



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 24, 2017 – 6:00 p.m.

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. 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:

PRESIDING: Danny Wylie, Chairman

- A. CALL TO ORDER:
- B. ROLL CALL:
- C. APPROVAL OF MINUTES: April 10, 2017
- D. PUBLIC COMMENTS: (Ordinance No. O-2015-28) A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.

- E. PUBLIC HEARING: (Ordinance No. O-2015-28) A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.
1. William Bebb Francis, III, representing American Tower Asset Sub, LLC, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to continue to allow an existing telecommunication tower in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 0.153 acre tract of land, more or less, out of Lot 7, Block 12, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1600 Block of West Las Milpas Road. **CUP#170210 (TABLED)**
 2. Sonia Garcia, representing Centro Familiar Cristiano Iglesia Del Pueblo, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 14, Las Fuentes Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 424 West Navarro Street. **CUP#170212 (TABLED)**
 3. John M. Garcia, representing AEP Texas, Inc., has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural and/or Open Space District (A-O). The property is legally described as being the South one-half (1/2) of the South one-half (1/2) of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2400 Block of North Jackson Road. **SUP#170318 (TABLED)**

PLAT APPROVAL:

1. Hinojosa Engineering, Inc., representing Pharr-San Juan- Alamo I.S.D., is requesting preliminary plat approval of the proposed P.S.J.A. I.S.D. Buckner Campus Subdivision. The property is legally described as being a being a 9.973 acre tract of land, more or less, being Lot 1, Block "A", Kelly-Pharr Subdivision, of lands in Porciones 66, 67, 69 and 70, Pharr, Hidalgo County, Texas. The property's physical address is 1001 North Fir Street. **SUB#151126**

F. ANNOUNCEMENTS/OTHER BUSINESS:

G. ABSENTEE REPORT:

H. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 20th day of April 2017, at 10:30 a.m. and in the City of Pharr web site (www.pharr-tx.gov)



[Signature]
for Hilda Pedraza, City Clerk



PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 10, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 10, 2017. The meeting was called to order by Danny Wylie at 6:00 p.m. at the City Commissioners' Room, located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas.

ATTENDANCE

MEMBERS PRESENT: Danny Wylie
Tom Gruener
Rafael Munguia
Andy Castro
Charlie Ramirez
Romeo Robles
Luis Madrigal
Porfirio Rodriguez

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Edward Wylie, Assistant City Manager
Patricia Rigney, City Attorney
Roland Gomez, Assistant Development Services Director
Della Robles, Planner I
George Martinez, Building Official
Alexandra Esparza, Secretary

CALL TO ORDER

Danny Wylie called the meeting to order at 6:00 p.m. and welcomed all to the meeting. Roll call established a quorum.

APPROVAL OF MINUTES

Danny Wylie proceeded with the approval of the minutes of March 27, 2017.

Porfirio Rodriguez stated that would like to revoke his vote to approve Trancasa from the previous meeting.

Commissioner Tom Greuner arrived at 6:01 p.m. and took his place with the Commission.

There being no further discussion, Rafael Munguia **moved** the minutes of March 27, 2017, be approved as submitted. Andy Castro second the motion and when put to a vote, it polled as follows:

D. Wylie: Approved as submitted
T. Greuner: Approved as submitted
R. Munguia: Approved as submitted
A. Castro: Approved as submitted

C. Ramirez: Approved as submitted
R. Robles: Approved as submitted
L. Madrigal: Absent
P. Rodriguez: Approved as submitted

The motion carried unanimously to approve the minutes of March 27, 2017 as submitted.

PUBLIC COMMENTS:

Danny Wylie asked if anyone had signed up for the Public Comments. Alexandra Esparza advised there were several individuals and called forth Steve Nixon, who was not in attendance.

Alexandra Esparza called for the second individual that signed up for public comments.

An individual approached the podium and introduced himself as Jesse Adkins, and stated he highly objected to the Static Var Compensator that would affect his properties located at 200 East Minnesota and 208 Minnesota. He stated he was trying to sell the land and they have people living there. He stated on the letter that they received from the city it showed a circle of static electricity that ran through their lots. He stated that there was a highline that ran across the land and it reduced the resale value and then to add the static var compensator. He stated that there should be some kind of law that should allow the applicants to buy their land. He stated that he spoke with a lawyer and the lawyer had told him that whoever was responsible was doing inverse condemnation, which meant they were condemning his land and he would not be able to sell. He stated that the resale value was going down every time someone decided to do something on the land. He stated again that he highly objects to the static var compensator being placed at the location. He added that he had his family with six (6) grandkids living on the property he owns.

Commissioner Luis Madrigal arrived at 6:03 p.m. and took his place with the Commission.

Alexandra Esparza called forth the third individual signed up for public comments.

A gentleman approached the podium and introduced himself as Kenneth C. Fletcher living at 504 South Diplomat. He stated that it was still very noisy from Costco. He stated that the chairman was supposed to call forth the speaker, as said in a booklet that use to be available. He stated that since October 24, 2016, he had signed up for public hearing, in which he would want to talk about the 4th item. He stated that were was first amendment issues of his rights to express his concern of the outcome of the decisions and how it would affect his taxpayer rights. He stated that he would feel comfortable that if they could have the Attorney General reply, an Attorney General Opinion as he stated. He stated that Trancasa was still causing dust and they were fined \$500 in April 28, which he did not know if they have paid. He stated that Texas State Law Section 54.004 home rule entity of Pharr can enforce health laws. He stated that Trancasa was choking the children in the nearby school and there would be a water park placed near there soon. He suggested to place a 14-foot ecological wall barrier, a berm heavily planted with native

plants. He stated that Trancasa would appear at the Municipal Court on April 13, 2017, at 9:00 a.m.

There being no one else wishing to speak, Danny Wylie closed the Public Comments and proceeded with the next item.

PUBLIC HEARING:

Della Robles introduced herself as Planner I for the City of Pharr and stated she had five items for recommendation and proceeded to introduce the first item.

WILLIAM BEBB FRANCIS, III
Rep. AMERICAN TOWER ASSET SUB, LLC

LIFE-OF-THE-USE EXISTING
TELECOMMUNICATION TOWER
CUP#170210

Della Robles advised that this item was tabled and no action was needed.

SONIA GARCIA
REP. CENTRO FAMILIAR CRISTIANO
IGLESIA DEL PUEBLO

LIFE-OF-THE-USE
CHURCH
CUP#170212

Della Robles advised that this item was tabled and no action was needed.

JOHN M. GARCIA
REP. AEP TEXAS, INC

SPECIAL USE PERMIT
STATIC VAR COMPENSATOR (SVC) STATION
SUP#170317

Della Robles, Planner I, introduced the third item as follows:

John M. Garcia, representing AEP Texas, Inc., has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Special Use Permit to allow a Static Var Compensator (SVC) Station in a Limited Industrial District (L-I). The property is legally described being a tract of land containing 5.68 acres, more or less, being a part or portion of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5050 North Cage Boulevard. The property is currently zoned Limited Industrial District (L-I). The property to the north, south, west and east is zoned Limited Industrial District (L-I). This area is generally designated for industrial use in the Land Use Plan. Five (5) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Two (2) individuals signed up to speak at the public hearing in opposition of the item. Development Services is recommended to table the Life-of-the-Use Special Use Permit to allow a Static Var Compensator (SVC) Station in a Limited Industrial District (L-I) subject to the following conditions:

1. This permit shall be for the Life-of-the-Use and issued to the current owner only;
2. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Special Use Permit;

3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Special Use Permit;
4. The property will need to be subdivided before use;
5. The Static Var Compensator (SVC) Station must comply with all setback and height requirements.
6. All sites shall be surrounded by a 100% opaque buffer fence and shall be landscaped along the perimeter by drought tolerant plants or shrubbery or plants native to South Texas.
7. The following shall be considered as grounds for revocation of the Special Use Permit; and
 - Any change in use or change in extent of use, area or location;
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time; and
 - Special Use Permits that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.

Della Robles advised Lee Jones was representing this item and in attendance for any questions.

Danny Wylie advised that this item required a Public Hearing and asked if there was anyone in the audience wishing to address the item, either for or against, to please come forth.

Alexandra Esparza advise that there were two (2) individuals were signed up to speak. Ms. Esparza called forth the first individual.

An individual approached the podium and introduced himself as Steve Nixon with an address of 200 East Minnesota Road. He stated he lived there with his son and six (6) grandchildren. He was in objection to the item for the reason that it would devalue the property.

Jesse Adkins asked what the meaning of table was. Edward Wylie, Assistant City Manager advised that the Commission would take no action on the item.

There being no one else wishing to speak, Danny Wylie closed the public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Planning and Zoning Commission entered executive session at 6:13 p.m.

Planning and Zoning Commission returned from executive session at 7:26 p.m.

There being no further discussion Rafael Munguia **moved** to approve the request for a Life-of-the-Use Special Use Permit to allow a Static Var Compensator (SVC) Station in a Limited Industrial District (L-I) with the following conditions: A 100% opaque 8-foot block

wall should be built, surrounded by a solid 8-foot gate. Landscaping features to be added that it complies with the City of Pharr landscaping ordinance, and the location on 1101 West Polk must be brought into compliance with the following conditions as set forth. Luis Madrigal second the motion and when put to a vote it polled as follows:

D. Wylie: Approved with conditions	C. Ramirez: Approved with conditions
T. Greuner: Approved with conditions	R. Robles: Approved with conditions
R. Munguia: Approved with conditions	L. Madrigal: Approved with conditions
A. Castro: Approved with conditions	P. Rodriguez: Approved with conditions

Motion carried unanimously to approve the Life-of-the-Use Special Use Permit to allow a Static Var Compensator Station with the following conditions: A 100% opaque 8-foot block wall should be built, surrounded by a solid 8-foot gate. Landscaping features to be added so that it complies with the City of Pharr landscaping ordinance, and the location on 1101 West Polk bring in compliance with the following conditions set forth.

JOHN M. GARCIA
REP. AEP TEXAS

SPECIAL USE PERMIT
ELECTRICAL SUBSTATION
SUP#170318

Della Robles, Planner I, introduced the forth item as follows:

John M. Garcia, representing AEP Texas, Inc., has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural and/or Open Space District (A-O). The property is legally described as being the South one-half (1/2) of the South one-half (1/2) of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2400 Block of North Jackson Road. The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north is zoned General Business District (C), Limited Industrial District (L-I) and High Density Multi-Family Residential District (R-4), to the south the property is zoned Agricultural and/or Open Space District (A-O), the property to the east is zoned Residential Mobile Home District (R-MH) and city limits lie to the west. This area is generally designated for single-family and multi-family residential use and commercial use in the Land Use Plan. Forty-one (41) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or to the legal notice. Development Services is recommending to table of the Life-of-the-Use Special Use Permit to allow an Electrical Substation in a General Business District (C) subject to the following conditions:

- 1 This permit shall be for the Life-of-the-Use and issued to the current owner only;
- 2 The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Special Use Permit;
- 3 Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Special Use Permit;
- 4 The property will need to be subdivided before use;

- 5 The Electrical Station must comply with all setback and height requirements.
- 6 All sites shall be surrounded by a 100% opaque buffer fence and shall be landscaped along the perimeter by drought tolerant plants or shrubbery or plants native to South Texas.
- 7 The following shall be considered as grounds for revocation of the Special Use Permit; and
 - Any change in use or change in extent of use, area or location;
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time; and
 - Special Use Permits that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.

Danny Wylie advised that this item required a Public Hearing and asked if there was anyone in the audience wishing to address the item, either for or against, to please come forth.

An individual approached the podium and introduced himself as Joe Degollado, living at 2314 North Jackson Road for 35 years. He stated he opposed AEP placing their substation at the location for safety reason. He stated that it could cause exploitations...property. He showed a picture of a tower on Monte Cristo and McColl that had been abandoned and stated he was afraid of that happening to his residence and the surrounding neighbors would feel the same.

There being no one else wishing to speak, Danny Wylie closed the public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Luis Madrigal asked what the zoning of the property was. Della Robles advised it was zoned Agricultural and/or Open Space District (A-O).

Luis Madrigal moved to table the Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural and/or Open Space District (A-O). Tom Greuner second the motion and when put to a vote it polled as follows:

D. Wylie: Table the item	C. Ramirez: Table the item
T. Greuner: Table the item	R. Robles: Table the item
R. Munguia: Table the item	L. Madrigal: Table the item
A. Castro: Table the item	P. Rodriguez: Table the item

Motion carried unanimously to table the Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural and/or Open Space District (A-O).

PLAT APPROVAL:

**R. GUTIERREZ ENGINEERING CORPORATION
REP. CRUZ CORTEZ AND ENRIQUETA CORTEZ**

**CORTEZ SUBDIVISION
SUB#151126**

Della Robles, Planner I, introduced the first plat as follows:

R. Gutierrez Engineering Corporation, representing Cruz Cortez and Enriqueta Cortez, are requesting preliminary plat approval of the proposed Cortez Subdivision. The property is legally described as being a 2.15 acre tract of land out of Lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of East Eldora road. The property is currently zoned Heavy Commercial District (H-C). The adjacent zones are Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) to the north, Agricultural and/or Open Space District (A-O) to the east, Limited Industrial District (L-I) to the south and General Business District (C), Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) to the west. The property is designated for industrial use in the Land Use Plan. Property proposed use: Wrecker Service. Variances: Owner has requested the following variance, in behalf of the developer of Cortez Subdivision, Mr. Cruz Cortez, we would like to request a variance for the minimum frontage width of 65-feet to be 44.46-feet wide instead. Due to the geometry of this property, it is impossible to provide such frontage given that 44.46-feet is the maximum width available to be used for that purpose. (variance letter attached). Recommendations: Development Services recommends preliminary plat approval of the proposed Cortez Subdivision with the variance subject to the following conditions:

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

1. Clean up R.O.W., need additional 20' of R.O.W.
2. Access easement will be private owners to maintain (add to plat notes).
3. Bore utility crossing.
4. Driveway will be to city standards.
5. Need street light details (at building permit).

EASEMENTS:

1. In compliance.

**SIDEWALK:
ADA:**

1. In compliance.

**FIRE
PROTECTION:**

1. See attach comments.

WATER:

1. North Alamo Water Supply Corporation.

SEWER:

1. Needs to make it clearer, not readable.
2. Needs to be a 6-inch stub out.
3. Follow City of Pharr construction standards Manual.

DRAINAGE:

1. Will need storm water drainage plans at building permit stage.
2. Since property will be draining to the bar ditch, will need to grade ditch.
3. Use standard drainage directive for note #4.
4. Note #5, add /retention after detention.

OTHER:

1. Update the year on plat.
2. Add: Danny Wylie, before Chairman on the signature block for the Planning and Zoning Commission.
3. Correct chairperson to "Chairman", for Planning and Zoning Commission.
4. Plat note #1, need to remove "or lot line".
5. Plat note #3, remove the word "proposed".
6. Plat notes # 8 and 13, are duplicates, remove one.
7. Plat layout scale change to 1"=50'.
8. Need to match distance on metes & bounds with plat layout.
9. Verify the acreage on metes & bounds with plat layout.
10. Provide North Alamo Water Supply Corporation comments for the subdivision.
11. Need S.W.P.P.P.
12. Remove and relocate fire hydrant from existing driveway.
13. Make P.O.B. and P.O.C. bigger and bold.
14. Provide SWPPP and small construction site notice.
15. Provide cost estimate for public improvements at construction phase.

Della Robles advised that this item would go before the City Commission meeting April 17, 2017, at 5:00 p.m. and a representative was in attendance.

Danny Wylie advised that this item does not need a public hearing and opened up the item to the Planning and Zoning Commission for discussion and action.

Luis Madrigal called forth the applicant. A gentleman approached the podium and introduced himself as Ramiro Gutierrez with R. Gutierrez Engineering Corporation. Mr. Madrigal stated that the variance being requested was appreciated for the max of frontage of 44 and 1/2-feet but the plans for utilities, to-pos and site plans show 30-feet as the frontage. He asked if that was incorrect. Mr. Gutierrez stated that the 30-feet was the access to the frontage and the 44-feet was about 200 feet down. Mr. Madrigal stated there was safety concerns for the fire trucks not being able to access an area that small, that there was not sufficient room. Mr. Gutierrez stated that the fire department already reviewed it. Mr. Madrigal stated that the fire department only assumed that it meets the 65-foot requirements, which is why the variances go through the Planning and Zoning Commission.

There being no further discussion, Tom Greuner **moved** to approve the preliminary plat approval of the proposed Cortez Subdivision without the variance. Luis Madrigal second the motion and when put to a vote it polled as follows:

D. Wylie: Approve without the variance
T. Greuner: Approve without the variance
R. Munguia: Approve without the variance
A. Castro: Approve without the variance

C. Ramirez: Approve without the variance
R. Robles: Approve without the variance
L. Madrigal: Approve without the variance
P. Rodriguez: Approve without the variance

Motion carried unanimously to approve the preliminary plat approval of the proposed Cortez Subdivision without the variance.

**MELDEN & HUNT INC.,
REP. TOMAS CORONA**

**DELTA SUBDIVISION
SUB#170205**

Della Robles, Planner I, introduced the second plat as follows:

Melden & Hunt Inc., representing Tomas Corona, is requesting preliminary plat approval of the proposed Delta Subdivision. The property is legally described as being a re-subdivision of 3.688 acres out of Lot 166, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of East IH-2. The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, Single Family Residential District (R-1) and General Business District (C) to the east, Agricultural and/or Open Space District (A-O) to the south and Heavy Commercial District (H-C) to the west. The property is designated for commercial use in the Land Use Plan. Property proposed use: Enterprise car rental location. Variances: See attached variance requested. Recommendations: Development Services recommends preliminary plat approval of the proposed Delta Subdivision **without the variance** subject to the following conditions:

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

1. Verify the 40' B-B callout on plat layout.
2. Need additional 10' of R.O.W. on north side of W. Polk Ave.
3. Remove and relocate poles within R.O.W.
4. Driveway to W. Polk will be to city standards.
5. Driveway to frontage will require TxDot permit if work is to be performed on it.
6. No street cuts without permits from public works department.
7. Pave 1/3 street R.O.W. if fronting W. Polk.
8. Need street light detail (building permit stage).

EASEMENTS:

1. No detention allowed within easements, any easement showing that is not to City of Pharr, will require authorization.

**SIDEWALK:
ADA:**

1. Add note: 5' sidewalk with A.D.A. ramps and landings will be required to be constructed during construction permit phase.

**FIRE
PROTECTION:**

1. See attach comments.

WATER:

1. Need to show waterline 6-inch going north and south on east side of property.
2. Need to replace 6-inch ac waterline with an 8-inch on the eastside of property and place a 12-inch waterline in front of property.
3. AC line to be abandon in place.

4. Need to show existing waterlines.
5. Need to show where the water service is going to be.
6. Need to show all details for water.
7. Provide a valve at every 400', need 3.
8. Follow City of Pharr construction standards manual.

SEWER:

1. Need to show where the sewer service connection will be.
2. No permanent structures over the sewer line.
3. Need to show details of sewer service connections.
4. Existing sewer line easement to be abandoned and re-aligned.
5. Follow City of Pharr construction standards manual.
6. Project engineer to reapply for new easement with H.C.I.D. #2 (sewer crossing irrigation line).

DRAINAGE:

1. Need to correct drainage directive.
2. Need to approve drainage report.
3. Detention will need to be on-site.

OTHER:

1. Need to show 30' irrigation easement on plat layout.
2. Irrigation pipe to be replaced as per H.C.I.D.#2 standards. (prior to building parking lot on top of the irrigation line developer shall take plans to H.C.I.D.#2)
3. Provide lot information on the east side of property.
4. Add date to plat layout when it was prepared.
5. Delete plat note #7.
6. Need S.W.P.P.P. with C.N.O.I. filed.
7. Bearings on curve table and metes & bounds need to match verify.

Della Robles advised that this item would go before the City Commission meeting of April 17, 2017 at 5:00 p.m. and the owner and representative were in attendance.

Danny Wylie advised that this item does not need a public hearing and opened up the item to the Planning and Zoning Commission for discussion and action.

There being no discussion, Tom Greuner **moved** to approve the preliminary plat approval of the proposed Delta Subdivision without the variance. Rafael Munguia second the motion and when put to a vote it polled as follows:

D. Wylie: Approve without the variance	C. Ramirez: Approve without the variance
T. Greuner: Approve without the variance	R. Robles: Approve without the variance
R. Munguia: Approve without the variance	L. Madrigal: Approve without the variance
A. Castro: Approve without the variance	P. Rodriguez: Approve without the variance

Motion carried unanimously to approve the preliminary plat approval of the proposed Delta Subdivision without the variance.

Della Robles, Planner I, introduced the final item as follows:

Rio Delta Engineering, representing Aldo Padron and Eva Maria Padron, are requesting preliminary plat approval of the proposed Padron Subdivision. The property is legally described as being a 0.174 acre tract of land out of the east half of the north half of Lot 141, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of East Frazier Avenue. The property is currently zoned Single Family Residential District (R-1). The adjacent zones are Single Family Residential District (R-1) to the north, south, east and west. The property is designated for single family residential use in the Land Use Plan. Property proposed use: Single family residential home. Variances: None requested. Recommendations: Development Services recommends preliminary plat approval of the proposed Padron Subdivision subject to the following conditions:

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

1. No street cuts without public works permit.

EASEMENTS:

1. The 10' utility easement to be verified by the project engineer.

**SIDEWALK:
ADA:**

1. Provide plat note: 5' sidewalk with A.D.A. ramps and landings will be required to be constructed during construction permit phase.

**FIRE
PROTECTION:**

1. See attach comments.

WATER:

1. If it does not have a meter box, a meter box needs to be installed before a meter is installed.
2. Follow City of Pharr construction standards manual.

SEWER:

1. Need to place a 4-inch sewer stub out if it does not have one.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need approved drainage report.

OTHER:

1. Basic erosion and sedimentation plan at building permit stage.

Della Robles advised that a representative was in attendance.

Danny Wylie advised that this item does not need a public hearing and opened up the item to the Planning and Zoning Commission for discussion and action.

There being no discussion, Luis Madrigal **moved** to approve the preliminary plat approval of the proposed Padron Subdivision. Tom Greuner second the motion and when put to a vote it polled as follows:

D. Wylie: Approved
T. Greuner: Approved
R. Munguia: Approved
A. Castro: Approved

C. Ramirez: Approved
R. Robles: Approved
L. Madrigal: Approved
P. Rodriguez: Approved

ANNOUNCEMENTS/OTHER BUSINESS:NONE.

ABSENTEE REPORT: Alexandra Esparza announced the full Commission was present.

ADJOURNMENT: There being no further business, Tom Greuner **moved** that the meeting be adjourned. Romeo Robles second the motion and when put to a vote, the motion carried by unanimous consent, the Planning and Zoning meeting adjourned at 7:44 p.m.

ATTEST:

Danny Wylie, Chairman

Tom Greuner, Secretary

MEMORANDUM

DATE: MONDAY, APRIL 24, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR AN EXISTING TELECOMMUNICATION EQUIPMENT FILE NO. CUP#170210 (AMERICAN TOWER ASSET SUB, LLC)
--

GENERAL INFORMATION:

APPLICANT: William Bebb Francis, III, representing American Tower Asset Sub, LLC, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to continue to allow an existing telecommunications tower in an Agricultural and/or Open Space District (A-O).

LEGAL DESCRIPTION: The property is legally described as being a 0.153 acre tract of land, more or less, out of Lot 7, Block 12, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located within the 1600 Block of West Las Milpas Road.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north and west is zoned Limited Industrial District (L-I), Single-Family Residential District (R-1) to the east and High Density Multi-Family Residential District (R-4) to the south. This area is generally designated for single-family residential use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Sixteen (16) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or to the legal notice.

**DEVELOPMENT
SERVICES**

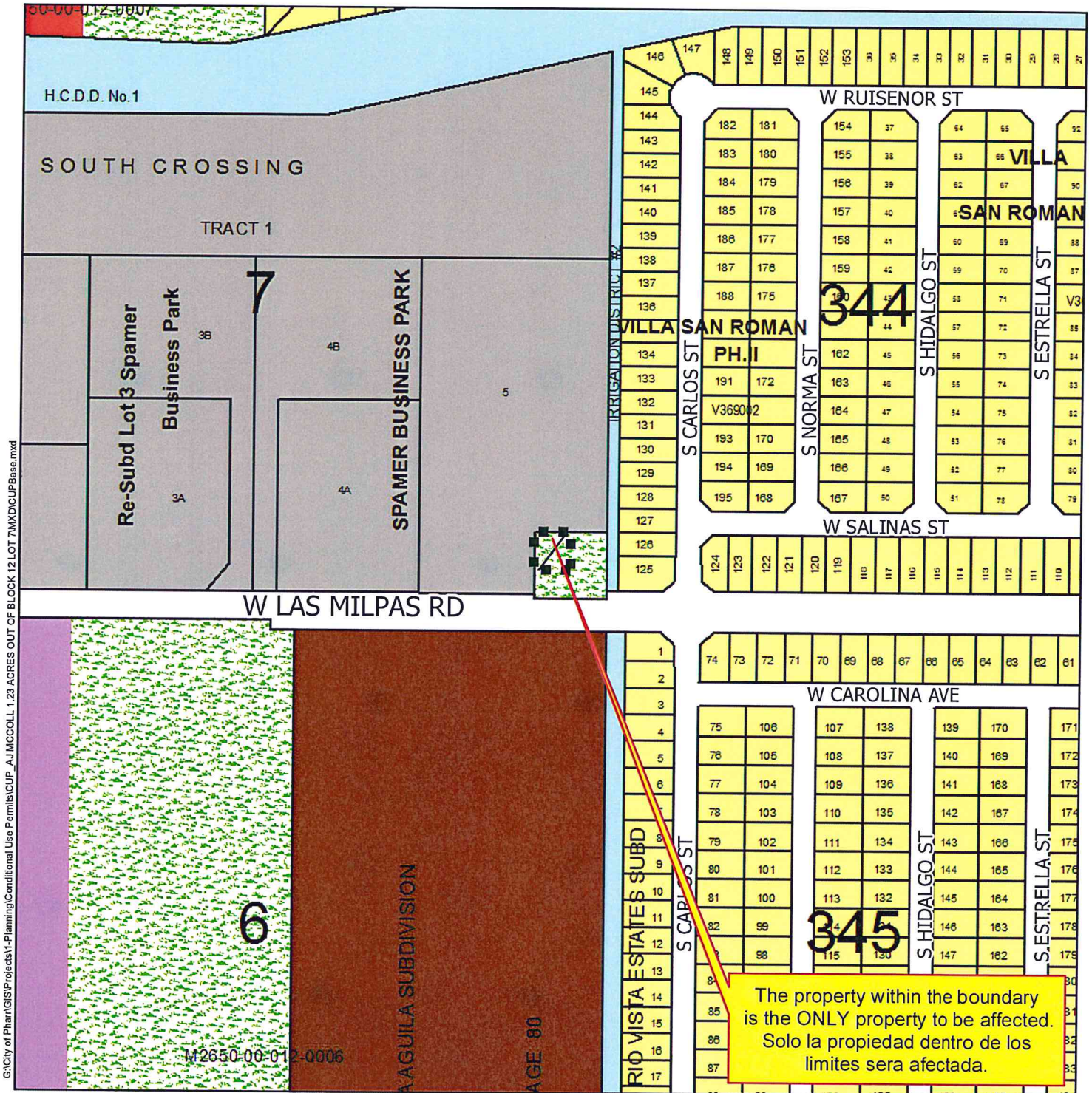
RECOMMENDATIONS:

Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to continue to allow an existing telecommunication tower in an Agricultural and/or Open Space District (A-O) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
5. The existing telecommunications tower must continue to comply with all setback and height requirements.
6. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission meeting of **May 01, 2017 at 5:00 pm.**

Proposed Conditional Use Permit
A.J. McColl 1.23Ac out of Block 12, Lot 7
William Bebb Francis, III/ American Tower Asset Sub, LLC



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

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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet



Date: 2/17/2017

Proposed Conditional Use Permit
A.J. McColl 1.23Ac out of Block 12, Lot 7
William Bebb Francis, III/ American Tower Asset Sub, LLC

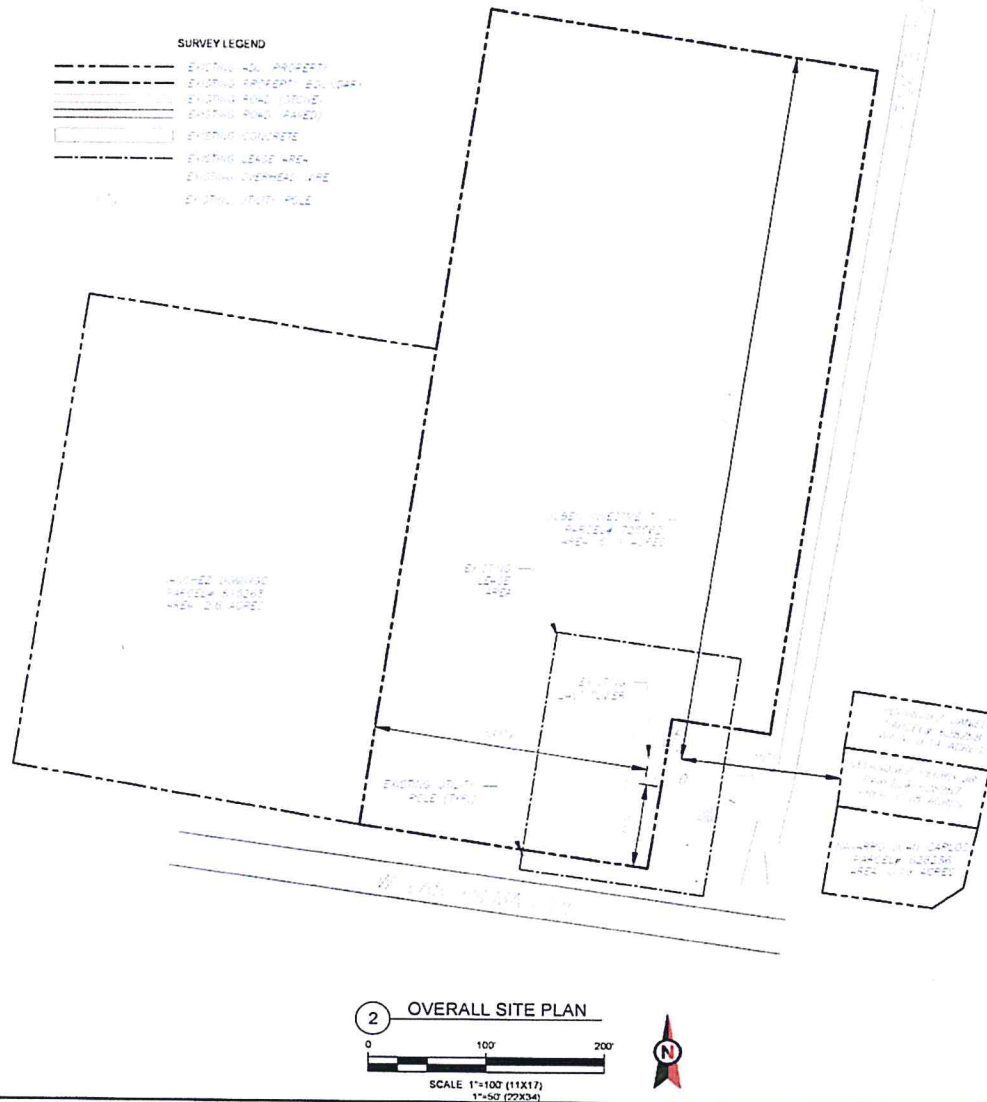
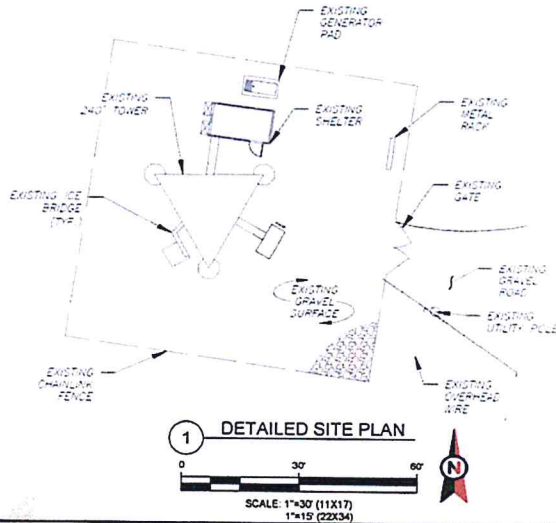


NOTES

- THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
- FIELD SURVEY DATE: 04/05/2013
- BOUNDARY INFORMATION OBTAINED FROM: BRADLEY G. WELLS, PLS

SURVEY LEGEND

- EXISTING ADJ. PROPERTY
- EXISTING PROPERTY BOUNDARY
- EXISTING ROAD (GRADE)
- EXISTING ROAD (PAVED)
- EXISTING CONCRETE
- EXISTING LEASE AREA
- EXISTING OVERHEAD WIRE
- EXISTING UTILITY POLE



AMERICAN TOWER
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: F-6274

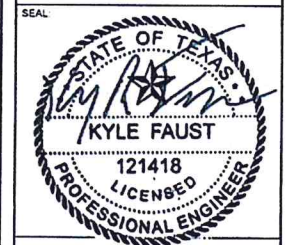
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY FURTHER ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV	DESCRIPTION	BY	DATE
0	FOR PERMITTING	JN	01/27/17
1			
2			
3			
4			

ATC SITE NUMBER:
310046

ATC SITE NAME:
HIDALGO TX

SITE ADDRESS:
1000 W. LAS MEMPAS ROAD
PHARR, TX 78577



Jun 30 2017 10:47 AM cosign

DRAWN BY:	JN
APPROVED BY:	KRF
DATE DRAWN:	01/27/17
ATC JOB NO:	12032902

SITE PLAN

SHEET NUMBER:	REVISION:
C-101	0

**SUBDIVISION PLAT OF
SPAMER BUSINESS PARK**

A TRACT OF LAND CONTAINING 23.91 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF LOT 7, BLOCK 12, A. J. MCCOLL SUBDIVISION, MAP REFERENCE: VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS.

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SPAMER BUSINESS PARK, AN ADDITION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER MAINS, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF PHARR, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF PHARR.

PRACTICE DEVELOPMENTS, LLC
A TEXAS LIMITED LIABILITY COMPANY
6245 PRODUCE ROAD
HIDALGO, TEXAS 78557
BY: JOAQUIN SPAMER, PRESIDENT

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOAQUIN SPAMER PERSONALLY APPEARED AND PROVIDED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, FURTHERMORE, AFTER BEING DUPLY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 21st DAY OF February, 2008 A.D.

[Signature]
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 2-28-2011

L. JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER
IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSTRUCTION HAS BEEN GIVEN TO THIS PLAT.
[Signature] 2/21/08
JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74800

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, CARLOS VASQUEZ, A REGISTERED PUBLIC LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE FOLLOWING DATE: 2/21/08

[Signature] 2/21/08
CARLOS VASQUEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 517
BEAUMONT, TEXAS 77801
(956) 818-1501 DATE SURVEYED: 12-29-06
CVR LAND SURVEYORS, L.L.C.

SUBDIVISION PLAT OF
SPAMER BUSINESS
PARK

A TRACT OF LAND CONTAINING 23.91 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF LOT 7, BLOCK 12, A. J. MCCOLL SUBDIVISION, MAP REFERENCE: VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SPAMER BUSINESS PARK, AN ADDITION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBMITTED HEREIN, HEREBY CHARGE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF PHARR, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF PHARR.

PRACTICAL DEVELOPMENTS, LLC
A TEXAS LIMITED LIABILITY COMPANY
823-PRODUCE ROAD
HIDALGO, TEXAS 78557
BY: JOAQUIN SPAMER, PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, JOAQUIN SPAMER
PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF
PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, FURTHERMORE, AFTER
BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS
CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED
THAT HE EXECUTED THE SAME FOR THE PURPOSE AND
CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND,
AND SEAL OF OFFICE, 2008 A.D. February 1st DAY OF February, 2008. N.Y.B.A.

Claudia M. N...
 ROTARY PUBLIC FOR THE STATE OF CALIFORNIA
 MY COMMISSION EXPIRES ON: 05/25/2008

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

[Signature]

MAYOR, CITY OF PHARR

DATE *2/20/03*
BY *[Signature]*

THIS SUBDIVISION PLAT OF SPAMER BUSINESS PARK HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF
THE CITY OF PHARR, TEXAS AND IS HEREBY APPROVED BY SUCH
COMMISSION.
DATED THIS 25th DAY OF February, 2008 A.D.

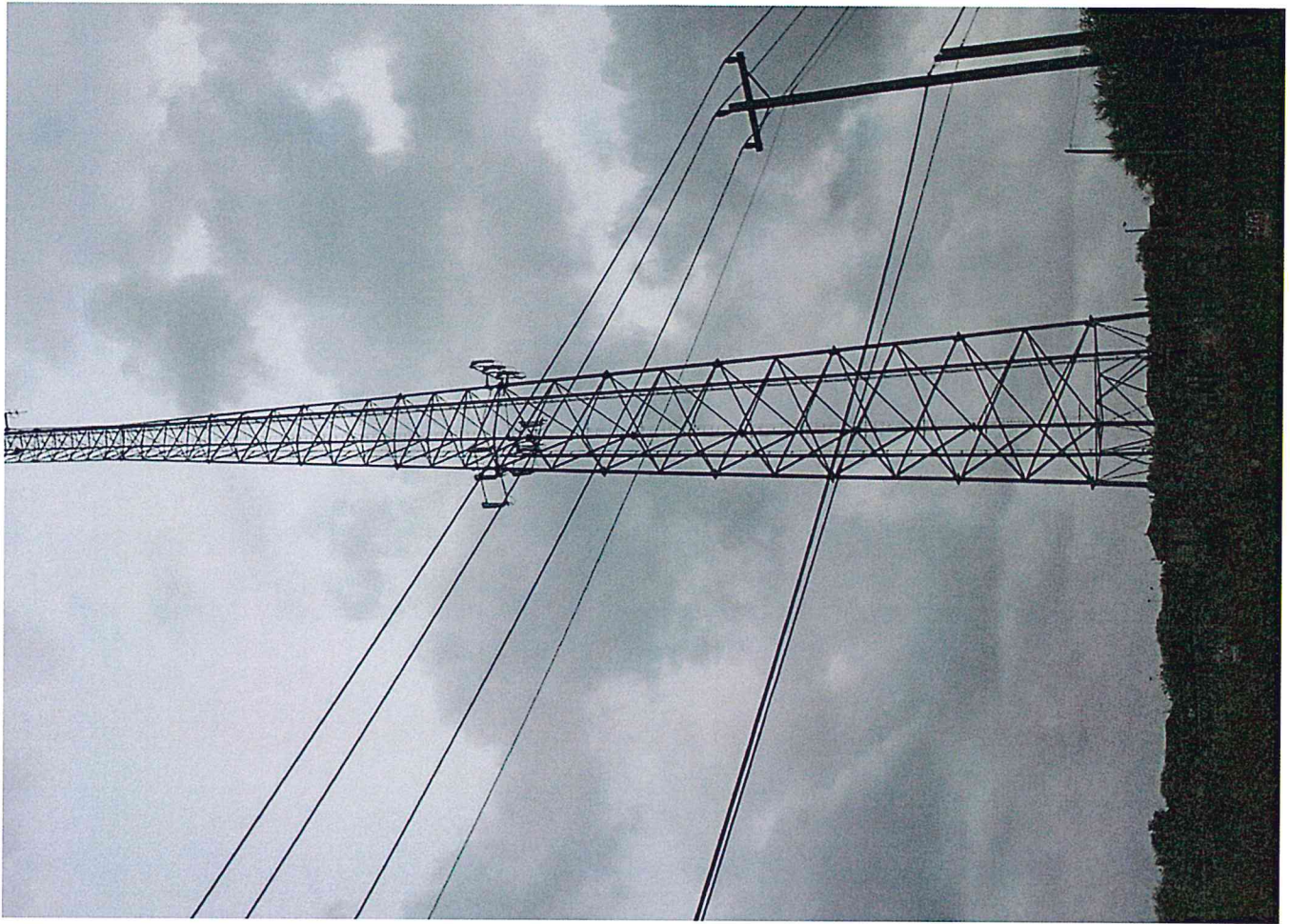
STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

CARLOS VASQUEZ
REGISTERED PROFESSIONAL LAND SURVEYOR N
517 BEAUMONT
MCALLEN, TEXAS 78501
(956) 818-1551 DATE SURVEYED: 12-29-06
CVQ LAND SURVEYORS LLC.



MEMORANDUM

DATE: MONDAY, APRIL 24, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR CHURCH –
(CENTRO FAMILIAR CRISTIANO IGLESIA DEL PUEBLO)
FILE NO. CUP#170212

GENERAL INFORMATION:

APPLICANT: Sonia Garcia, representing Centro Familiar Cristiano Iglesia Del Pueblo, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 14, Las Fuentes Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 424 West Navarro Street.

ZONING: The property is currently zoned Single-Family Residential District (R-1). The property to the north is zoned Single-Family Residential District (R-1) and Two-Family Residential District (R-2), to the south and east the property is zoned Single-Family Residential District (R-1) and to the west the property is zoned Agricultural and/or Open Space District (A-O). This area is generally designated for single-family residential use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Fifty (50) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received two (2) telephone calls, one for information and one in opposition of the item and two (2) individuals signed up to speak at the public hearing in opposition of the item.

**DEVELOPMENT
SERVICES**

RECOMMENDATIONS:

Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow a church in Single-Family Residential District (R-1) subject to the following conditions:

1. This Conditional Use permit shall be issued for the Life-of-the-Use and issued to the current owner only;
2. Parking requirements as per Ordinance;
3. If the need arises for expansion, applicant shall advise the city and it will be necessary for the Planning & Zoning Commission to reconsider this permit;
4. The applicant shall comply with the Landscaping and Sign Ordinance;
5. Any change in ownership or applicant conducting business shall terminate this Conditional Use Permit;
6. A building permit and Certificate of Occupancy will be required and current standard building codes must be observed; if applicable.
7. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the building being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission meeting of **May 01, 2017 at 5:00 p.m.**

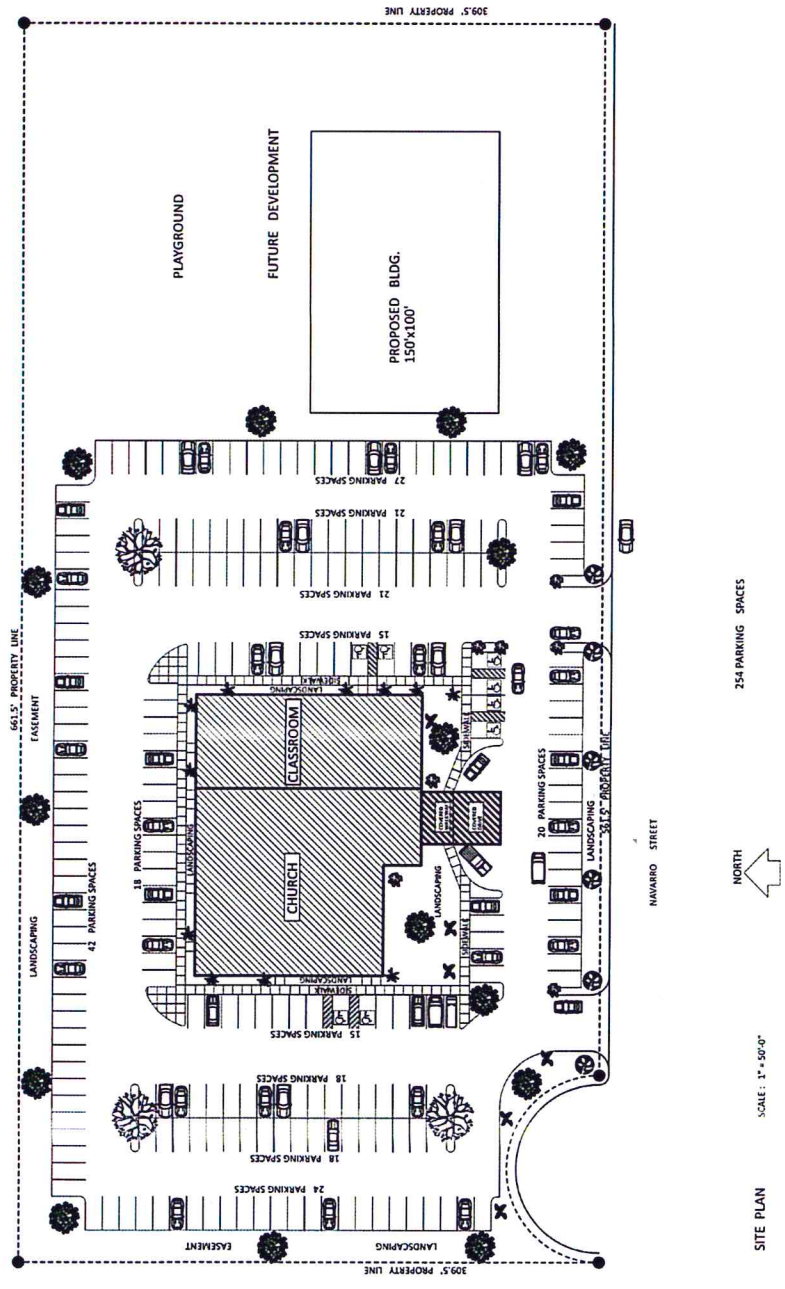


APPROVED
DRAWING 2/10/2017

NEW FACILITIES FOR
CENTRO CRISTIANO
FAMILIAR-DEL PUEBLO
PASTOR : RUBEN LEMA
PHARR
TEXAS

THIS DRAWING IS THE PROPERTY OF DOWDALL
McMASTERS AND ASSOCIATES THIS DRAWING
MAY NOT BE REPRODUCED OR COPIED IN WHOLE
OR PART THIS DRAWING IS FOR THE PROJECT
INDICATED ONLY AND ANY OTHER USE WITHOUT
WRITTEN CONSENT OF DOWDALL
McMASTERS AND ASSOCIATES MAY BE SUBJECT
TO PENALTY BY LAW

ARCHITECT:
McMASTERS
AND ASSOCIATES INC.
1101 VINE SUITE 8
MCALLEN, TEXAS 78501-560-2195



51' H.C.L.D. NO. 2 DRAINAGE DITCH R.O.W.

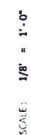


SCALE: 1" = 50'-0"

SITE PLAN



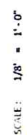
APPROVED
REVISED 2/10/2017



SOUTH **ELEVATION**



WEST ELEVATION



NORTH ELEVATION

EAST
ELEVATION

NEW FACILITIES FOR
CENTRO FAMILIAR
CHRISTIANO DEL PUEBLO
PASTOR: RUBEN LERMA
PHARR
TEXAS

ARCHITECT:
MCMASTERS
AND ASSOCIATES INC.
1101 VINE, SUITE F
MCALLEN, TEXAS
(956) 560-2195



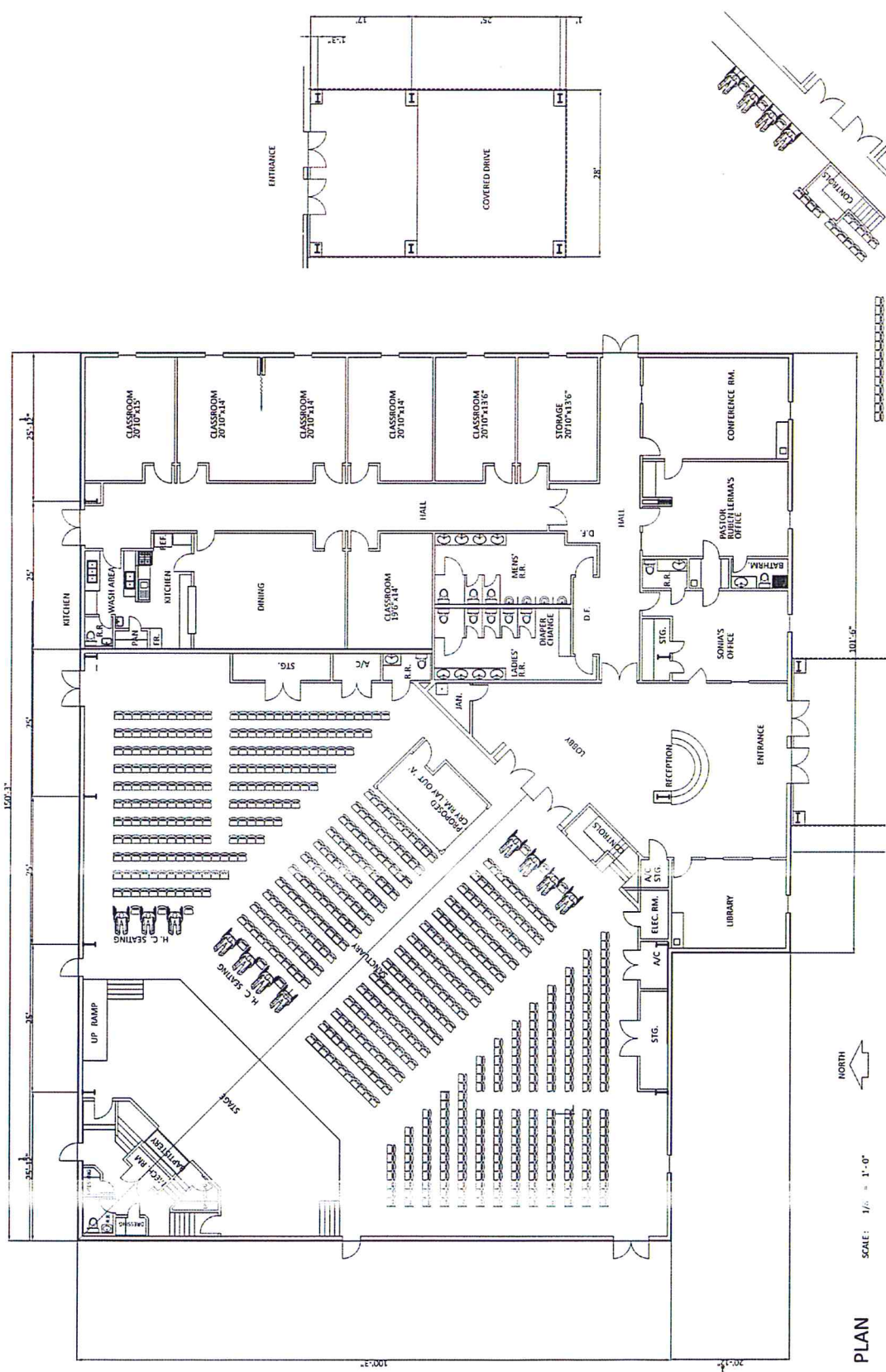
PROPOSED
CRYROOM LAY OUT ' B '

APPROVED
REVISED 2/10/2017



SCALE: 1/8" = 1'-0"

FLOOR PLAN



ARCHITECT:
MCMASTERS
AND ASSOCIATES INC.
1101 VINE, SUITE F
MCALLEN, TEXAS (956) 960-2195

THIS DRAWING IS THE PROPERTY OF DONALD L. MCMASTERS
AND ASSOCIATES. NO PART OF THIS DRAWING MAY BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT
THE WRITTEN CONSENT OF DONALD L. MCMASTERS
AND ASSOCIATES. ANY VIOLATION IS SUBJECT TO
PENALTY BY LAW.

NEW FACILITIES FOR
FAMILIAR
CHRISTIANO DEL PUEBLO
PASTOR: RUBEN LERMA
PHARM: TEXAS



MEMORANDUM

DATE: MONDAY, APRIL 24, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE SPECIAL USE PERMIT TO ALLOW AN ELECTRICAL
SUBSTATION
FILE NO. **SUP#170318**

GENERAL INFORMATION:

APPLICANT: John M. Garcia, representing AEP Texas, Inc., has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural and/or Open Space District (A-O).

LEGAL DESCRIPTION: The property is legally described as being the South one-half (1/2) of the South one-half (1/2) of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located within the 2400 Block of North Jackson Road.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north is zoned General Business District (C), Limited Industrial District (L-I) and High Density Multi-Family Residential District (R-4), to the south the property is zoned Agricultural and/or Open Space District (A-O), the property to the east is zoned Residential Mobile Home District (R-MH) and city limits lie to the west. This area is generally designated for single-family and multi-family residential use and commercial use in the Land Use Plan.

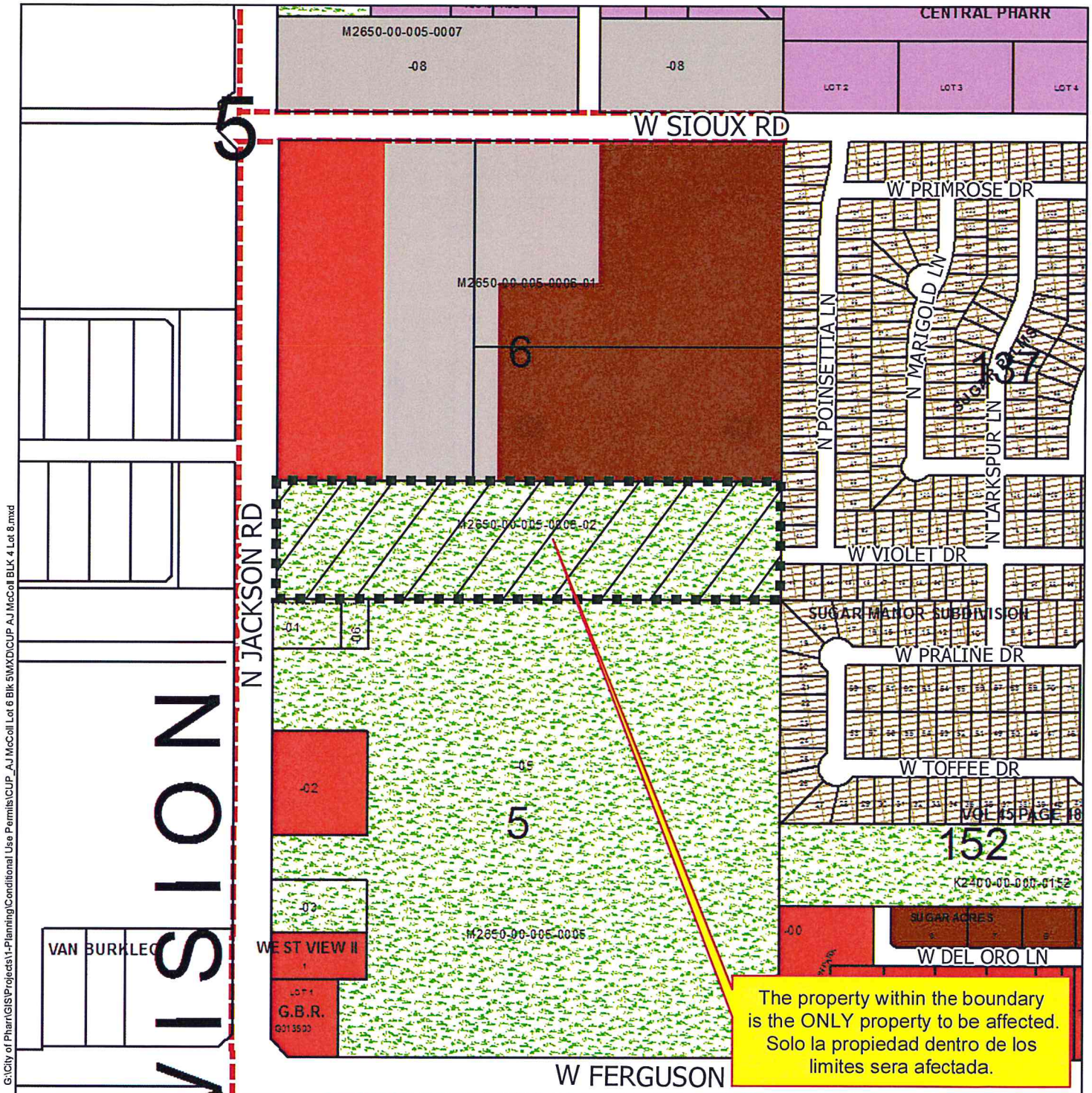
NOTIFICATION OF PUBLIC: Forty-one (41) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. One (1) person signed up to speak at the public hearing in opposition of the item.

DEVELOPMENT**SERVICES****RECOMMENDATIONS:**

Development Services is recommending to **table** of the Life-of-the-Use Special Use Permit to allow an Electrical Substation in a General Business District (C) subject to the following conditions:

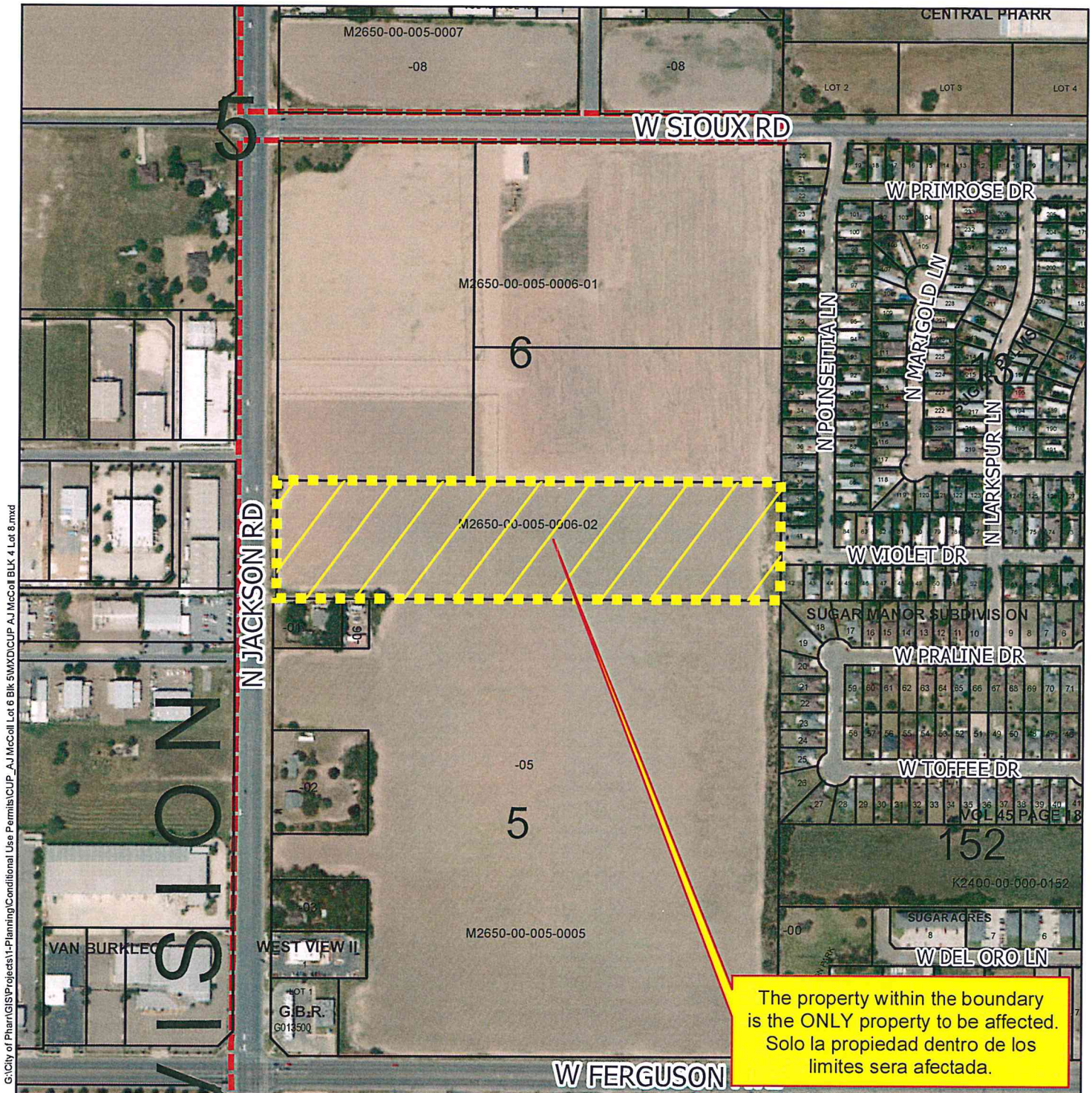
1. This permit shall be for the Life-of-the-Use and issued to the current owner only;
2. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Special Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Special Use Permit;
4. The property will need to be subdivided before use;
5. The Electrical Station must comply with all setback and height requirements.
6. All sites shall be surrounded by a 100% opaque buffer fence and shall be landscaped along the perimeter by drought tolerant plants or shrubbery or plants native to South Texas.
7. The following shall be considered as grounds for revocation of the Special Use Permit; and
 - Any change in use or change in extent of use, area or location;
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time; and
 - Special Use Permits that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission meeting of **May 01, 2017 at 5:00 p.m.**



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





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







cert #
648-6122

E4. SUP#170318 Electrical Substation

REC'D 3:54 pm
CC

CITY OF PHARR REGISTRATION FORM

APR 06 2017

PUBLIC HEARING

CITY OF PHARR
ADMINISTRATION
PHARR, TEXAS

Notice: You may speak on a subject that pertains to a legal notice requiring a public hearing in accordance with applicable federal, state, or local laws. A time limit of three (3) minutes per speaker is allowed. If you have been affected physically, by use or damage to property, or to any other legally recognizable interest, or received a written notice, please execute and submit this form to the office of the city clerk within the prescribed deadlines.

PRINTED NAME: Joe E. Degollado
2314 NORTH JACKSON RD.
ADDRESS: _____ CITY: PHARR STATE: TEXAS
ZIP CODE: 78577 PHONE NO: (A/C) 956-682-8602
EMAIL: _____ ORGANIZATION (IF ANY): NONE

Public Hearing Agenda Item #: sup 1703 For: _____ Against ☒

Board/Committee: P. AND Z. COMMISSION Meeting Date: APRIL 4-10TH 2017

How will or has the proposed action affect you?

IMPAIRED VALUE OF PROPERTY AND QUALITY OF
LIFE, LOOKING AT ELECTRICAL TOWER HIGH LINES
AND SAFETY ISSUES.

ACKNOWLEDGMENT

By signing below, I hereby acknowledge that I have been provided a copy of ordinance O-2015-28 that governs this matter, or was given the opportunity to review the ordinance, that contains the rules and procedures applicable to city meetings. I further acknowledge that I agree to comply with the provisions contained in the ordinance including but not limited to time limits, and I do not need further warning from the presiding officer or other officials. Any violation on my part shall subject me to any and all applicable punishment as contained therein, including but not limited to, removal from the premises.

SIGNATURE

Joe E. Degollado

DATE

APRIL
4-6-2017

Please fill out this form, and file with the City Clerk prior to the scheduled meeting in which the public hearing item appears. Once the meeting has started, the City Clerk will no longer accept registrations.



MEMORANDUM

DATE: MONDAY, APRIL 24, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: P.S.J.A. I.S.D. BUCKNER CAMPUS SUBDIVISION
FILE NO. **SUB#170101**

GENERAL INFORMATION:

APPLICANT: Hinojosa Engineering, Inc., representing Pharr-San Juan-Alamo I.S.D., is requesting preliminary plat approval of the proposed P.S.J.A. I.S.D. Buckner Campus Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a being a 9.973 acre tract of land, more or less, being Lot 1, Block "A", Kelly-Pharr Subdivision, of lands in Porciones 66, 67, 69 and 70, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1001 North Fir Street.

ZONING: The property is currently zoned Single-Family Residential District (R-1). The adjacent zones are General Business District (C) and Agricultural and/or Open Space District (A-O) to the north, Single Family Residential District (Small Lot) (R-1A) to the south, Single Family Residential District (Small Lot) (R-1A) and Single Family Residential District (R-1) to the east, and Single Family Residential District (Small Lot) (R-1A) and General Business District (C) to the west. The property is designated for public/semipublic use in the Land Use Plan.

PROPERTY PROPOSED USE: Institutional use.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat **approval** of the proposed P.S.J.A. I.S.D. Buckner Campus Subdivision subject to the following conditions:

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

1. Need additional 10' of R.O.W. on south side of East Cortez Avenue.
2. Need additional 7' of R.O.W. on east side of North Fir Street.
3. Provide 25' from centerline on north side for East Polk Avenue.
4. Pave 1/3 street R.O.W. and include street markings (crosswalks and stop bars).
5. Need street light detail (subdivision stage).

EASEMENTS:

1. Need to provide 15' Exclusive to City of Pharr easement around property.

**SIDEWALK:
ADA:**

1. 5' sidewalk with A.D.A. ramps and landings will be required to be constructed during subdivision stage.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Proposed 2" water line inside of property will be private.
2. Need to show size of water line on East Polk Avenue.
3. Proposed 2" water service will go up to the property line only.
4. Requires a meter box to be installed before meter is installed.
5. Will be required to use polyethylene tubing for any proposed water service, no copper will be allowed.
6. Corporation valve and curb stop will be brass.
7. Will be required to loop at two water sources.
8. Follow City of Pharr construction standards manual.

SEWER:

1. Proposed sewer service cannot attach directly to manhole, will need to be between 10'-15' away from manhole.
2. No permanent structures over the sewer line.
3. Proposed sewer service(s) will go to property line only.
4. All proposed sewer line(s) inside of property will be private.
5. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need to correct drainage directive.
2. Detention will need to be on-site.
3. Will be required to meet with Engineering Department regarding the Regional Detention Center.

OTHER:

1. Provide square footage for plat.
2. Add plat note: "Erosion and sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES).
3. Plat note #6, needs drainage figures.
4. State acreage in metes and bounds in the end clarify acreage, plat and metes and bounds do not match.
5. Provide space between plat note #6 and plat note #7.
6. Need S.W.P.P.P. with C.N.O.I. to be filed.
7. Need to label P.O.B. and indicate such on metes and bounds.
8. Must obtain Conditional Use Permit (C.U.P.) for institutional use prior to obtaining Certificate of Occupancy.
9. Traffic Impact Analysis will be required and recommendations shall be done on site.
10. Verify and match description for metes and bounds as well legal description for property, do not match.



Pharr Fire – Rescue
118 S Cage Blvd., 3rd Floor
Pharr, Texas 78577
Tel: (956) 402-4400 Fax: (956) 475-3433



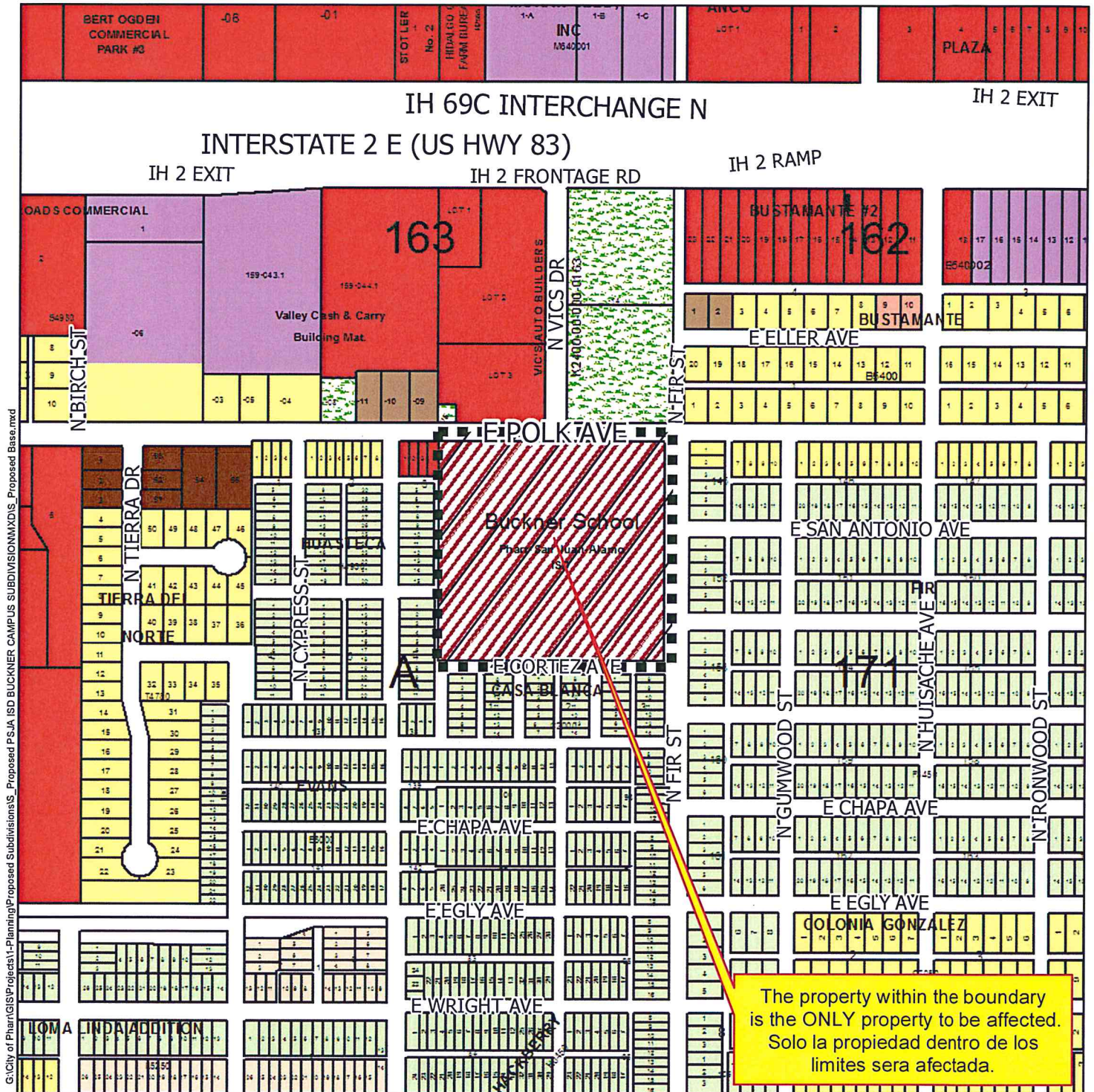
Subdivision: PSJA ISD Buckner Subdivision Plat Review

Reviewed By: Jacob Salinas Fire Marshal Date: 04/05/17

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of 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 hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture 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 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. 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. Street names shall be provided prior to or during the per-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.
6. 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.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. 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 Number 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 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. 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 2012: 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 a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

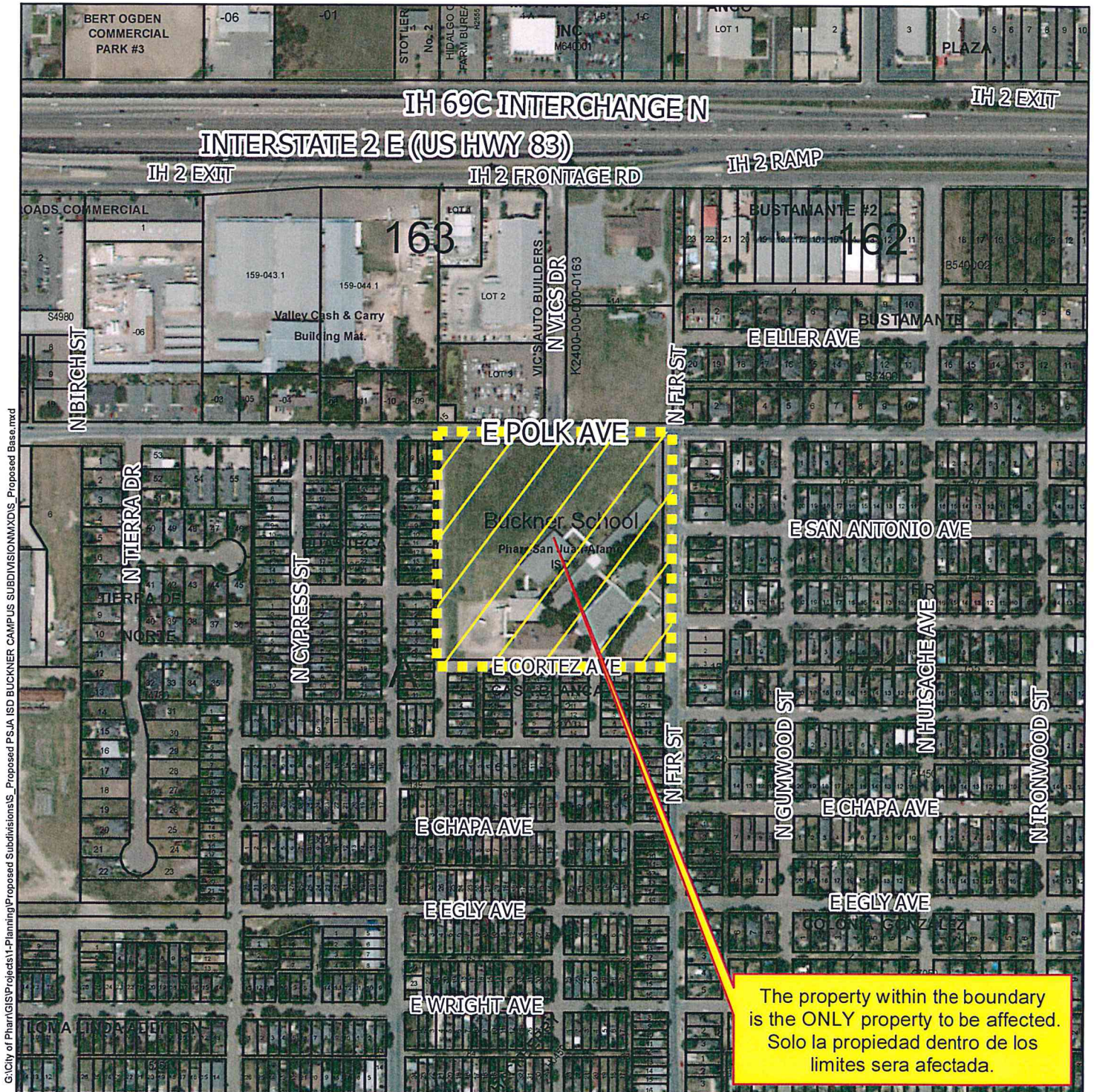
Additional Comments:

- ☒ Currently the school lacks required fire protection under the adopted City of Pharr Standards Manual for new Construction.
- ☒ Standards Manual calls for a 12" waterline for all educational facilities, and to loop the required waterline into approved water source, approved by both the water and fire department.
- ☒ Hydrant spacing shall be as follows, there will be a fire hydrant, at every 300ft intervals in all commercial, industrial, and educational facility areas.
- ☒ Need to add a 12-inch waterline into the existing waterline that is found on E Polk have the waterline run all along the east side of the school campus, that would connect into a second 12-inch waterline that will run along the south of the school campus on E Cortez and connect to the existing 8-inch waterline that is found at the far end of the property on the west side.



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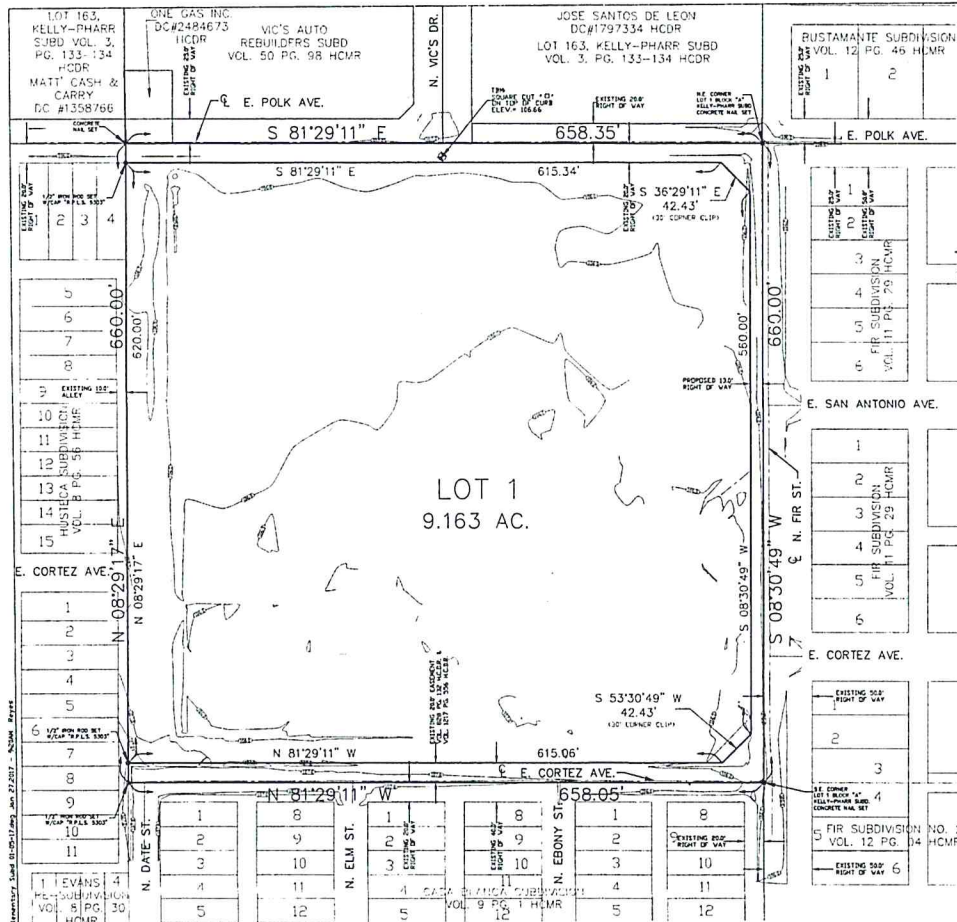




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- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo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





SCALE: 1"=60'
LEGEND

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS PSJA I.S.D. BUCKNER CAMPUS SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, DO(S) [X] HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, WATER COURSES AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NAME: DANIEL P. KING
TITLE:
OWNER: PHARR-SAN JUAN-ALAMO I.S.D.
ADDRESS: 601 E. KELLY AVE.
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED, KNOWN TO ME, TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH ALL THE CITY REQUIREMENTS OF THE CITY.

DATE: _____ DATE: _____
CITY OF PHARR CLERK: _____ CITY OF PHARR MAYOR: AMBROSIO HERNANDEZ

APPROVAL BY PLANNING AND ZONING COMMISSION:

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

DANNY WILE, CHAIRPERSON PLANNING AND ZONING COMMISSION

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 WAYS OR EASEMENTS.

PRESIDENT _____ ATTEST _____ SECRETARY _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 49.28 (a). 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

RAIL E. SEN, P.E., C.E.M.
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

I, RICARDO HINOJOSA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

RICARDO HINOJOSA, P.E. 2-02-17
REGISTERED PROFESSIONAL ENGINEER NO. 65228

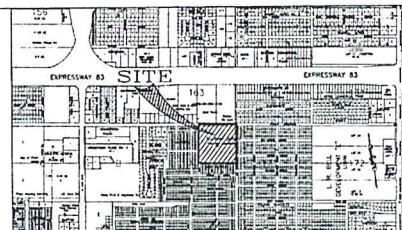
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF PSJA I.S.D. BUCKNER CAMPUS SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
JORGE RODRIGUEZ, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5303

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY AND ZIP	PHONE	FAX
OWNER: PHARR-SAN JUAN-ALAMO I.S.D.	601 E. KELLY	PHARR, TX 78577		
ENGINEER: HINOJOSA ENGINEERING	108 W. 18TH STREET	MISSION, TX 78572	(956) 581-0143	(956) 581-2074
SURVEYOR: JORGE RODRIGUEZ	108 W. 18TH STREET	MISSION, TX 78572	(956) 581-0143	(956) 581-2074



PREPARED BY: HINOJOSA ENGINEERING, INC.
108 W. 18TH STREET
MISSION, TEXAS 78572
DATE PREPARED: 01-06-2017
DATE SURVEYED: 01-27-2017

METES AND BOUNDS DESCRIPTION

A 9.973 ACRE TRACT OF LAND, MORE OR LESS, BEING LOT 1, BLOCK "A", KELLY-PHARR SUBDIVISION, OF LANDS IN PORCIONES 66, 67, 68, AND 70, HIDALGO COUNTY TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 3, PAGE 133 DEED RECORDS, OF HIDALGO COUNTY, TEXAS, AND VOLUME 0, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS, S.A.D. 9.973-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CONCRETE NAIL SET AT THE NORTHEAST CORNER OF LOT 1, SAME BEING THE INTERSECTION OF E. POLK AVE. AND N. FIR ST., FOR THE NORTHEAST CORNER HEREOF;

THENCE, S 08° 30' 49" W, ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 660.00 FEET, TO A CONCRETE NAIL SET AT THE SOUTHEAST CORNER OF LOT 1, AND INTERSECTION OF N. FIR ST. AND E. CORTAZ AVE., FOR THE SOUTHEAST CORNER HEREOF;

THENCE, N 81° 29' 11" W, ALONG THE SOUTH LINE OF LOT 1, AND E. CORTAZ AVE., A DISTANCE OF 658.35 FEET, TO A 1" IRON ROD SET, W/CAP "R.P.L.S. 5303" FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 08° 29' 17" E, ALONG THE WEST LINE OF LOT 1, PASS AT A DISTANCE OF 20.00 FEET, A 1" IRON ROD SET W/CAP "R.P.L.S. 5303", ON THE NORTH RIGHT-OF-WAY LINE OF E. CORTAZ AVE., AND PASS AT A DISTANCE OF 640.00 FEET, A 1" IRON ROD SET W/CAP "R.P.L.S. 5303", ON THE SOUTH RIGHT-OF-WAY LINE OF POLK AVENUE, CONTINUING A TOTAL DISTANCE OF 640.00 FEET, TO A CONCRETE NAIL SET ON THE NORTHEAST CORNER OF LOT 1, FOR THE NORTHEAST CORNER HEREOF;

THENCE, S 81° 29' 11" E, ALONG THE NORTH LINE OF LOT 1, AND CENTERLINE OF E. POLK AVE. A DISTANCE OF 658.35 FEET, FOR THE POINT OF BEGINNING, FOR THE NORTHEAST CORNER HEREOF;

BASIS OF BEARING, AS PER TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

GENERAL PLAT NOTES:

- MINIMUM FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB (ALL PROPOSED STRUCTURES)
- FLOOD ZONE DESIGNATION: FLOOD ZONE DESIGNATION: ZONE "D" COMMUNITY PANEL NO. 450347 0005 C MAP REVISED: OCTOBER 19, 1992. 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)
- BUILDING SETBACKS AS PER CITY ORDINANCE
- BENCHMARK: CITY OF PHARR BENCHMARK BM-48, N. 10599725.603 E. 10866731.177 ELEVATION=108.81 (NAVD 83). BENCHMARK: "SQUARE CUT" ON TOP OF CURB, ON SOUTH SIDE OF POLK AVE. APPROXIMATELY 327' EAST ON THE NORTHEAST CORNER OF PROPERTY. ELEVATION=166.06 NAVD83
- 5' SIDEWALK TO BE CONSTRUCTED ALONG ENTIRE PERIMETER OF PROPERTY AND RAMPS AND LANDINGS WILL BE ADA COMPLIANT ON SIDEWALKS WITH NO OBSTRUCTIONS
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION HAS ESTIMATED THAT AN AREA OF APPROXIMATELY _____ ACRES AND A VOLUME OF APPROXIMATELY _____ ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR. OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL PROTECTION REQUIREMENT.
- DETENTION AREA THREE FEET OR DEEPER WILL REQUIRE PERIMETER FENCE.
- 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.

HINOJOSA ENGINEERING, INC.
STRUCTURAL ENGINEERING
CIVIL ENGINEERING LAND SURVEYING
108 W. 18TH ST. MISSION, TEXAS
(956) 581-0143 FAX: (956) 581-2074
E-MAIL: HinojosaEngineering@aol.com
REGISTRATION NUMBER EXPIRATION DATE
F-508 9/30/2017
SURVEY REGISTRATION EXPIRATION DATE
NUMBER 10193753 12/31/2017

PSJA I.S.D. BUCKNER CAMPUS SUBDIVISION

A 9.973 ACRE TRACT OF LAND, MORE OR LESS, BEING LOT 1, BLOCK "A", KELLY-PHARR SUBDIVISION, OF LANDS IN PORCIONES 69, AND 70, HIDALGO COUNTY, TEXAS, VOLUME 3, PAGE 133 THROUGH 134, DEED RECORDS, HIDALGO COUNTY, TEXAS AND VOLUME 0, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

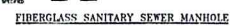
BY: _____ DEPUTY

PRELIMINARY

11-03-2017 AUG 19



WARNING
CONTRACTOR TO FIELD
VERIFY DEPTH & LOCATION
OF EXIST. UTILITIES PRIOR
TO CONSTRUCTION



- NOTE:
1. ALL CONCRETE SURFACES AND GRADE RINGS IN MANHOLES SHALL BE COATED WITH CALTAR. (BENTON)
 2. BACKFILL SHALL BE SAND OR SANDY LEAM MATERIAL.
 3. MANHOLE SHALL BE PLACED ON 8-INCH SAND BEDDING. SUBGRADE SHALL BE COMPACTED TO 95% DENSITY.

HINOJOSA
ENGINEERING, INC.
STRUCTURAL ENGINEERING & SURVEYING
CIVIL, MECHANICAL & ELECTRICAL
108 W. 18TH ST. MOSHOP, TEXAS
(956) 581-0143 FAX (956) 581-2074
E-MAIL: Hinojosaengr@aol.com
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL SURVEYOR
P-5028 7/30/2017
SURVEY REGISTRATION EXPIRATION DATE
NUMBER 10193753 12/31/2017

ENGINEER: W.R. HINOJOSA
DESIGNER: R.R.
SURVEYOR:
DRAWN BY: R.H.G.
JOB NO.: 15-133
BOOK NO.: