 29" E ALONG THE NORTH LINE OF SAID LOT 4 AT A DISTANCE OF 281.42 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 56' 53" W ALONG THE EAST LINE OF SAID LOT 4 AT A DISTANCE OF 409.83 FEET TO A NO. 4 REBAR FOUND, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 08° 29' 16" W ALONG THE EAST LINE OF SAID LOT 1 AT A DISTANCE OF 634.74 FEET TO A NO. 4 REBAR SET 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 SOUTH LINE OF SAID LOT 1 AND THE EXISTING NORTH RIGHT-OF-WAY LINE OF WEST RIDGE ROAD, AT A DISTANCE OF 5.07 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 94.61 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° 13' 46" W, A DISTANCE OF 183.78 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 29' 14" 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 2660826, 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 EAST LINE OF SAID JACKSON RIDGE COURT SUBDIVISION PHASE III, CONTINUING A TOTAL DISTANCE OF 1,052.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.714 ACRES OF LAND, MORE OR LESS.

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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

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

ATTEST: _____ SECRETARY

CITY OF PHARR
CERTIFICATE OF APPROVAL

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.

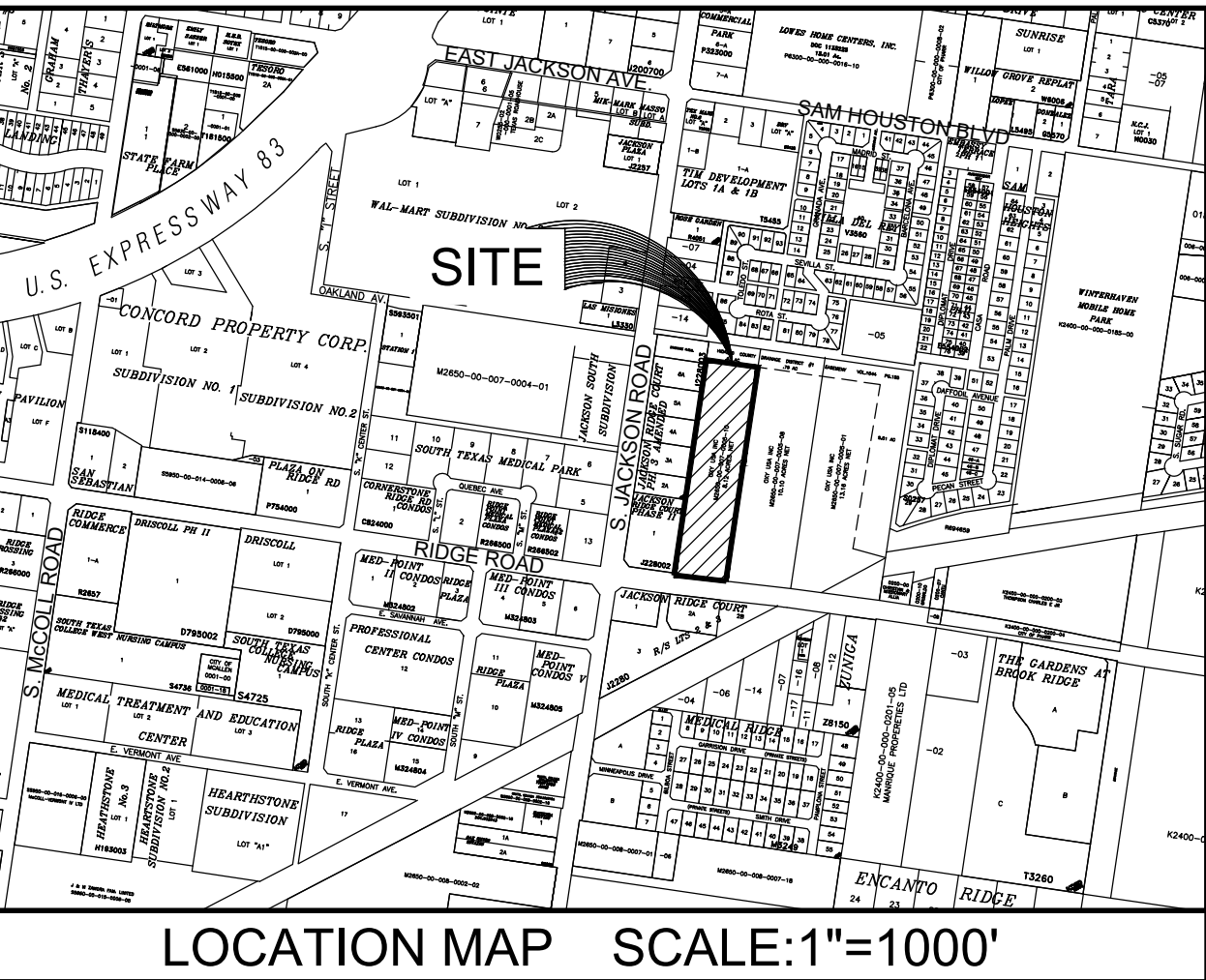
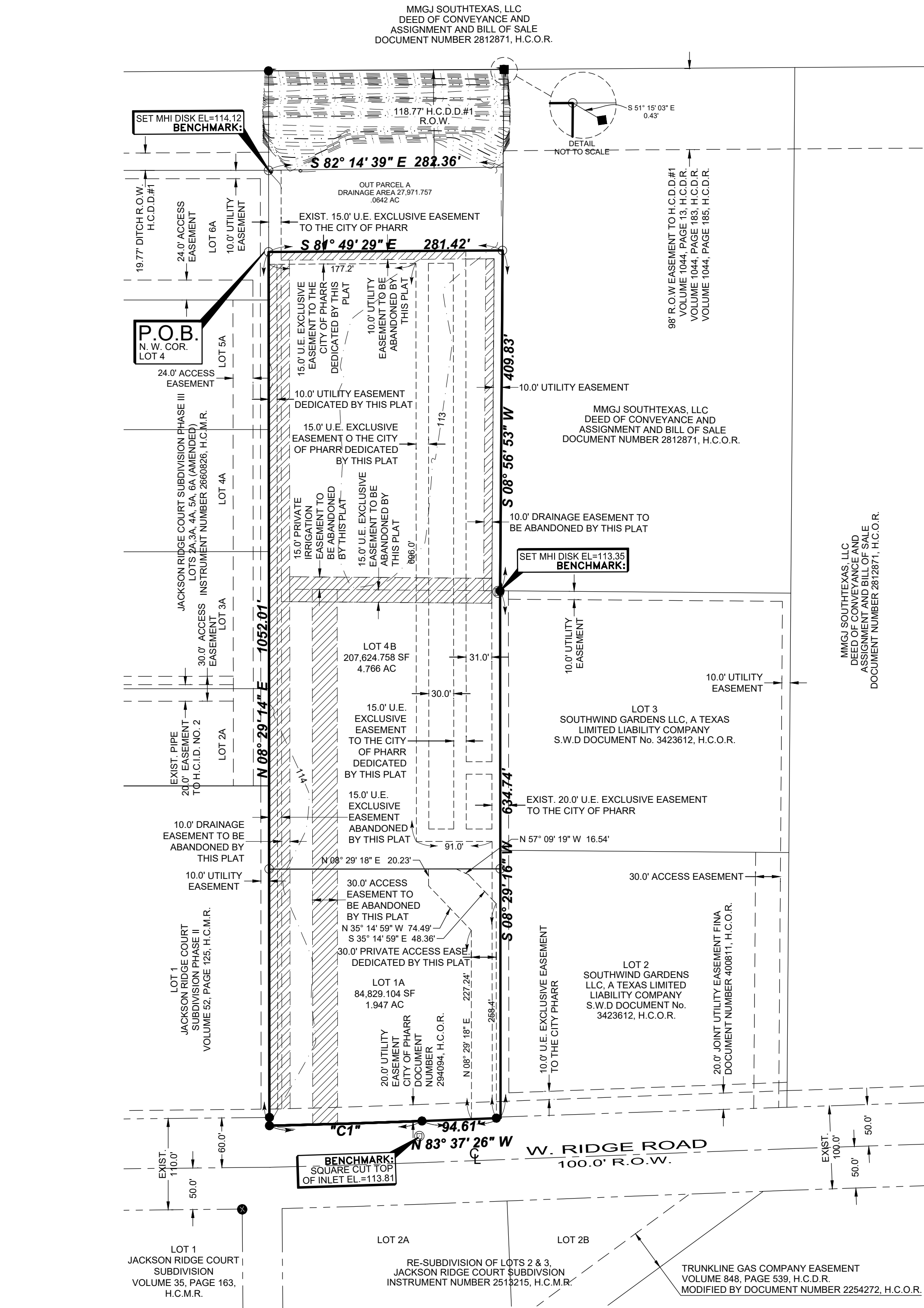
APPROVED THIS THE _____ DAY OF _____, 20____.

DANNY WYLLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST: CITY CLERK



MELDEN & HUNT INC.
TEXAS REGISTER F-1435
M
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78641
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: ALEXIA G. PERALTA DATE: 01/14/2025
SURVEY CHECKED BY: _____ DATE: _____
FINAL CHECK _____ DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "RE-PLAT OF LOT 1, AND 4, SOUTHWIND GARDENS SUBDIVISION" TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PRIVATE 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, MANAGING MEMBER
2007 E SILVERBELL STREET
MISSION, TX 78573

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

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

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

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 THE _____ DAY OF _____, 20____.

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 THE _____ DAY OF _____, 20____.

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 THE _____ DAY OF _____, 20____.

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 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, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. REYNA P.E. # 117368
DATE PREPARED: 01/14/2025
ENGINEERING JOB NO. 24152



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, OR 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: 02/09/2023
T-1170, PAGE: 55
SURVEYING JOB NO. 23316.08

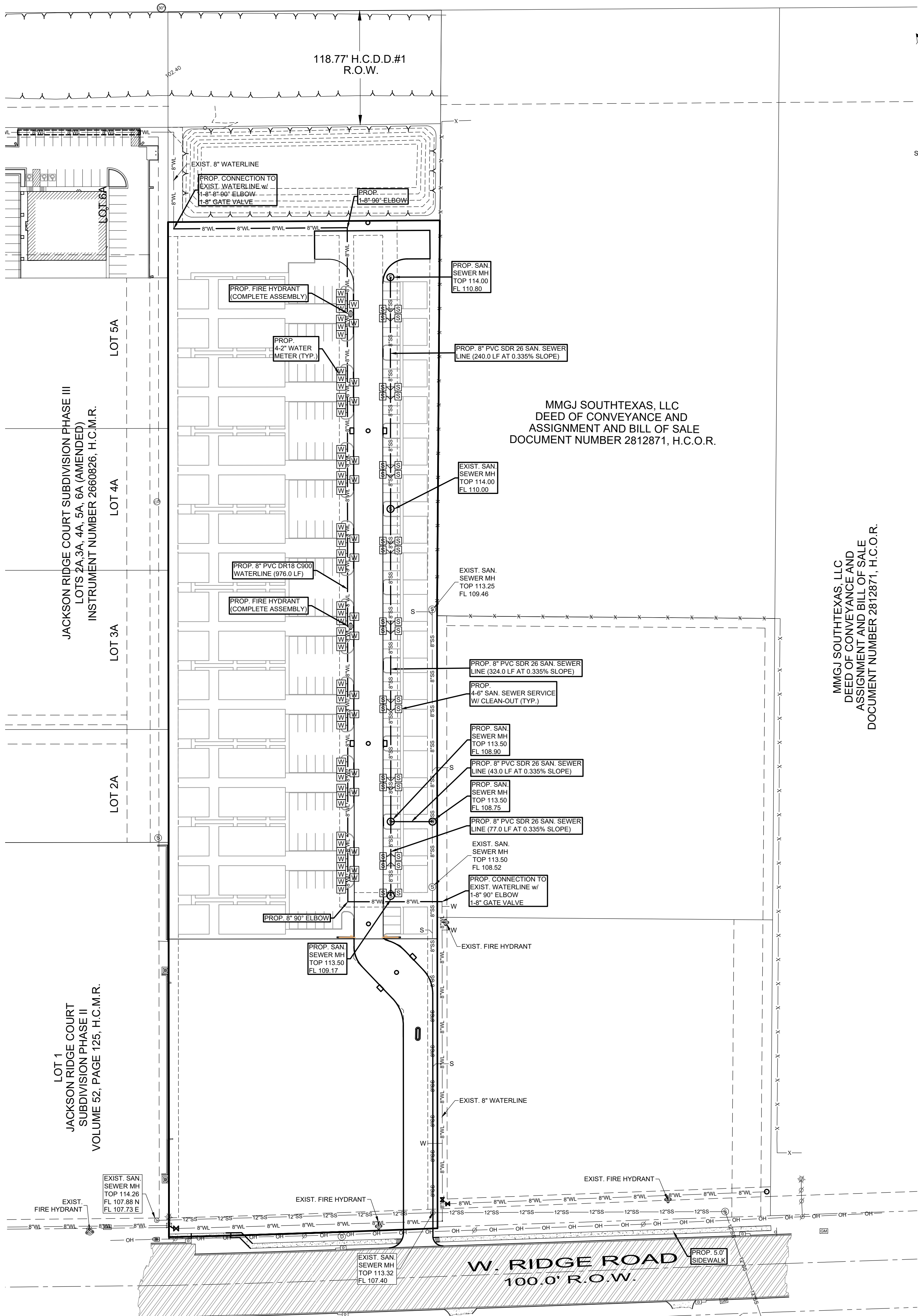


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAIARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY



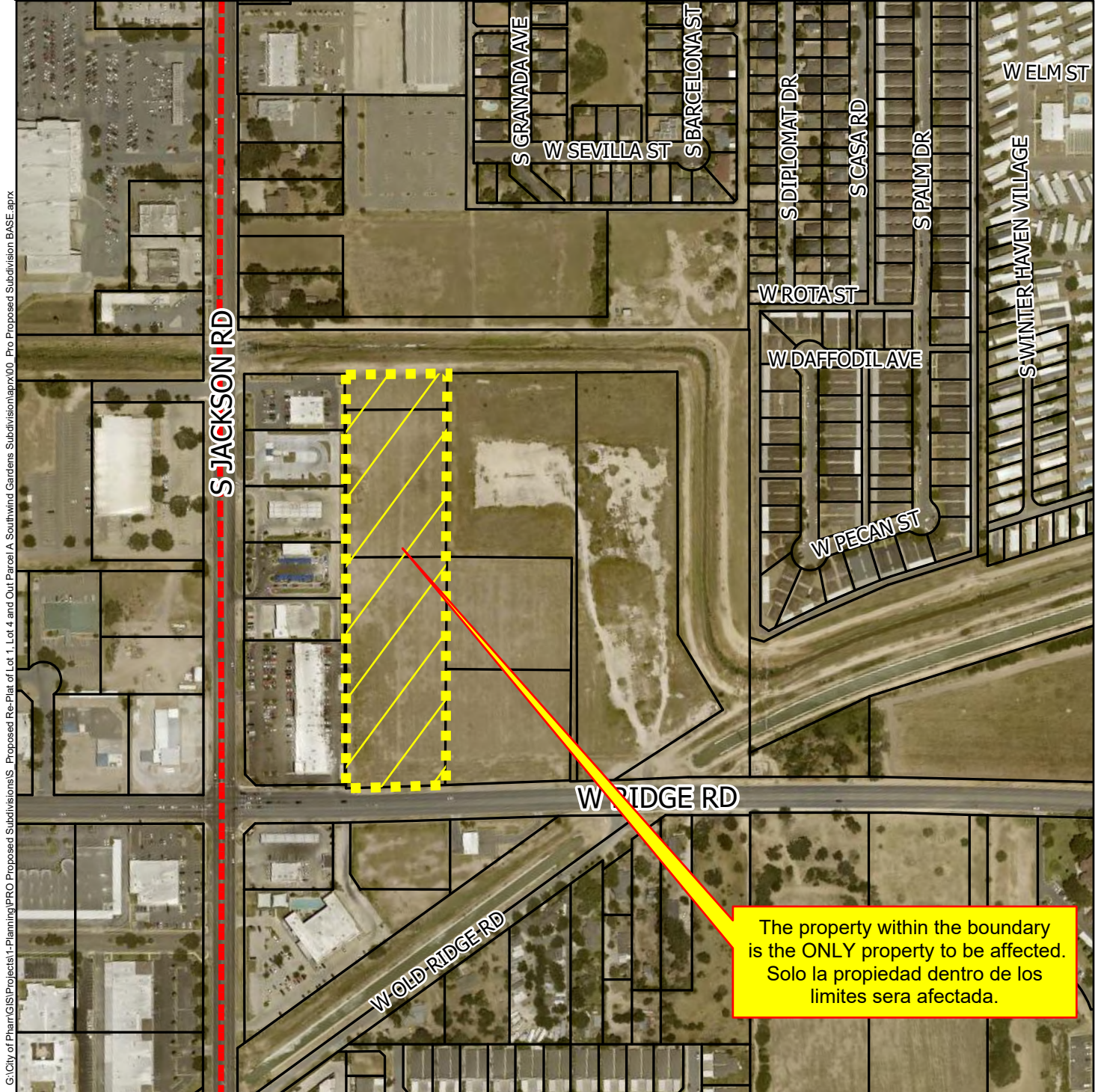
- LEGEND**
- FOUND No. 4 REBAR
 - FOUND ALUMINUM MONUMENT
 - ⊙ SET MH DISK MONUMENT
 - ⊙ SET SQUARE CUT
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
 - ⊗ POWER POLE
 - ⊗ POWER POLE WITH CONDUIT
 - ⊗ AT&T UNDERGROUND CABLE MARKER
 - ⊗ SINGLE POST SIGN
 - ⊗ WATER VALVE
 - ⊗ CLEANOUT
 - ⊗ SANITARY SEWER MANHOLE
 - ⊗ STORM SEWER MANHOLE
 - ⊗ TYPE "A" INLET
 - ⊗ IRRIGATION STAND PIPE (SIZE AS NOTED)
 - ⊗ GAS MARKER
 - ⊗ TRANSFORMER
 - OH — OH — OVERHEAD POWER LINE
 - X — X — CHAIN LINK FENCE
 - — — — — EDGE OF DITCH TOP
 - ▨ ASPHALT AREA
 - ▨ CONCRETE AREA
 - 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
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - Sq. Ft. - SQUARE FEET
 - Ac. - OF ONE ACRE

JOB No.		24152.00	
REVISION	DATE	BY	MELDEN & HUNT, INC. CONSULTANTS • ENGINEERS • SURVEYORS
ENG. TECH. EM	PROJECT ENG. MARIO REYNA	1. RELEASE DATE: 2. RELEASE DATE: 3. RELEASE DATE: SCALE:	
MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435			
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368			
05-28-2023 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW			
RE-PLAT OF LOT 1 & LOT 4 SOUTHWIND GARDENS SUBDIVISION PHARR, TEXAS HIDALGO COUNTY			
WATER AND SEWER LAYOUT			
©Copyright 2023 Melden & Hunt, Inc. All Rights Reserved			
File Name: 23020.00			
SHEET 4 OF 10			

PROPOSED SUBDIVISION
RE-PLAT OF LOT 1, LOT 4 AND OUT PARCEL A
SOUTHWIND GARDENS SUBDIVISION
WENDY RODRIGUEZ



AERIAL



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

Subject Property
 Pharr City Limit

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:4,792
0 200 400 800 1,200 1,600 Feet

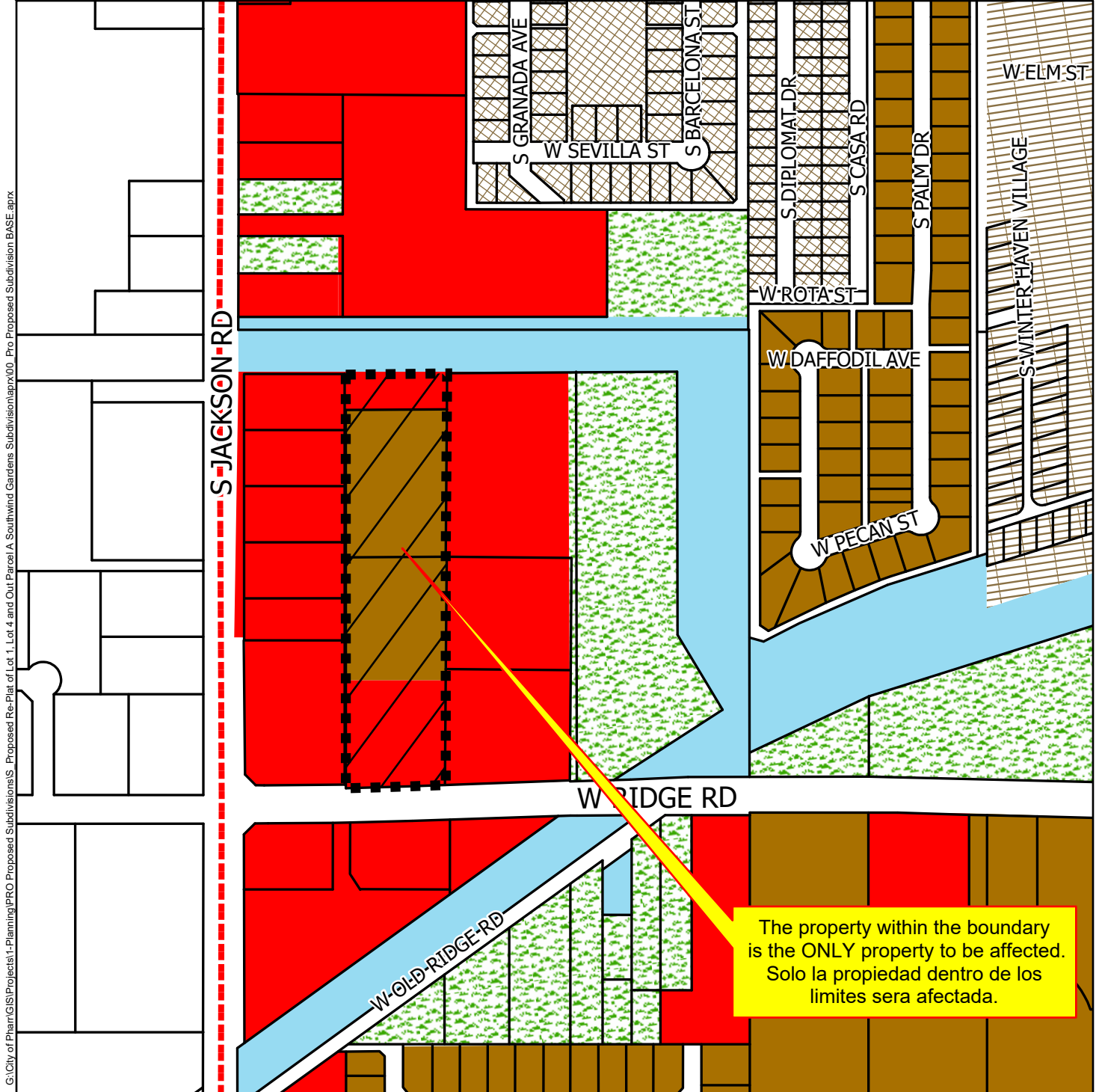


Date: 6/16/2025

PROPOSED SUBDIVISION
RE-PLAT OF LOT 1, LOT 4 AND OUT PARCEL A
SOUTHWIND GARDENS SUBDIVISION
WENDY RODRIGUEZ



ZONING



- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| Subject Property | Residential Multi-Family High Density | General Business | Neighborhood Commercial |
| Pharr City Limit | 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 |

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:4,792

0 200 400 800 1,200 1,600 Feet



Date: 6/16/2025



Pharr
Development Services



Site Photo

1900 Block of W. Ridge Rd.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: July 10, 2025

MEETING DATE: July 14, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt, Inc., representing Lazaro Guerra on behalf of the Pharr Housing Authority, owner, is requesting preliminary plat approval of the proposed Replat of Pharr Housing Development Subdivision. The property is legally described as being a resubdivision of 4.435 acres out of Lot 165, Kelly-Pharr Subdivision. The property is located within the 100 Block of West Polk Avenue.
SUB#250515

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Lazaro Guerra on behalf of the Pharr Housing Authority, owner, is requesting preliminary plat approval of the proposed Replat of Pharr Housing Development Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Replat of Pharr Housing Development 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 - 7/10/2025
Approved - 7/10/2025
Final Approval - 7/10/2025



MEMORANDUM

DATE: MONDAY, JULY 14, 2025
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: REPLAT OF PHARR HOUSING DEVELOPMENT SUBDIVISION
FILE NO. **SUB250515**

GENERAL INFORMATION

APPLICANT: Melden & Hunt Inc, representing Pharr Housing Authority, owner, is requesting preliminary plat approval of the proposed Replat of Pharr Housing Development Subdivision.

LEGAL DESCRIPTION: Being a re-subdivision 4.435 acres o/o Lot 165 Kelly- Pharr Subdivision.

LOCATION: The property is located within the 100 Block of W. Polk Ave.

ZONING: The property is currently zoned Residential Multi-family High Density District (R-MFHD). The adjacent zones are General Business District (C) to the north, south, east and Single Family Residential District and General Business District (C) to the west. The property is designated for commercial and R.O.W. use in the Land Use Plan.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Replat of Pharr Housing Development Subdivision, Subject to the following conditions:

STAFF REVIEW MEETING FOR: REPLAT OF PHARR HOUSING DEVELOPMENT SUBDIVISION

PLAT

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

SITE PLAN

1. No proposed utility layout was provided.
2. No details were provided.
3. No other proposed items such as paving and concrete work has been provided.
4. Additional comment may arise, pending future submittals.

DRAINAGE

1. Drainage report shall be reviewed and approved by HCDD No. 1.
2. On-site detention pond shall be required for this development, and must tie-in to a storm sewer system
3. Drainage plans for detention to be approved at building permit stage. FYI, only one 8-in bleeder is allowed for outfall to the city and Tx-Dot system.
4. All detention ponds shall be required to be stabilized using sod or hydro-mulch to prevent erosion.

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 COMMENTS

- **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.**

STAFF REVIEW MEETING FOR: REPLAT OF PHARR HOUSING DEVELOPMENT SUBDIVISION

Date: 07/02/2025

Pre-Preliminary:

Subdivision: Pharr Housing Authority

Plat Notes:

- No Notes

General Notes: Proposed Data/Telephone Access.

1. Data/Telephone Existing Access Point Location:

a. Estimated at coordinates: 26°12'17.12"N 98°11'0.48"W & 26°12'16.89"N 98°10'58.82"W.

2. Primary Conduit Installation:

a. A **1x4" Schedule 40 conduit** or **1x4" SDR11 Orange conduit** Sleeve shall be routed within the Utility Easement on W Polk Ave (estimate coordinates 26°12'17.12"N 98°11'0.48"W & 26°12'16.89"N 98°10'58.82"W).

3. Access Point at location: Data services entry point should be established at 1424 W Polk Ave Pharr Tx 78577.

Pharr Connect: Your Reliable Partner for Industrial Data Services

Pharr Connect is a premier, dependable service designed to meet the diverse needs of the industrial community. Whether you require a primary data source or secondary support, Pharr Connect delivers exceptional services tailored to your business requirements. Here's why Pharr Connect stands out as the ideal solution for your data service needs:

1. Key Features and Benefits:

a. Unmatched Reliability: Pharr Connect serves as a trusted primary or secondary data source, ensuring uninterrupted access to critical information for your operations.

b. Strategic Location: Access our services conveniently at the following coordinates: 26°12'17.12"N 98°11'0.48"W & 26°12'16.89"N 98°10'58.82"W.

This location provides seamless connectivity to data provided by the City of Pharr, ensuring efficiency and ease of use.

2. Minimal Construction Requirements:

a. With existing access points in close proximity, setup is quick and hassle-free, minimizing downtime and disruption to your operations.

3. Customizable Plans and Competitive Rates: Our sales team is ready to work with you to develop a plan that fits your budget and business needs. Schedule a meeting today to discuss tailored rates and service options.

4. Commitment to Excellence: Pharr Connect is dedicated to providing exceptional service to the industrial community, ensuring your business stays connected, informed, and ahead of the competition.

Why Choose Pharr Connect?

- Proven Dependability**: A track record of reliable service delivery.
- Convenient Access**: Strategically located for easy connectivity.
- Cost-Effective Solutions**: Competitive rates tailored to your needs.
- Minimal Setup**: Leveraging existing infrastructure for quick deployment.
- Expert Support**: A dedicated team committed to your success.

Pharr Connect is more than just a service—it's a partnership designed to empower your business with the data and connectivity you need to thrive. Contact us today to learn more and schedule a consultation with our sales team. Let Pharr Connect be the backbone of your industrial operations.

“Connect with Confidence. Choose Pharr Connect.”

Please let us know if additional details or clarification are required to proceed with this request.

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 REVIEW MEETING FOR: REPLAT OF PHARR HOUSING DEVELOPMENT SUBDIVISION

1. Need to provide a 25'x25' corner clip, on the northwest side of the property.
2. Redo the abandon of easement, will need to coordinate with public utilities to remove waterline.
3. Preliminary plans are missing the utility sheets.

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



Pharr
Public Works



REVIEWED BY:
ERIK ESPINOZA
STORMWATER INSPECTOR
ERIK.ESPINOZA@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: REPLAT OF PHARR HOUSING DEVELOPMENT SUBDIVISION

Please review comments dated 6/25/2025

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 REVIEW MEETING FOR: REPLAT OF PHARR HOUSING DEVELOPMENT SUBDIVISION

SUBDIVISION REVIEW FOR:
REPLAT OF PHARRHOUSING
DEVELOPMENT SUBDIVISION.

COMMENTS: Initials: J.R / O.D.L JULY 8, 2025

Approve Approved with Conditions Denied

WATER:

- No utility layout to review.

- No plans or details were submitted.

* Before abandoned any easements the water lines will need to be relocated to a new City of Pharr exclusive easement.

- Comments made may change depending on the circumstances.

- Follow City of Pharr Construction Standards Manual.

SEWER:

- No utility layout to review.

- No plans or details were submitted.

* Before abandoned any easements the sewer lines will need to be relocated to a new City of Pharr exclusive easement.

- 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.

STAFF REVIEW MEETING FOR: REPLAT OF PHARR HOUSING DEVELOPMENT SUBDIVISION

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be PAINTED SILVER in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each BLUE MARKER to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE YELLOW OR RED FROM MANUFACTURE AND FINISHED WITH A COAT OF ALUMINUM AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.n9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted RED: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.
12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum

road width shall be 26 feet, exclusive of shoulders.

14. All water valves (hydrant and main) shall be open prior to final inspection.

15. Public Utilities personnel must be advised prior to opening and closing existing water valves.

16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

1. NO UTILITY PLANS TO REVIEW.



Outlook

REPLAT OF PHARR HOUSING DEVELOPMENT SUBDIVISION; AJZ SUBDIVISION; RE-PLAT OF LOTS 1 AND 4, SOUTHWIND GADENS S/D

From John Salinas <jbs_hcid2@att.net>**Date** Thu 7/3/2025 9:18 AM**To** Eddie Martinez <eddie.martinez@pharr-tx.gov>**Cc** jl_hcid2@att.net <jl_hcid2@att.net>

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

Hello Eddie,

HCID2 reservations. comments and updates as needed for each of the proposal:

REPLAT OF PHARR HOUSING DEVELOPMENT SUBDIVISION

1. We have the general r.o.w. covering all the lot. V. 19,pg. 41.
2. Update the signature block script:

This Plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this the __ day of _____,(add comma) 20__.

No improvements of any kind (including without limitation,(add comma) trees, fences and buildings) shall be placed upon Hidalgo County Irrigation District No. 2 rights of way or easements.

PRESIDENT

ATTEST: _____
SECRETARY(align left)

3. Plat will need to make reference to the corner Lot 165 Kellly-Pharr Subdivision with the distance and bearings leading to the p.o.b.
4. No apparent facilities.

AJZ SUBDIVISION

1. We have the general r.o.w. covering all the lot. V. 19,pg. 129.
2. We need the recorded warranty deed of ownership.
3. Update the signature block script:

This Plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this the __ day of _____, 20__.

No improvements of any kind (including without limitation, trees, fences and buildings) shall be placed upon Hidalgo County Irrigation District No. 2 rights of way or easements.

PRESIDENT

ATTEST: _____
SECRETARY

4. Plat will need to reference corner lot City of Pharr plat with the distance and bearing leading to the development boundary.

5. No apparent facilities.

RE-PLAT OF LOTS 1 AND 4, SOUTHWIND GARDENS SUBDIVISION

1. We have the general r.o.w. covering all the lot. V. 19,pg. 129.
2. The 15.0' private irrigation easement to be abandoned by this plat will not be allowed.
3. Update the signature block script:

This Plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this the ___ day of _____, 20__.

No improvements of any kind (including without limitation, trees, fences and buildings) shall be placed upon Hidalgo County Irrigation District No. 2 rights of way or easements.

PRESIDENT

ATTEST:_____

SECRETARY(aligned left)

4. Plat will need to reference corner lot block subdivision with the distance and bearing leading to the p.o.b.

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

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

MAP OF
***REPLAT OF PHARR HOUSING
DEVELOPMENT SUBDIVISION***

BEING A RESUBDIVISION 4.435 ACRES OUT OF LOT 165

KELLY-PHARR SUBDIVISION
VOLUME 0, PAGE 27, H.C.M.R.
AND ALL OF LOT 2,
PHARR HOUSING AUTHORITY,
VOLUME 48, PAGE 116, H.C.M.R.
CITY OF PHARR,
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "REPLAT PHARR HOUSING DEVELOPMENT 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.

INTERIM EXECUTIVE DIRECTOR: LAZARO GUERRA
PHARR HOUSING AUTHORITY

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAZARO GUERRA 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, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. REYNA P.E. # 117368
STATE OF TEXAS
DATE PREPARED: 03-28-2025
ENGINEERING JOB No. 25038.0



THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. _____
ON THIS THE _____ DAY OF _____ 20____

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 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 49.21 (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 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: 10/01/2024
T- , PG.
SURVEY JOB # 24115.02



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 4.435 ACRES SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 165, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGE 27, HIDALGO COUNTY MAP RECORDS, AND ALL OF LOT 2, PHARR HOUSING AUTHORITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48, PAGE 116, HIDALGO COUNTY MAP RECORDS, SAID 4.435 ACRES WERE CONVEYED TO PHARR HOUSING DEVELOPMENT CORPORATION BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3507564 AND DOCUMENT NUMBER 3507566, HIDALGO COUNTY MAP RECORDS. SAID 4.435 ACRES ALSO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2, FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 29' 31" E ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 300.00 FEET TO A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, N 81° 30' 28" W ALONG THE NORTH LINE OF LOT 1, OF SAID PHARR HOUSING AUTHORITY, A DISTANCE OF 280.00 FEET TO A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 28' 31" E ALONG THE EAST RIGHT-OF-WAY LINE OF ASTER STREET, A DISTANCE OF 330.00 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 30' 28" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 83 (FRONTAGE ROAD), A DISTANCE OF 440.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
5. THENCE, S 08° 29' 31" W ALONG THE WEST LINES OF LOTS 1 AND 2, TWIN PALMS SUBDIVISION, ACCORDING TO THE PLAN THEREOF RECORDED IN VOLUME 21, PAGE 103, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 243.70 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF SAID LOT 2, AT A DISTANCE OF 330.00 FEET PASS A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID LOT 2, OF SAID PHARR HOUSING AUTHORITY, CONTINUING A TOTAL DISTANCE OF 630.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 81° 30' 28" W ALONG THE NORTH RIGHT-OF-WAY LINE OF W. POLK AVENUE AND THE SOUTH LINE OF SAID LOT 2, OF SAID PHARR HOUSING AUTHORITY, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.435 ACRES OF LAND, MORE OR LESS.

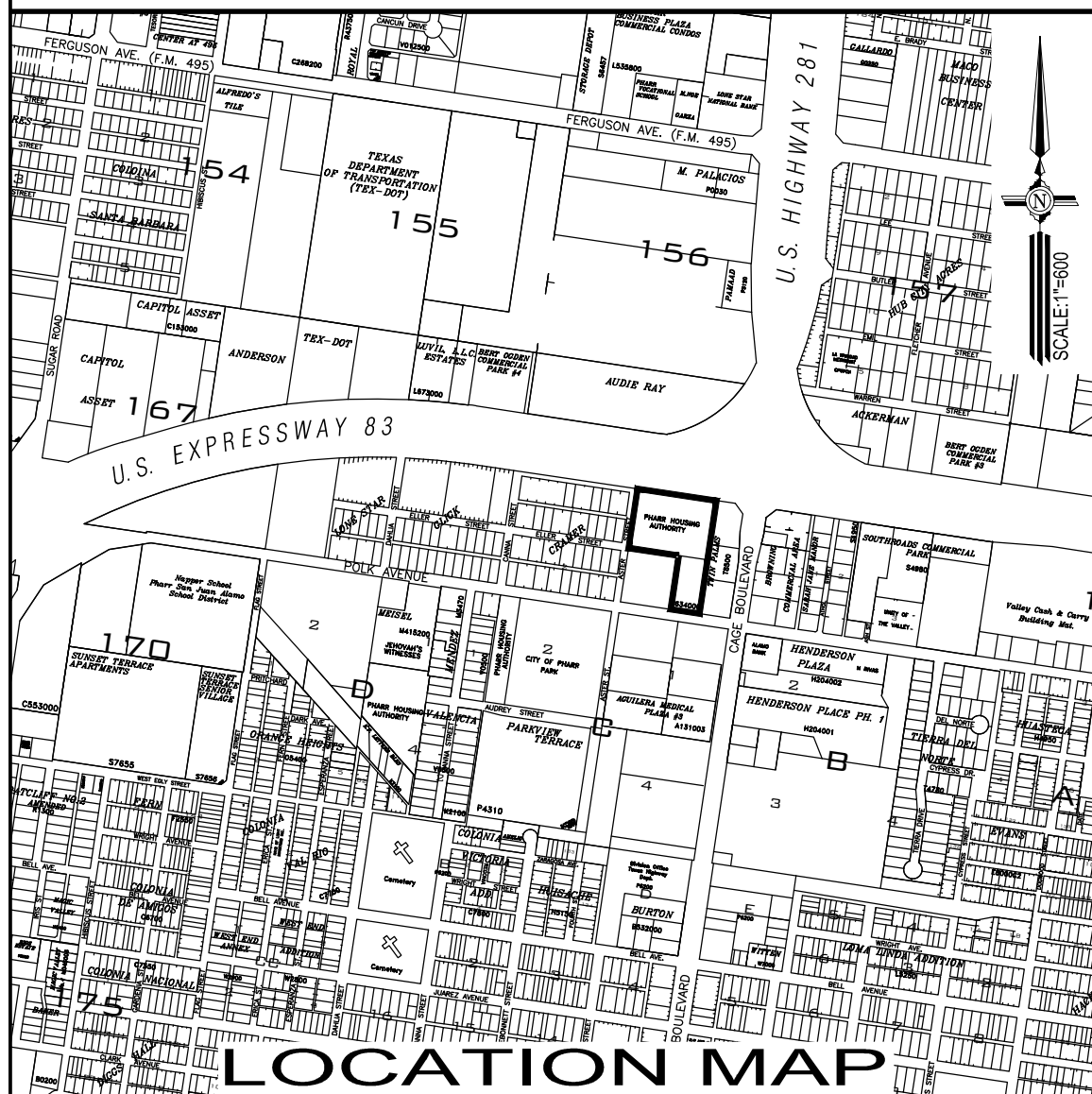
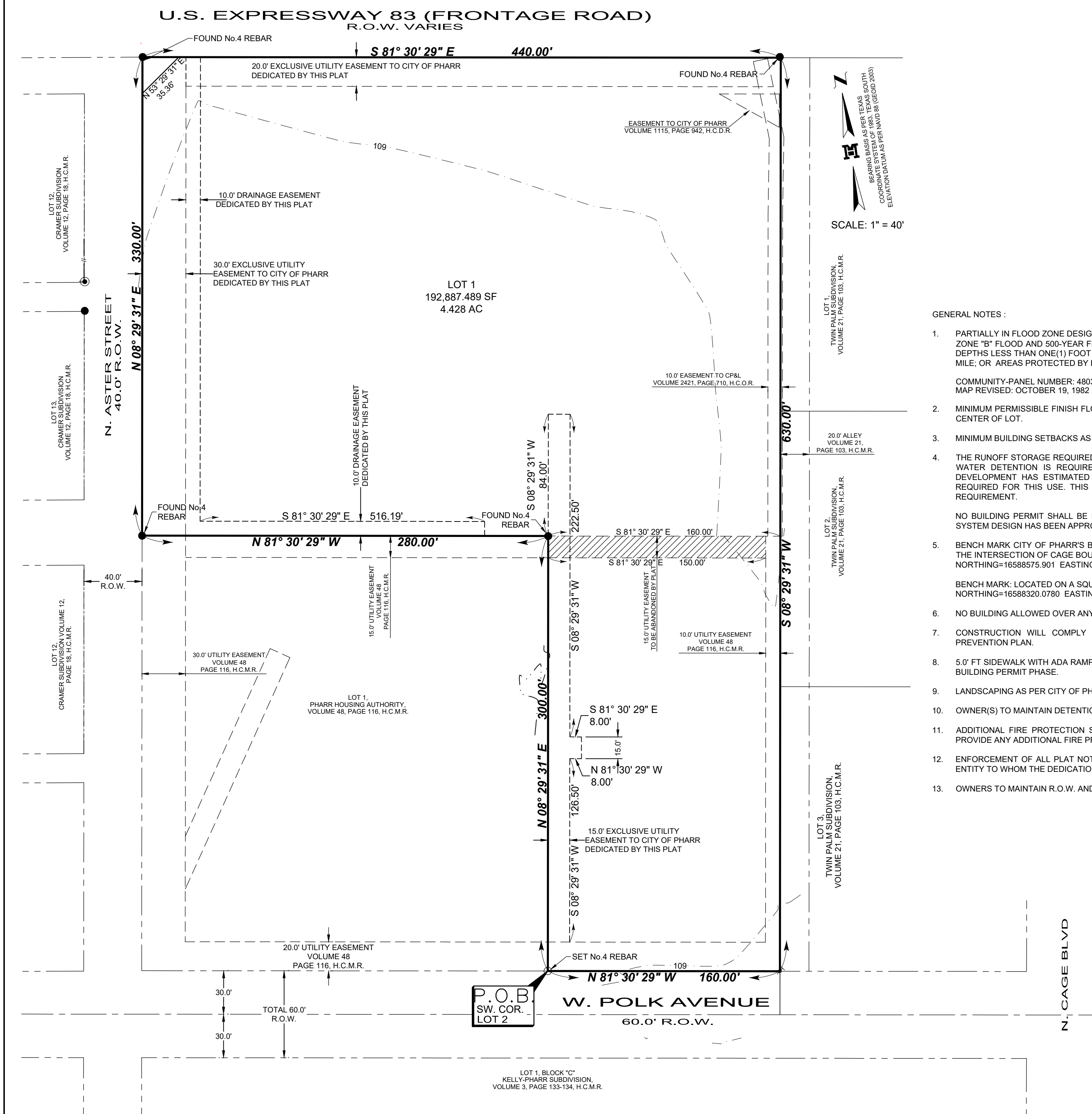


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/P

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

BY: DEPU



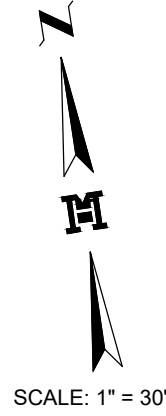
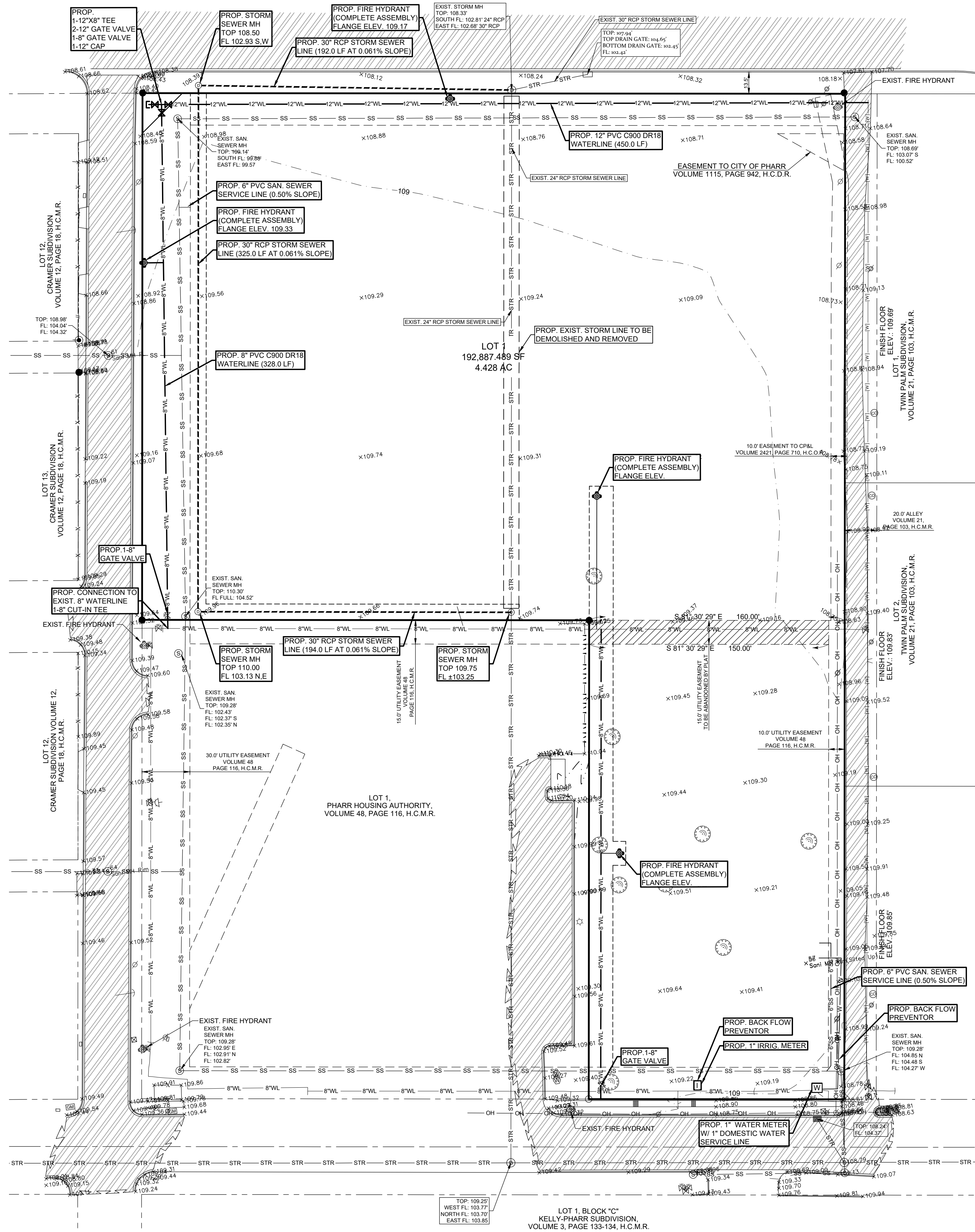
DRAWN BY: EM DATE: 04-26-21
SURVEYED, CHECKED: J.L.G. DATE: 06/06/2023
FINAL CHECK: _____ DATE: _____

TEXAS REGIST. F-1435

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 7854
PH: (956) 381-0981 - FAX: (956) 381-183
ESTABLISHED 1947 - www.meldenandhunt.com

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	HUMBERTO TIJERINA EVANAGELINA A. TIJERINA	2208 SW AUGUSTA SQ	McALLEN, TX 78503	-	-
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



SCALE: 1" = 30'

- 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
 - (M) MANHOLE
 - ⊗ SANITARY SEWER MANHOLE
 - ⊗ STORM SEWER MANHOLE
 - TYPE "C" INLET
 - WROUGHT IRON FENCE
 - OH — 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

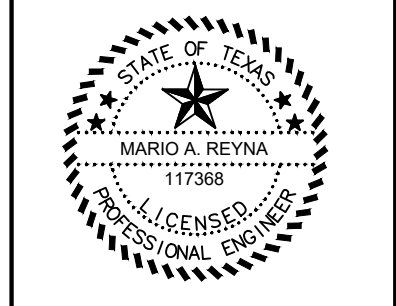
BY
MELDEN & HUNT, INC.
DATE
CONSULTANTS • ENGINEERS • SURVEYORS
1115 W. MOUNTAIN VIEW, EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

REVISION
MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

AS NOTED

ENG. TECH. EM
PROJECT ENG. M.A.R.
T-BOOK T-2000 PG. 00
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:
AS NOTED

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



THE SEAL APPEARING ON
THIS DOCUMENT WAS
AUTHORIZED BY
MARIO A. REYNA, P.E. - 17368
03-31-2025
ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION
TO THE RESPONSIBLE ENGINEER
IS AN OFFENSE UNDER THE
TEXAS ENGINEERING PRACTICE LAW

**PHARR HOUSING
DEVELOPMENT CORP -
OFFICE BUILDING
PUBLIC IMPROVEMENTS**
PHARR, TEXAS

UTILITIES LAYOUT

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File Name: 25038.00
SHEET 1 OF 1

PROPOSED SUBDIVISION
REPLAT OF PHARR HOUSING DEVELOPMENT SUBDIVISION
WENDY RODRIGUEZ

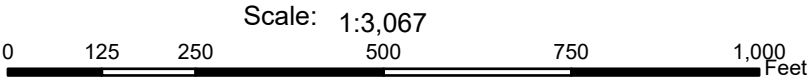


AERIAL



Subject Property
 Pharr City Limit

City of Pharr, Texas
Engineering Department
956.702.5355

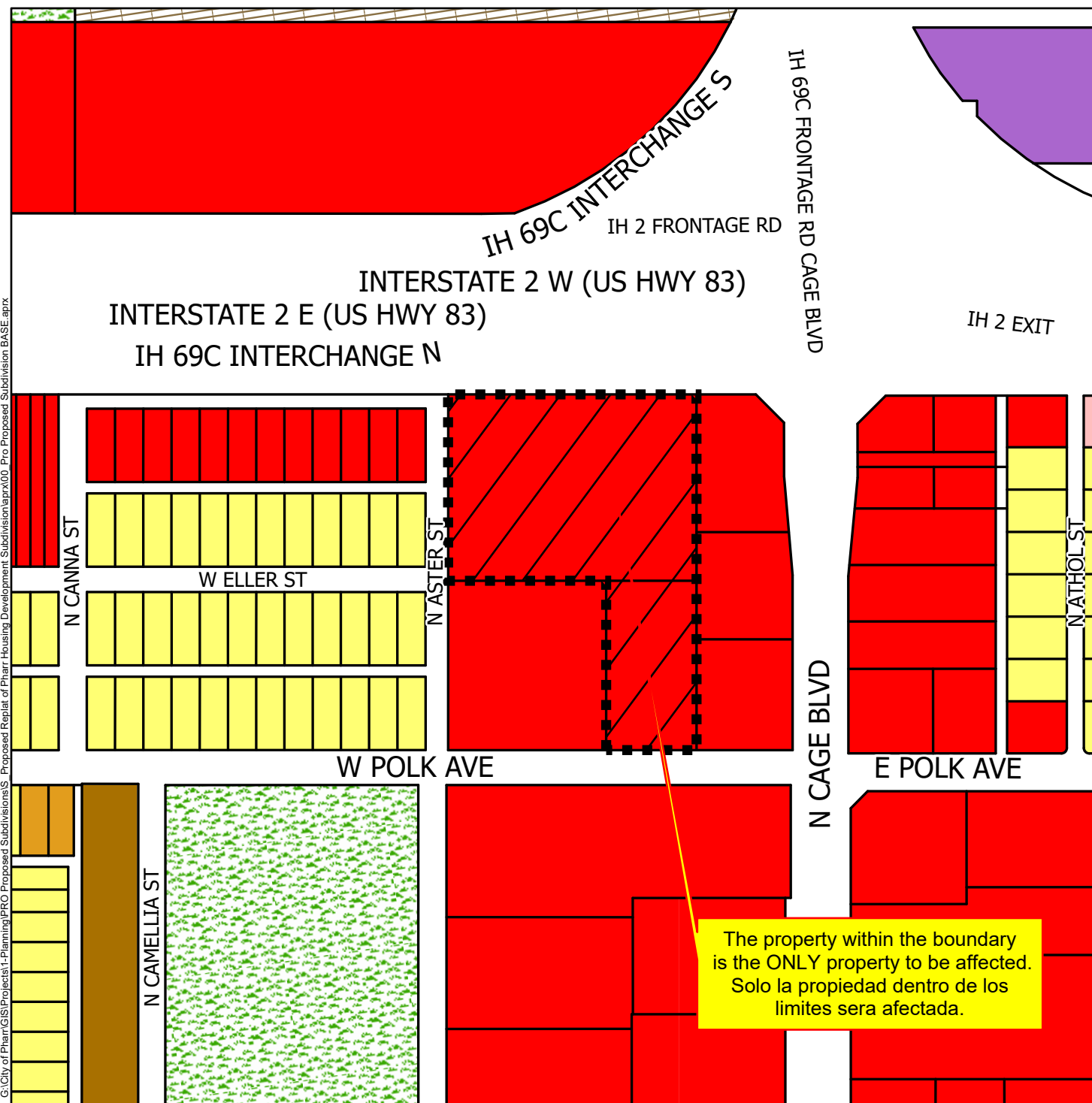


Date: 6/16/2025

PROPOSED SUBDIVISION
 REPLAT OF PHARR HOUSING DEVELOPMENT SUBDIVISION
 WENDY RODRIGUEZ



ZONING



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

- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| Subject Property | Residential Multi-Family High Density | General Business | Neighborhood Commercial |
| Pharr City Limit | 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 |



Pharr
Development Services



Site Photo

100 Block of W. Polk Ave.

