Pharr
Development Services
*Implementing your vision, improving your City*

**AGENDA**
**PLANNING & ZONING COMMISSION**
***City Commissioner's Room***
***118 S. Cage Blvd. April 10, 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: March 27, 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 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. **SUP#170317**

4. 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**

PLAT APPROVAL:

1. 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. **SUB#151126**

2. 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. **SUB#170205**

3. 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. **SUB#170308**

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 06th day of April 2017, at 12:30 p.m. and in the City of Pharr web site (www.pharr-tx.gov)

for Vanessa Castillo
Hilda Pedraza, City Clerk

**PLANNING & ZONING COMMISSION**
*City Commissioner's Room*
*118 S. Cage Blvd. March 27, 2017 - 6:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, March 27, 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
Melanie Cano, Director of Development Services
Roland Gomez, Assistant Development Services Director
Heriberto Martinez, Planner II
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 13, 2017.

There being no discussion, Rafael Munguia **moved** the minutes of March 13, 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: Approved as submitted
P. Rodriguez: Approved as submitted

The motion carried unanimously to approve the minutes of March 13, 2017 as submitted.

**PUBLIC COMMENTS:**

Danny Wylie asked if anyone had signed up for the Public Comments. Alexandra Esparza advised there were two individuals that had signed up to speak and called forth the first individual.

A gentleman approached the podium and introduced himself as Kenneth C. Fletcher living at 504 South Diplomat. He commented on the procedures on the complaint format on why a citizen of Pharr that has a home office is eligible to have a Conditional Use Permit or not. He stated that on the form it states if they would like to be contacted back and he has yet to be contacted for the information being requested. Mr. Fletcher stated that at the last P&Z meeting there was discussion about not being contacted and he looked at the State Law 2011.007C and it stated that the municipal tax rolls to be checked for current address. He stated that the ordinance in 2008, if he remembered correctly, states that we would have to pay to the county but municipal tax rolls could have been found on. He stated that State Law section 54.035E stated to use due diligence which includes knocking on a door at a house that has been sitting there within the two hundred-three hundred feet. Mr. Fletcher stated that if public hearing was not open to him he would like the thank Trancasa USA for locating in Pharr since Pharr has a busy bridge.

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

A gentleman approached the podium and introduced himself as Cristiano Garcia residing at 3700 Silver for 21 years. He stated that he has had problems with the dirt and he heard that Trancasa was moving but he would like to know when exactly. He stated that the city advised him they would be moving a little bit at a time but he has not seen any changes. There were the same amount of trucks and the dirt was getting worse, there had been plastic which was gone and it was only going to be worse. He stated the problems with the dirt are causing him and his wife health problems because the company Trancasa, USA were watering inappropriately. Mr. Garcia stated that they were using a forklift with a supply tank. He stated that he has been a resident of Pharr his whole life and he would like a little bit more attention. He stated he made a petition for his neighborhood with about 20 people or more. Mr. Garcia stated that his vote was his voice but that did not apply to the city since he had been fighting for about a year and nothing has changed. He stated that he hoped they moved out so that he could enjoy a steak without caliche flavor. Mr. Garcia stated that they should give more money to the police officers that work in the streets, in the sun, in the cold. They deserve a little bit more money.

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 advised the item will remain tabled.

**SONIA GARCIA**
**REP. CENTRO FAMILIAR CRISTIANO**
**IGLESIA DEL PUEBLO**

**LIFE-OF-THE-USE**
**CHURCH**
**CUP#170212**

Della Robles, Planner I, proceed to introduce the second item and advised that this item was tabled and needed to be un-tabled.

Charlie Ramirez **moved** to un-table the item. Luis Madrigal second the motion and when put to a vote it polled as follows:

D. Wylie: Approved to un-table
T. Greuner: Approved to un-table
R. Munguia: Approved to un-table
A. Castro: Approved to un-table
C. Ramirez: Approved to un-table
R. Robles: Approved to un-table
L. Madrigal: Approved to un-table
P. Rodriguez: Approved to un-table

The motion carried unanimously to un-table the item.

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. 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. 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 only 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 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.

Della Robles noted that if approved applicant would be required to submit a traffic impact analysis prior to releasing the Conditional Use Permit; also, no building permit would be issued until the traffic impact analysis is presented and approved by City of Pharr officials.

Ms. Robles advised that this item would go before the City Commission meeting of April 03, 2017, at 5:00 p.m. and that the applicant was in attendance.

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 advised there were two (2) individuals wishing to speak.

Alexandra Esparza called forth the first individuals, Elvia C. Manriquez and Jose Luis Manriquez, who were not in attendance.

Alexandra Esparza called forth the second individual signed up for public hearing.

An individual approached the podium and introduced herself as Margarita Pitones living at 419 Navarro Street. Ms. Pitones addressed the Commission in Spanish.

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 staff who exactly would approve the traffic impact analysis. Melanie Cano, Director of Development Services, advised that it will be reviewed by city officials which would include Public Works, City Engineering and Development Services. Mr. Madrigal asked that all would have to approve in order to move forward. Ms. Cano affirmed and stated that the city would make sure to take the measures listed in the T.I.A. Danny Wylie asked if the application was in line with the 10 year future land use city development. Melanie Cano advised this Conditional Use Permit was not included in the future land, the future land use plan was for zoning purposes and a guide for future development. She stated churches are allowed in all zoning districts with a stipulation required for a Conditional Use Permit. Della Robles advised there was a cul-de-sac. Rafael Munguia asked if they would have to adhere to the turning radius based off the recommendations. Della Robles advised they would have sufficient parking inside the lot, there should not be parking in the street. Danny Wylie asked if the area was going to be fenced in. Della Robles stated a 100% opaque buffer would be required. Melanie Cano advised the commission they have the option to table the item until the traffic impact analysis is presented to city staff.

The Commission called forth the applicant Sonia Garcia. An induvial approach the podium and introduced herself as Sonia Garcia residing at 300 Green Jay in Pharr. She stated they are requesting a permit for construction for their church. She stated that they had been around for 15 years, since 2002, and they had started as a small church seeking by the grace of God a place to worship. Ms. Garcia stated that they are a non-profit and tax exempt organization, ministering and helping families in need. Ms. Garcia stated they have food drives and the church has grown to 270-300 people together including kids. She stated they have a church construction project of 150' x 120' size, the worship area for 700 members will be 100' x 100' with proper acoustic preparations, so the noise would not be a problem. She stated that right now they have a church of around 270-300 members and they do not have any sound problems. The neighbors have had no problems with them. She stated that the parking lot should not be a problem due to the requirements asking for 220 parking lots and they will have 254 parking lots. Ms. Garcia advised that they have different hours of operation. They have around 50 people serving and they start to arrive around 9, 10, 11 and 12 so there is not a lot of traffic coming in. She stated in the past 15 years they have not had a problem with the Fire Department or any other department. She stated their purpose was to work with the community and help and use it as a shelter, in case a disaster, for families. Ms. Garcia stated they had been in contact with FEMA to see what the regulations were to be associated with them.

There being no further discussion, Luis Madrigal **moved** to table the request for a Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1) until the traffic impact analysis has been conducted. Andy Castro seconded the motion and when put to a vote it polled as follows

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

Motion carried unanimously to table the request for a Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1) until the traffic impact analysis has been conducted.

**BIG RIVER BREWERY, LLC** **CUP-ABC**
**CUP#170314**

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

Big River Brewery, LLC has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being a 0.37 acre tract of land, more or less, out of the E7.50AC-W20AC, Lot 107, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 505 West Nolana Loop. The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south, east and west. This area is generally designated for commercial use in the Land Use Plan. Code Compliance and Fire Marshal are pending inspection. The Police Chief and Planning Department recommend approval of the Conditional Use Permit. Three (3) 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 the legal notice. Development Services is recommending approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Della Robles advised that this item will go before the City Commission meeting of April 03, 2017, at 5:00 p.m. and that the applicant was in attendance.

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

Danny Wylie asked staff if the establishment was already opened. Melanie Cano advised that the applicants were in the process of getting all the permits. Luis Madrigal asked if they were going to have food and drink how much would be for sitting. Della Robles advised there would be 4 seats per table. There would be 300 feet for every additional parking space. Andy Castro asked what the hours of operation were.

The Commission called forth the applicant. A gentleman approached the podium and introduced himself as Esteban Padilla, address was 505 Nolana. He stated the hours of operation were 2 p.m. to 10 p.m. Monday through Saturday and 12 p.m. to 6 p.m. on Sunday. He stated there would not be mixed drinks sold since it was a brewery. Luis Madrigal asked if this was their first location. Mr. Padilla affirmed. Porfirio Rodriguez asked if there was going to be a fence placed for security purposes. Ms. Cano advised that buffering was not required by the ordinance.

There being no further discussion Luis Madrigal **moved** to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Rafael Munguia second the motion and when put to a vote it polled as follows:

| | |
|---|---|
| D. Wylie: Approved | C. Ramirez: Approved |
| T. Greuner: approved | R. Robles: Approved |
| R. Munguia: Approved | L. Madrigal: Approved |
| A. Castro: Approved | P. Rodriguez: Approved |

Motion carried unanimously to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

**SPOOR ENGINEERING CONSULTANTS, INC**
**REP. MARTIN RIOS**

**CHANGE OF ZONE**
**(AO TO R4)**
**COZ#170315**

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

Spoor Engineering Consultants, Inc., representing Martin Rios, owner, is requesting a change of zone from Agricultural and/or Open Space District (A-O) to High Density Multi-

Family District (R-4). The subject site is located on the west side of South Cage Boulevard and is physically located within 3100 and 3200 Block of South Cage Boulevard. The property is legally described as being 5.34 acres, more or less, out of Lot 245, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject site currently consists of one (1) lot which has a frontage of approximately 221 feet along South Cage Boulevard and has a depth of approximately 1,008 feet. South Cage Boulevard is a 120'-150' principal arterial which runs north and south with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan. The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north is zoned Agricultural and/or Open Space District (A-O), the south is zoned Single-Family Residential District (R-1) and General Business District (C), The property to the west is zoned Single-Family Residential District (R-1) and the property to the east is zoned Planned Unit Development (PUD). The property is generally designated for commercial and single family residential use in the Land Use Plan. The property to the east was rezoned to Planned Unit Development (P.U.D.) on December 21, 1982. On March 20, 1984, the front 250' x 200' of Lot 245 was rezoned to General Business District (C) and the rear 185.6' x 200' of Lot 245 was rezoned to Single-Family Residential District (R-1). The owner of the property is requesting a change of zone to High Density Multi-Family District (R-4) in order to construct apartments on said property. This district is established to provide adequate space and site diversification for higher density apartment complexes, including high-rise apartments and complexes with a number of buildings on the same tract of land. It is anticipated that developments in this zone will have to plat the property as a whole as part of the development process. Traditional area requirements are inappropriate for this district and height limitations are also relaxed, except when abutting single-family uses. Twenty-nine (29) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one telephone call for information only. Development Services is recommending approval of the request to re-zone to High Density Multi-Family District (R-4) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must subdivide and comply with all City Ordinances and City Department requirements.

Ms. Robles advised this item would go before the City Commission meeting of April 03, 2017, at 5 p.m. and that the engineer was in attendance.

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

Danny Wylie asked why it was not following the land use plan. Melanie Cano advised that it was not in line with the future land use plan; however, the future land use plan serves more as a guide for future development. She stated around the area to the north it was raw land and in this particular case the multi-family development; staff recommends approval because ideally that was the guide that the city would have commercial in the front followed by multi-family and residential towards the rear.

Tom Greuner called forth the applicant. An individual approached the podium and introduced himself as Steve Spoor, address was 202 S. 4th McAllen, TX, representing the

owner. Tom Greuner asked if the structure in the front would be torn down. Mr. Spoor advised that the mobile home along with several other things will be torn down. Mr. Greuner asked what his plan was for the middle part and if it would be dirt, grass, etc. Mr. Spoor advised that when he was creating the layout he started from the ends and worked his way to the middle. He stated that if they noticed the pond would be good for the middle area, however there would need to be a central area for green, meetings, barbeques etc., so that was why it was left open. Mr. Spoor stated that it would not develop the way it was on the layout. He stated the site plan showed how it could possibly be developed and to show how it was feasible to do it. He stated a site plan was a requirement for the zoning application to show that the buildings can be built and the parking could suffices to meet the city requirements. Mr. Spoor stated it could possibly be developed that way to meet the city requirements for landscaping, parking, green areas and drainage. He stated if the zoning was granted, he would come back during the subdivision plat approval process to address traffic, fire protection and everything that is required under the subdivision ordinance. Tom Greuner asked if trees were going to be placed. Mr. Spoor stated that they are required by city ordinance.

Tom Greuner asked staff what would happen to the piece of land that was to the north. Melanie Cano advised that they would have to take a look at it, but there might be some sufficient area requirements for single-family.

There being no further discussion, Rafael Munguia **moved** to approve the change of zone request from Agricultural and/or Open Space District (A-O) to High Density Multi-Family District (R-4). Charlie Ramirez second the motion and when put to a vote it polled as follows:

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

Motion carried unanimously to approve change of zone request from Agricultural and/or Open Space District (A-O) to High Density Multi-Family District (R-4).

**ILSE VIDAURRI**
**REP. TRANCASA USA, INC**

**SPECIAL USE PERMIT**
**PARKING FACILITY**
**SUP#170316**

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

Ilse Vidaurri, representing Trancasa USA, Inc., has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow a parking facility in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 7.576 acre tract of land, more or less, out of Lot 377, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1500 and 1600 Block of West Hi-Line Road. The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding area is zoned Limited Industrial District (L-I) to the north, Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) to the west and east, and Agricultural and/or Open Space District (A-O) to the south. This area is generally designated for industrial use in the Land Use Plan. Ten (10) surrounding

property owners were notified of the request by letter and a legal notice was published in the Advance Newspaper. Staff received no response to the letters or the legal notice. Development Services is recommending approval of the request for a Special Use Permit to allow a parking facility in an Agricultural and/or Open Space District (A-O) subject to the following conditions:

1. This Special Use Permit is provisional and not to exceed one year;
2. Any change in ownership or applicant conducting business shall terminate this Special Use Permit;
3. If the need arises for expansion, it will be necessary for the Planning & Zoning Commission to reconsider this permit;
4. Applicant will be required to apply for and obtain all necessary permits prior to any construction on said property; the appropriate permit for improvements/construction that is to occur on the property
5. If approved, temporary parking which includes: caliche shall be permitted;
6. A concrete entrance leading into the property will be necessary prior to the operation of any business;
7. Applicant shall be required to do maintenance on property to include, but is not limited to, the watering down of site daily; and
8. The following shall be considered as grounds for the revocation of a Special 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.
    - Special 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.

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. There being no one 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 staff if the land was already in use. Della Robles advised it was not. Mr. Madrigal asked they would want to pave with caliche. Ms. Robles affirmed and stated it would be a temporary location until they had moved all the vehicles and purchased the property next door. She stated they would go through with the subdivision process and comply with everything the city required. Danny Wylie asked if this business was the same business that was having problems up north. Melanie Cano affirmed. Danny Wylie asked what the city's definition of temporary was. Melanie Cano advised that this was a Special Use Permit and the requirements were not to exceed one year; a provisional permit for a specified time frame. Danny Wylie asked about all the environment issues as in leaks and absorption into the ground. Ms. Cano advised those leaks were not considered as an illegal discharge, but would reach out to Public Works and TCEQ if necessary. Danny Wylie asked if it would be monitored by the city. Ms. Cano affirmed.

Danny Wylie asked if the city would allow it to be paved other than caliche. Ms. Cano advised that they were not the property owners, it was something that would be a part for their future development and it was the option presented to the applicants. Danny Wylie asked if the year could be cut down to 6 months. Ms. Cano advised as the Planning and Zoning Commission they are allowed to add any additional requirements.

Tom Greuner called forth the applicant. An individual approached the podium and introduced herself as Ilse Vidurri, with Trancasa USA. She stated they have been audited by the Texas Commission of Environmental Quality and they received a letter stating they were not contaminated. She stated they went through an audit in February and what they had been doing was helping reduce the dust. Ms. Vidurri stated that they had 30 acres next to the provisional truck trailer parking but they were waiting for funding of $4 million dollars to double up the concrete yard. She stated the expected wait time was one year and that was the reason to get a provisional parking lot outside the residential zone into the industrial zone to reduce the complaints from the neighbors. Danny Wylie asked what they had done to the new location to eliminate the problems on the old location. Ms. Vidurri stated that all the recommendations by the Texas Commission of Environmental were done, such as water the caliche 4 times a days, place a tarp, and they had reduced the last 7 to 10 parking spaces. She stated the benefit of the new location was that the surrounding property was not residential. Danny Wylie asked staff that since there was no residential the contamination does not apply. Melanie Cano advised there were measures city staff recommended; one was to water the caliche for the dust control as well as additional requirements. Luis Madrigal asked the applicant what the timeline to move from the north to the industrial area was. Ms. Vidurri advised it would take like a month or two; the issue due to security reasons, getting a new fence, all new caliche, and setting up cameras. Edward Wylie advised the Commission that there was a bigger issue that he would be able to explain in executive session.

*The Planning and Zoning Commission entered executive session at 6:47 p.m.*

*The Planning and Zoning Commission returned from executive session at 7:05 p.m.*

There being no further discussion, Rafael Munguia **moved** to approve the Special Use Permit for a parking facility with the stipulation that they have: 2 months to relocate from current location and 6 months of temporary parking with caliche; a total of 8 months to bring into compliance. Luis Madrigal second the motion and when put to a vote it polled as follows:

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

Motion carried unanimously to approve the Special Use Permit for a parking facility with the stipulation of 2 months to relocate from current location and 6 months of temporary parking with caliche; a total of 8 months to bring into compliance.

**PLAT APPROVAL: NONE**

**ANNOUNCEMENTS/OTHER BUSINESS:**

Tom Greuner opened up a discussion regarding the cell towers and the landscaping that has adequate buffering. He stated that in the packet there was a cell tower that had a hurricane fence. He asked what the city had planned in the future to make it look nicer. Melanie Cano stated that they were in the process of updating the cell tower ordinance to include landscape and buffering and be included for other non-confirming use as well. It would be added the next City Commission meeting for the first reading.

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

**ADJOURNMENT:** There being no further business, Romeo Robles **moved** that the meeting be adjourned. Luis Madrigal second the motion and when put to a vote, the motion carried by unanimous consent, the Planning and Zoning meeting adjourned at 7:08 p.m.

_____
Danny Wylie, Chairman

ATTEST:

_____
Tom Greuner, Secretary

# Audience Attendance Sheet

Pharr Development Services

DATE MARCH 27, 2017

MEETING: P&Z MEETING

| NAME: PRINT | ADDRESS: | PHONE NO. | -AGENDA- ITEM NUMBER |
|---|---|---|---|
| K.C. Fletcher | 904 E. Dykman Dr | 2199893 | 9 & 349 |
| Sonia Garcia | 8420 S. Cage Blvd Phar | 475-7383 | 170212 |
| Brenda M. Burt | 8420 S. Cage Blvd Phar | 789-0681 | 170212 |
| Abdiel Eguerrero | — — | 475-6861 | 170212 |
| Ruben Lerma | — — — | 624-7069 | 170212 |
| CRISANTO GARCIA | 3700 -SILER LANE | 289-3318 | PUBLIC COMMENTS |
| Margarita Pitones | 419 Navarro St. Pharr Tx. | 956) 800 2276 | 170212 |
| ESTEBAN PADILLA | 505 W. NOLAND | (956) 566 1455 | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Pharr
Development Services

Pharr
All-America City
2006

# MEMORANDUM

**DATE:** MONDAY, APRIL 10, 2017

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR AN EXISITING 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:

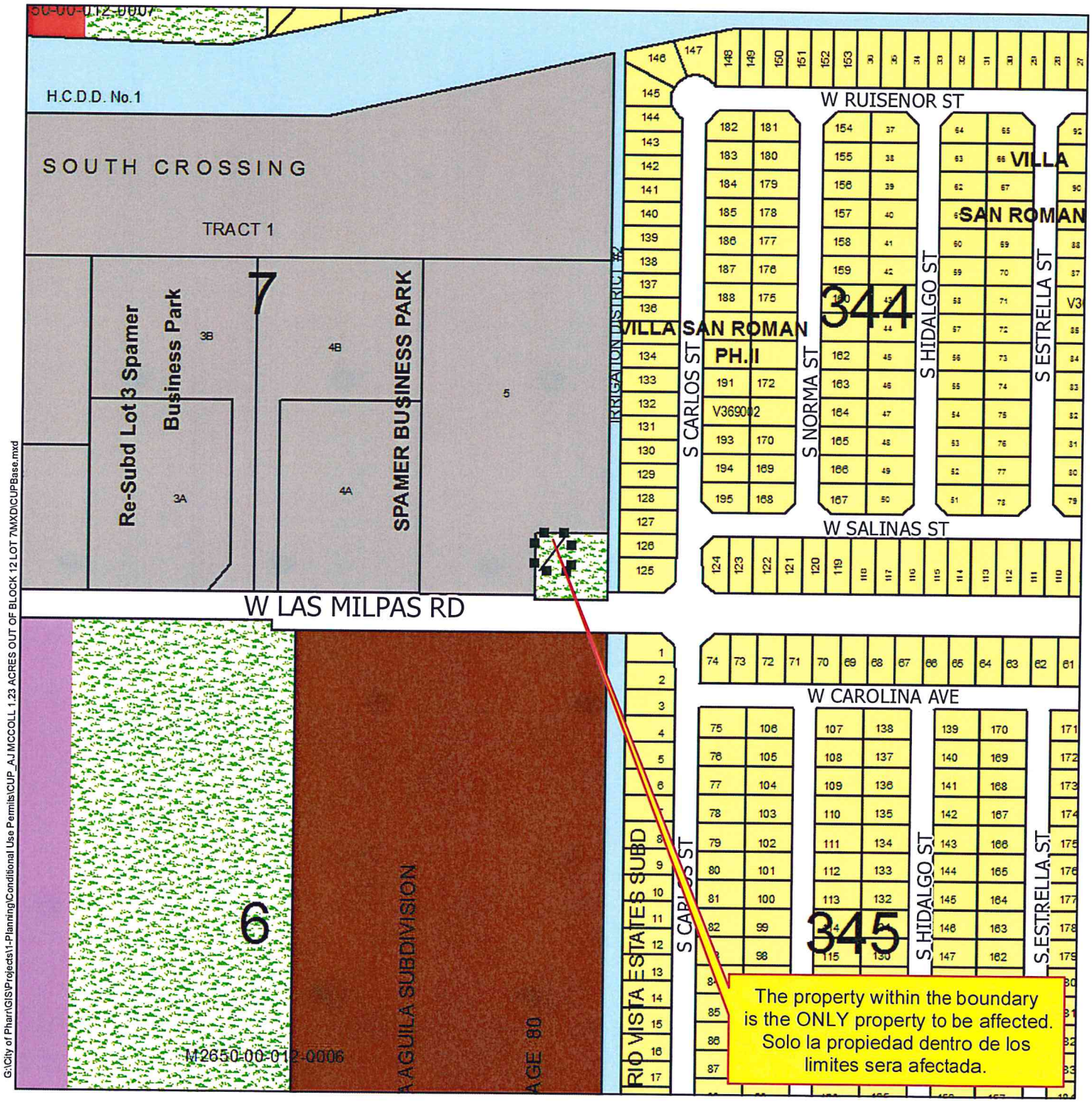
1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any 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 **April 17, 2017 at 5:00 pm.**

P:\Admin\MY FILES\CUPs\TOWER\A.J McColl Blk 12 Lot 7_American Tower Asset Sub, LLC_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

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP_AJ MCCOLL 1.23 ACRES OUT OF BLOCK 12 LOT 7\MXD\CUPBase.mxd

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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N W E S

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

Pharr All-America City 2006

Pharr Engineering

G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP_AJ MCCOLL 1.23 ACRES OUT OF BLOCK 12 LOT 7\MXD\CUPBase.mxd

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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet

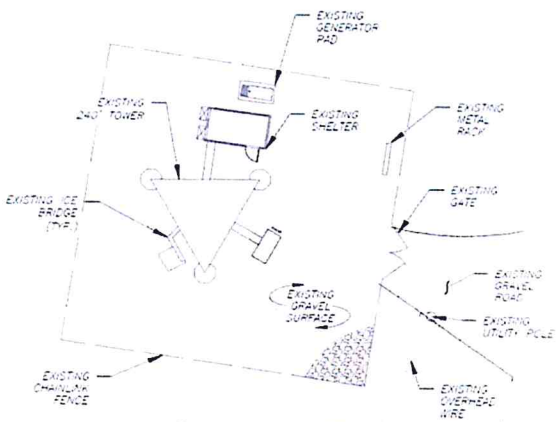
0 150 300 600 900 1,200 Feet

N W E S

Date: 2/17/2017

NOTES:

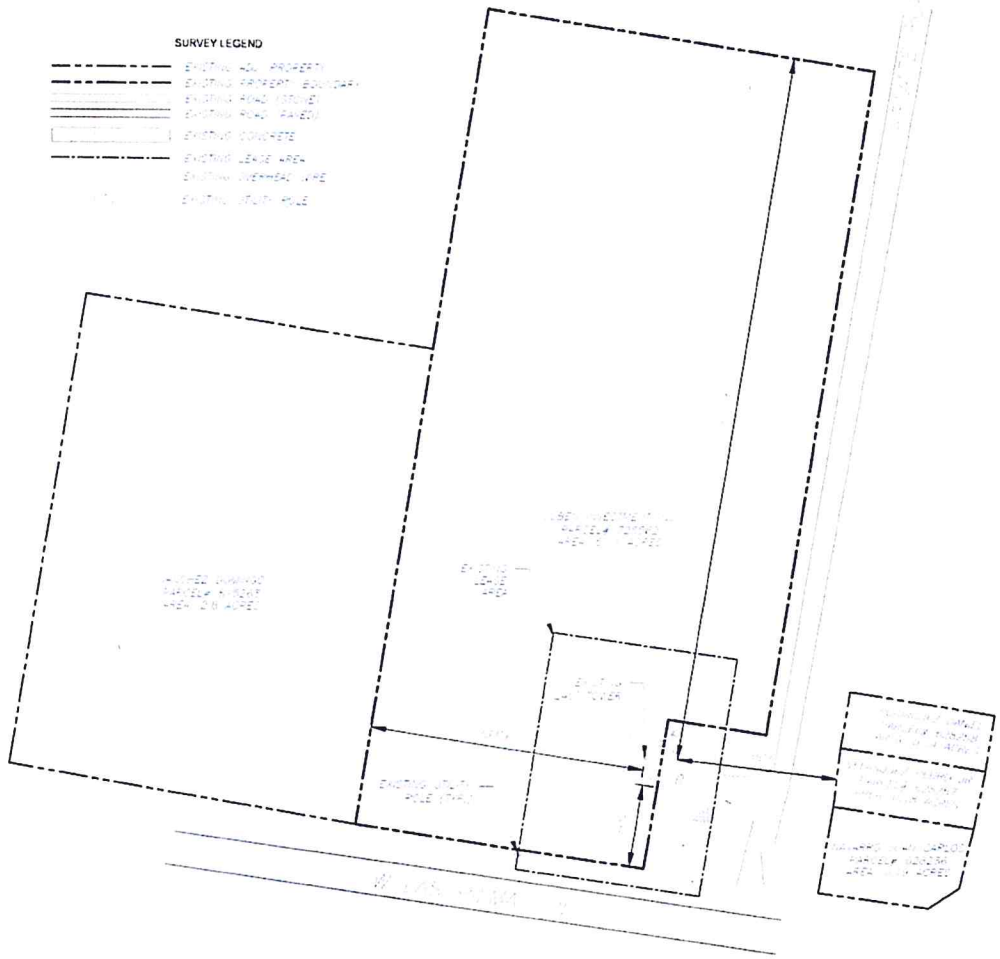
1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
2. FIELD SURVEY DATE: 04/05/2013
3. BOUNDARY INFORMATION OBTAINED FROM: BRADLEY G. WELLS, PLS.




1 DETAILED SITE PLAN

0 30' 60'

SCALE: 1"=30' (11X17)
1"=15' (22X34)




2 OVERALL SITE PLAN

0 100' 200'

SCALE: 1"=100' (11X17)
1"=50' (22X34)

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 OR 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. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR 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 |

ATC SITE NUMBER:
310046

ATC SITE NAME:
HIDALGO TX

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

SEAL:
STATE OF TEXAS
KYLE FAUST
121418
LICENSED
PROFESSIONAL ENGINEER

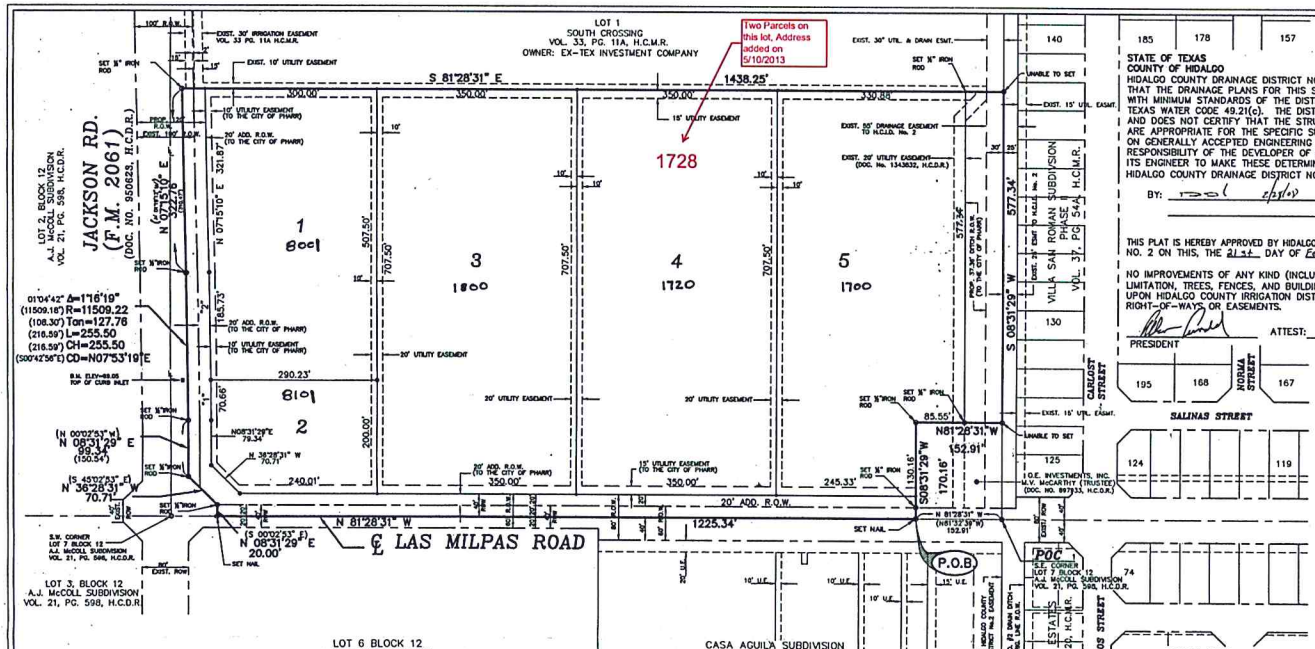
Jan 30 2017 10:47 AM cosign

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

SITE PLAN

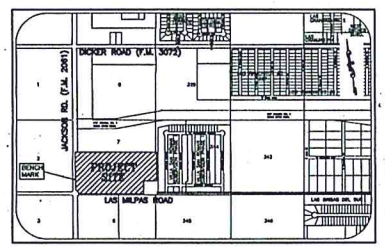
| SHEET NUMBER: | REVISION: |
|---|---|
| C-101 | 0 |

5290-




| CURVE DATA | | | | | |
|---|---|---|---|---|---|
| NUMBER | DELTA | RADIUS | TANGENT | LENGTH | CHORD |
| 1 | 00°21'02" | 11549.22' | 35.33' | 70.66' | 70.66' |
| 2 | 00°55'17" | 11549.22' | 92.87' | 185.73' | 185.72' |

| LOT AREAS | | |
|---|---|---|
| LOT # | AREAS | ACRES |
| 1 | 149,463 | 3.43 |
| 2 | 56,757 | 1.30 |
| 3 & 4 | 247,625 | 5.69 |
| 5 | 222,953 | 5.12 |




LOCATION MAP
SCALE: 1" =1,000'

FILED FOR RECORD IN:
HIDALGO COUNTY
BY ARTURO GUAJARDO, JR.
COUNTY CLERK
ON: 2/29/08 AT 11:45 AM/PM
AS A RECORDING NUMBER 1201122
BY: Imelda Leal DEPUTY

Recorded in Volume 54 Page 175
of the map records of Hidalgo
County, Texas
Arturo Guajardo, Jr.
County Clerk

DATE OF PREPARATION: NOVEMBER, 2007 DRAWN BY: P.GONZALEZ & L. HDZ

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javhin@rgv.rr.com

## METES AND BOUNDS

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, H.C.D.R., AND SAID 23.91 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING ON THE SOUTHEAST CORNER OF SAID LOT 7 AND THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO O.E. INVESTMENTS, INC., RECORDED IN DOCUMENT NO.897933, H.C.D.R. AND IN THE RIGHT-OF-WAY LINE OF LAS MILPAS ROAD. THENCE, N 81° 28' 31" W (N 81° 32' 39" W), ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 152.91 FEET TO NAIL SET ON THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO PRACTICAL DEVELOPMENT LLC, RECORDED IN DOCUMENT NO. 1843526, H.C.D.R., FOR THE SOUTHEAST CORNER AND THE BEGINNING OF THIS TRACT;

THENCE, N 81° 28' 31" W, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 7 AND THE RIGHT-OF-WAY LINE OF SAID LAS MILPAS ROAD, A DISTANCE OF 1225.34 FEET TO A NAIL SET ON THE EAST RIGHT-OF-WAY LINE OF JACKSON ROAD (F.M. 2061), AS RECORDED IN DOCUMENT NO. 950823, H.C.D.R. FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 31' 29" E (S 00° 03' 53" E), ALONG THE EAST RIGHT-OF-WAY OF SAID JACKSON ROAD (F.M. 2061), A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE NORTH RIGHT-OF-WAY OF SAID LAS MILPAS ROAD, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 36° 28' 31" W (S 45° 02' 53" E), CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID JACKSON ROAD (F.M. 2061), A DISTANCE OF 70.71 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 08° 31' 29" E (N 00° 03' 53" W), CONTINUING ALONG THE EAST RIGHT-OF-LINE OF SAID JACKSON ROAD (F.M. 2061), A DISTANCE OF 99.34 FEET (150.54 FEET) TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR A POINT OF CURVATURE OF THIS TRACT;

THENCE, CONTINUING ALONG THE EAST RIGHT-OF-LINE OF SAID JACKSON ROAD (F.M. 2061) AND SAID CURVE TO THE LEFT WITH A RADIUS OF 11509.22 FEET (11509.16 FEET), AN INTERIOR ANGLE OF 01° 16' 19" (01° 04' 42"), AN ARC LENGTH OF 255.50 FEET (216.58 FEET), A TANGENT OF 127.76 FEET (108.30 FEET), AND A CHORD THAT BEARS N 07° 53' 19" E (S 00° 42' 56" E), A DISTANCE OF 255.50 FEET (216.59 FEET) TO 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR A POINT OF TANGENCY OF THIS TRACT;

THENCE, N 07° 15' 10" E (N 01° 19' 12" W), CONTINUING ALONG THE EAST RIGHT-OF-LINE OF SAID JACKSON ROAD (F.M. 2061), A DISTANCE OF 322.76 FEET (310.43 FEET) TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE SOUTH LINE OF SOUTH CROSSING SUBDIVISION, RECORDED IN VOLUME 33, PAGE 11-A, H.C.M.R., FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81° 28' 31" E, ALONG THE SOUTH LINE OF SAID SOUTH CROSSING SUBDIVISION, AT A DISTANCE OF 1408.25 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE EAST LINE OF A 20.00 FOOT UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1343832, H.C.D.R., AND CONTINUING A TOTAL DISTANCE OF 1438.25 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH CROSSING SUBDIVISION AND THE EAST LINE OF SAID LOT 7, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 31' 29" W, ALONG THE EAST LINE OF SAID LOT 7, AT A DISTANCE OF 577.34 FEET TO THE NORTHEAST CORNER OF O.E. INVESTMENTS, INC. TRACT AND CONTINUING A TOTAL DISTANCE OF 577.34 FEET TO THE NORTHERN MOST SOUTHEAST CORNER OF SAID PRACTICAL DEVELOPMENT LLC TRACT, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 81° 28' 31" W, ALONG THE SOUTH LINE OF SAID PRACTICAL DEVELOPMENT LLC TRACT, AT A DISTANCE OF 87.56 FEET PASS THE EAST LINE OF SAID 20.00 FOOT UTILITY EASEMENT, AND CONTINUING A TOTAL DISTANCE OF 152.91 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 08° 31' 29" W, ALONG THE EAST LINE OF SAID PRACTICAL DEVELOPMENT LLC TRACT, AT A DISTANCE OF 130.16 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE NORTH RIGHT-OF-WAY OF SAID LAS MILPAS ROAD, AND CONTINUING A TOTAL DISTANCE OF 170.16 FEET TO THE POINT OF BEGINNING, CONTAINING 23.91 ACRES OF LAND, MORE OF LESS.

STATE OF TEXAS
COUNTY OF HIDALGO
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE 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

BY: 2/21/08

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE 21st DAY OF February, 2008 A.D.

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

PRESIDENT ATTEST: SECRETARY

SCALE: 1" = 100'
BASIS OF BEARING:
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD, 83 SOUTH ZONE

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP – COMMUNITY PANEL No.480334-0500 B: REVISED JANUARY 21, 1981
2. FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED FROM THE CENTER OF EACH LOT.
3. A 6' BUFFER IS REQUIRED BETWEEN RESIDENTIAL ZONES AND COMMERCIAL ZONES AND ALONG THE EAST SIDE OF LOT 5.
4. A TOTAL OF 3.27 ACRE FEET OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THE FOLLOWING DETENTION AMOUNTS ARE REQUIRED FOR EACH LOT:
   LOT 1..... 23,002 CUBIC FEET
   LOT 2..... 8,718 CUBIC FEET
   LOT 3..... 38,091 CUBIC FEET
   LOT 4..... 38,091 CUBIC FEET
   LOT 5..... 34,334 CUBIC FEET
5. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED ON ANY EASEMENTS.
6. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   FRONT..... 40' FOR LOT 1 & 2 AND 30' FOR LOTS 3-5
   SIDE..... 15' OR GREATER FOR EASEMENT
   SIDE CORNER ..... 20' OR GREATER FOR EASEMENT
   REAR ..... 15' OR GREATER FOR EASEMENT
7. A 5' WIDE SIDEWALK IS REQUIRED ALONG THE EAST SIDE OF JACKSON ROAD AND A 5' SIDEWALK IS REQUIRED ON THE NORTH SIDE OF LAS MILPAS ROAD TO BE INSTALLED AT TIME OF BUILDING PERMIT STAGE.
8. PROJECT BENCHMARK ELEVATION=89.05 TOP OF CURB INLET LOCATED APPROXIMATELY 240 FEET NORTH OF CENTER LINE OF LAS MILPAS ROAD ON THE EAST SIDE OF JACKSON ROAD. (CITY OF PHARR B.M. 14 ELEVATION=87.32)
9. ½" DIAMETER IRON RODS SET AT ALL LOT CORNERS, UNLESS OTHERWISE SPECIFIED.
10. THERE SHALL BE A 20% FRONT STREET YARD LANDSCAPING REQUIRED FOR EACH LOT AT THE TIME OF BUILDING PERMIT.
11. IF THE P.I. OF THE SUBGRADE EXCEEDS 15, LIME STABILIZATION WILL BE REQUIRED.
12. DEVELOPER WILL BE REQUIRED TO INSTALL WHEELCHAIR RAMP LANDINGS (ADA APPROVED) AT TIME OF SUBDIVISION CONSTRUCTION
13. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY PRIOR TO ISSUANCE OF BUILDING PERMITS FOR LOTS 1-5. LOTS 1 & 2 MUST COMPLY WITH TXDOT ACCESS MANAGEMENT POLICY.
14. TxDOT PERMIT IS REQUIRED FOR ACCESS ALONG TxDOT RIGHT-OF-WAYS.
15. RECIPROCAL ACCESS AGREEMENT IS REQUIRED BETWEEN LOT 1 & 2 AND FUTURE COMMERCIAL PROPERTY TO THE NORTH.
16. ALL DRIVEWAY REQUIREMENTS INCLUDING LOCATION AND DIMENSIONS ALONG SOUTH JACKSON ROAD SHALL BE CONSTRUCTED AS PER APPROVED TXDOT PERMITTING REQUIREMENTS AND THE CITY OF PHARR
17. PROPOSED LOTS 1 AND 2 WILL BE USED FOR COMMERCIAL PURPOSES.
18. ALL COMMON ACCESS PARKING AND LANDSCAPE AREAS WILL BE MAINTAINED BY THE LOT OWNER.
19. A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES.
20. FENCE REQUIRED IF DETENTION POND(S) ARE 3' IN DEPTH OR DEEPER.
21. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT TIME OF BUILDING PERMIT STAGE.
22. AN ENGINEERING DETENTION PLAN MUST BE APPROVED BY THE CITY OF PHARR PRIOR TO ISSUANCE OF BUILDING PERMIT.

# 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 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.

2/21/08
DATE

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 FORECOING 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
THIS THE 21st DAY OF February, 2008 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 2-15-08

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

2/28/08
MAYOR, CITY OF PHARR DATE

2-28-08
CITY CLERK DATE

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.

CHAIRMAN, PLANNING & ZONING COMMISSION

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.

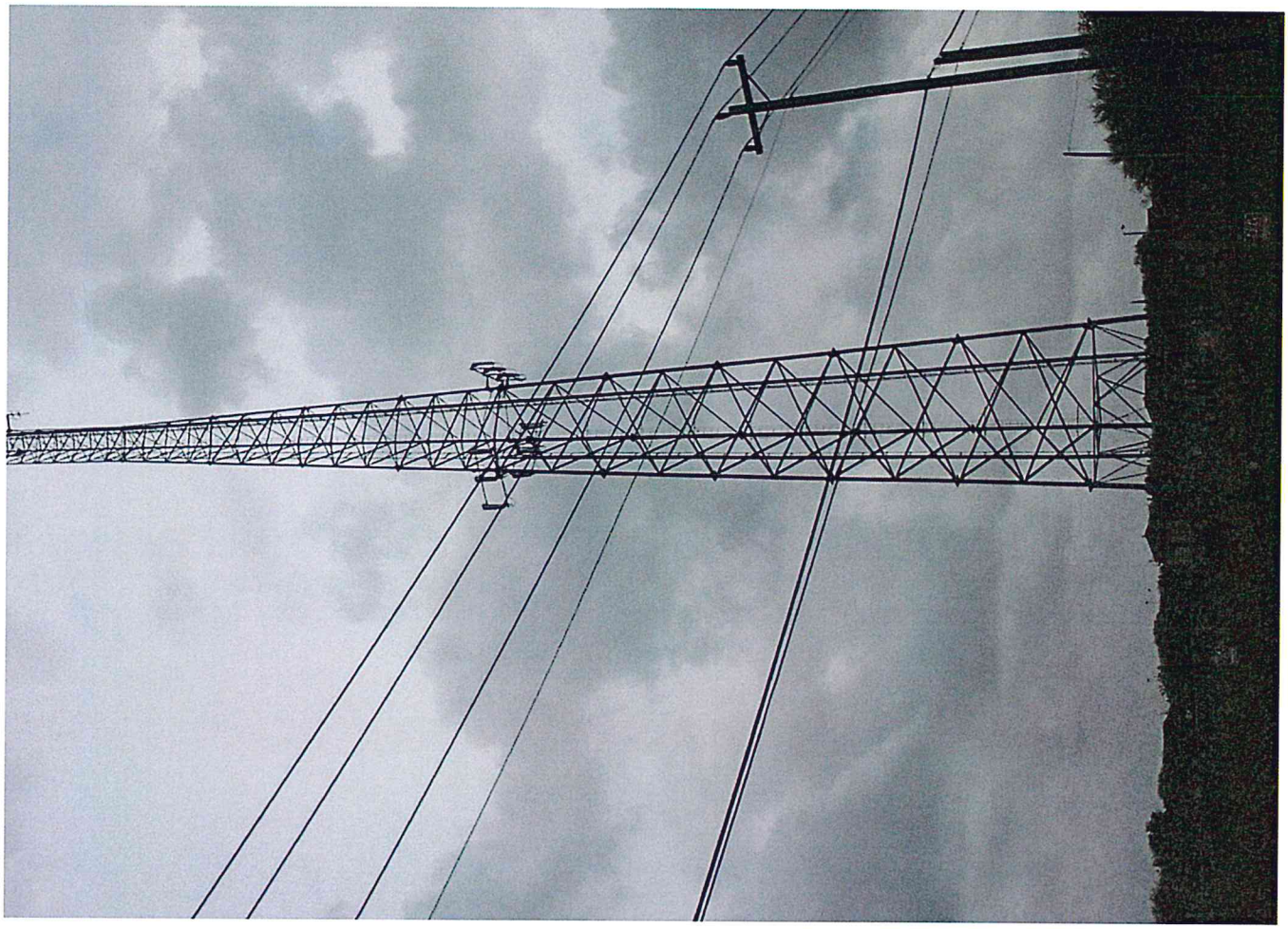
2/21/08
JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

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.

2/21/08
CARLOS VASQUEZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4600
517 BEAUMONT
McALLEN, TEXAS 78501
(956) 618-1551 DATE SURVEYED: 12-29-06
CVQ LAND SURVEYORS LLC.

061201



Pharr
Development Services

Pharr
All-America City
2006

# MEMORANDUM

**DATE:** MONDAY, APRIL 10, 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.

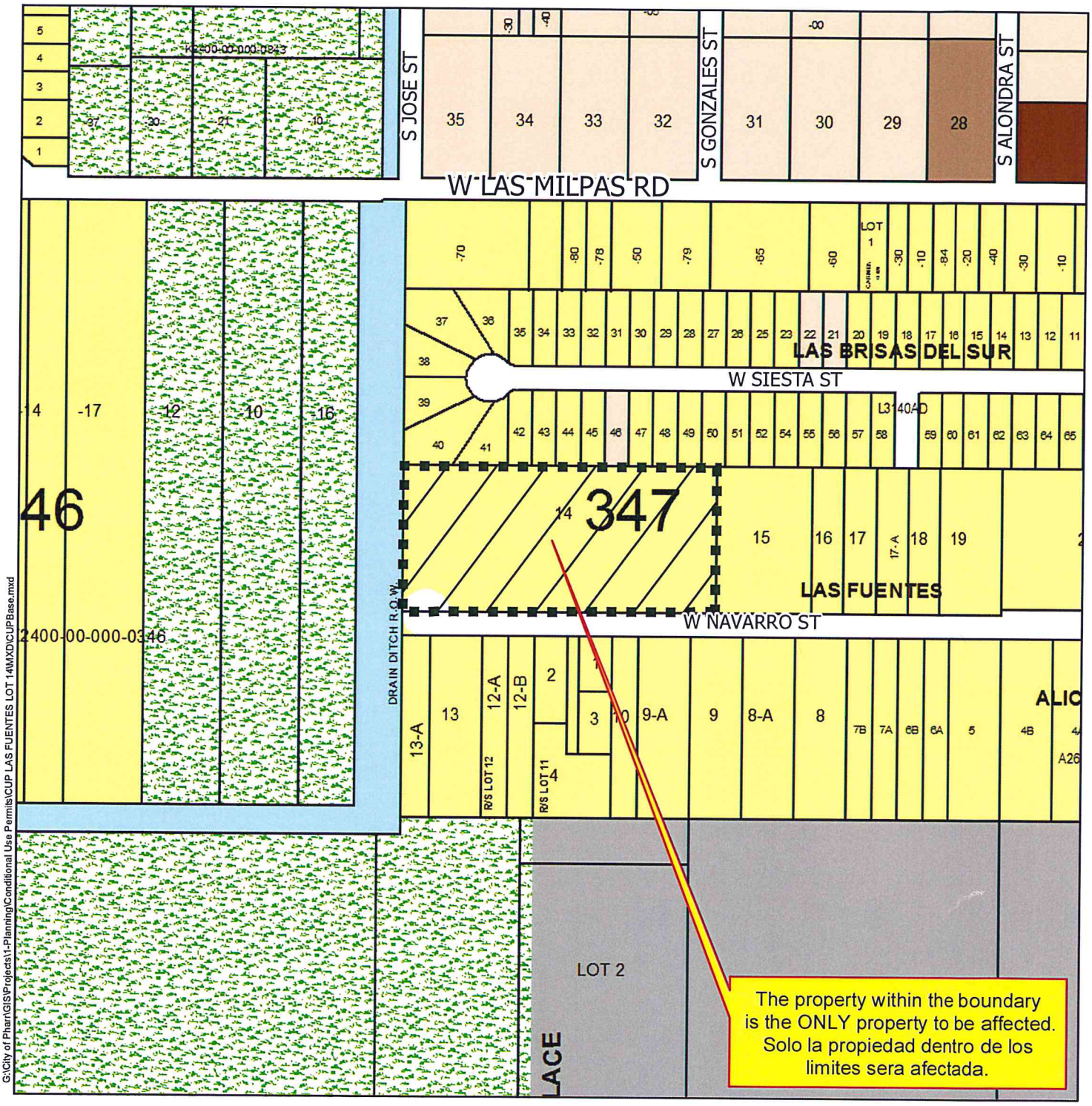
**NOTE:** This item will go before the City Commission meeting of **April 17, 2017** at **5:00 p.m**.

P:\Admin\CUPs\CHURCH\CH_CENTRO FAMILIAR CRISTIANO IGLESIA DEL PUEBLO_S GARCIA_2017

Proposed Conditional Use Permit
Las Fuentes Lot 14
Sonia Garcia/ Ruben Lerma

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP LAS FUENTES LOT 14\MXD\CUPBase.mxd

| | | | | |
|---|---|---|---|---|
| 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

0 150 300 600 900 1,200 Feet

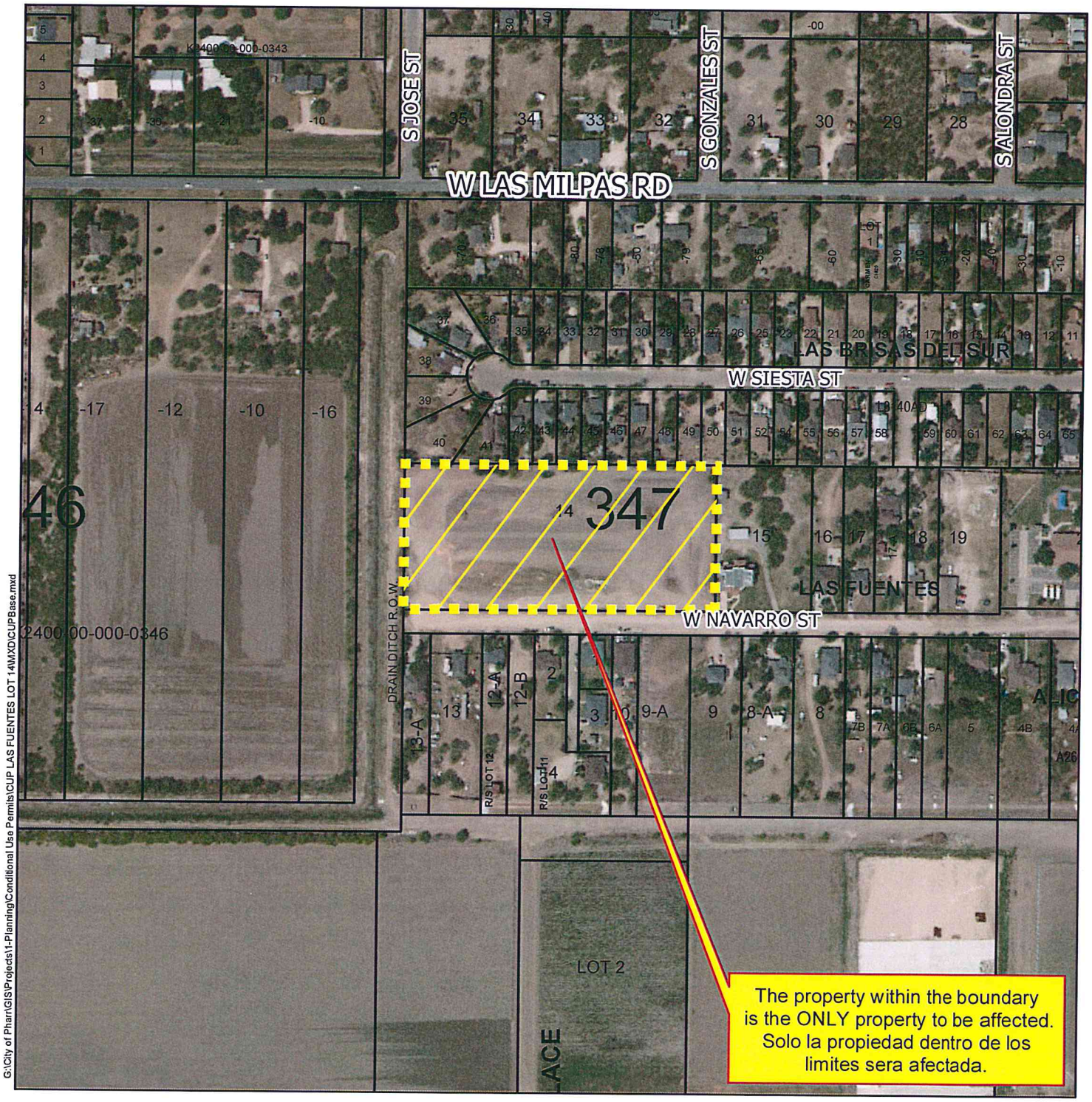
N W E S

Date: 3/6/2017

Proposed Conditional Use Permit
Las Fuentes Lot 14
Sonia Garcia/ Ruben Lerma

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP LAS FUENTES LOT 14\MXD\CUPBase.mxd

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

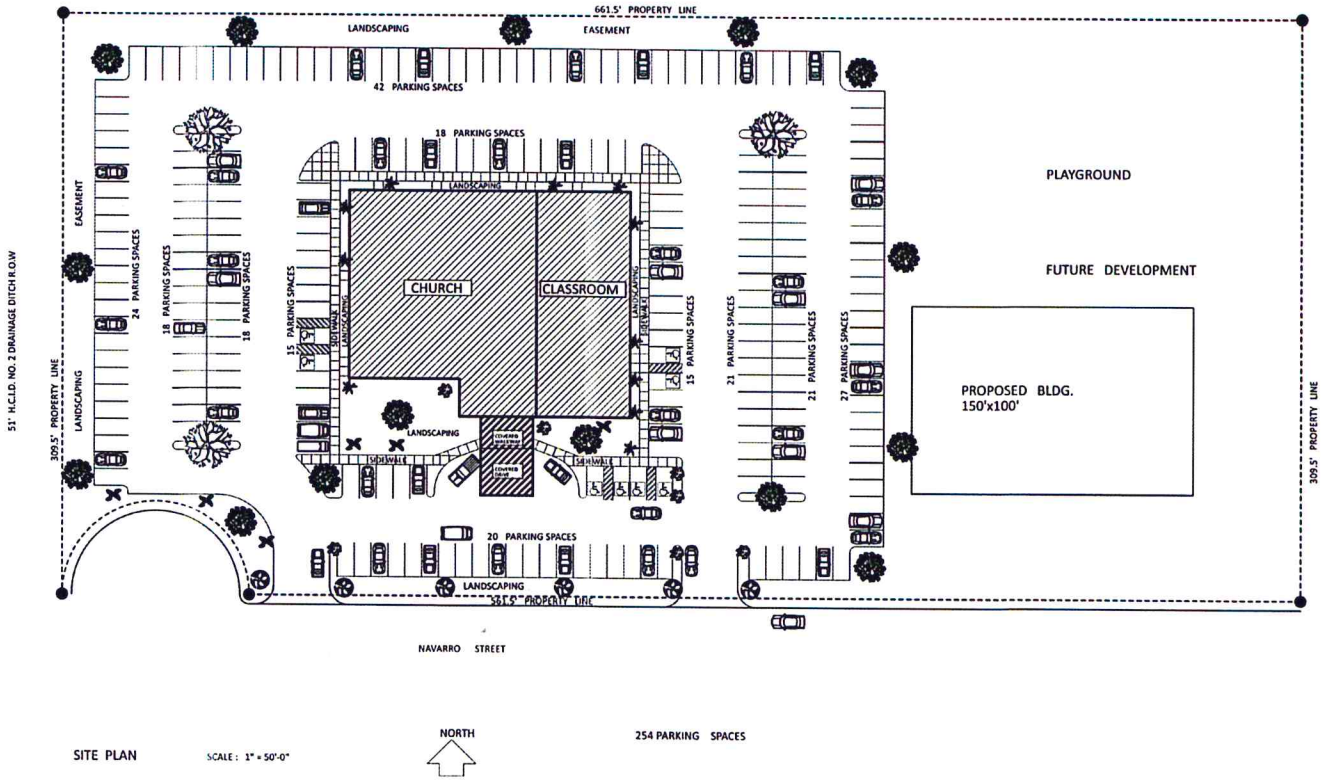
City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N W E S

Date: 3/6/2017




SITE PLAN

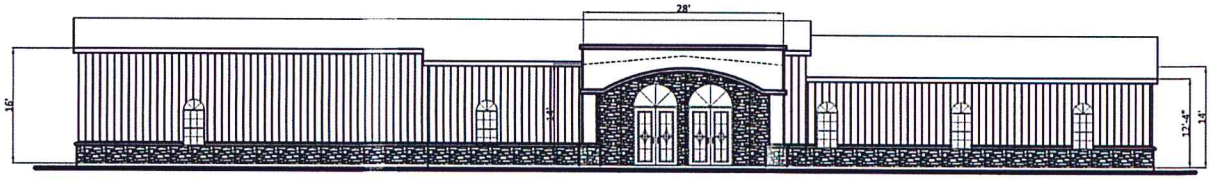
SCALE : 1" = 50'-0"

APPROVED
DRAWING 2/10/2017

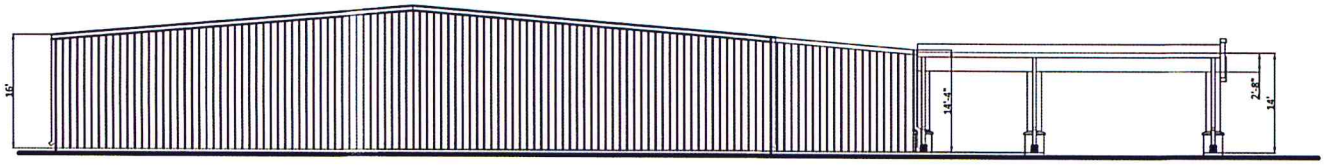
ARCHITECT:
McMASTERS
AND ASSOCIATES INC.
1101 VINE SUITE F
McALLEN , TEXAS (956) 560-2195

THIS DRAWING IS THE PROPERTY OF DONALD L. McMASTERS AND ASSOCIATES INC. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR PART. THIS DRAWING MAY NOT BE USED WITH OUT THE WRITTEN CONSENT OF DONALD L. McMASTERS AND ASSOCIATES. IT IS UNAUTHORIZED USE WITHOUT THE WRITTEN CONSENT OF DONALD L. McMASTERS AND ASSOCIATES MAY BE SUBJECT TO PENALTY BY LAW

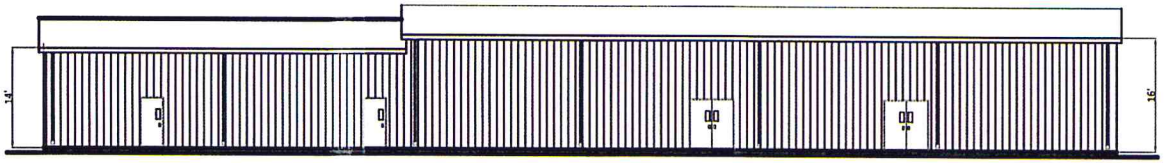
NEW FACILITIES FOR
CENTRO CHRISTIANO
FAMILIAR-DEL PUEBLO
PASTOR : RUBEN LERMA
PHARR , TEXAS



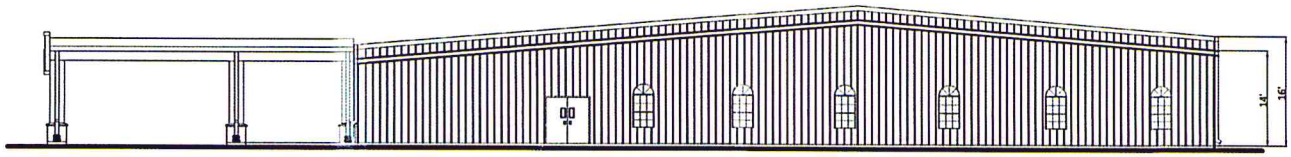

SOUTH ELEVATION SCALE: 1/8" = 1'-0"




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




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



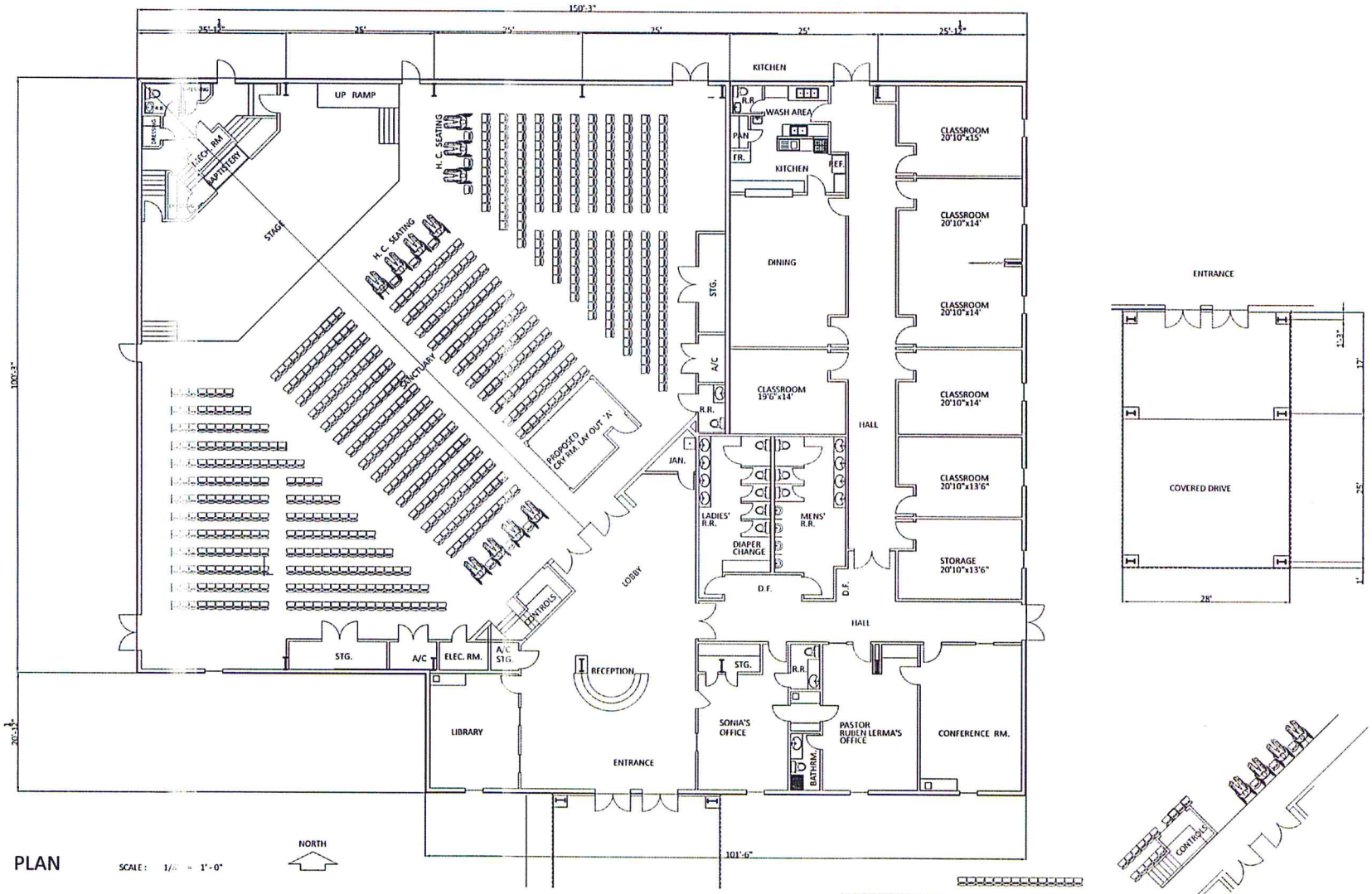

EAST ELEVATION SCALE: 1/8" = 1'-0"

APPROVED
REVISED 2/10/2017

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

THIS DRAWING IS THE PROPERTY OF DONALD L. McMASTERS AND ASSOCIATES INC. THIS DRAWING MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR PART. THIS DRAWING MAY NOT BE USED WITHOUT THE WRITTEN CONSENT OF DONALD L. McMASTERS AND ASSOCIATES. ITS UNAUTHORIZED USE WITHOUT THE WRITTEN CONSENT OF DONALD L. McMASTERS AND ASSOCIATES MAY BE SUBJECT TO PENALTY BY LAW.

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




FLOOR PLAN

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

APPROVED
REVISED 2/10/2017

PROPOSED
CRYROOM LAY OUT 'B'

ARCHITECT:
McMASTERS
AND ASSOCIATES INC.
1101 VINE, SUITE F
McALLEN, TEXAS (956) 560-2155

THIS DRAWING IS THE PROPERTY OF RONALD L. McMASTERS AND ASSOCIATES. THIS DRAWING MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR PART. THIS DRAWING MAY NOT BE USED FOR OTHER WORK OR PROJECTS EXCEPT BY McMASTERS AND ASSOCIATES. ITS UNAUTHORIZED USE WITHOUT THE WRITTEN CONSENT OF RONALD L. McMASTERS AND ASSOCIATES MAY BE SUBJECT TO PENALTY BY LAW.

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

Pharr
Development Services

Pharr
All-America City
2006

# MEMORANDUM

**DATE:** MONDAY, APRIL 10, 2017

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** LIFE-OF-THE-USE SPECIAL USE PERMIT TO ALLOW A STATIC VAR COMPENSATOR (SVC) STATION
FILE NO. **SUP#170317**

## 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 a Static Var Compensator (SVC) Station in a Limited Industrial District (L-I).

**LEGAL DESCRIPTION:** 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.

**LOCATION:** The property's physical address is 5050 North Cage Boulevard.

**ZONING:** 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.

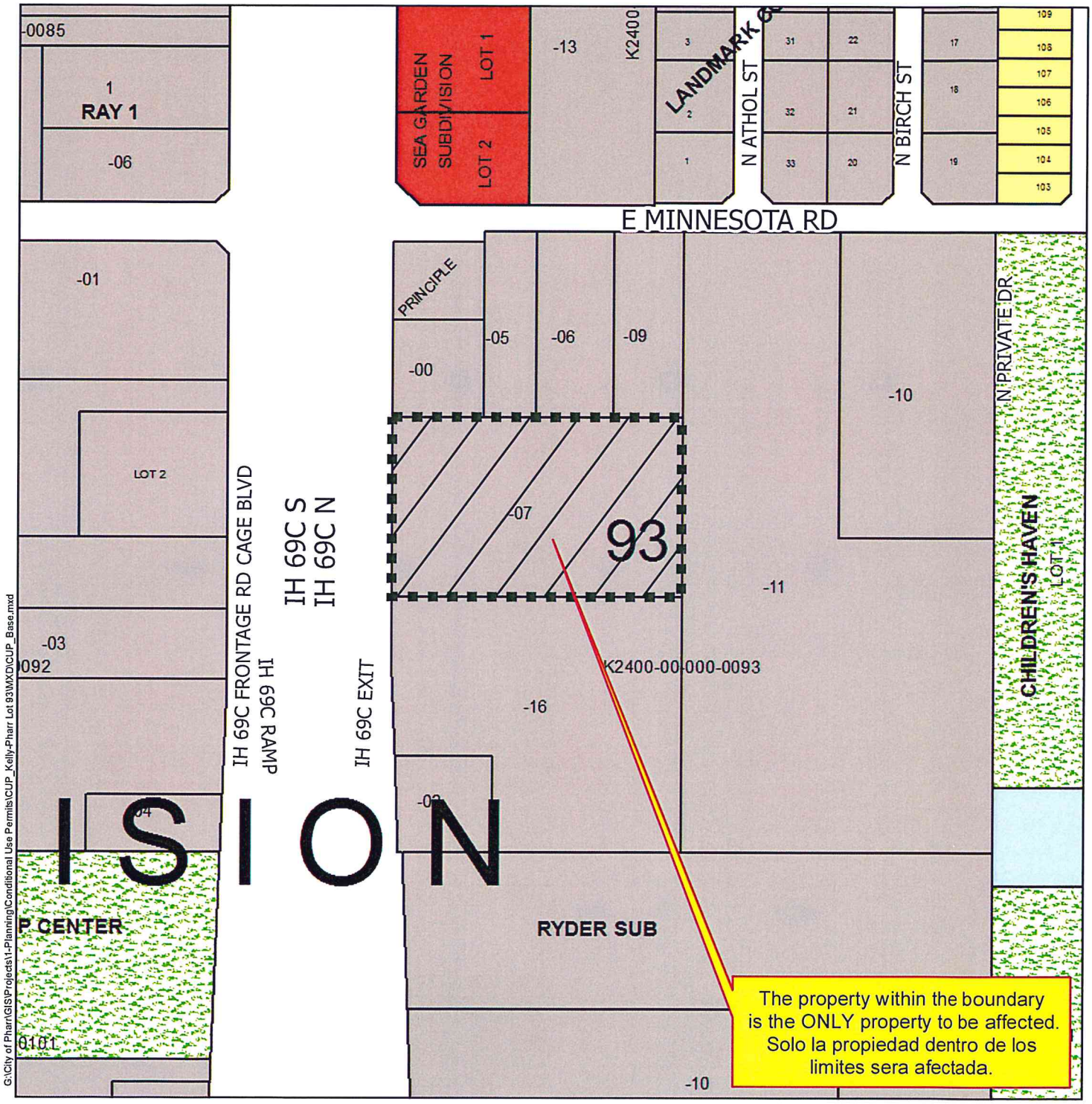
**NOTIFICATION OF PUBLIC:** Five (5) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Two (2) individuals signed up to speak at the public hearing in opposition of the item.

**DEVELOPMENT SERVICES RECOMMENDATIONS:** Development Services is recommending to **TABEL** the request for the Life-of-the-Use Special Use Permit to allow an Static Var Compensator (SVC) Station in a Limited Industrial District (L-I).

Proposed Conditional Use Permit
Kelly-Pharr Subdivision Lot 93
AEP Texas/ Arafat Family Limited Partnership

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP_Kelly-Pharr Lot 93\MXD\CUP_Base.mxd

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

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N W E S

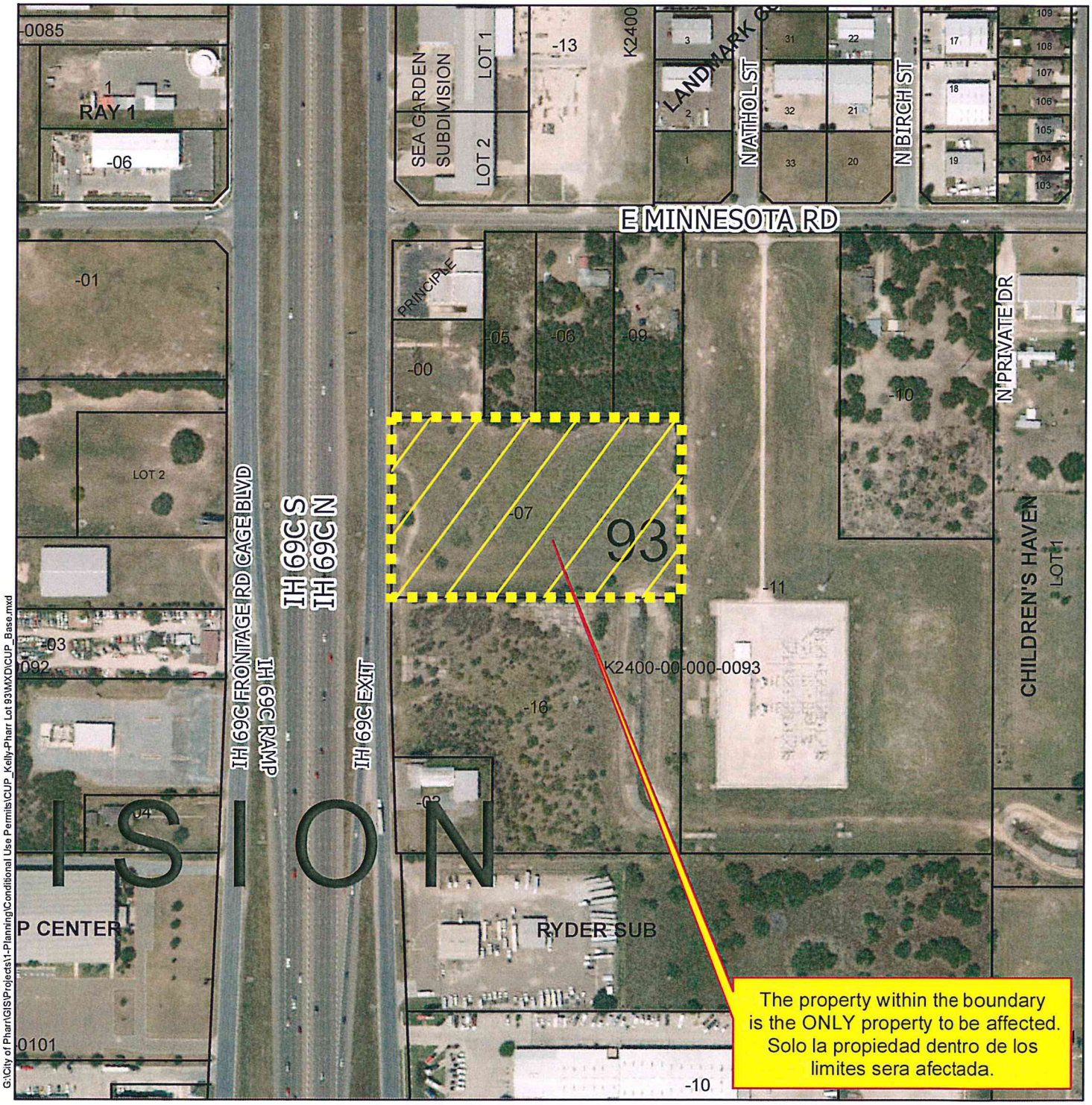
City of Pharr, Texas
Engineering Department
956.702.5355

Date: 3/21/2017

Proposed Conditional Use Permit
Kelly-Pharr Subdivision Lot 93
AEP Texas/ Arafat Family Limited Partnership

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP_Kelly-Pharr Lot 93\MXD\CUP_Base.mxd

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

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N W E S

City of Pharr, Texas
Engineering Department
956.702.5355

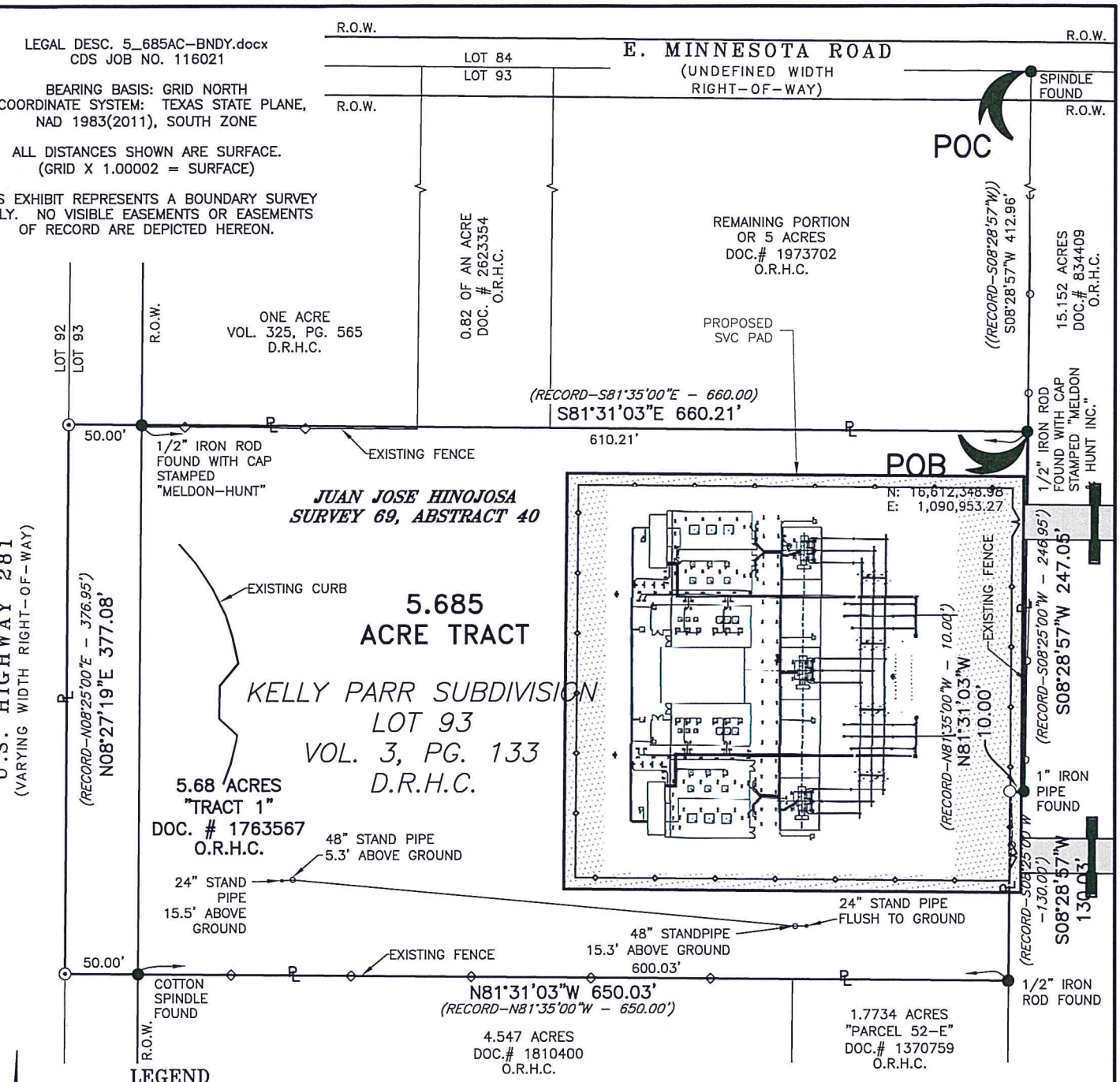
Date: 3/21/2017

LEGAL DESC. 5_685AC-BNDY.docx
CDS JOB NO. 116021

BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE, NAD 1983(2011), SOUTH ZONE

ALL DISTANCES SHOWN ARE SURFACE.
(GRID X 1.00002 = SURFACE)

THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY ONLY. NO VISIBLE EASEMENTS OR EASEMENTS OF RECORD ARE DEPICTED HEREON.




## LEGEND

- ○ — 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
- ● — FOUND MONUMENTATION
- ⊙ — UNMONUMENTED POINT
- POB — PLACE OF BEGINNING
- POC — PLACE OF COMMENCEMENT
- PL — PROPERTY LINES
- SL — SURVEY LINES
- R.O.W. — RIGHT-OF-WAY
- D.R.H.C. — DEED RECORDS OF HIDALGO COUNTY
- O.R.H.C. — OFFICIAL RECORDS OF HIDALGO COUNTY
- (RECORD) — RECORD CALL TAKEN FROM DOC.# 1763567, O.R.H.C.
- ((RECORD)) — RECORD CALL TAKEN FROM DOC.# 834409, O.R.H.C.

100' 50' 0 100'

# PRELIMINARY

## 5.685 ACRE BOUNDARY
## AEP TEXAS INC.
## JUAN JOSE HINOJOSA SURVEY 69, ABSTRACT 40
## HIDALGO COUNTY, TEXAS

CDS muery
ENGINEERS • SURVEYORS
3411 MAGIC DRIVE SAN ANTONIO TEXAS 78229 • O: (210) 581-1111 F: (210) 581-5555
TBPE NO. F-1733 • TBPLS NO. 100495-00

| DRAWN BY: | DATE: |
|---|---|
| M. RINCON | JANUARY 30, 2017 |
| DRAWING NAME: 5_685AC-BNDY.dwg | |

AEP TEXAS
A unit of American Electric Power

REC'D
CC

APR 05 2017
CITY OF PHARR
ADMINISTRATION
PHARR, TEXAS

# CITY OF PHARR REGISTRATION FORM

## PUBLIC HEARING

**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: Jesse Adkins

ADDRESS: 208 E. Minnesota CITY: Pharr STATE: TX

ZIP CODE: 78577 PHONE NO: (A/C) (956) 607 3802

EMAIL: _____ ORGANIZATION (IF ANY): _____

Public Hearing Agenda Item #: Var compensator For: _____ Against ✓

Board/Committee: planning/zoning Meeting Date: 4/10/2017

How will or has the proposed action affect you?
reduction of property value
make it harder to sell property

### 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.*

Jesse Adkins
SIGNATURE

4-5-17
DATE

**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.**

REC'D_____
CC_____

CITY OF PHARR REGISTRATION FORM APR 05 2017

CITY OF PHARR
ADMINISTRATION
PHARR, TEXAS

## PUBLIC HEARING

**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: Steve Nixon

ADDRESS: 200 E Minnesota CITY: Pharr STATE: TX

ZIP CODE: 78577 PHONE NO: (A/C) 956 624 9009

EMAIL: ARROWDOORS ~~[illegible]~~ Rgv@gmail.com ORGANIZATION (IF ANY): _____

Public Hearing Agenda Item #: Var compensator For: _____ Against ✓

Board/Committee: Planning/Zoning Commission Meeting Date: 4/10/17

How will or has the proposed action affect you?
property valuation decrease
Make it much more difficult to ~~[illegible]~~ sell property
increase carcinogenic risk to my six grandchildren who live on the property

### 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

DATE 4/5/17

**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.**

Pharr
Development Services

Pharr
All-America City
2006

# MEMORANDUM

**DATE:** MONDAY, APRIL 10, 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. Staff received no response to the letters or to the legal notice.

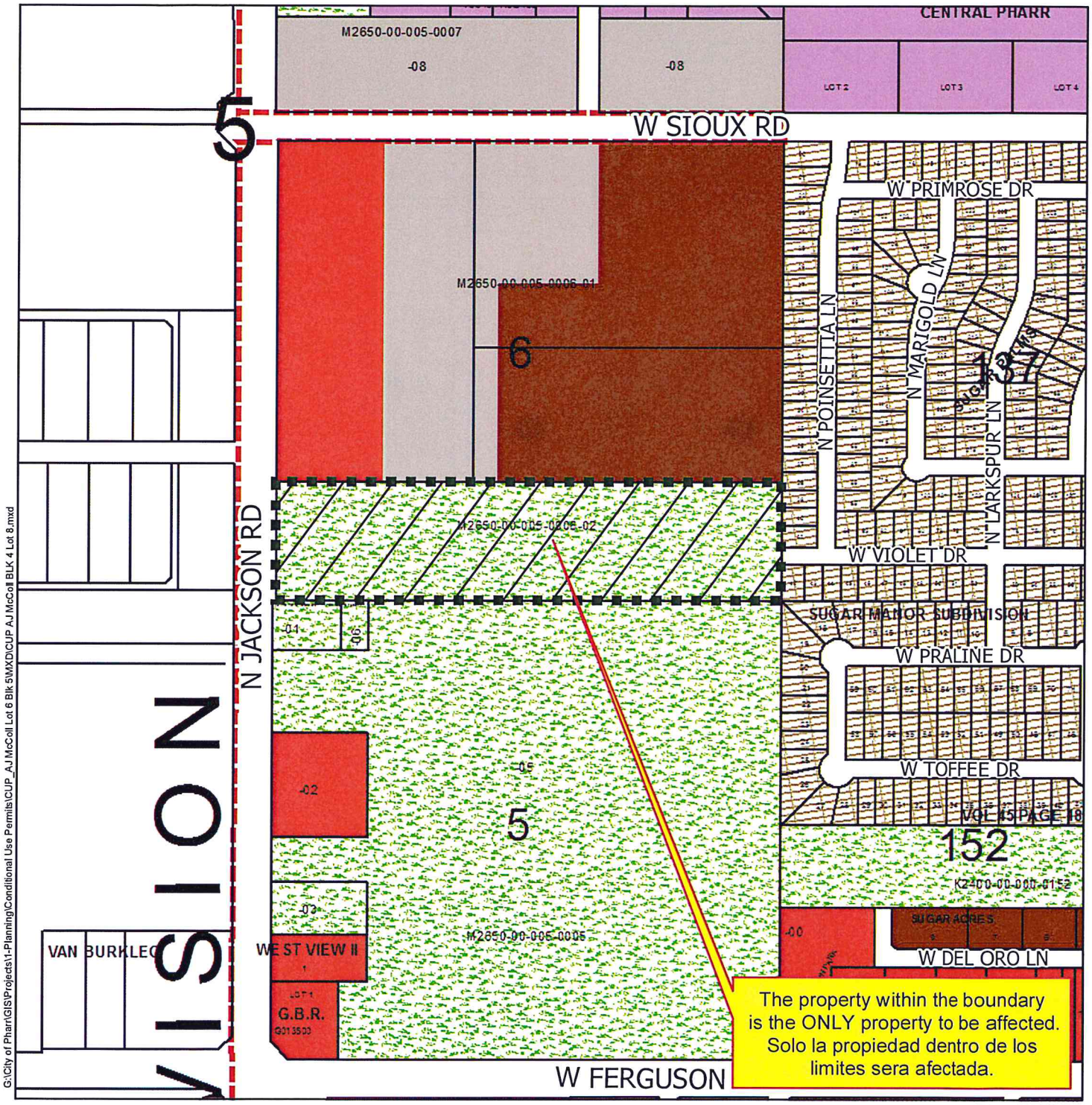
| | |
|---|---|
| **DEVELOPMENT SERVICES RECOMMENDATIONS:** | Development Services is recommending to **TABLE** the request the Life-of-the-Use Special Use Permit to allow an Electrical Substation in a General Business District (C). |

P:\Admin\CUPs\SUP\SUP_J. GARCIA rep AEP TEXAS CENTRAL COMPANY_ELECTRICAL SUBSTATION_2017

Proposed Conditional Use Permit
AJ McColl Subdivision Lot 6 Blk 5
AEP Texas/Val Mor Services Corp.

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP_AJ McColl Lot 6 Blk 5\MXD\CUP AJ McColl BLK 4 Lot 8.mxd

| | | | | |
|---|---|---|---|---|
| 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 inch = 400 feet

0 200 400 800 1,200 1,600 Feet

N W E S

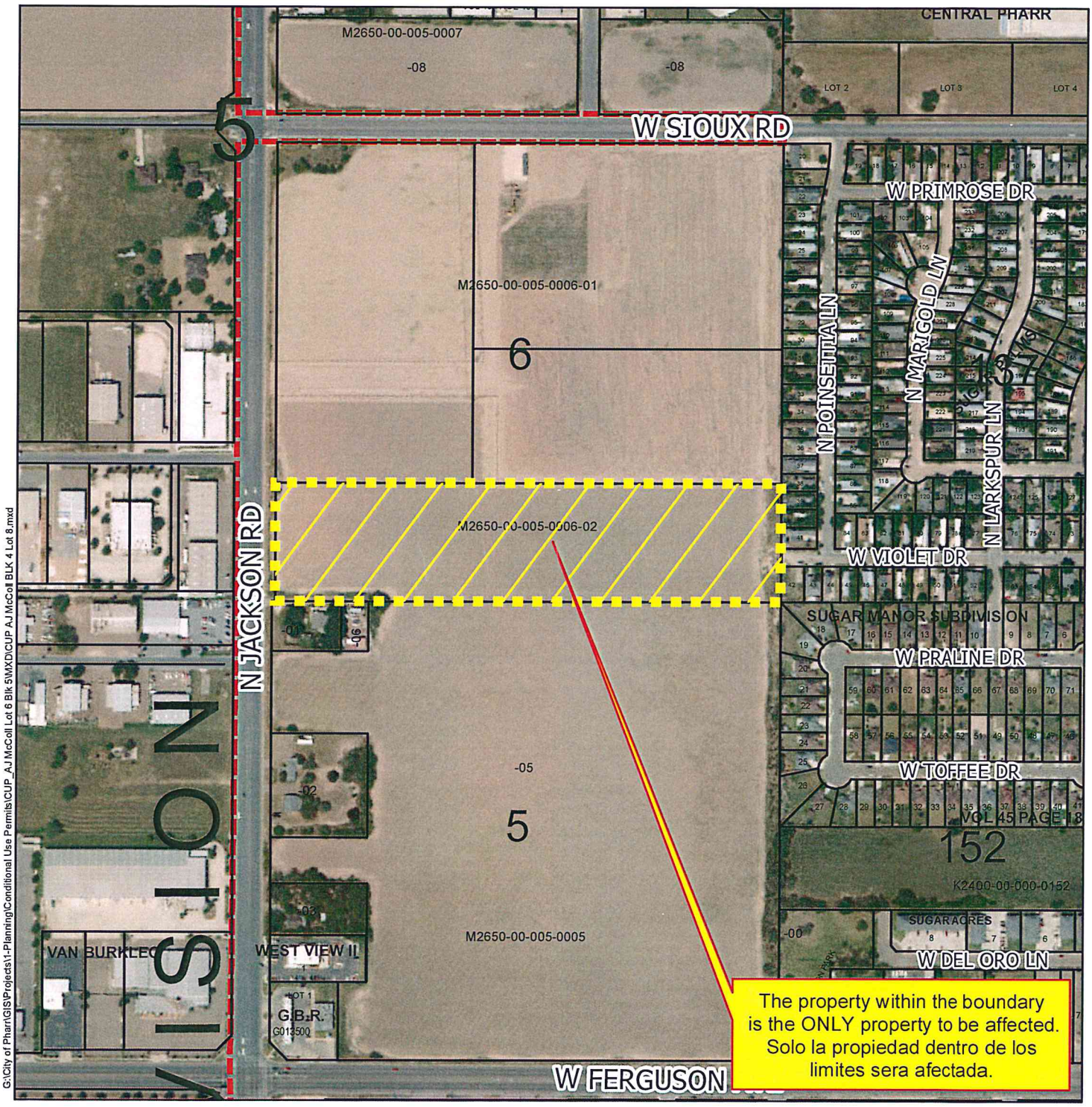
City of Pharr, Texas
Engineering Department
956.702.5355

Date: 3/21/2017

Proposed Conditional Use Permit
AJ McColl Subdivision Lot 6 Blk 5
AEP Texas/Val Mor Services Corp.

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP_AJ McColl Lot 6 Blk 5\MXD\CUP AJ McColl BLK 4 Lot 8.mxd

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

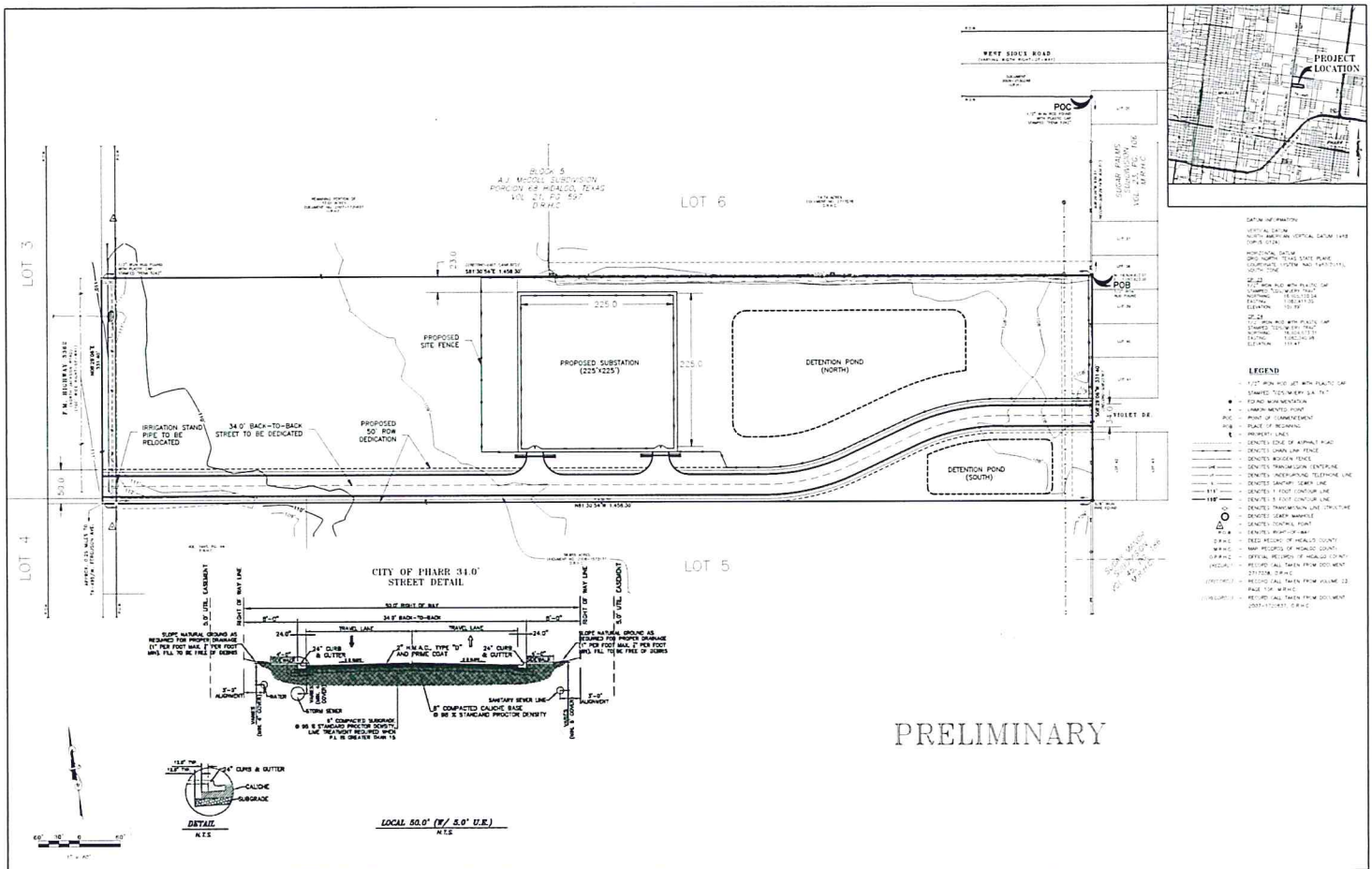
Scale: 1 inch = 400 feet

0 200 400 800 1,200 1,600 Feet

N W E S

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 3/21/2017




| | | | | |
|---|---|---|---|---|
| NO. DATE REVISION BY | DESIGNED BY | AMERICAN ELECTRIC POWER | CDS muery ENGINEERS • SURVEYORS | YOUNG SUBSTATION CONCEPTUAL SITE LAYOUT<br>AEP TEXAS CENTRAL COMPANY<br>HIDALGO COUNTY, TEXAS |
| | DRAWN BY J. LUDWIG | | | SHEET NO. 1 OF 1 SHEET |
| | CHECKED BY J. LUDWIG | | | FILE NO. 176271 A_TA_SURVEY |
| | REVIEWED BY J. LUDWIG | | | |
| | DATE MARCH 2, 2017 | | | |

**JCJJI, Ltd**
**P. O Box 1986**
**McAllen, Texas 78505**

---

April 5, 2017

City of Pharr
Planning and Zoning Department
118 South Cage
Pharr, Texas 78577

Hand Delivered to City Clerk's office

Re: **Opposition to the Special Use permit SUP#170318**

Dear City Commissioners,

Since we are unable to attend the hearing in person scheduled for April 10, 2017 at 6:00 p.m., at the City Commissioners Room to voice our objections, please let this letter serve and to be made of record as our *formal opposition* and *request for denial* of the request made by AEP Texas, Inc., to the City of Pharr for a Life-of-the-Use Special Use Permit to allow an Electrical Substation on 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, which immediately adjoins our property to the South.

Please refer to SUP#170318 (see enclosed map and Legal Notice).

Should you have any questions or need additional information do not hesitate to contact me regarding this matter.

Sincerely,

Isabel C. Igoa

C: file

REC'D_____
CC_____

APR 06 2017

CITY OF PHARR
ADMINISTRATION
PHARR, TEXAS

JCJJIlttrCityofPharrAEP

Cell # 648-6122

REC'D 3:54 pm
CC

APR 06 2017

CITY OF PHARR
ADMINISTRATION
PHARR, TEXAS

# CITY OF PHARR REGISTRATION FORM

## PUBLIC HEARING

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

ADDRESS: 2314 NORTH JACKSON RD. 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 ✓
18

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.*

Joe E. Degollado
SIGNATURE

APRIL 4-6-2017
DATE

**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.**

Pharr

Pharr ★★★★★ All-America City 2006

# MEMORANDUM

**DATE:** MONDAY, APRIL 10, 2017

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** CORTEZ SUBDIVISION
FILE NO. **SUB#151126**

## GENERAL INFORMATION:

**APPLICANT:** R. Gutierrez Engineering Corporation, representing Cruz Cortez and Enriqueta Cortez, are requesting preliminary plat approval of the proposed Cortez Subdivision.

**LEGAL DESCRIPTION:** 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.

**LOCATION:** The property is located within the 300 Block of East Eldora road.

**ZONING:** 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 giving that the 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 standard 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.

**This item will go before City Commission on April 17, 2017 at 5:00 p.m.**

**R. Gutierrez Engineering Corporation**
Texas Engineering Firm Number: F-486
Texas Surveying Firm Number: 101650-00

February 28, 2017

City of Pharr
Mr. Heriberto Martinez
Planner I/ Subdivision Coordinator
Development Service

**Re: Cortez Subdivision Variance Request.**

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 giving that the 44.46-feet is the maximum width available to be used for that purpose.

Should you have any questions related to this project please feel free to contact me at your convenience at 956-782-2557 or to hlugo@rgec.net.

Sincerely,

Hernan Lugo, P.E., C.F.M.
Senior Project Manager

CC: Mr. Cruz Cortez
File

130 E. Park Avenue – Pharr, Texas 78577 – Tel: 956-782-2557 – Fax: 956-782-2558 – Email: office@rgec.net

Pharr
Fire Department

# Pharr Fire – Rescue

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

Subdivision: Cortez Subdivision Plat Review

Reviewed By: Jacob Salinas Fire Marshal Date: 3/23/17

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, commercial and industrial districts 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:**

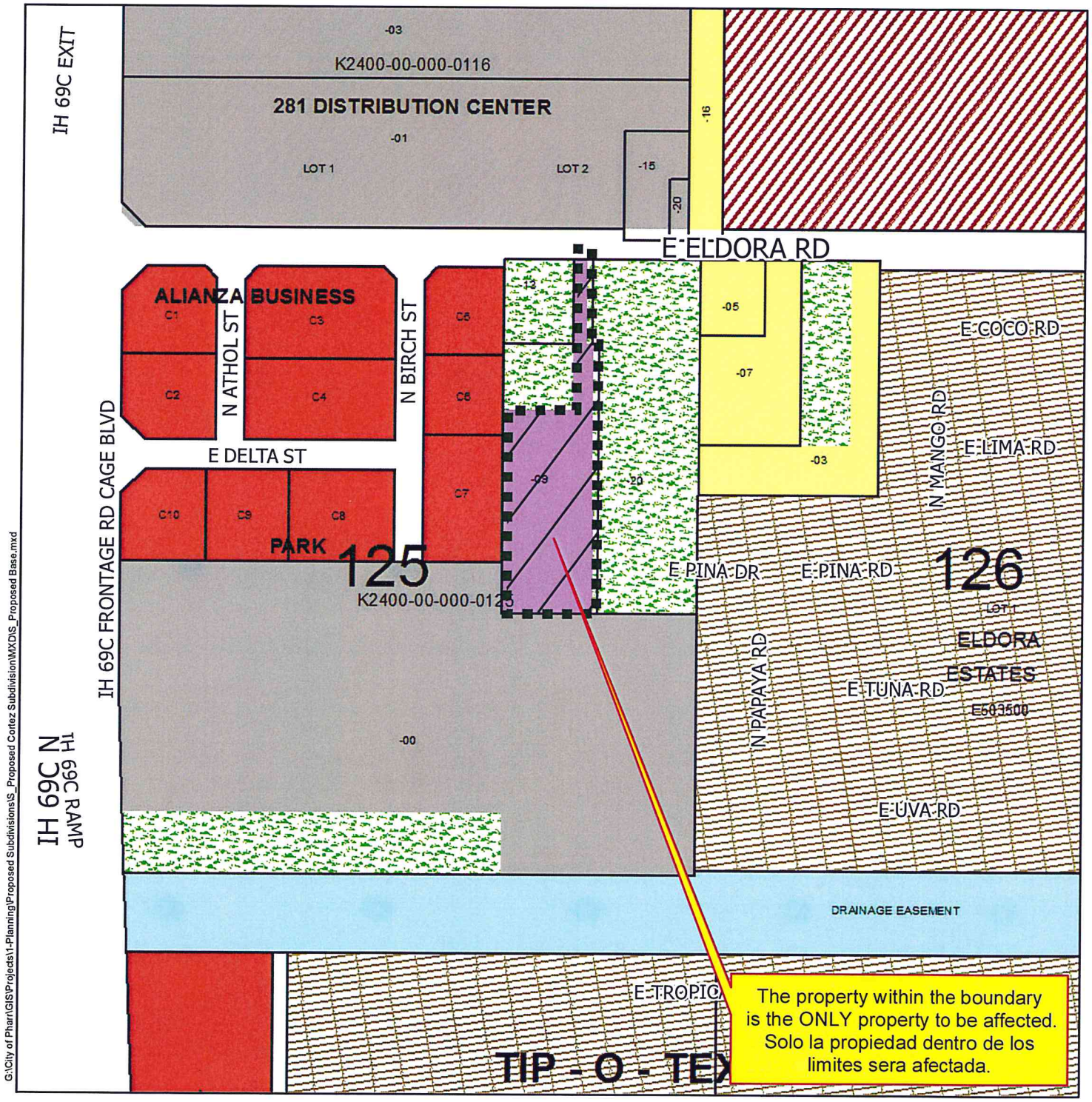
☒ Additional Fire Protection may be required at the time of the building permit.

☒ **Eight inch** waterlines shall be looped on an approved water main, Hydrant spacing shall be such that there will be a fire hydrant every 300ft in commercial, industrial, educational facility areas and multi-family areas.

Proposed Subdivision
Cortez Subdivision
R. Gutierrez Engineering Corporation

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Cortez Subdivision\MXD\S_Proposed Base.mxd

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

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N W E S

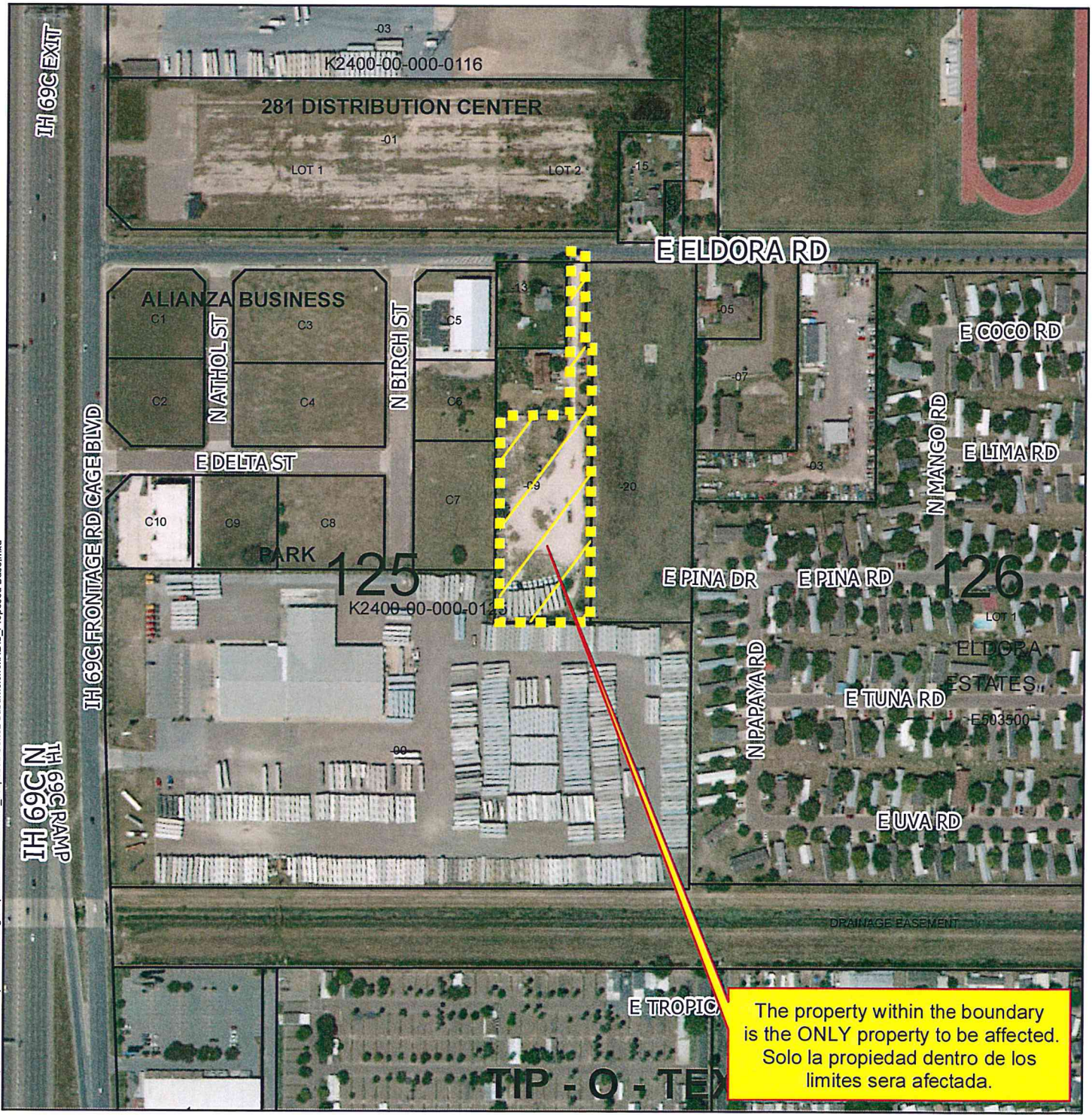
City of Pharr, Texas
Engineering Department
956.702.5355

Date: 4/6/2017

Proposed Subdivision
Cortez Subdivision
R. Gutierrez Engineering Corporation

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Cortez Subdivision\MXDS_Proposed Base.mxd

| | | | | |
|---|---|---|---|---|
| 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 | |

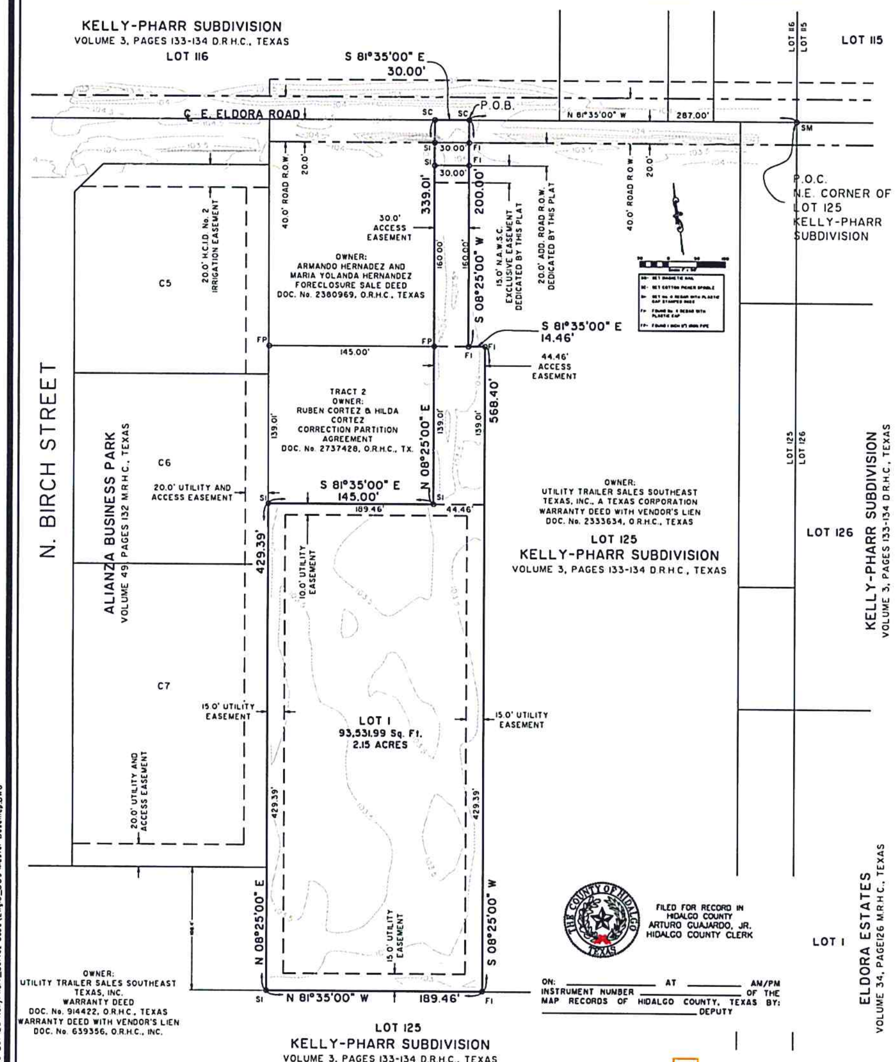
City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N W E S

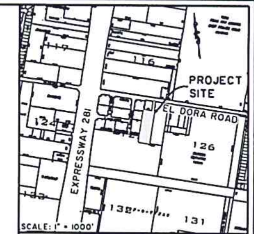
Date: 4/6/2017




SUBDIVISION PLAT OF

# CORTEZ SUBDIVISION

A 2.15 ACRE TRACT OF LAND OUT OF LOT 125, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, M.R.H.C., TEXAS




LOCATION MAP

PREPARED BY: R. GUTIERREZ ENGINEERING CORP.
130 E. PARK AVE.
PHARR, TEXAS 78577

DATE PREPARED: 11/09/2015
DATE SURVEYED: 10/08/2015

**METES AND BOUNDS**

A 2.15 ACRE TRACT OF LAND OUT OF LOT 125, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS. SAID 2.15 ACRE TRACT OF LAND IS VESTED TO CRUZ CORTEZ AND ENRIQUETA CORTEZ FROM RUBEN CORTEZ AND HILDA CORTEZ BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN (VENDOR'S LIEN RESERVED TO GRANTORS) DATED SEPTEMBER 12, 2014, RECORDED IN DOCUMENT NUMBER 2547770, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. SAID 2.15 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A MAGNETIC NAIL SET AT THE NORTHEAST CORNER OF LOT 125, KELLY-PHARR SUBDIVISION; THENCE, NORTH 81 DEGREES 35 MINUTES 00 SECONDS WEST, WITH THE NORTH LINE OF LOT 125, KELLY-PHARR SUBDIVISION, A DISTANCE OF 287.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 08 DEGREES 25 MINUTES 00 SECONDS WEST, PARALLEL TO THE EAST LINE OF SAID LOT 125, A DISTANCE OF 20.00 FEET PASS THE EXISTING SOUTH RIGHT OF WAY LINE OF E. ELDORA ROAD, CONTINUING FOR A DISTANCE OF 40.00 FEET PASS THE PROPOSED SOUTH RIGHT OF WAY LINE (ADDITIONAL RIGHT OF WAY DEDICATED BY THIS PLAT) OF E. ELDORA ROAD, CONTINUING FOR A TOTAL DISTANCE OF 200.00 FEET TO A No. 4 REBAR WITH A PLASTIC CAP FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST, PARALLEL TO THE NORTH LINE OF SAID LOT 125, A DISTANCE OF 14.46 FEET TO A No. 4 REBAR WITH A PLASTIC CAP FOUND FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 25 MINUTES 00 SECONDS WEST, PARALLEL TO THE EAST LINE OF SAID LOT 125, A DISTANCE OF 568.40 FEET TO A No. 4 REBAR WITH A PLASTIC CAP FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 35 MINUTES 00 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 125, A DISTANCE OF 189.46 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 25 MINUTES 00 SECONDS EAST, PARALLEL TO THE WEST LINE OF SAID LOT 125, A DISTANCE OF 108.40 FEET PASS THE SOUTHEAST CORNER OF ALIANZA BUSINESS PARK (AS RECORDED IN VOLUME 49, PAGE 132, M.R.H.C., TEXAS) CONTINUING WITH THE EAST LINE OF ALIANZA BUSINESS PARK FOR A TOTAL DISTANCE OF 429.39 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED GRECO) FOR THE MOST SOUTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST, PARALLEL TO THE NORTH LINE OF SAID LOT 125, A DISTANCE OF 145.00 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 25 MINUTES 00 SECONDS EAST, PARALLEL TO THE WEST LINE OF SAID LOT 125, A DISTANCE OF 139.01 FEET PASS A ONE (1) INCH IRON PIPE FOUND, CONTINUING FOR A DISTANCE OF 319.01 FEET PASS A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE PROPOSED SOUTH RIGHT OF WAY LINE (ADDITIONAL ROAD RIGHT OF WAY DEDICATED BY THIS PLAT) OF SAID E. ELDORA ROAD, CONTINUING FOR A DISTANCE OF 339.01 FEET TO A COTTON PICKER SPINDLE SET AT THE NORTH LINE OF SAID LOT 125 FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 125, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.15 ACRES OF LAND, MORE OR LESS.

**GENERAL NOTES:**

1. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENTS
2. BUILDING SETBACK LINES AS PER THE CITY OF PHARR ORDINANCE
3. STRUCTURES SHALL HAVE A MINIMUN FINISH FLOOR ELEVATION OF 18 INCHES ABOVE THE CENTER OF EL DORA ROAD AS CENTERED ON LOT.
4. THE RUNOFF STORAGE REQUIRED FOR THIS SUBDIVISION IS 8,874 C.F. OF STORM SEWER RUNOFF. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN APPROXIMATELY 0.27 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 DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT
5. ALL DETENTION/ RETENTION AREAS WILL BE MAINTAINED BY OWNER'S
6. FLOOD ZONE: ( B ) - AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN (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 No: 480347 0005 C, REVISED DATE: OCTOBER 19, 1982
7. LANDSCAPING REQUIREMENTS AS PER CITY ORDINANCE
8. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
9. BENCH MARK: CITY OF PHARR REFERENCE MONUMENT No. 35 LOCATED IN THE NORTHWEST CORNER OF FRONTAGE ROAD AND ELDORA ROAD. HORIZONTAL DATUM TEXAS STATE PLANE COORDINATES SOUTH ZONE AND VERTICAL DATUM NGVD 1988 GEOID MODEL 1999.
   NORTHING: 16607717.323
   EASTING: 1089266.329
   ELEVATION: 103.98
10. EROSION & SEDIMENTATION CONTROL SHALL COMPLY WITH CURRENT T.P.D.E.S. & SWPPP GUIDELINES
11. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED
12. A 5' SIDEWALK WITH ADA RAMPS AND LANDING WILL BE REQUIRED ALONG E. ELDORA ROAD AT THE BUILDING PERMIT STAGE.
13. OWNER TO MAINTAIN R.O.W. AND PERIMETER OF THE SUBDIVISION
14. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES)

**RIGHT OF WAY EASEMENT TO NORTH ALAMO WATER SUPPLY**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS ON THIS PLAT, THEIR SUCCESSORS ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREIN AFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMAIN WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPLINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY, STATE HEREAFTER WIDENS OR RELOCATED THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS WHICH EASEMENT HEREBY GRANTED SHALL, BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTERLINE THERE BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURE REFERRED TO HEREIN.

THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS, THE GRANTOR CONVENIENCE THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THE SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE ______ DAY OF __________ 2017.

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, HERNAN A. LUGO, P.E. A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

PRELIMINARY-SUBJECT TO REVISION

HERNAN A. LUGO, P.E.
LICENSED PROFESSIONAL ENGINEER No. 108728
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577
DATE:

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

NAME: ______________________
OWNER: CRUZ CORTEZ
ADDRESS: 401 W. ARAPAHO DRIVE
PHARR, TEXAS 78577

NAME: ______________________
OWNER: ENRIQUETA CORTEZ
ADDRESS: 401 W. ARAPAHO DRIVE
PHARR, TEXAS 78577

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED, CRUZ CORTEZ AND ENRIQUETA CORTEZ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FORGOING 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 __________ 2017.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, 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.

CITY OF PHARR,
MAYOR: AMBROSIO HERNANDEZ
DATE: __________

CITY OF PHARR,
CITY CLERK: HILDA PEDRAZA
DATE: __________

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 ________ 2017, BY THE PLANNING AND ZONNING COMMISSION OF THE CITY OF PHARR, TEXAS.

DANNY WYLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEX. WATER CODE SECTION 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

HIDAGLO COUNTY DRAINAGE DISTRICT No. 1

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

DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE ________ DAY OF __________ 2017.

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

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, PABLO SOTO, Jr., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUES GOVERNING SURVEYS.

PRELIMINARY-SUBJECT TO REVISION

PABLO SOTO Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4341
R GUTIERREZ ENGINEERING CORP
130 E. PARK
PHARR, TEXAS 78577

CONTACT INFORMATION

| CONTACT PERSON | NAME | COMPANY | TELPHONE No. | EMAIL |
| --- | --- | --- | --- | --- |
| OWNER | CRUZ AND ENRIQUETA CORTEZ | - | - | - |
| ENGINEER | HERNAN A. LUGO | R. GUTIERREZ ENG. | (956) 787-2557 | hlugo@rgec.net |
| SURVEYOR | PABLO SOTO, Jr. | R. GUTIERREZ ENG. | (956) 787-2557 | office@rgec.net |


R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00


File Path:F:\2015\ENG\009-Lot 125 KellyPharr_Cortez Subd\Eng15_009 Master Basemap.DWG

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
135 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956.782.5555 • (FAX) 956.782.5558
ENGINEERING FIRM No. 436
SURVEYING FIRM No. 10105500

STATE OF TEXAS
HERMAN A. LUGO
108728
REGISTERED
PROFESSIONAL
ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HERMAN A. LUGO, P.E. #108728 DATED 4/04/2017
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

# CORTEZ SUBDIVISION
# EXISTING CONDITIONS AND TOPOGRAPHIC LAYOUT

CITY OF PHARR

| REVISION | DATE | BY |
|---|---|---|
| | | |

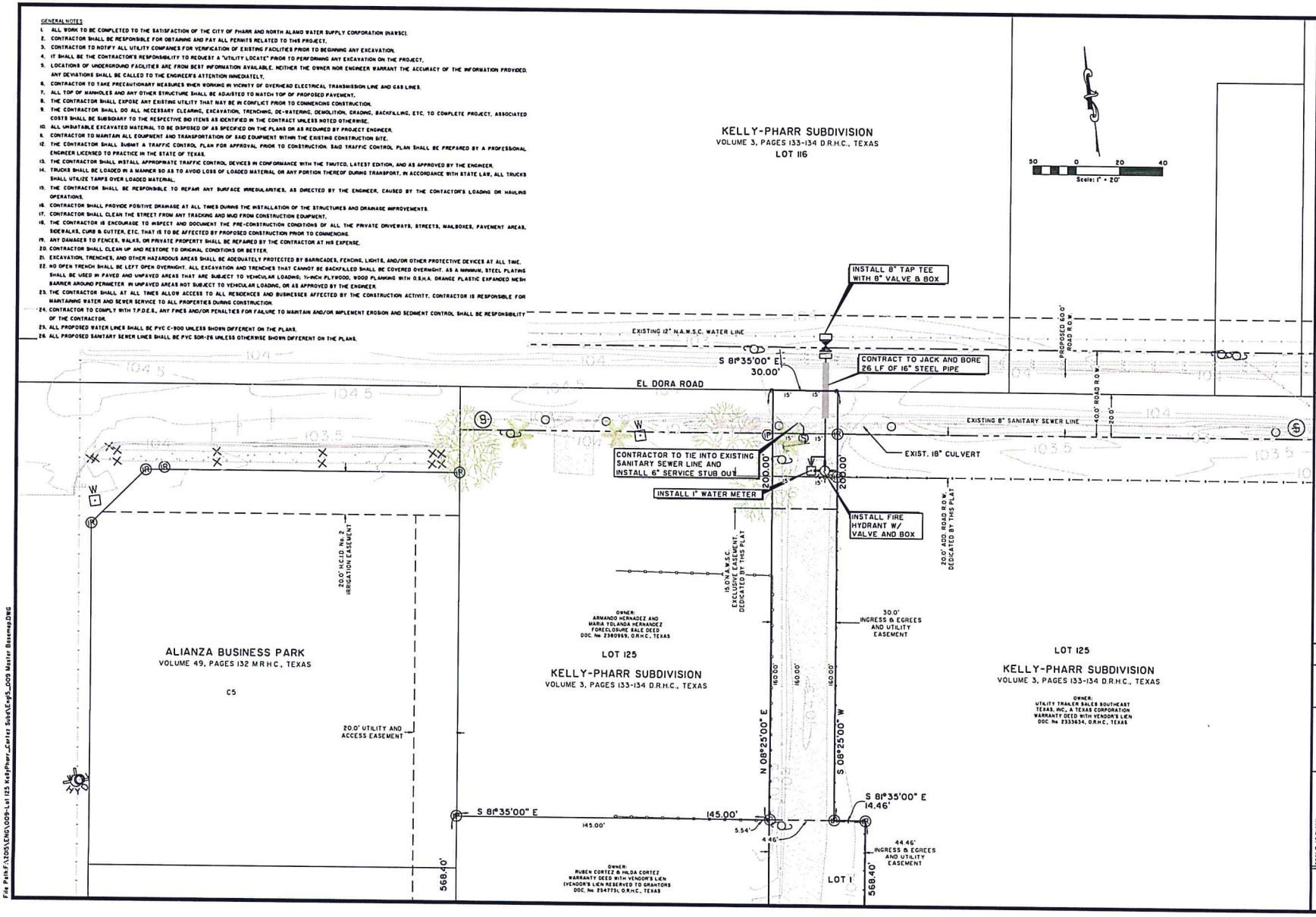
SCALE: AS SHOWN
DATE: 10/05/2015
F.B. No.:
SURVEY BY:
DRAWN BY: RG
PREPARED BY: R.G.
CHECKED BY: R.G.

SHEET
1

File Path: J:\2015\ENG\009-Lot 125 Kelly Pharr_Cortez Subd\Eng5_009 Master Basemap.DWG

GENERAL NOTES

1. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE CITY OF PHARR AND NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC).
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAY ALL PERMITS RELATED TO THIS PROJECT.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF EXISTING FACILITIES PRIOR TO BEGINNING ANY EXCAVATION.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REQUEST A "UTILITY LOCATE" PRIOR TO PERFORMING ANY EXCAVATION ON THE PROJECT.
5. LOCATIONS OF UNDERGROUND FACILITIES ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE OWNER NOR ENGINEER WARRANT THE ACCURACY OF THE INFORMATION PROVIDED. ANY DEVIATIONS SHALL BE CALLED TO THE ENGINEER'S ATTENTION IMMEDIATELY.
6. CONTRACTOR TO TAKE PRECAUTIONARY MEASURES WHEN WORKING IN VICINITY OF OVERHEAD ELECTRICAL TRANSMISSION LINE AND GAS LINES.
7. ALL TOP OF MANHOLES AND ANY OTHER STRUCTURE SHALL BE ADJUSTED TO MATCH TOP OF PROPOSED PAVEMENT.
8. THE CONTRACTOR SHALL EXPOSE ANY EXISTING UTILITY THAT MAY BE IN CONFLICT PRIOR TO COMMENCING CONSTRUCTION.
9. THE CONTRACTOR SHALL DO ALL NECESSARY CLEARING, EXCAVATION, TRENCHING, DE-WATERING, DEMOLITION, GRADING, BACKFILLING, ETC. TO COMPLETE PROJECT. ASSOCIATED COSTS SHALL BE SUBSIDIARY TO THE RESPECTIVE BID ITEMS AS IDENTIFIED IN THE CONTRACT UNLESS NOTED OTHERWISE.
10. ALL UNSUITABLE EXCAVATED MATERIAL TO BE DISPOSED OF AS SPECIFIED ON THE PLANS OR AS REQUIRED BY PROJECT ENGINEER.
11. CONTRACTOR TO MAINTAIN ALL EQUIPMENT AND TRANSPORTATION OF SAID EQUIPMENT WITHIN THE EXISTING CONSTRUCTION SITE.
12. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL PRIOR TO CONSTRUCTION. SAID TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS.
13. THE CONTRACTOR SHALL INSTALL APPROPRIATE TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH THE TMUTCD, LATEST EDITION, AND AS APPROVED BY THE ENGINEER.
14. TRUCKS SHALL BE LOADED IN A MANNER SO AS TO AVOID LOSS OF LOADED MATERIAL OR ANY PORTION THEREOF DURING TRANSPORT, IN ACCORDANCE WITH STATE LAW. ALL TRUCKS SHALL UTILIZE TARPS OVER LOADED MATERIAL.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY SURFACE IRREGULARITIES, AS DIRECTED BY THE ENGINEER, CAUSED BY THE CONTACTOR'S LOADING OR HAULING OPERATIONS.
16. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL TIMES DURING THE INSTALLATION OF THE STRUCTURES AND DRAINAGE IMPROVEMENTS.
17. CONTRACTOR SHALL CLEAN THE STREET FROM ANY TRACKING AND MUD FROM CONSTRUCTION EQUIPMENT.
18. THE CONTRACTOR IS ENCOURAGE TO INSPECT AND DOCUMENT THE PRE-CONSTRUCTION CONDITIONS OF ALL THE PRIVATE DRIVEWAYS, STREETS, MAILBOXES, PAVEMENT AREAS, SIDEWALKS, CURB & GUTTER, ETC. THAT IS TO BE AFFECTED BY PROPOSED CONSTRUCTION PRIOR TO COMMENCING.
19. ANY DAMAGES TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
20. CONTRACTOR SHALL CLEAN UP AND RESTORE TO ORIGINAL CONDITIONS OR BETTER.
21. EXCAVATION, TRENCHES, AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS, AND/OR OTHER PROTECTIVE DEVICES AT ALL TIME.
22. NO OPEN TRENCH SHALL BE LEFT OPEN OVERNIGHT. ALL EXCAVATION AND TRENCHES THAT CANNOT BE BACKFILLED SHALL BE COVERED OVERNIGHT, AS A MINIMUM, STEEL PLATING SHALL BE USED IN PAVED AND UNPAVED AREAS THAT ARE SUBJECT TO VEHICULAR LOADING; ½-INCH PLYWOOD, WOOD PLANKING WITH O.S.H.A. ORANGE PLASTIC EXPANDED MESH BARRIER AROUND PERIMETER IN UNPAVED AREAS NOT SUBJECT TO VEHICULAR LOADING, OR AS APPROVED BY THE ENGINEER.
23. THE CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO ALL RESIDENCES AND BUSINESSES AFFECTED BY THE CONSTRUCTION ACTIVITY. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER AND SEWER SERVICE TO ALL PROPERTIES DURING CONSTRUCTION.
24. CONTRACTOR TO COMPLY WITH T.P.D.E.S., ANY FINES AND/OR PENALTIES FOR FAILURE TO MAINTAIN AND/OR IMPLEMENT EROSION AND SEDIMENT CONTROL SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
25. ALL PROPOSED WATER LINES SHALL BE PVC C-900 UNLESS SHOWN DIFFERENT ON THE PLANS.
26. ALL PROPOSED SANITARY SEWER LINES SHALL BE PVC SDR-26 UNLESS OTHERWISE SHOWN DIFFERENT ON THE PLANS.




Professional Engineers & Land Surveyors
R. Gutierrez Engineering Corporation
1301 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL.) 956.702.5021 • (FAX) 956.702.5028
ENGINEERING FIRM No. 486
SURVEYING FIRM No. 10105000

STATE OF TEXAS
HERMAN A. LUGO
108728
REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HERMAN A. LUGO, P.E. 108728 DATE 04/03/2017
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

# CORTEZ SUBDIVISION UTILITY LAYOUT

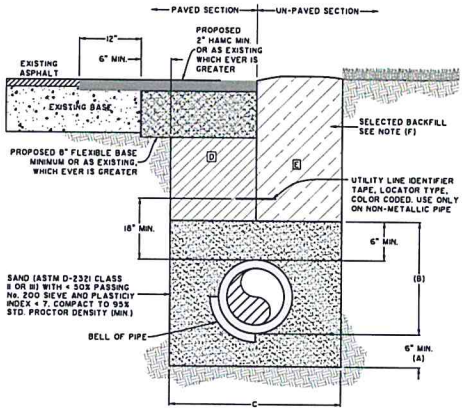
CITY OF PHARR

| REVISION | DATE | BY |
|---|---|---|
| | | |

SCALE: AS SHOWN
DATE: 10/05/2015
F.B. No.:
SURVEY BY:
DRAWN BY: RG
PREPARED BY: R.G.
CHECKED BY: R.G.

SHEET 2

File Path: F:\JOBS\ENG\009-Lot 125 KellyPhar_Center Sub\Eng_009 Master Basemap.DWG




A. SAND BEDDING PLACED, HAND LEVEDED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").

B. SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE, MAXIMUM 6" LIFTS.

C. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER)
PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)

D. (PAVED AREAS) SAND / CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.

E. SELECT EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS.

MINIMUM STANDARD PROCTOR DINSITY: 90% OUTSIDE RIGHT OF WAY
95% INSIDE RIGHT OF WAY

EMBEDMENT FOR PVC PIPE SHALL BE IN ACCORDANCE WITH ASTM D-2321 STANDARD PROCTOR DENSITIES SHALL BE IN ACCORDANCE WITH ASTM D-698.

OBTAIN WRITTEN APPROVAL BY ENGINEER FOR ANY EXCEPTIONS OR ALTERNATE METHODS PRIOR TO CONSTRUCTION.

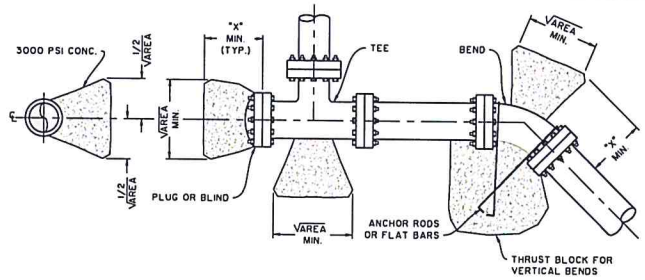
WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE CITIES PUBLIC UTLITY DEPARTMENT PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO WITHIN 2% OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

## TYPICAL WATER LINE TRENCH BEDDING AND BACKFILL DETAIL

NTS




| THRUST BLOCK REQUIREMENTS VS. FITTING TYPE | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| DIAMETER (IN.) | "X" (FT.) | END / TEE (S.F.) | 90° BEND | | 45° BEND | | 22.5° BEND | | 11.25° BEND | |
| | | | (SF) | (LB.) | (SF) | (LB.) | (SF) | (LB.) | (SF) | (LB.) |
| 4 | 1 | 1.4 | 1.9 | 3839 | 1.0 | 2077 | 0.5 | 1059 | 0.3 | 532 |
| 6 | 1 | 2.8 | 4.0 | 7932 | 2.1 | 4293 | 1.1 | 2188 | 0.5 | 1100 |
| 8 | 1.25 | 4.8 | 6.8 | 13646 | 3.7 | 7385 | 1.9 | 3765 | 0.9 | 1892 |
| 10 | 1.25 | 7.3 | 10.3 | 20528 | 5.6 | 11110 | 2.8 | 5664 | 1.4 | 2846 |
| 12 | 1.50 | 10.3 | 14.5 | 29030 | 7.9 | 15711 | 4.0 | 8009 | 2.0 | 4024 |
| 14 | 1.75 | 13.8 | 19.5 | 39001 | 10.6 | 21107 | 5.4 | 10760 | 2.7 | 5406 |
| 16 | 2 | 17.8 | 25.2 | 50442 | 13.6 | 27299 | 7.0 | 13917 | 3.5 | 6992 |

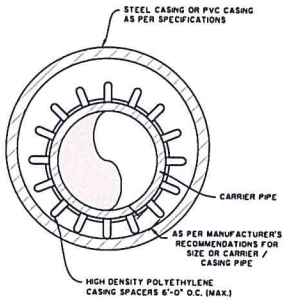
GENERAL NOTES:

1. THRUST BLOCKING TO BE PLACED AT ALL DEAD ENDS, TEES, BENDS, WYES, AND REDUCERS AND OTHER AREAS THAT REQUIRE THRUST RESISTANCE.
2. MINIMUM AREAS SHOWN ARE IN SQUARE FEET, BLOCK WEIGHTS FOR VERTICAL BENDS ARE IN POUNDS.
3. THRUST BLOCK AREAS SHOWN ARE BASED ON A TEST PRESSURE OF 150 P.S.I., SOIL BEARING PRESSURE OF 2000 PSF, AND MINIMUM 30" COVER. IF REQUIRED TEST PRESSURE IS LESS OR THE SOIL BEARING CAPACITY IS GREATER, THE CONTRACTOR MAY, AFTER APPROVAL BY THE ENGINEER, REDUCE THE THRUST BLOCK AREA SHOWN. THRUST BLOCKING AREA SHALL BE INCREASED IF SOIL BEARING CAPACITY IS LESS THAN 2000 PSI.
4. AT DOWNWARD VERTICAL BENDS, PIPING SHALL BE RESTRAINED BY THRUST BLOCK AS SHOWN WITH WEIGHT INDICATED IN THE TABLE. ANCHOR RODS OR FLAT BARS SHALL BE STAINLESS STEEL.
5. BEARING MUST BE ON UNDISTURBED EARTH.
6. USE 3000 PSI CONCRETE.
7. RESTRAINING JOINTS MAY BE REQUIRED AS SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER.
8. THRUST BLOCK SHALL BEAR ON FULL 180° OF CIRCUMFERENCE OF PIPE

## CONCRETE THRUST BLOCK DETAILS

NTS

| BORING INSTALLATION AND CASING INFORMATION | | | |
|---|---|---|---|
| CARRIER PIPE SIZE | PIPE CASING SIZE | STEEL CASING MIN. WALL THICKNESS | PVC CASING (TYPE) |
| 6" | 12" | 0.187" | SDR-26 |
| 8" | 16" | 0.187" | SDR-26 |
| 10" | 18" | 0.250" | SDR-26 |
| 12" | 20" | 0.250" | SDR-26 |
| 14",15" | 24" | 0.344" | SDR-26 |
| 16" | 24" | 0.344" | SDR-26 |
| 18" | 30" | 0.375" | SDR-26 |
| 24" | 36" | 0.375" | SDR-26 |
| 36" | 48" | 0.625" | SDR-26 |

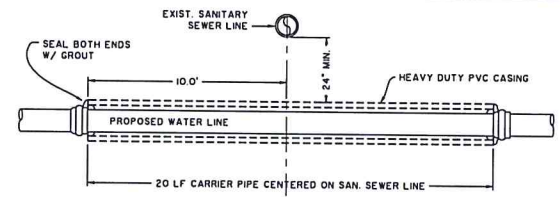



UTILITY LINE BORE NOTES:

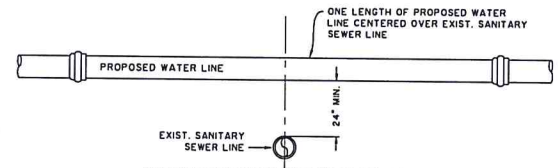
1. ALL STEEL CASING SHALL BE WELDED.
2. CASING SHALL BE CLOSED AT EACH END USING BRICK OR BLOCK AND NON-SHRINK MORTAR GROUTED.
3. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASEMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ON THE CARRIER PIPE SO THAT WHEN THE CARRIER PIPE IS BEING INSTALLED THE SPACERS WILL NOT MOVE ALONG THE PIPELINE. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASEMENTS.
4. PROJECTION-TYPE CASING SPACERS SHALL BE CONSTRUCTED OF PREFORMED SECTIONS ON HIGH DENSITY POLYETHYLENE. THE FLEXIBLE SECTIONS SHALL BE JOINED TOGETHER AROUND THE PIPE TO PROVIDE A MINIMUM OF 16 PLASTIC PROJECTIONS PER SPACER SECTION.
5. INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

## UTILITY LINE BORE AND PIPE CASING DETAIL

NTS



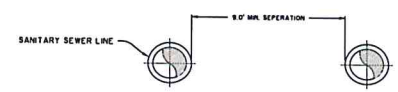

WATERLINE CROSSING UNDER EXIST. SAN. SEWER LINE




WATERLINE CROSSING OVER EXIST. SAN. SEWER LINE

## WATER AND SAN. SEWER LINE CROSSING

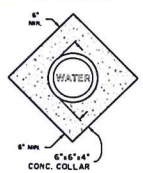
NTS



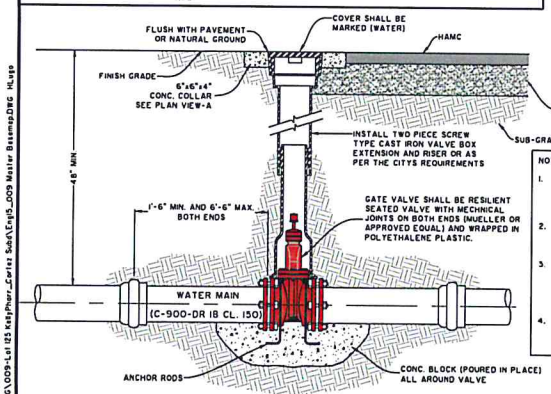

## WATERLINE AND SANITARY SEWER LINE TYPICAL HORIZ. SEPARATION DETAIL

NTS

NOTE:
CONTRACTOR SHALL MAINTAIN A MIN. HORIZ. SEPARATION OF 9 FEET BETWEEN WATERLINE AND SANITARY SEWER LINE.




PLAN VIEW-A
NTS

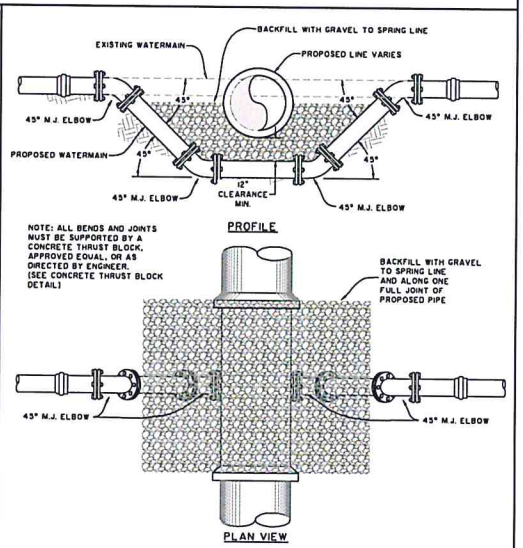



NOTE:

1. CONTRACTOR SHALL PROVIDE A CONCRETE COLLAR TO ALL PROPOSED VALVES.
2. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3000 PSI.
3. EARTH AROUND CONCRETE COLLAR TO BE COMPACTED AND FIRM AND WELL TAMPED TO INSURE COLLOR FROM SETTLING.
4. EARTH UNDER AND AROUND FLANGE TO BE FIRM AND WELL TAMPED TO INSURE AGAINST VALVE BOX FROM SETTLING.

## TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

NTS




## WATER MAIN-ADJUSTMENT DETAIL

NTS


R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No. 468


STATE OF TEXAS
HERNAN A. LUGO
108728
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HERNAN A. LUGO, P.E. 108728 DATE: 03/19/2016
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

CORTEZ SUBDIVISION
WATER DETAILS

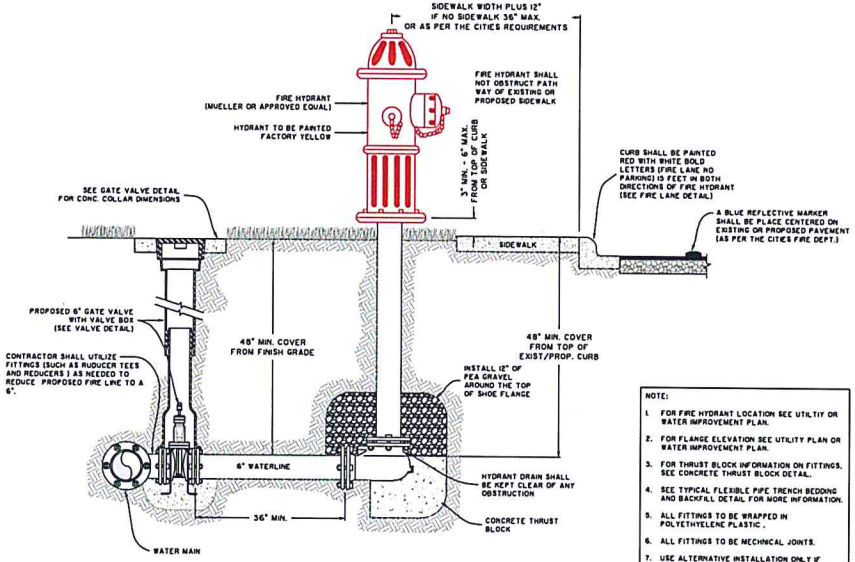
CITY OF PHARR

| REVISION | DATE | BY |
|---|---|---|
| | | |

SCALE: AS SHOWN
DATE: NOV. 2015
P.B. No.:
SURVEY BY:
DRAWN BY: RG
PREPARED BY: A.G./A.G.
CHECKED BY: A.G./A.G.



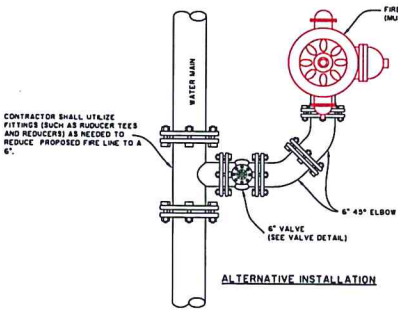
F:\2015\ENG\009-Lot 125 Keisphurr_Cortez Sub\Eng5_009 Master Basemap.DWG HLuis



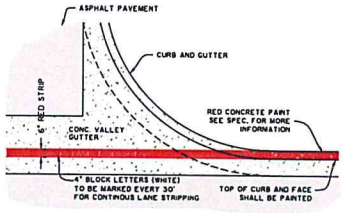

FIRE HYDRANT PLAN VIEW

NOTE:

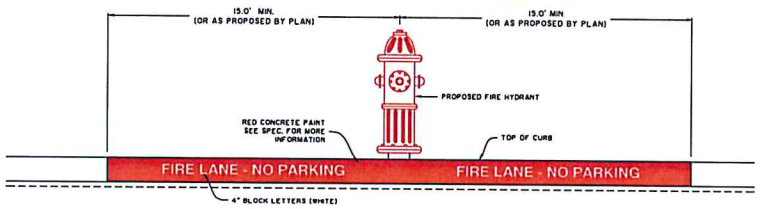
1. FOR FIRE HYDRANT LOCATION SEE UTILTIY OR WATER IMPROVEMENT PLAN.
2. FOR FLANGE ELEVATION SEE UTILITY PLAN OR WATER IMPROVEMENT PLAN.
3. FOR THRUST BLOCK INFORMATION ON FITTINGS, SEE CONCRETE THRUST BLOCK DETAIL.
4. SEE TYPICAL FLEXIBLE PIPE TRENCH BEDDING AND BACKFILL DETAIL FOR MORE INFORMATION.
5. ALL FITTINGS TO BE WRAPPED IN POLYETHYLENE PLASTIC.
6. ALL FITTINGS TO BE MECHNICAL JOINTS.
7. USE ALTERNATIVE INSTALLATION ONLY IF NORMAL INSTALLATION IS NOT PERMITTED BY UNFORSEEN CONDITIONS. CONTRACTOR SHALL NOTIFIY ENGINEER PRIOR TO INSTALLATION.
8. ALL FIRE HYDRANTS SHALL BE TESTED AS PER THE CITIES REQUIREMENTS.




ALTERNATIVE INSTALLATION

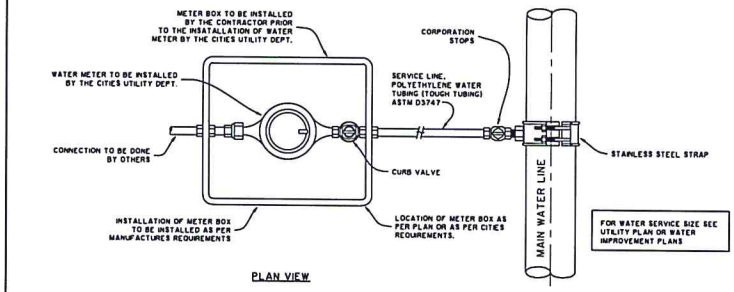



CONTINOUS FIRE LANE STRIPPING DETAIL

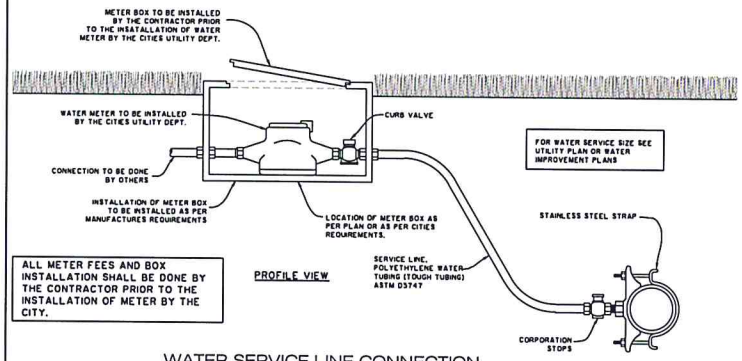



FIRE HYDRANT INSTALLATION AND FIRE LANE DETAIL

NTS




PLAN VIEW

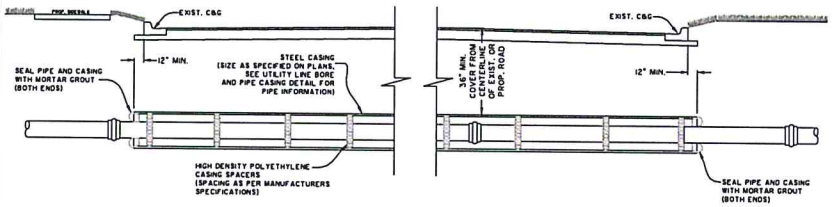



ALL METER FEES AND BOX INSTALLATION SHALL BE DONE BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF METER BY THE CITY.

PROFILE VIEW

WATER SERVICE LINE CONNECTION

NTS




ACROSS ROADWAY BORE AND CASING DETAIL

NTS


R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-3537 • (FAX) 956 782-3558
ENGINEERING FIRM No. 405
SURVEYING FIRM No. 10105500


STATE OF TEXAS
HERNAN A. LUGO
108728
REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HERNAN A. LUGO, P.E. 108728 DATE: 05/19/2016. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

CORTEZ SUBDIVISION
WATER DETAILS

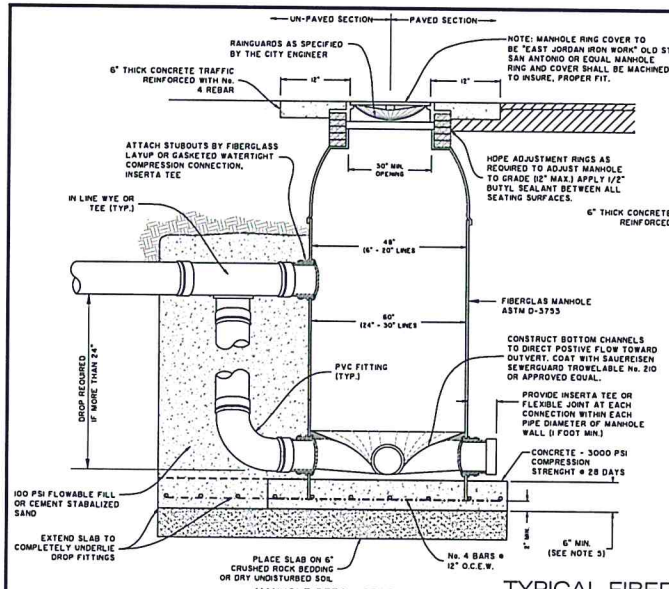
CITY OF PHARR

| REVISION | DATE | BY |
|---|---|---|
| | | |

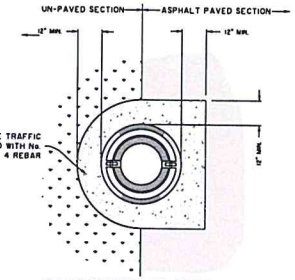
SCALE: AS SHOWN
DATE: NOV. 2015
FB. No.:
SURVEY BY:
DRAWN BY: JR
PREPARED BY: R.G.
CHECKED BY: R.G.

SHEET
4

File Path: F:\2015\ENG\009-Lot 123 Kelly Pharr_Cortez Subdiv\Eng_009 Master Basemap.DWG

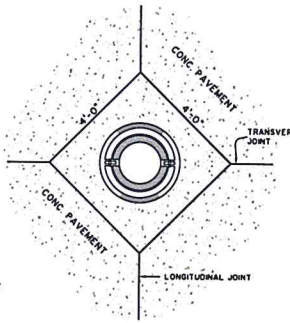



MANHOLE DETAIL PROFILE




MANHOLE COVER CONCRETE REINFORCMENT DEATIL PLAN VIEW IN APSHALT PAVEMENT AND UN-PAVED AREAS

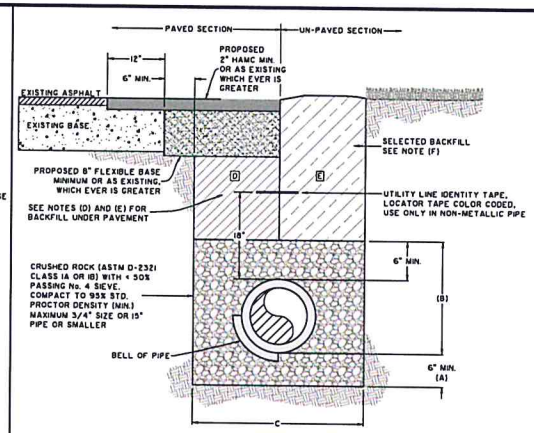
NOTE:
1. ALL INTERNAL CONCRETE, GROUT, MASONRY AND METALLIC SURFACES SHALL BE COATED WITH COAL TAR EPOXY (INERTOL).
2. BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR.
3. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. BASE SLAB SHALL BE 4 FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY < 2000 PSF, WATER TABLE < 5 FT., OR DEPTH < 20 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOTATION OF MANHOLE.
5. SLAB THICKNESS SHALL BE 8" MINIMUM FOR 3 FT. MANHOLES AND LARGER.




STANDARD DIAGIONAL MANHOLE COVER BOX OUT DETAILS

NOTE:
1. STANDARD DIAGIONAL MANHOLE BOXOUT REQUIRED FOR MANHOLES IN CONCRETE PAVEMENT.
2. WHEN PAVEMENT JOINTS DO NOT INTERSECT THE MANHOLE AT ITS CENTER USE MANHOLE BOXOUT TO PROVIDE JOINT CONTINUITY.
3. BOXOUTS ARE REQUIRED WHENEVER A MANHOLE IS REPAIRED IN AN EXISTING PAVEMENT.

# TYPICAL FIBER GLASS MANHOLE DETAIL




A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").

B. CRUSHED ROCK BACKFILL PLACED AND COMPACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.

C. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 18" PIPE AND SMALLER)
PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)

D. (PAVED AREAS) SAND / CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.

E. SELECT EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS.

MINIMUM STANDARD PROCTOR DINSITY: 90% OUTSIDE RIGHT OF WAY
95% INSIDE RIGHT OF WAY

EMBEDMENT FOR PVC PIPE SHALL BE IN ACCORDANCE WITH ASTM D-2321 STANDARD PROCTOR DENSITIES SHALL BE IN ACCORDANCE WITH ASTM D-698.

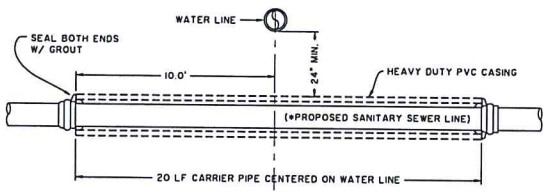
OBTAIN WRITTEN APPROVAL BY ENGINEER FOR ANY EXCEPTIONS OR ALTERNATE METHODS PRIOR TO CONSTRUCTION.

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE CITIES PUBLIC UTLITY DEPARTMENT PRIOR TO CONSTRUCTION.

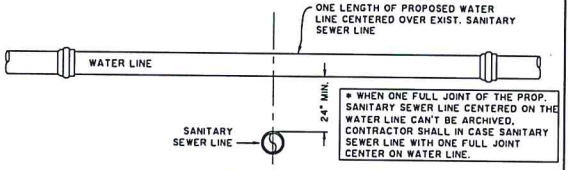
FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO WITHIN 2% OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6" STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

SANITARY SEWER (NON-FORCEMAIN) PIPE BEDDING DETAIL
NTS

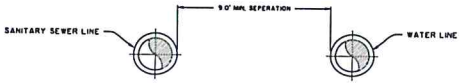



WATERLINE CROSSING OVER SANITARY SEWER LINE




WATERLINE CROSSING OVER SANITARY SEWER LINE

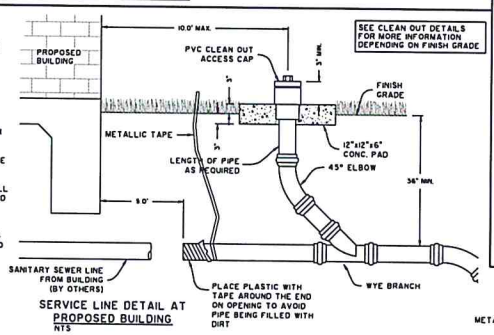
WATER AND SAN. SEWER LINE CROSSING
NTS



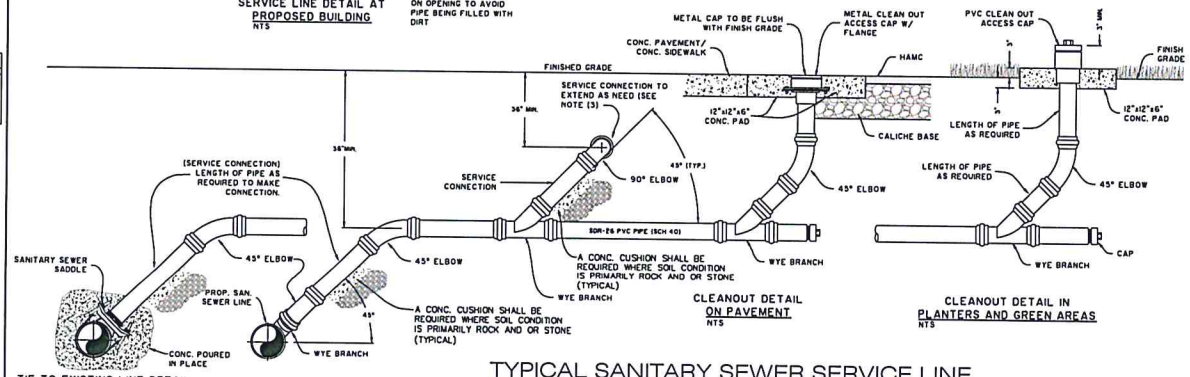

WATERLINE AND SANITARY SEWER LINE TYPICAL HORIZ. SEPARATION DETAIL
NTS

NOTE:
CONTRACTOR SHALL MAINTAIN A MIN. HORIZ. SEPARATION OF 9 FEET BETWEEN WATERLINE AND SANITARY SEWER LINE.

NOTE:
1. FOR LOCATION AND SIZE OF PIPE SEE UTILITY PLANS OR SANITARY SEWER IMPROVEMENT PLANS.
2. ALL LINES TO BE SDR-26 (SCH 40)
3. PROPOSED CITY LINES TO BE EXTENDED AS PER THE CITIES REQUIREMENTS. PRIVATE LINES TO EXTEND TO THE POINT OF 5 FEET FROM PROPOSED BUILDING
4. ALL LINES TO BE TESTED AS PER THE CITIES REQUIREMENTS.
5. ALL SERVICE CONNECTION ENDS SHALL BE RAPED WITH PLASTIC AND TAPED AND TIED WITH METALLIC TAPE STRING AND EXTENDED TO FINISH GRADE
6. AT RESIDENTIAL LOTS CONTRACTORS SHALL EXTEND SERVICE CONNECTION TO RIGHT OF WAY LINE OR AS PER CITY REQUIREMENTS.
7. ALL CONCRETE SHALL BE 3000 PSI COMPRESSION STRENGTH @ 28 DAYS.




SERVICE LINE DETAIL AT PROPOSED BUILDING
NTS




TIE TO EXISTING LINE DETAIL
NTS

CLEANOUT DETAIL ON PAVEMENT
NTS

CLEANOUT DETAIL IN PLANTERS AND GREEN AREAS
NTS

# TYPICAL SANITARY SEWER SERVICE LINE


R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No. 466


STATE OF TEXAS
HERMAN A. LUGO
108728
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HERMAN A. LUGO, P.E. #108728 DATE: 05/19/2016
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

CORTEZ SUBDIVISION
SANITARY SEWER DETAILS

CITY OF PHARR

| REVISION | DATE | BY |
|---|---|---|
| | | |

SCALE: AS SHOWN
DATE: NOV. 2015
F.B. No.:
SURVEY BY:
DRAWN BY: RG
PREPARED BY: A.G./A.G.
CHECKED BY: A.G./A.G.



F:\2015\ENG\009-Lot 125 Katy Pharr_Cortez Sub\Eng5_009 Master Basemap.DWG Model

Pharr

Pharr ★★★★★ All-America City 2006

# MEMORANDUM

**DATE:** MONDAY, APRIL 10, 2017

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** DELTA SUBDIVISION
FILE NO. **SUB#170205**

## GENERAL INFORMATION:

**APPLICANT:** Melden & Hunt Inc., representing Tomas Corona, is requesting preliminary plat approval of the proposed Delta Subdivision.

**LEGAL DESCRIPTION:** 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.

**LOCATION:** The property is located within the 600 Block of East IH-2.

**ZONING:** 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.

**This item will go before City Commission on April 17, 2017 at 5:00 p.m.**

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO REYNA
TBPE Firm # F-1435
TBPLS # 10096900

April 6, 2017

Melanie Cano, Director of Development Services
**CITY OF PHARR DEVELOPMENT SERVICES**
118 S. Cage
Pharr, Texas 78577

**Re: Delta Subdivision – Variance Request**

Dear Ms. Cano:

On behalf of the owner and developer of Delta Subdivision, Cor-Can, Inc.., we are respectfully requesting a variance to the following City of Pharr requirements for the development of said subdivision:

1. Upgrading the existing 6-inch a/c waterline along the frontage of U.S. Expressway 83 to a 12-inch C-900 waterline.
2. Upgrading existing 6-inch a/c waterline along the East line of said property to an 8-inch C-900 waterline.
3. Dedicate an additional 20 feet of right-of-way for the future expansion of W. Polk Avenue.
4. Required additional fire hydrant and water valve request by Public Utilities & Fire Department

Your consideration on this request is greatly appreciated. Please place on your next available agenda for consideration. If you require additional information and/or clarification, please do not hesitate to contact me.

Respectfully,

Ruben Jame DeJesus, Project Manager

Cc: Cor-Can, Inc., Owner

115 W. McINTYRE • EDINBURG, TX 78541 • OFF: (956) 381-0981 • FAX: (956) 381-1839 • www.meldenandhunt.com
227 N. FM 3167 • RIO GRANDE CITY, TX 78582 • OFF: (956) 487-8256 • FAX: (956) 488-8591

Pharr
Fire Department

# Pharr Fire – Rescue

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

Subdivision: Delta Subdivision Staff Review

Reviewed By: Jacob Salinas Fire Marshal J.S. Date: 3/23/17

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:**

☒ **Need to show the sizes of all the existing waterlines found around the property.**

☒ **City of Pharr standards Manual requires for all waterlines with fire hydrants to be looped at two approved water sources.**

☒ **Require waterline found along the ROW, shall be 12-inchs in diameter, and waterline needs to run from property line to property line.**

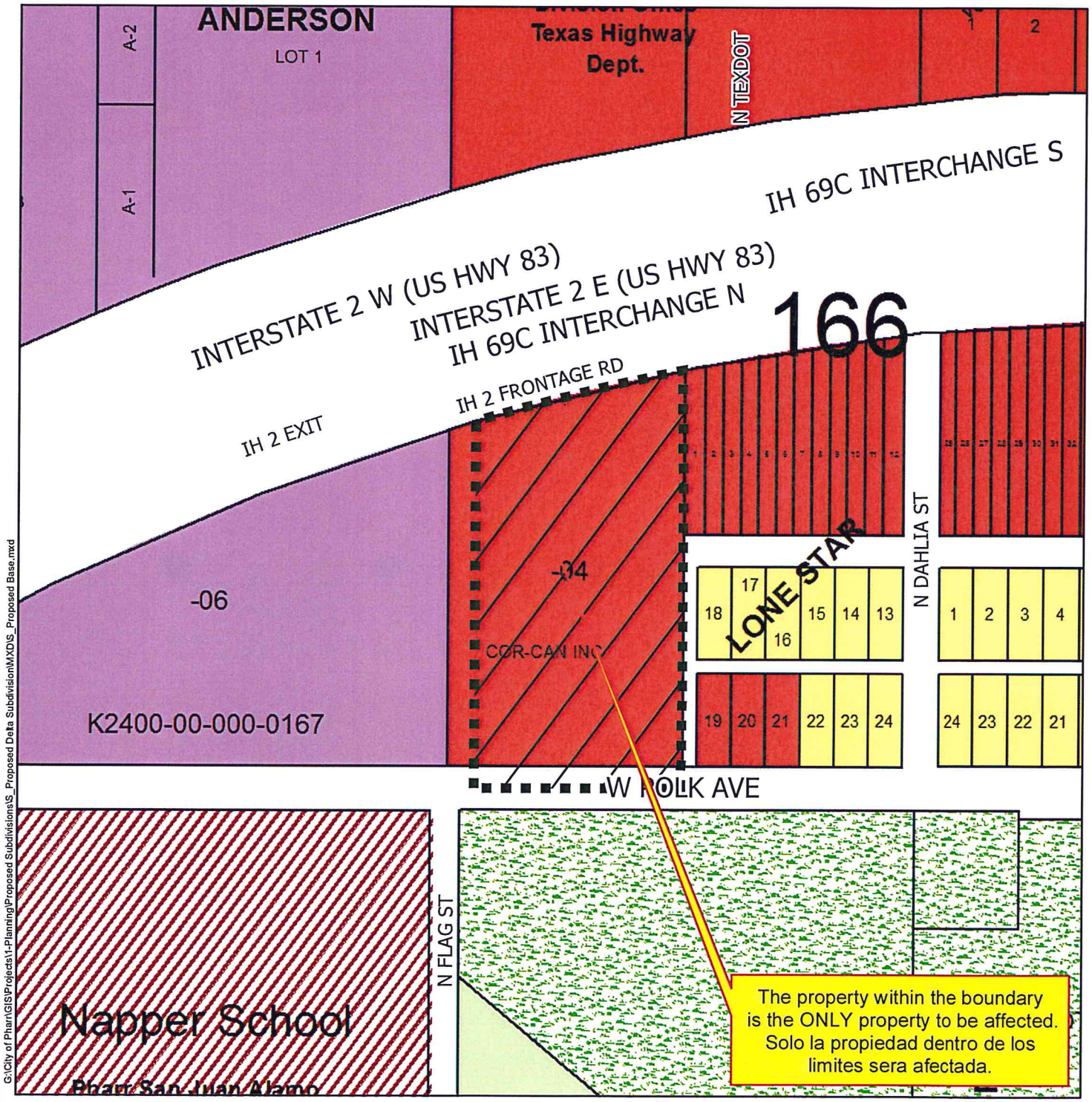
☒ **On the ROW along the frontage, one fire hydrant is needed; hydrant spacing shall be that there will be a fire hydrant at every 300ft intervals for all commercial, industrial, educational facility and multi-family dwellings.**

☒ The existing waterline running north and south needs to be upgraded to an 8-inch waterline, and hydrant spacing needs to be one hydrant at every 300ft intervals.

Proposed Subdivision
Delta Subdivision
Melden & Hunt Inc.

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Delta Subdivision\MXDS_Proposed Base.mxd

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

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

N W E S

Date: 4/5/2017

City of Pharr, Texas
Engineering Department
956.702.5355

Proposed Subdivision
Delta Subdivision
Melden & Hunt Inc.

Pharr
All-America City
2006

Pharr Engineering

G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Delta Subdivision\MXDS_Proposed Base.mxd

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

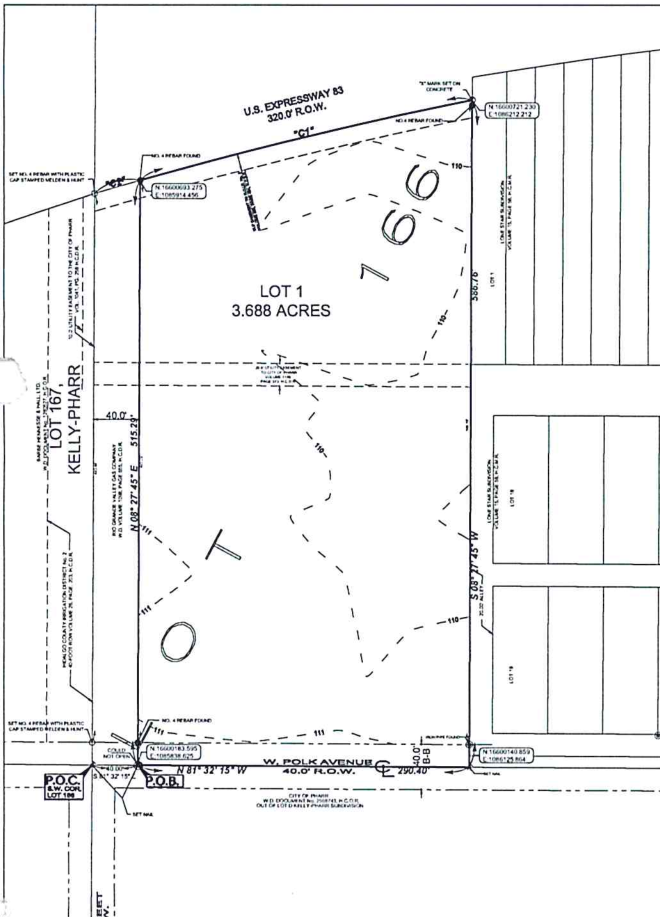
Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

N W E S

Date: 4/5/2017

City of Pharr, Texas
Engineering Department
956.702.5355




# DELTA SUBDIVISION

BEING A RESUBDIVISION OF 3.688 ACRES
OUT OF LOT 166, KELLY-PHARR SUBDIVISION
RECORDED IN VOLUME 3, PAGES 133-134, H. C. D. R.
AN ADDITION TO THE
CITY OF PHARR
HIDALGO COUNTY, TEXAS

## METES AND BOUNDS

A tract of land containing 3.688 acres situated in the City of Pharr, County of Hidalgo, Texas, being a part or portion out of Lot 166, Kelly-Pharr Subdivision, according to the Plat thereof recorded in Volume 3, Pages 133-134, Hidalgo County Deed Records, said 3.688 acres being the same tract of land conveyed to Cor-Can, Inc. by virtue of a Warranty Deed Recorded under Document Number 814334, Hidalgo County Official Records, said 3.688 acres [160,628.636 square feet] also being more particularly described as follows:

COMMENCING at the Southwest corner of said Lot 166 and the Southeast corner of Lot 167, of said Kelly-Pharr Subdivision;

THENCE, S 81° 32' 15" E along the South line of said Lot 166, a distance of 40.00 feet to a Nail set [Northing: 16600183.595, Easting: 1085838.625] for the Southwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 08° 27' 45" E at a distance of 20.00 feet pass a No. 4 rebar found on the North right-of-way line of W. Polk Avenue, continuing a total distance of 515.29 feet to a No. 4 rebar found [Northing: 16600693.275, Easting: 1085914.456] on the South right-of-way line of U.S. Expressway 83, for the Northwest corner of this tract;
2. THENCE, in a Northeasterly direction along the South right-of-way line of U.S. Expressway 83 and a curve to the right, with a central angle of 04° 41' 46", a radius of 3649.83 feet, an arc length of 299.15 feet, a tangent of 149.66 feet, and a chord that bears N 84° 38' 11" W a distance of 299.07 feet, to an "X" Mark set on Concrete on the West line of Lone Star Subdivision, according to the Plat thereof recorded in Volume 15, Page 58, Hidalgo County Map Records, for the Northeast corner of this tract;
3. THENCE, S 08° 27' 45" W along the West line of said Lone Star Subdivision, at a distance of 566.76 feet pass an Iron Pipe found on the North right-of-way line of W. Polk Avenue, continuing a total distance of 586.76 feet to a Nail set for the Southeast corner of this tract;
4. THENCE, N 81° 32' 15 W along the South line of said Lot 166 and within the right-of-way of W. Polk Avenue, a distance of 290.40 feet to the POINT OF BEGINNING and containing 3.688 acres [160,628.636 square feet] of land of which, 0.133 of one acre [5,808.000 square feet] lies within the right-of-way line of W. Polk Avenue, leaving a Net acreage of 3.555 acre [154,820.636 square feet] of land, more or less.

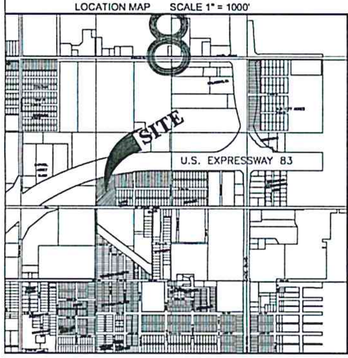
GENERAL NOTES :

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

   FLOOD. COMMUNITY PANEL NUMBER: 480347 0005 C
   MAP REVISED: OCTOBER 19, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF THE LOT.
3. MINIMUM BLDG. SETBACKS ARE AS FOLLOWS:
   AS PER CITY OF PHARR STANDARDS
4. THE RUNOFF STORAGE REQUIRED FOR THIS SUBDIVISION IS 19.698 C.F. OF STORM SEWER RUNOFF. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SITE DEVELOPMENT HAS ESTIMATED THAT AN APPROXIMATELY 19.698 C.F. 0.124 ACRES FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENT.

   NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
5. BENCH MARK CITY OF PHARR'S BENCH MARK: BM #48
   LOCATED CLOSE TO SOUTHEAST INTERSECTION OF W. POLK AVE AND S. CAGE BOULEVARD.
   NORTHING=16599725.603
   EASTING=1088873.177 ELEVATION=108.81
6. NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
7. CONSTRUCTION WILL COMPLY WITH T.P.D.E.S. REQUIREMENTS AND SITE'S STORM WATER POLLUTION PREVENTION PLAN.
8. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
9. OWNER(S) TO MAINTAIN DETENTION/ RETENTION AREA.
10. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
11. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPOSNIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
12. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES)
13. DETENTION AREAS THAT ARE 3 FEET OR DEEPER WILL REQUIRED PERIMETER FENCE.
14. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

LOCATION MAP SCALE 1" = 1000'




LEGEND

- FOUND No 4 REBAR
- FOUND PK NAIL
- SET "X" MARK ON CONCRETE
- SET No 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET COTTON PICKER SPINDLE
- SET NAIL

R.O.W. - RIGHT OF WAY
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
S.W. COR. - SOUTHWEST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
Sq. Ft. - SQUARE FEET
W.D. - WARRANTY DEED
N.T.S. - NOT TO SCALE
Ac. - OF ONE ACRE
( ) - RECORDED DEED CALLS
LOT LINE

BEARING BASIS AS PER TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205
ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)

SCALE:1"=60'

DRAWN BY: G.FLORES DATE: ______
SURVEYED, CHECKED: ______ DATE: ______
FINAL CHECK: ______ DATE: ______

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE, EDINBURG, TX 78541, PH: (956) 381-0981, FAX: (956) 381-1839
227 N. F.M. 3167, RIO GRANDE CITY, TX 78582, PH: (956) 487-8258, FAX: (956) 488-8591
ESTABLISHED 1947
www.meldenandhunt.com

| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Delta | Radius | Length | Tangent | Chord Length | Chord Direction |
| "C1" | 004° 41' 46" | 3649.83 | 299.15 | 149.66 | 299.07 | S 84° 38' 11" W |
| "C2" | 000° 39' 18" | 3649.83 | 41.72 | 20.86 | 41.72 | S 81° 57' 30" W |

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

APPROVED THIS THE ______ DAY OF ______________ 20 ______.

______________________
DANNY WYLIE, CHAIRMAN, PLANNING 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 DATE
MAYOR, CITY OF PHARR

______________________
CITY CLERK

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #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 #2 RIGHTS OF WAY OR EASEMENTS.

______________________
PRESIDENT

ATTEST: ______________________
SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS DELTA 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 (IF ANY) FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED (EXCEPT THOSE EASEMENTS AND RIGHTS OF WAY DEDICATED BY SEPARATE INSTRUMENT OR INDICATED AS PRIVATE).

______________________ ______________
TOMAS CORONA, PRESIDENT DATE
COR-CAN, INC
615 W. EXPRESSWAY 83
PHARR, TX 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMAS CORONA, PRESIDENT OF COR-CAN, INC.
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

STATE OF TEXAS
COUNTY OF HIDALGO

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

______________________
FRED L. KURTH P.E.
DATE PREPARED: 01-17-2017
ENGINEERING JOB No. 16092.00

STATE OF TEXAS — FRED L. KURTH — 54151 — LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF DELTA SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 8/18/2015, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

______________________
FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 08-18-2015
T-1010, PAGE. 39
SURVEYING JOB No. 16702.08

STATE OF TEXAS — REGISTERED — FRED L. KURTH — 4750 — PROFESSIONAL LAND SURVEYOR

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

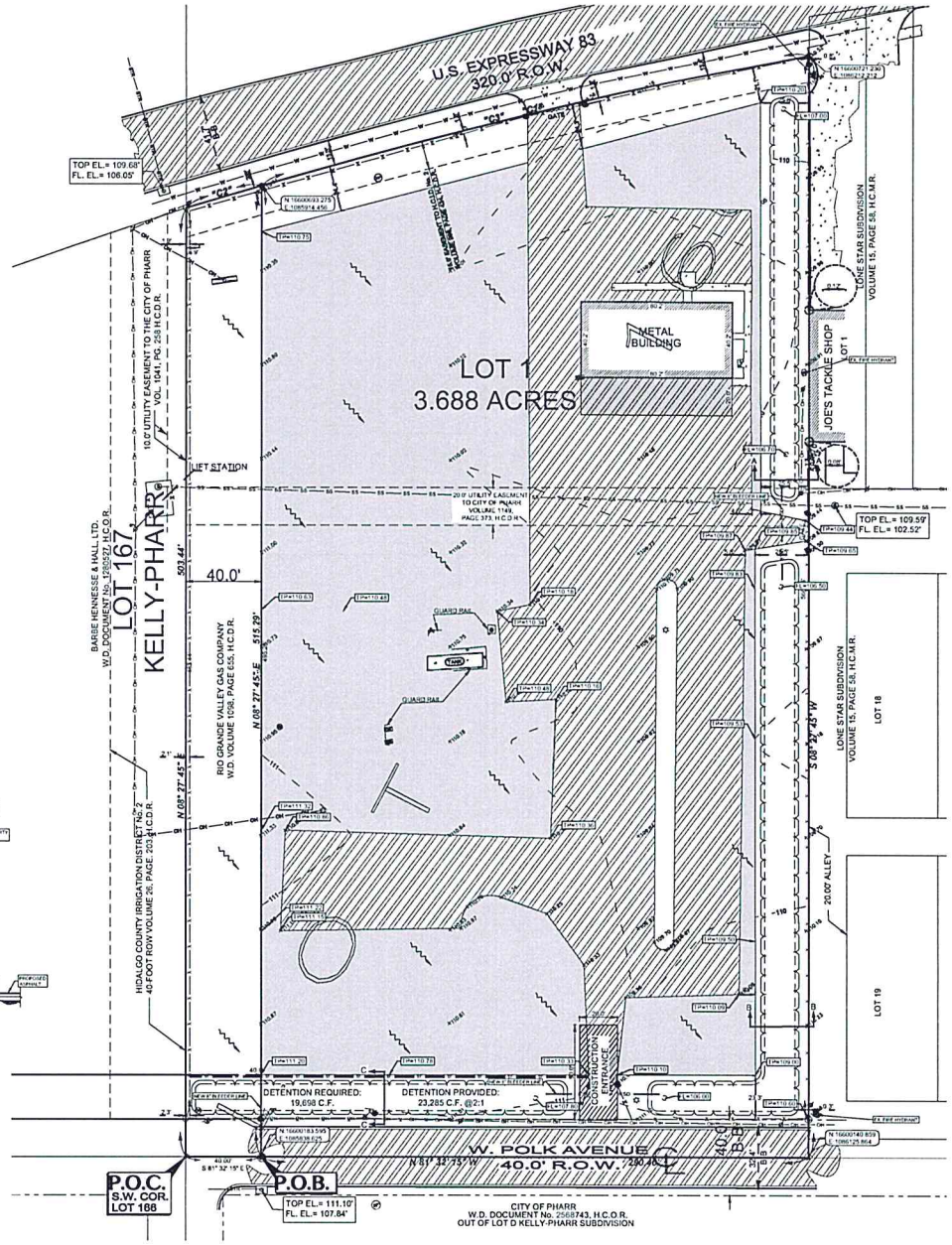
COUNTY COURT — COUNTY OF HIDALGO, TEXAS

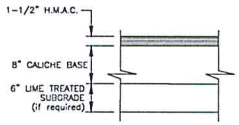
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: ____________ AT ____________ AM/PM

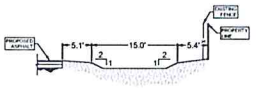
INSTRUMENT NUMBER ______________
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: ______________________ DEPUTY

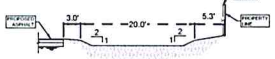


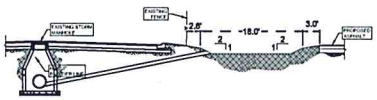

ASPHALT PAVEMENT SECTION
N.T.S.




CROSS SECTION "A-A"
N.T.S.




CROSS SECTION "B-B"
N.T.S.




CROSS SECTION "C-C"
N.T.S.

## LEGEND

- FOUND No.4 REBAR
- FOUND PIPE
- SET "X" MARK ON CONCRETE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- POWER POLE
- SERVICE POLE
- LIGHT POLE
- POWER POLE WITH LIGHT
- BILLBOARD SIGN
- FIRE HYDRANT
- WATER VALVE
- MANHOLE
- CLEANOUT
- SANITARY SEWER MANHOLE
- TYPE "A" INLET
- IRRIGATION STAND PIPE (SIZE AS NOTED)
- GAS VALVE
- GAS VENT
- GAS SERVICE
- GAS SIGN
- FUEL TANK
- AIR CONDITION UNIT
- 6" METAL POST
- GATE POST
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- ASPHALT AREA
- CONCRETE AREA
- COVERED AREA
- NEW ASPHALT PAVEMENT
- PROPOSED DETENTION POND
- RUNOFF STORM ARROW

B-B - BACK OF CURB TO BACK OF CURB
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
W.D. - WARRANTY DEED
Sq. Ft. - SQUARE FEET
Ac. - OF ONE ACRE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING

EXISTING ASPHALT AREA:
47,916 SQ. FT.

PROPOSED ASPHALT AREA:
88,712.65 SQ.FT.

PROPOSED GREEN AREA:
31,302.04 SQ.FT. = 18%

DETENTION AREA REQUIRED:
9,005 C.F.

DETENTION AREA PROVIDED:
12,115.45 C.F.

QUANTITIES:
EXCAVATION AND GRADING = 10,300 S.Y.
1-1/2" H.M.A.C. = 9,857 S.Y.
8" CALICHE = 10,300 S.Y.

JOB No.
16092.00

REVISION | DATE | BY

MELDEN & HUNT, INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. ALBANY TYRE
McALLEN, TEXAS 78501
PH. (956) 687-4905
FAX (956) 687-8056
TBPE No. F-1435 TBPLS No. 10064500

LINE TECH: S.A.
PROJECT MGR: A.R.
BOOK: 16016 PG: 29
1 RELEASE DATE:
2 RELEASE DATE:
3 RELEASE DATE:
SCALE: AS NOTED

MELDEN & HUNT, INC
TEXAS REGISTRATION F-1435

STATE OF TEXAS
FRED L. KURTH
54151
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRED L. KURTH P.E. 54151
06/06/2018

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

DELTA SUBDIVISION
PHARR, TEXAS
HIDALGO COUNTY

# UTILITY PLAN

Copyright 2016 Melden & Hunt, Inc
All Rights Reserved

File Name: 16092.04

SHEET 1 OF 2

Pharr

Pharr All-America City 2006

# MEMORANDUM

**DATE:** MONDAY, APRIL 10, 2017

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** PADRON SUBDIVISION
FILE NO. **SUB#170308**

## GENERAL INFORMATION:

**APPLICANT:** Rio Delta Engineering, representing Aldo Padron and Eva Maria Padron, are requesting preliminary plat approval of the proposed Padron Subdivision.

**LEGAL DESCRIPTION:** 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.

**LOCATION:** The property is located within the 200 Block of East Frazier Avenue.

**ZONING:** 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.<br>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.<br>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. |

Pharr
Fire Department

# Pharr Fire – Rescue

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

Subdivision: Padron Subdivision Plat Review

Reviewed By: Jacob Salinas Fire Marshal J.S Date: 3/23/17

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:**

☒ **At the time of the plat review subdivision was found in reasonable compliance with City of Pharr Standards Manual requirements on fire protection.**

☐

☐

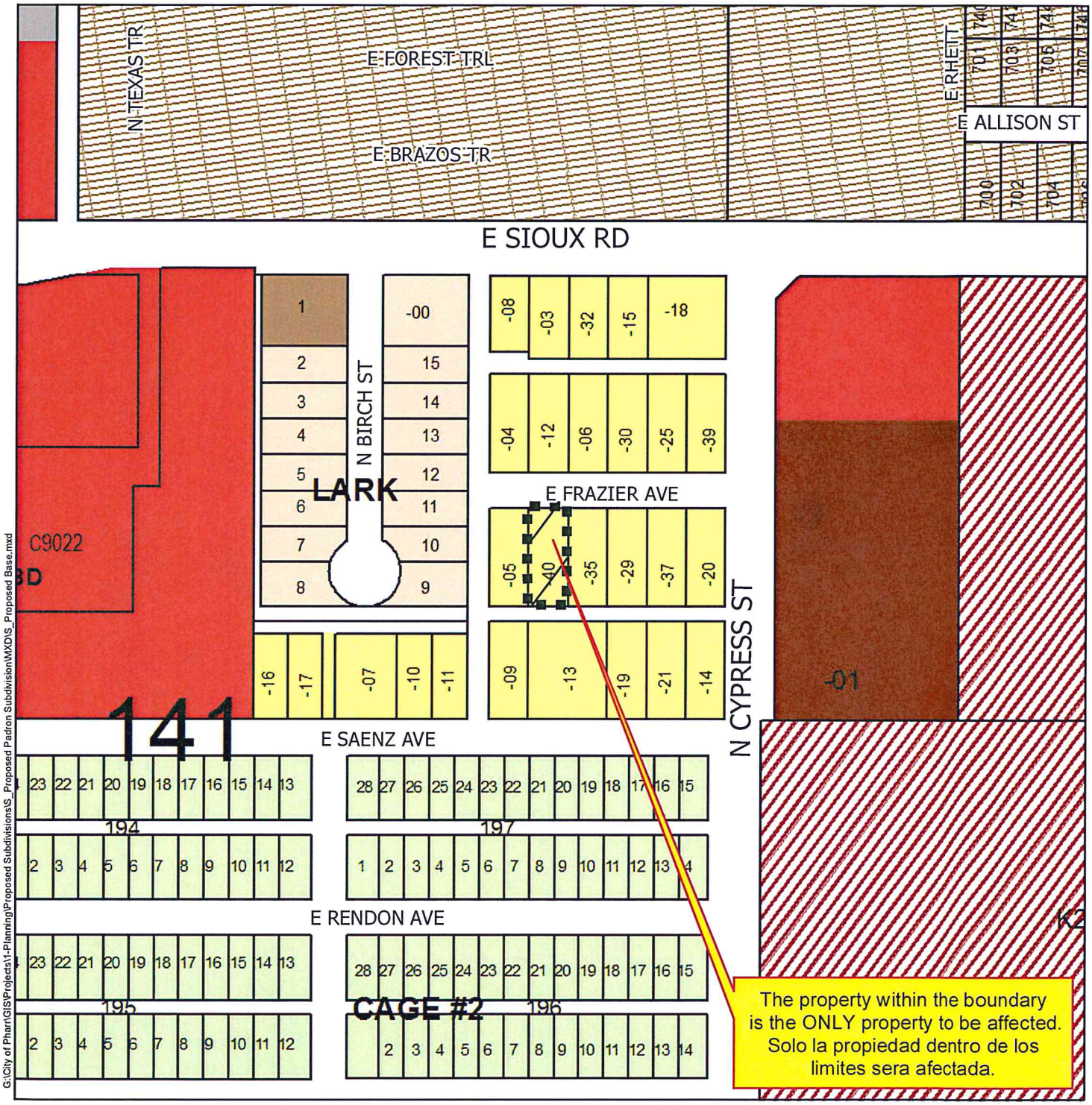
☐

☐

Proposed Subdivision
Padron Subdivision
Rio Delta Engineering

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Padron Subdivision\MXD\S_Proposed Base.mxd

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

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

N W E S

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 3/23/2017

Proposed Subdivision
Padron Subdivision
Rio Delta Engineering

Pharr
All-America City
2006

Pharr Engineering

G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Padron Subdivision\MXDs\S_Proposed Base.mxd

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

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

N W E S

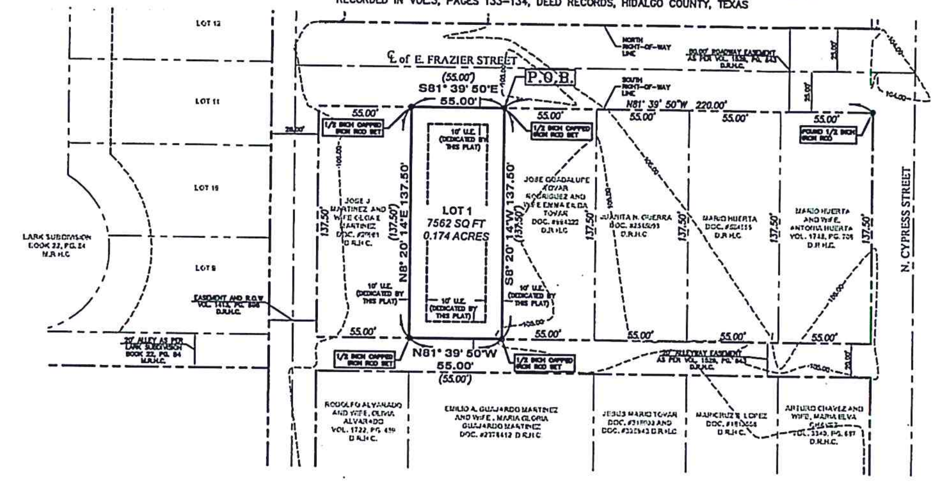
Date: 3/23/2017

City of Pharr, Texas
Engineering Department
956.702.5355

DATE OF PREPARATION: MARCH, 2017

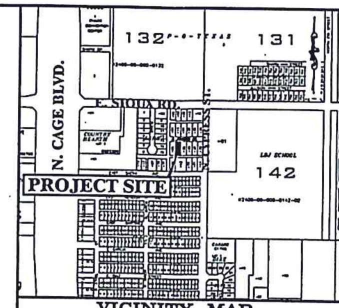
# PADRON SUBDIVISION

BEING A 0.174 ACRE TRACT OF LAND OUT OF THE EAST HALF OF THE NORTH HALF OF LOT ONE HUNDRED FORTY-ONE (141), KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOL.3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS




SCALE: 1" = 30'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH (4205)
(NAD 83)

| LEGEND | |
|---|---|
| ⊖ | FOUND 4" IRON PIPE |
| ● | FOUND ½" IRON ROD |
| ○ | SET ½" IRON ROD |
| ● | FOUND CONCRETE MONUMENT |
| ◈ | BENCHMARK HUB WITH NAIL |
| △ | SET COTTON-PICKER-SPINDLE |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| R.O.W. | RIGHT-OF-WAY |
| ℄ | CENTER LINE |
| L | LOT LINE |
| U.E. | UTILITY EASEMENT |
| S.E.C. | SOUTHEAST CORNER |
| ( ) | MEASURED |
| ( ) | DEED CALL DOC. #2700524 D.R.H.C. |




VICINITY MAP
SCALE: 1"=500'

## METES AND BOUNDS:

BEING A 0.174 ACRE TRACT OF LAND OUT OF THE EAST HALF OF THE NORTH HALF OF LOT ONE HUNDRED FORTY-ONE (141), KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOL.3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 0.174 ACRE TRACT OF BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED FROM SANDRA PUENTE TO ALDO PADRON AND WIFE EVA MARIA PADRON, DATED APRIL 1, 2016, RECORDED IN DOCUMENT 2700524, DEED RECORDS OF HIDALGO COUNTY, TEXAS. SAID 0.174 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 CAPPED IRON ROD SET, ON THE SOUTH LINE OF A CALLED ROADWAY EASEMENT DESCRIBED IN A DEED FROM ROBERT FRAZIER TO PUBLIC, DATED MAY 16, 1977, RECORDED IN VOLUME 1529, PAGE 843, DEED RECORDS OF HIDALGO COUNTY, TEXAS, THE NORTHWEST CORNER OF A CALLED SMALL TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM MARY F. FRAZIER TO JOSE GUADALUPE TOVAR RODRIGUEZ AND WIFE EMMA ELDA TOVAR, DATED FEBRUARY 10, 1982, RECORDED IN VOLUME 1797, PAGE 806, DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 8°20'14" W, ALONG THE WEST BOUNDARY LINE OF THE SAID TOVAR TRACT, A DISTANCE OF 137.50 FEET TO A 1/2 INCH CAPPED IRON ROD SET, THE SOUTHWEST CORNER OF THE SAID TOVAR TRACT, SAME BEING A POINT ON THE NORTH LINE OF A CALLED ALLEYWAY EASEMENT DESCRIBED IN A DEED FROM ROBERT FRAZIER TO PUBLIC, DATED MAY 16, 1977, RECORDED IN VOLUME 1529, PAGE 843, DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°39'50" W, ALONG THE NORTH LINE OF THE SAID ALLEYWAY EASEMENT, A DISTANCE OF 55.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET, THE SOUTHEAST CORNER OF A CALLED TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM ROSCOE FRAZIER AND WIFE ELVA SANTOS FRAZIER TO JOSE J. MARTINEZ AND WIFE OLGA E. MARTINEZ, DATED SEPTEMBER 16, 1974, RECORDED IN DOCUMENT 20961, DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°20'14" E, ALONG THE EAST BOUNDARY LINE OF THE SAID MARTINEZ TRACT, A DISTANCE OF 137.50 FEET TO A 1/2 INCH CAPPED IRON ROD SET, THE NORTHEAST CORNER OF THE SAID MARTINEZ TRACT, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID ROADWAY EASEMENT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°39'50" E, ALONG THE SOUTH LINE OF THE SAID ROADWAY EASEMENT, A DISTANCE OF 55.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 0.174 ACRES OF LAND MORE OR LESS.

### GENERAL NOTES:

1. FINISHED FLOOR ELEVATION SHALL BE 18" FROM TOP OF CURB AS MEASURED FROM THE CENTER OF EACH LOT.
2. THE SUBDIVISION IS IN 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 ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480347 0005 C, REVISED DATE OCTOBER 16, 1982.
3. NO STRUCTURES SHALL BE BUILT ON TOP OF ANY EASEMENTS.
4. BENCHMARK: A BRASS DISK SET IN CONCRETE (CITY OF PHARR BENCHMARK #01) LOCATED APPROXIMATELY 204 FEET FROM THE INTERSECTION OF F.M.495 (FERGUSON BOULEVARD) AND NORTH "I" ROAD, ON THE SOUTH SIDE OF F.M. 495. N:16601508.730 E:1063633.829 ELEV.= 101.99
5. MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE
6. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE TOTAL VOLUME OF 565.44 CFT AND AN AREA OF APPROXIMATELY 0.013 ACRE FEET WILL BE REQUIRED TO BE DETAINED ON SITE.
7. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION
8. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
9. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
10. HALF INCH DIAMETER IRON RODS SET AT ALL CORNERS

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PADRON SUBDIVISION AN ADDITION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERE TO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) 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.

ALDO PADRON
2133 KERRIA AVE. APT.4
MCALLEN, TX 78501

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ALDO PADRON 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 (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF __________, 2017

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:__________

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PADRON SUBDIVISION AN ADDITION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERE TO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) 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.

EVA MARIA PADRON
2133 KERRIA AVE. APT.4
MCALLEN, TX 78501

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, EVA MARIA PADRON PERSONALLY APPEARED AND PROVED, THROUGH HER 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 (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF __________, 2017

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:__________

**STATE OF TEXAS**
**CITY OF PHARR**

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

AMBROSIO HERNANDEZ — DATE
MAYOR, CITY OF PHARR

CITY CLERK — DATE

THE SUBDIVISION PLAT OF PADRON SUBDIVISION 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 ____ DAY OF __________, 2017

DANNY WYLIE CHAIRMAN, PLANNING & ZONING COMMISSION

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, THIS THE ____ DAY OF __________, 2017.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT NO.2 RIGHT-OF-WAYS OR EASEMENTS.

PRESIDENT __________ ATTEST: __________ SECRETARY

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE**

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

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

I, IVAN GARCIA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

IVAN GARCIA, P.E., R.P.L.S. — DATE
REG. PROFESSIONAL ENGINEER NO. 115862

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

I, THE UNDERSIGNED, IVAN GARCIA, R.P.L.S., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AND ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

IVAN GARCIA — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6486
SURVEY FIRM # 10194027

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

| NAME | | ADDRESS | | PHONE & FAX | |
|---|---|---|---|---|---|
| OWNER(S): ALDO PADRON AND EVA MARIA PADRON | | 2133 KERRIA AVE., APT. 4 | MCALLEN, TX. 78501 | (956) 380-0819 | (956) 380-8898 |
| SURVEYOR: IVAN GARCIA, | P.E., R.P.L.S. | 921 S. 10TH AVENUE | EDINBURG, TX. 78539 | (956) 380-5152 | (956) 380-5083 |
| ENGINEER: IVAN GARCIA, | P.E., R.P.L.S. | 921 S. 10TH AVENUE | EDINBURG, TX. 78539 | (956) 380-5152 | (956) 380-5083 |


RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083


THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115862 ON MARCH 2017
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: PRELIMINARY

PLAT SHEET
PADRON SUBDIVISION
PHARR,
HIDALGO COUNTY, TEXAS

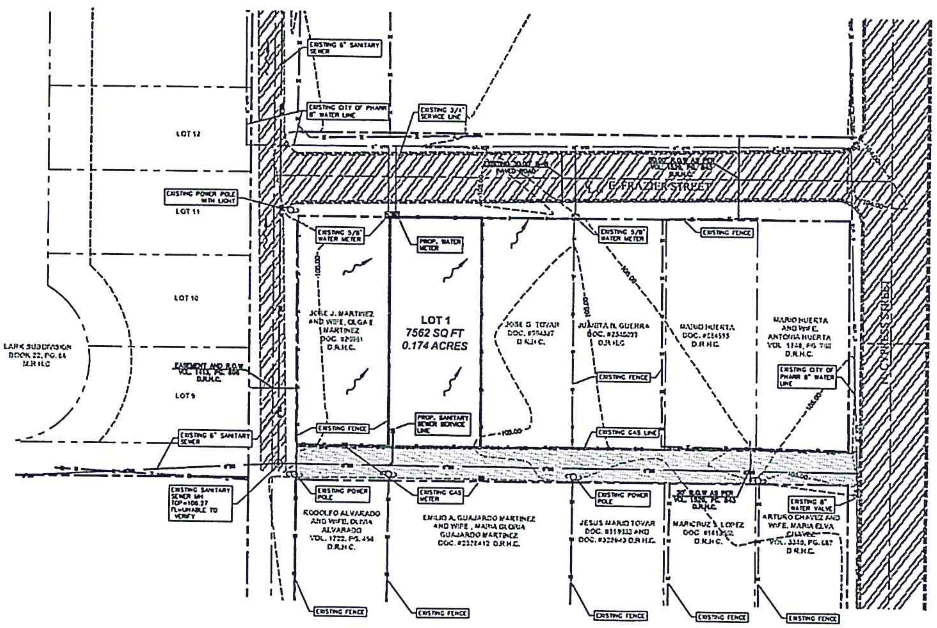
| | |
|---|---|
| ENGINEER | IVAN GARCIA P.E. R.P.L.S. |
| SURVEYOR | IVAN GARCIA P.E. R.P.L.S. |
| CHECKED | IVAN GARCIA P.E. R.P.L.S. |
| DRAWN | PETER LERMA / ABRAHAM JAMES |
| SCALE | 1"=30' |
| DATE | MARCH 2017 |
| PROJECT | SUB 17 002 |
| REVISIONS | |
| PAGE NO. | 1-OF-2 |

PRELIMINARY

Y:\RDE SUBDIVISIONS 2017\SUB 17 002 - ALDO PADRON - PADRON SUBDIVISION\DWG\SUB 17 002_RDE PLAT SHEET 03-15-2017.dwg ABRAHAM 3/17/2017 11:08 AM

# PADRON SUBDIVISION

BEING A 0.174 ACRE TRACT OF LAND OUT OF THE EAST HALF OF THE NORTH HALF OF LOT ONE HUNDRED FORTY-ONE (141), KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOL.3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS




SCALE: 1" = 30'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH (4205)
(NAD 83)

| LEGEND |
|---|
| -POWER POLE |
| -FIRE HYDRANT |
| -SET IRON ROD |
| -IRON ROD FOUND |
| -EXIST. 8" WATER LINE |
| -EXIST. WATER SERVICE |
| -EXIST. FENCE LINE |
| -EXIST. 6" WATER LINE |
| -EXIST. 8" SANITARY SEWER |
| -EXIST. SANITARY SEWER MANHOLE |
| -EXIST. WATER METER |
| -EXIST. GAS METER |

| ABBREVIATION LEGEND | |
|---|---|
| F.B.S.L. | FRONT BUILDING SETBACK LINE |
| R.B.S.L. | REAR BUILDING SETBACK LINE |
| S.B.S.L. | SIDE BUILDING SETBACK LINE |
| R.O.W. | RIGHT-OF-WAY |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| S.W.C. | SOUTHWEST CORNER |
| F.T. | FARM TRACT |
| F.M. | FARM-TO-MARKET |
| C.P.&L. | CENTRAL POWER & LIGHT CO. |
| D.R.H.C. | DEED RECORDS OF HIDALGO COUNTY |
| U.E. | UTILITY EASEMENT |
| S.W.S.C. | SHARYLAND WATER SUPPLY CORP. |
| U.E. | UTILITY EASEMENT |
| O.S.S.F. | ON-SITE SEWAGE FACILITY |
| B-B | BACK TO BACK |
| E-E | EDGE TO EDGE |
| C | CENTER LINE |
| L | LOT LINE |

GENERAL NOTES:

1. ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.


RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083


THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 110962 ON MARCH, 2017. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PRELIMINARY

EXISTING TOPOGRAPHICAL AND UTILITY LAYOUT
PADRON SUBDIVISION
PHARR,
HIDALGO COUNTY, TEXAS

| | |
|---|---|
| ENGINEER | IVAN GARCIA P.E. R.P.L.S. |
| SURVEYOR | IVAN GARCIA P.E. R.P.L.S. |
| CHECKED | IVAN GARCIA P.E. R.P.L.S. |
| DRAWN | PETER LERMA / ABRAHAM JAMES |
| SCALE | 1"=30' |
| DATE | MARCH, 2017 |
| PROJECT | SUB 17 002 |
| REVISIONS | |
| PAGE NO. | 2-OF-2 |