Pharr
Development Services
Implementing your vision, improving your City

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 13, 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: January 23, 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. Heavy Investments, LTD has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being 2.23 acres, more or less, out of Lot 13, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1200 and 1300 Block of East Ferguson Avenue. **COZ#161259**

2. R. Gutierrez Engineering Corp., representing Cruz and Enriqueta Cortez, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being a 2.13 acre tract of land, more or less, out of Lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 300 Block of East Eldora Road. **COZ#161260**

3. Silvia Mancha has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', prefabricated storage room) in a Single-Family Residential District (R-1). The property is legally described as being Lot 54, Sun Valley Subdivision Phase II, Pharr, Hidalgo County, Texas. The property's physical address is 300 East Universal Avenue. **CUP#170102**

4. R. Gutierrez Engineering Corp., representing Cruz and Enriqueta Cortez dba Cortez Wrecker Service, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 2.13 acre tract of land, more or less, out of Lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 300 Block of East Eldora Road. **CUP#170103**

5. 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 allow an existing telecommunication tower in a Single-Family Residential District (R-1). The property is legally described as being 0.078 of an acre, more or less, out of all of Blocks 9 through 24, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 415 East Clark Avenue. **CUP#170104**

6. Katherine Gibbs, representing T-Mobile, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a Single-Family Residential District (R-1). The property is legally described as being 0.078 of an acre, more or less, out of all of Blocks 9 through 24, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 415 East Clark Avenue. **CUP#170105**

PLAT APPROVAL:

1. BIG Engineering, representing E. Douglas Grindstaff, is requesting preliminary plat approval of the proposed The Cascades Master Subdivision Plan. The property is legally described as being a 7.5 acre tract of land out of Lot 86, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Minnesota Road. **SUB#160410**

2. M. Garcia Engineering, LLC, representing Ruben Fonseca, is requesting preliminary plat approval of the proposed Veterans Subdivision. The property is legally described as being a 1.039 acre tract out of Lot 30, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located at 1208 East Polk Avenue. **SUB#160513**

3. Javier Hinojosa Engineering, representing Ruben Villarreal, is requesting preliminary plat approval of the proposed Pura Vida Subdivision. The property is legally described as a tract of land containing 0.43 acres of land and also being a part or portion of Lot 151, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of West Ferguson Avenue. **SUB#161229**

4. Melden & Hunt Inc, representing Shavi Mahtani, is requesting preliminary plat approval of the proposed Tex Mex Landing Subdivision. The property is legally described as a being a resubdivision of 3.151 acres out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 6000 Block of North Sugar Road. **SUB#161230**

REVIEWED ASST DIR DIRECTOR

5. Melden & Hunt Inc, representing Manuel Mendez, president of M and R Commodities, Inc. a Texas Corporation, is requesting preliminary plat approval of the proposed Idea North Pharr Subdivision. The property is legally described as a being a resubdivision of 22.073 acres out of Lots 79 and 82, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Owassa Road. **SUB#161231**

6. Quintanilla, Headley and Associates, Inc., representing Novus Polaris, Inc., Fernando Calderon, President, is requesting preliminary plat approval of the proposed Cape Subdivision. The property is legally described as being a 5.45 acre tract of land out of Lot 135, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3108 North Sugar Road. **SUB#161232**

7. Javier Hinojosa Engineering, representing Zaragoza Hinojosa Jr., is requesting preliminary plat approval of the proposed Master Subdivision Plat HRES-CK Subdivision. The property is legally described as a tract of land containing 19.36 acres and also being a part or portion of Lots 13 and 14, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1100 and 1200 Block of East Ferguson Avenue. **SUB#170102**

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 10th day of February 2017, at 3:30 p.m. and in the City of Pharr web site (www.pharr-tx.gov)

CITY OF PHARR
PHARR, TEXAS

Hilda Pedraza, City Clerk

PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 23, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 23, 2017. The meeting was called to order by Charlie Ramirez at 6:00 p.m. at the City Commissioners' Room, located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas.

ATTENDANCE

MEMBERS PRESENT: Charlie Ramirez, Rafael Munguia, Luis Madrigal, Porfirio Rodriguez, Tom Greuner, Romeo Robles, Andy Castro

ABSENT: Danny Wylie

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Development Services Assistant Director
Della Robles, Planner I
Heriberto Martinez, Planner II
George Martinez, Building Official
Janie Benedict, Administrative Assistant

CALL TO ORDER

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

APPROVAL OF MINUTES

Charlie Ramirez proceeded with the approval of the minutes of January 9, 2017.

There being no discussion, Romeo Robles **moved** the minutes of January 9, 2017, to be accepted as submitted. Luis Madrigal second the motion and when put to a vote, it polled as follows:

D. Wylie: absent
T. Greuner: approved as submitted
R. Robles: approved as submitted
A. Castro: approved as submitted
C. Ramirez: approved as submitted
R. Munguia: absent
L. Madrigal: approved as submitted
P. Rodriguez: approved as submitted

The motion carried unanimously to approve the minutes of January 9, 2017, as submitted.

(Commissioner Rafael Munguia arrived and joined the meeting at 6:04 p.m.)

PUBLIC COMMENTS:

Charlie Ramirez asked if anyone had signed for the Public Comments. Janie Benedict advised one individual signed up.

An individual from the audience approached the podium and introduced himself as Kenneth Fletcher with an address of 504 E. Diplomat and addressed the Commission with the following:
He stated he had submitted the request to speak for the Public Hearing but had been denied despite him turning in the request according to the Attorney General rules addressing public hearings. He voiced the specifics of the law which he feels entitles him to speak and that this is the second time he's been denied this request and wanted this to be made known to the Commission.
He addressed the first item on the agenda and pointed out his visit to the site encountered the business staff did not have their appropriate food handler's identification tags.
He stated that he had not seen the agenda for the meeting posted on the City Hall bulletin board although he did see it on the web site.

PUBLIC HEARING:

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

CADENA AND SONS, L.L.C. **CUP – ABC**
CUP#161261

Cadena and Sons, L.L.C., 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 Lot 11, Maco Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1308 Maco Drive. The property is currently zoned General Business District (C). The zoning to the north, south and west is General Business District (C) and city limits lie to the east. The area is generally designated for commercial use in the Land Use Plan. Code Compliance and the Fire Marshal are pending their inspections. Police Chief and Planning Department recommend approval. Eighteen (18) 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 site and applicant being in compliance with all City Ordinances and City Department requirements.

Mrs. Robles advised this item will go before the City Commission Meeting of February 06, 2017 at 5:00 p.m. and a representative was in the attendance.

Charlie Ramirez 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. Janie Benedict advised no one had signed up. Charlie Ramirez closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Luis Madrigal questioned staff whether approval is to be given only when all reports recommend approval. Mrs. Robles explained that the site is undergoing the Certificate of Occupancy process as well as the Conditional Use Permit process. The site must come into compliance with all that is required before the Certificate of Occupancy and the Conditional Use Permit can be released.

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: absent	C. Ramirez: approved
T. Greuner: approved	R. Munguia: approved
R. Robles: approved	L. Madrigal: approved
A. Castro: approved	P. Rodriguez: approved

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

PLAT APPROVAL:

TREVINO ENGINEERING **PRUNEDA SUBDIVISION**
Rep. ROGELIO A. PRUNEDA **SUB#160618**

Heriberto Martinez introduced himself as Planner II for the City of Pharr and advised he had two plats to be brought before the Commission. He introduced the first plat item as follows:

Treviño Engineering, representing Rogelio A. Pruneda, is requesting preliminary plat approval of the proposed Pruneda Subdivision. The property is legally described as being 0.454 acre tract of land forming a part or portion of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of West Dicker Road. The property is currently zoned Single-Family Residential District (R-1). The adjacent zones are Single-Family Residential District (R-1) to the south and west, General Business District (C) and Single-Family Residential District (R-1) to the east and Agricultural and/or Open Space District (A-O) to the north. The property is designated for commercial use in the land use plan. Property's proposed use is for a mechanic shop. No variances are

being requested. Development Services recommends preliminary plat approval of the proposed Pruneda Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. W. Dicker Road R.O.W. is 120'. Provide a total of 20' of additional R.O.W.
2. Need TxDot driveway permit (copy of approval).
3. Need street light detail plan (at building permit).
4. No street cuts allowed.

EASEMENTS:

1. Shall provide a 15' Exclusive utility easement to the City of Pharr on the north side and east side of property.
2. Show all existing easements adjacent to property.

SIDEWALK: ADA:

1. In compliance.

FIRE PROTECTION:

1. See attach comments

WATER:

1. 1-1" water service.
2. Eliminate existing water service.
3. Corporation stop and curb cock need to be brass.
4. Provide casing underneath driveway.
5. Concrete collar around the valve 30"x30"x6" with wire mesh.
6. Follow City of Pharr construction standards manual.

SEWER:

1. Provide a 6" sewer stub out not a 10".
2. If sewer service exists already need to either eliminate or upgrade to a 6".
3. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Area of detention is entire lot, please verify.
2. Need TxDot UIR discharge permit

OTHER:

1. Plat note# 5, remove "or lot line".
2. Verify if stand pipe is active and does it have any easements.
3. Signature block for HCID #2 is repeated, delete one of the copies.
4. Provide erosion and sediment control plan with details.
5. Provide cost estimate for public improvements.
6. Need erosion and sedimentation plan.
7. Add note: Detention areas 3 feet or deeper will require perimeter fence.
8. Project engineer shall apply for a change of zone.

Charlie Ramirez advised this item did not need a public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

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

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

Motion carried unanimously to approve the request for preliminary plat approval of the proposed Pruneda Subdivision.

Mr. Martinez introduced the second plat item as follows:

R.E. GARCIA & ASSOCIATES
Rep.: **KEITH MASSA, MANAGER**
FITO-LAY INC.

FRITO LAY PHARR SUBDIVISION
SUB#160406

R.E. Garcia & Associates, representing Keith Massa, Manager, Frito-Lay Inc., is requesting final plat approval of the proposed Frito Lay Pharr Subdivision. The property is legally described as being a tract of land containing 6.63 acres, also being all of Lots 6 through 10, Mid-Cities Business Park Subdivision and a part or portion of Lot 1, Adventure Plaza Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of North Mid Cities Drive. The property is currently zoned Heavy Commercial District (H-C). The adjacent zones are General Business District (C) and Heavy Commercial District (H-C) to the north, General Business District (C) to the south, Heavy Commercial District (H-C) to the east and General Business District (C) and Agricultural and/or Open Space District (A-O) to the west. The property is designated for public/semi-public use in the Land Use Plan. Property's proposed use – distribution and storage warehouse. No variances are being requested. Development Services recommends final plat approval of the proposed Frito Lay Pharr Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:	1. No heavy truck traffic through Bowe Street.
EASEMENTS:	1. In compliance.
SIDEWALK: ADA:	1. In compliance.
FIRE PROTECTION:	1. In compliance.
WATER:	1. In compliance.
SEWER:	1. In compliance.
DRAINAGE:	1. In compliance.

OTHER: 1. In compliance.

Mr. Martinez advised that this item will go before City Commission on February 06, 2017, at 5:00 p.m.

Charlie Ramirez advised this item did not need a public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no discussion Tom Greuner **moved** to approve the request for final plat approval of the proposed Frito Lay Pharr Subdivision. Porfirio Rodriguez second the motion and when put to a vote it polled as follows

D. Wylie: absent	C. Ramirez: approved;
T. Greuner: approved	R. Munguia: approved
R. Robles: approved	L. Madrigal: approved
A. Castro: approved	P. Rodriguez: approved

Motion carried unanimously to approve the request for final plat approval of the proposed Frito Lay Pharr Subdivision.

ANNOUNCEMENTS/OTHER BUSINESS:

Roland Gomez, Development Services Assistant Director advised there were no announcements nor other business to be brought forth.

ABSENTEE REPORT: Janie Benedict announced Danny Wylie was absent. Porfirio Rodriguez **moved** to excuse the absentee. Luis Madrigal second and Commission by consensus accepted the absence.

ADJOURNMENT: There being no further business, Luis Madrigal **moved** for the meeting be adjourned. Romeo Robles second the motion and when put to a vote it carried by unanimous consent. The Planning and Zoning meeting adjourned at 6:15 p.m.

_____
Charlie Ramirez, Vice Chairman

ATTEST:

_____
Tom Greuner, Secretary

Pharr
Development Services
Implementing your vision, improving your City

STANDARDIZED RECOMMENDATION FORM

MEETING DATE: **February 13, 2017**

ROUTE TO BOARD:

☐ **CITY COMMISSION** **AGENDA ITEM:** **COZ:#161259**

☒ **PLANNING & ZONING COMMISSION** **DATE SUBMITTED:** **December 21, 2016**

1. **Applicant:** Heavy Investments, LTD, owner.

2. **Requested Action:** Re-zoning request Agricultural and/or Open Space District (A-O) to General Business District (C).

3. **Nature / Intent of Request:** Property owner requests to re-zone in order to construct a convenience store on said property.

4. **Routing to Staff:**

	Initials	Date	
A. Melanie Cano, Director	[illegible]	2/8/17	☒ Approval ☐ Denial
B. Planning Staff Recommendations	[illegible]	2-8-17	☒ Approval ☐ Denial
C. Planning and Zoning Commission			☐ Approval ☐ Denial
D. City Attorney			☐ Approval ☐ Denial
E. City Manager			☐ Approval ☐ Denial

DR

Pharr
Development Services

Pharr
All-America City
2006

MEMORANDUM

DATE: **FEBRUARY 13, 2017**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **DEVELOPMENT SERVICES**

SUBJECT: **Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C): Being 2.23 acres, more or less, out of Lot 13, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1200 and 1300 Block of East Ferguson Avenue.**

REZONING CHECKLIST / GOALS:

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DR

DESCRIPTION OF PROPERTY:

Heavy Investments, LTD is requesting a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The subject site is located on the south side of East Ferguson Avenue and is physically located within the 1200 and 1300 Block of East Ferguson Avenue. The property is legally described as being 2.23 acres, more or less, out of Lot 13, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

The subject site currently consists of one (1) lot which has a frontage of 325 feet along East Ferguson Avenue and a depth of 300 feet. East Ferguson Avenue is a 120-150 foot principal arterial which runs east and west with a posted speed limit of 40-55 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 General Business District (C), the property to the west is zoned General Business District (C) and Single-Family Residential District (R-1), the south is zoned Agricultural and/or Open Space District (A-O) and city limits lie to the east. This area is generally designated for commercial use in the Land Use Plan.

The property to the north was rezoned to General Business District (C) and the property to the west was rezoned to General Business District (C) and Single-Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. There have been no other zoning requests within the general vicinity of the subject property since that time.

The owner of the property is requesting a change of zone to General Business District (C) in order to construct a convenience store on said property. This property is also in the process of subdividing, which will bring the entire property into compliance.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. This district will be major retail district, with intensive commercial uses and large amounts of retail traffic. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors.

Five (5) letters were mailed out to the surrounding property owners 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 to re-zone to General Business District (C) as the property meets area requirements, has adequate ingress and egress and is in line with the Future Land Use Plan. If approved, a building permit

and certificate of occupancy will be required should construction or remodeling be necessary. Applicant must comply with all City Ordinances, City Department requirements and must complete the subdivision process.

NOTE: This item will go before the City Commission Meeting of **February 20, 2017** at **5:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. **Approve the rezoning request;**
2. **Table the item for:**
   a) **consideration by the full board;**
   b) **additional information;**
   c) **additional time for applicant and adjacent property owners to meet;**
3. **Disapprove the request.**

P:\Admin\COZ\LR Bell Development E Lot 13 _2017

Pharr
Development Services

REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Heavy Investments, LTD
APPLICANT

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

1200-1300 Block of East Ferguson Avenue
ADDRESS

General Business District (C)
PROPOSED ZONE

		YES	NO
1	Does the property meet the minimum area requirements for the proposed zone?	X	
2	Does the property have adequate ingress and egress?	X	
3	Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4	Is the property located along a major thoroughfare?	X	
5	Will the property have adequate parking for the proposed use?	X	
6	Will the property have adequate landscaping as per City Ordinance?	X	
7	Will the zone change increase the volume of traffic?		X
8	Will a buffer be required?	X	
9	Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS: **Approval**

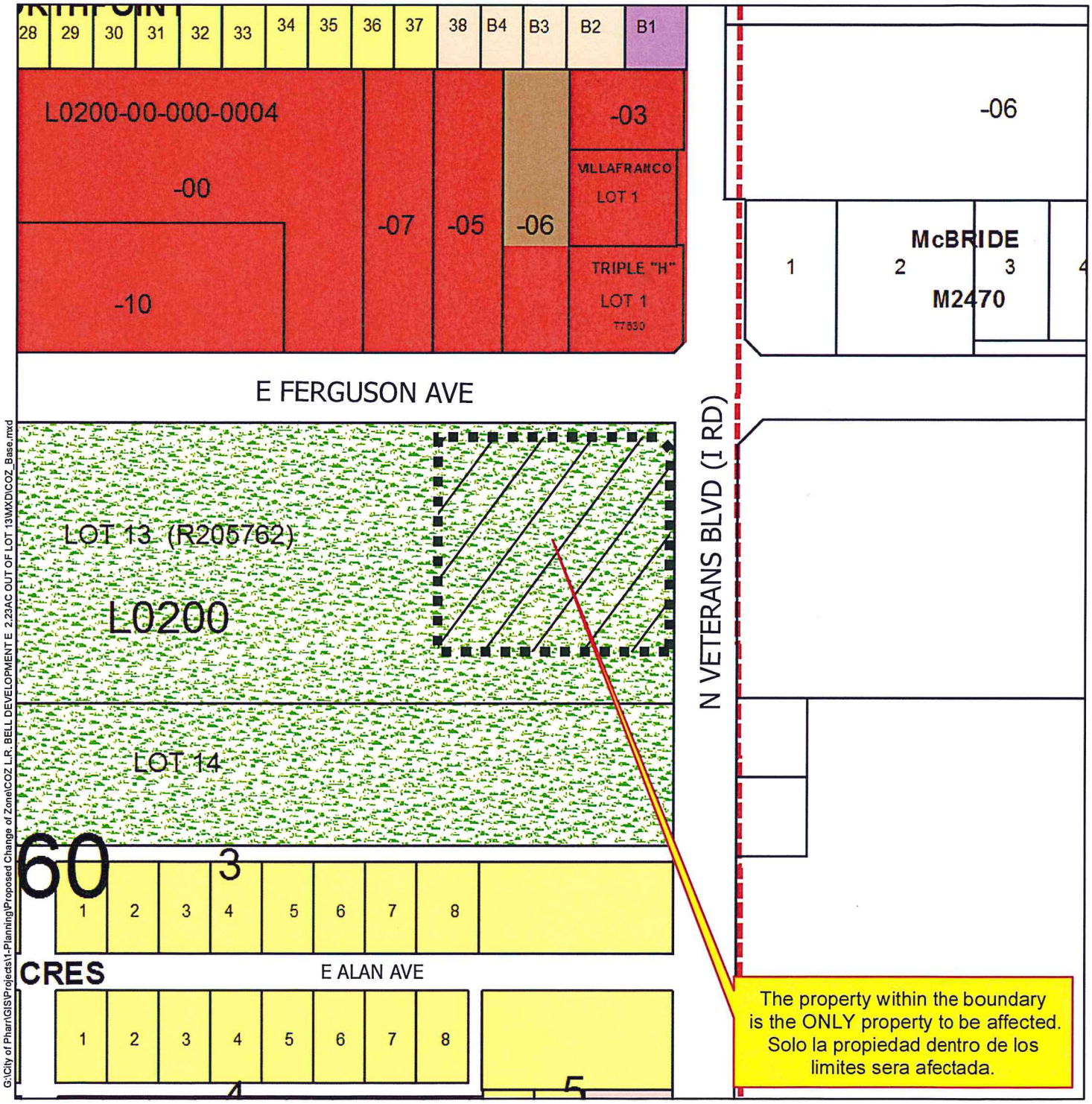
The property meets area requirements, has adequate ingress and egress and is in line with the Future Land Use Plan.

Della Robles, Planner I
PREPARED BY

February 1, 2017
DATE

Proposed Change of Zone
2.23Ac of Lot 13 L.R.Bell Development "E"
Heavy Investments, LTD/ Javier Hinojosa Engineering

Pharr Engineering



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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: 1/10/2017

City of Pharr, Texas
Engineering Department
956.702.5355

Proposed Change of Zone
2.23Ac of Lot 13 L.R.Bell Development "E"
Heavy Investments, LTD/ Javier Hinojosa Engineering

Pharr
All-America City
2006

Pharr Engineering

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Agricultural Open Space
Single Family
Single Family Small Lot
Two Family
dium Density Multi-Family
High Density Multi-Family
Mobile Home
Townhouse
HUD Code
Rail Road R.O.W.
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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

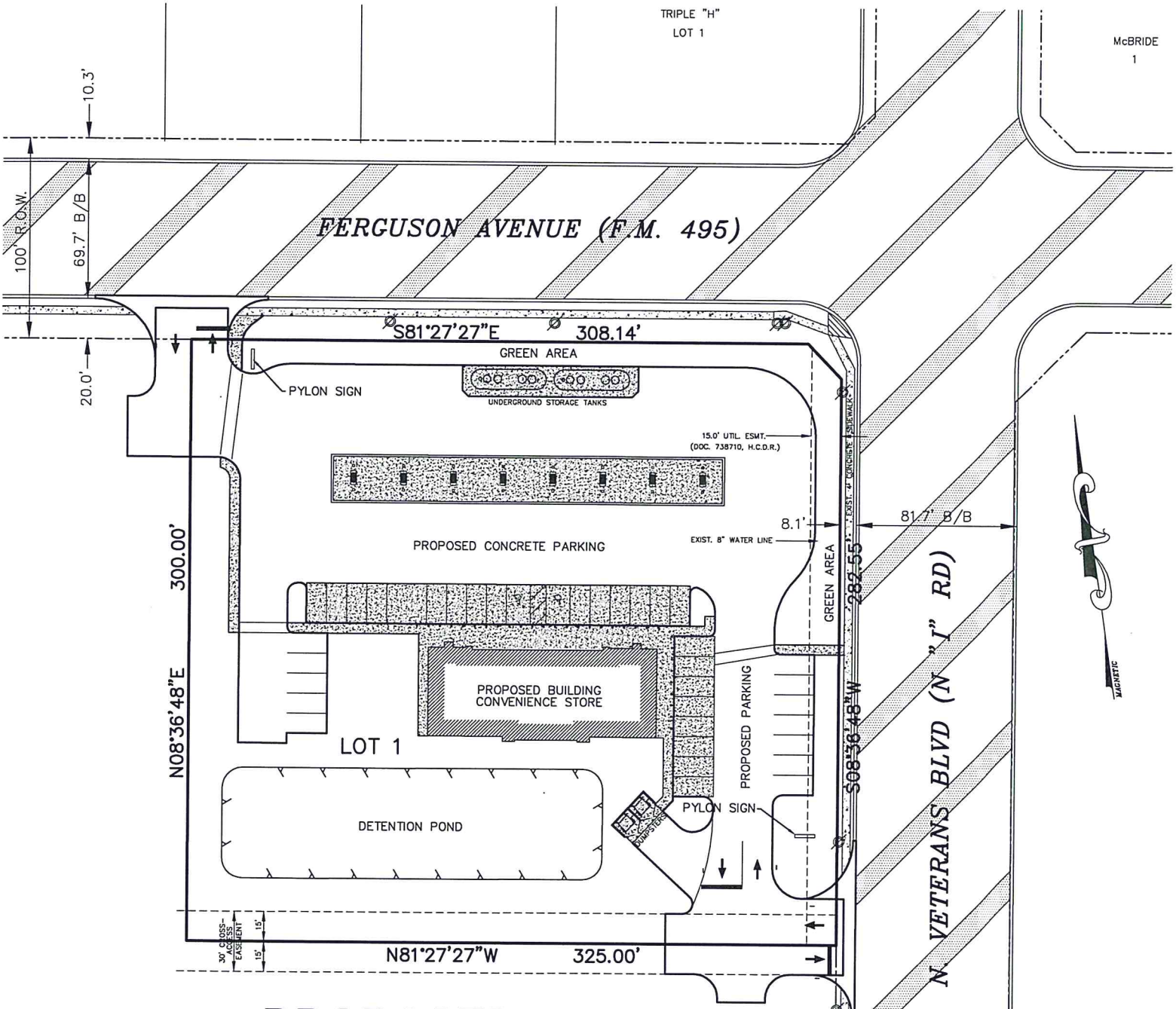
Texas
partment

Scale: 1 inch = 200 feet

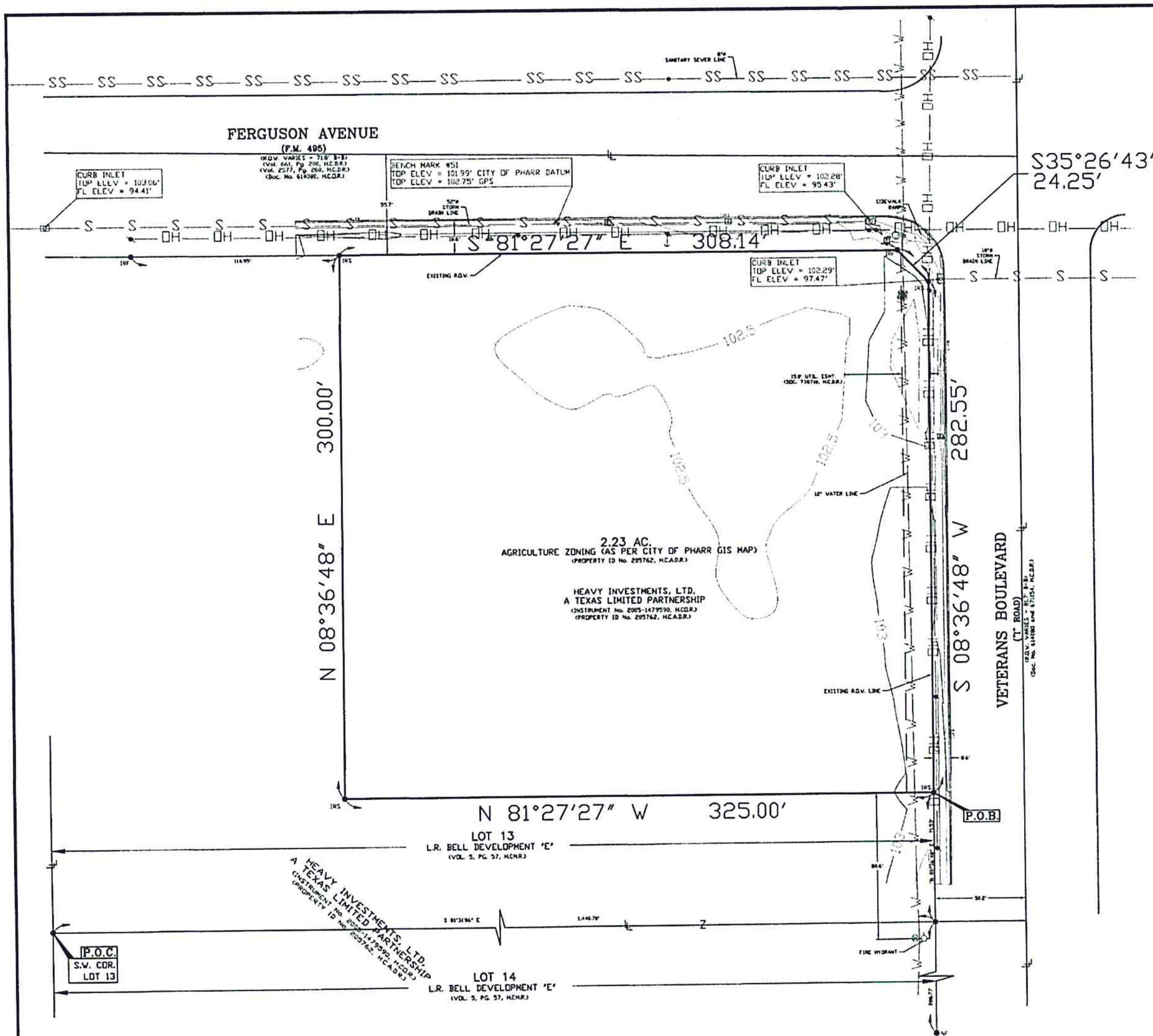
0 100 200 400 600 800 Feet

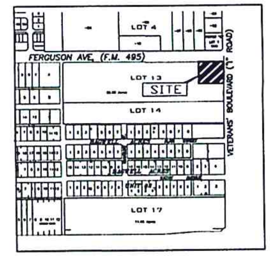
N W E S

Date: 1/10/2017



PROPOSED SITE PLAN
2.23 ACRES
LOT 13
L.R. BELL DEVELOPMENT "E"





LOCATION MAP
N.T.S.

SCALE: 1" = 30.00'

SCHEDULE NOTES

CHICAGO TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, TITLE COMMITMENT GF No. CTDAL36-8000381600422-NS, EFFECTIVE DATE: JUNE 29, 2018, ISSUED DATE: JULY 11, 2018. SCHEDULE B ITEMS, NOTE 10:

ZONING AND BUILDING ORDINANCES IN FAVOR OF THE CITY OF PHARR
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

a. Rights of parties in possession.

b. The following exception will appear in any policy issued (other than the T-1R Residential Owner Policy of Title Insurance and the T-2R Short-Form Residential Mortgage Policy) if the Company is not provided a survey of the Land, acceptable to the Company, for review at or prior to closing:

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

Note: Upon receipt of a survey acceptable to the Title Company, this exception will be deleted. The Company reserves the right to except additional items and/or make additional requirements after reviewing said survey.

c. Rights of tenants in possession, as tenants only, under unrecorded leases and rental agreements.

d. Oil, Gas and Mineral Lease(s) dated February 7, 1948, recorded in Volume 82, Page 187, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s). (Not a Survey Matter)

e. Easement and/or other rights, if any, as set forth in instrument(s) dated March 11, 1911, recorded in Volume 19, Page 129, Deed Records; dated April19, 1912, recorded in Volume 19, Page 257, Deed Records; dated March 1, 1912, recorded in Volume 28, Page 215, Deed Records; and dated February 1, 1926, recorded in Volume 211, Page 434, Deed Records, Hidalgo County, Texas. (Blanket)

h. Utility Easement dated September 16, 1997, recorded under Clerk's File No. 738710, Official Records, Hidalgo County, Texas. (Plotted)

j. Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2. (Blanket)

k. All rights, title, and interest in, and to the canal right-of-way on said property owned and/or claimed in fee by Hidalgo County Irrigation District No. 2. (Blanket)

l. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

m. Terms, conditions and stipulations of that certain Unrecorded Farming Lease dated October 15, 2004, by and between Deborah Sue Flint, as Independent Executrix of the Estate of Margaret L. Boyhni, Deceased, Lessor, and J & R Farms, Lessee, as evidenced in Deed dated May 23, 2005, recorded under Clerk's File No. 1479590, Official Records, Hidalgo County, Texas. (Blanket)

n. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:

LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION

A tract of land containing 2.23 acres of land, situated in the City of Pharr, Hidalgo County, Texas, and also being a part or portion of LOT 13, L. R. BELL DEVELOPMENT "E", map reference: Volume 5, Page 57, H.C.M.R., and said 2.23 acres also being a part or portion of a tract of land deeded to Heavy Investments, LTD., a Texas Limited Partnership, recorded in Document No. 1479590, H.C.D.R., and said 2.23 acres of land also being more particularly describes as follows,

COMMENCING on the southwest corner of said Lot 13; THENCE South 81 degrees 31 minutes 06 seconds East, along the South line of said Lot 13, a distance of 1440.70 feet to the West right of way line of Veterans Boulevard ("I" Road), recorded in Document No. 814080 and 671154, H.C.D.R.; THENCE along the West right of way line North 08 degrees 36 minutes 48 seconds E, a distance of 71.53 feet to a set 1/2" iron road with a plastic cap stamped "CVO LS", on the southeast corner of this tract and the POINT OF BEGINNING;

THENCE North 81 degrees 27 minutes 27 seconds West, a distance of 325.00 feet to a set 1/2" iron road with a plastic cap stamped "CVO LS", for the southwest corner of this tract;

THENCE N 08 degrees 36 minutes 48 seconds East, a distance of 300.00 feet to a set 1/2" iron road with a plastic cap stamped "CVO LS", on the South right of way line of Ferguson Avenue (FM 495), for the northwest corner of this tract;

THENCE S 81 degrees 27 minutes 27 seconds East, along the South right of way line of said Ferguson Avenue (FM 495) a distance of 308.14 feet to a found 1/2" iron road with a plastic cap stamped "CVO LS", for the northern most northeast corner of this tract;

THENCE S 35 degrees 26 minutes 43 seconds East, continuing along the South right of way line of said Ferguson Avenue (FM 495) a distance of 24.25 feet to a set 1/2" iron road with a plastic cap stamped "CVO LS" on the West right of way line of said Veterans Boulevard ("I" Road), for the eastern most northeast corner of this tract;

THENCE S 08 degrees 36 minutes 48 seconds West, continuing along the West right of way line of said Veterans Boulevard ("I" Road), a distance of 282.55 feet to the POINT OF BEGINNING, containing 2.23 acres of land, more or less.

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

To Heavy Investments, LTD., a Texas Limited Partnership, Chicago Title Insurance Company, Hunt RE Acquisitions, LLC, Hunt Real Estate Service, Inc., Circle-K Stores, Inc., HRES Texas Ferguson, LLC, Chicago Title of Texas LLC, and Slusher & Associates, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items: 1,2,3,4,5,6,8,11(b),13,14,17,19 of Table A thereof. The fieldwork was completed on August 19, 2018.

Carlos Vasquez
Registered Professional Land Surveyor
No. 4608

FLOOD ZONE DESIGNATION

The flood zone designation for this property appears to be Flood Zone "B" according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No.

480347 0005 C. Revised November 19, 1982.

Flood zone is determined by graphic plotting only. we do no assume responsibility for exact determination. Zone "B" which are areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.

LEGEND

- TRAFFIC SIGNAL BOX
- GUY ANCHOR
- POWER POLE
- LIGHT POLE
- ELECTRICITY TRANSFORMER
- GAS METER
- FIRE HYDRANT
- MANHOLE
- WATER METER
- WATER VALVE
- SIGN
- SPRINKLER
- CLEAN OUT
- POST GUARD
- HANDICAP PARKING SPACES
- INLET
- ≀ = COMMON OWNER
- GATE POST
- -S- - STORM SEWER LINE
- -W- - WATER LINE
- -OH- - OVERHEAD POWER LINE
- -SS- - SANITARY SEWER LINE
- LOT LINE
- IRF - FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS"
- IRS - SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS"
- B-B - BACK OF CURB TO BACK OF CURB DISTANCE
- R.O.W. - RIGHT OF WAY
- R.C.P. - REINFORCED CONCRETE PIPE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- M.B.S.B.L. - MINIMUM BUILDING SET BACK LINE
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.A.D.R. - HIDALGO COUNTY APPRAISAL DISTRICT RECORDS

GENERAL NOTES

1. This certification is made to the herein named client, in the Surveyor's Certificate and to no other owner, future owner or future lending institution. This certification is not transferable and may not be utilized for any specific future transaction of this herein named realestate.

2. This Survey plat is prepared in connection with Title Policy G.F. No. CTDAL36-8000381600422-NS, and does not guaranty title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.

3. If this survey does not bear an original seal and signature, it is INVALID as per Section 663.19 of the "Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

4. Minimum Building Setbacks shall comply with the City of Pharr Zoning Ordinance.

5. 2.23 Gross Acres (9,753 Sq. Ft.)

6. Agriculture Zoning (as per City of Pharr GIS Map).

CVQ LAND SURVEYORS
517 BEAUMONT AVE

DRAWN BY: C.V.
CHECKED BY: C.V.

Pharr
Development Services
Implementing your vision, improving your City

STANDARDIZED RECOMMENDATION FORM

MEETING DATE: **February 13, 2017**

ROUTE TO BOARD:

☐ **CITY COMMISSION** **AGENDA ITEM:** **COZ:#161260**

☒ **PLANNING & ZONING COMMISSION** **DATE SUBMITTED:** **December 22, 2016**

1. **Applicant:** R. Gutierrez Engineering Corp., representing Cruz and Enriqueta Cortez, owners.

2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C).

3. **Nature / Intent of Request:** In order to operate a wrecker services business and to allow the outside storage of materials and/or equipment on said property.

4. **Routing to Staff:**

	Initials	Date	
A. Melanie Cano, Director	M	2/8/17	☒ Approval ☐ Denial
B. Planning Staff Recommendations	B	2-8-17	☒ Approval ☐ Denial
C. Planning and Zoning Commission			☐ Approval ☐ Denial
D. City Attorney			☐ Approval ☐ Denial
E. City Manager			☐ Approval ☐ Denial

DR

Pharr
Development Services

Pharr
All-America City
2006

MEMORANDUM

DATE: **FEBRUARY 13, 2017**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **DEVELOPMENT SERVICES**

SUBJECT: **Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C): Being a 2.13 acre tract of land, more or less, out of Lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 300 Block of East Eldora Road.**

REZONING CHECKLIST / GOALS:

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

R. Gutierrez Engineering Corp., representing Cruz and Enriqueta Cortez, is requesting a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The subject site is located on the south side of East Eldora Road and is physically located within the 300 Block of East Eldora Road. The property is legally described as being a 2.13 acre tract of land, more or less, out of Lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The subject site currently consists of one (1) lot which has a frontage of 40.60 feet along East Eldora Road and a depth of 743.25 feet. East Eldora Road is an 80 foot major collector which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property 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) and Limited Industrial District (L-I), the property to the east is zoned Agricultural and/or Open Space District (A-O), to the west the property is zoned General Business District (C), Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I) and to the south the property is zoned Limited Industrial District (L-I). This area is generally designated for industrial use in the Land Use Plan.

The property to the north was rezoned to Limited Industrial District (L-I) on March 30, 1982, when the city adopted the current zoning ordinance we use today. On January 17, 2006 the property to the south was rezoned to Limited Industrial District (L-I) and the property to the west was rezoned to General Business District (C) on December 21, 2004.

The owner of the property is requesting a change of zone to Heavy Commercial District (H-C) in order to operate a wrecker services business and to allow the outside storage of materials and/or equipment on said property. This property is also in the process of subdividing, which will bring the entire property into compliance.

The heavy industrial commercial district is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences.

Ten (10) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only and one (1) person signed up to speak at the public hearing in opposition of the item.

Development Services is recommending **approval** of the request to re-zone to Heavy Commercial District (H-C) as the property meets area requirements, has adequate

ingress and egress and is in line with the Future Land Use Plan. If approved, building permits and a certificate of occupancy will be required should construction or remodeling be necessary. Applicant must comply with all City Ordinances, City Department requirements and must complete the subdivision process.

NOTE: This item will go before the City Commission Meeting of **February 20, 2017** at **5:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. **Approve the rezoning request;**
2. **Table the item for:**
   a) **consideration by the full board;**
   b) **additional information;**
   c) **additional time for applicant and adjacent property owners to meet;**
3. **Disapprove the request.**

P:\Admin\COZ\K-P Lot 125_CRUZ AND ENRIQUETA CORTEZ_A-O TO H-C_2017

DR

Pharr
Development Services

REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Cruz and Enriqueta Cortez
APPLICANT

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

300 Block of East Eldora Road
ADDRESS

Heavy Commercial District (H-C)
PROPOSED ZONE

		YES	NO
1	Does the property meet the minimum area requirements for the proposed zone?	X	
2	Does the property have adequate ingress and egress?	X	
3	Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4	Is the property located along a major thoroughfare?		X
5	Will the property have adequate parking for the proposed use?	X	
6	Will the property have adequate landscaping as per City Ordinance?	X	
7	Will the zone change increase the volume of traffic?	X	
8	Will a buffer be required?	X	
9	Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS: **Approval**

The property meets area requirements, has adequate ingress and egress and is in line with the Future Land Use Plan.

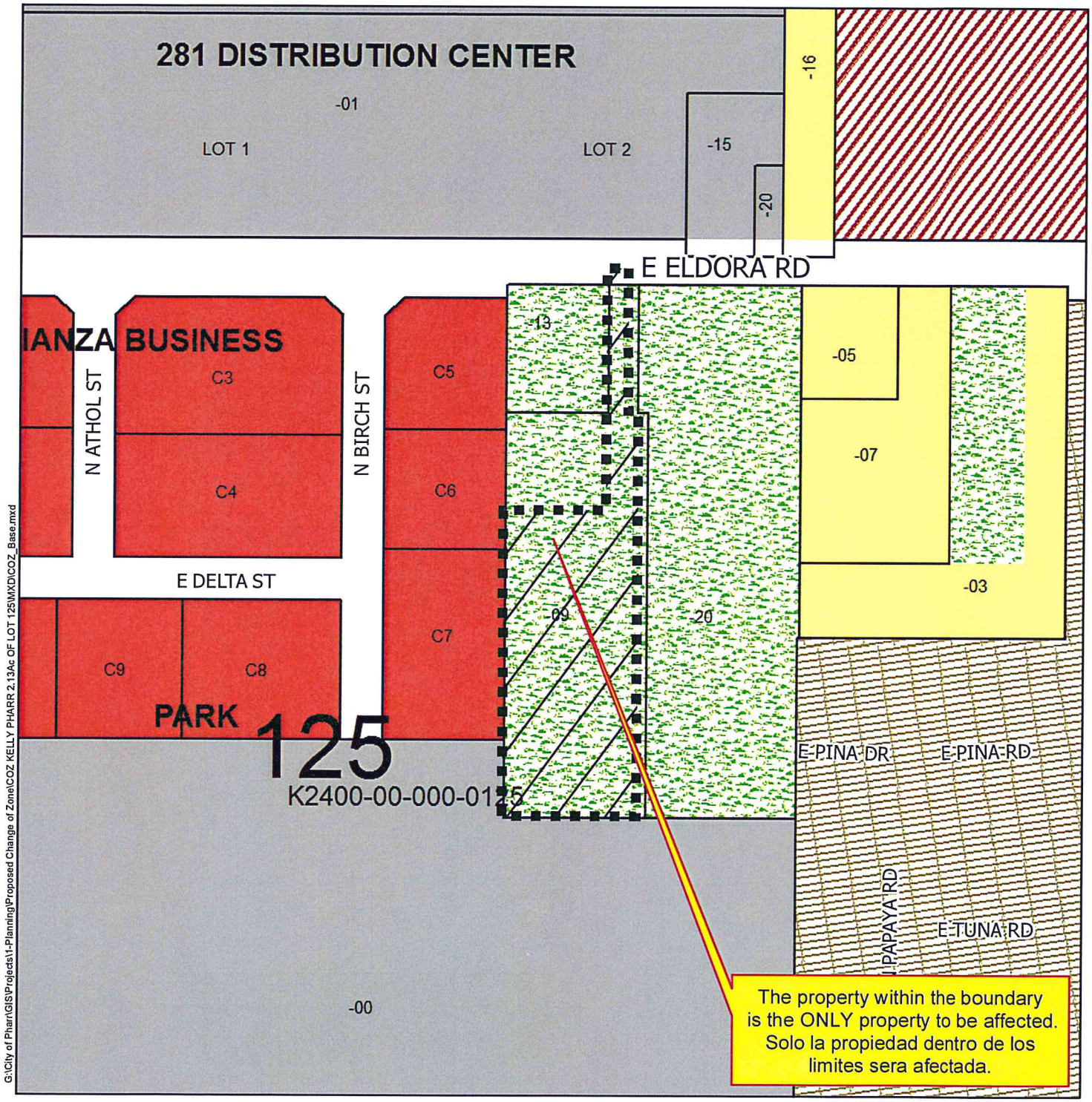
Della Robles, Planner I
PREPARED BY

February 1, 2017
DATE

Proposed Change of Zone
2.15Ac of Lot 125 Kelly Pharr Subdivision
Cruz & Enriqueta/ Hernan Lugo

Pharr
All-America City
2006

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Change of Zone\COZ KELLY PHARR 2.13Ac OF LOT 125\MXD\COZ_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

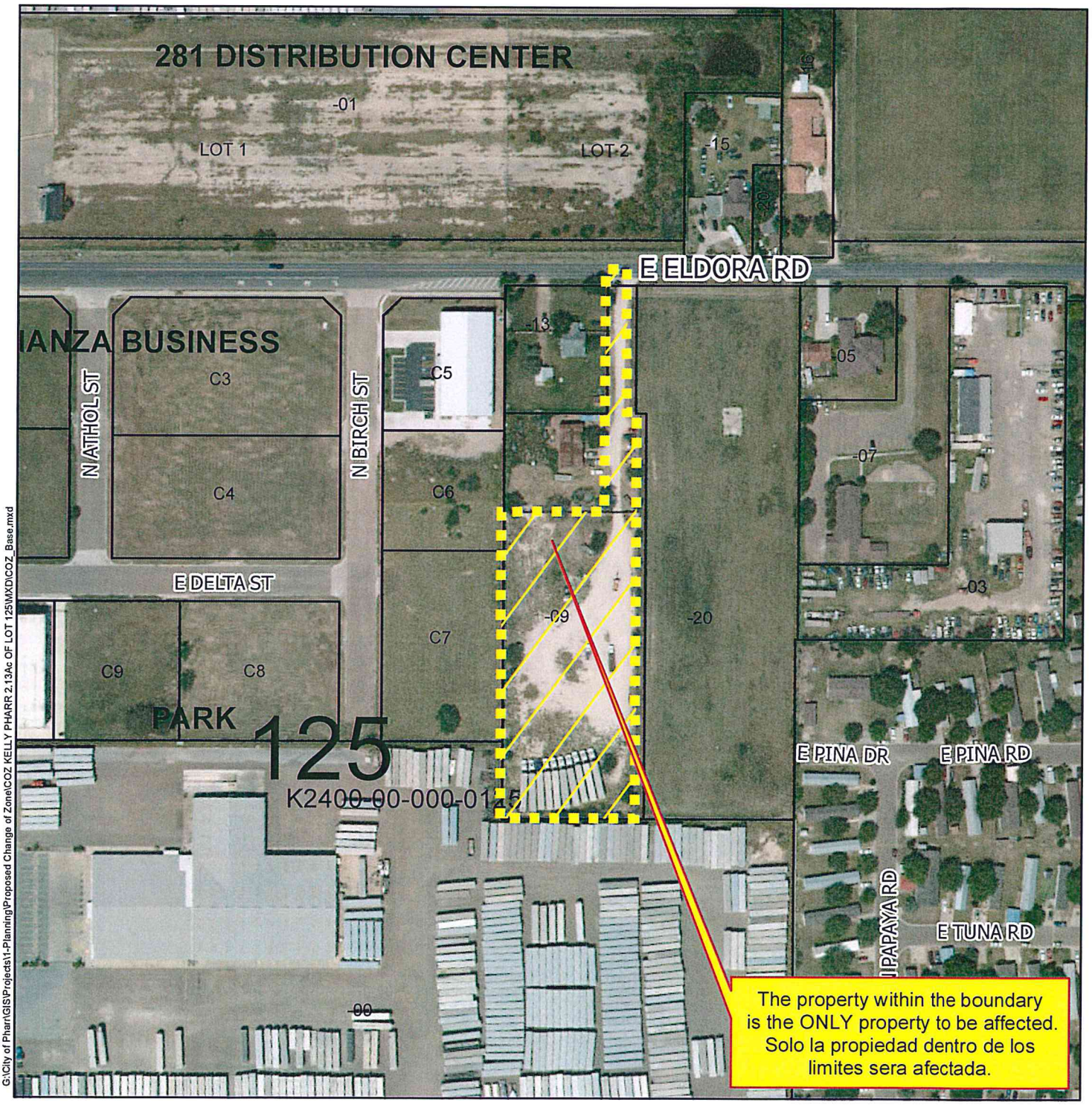
City of Pharr, Texas
Engineering Department
956.702.5355

Date: 12/27/2016

Proposed Change of Zone
2.15Ac of Lot 125 Kelly Pharr Subdivision
Cruz & Enriqueta/ Hernan Lugo

Pharr
All-America City
2006

Pharr Engineering



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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 = 200 feet

0 100 200 400 600 800 Feet

N W E S

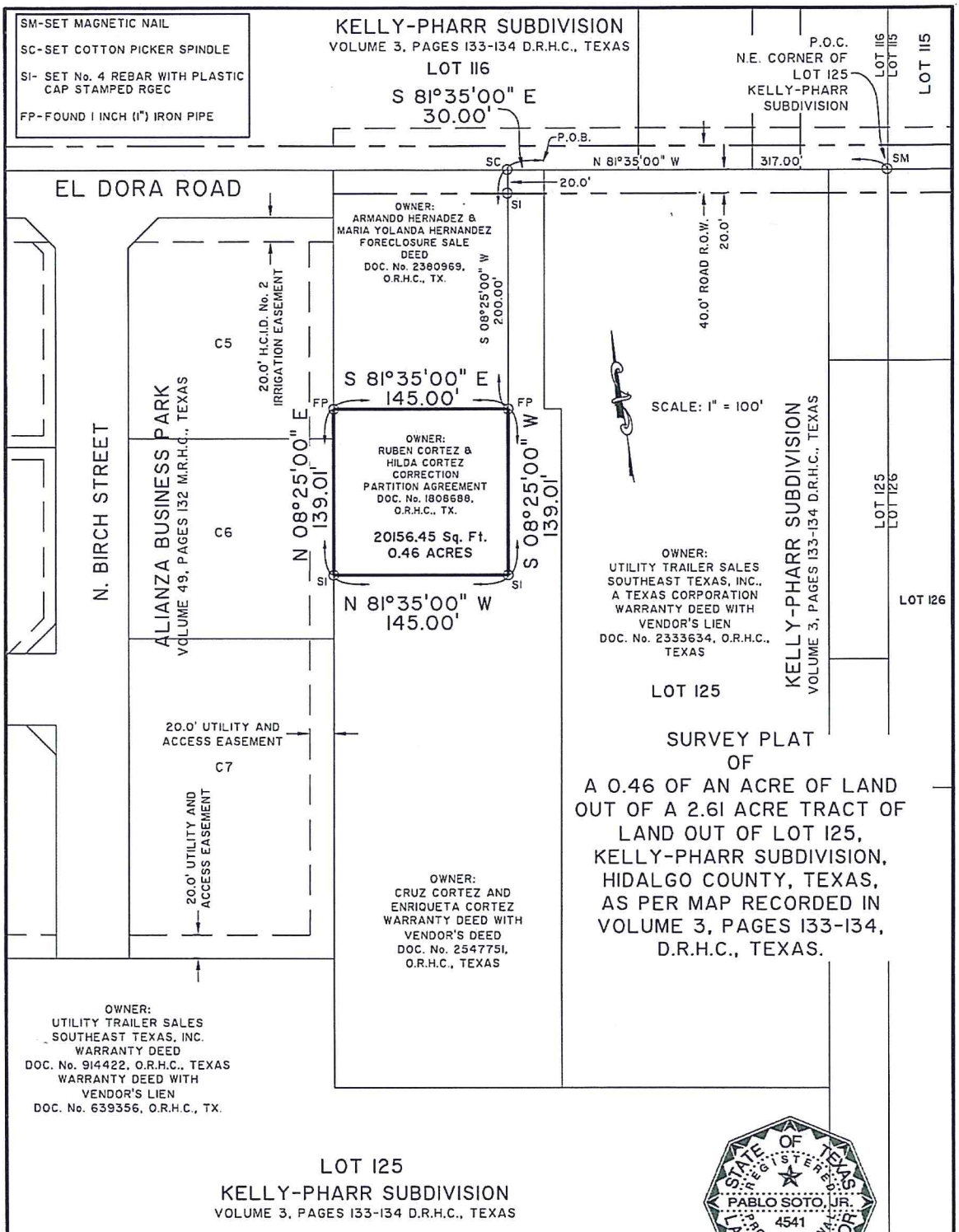
Date: 12/27/2016

SM-SET MAGNETIC NAIL

SC-SET COTTON PICKER SPINDLE

SI- SET No. 4 REBAR WITH PLASTIC CAP STAMPED RGEC

FP-FOUND 1 INCH (1") IRON PIPE



SURVEY PLAT
OF
A 0.46 OF AN ACRE OF LAND
OUT OF A 2.61 ACRE TRACT OF
LAND OUT OF LOT 125,
KELLY-PHARR SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 3, PAGES 133-134,
D.R.H.C., TEXAS.

LOT 125
KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134 D.R.H.C., TEXAS

STATE OF TEXAS
REGISTERED
PABLO SOTO, JR.
4541
PROFESSIONAL
LAND SURVEYOR

This survey was prepared without the benefit of a title research

G.F. No. N/A	Com.-Panel No.: 480347 0005 B
FLOOD ZONE ☐ A ☐ AO ☐ C ☐ X ☐ AH ■ B ☐ D ☐ ___OTHER	REVISED DATE: OCT. 19, 1982

Description: Areas between limits of the 100-yr & 500-yr flood; or certain areas subject to 100-yr flooding with average depths less than (1)foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from the base flood.

Client:	Mailing Address:	City:	State:	Zip Code:
CRUZ CORTEZ ENRIQUETA CORTEZ	401 W. ARAPAHO DR.	PHARR	TX	78577

PABLO SOTO, JR. - R.P.L.S. No. 4541

Date: 2/9/2016 REVISED: 07/29/2016

Any certification expressed or implied herein is invalid without the original signature and seal of Pablo Soto, Jr. Alteration of this document, except by a licensed land surveyor is illegal.

I, Pablo Soto, Jr., hereby state that this survey was performed on the ground under my supervision and that this survey correctly represents the facts found at the time of the survey.

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

Job No.: ENG15.009	FB:	Drawn By: RG
Date: FEB. 08, 2016	PG:	Checked By: PS

Pharr
Development Services

Pharr
All-America City
2006

MEMORANDUM

DATE: MONDAY, FEBRUARY 13, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE OF THE USE CONDITIONAL USE PERMIT – OVERSIZED STORAGE UNIT FILE NO. **CUP#170102**

GENERAL INFORMATION:

APPLICANT: Silvia Mancha has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', prefabricated storage room) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being Lot 54, Sun Valley Subdivision Phase II, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 300 East Universal Avenue.

ZONING: The property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south, west and east. This area is generally designated for single-family residential use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Forty-five (45) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only and one (1) person came in for information only.

DEVELOPMENT SERVICES RECOMMENDATION: Development Services is recommending **approval** of the Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', prefabricated storage room) in a Single-Family Residential District (R-1) subject to the following conditions:

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

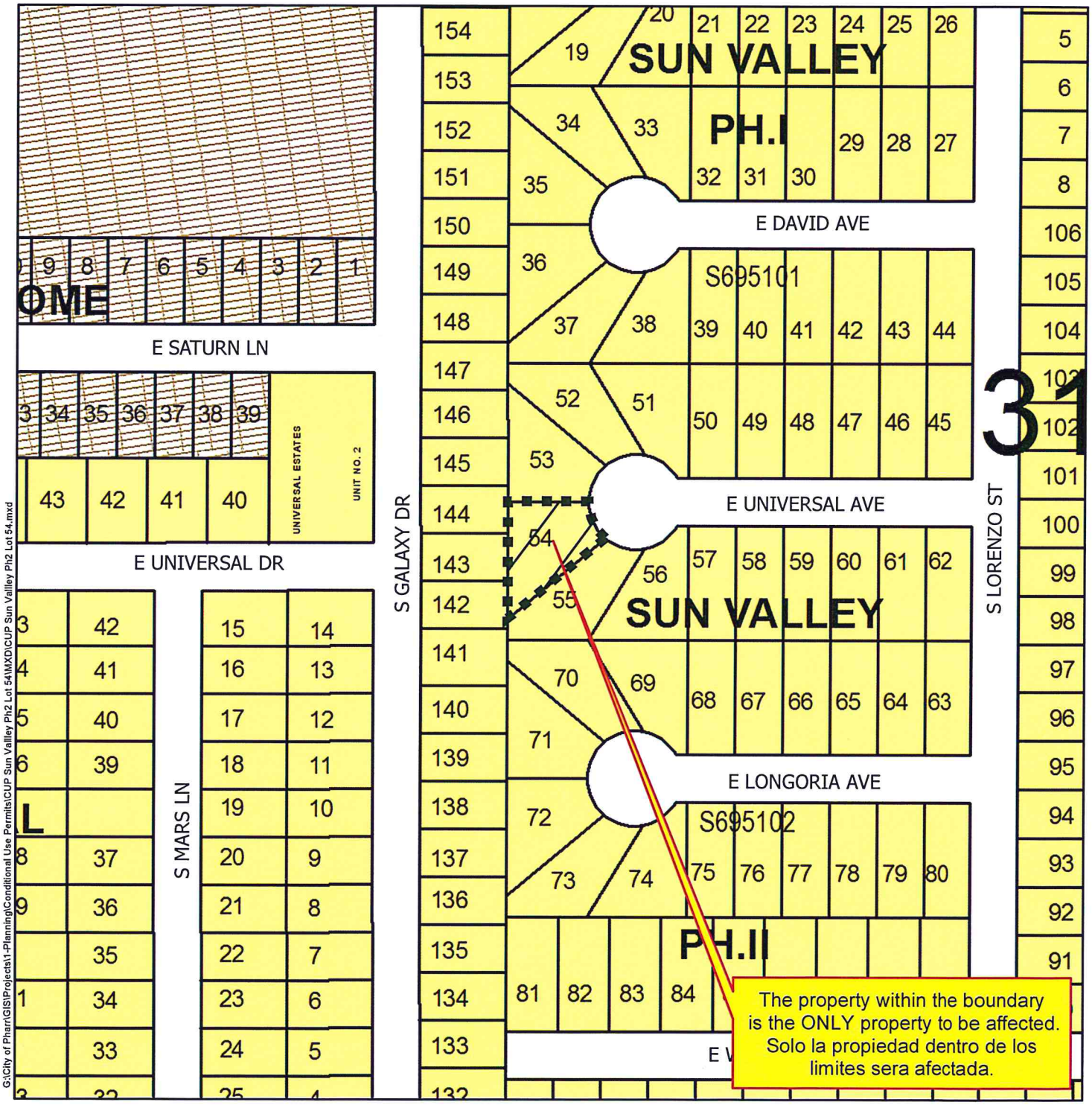
NOTE: This item will go before the City Commission Meeting of **February 20, 2017** at **5:00 p.m.**

P:\Admin\MY FILES\CUPs\OVERSIZED STORAGE UNIT\OSU_S MANCHA._2017

Proposed Conditional Use Permit
Sun Vallley Ph2 Lot 54
Silvia Mancha

Pharr
All-America City
2006

Pharr Engineering



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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 = 150 feet

0 75 150 300 450 600 Feet

N W E S

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 1/10/2017

Proposed Conditional Use Permit
Sun Vallley Ph2 Lot 54
Silvia Mancha

Pharr
All-America City
2006

Pharr Engineering

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Agricultural Open Space
Single Family
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Heavy Industrial
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Office Professional
PSJA ISD
Hidalgo ISD
Valley View ISD
Planned Unit Development

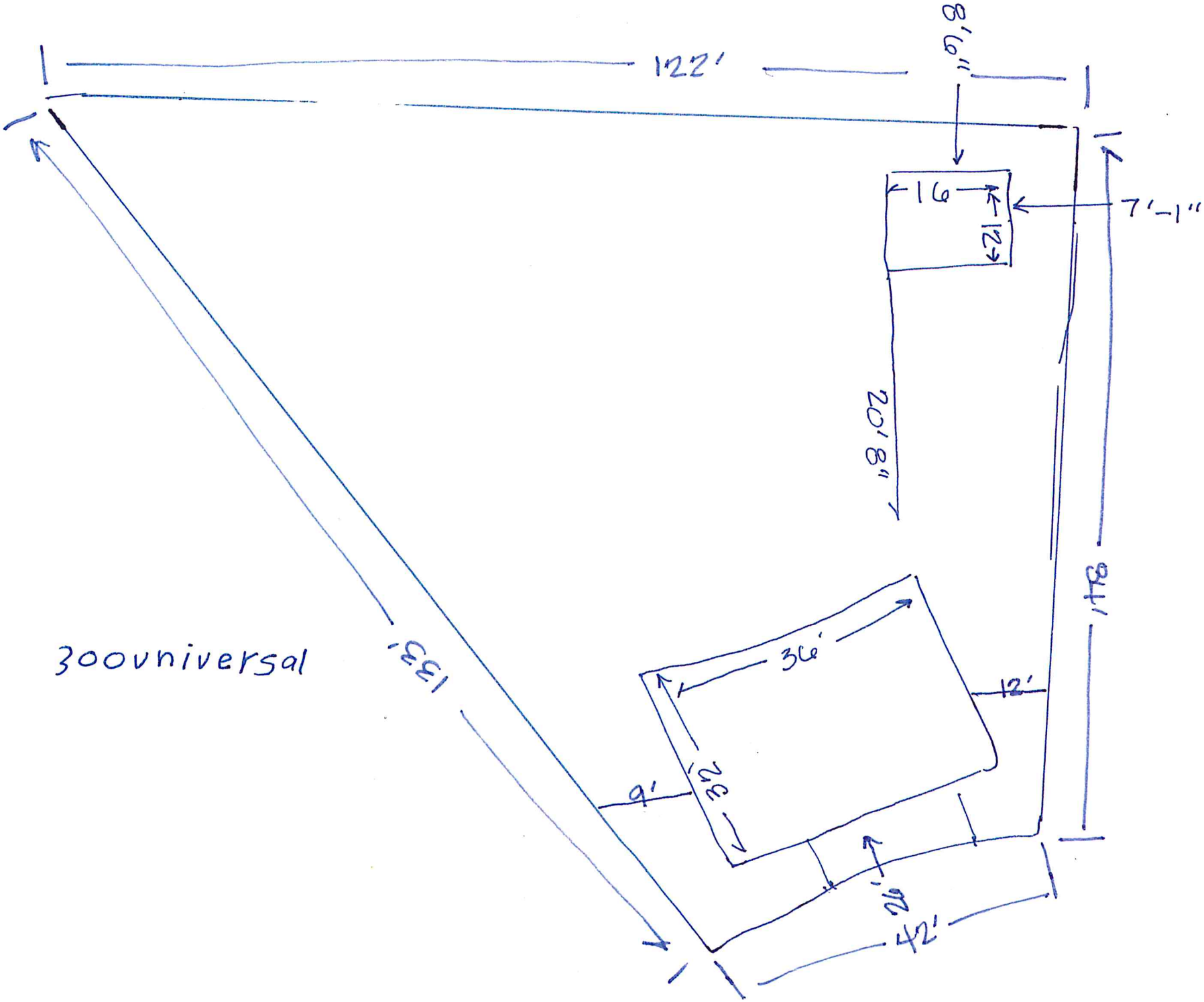
City of Pharr, Texas
Engineering Department
956.702.5355

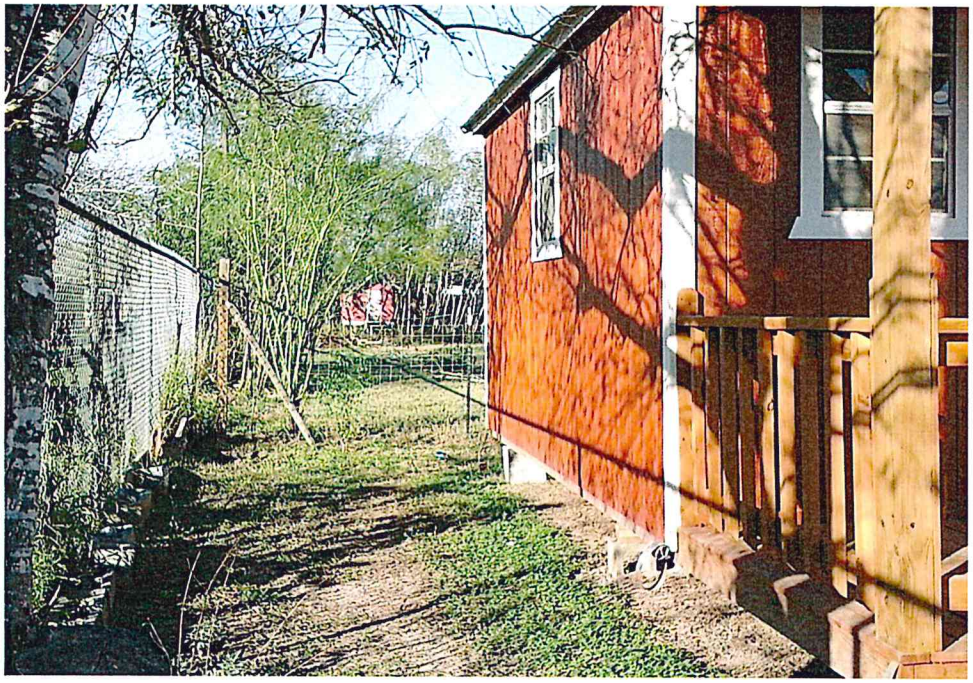
Scale: 1 inch = 150 feet

0 75 150 300 450 600 Feet

N W E S

Date: 1/10/2017


122'
8'9"
16
12
7'-1"
20'8"
94'
36'
12'
32'
9'
26'
42'
133'
300universal



Pharr
Development Services

Pharr
All-America City
2006

MEMORANDUM

DATE: MONDAY, FEBRUARY 13, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT – OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT FILE NO. **CUP#170103** (CORTEZ WRECKER SERVICE)

GENERAL INFORMATION:

APPLICANT: R. Gutierrez Engineering Corp., representing Cruz and Enriqueta Cortez dba Cortez Wrecker Service, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in an Agricultural and/or Open Space District (A-O).

LEGAL DESCRIPTION: The property is legally described as being a 2.13 acre tract of land, more or less, out of Lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located within the 300 Block of East Eldora Road.

ZONING: 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) and Limited Industrial District (L-I), the property to the east is zoned Agricultural and/or Open Space District (A-O), to the west the property is zoned General Business District (C) and Agricultural and/or Open Space District (A-O) and to the south the property is zoned Limited Industrial District (L-I). This area is generally designated for industrial use in the Land Use Plan.

COMMENTS: **CODE COMPLIANCE:** Pending Inspection.

FIRE MARSHAL:	Recommends approval of the Conditional Use Permit. (See attached memo)
PLANNING DEPARTMENT:	Pending Inspection.

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 one (1) telephone call for information only and one (1) person signed up for the public hearing.

DEVELOPMENT SERVICES RECOMMENDATION: Development Services is recommending **approval** of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment subject to the following conditions:

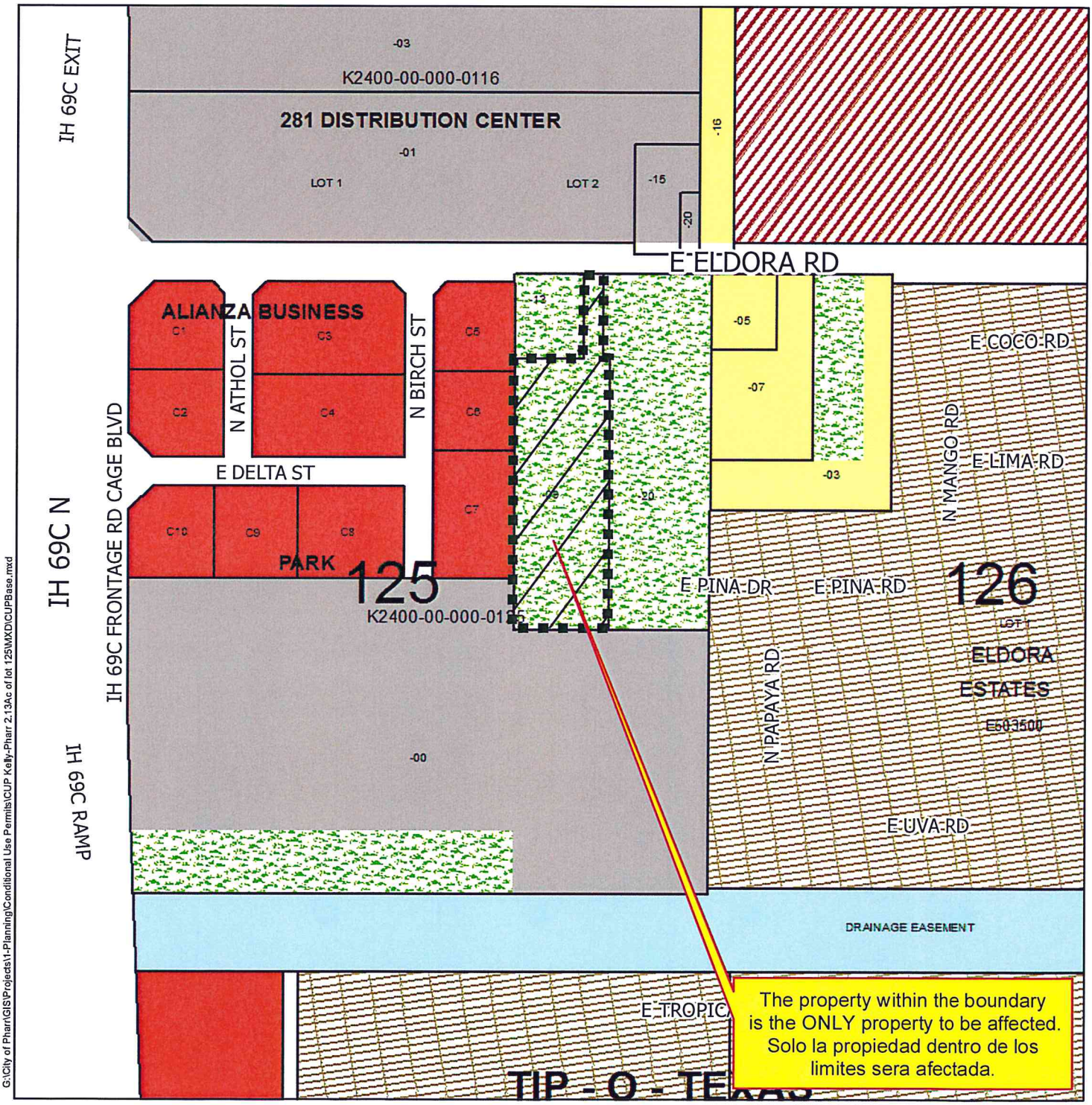
1. Applicant shall comply with all City of Pharr Ordinance requirements, any violation of City Ordinance will terminate this Conditional Use Permit;
2. All materials stored outside shall be kept within the fenced area;
3. All areas used for outside storage and parking areas for customers shall be paved with concrete or asphalt;
4. The applicant shall provide paving for all areas that will be used for the maneuvering of vehicles;
5. Applicant shall comply with all City of Pharr Landscaping and Sign Ordinance requirements;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
7. 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;
8. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date; and
9. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
    - Any change in use or change in extent of use, area or location.
    - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
    - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission Meeting of **February 20, 2017** at **5:00 p.m.**

Proposed Conditional Use Permit
Kelly-Pharr Subdivision 2.13Ac out of lot 125
Cruz Cortez/ Cruz Cortez

Pharr
All-America City
2006

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP Kelly-Pharr 2.13Ac of lot 125\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

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N W E S

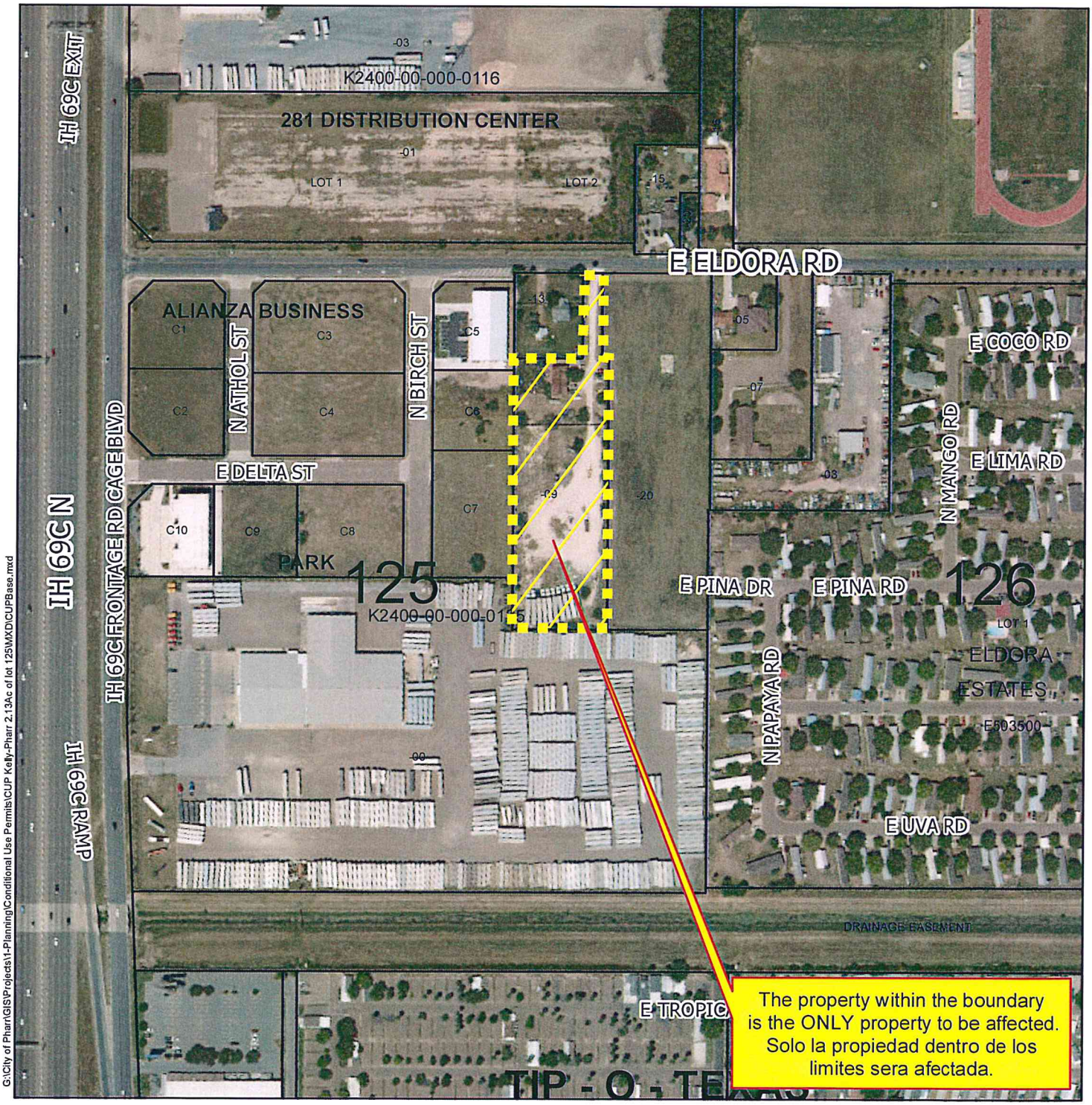
City of Pharr, Texas
Engineering Department
956.702.5355

Date: 1/24/2017

Proposed Conditional Use Permit
Kelly-Pharr Subdivision 2.13Ac out of lot 125
Cruz Cortez/ Cruz Cortez

Pharr
All-America City
2006

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP Kelly-Pharr 2.13Ac of lot 125\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: 1/24/2017

Prevention Division
118 S. Cage Blvd., 3rd Fl
Pharr, Texas 78577
Ph: 956-402-4400
Fax: 956-475-3433
fireprevention@pharrfd.net

January 30, 2017

CORTEZ WRECKER SERVICE
300 E EL DORA
PHARR, TX 78577

INSPECTION STATUS - PASSED

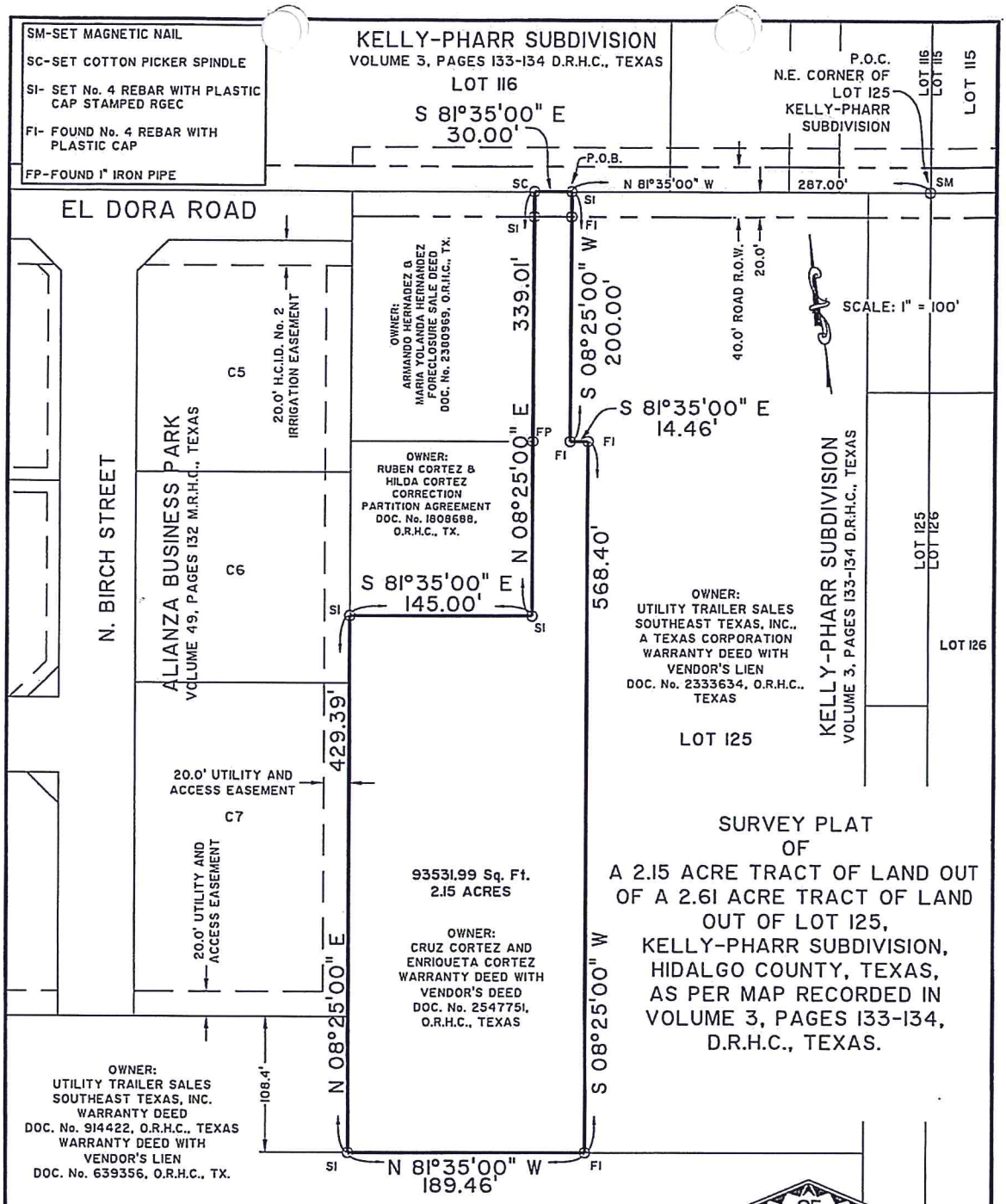
An inspection of your facility on Jan 30, 2017 revealed no violations.

Inspection Note Vacant lot. Upon building must comply with all fire codes.

2960 EDUARDO LUGO
Inspector

Cruz Cortez

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.
JAN 30 2017
BY:



SURVEY PLAT
OF
A 2.15 ACRE TRACT OF LAND OUT OF A 2.61 ACRE TRACT OF LAND OUT OF LOT 125, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, D.R.H.C., TEXAS.

LOT 125
KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134 D.R.H.C., TEXAS

STATE OF TEXAS
REGISTERED
PABLO SOTO, JR.
4541
PROFESSIONAL
LAND SURVEYOR

This survey was prepared without the benefit of a title research

G.F. No. N/A	Com.-Panel No.: 480347 0005 B
FLOOD ZONE ☐ A ☐ AO ☐ C ☐ X ☐ AH ☒ B ☐ D ☐ ___OTHER	REVISED DATE: OCT. 19, 1982

Description: Areas between limits of the 100-yr & 500-yr flood; or certain areas subject to 100-yr flooding with average depths less than (1)foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from the base flood.

Client:	Mailing Address:	City:	State:	Zip Code:
CRUZ CORTEZ ENRIQUETA CORTEZ	401 W. ARAPAHO DR.	PHARR	TX	78577

PABLO SOTO, JR. - R.P.L.S. No. 4541
2/9/2016
Date: 6/27/2016 REVISED: 07/29/2016

Any certification expressed or implied herein is invalid without the original signature and seal of Pablo Soto, Jr. Alteration of this document, except by a licensed land surveyor is illegal.

I, Pablo Soto, Jr., hereby state that this survey was performed on the ground under my supervision and that this survey correctly represents the facts found at the time of the survey.

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.: 485 • SURVEYING FIRM No.: 101650-00

Job No.: ENG15.009	FB:	Drawn By: RG
Date: FEB. 08, 2016	PG:	Checked By: PS

Pharr
Development Services

Pharr
All-America City
2006

MEMORANDUM

DATE: MONDAY, FEBRUARY 13, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR AN EXISTING TELECOMMUNICATION TOWER –
FILE NO. **CUP#170104** (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 allow an existing telecommunication tower in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being 0.078 of an acre, more or less, out of all of Blocks 9 through 24, Pharr Original Townsite, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 415 East Clark Avenue.

ZONING: The property is currently zoned Single-Family Residential District (R-1). The property to the north is zoned Two-Family Residential District (R-2), Single-Family Residential District for lots less than 50 feet in width (R-1A) to the east, Single-Family Residential District (R-1) to the south and Single-Family Residential District for lots less than 50 feet in width (R-1A), Single-Family Residential District (R-1) and General Business District (C) to the west. This area is generally designated for public/semi-public use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Twenty-six (26) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only.

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 Single-Family Residential District (R-1) 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.

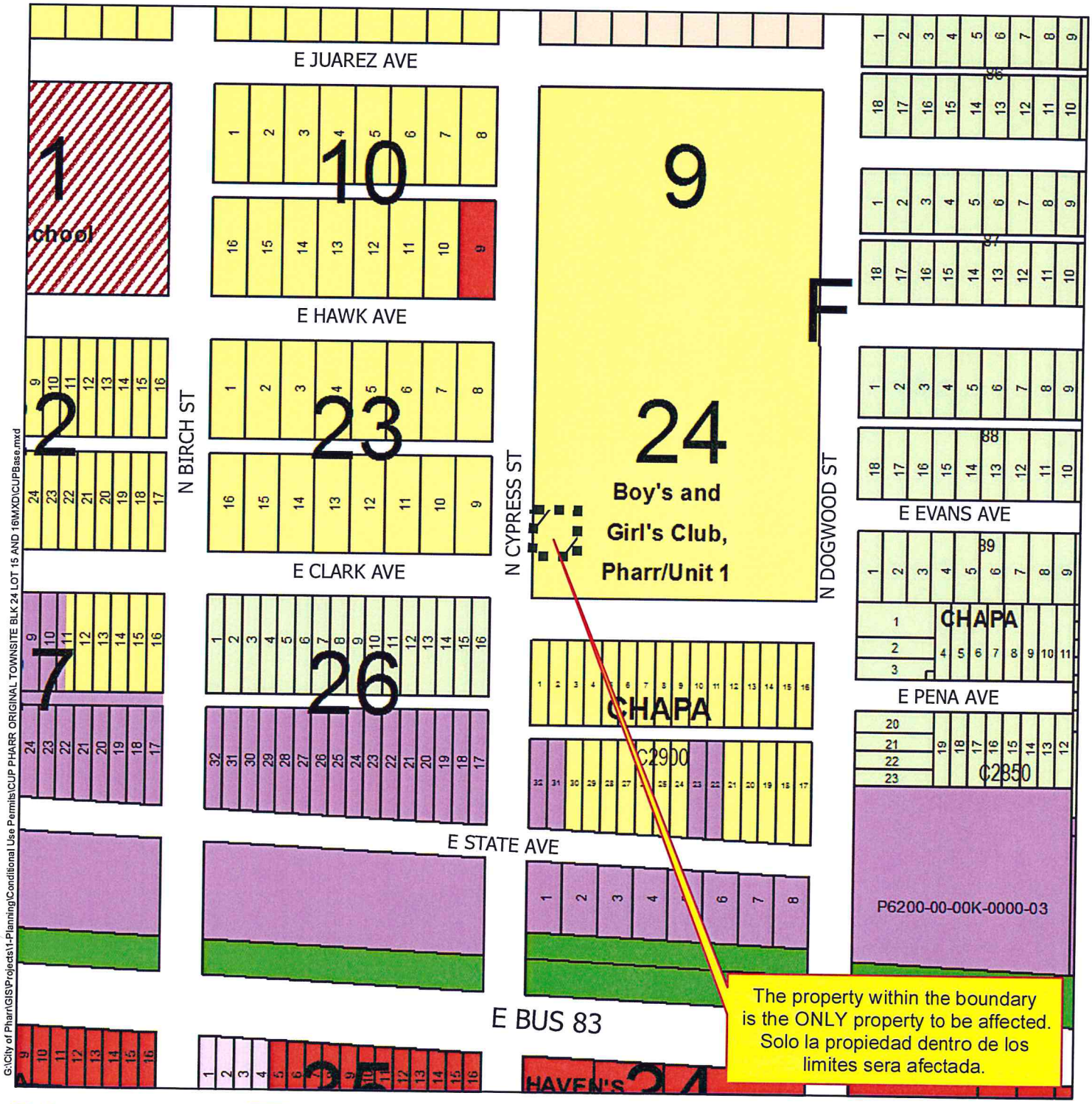
NOTE: This item will go before the City Commission Meeting of **February 20, 2017 at 5:00 pm.**

P:\Admin\MY FILES\CUPs\TOWER\POT Blks 9-24_American Tower Asset Sub, LLC_2017

Proposed Conditional Use Permit
Pharr Original Townsite Blk 24 Lots 15 & 16
William Bebb Francis, III/ City of Pharr

Pharr All-America City 2006

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP PHARR ORIGINAL TOWNSITE BLK 24 LOT 15 AND 16\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 = 200 feet

0 100 200 400 600 800 Feet

N W E S

Date: 1/23/2017

Proposed Conditional Use Permit
Pharr Original Townsite Blk 24 Lots 15 & 16
William Bebb Francis, III/ City of Pharr

Pharr All-America City 2006

Pharr Engineering

G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP PHARR ORIGINAL TOWNSITE BLK 24 LOT 15 AND 16\MXD\CUPBase.mxd

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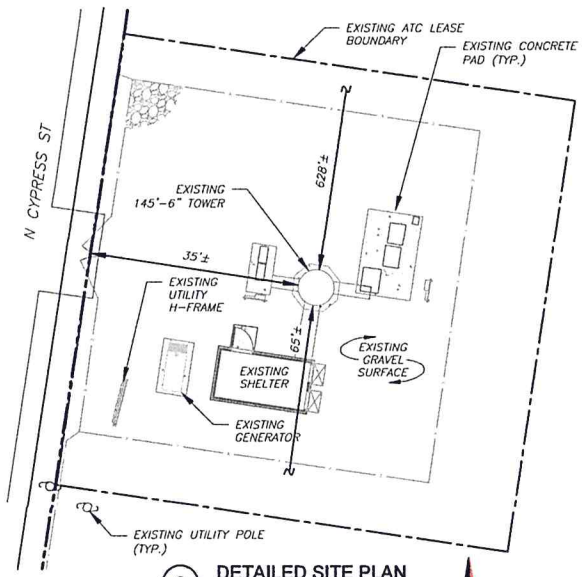
City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

N W E S

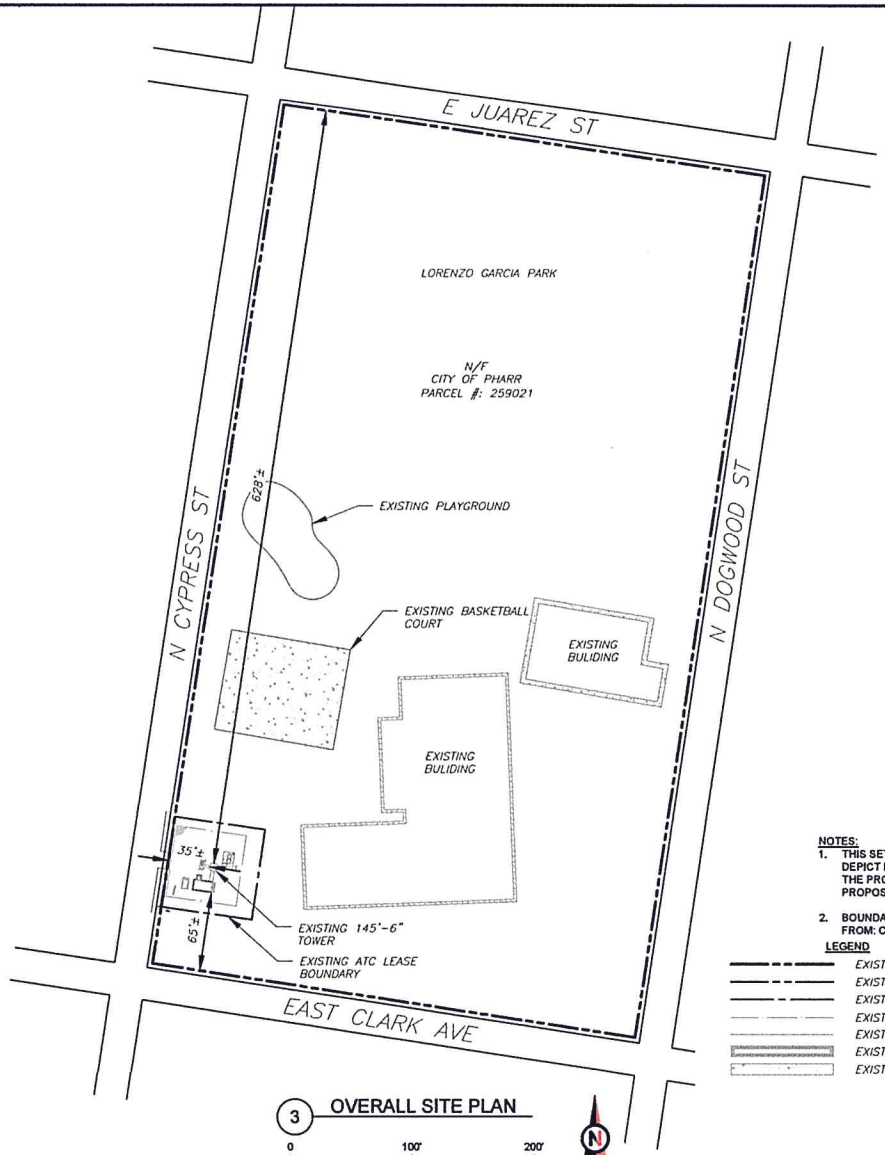
Date: 1/23/2017



2 DETAILED SITE PLAN

0 20' 40'

SCALE: 1"=20' (11X17)
1"=10' (22X34)



3 OVERALL SITE PLAN

0 100' 200'

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

NOTES:

1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
2. BOUNDARY INFORMATION OBTAINED FROM: CITY OF PHARR PUBLIC MAP.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING ATC LEASE BOUNDARY
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING
- EXISTING CONCRETE

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 CONSTRUCTION	AMM	10/25/16
1	PER COMMENTS	NRP	01/18/17
2	REMOVED GIS PARCEL	NRP	01/19/17

ATC SITE NUMBER:
310043

ATC SITE NAME:
PHARR UNDERLAY

SITE ADDRESS:
413 E. CLARK
PHARR, TX 78577

SEAL:

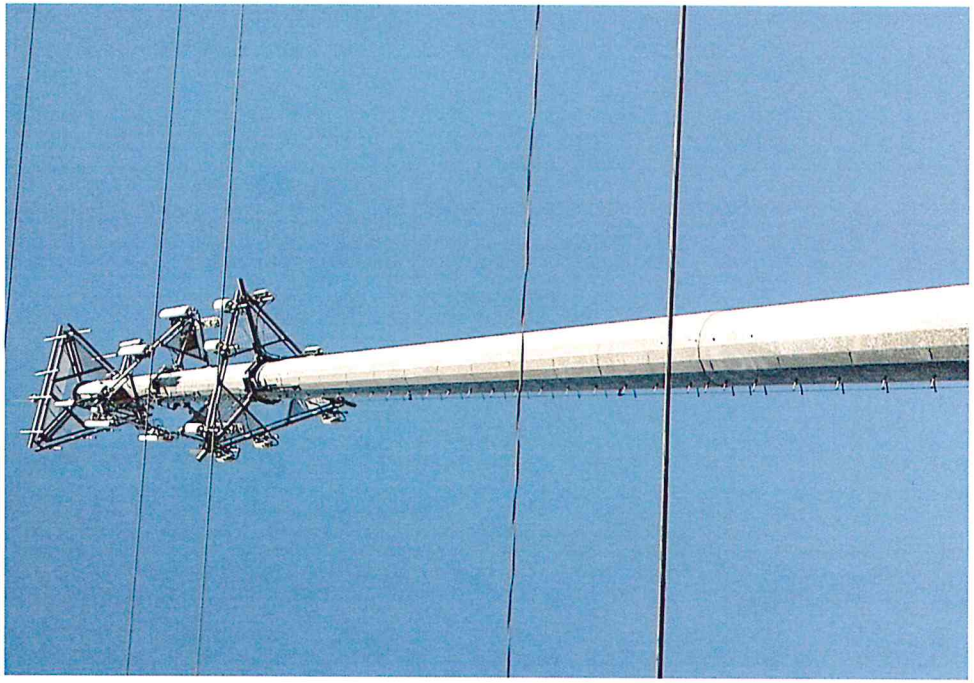
STATE OF TEXAS
KYLE FAUST
121418
LICENSED
PROFESSIONAL ENGINEER

Jan 19 2017 4:32 PM cosign

DRAWN BY:	AMM
APPROVED BY:	KRF
DATE DRAWN:	10/25/16
ATC JOB NO:	11907960

SITE PLAN

SHEET NUMBER:	REVISION:
C-101	2



CAUTION
NOTICE
NO TRESPASSING

Pharr
Development Services

Pharr
All-America City
2006

MEMORANDUM

DATE: MONDAY, FEBRUARY 13, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR CO-LOCATION OF TELECOMMUNICATION EQUIPMENT – FILE NO. **CUP#170105** (T-MOBLIE)

GENERAL INFORMATION:

APPLICANT: Katherine Gibbs, representing T-Mobile, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being 0.078 of an acre, more or less, out of all of Blocks 9 through 24, Pharr Original Townsite, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 415 East Clark Avenue.

ZONING: The property is currently zoned Single-Family Residential District (R-1). The property to the north is zoned Two-Family Residential District (R-2), Single-Family Residential District for lots less than 50 feet in width (R-1A) to the east, Single-Family Residential District (R-1) to the south and Single-Family Residential District for lots less than 50 feet in width (R-1A), Single-Family Residential District (R-1) and General Business District (C) to the west. This area is generally designated for public/semi-public use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Twenty-six (26) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending **approval** of the request for a Life-of- the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a Single-Family Residential District (R-1) 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 **February 20, 2017** at **5:00 pm.**

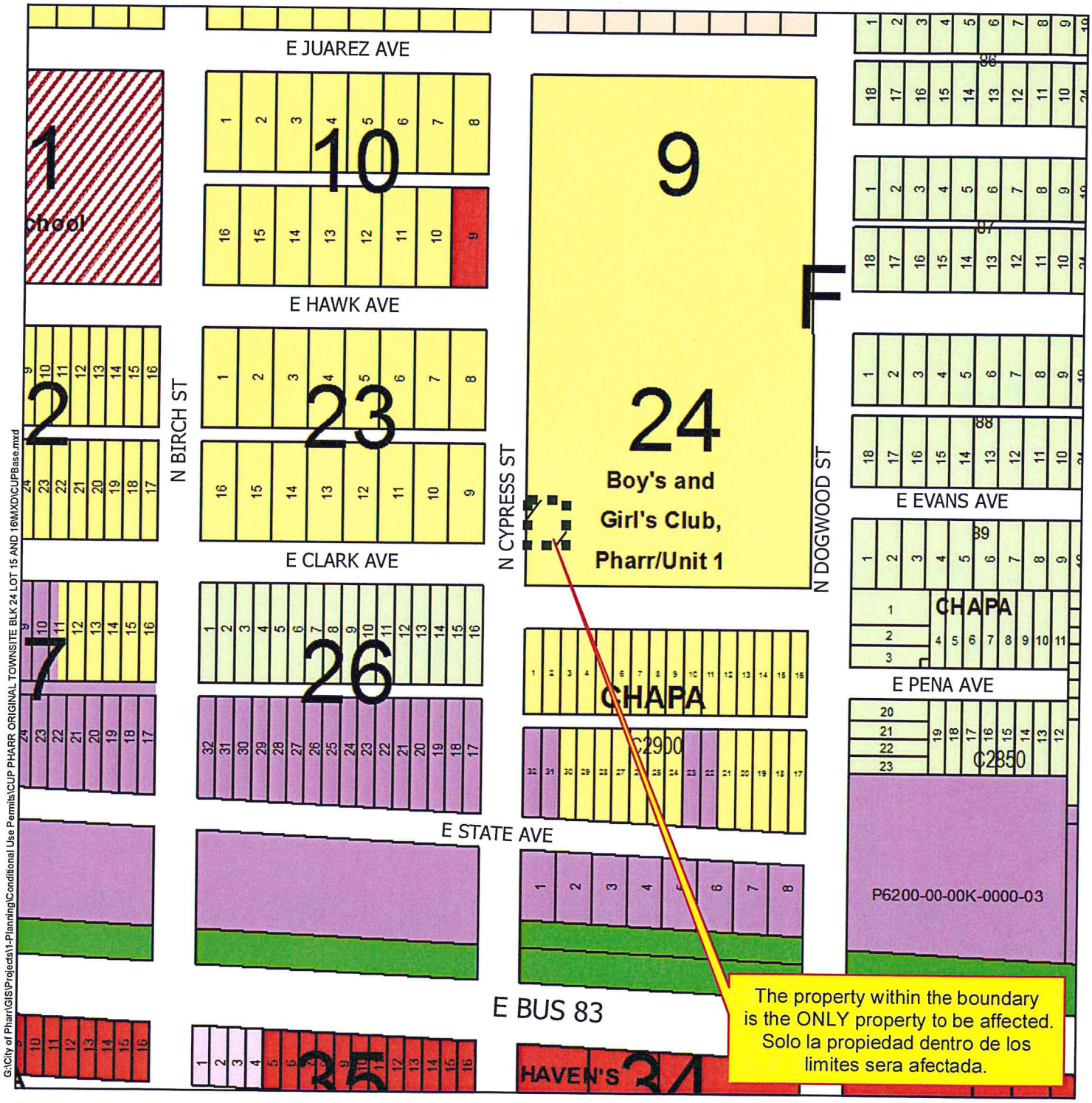
P:\Admin\MY FILES\CUPs\TOWER\COLOC_POT Blk 24 Lot 15-16_K Gibbs rep. T-Mobile_2017

DR

Proposed Conditional Use Permit
Pharr Original Townsite Blk 24 Lot 15 and 16
Katherine Gibbs (T-Mobile)/ American Tower

Pharr All-America City 2006

Pharr Engineering



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Single Family
Single Family Small Lot
Two Family
Medium Density Multi-Family
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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 = 200 feet

0 100 200 400 600 800 Feet

N W E S

Date: 1/23/2017

Proposed Conditional Use Permit
Pharr Original Townsite Blk 24 Lot 15 and 16
Katherine Gibbs (T-Mobile)/ American Tower

Pharr All-America City 2006

Pharr Engineering

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Planned Unit Development

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

N W E S

Date: 1/23/2017

T-Mobile

TOWER OWNER:	AMERICAN TOWER CORP.
OWNER SITE NAME:	PHARR UNDERLAY
T-MOBILE SITE NUMBER:	CC01358A
T-MOBILE SITE NAME:	CLARK
PROJECT TYPE:	L1900 CAPACITY/SECTOR ADD
ATC SITE NUMBER:	310043
STRUCTURE TYPE:	145' MONOPOLE TOWER
MARKET:	AUSTIN

STATE OF TEXAS
JOHN THORNE-THOMSEN
123346
LICENSED
PROFESSIONAL ENGINEER

01/06/2017

KGI WIRELESS, INC. TEXAS FIRM NO. F-15692
FIRM REGISTRATION RENEWAL 12/31/2017
PE LICENSE RENEWAL 03/31/2017

PROJECT SUMMARY

SITE NAME:	CLARK
SITE NUMBER:	CC01358A
911 ADDRESS:	401 N CYPRESS ST PHARR, TX 78577 HIDALGO COUNTY
LATITUDE:	26.196000
LONGITUDE:	-98.179211
GROUND ELEVATION:	±116' AMSL
JURISDICTION:	CITY OF PHARR

DRIVING DIRECTIONS

FROM T-MOBILE OFFICE (AUSTIN, TX) 3801 SOUTH CAPITAL OF TEXAS HWY, GET ON US-290 E FROM TX-360 S. TAKE I-35 S AND I-37 S TO US-281 S IN LIVE OAK COUNTY. TAKE EXIT 72 FROM I-37 S. CONTINUE TO HIDALGO COUNTY. FOLLOW I-69C TO US-281 S/N CAGE BLVD IN PHARR. TAKE THE US-281 S EXIT FROM I-69C. CONTINUE ON US-281 S/N CAGE BLVD. DRIVE TO E CLARK AVE.

REGION MAP

VICINITY MAP

SCOPE OF WORK

1) THIS WIRELESS COMMUNICATIONS FACILITY IS NOT INTENDED FOR HUMAN OCCUPANCY
2) THIS FACILITY DOES NOT REQUIRE POTABLE WATER AND WILL NOT PRODUCE ANY SEWAGE.
3) THE SCOPE OF WORK CONSISTS OF MODIFYING THE EXISTING WIRELESS INSTALLATION:
   - A. REMOVAL OF (6) EXISTING ANTENNAS
   - B. INSTALLATION OF (6) PROPOSED ANTENNAS
   - C. REMOVAL OF (6) EXISTING RRUS
   - D. INSTALLATION OF (12) PROPOSED RRUS
   - E. REMOVAL OF (6) EXISTING TMAS (TOWER MOUNTED AMPLIFIERS)
   - F. INSTALLATION OF (6) PROPOSED TMAS
   - G. INSTALLATION OF (24) PROPOSED DIPLEXERS
   - H. INSTALLATION OF (1) PROPOSED COVP
   - I. INSTALLATION OF (1) PROPOSED HYBRID CABLE
   - J. INSTALLATION OF SYSTEM MODULES IN EXISTING CABINET

CONTACTS

APPLICANT:
T-MOBILE
3801 S CAPITAL OF TEXAS HWY, STE. 300
AUSTIN, TEXAS 78704

PM CONTACT: TARA LEWIS
PHONE: 512-464-8086
CM CONTACT: JONATHAN JAHNKE
PHONE: 512-947-4079

TOWER OWNER:
AMERICAN TOWER CORP.
10 PRESIDENTIAL WAY
WOBURN, MA 01801
PHONE: 781.926.4500

ENGINEER:
KGI WIRELESS INC.
BUILDING THREE, SUITE 370
805 LAS CIMAS PKWY.
AUSTIN, TX 78746
CONTACT: JACK PHIPPS
DIRECTOR OF ENGINEERING
PHONE: 512.334.3255

APPLICABLE CODES & STANDARDS

- INTERNATIONAL BUILDING CODE, 2012 EDITION AS ADOPTED BY LOCAL JURISDICTION
- NATIONAL ELECTRICAL CODE, 2011 EDITION AS ADOPTED BY LOCAL JURISDICTION

Texas 811
Know what's below.
Call before you dig.

APPROVALS

PROPERTY OWNER OR REP. — DATE

RF ENGINEER — DATE

LAND-USE PLANNER — DATE

ZONING AND REAL ESTATE — DATE

APPROVED

CONSTRUCTION MANAGER — DATE

T-MOBILE — DATE

THE ABOVE PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

DRAWING INDEX

GENERAL SHEETS		REVISION
T1	TITLE SHEET	0
GN1	GENERAL NOTES	0
CIVIL PLANS		
C1	SITE PLAN	0
C2	TOWER ELEVATIONS	0
C3	ANTENNA PLANS	0
C4	RF DATA AND PLUMBING DIAGRAM	0
C4.1	RF DATA	0
C4.2	RF DATA	0
C4.3	RF DATA	0
C4.4	RF DATA	0
C4.5	RF DATA	0
C4.6	RF DATA	0
C5	INSTALLATION DETAILS	0
ELECTRICAL PLANS		0
E1	ELECTRICAL NOTES	0
E2	GROUNDING DETAILS	

NOTE: DRAWING SCALES ARE FOR 11"X17" SHEETS UNLESS OTHERWISE NOTED.

T-Mobile
T-MOBILE
3801 S CAPITAL OF TX HWY, STE. 300
AUSTIN, TEXAS 78704

KGI

KGI WIRELESS, INC.
ENGINEERING

805 LAS CIMAS PKWY
BUILDING THREE, SUITE 370
AUSTIN, TX 78746
512.345.9595

SITE NAME:
CLARK

SITE NUMBER:
CC01358A

SITE ADDRESS:
401 N CYPRESS ST
PHARR, TX 78577

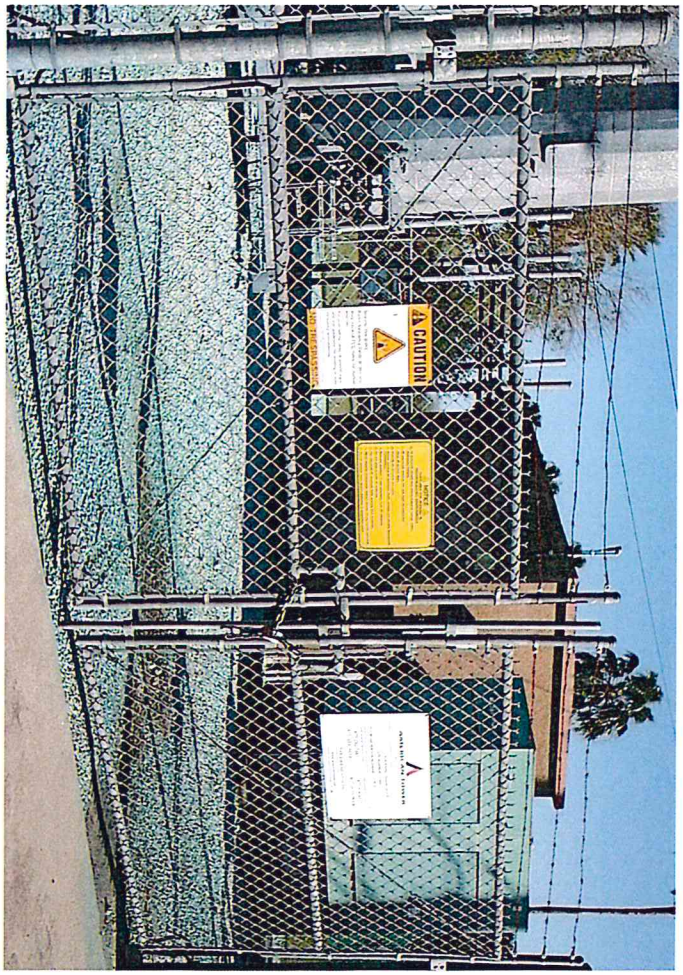
TOWER OWNER:
AMERICAN TOWER
OWNER SITE NUMBER:
310043

REVISION	ISSUED FOR:	DATE
PCD 0	REVIEW	11/18/2016
FCD 0	CONSTRUCTION	01/06/2017

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T1

POLICE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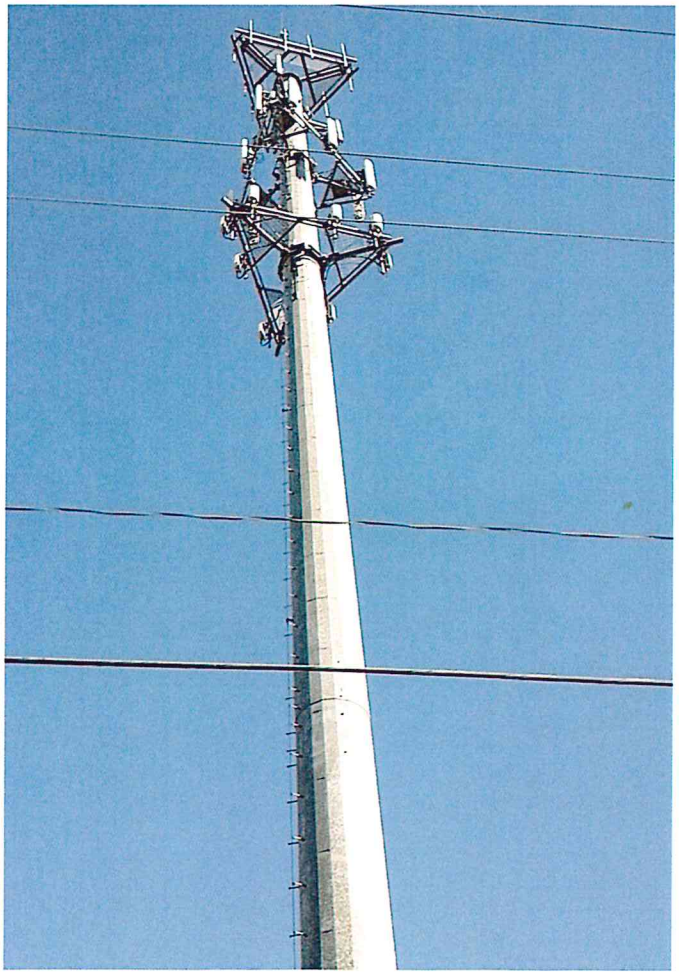


Pharr

Pharr All-America City 2006

MEMORANDUM

DATE: MONDAY, FEBRUAY 13, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: THE CASCADES MASTER SUBDIVISION PLAN
FILE NO. **SUB#160410**

GENERAL INFORMATION:

APPLICANT: BIG Engineering, representing E. Douglas Grindstaff, is requesting preliminary plat approval of the proposed The Cascades Master Subdivision Plan.

LEGAL DESCRIPTION: The property is legally described as being a 7.5 acre tract of land out of Lot 86, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 600 Block of West Minnesota Road.

ZONING: The property is currently zoned Townhouse Residential District (R-TH). The adjacent zones are Agricultural and/or Open Space District (A-O) to the west and south, Mobile Home District (R-MH) to the north and Single Family Residential District (R-1) to the east. The property is designated for multi-family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Townhouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed The Cascades Master Subdivision plan subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Gate to be 40' from R.O.W.
2. Driveway entrance to be to City standards.
3. Pave 1/3 of street R.O.W.
4. Need street lighting plan details.
5. Street testing to be required, street to be built to City standards.

EASEMENTS:

1. Utilities to be "Exclusive to City of Pharr".
2. Show all existing easements.

SIDEWALK:
ADA:

1. In compliance.
2. Note #13, sidewalks are required at building permit stage.
3. Plat note #14, sidewalks should be 5' minimum.
4. Add ADA ramps note to be built at subdivision stage.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Need to test waterline again for bacteria.
2. Follow City of Pharr construction standards manual.

SEWER:

1. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Engineering to check calculations to see if ditch widening is permissible.

OTHER:

1. Add "Danny Wylie" to Chairman, for Planning & Zoning.
2. Text height to be consistent.
3. Plat note #5 & 8 are the same remove one.
4. Provide location description for benchmark system.
5. Remove plat note # 12, 14 and 17.
6. Reword plat note # 13.
7. Add "W" for West Minnesota road. Plat note #19.
8. Drive way entrances for townhouses will be from the rear as per project engineer.
9. Home Owner's Association (H.O.A.), shall be recorded at the same time of the subdivision recordation with plat note of the recorded H.O.A.
10. Add plat note: Owner's to maintain R.O.W and perimeter of subdivision.
11. Add plat note: Owner's to maintain detention/retention areas.
12. Replace note # 15, Erosion and sediment control during construction shall be in accordance with the current

Texas Pollution Discharge Elimination System (TPDES).

13. Need SWPPP and CNOI.
14. Point of commencement should be point of beginning.
15. Note #7, use standard drainage directive, no offsite detention allowed by the city.
16. Plat note # 9, show exact benchmark numbers.

This item will go before City Commission on February 20, 2017 at 5:00 p.m.

Pharr Fire Department

Pharr Fire – Rescue

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

Subdivision: The Cascades Subdivision (Staff)

Reviewed By: Jacob Salinas Fire Marshal Date: 01/26/17

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:

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

☒ **Waterlines need to be tested, before approval of subdivision.**

☐

☐

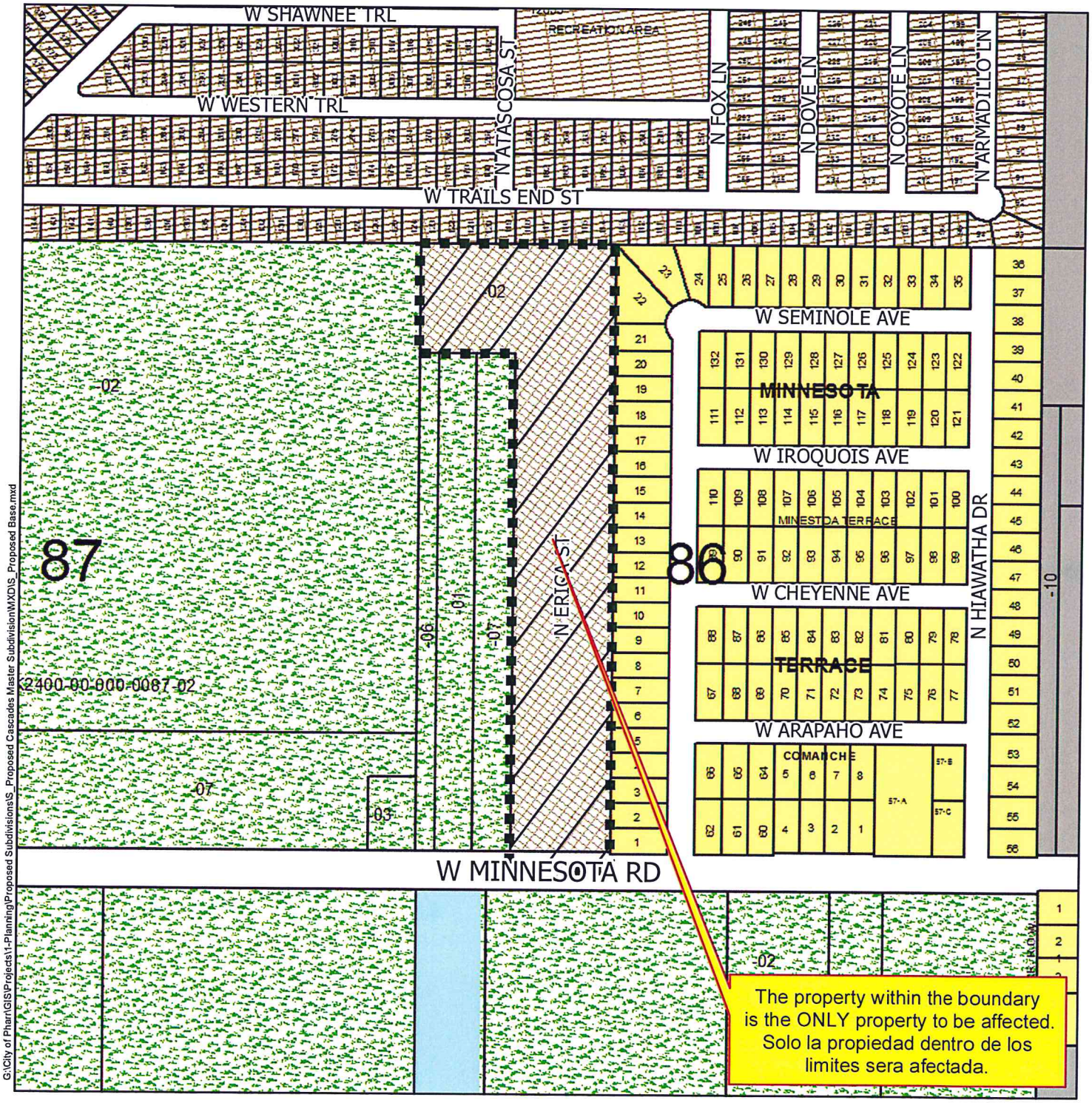
☐

☐

Proposed Subdivision
Cascades Subdivision
BIG Engineering

Pharr
All-America City
2006

Pharr Engineering



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

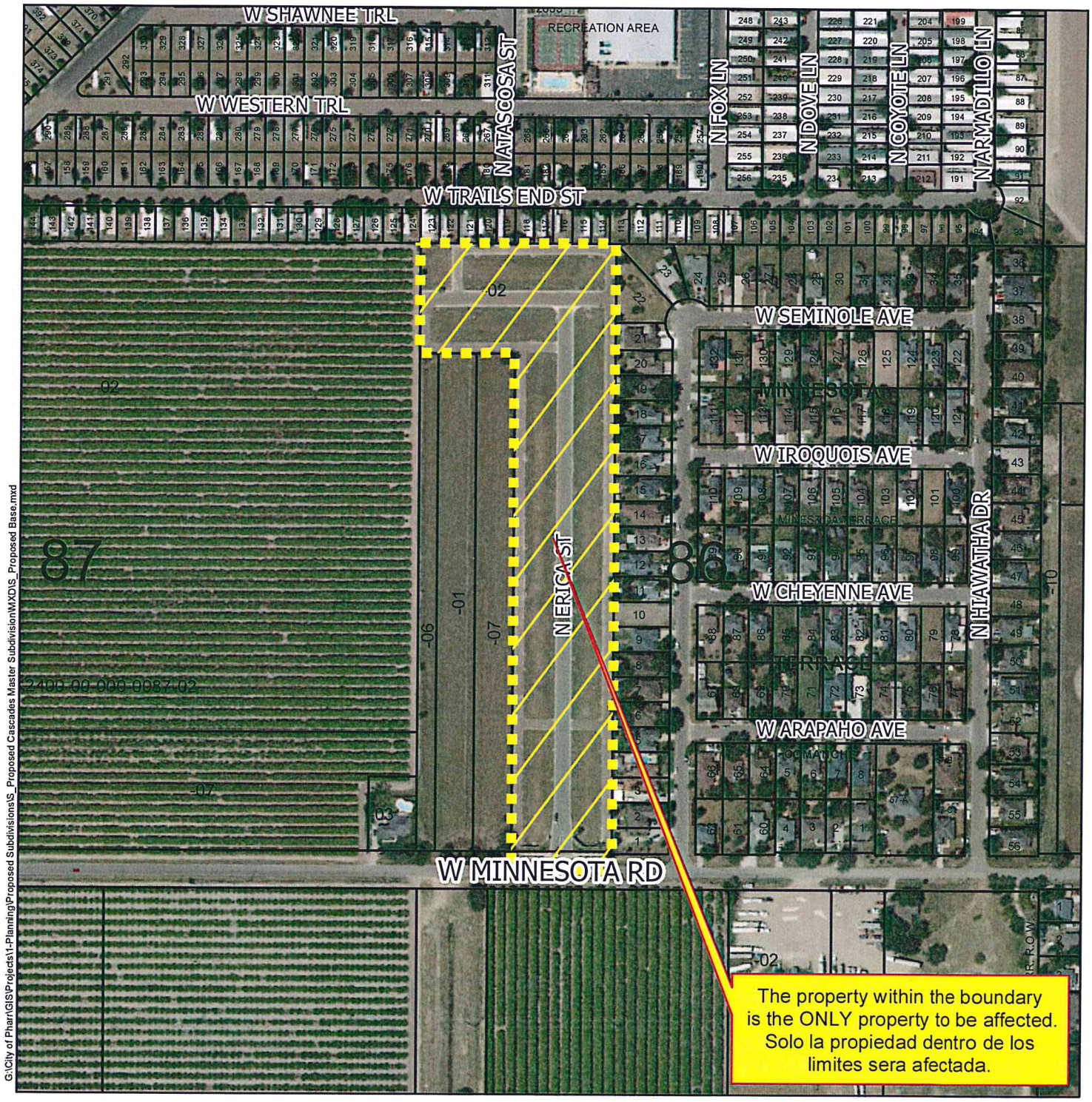
Date: 2/9/2017

City of Pharr, Texas
Engineering Department
956.702.5355

Proposed Subdivision
Cascades Subdivision
BIG Engineering

Pharr
All-America City
2006

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Cascades Master Subdivision\MXDIS_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

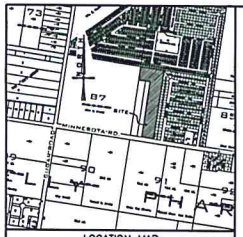
Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N W E S

Date: 2/9/2017

City of Pharr, Texas
Engineering Department
956.702.5355



LOCATION MAP
1"=1000'

PREPARED BY:
BARRERA INFRASTRUCTURE GROUP, INC.
6316 N. 10TH ST., BLDG. "A", SUITE 102
McALLEN, TEXAS 78504

DATE PREPARED: 5/16/16

THE CASCADES SUBDIVISION MASTER PLAN

BEING A 7.5 ACRE TRACT OF LAND OUT OF LOT EIGHTY-SIX (86), KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133 AND 134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

THE CASCADES SUBD. MASTER PLAN IS LOCATED IN CENTRAL HIDALGO COUNTY APPROXIMATELY ± 1320 FEET EAST OF SUGAR ROAD, ALONG THE NORTH SIDE OF MINNESOTA RD. THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF PHARR, TEXAS.

METES AND BOUNDS DESCRIPTION

BEING A 7.5 ACRE TRACT OF LAND OUT OF LOT 86, KELLY PHARR SUBDIVISION HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133, AND 134, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 88, KELLY PHARR SUBDIVISION, AND BEING AT THE SOUTH LINE OF TEXAS TREASURES SUBDIVISION RECORDED IN VOLUME 24, PAGE 39A, MAP RECORDS OF HIDALGO COUNTY, TEXAS FOR THE POINT OF BEGINNING THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 35 MINUTES EAST, ALONG THE NORTH LINE OF SAID LOT 88, KELLY PHARR SUBDIVISION AND THE SOUTH LINE OF SAID TEXAS TREASURES SUBDIVISION, A DISTANCE OF 412.50 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WEST LINE OF MINNESOTA TERRACE AS RECORDED IN VOLUME 22, PAGE 82, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 25 MINUTES WEST, LEAVING THE NORTH LINE OF SAID LOT 88, KELLY PHARR SUBDIVISION AND THE SOUTH LINE OF SAID TEXAS TREASURES SUBDIVISION AND ALONG THE WEST LINE OF SAID MINNESOTA TERRACE, A DISTANCE OF 1320.0 FEET TO A 1/2 INCH ROD SET AT THE NORTH RIGHT OF WAY LINE MINNESOTA ROAD (HAVING VARIOUS ROW) AND CONTINUING TO A TOTAL DISTANCE OF 1320.0 FEET TO A POINT ON THE CENTER LINE OF SAID MINNESOTA ROAD AND BEING THE SOUTH LINE OF SAID LOT 86, KELLY PHARR SUBDIVISION FOR THE SOUTHWEST CORNER OF SAID MINNESOTA TERRACE AND THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 35 MINUTES WEST, LEAVING THE WEST LINE OF SAID MINNESOTA TERRACE AND ALONG THE SOUTH LINE OF SAID LOT 86, KELLY PHARR SUBDIVISION, A DISTANCE OF 212.50 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 25 MINUTES EAST, LEAVING THE SOUTH LINE OF SAID LOT 86, KELLY PHARR SUBDIVISION, A DISTANCE OF 20.0 FEET TO A 1/2 INCH IRON ROD SET AT THE NORTH RIGHT OF WAY LINE OF SAID MINNESOTA ROAD, AND CONTINUING TO A TOTAL DISTANCE OF 1089.0 FEET TO A 1/2 INCH IRON FOUND FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 35 MINUTES WEST, A DISTANCE OF 200.0 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WEST LINE OF SAID LOT 88, KELLY PHARR SUBDIVISION FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 25 MINUTES EAST, ALONG THE WEST LINE OF SAID LOT 88, KELLY PHARR SUBDIVISION, A DISTANCE OF 231.0 FEET TO THE POINT OF BEGINNING; CONTAINING 7.50 ACRES OF LAND MORE OR LESS;

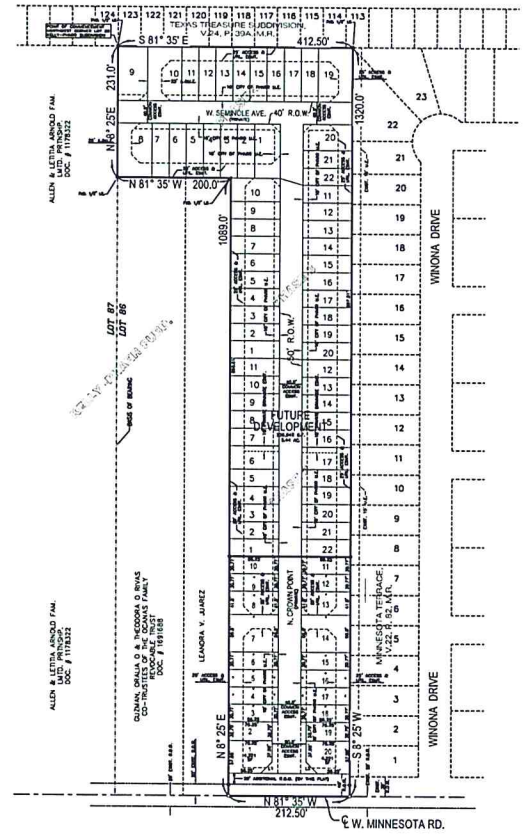
NORTH

SCALE: 1"=100'

BEARING BASIS AS PER KELLY-PHARR SUBDIVISION, VOL. 3, PGS. 133 AND 134, H.C.D.R.

LINE DATA		
LINE	LENGTH	ANGLE
L1	35.36'	S 53°25' W
L2	35.36'	N 36°35' W

LEGEND
● – DENOTES FOUND 1/2" ROD
O – DENOTES NO MONUMENT
⊗ – DENOTES SET 1/2" ROD
U.E. – UTILITY EASEMENT
ESMT. – EASEMENT
A.&U.E. – ACCESS & UTILITY EASEMENT
R.O.W. – RIGHT OF WAY



GENERAL PLAT NOTES:

1. SETBACK LINES AS FOLLOWS:
   FRONT: 3 FT. SETBACK OR EASEMENT, WHICHEVER IS GREATER
   REAR: 25 FT. SETBACK OR EASEMENT, WHICHEVER IS GREATER
   ALL OTHERS AS PER CITY OF PHARR ORDINANCE
2. LANDS CONTAINED WITHIN THIS SUBDIVISION ARE LOCATED IN ZONE "B" – AREAS BETWEEN LIMITS OF THE 100-YEAR & 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 FEMA FIRM 480334-0425 E, MAP REVISED NOVEMBER 16, 1982.
3. MINIMUM FINISHED FLOOR ELEVATION FOR ALL NEW RESIDENTIAL CONSTRUCTION SHALL BE SET AT A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE CURB LOCATED IN THE CENTER FRONT OF THE LOT.
4. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
5. NO BUILDING IMPROVEMENTS SHALL BE PERMITTED ON OR WITHIN ANY EASEMENT IN THIS SUBDIVISION.
6. DETENTION AREAS THAT ARE 3 FEET OR DEEPER WILL REQUIRE PERIMETER FENCE.
7. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN A TOTAL OF 61,258 CUBIC FEET (1.41 AC. FT.) OF STORM WATER. DETENTION ACHIEVED THROUGH OFF-SITE DITCH WIDENING AS PER APPROVED DRAINAGE REPORT (DATED 12/12/16)
8. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES)
9. BENCHMARK ELEVATION: CITY OF PHARR MONUMENT NO. 64; ELEV=108.00 (STATE PLANE COORD. – N=18618256.00, E=1083394.00)
10. NO CONSTRUCTION OF ANY STRUCTURES IS ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.
11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
12. DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING/ FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS IT.
13. A 5 FOOT SIDEWALK WITH ADA RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED DURING CONSTRUCTION PERMIT PHASE ALONG INTERNAL STREET, AND A 5 FOOT SIDEWALK WITH ADA RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG W. MINNESOTA ROAD PRIOR TO SUBDIVISION RECORDING.
14. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND AN NOI REGARDING STORM WATER DISCHARGE SHALL BE POSSESSED ON SITE BY CONTRACTOR DURING ALL CONSTRUCTION ACTIVITIES.
15. LOTS 1 & 20 SHALL BE DESIGNATED AS A COMMON PARK AREA, TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
16. DRIVEWAY ENTRANCES TO BE LOCATED AT REAR OF LOTS VIA THE PRIVATE ALLEY.
17. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
18. LOTS 1 AND 20 SHALL HAVE NO DIRECT ACCESS ONTO W. MINNESOTA ROAD.
19. A 15 x 15 FOOT CORNER CLIP EASEMENT IS HEREBY DEDICATED AT ALL STREET AND ALLEY INTERSECTIONS UNLESS OTHERWISE NOTED.
20. AS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION, RECORDED AS DOC.# _____ HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF PHARR, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPAIR OF ALL COMMON AREAS, PRIVATE STREETS, ALLEYS AND DETENTION AREAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE CASCADES SUBDIVISION MASTER PLAN DO HEREBY DEDICATE TO THE CITY OF PHARR, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE EASEMENTS SHOWN AND THE USE OF PRIVATE STREETS AND EASEMENTS SHOWN. THE STREETS AND EASEMENTS ARE RESTRICTED TO THE EMPLOYEES OR AGENTS OF SAID CITY, EMPLOYEES OF THE UTILITIES OPERATING UNDER FRANCHISE OF THE CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

OWNER: E. DOUGLAS GRINDSTAFF
6210 BELLE RIVE DRIVE
BRENTWOOD, TN 37027

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____ 20____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
AMBROSIO HERNANDEZ DATE
MAYOR, CITY OF PHARR, TEXAS.

_____ _____
CITY CLERK DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

APPROVED THIS THE _____ DAY OF _____ 20____.

_____
DANNY WYLIE CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
RENE BARRERA DATE
LICENSED PROFESSIONAL ENGINEER No. 86862
6316 N. 10TH STREET
BLDG. "A", SUITE 102
McALLEN, TEXAS 78504

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
OSCAR HERNANDEZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5005

HIDALGO COUNTY IRRIGATION DISTRICT #2

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 WAYS OR EASEMENTS.

_____ ATTEST: _____
PRESIDENT SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 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 DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT, NO. 1

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

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

ON: _____ AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

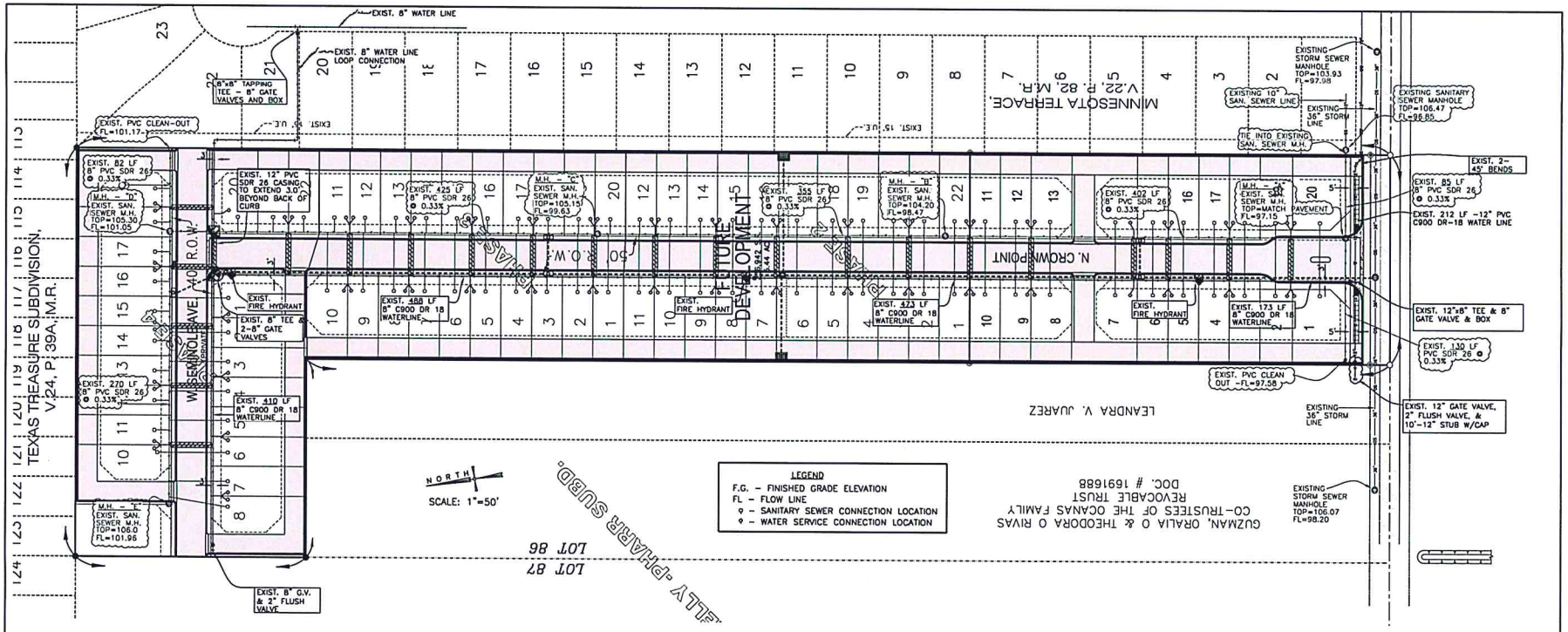
BY:_____ DEPUTY

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	E. DOUGLAS GRINDSTAFF	6210 BELLE RIVE DRIVE	BRENTWOOD, TN 37027		
ENGINEER:	RENE BARRERA, P.E.	6316 N. 10TH ST.	McALLEN, TX 78504	956-687-3355	956-992-8801
SURVEYOR:	OSCAR HERNANDEZ, RPLS	3007 TUCKER ROAD	HARLINGEN, TX 78552	956-357-2185	956-428-2805

BIG ENGINEERING

6316 N. 10th STREET
BLDG. "A", SUITE 102
McALLEN, TX 78504
956-687-3355
956-992-8801 (FAX)
FIRM No. 8435



GENERAL NOTES: (ALL CONSTRUCTION IS COMPLETED)

1. ALL PROPOSED WATER LINES TO BE C-900 DR-18. ALL SANITARY SEWER LINES SHALL BE PVC SDR 26.
2. ALL FIRE HYDRANTS SHALL BE MUELLAR AND TO BE INSTALLED WITH VALVE & BOX & PLACED BETWEEN LOTS, OR AT LOT CORNERS & 3.0' BEHIND THE BACK OF CURB. PROPOSED FIRE HYDRANT SHALL BE SPACED 600 FEET (MAX.). FLANGE ELEV= 3" ABOVE TOP OF CURB.
3. CONTRACTOR SHALL MAINTAIN A 9.0 FOOT MIN. HORIZONTAL SEPARATION BETWEEN PROPOSED WATER LINES & SANITARY SEWER LINES.
4. ALL SANITARY SEWER SERVICE CONNECTORS SHALL BE 4-INCH PVC SDR 26.
5. WATER AND SANITARY SEWER SERVICE CONNECTIONS TO BE PLACED WITH A MINIMUM HORIZONTAL SEPARATION OF 9.0 FEET.
6. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
7. ALL LOTS SHALL BE PROVIDED WITH SERVICE STUB OUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 4" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
8. TRAFFIC CONTROL TO BE PROVIDED BY CONTRACTOR DURING CONSTRUCTION OF SCHUNIOR ROAD. CONTRACTOR TO SUMMIT REQUEST FOR CROSSING AND OBTAIN PERMIT FROM THE CITY OF PHARR PRIOR TO COMMENCEMENT OF SCHUNIOR ROAD CROSSING
9. SANITARY SEWER MANHOLE SHALL BE 48" DIA FIBERGLASS W/ RAINGUARDS.
10. ALL WATER SERVICE LINES SHALL BE 2-INCH WITH ¾" ANGLE STOPS FOR EACH LOT. ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 5.0 FEET FROM LOT LINE.

S:\PROJECTS\BJ803-011 THE CASCADES\dwg\plan\VIEW CASCADES PHASE 1 PLAT_preview.dwg

BIG ENGINEERS

Sheet Title: SANITARY SEWER AND WATER DISTRIBUTION PLAN

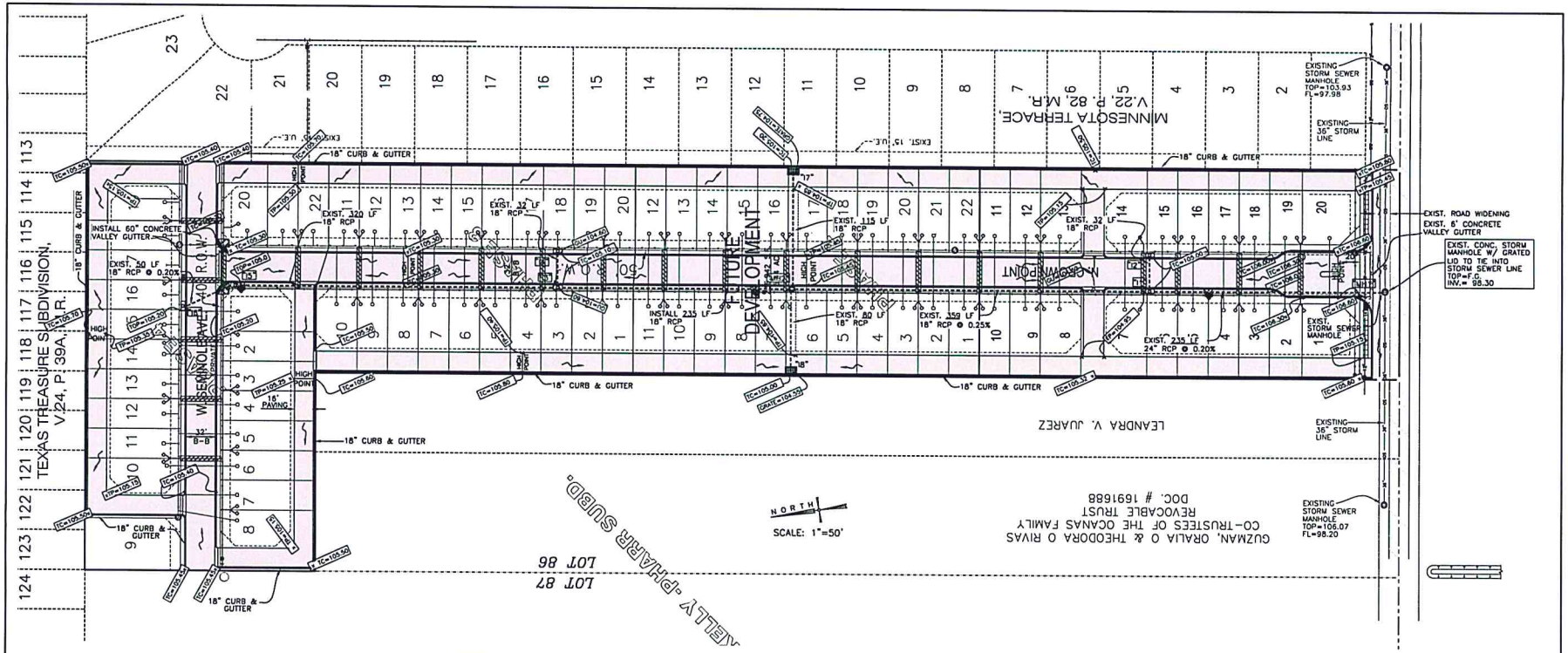
Project Title: THE CASCADES SUBDIVISION MASTERPLAN PHARR, TEXAS

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

Rene Barrera
Licensed Professional Engineer # 86862

Date:	Feb 08, 2017
Scale:	1"= 50'
Designed By:	R.B.
Drawn By:	R.V.
Checked By:	R.B.
Project No.:	

Sheet of

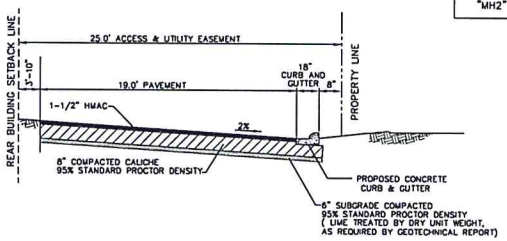


GENERAL NOTES:

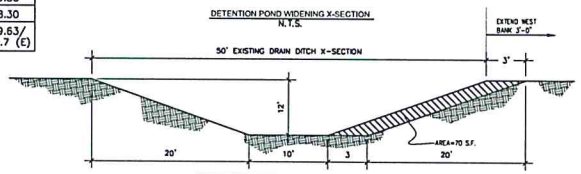
1. ROADS TO BE 32.0 FEET BACK TO BACK WITH ASPHALT PAVEMENT AND CONCRETE CURB & GUTTER UNLESS OTHERWISE SPECIFIED.
2. ALL TOP OF MANHOLES TO BE ADJUSTED AT TIME OF CONSTRUCTION.
3. CONTRACTOR TO GRADE SITE AS REQUIRED BY PROJECT ENGINEER DURING CONSTRUCTION.
4. PAVING CONTRACTOR SHALL NOT COVER PROPOSED MANHOLES, VALVE AND BOXES WITH PROPOSED ASPHALT PAVEMENT.
5. ALL ELECTRICAL CONDUIT AND PVC SLEEVES TO EXTEND INTO UTILITY EASEMENTS
6. ALL RADII SHALL BY 20.0' RADIUS UNLESS OTHERWISE NOTED.

STORM SEWER ALIGNMENT DATA

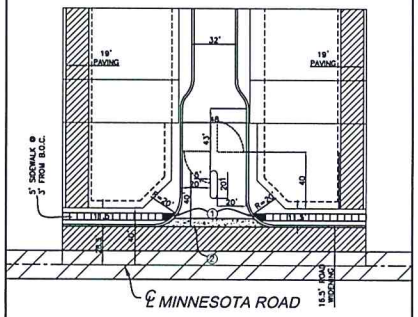
DESCRIPTION	NORTHING	EASTING	TOP	FLOWLINE
"11"	1211.4062	875.2625	105.00	98.77
"12"	1211.2989	910.9152	105.00	98.95
"13"	1806.7500	875.2625	105.10	100.14
"14"	1806.7600	912.2591	105.10	100.30
"15"	2130.3780	875.2625	105.00	100.80
"16"	2182.98.74	853.7699	105.20	101.00
"17"	1554.5000	994.6499	104.90	100.95
"18"	1554.5000	792.8499	104.90	99.80
"MH1"	974.8660	876.2421	F.G.	98.30
"MH2"	1554.5000	876.2421	104.05	99.63/ 100.7 (E)



ACCESS & UTILITY EASEMENT DETAIL
NOT TO SCALE



ADDITIONAL VOLUME REQUIRED = 61,256 C.F.
TOTAL AREA = 70 S.F.
REQUIRED LENGTH = 875 L.F.
TOTAL PROPOSED LENGTH OF DITCH WIDENING = 1000 L.F.
TOTAL VOLUME = 1000 L.F. x 70 S.F. = 70,000 C.F.



ENTRANCE DETAIL
SCALE:1"=40'
(*** AS PREVIOUSLY APPROVED, SUBJECT TO MODIFICATION)

CONSTRUCTION NOTES
① -INSTALL ADA COMPLIANT CONCRETE HANDICAP RAMP.
② -INSTAII 6' CONCRETE VALLEY GUTTER

BIG

Sheet Title: PAVING & DRAINAGE PLAN

Project Title: THE CASCADES SUBDIVISION MASTERPLAN PHARR, TEXAS

STATE OF TEXAS
RENE BARRERA
86862
LICENSED PROFESSIONAL ENGINEER

Rene Barrera
Licensed Professional Engineer # 86862

Date:	Feb 08, 2017
Scale:	1"= 50'
Designed By:	R.B.
Drawn By:	R.V.
Checked By:	R.B.
Project No.:	

Sheet of

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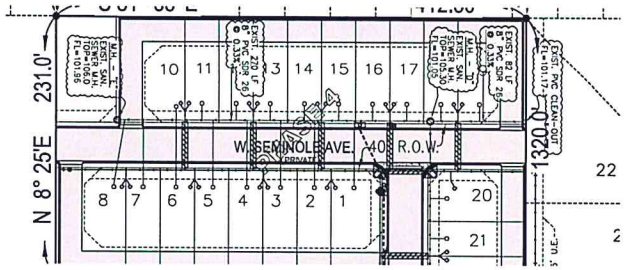
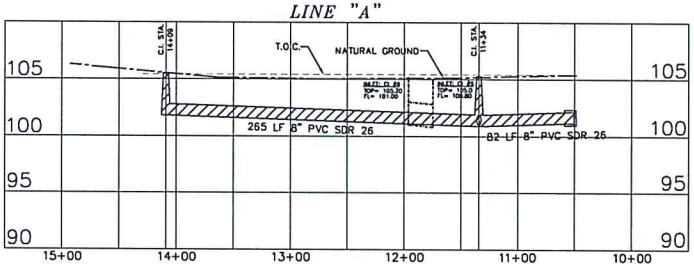
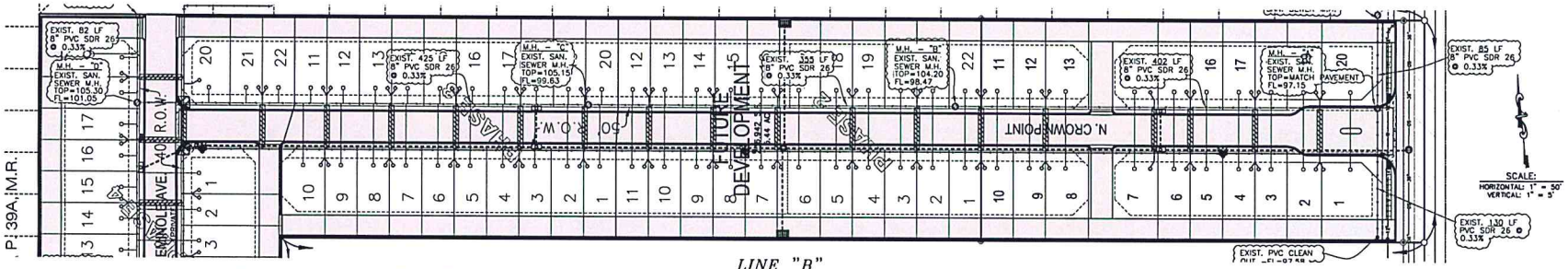
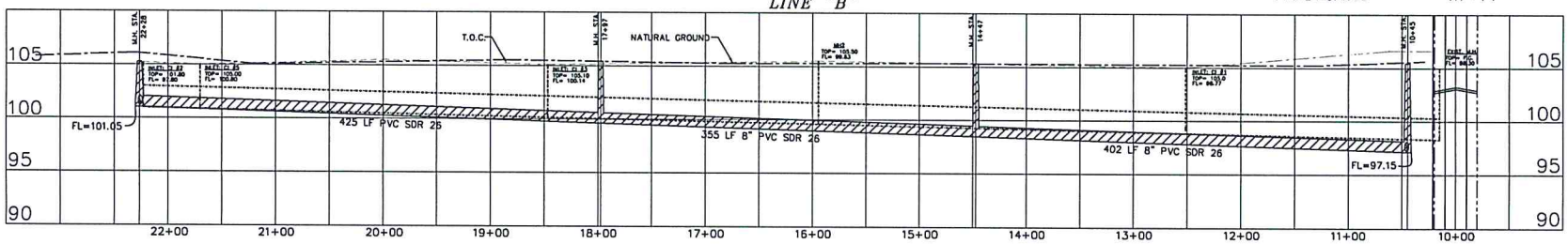


LINE "A"





LINE "B"



BIG

Sheet Title: SEWER & STORM DRAIN PLAN & PROFILES LINES "A" & "B"

Project Title: THE CASCADES SUBDIVISION MASTERPLAN PHARR, TEXAS

STATE OF TEXAS
RENE BARRERA
86862
LICENSED PROFESSIONAL ENGINEER

Rene Barrera
Licensed Professional Engineer # 86862

Date:	Feb 06, 2017
Scale:	1"= 50'
Designed By:	R.B.
Drawn By:	R.V.
Checked By:	R.B.
Project No.:	

Sheet of

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Pharr

Pharr All-America City 2006

MEMORANDUM

DATE: MONDAY, FEBRUAY 13, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: VETERANS SUBDIVISION
FILE NO. **SUB#160513**

GENERAL INFORMATION:

APPLICANT: M. Garcia Engineering, LLC, representing Ruben Fonseca, is requesting preliminary plat approval of the proposed Veterans Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.039 acre tract out of Lot 30, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at 1208 East Polk Avenue.

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

PROPERTY PROPOSED USE: Offices and retail.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

1. Verify R.O.W. on E. Polk Avenue. and N. Veterans Blvd. ("I" Rd.)
2. Corner clip shall be 30' x 30'.
3. Driveway approach to be built to city standards.
4. Need street lighting layout details.
5. No entrances within 40' from intersection.

EASEMENTS:

1. All public utilities shall read "15' Exclusive easement to City of Pharr".
2. Show all existing easements.

SIDEWALK:
ADA:

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Need to connect to 12-inch water line at Ford Elementary.
2. Water line needs to be DR 18.
3. All bends require megalock.
4. Wet tap, plus all valves require concrete collar.
5. Follow City of Pharr construction standards manual.

SEWER:

1. Sewer services needs to be SDR26.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need discharge permit from public works.

OTHER:

1. Update year on plat.
2. Duplicate recording blocks remove one.
3. Add "Danny Wylie, Chairman for Planning and Zoning" signature block.
4. Verify metes and bounds spelling & call outs.
5. Adjust total acreage accordingly in metes and bounds need to match with plat layout verify.
6. Owners to maintain detention/retention areas. (Add to plat notes)
7. Label all monuments on plat layout.
8. Need SWPPP (small site notice) at pre-construction phase.

Pharr
Fire Department

Pharr Fire – Rescue

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

Subdivision: Veterans Subdivision

Reviewed By: Jacob Salinas Fire Marshal Date: 1/25/17

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:

☒ **Provide one additional fire hydrant with a flush valve at the end of the property line for the proposed 12-inch waterline running west.**

☐

☐

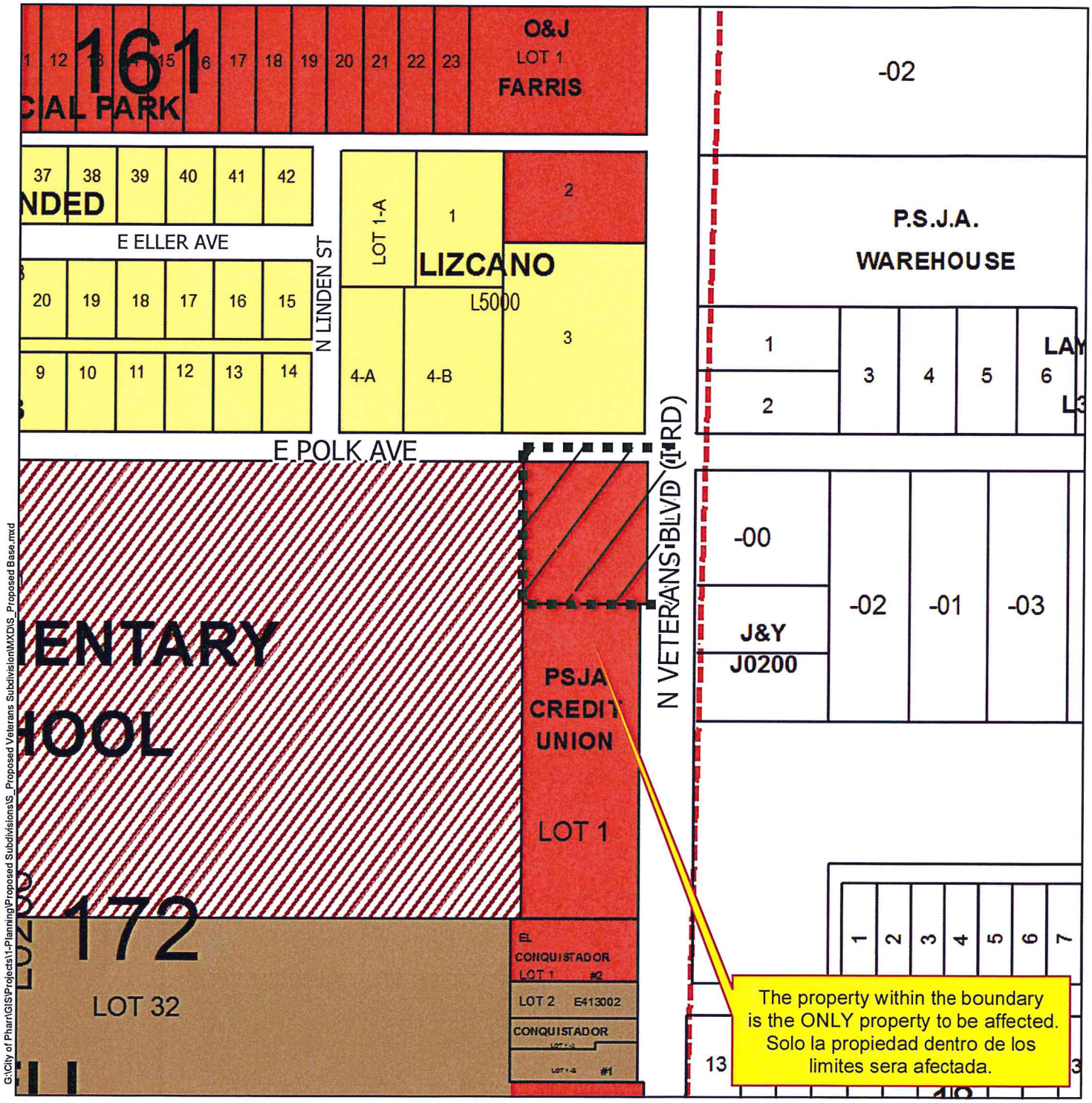
☐

☐

Proposed Subdivision
Veterans Subdivision
M Garcia Engineering

Pharr
All-America City
2006

Pharr Engineering



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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

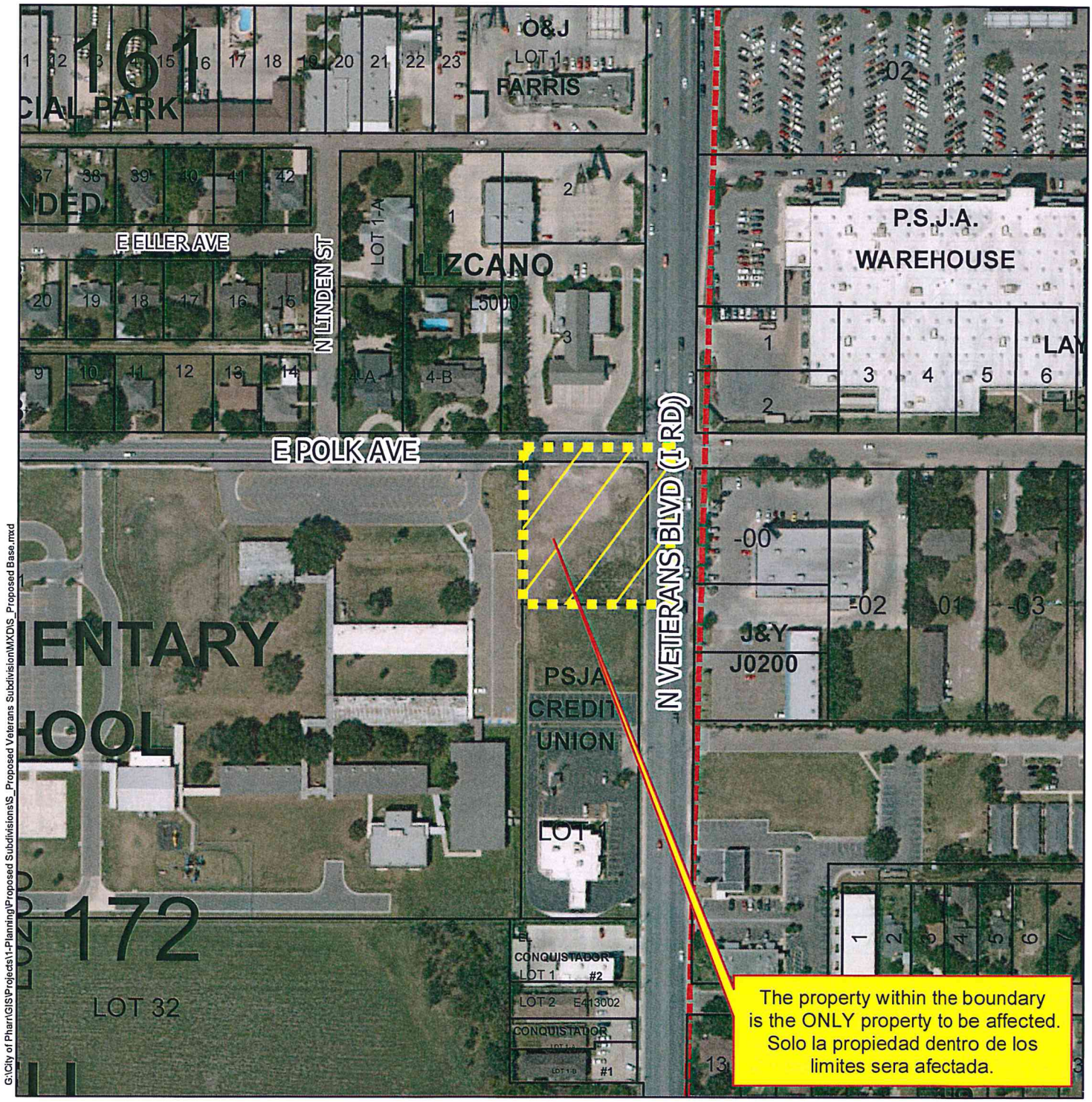
Date: 2/9/2017

City of Pharr, Texas
Engineering Department
956.702.5355

Proposed Subdivision
Veterans Subdivision
M Garcia Engineering

Pharr
All-America City
2006

Pharr Engineering



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

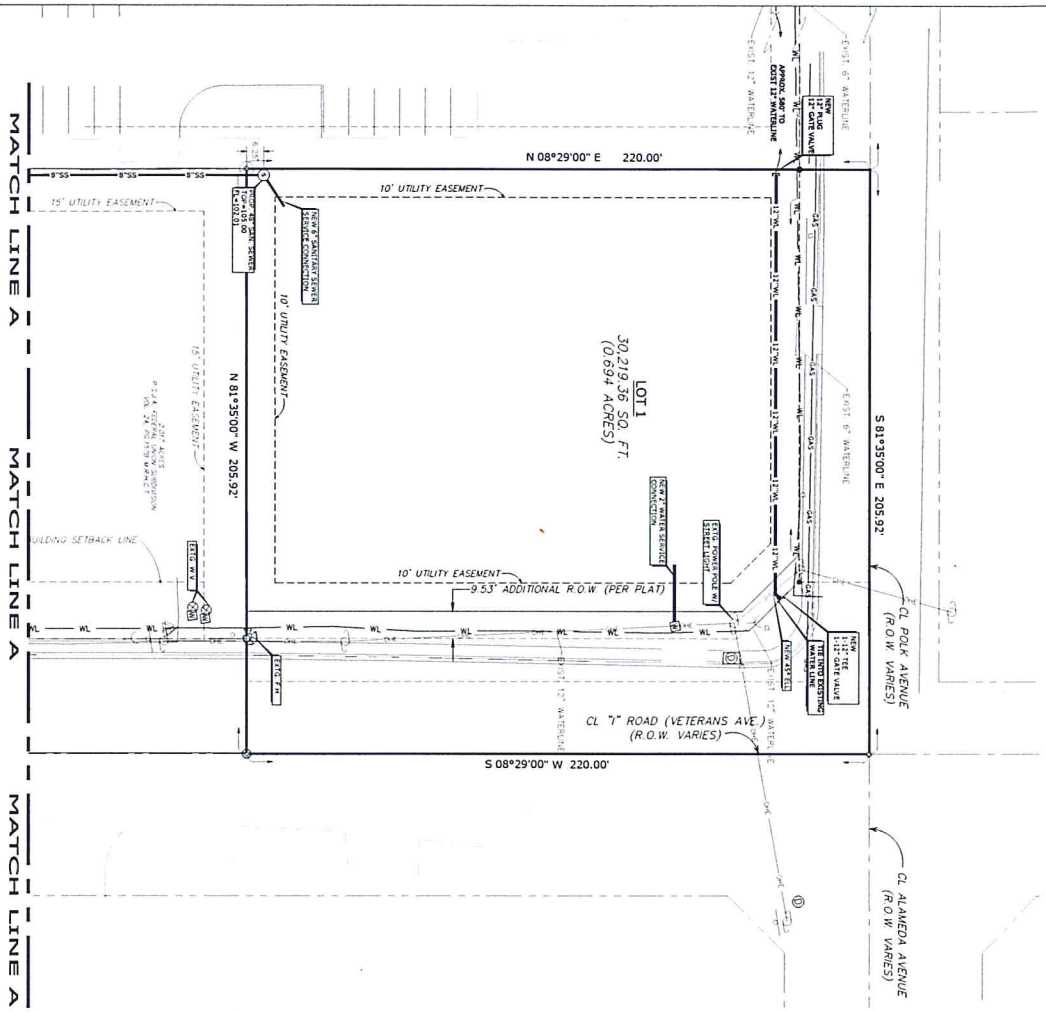
Scale: 1 inch = 200 feet

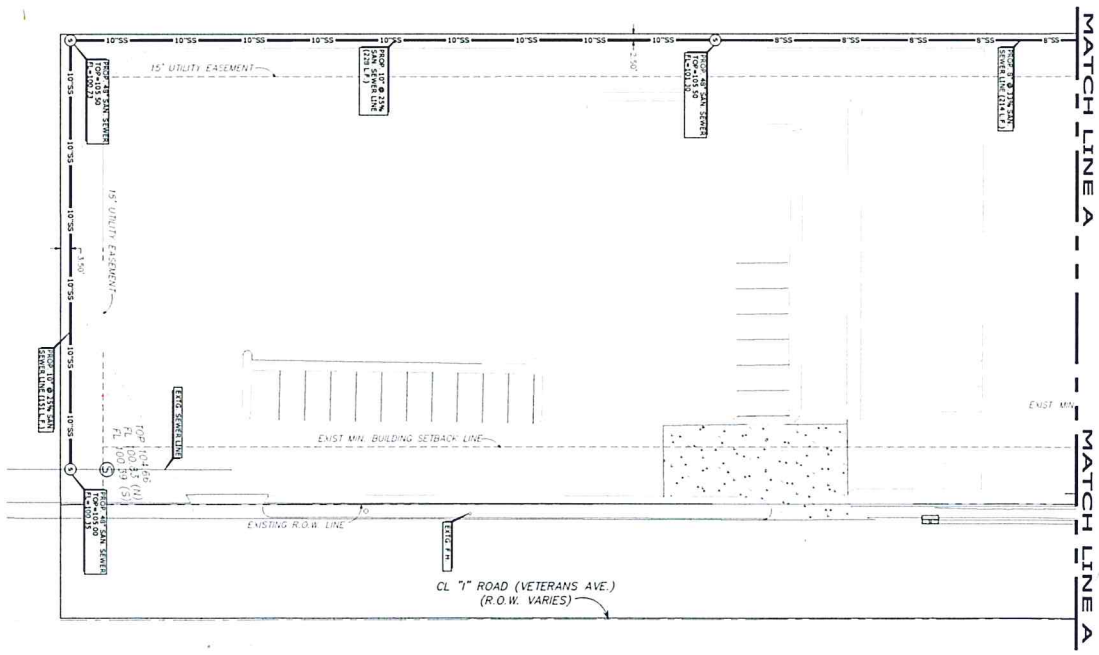
0 100 200 400 600 800 Feet

N W E S

Date: 2/9/2017

City of Pharr, Texas
Engineering Department
956.702.5355





UTILITY LAYOUT

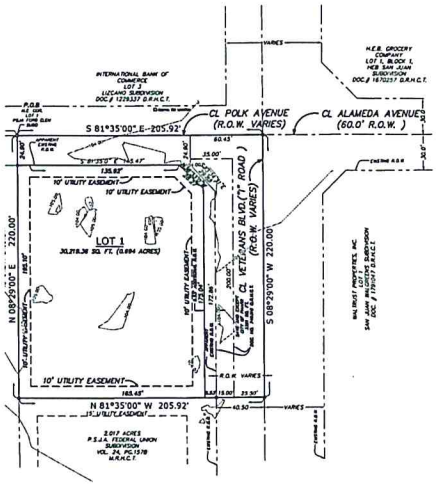
01-20-2017 A09:52

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:	Veterans Subdivision
	Pharr, Texas
JOB NO. 16-131	
DATE: 12/28/2016	
DRAWN BY: MGG	
CHECKED BY: MG	
REVISION:	
DRAWING NO:	

SEAL: 12/28/16 P.E.

MGE
M GARCIA ENGINEERING, LLC
400 NOLANA STE. N2
McALLEN, TEXAS 78504
PH. 956 687-9420 FX 956 687-2211
WWW.MGARCIAENGINEERING.COM



PRELIMINARY PLAT
OF
VETERANS SUBDIVISION

.039 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, SITUATED IN
SCO SURVEY ABSTRACT, AND BEING OUT OF LOT THIRTY (30) OF THE L.R. BELL
IT "E" SUBDIVISION, AS RECORDED IN VOLUME 5, PAGE 57, OF THE MAP RECORDS,
HIDALGO COUNTY, TEXAS

SCALE: 1"=50'

LEGEND

LEGEND:

O = SET 1/2" IRON PIN W/ A PLASTIC CAP STAMPED "BONES PROP. COR." UNLESS OTHERWISE NOTED

● = SET 5/8" IRON PIN W/ A PLASTIC CAP STAMPED "BONES PROP. COR." UNLESS OTHERWISE NOTED

● = FND 1/2" IRON PIN UNLESS OTHERWISE NOTED

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "VETERANS SUBDIVISION" TO THE CITY OF PHARR 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 FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

RUBEN FONSECA- EAST POINT INVESTMENTS, LLC
1102 S. AIRPORT DR.
MCALLEN, TEXAS 78598

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED TRUSTEES, KNOWN TO ME BY THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSED AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2016.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
MARIANO GARCIA, P.E.
REG. PROFESSIONAL ENGINEER No. 90956

STATE OF TEXAS
MARIANO GARCIA
90956
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
KURT SCHUMACHER, R.P.L.S.
REG. PROFESSIONAL LICENSED SURVEYOR No. 6333

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____, ON _____, 2016 AND WAS RECORDED IN BOOK _____ SHEET(S) _____

THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ ON _____, 2016.

BY: _____ DEPUTY CLERK

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODES §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., D.F.M. DATE
GENERAL MANAGER

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____.

_____
CHAIRMAN PLANNING AND ZONING COMMISION

GENERAL PLAT NOTES AND RESTRICITONS:

1. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE " B "
   THE FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" WHICH ARE "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO THE 100-YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN ONE 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
   MAP REVISED: OCTOBER 18, 1982
3. MINIMUM SETBACKS LINES:
   AS PER CITY OF PHARR ORDINANCE
4. OWNER(S) TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
5. CITY OF PHARR BENCHMARK SYSTEM:
   MONUMENT NO. 47 LOCATED APPROXIMATELY 50 FEET OFF WEST RIGHT-OF-WAY LINE SOUTH "7" ROAD, AND 6 FEET OFF NORTH RIGHT-OF-WAY LINE POLK AVENUE.
   NORTHING: 16599038.305
   EASTING: 1093695.813
   ELEVATION: 103.56
6. MINIMUM FINISHED FLOOR ELEVATION:18" ABOVE TOP OF CURB AT CENTER OF LOT.
7. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY, THE ENGINEER ON RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT A VOLUME OF APPROXIMATELY 0.693 CUBIC FEET AND A VOLUME OF APPROXIMATELY 0.09647 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 FOR THIS PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
8. DETENTION POND SHALL BE FENCED IF 3 FEET OR DEEPER.
9. DETENTION AREA TO BE MAINTAINED BY OWNER.
10. WHEELCHAIR RAMPS AND LANDINGS PER A.D.A. REQUIREMENTS ARE TO BE CONSTRUCTED AT SUBDIVISION CONSTRUCTION, A 5 FOOT SIDEWALK WILL BE REQUIRED ALONG THE SOUTH R.O.W. LINE OF POLK AVE AND THE WEST R.O.W. LINE OF "7" ROAD (VETERANS AVE) AT BUILDING PERMIT.
11. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
12. EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH CURRENT T.P.D.E.S. GUIDELINES.
13. NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
14. ADDITIONAL FIRE PROTECTION SHALL BE REQUIRED DURING THE BUILDING REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

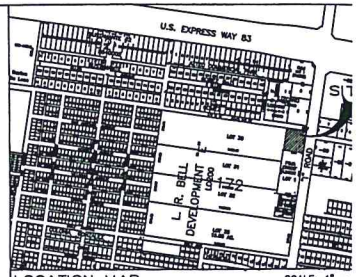
HIDALGO COUNTY IRRIGATION DISTRICT # 2

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 RIGHT OF WAY EASEMENTS.

_____ ATTEST: _____
PRESIDENT SECRETARY



LOCATION MAP SCALE: 1" =

PREPARED BY: M. G. ENGINEERING, LLC.
400 NOLANA SUITE N-2
MCALLEN, TEXAS 78504
DATE PREPARED: MAY 1, 2016
DATE SURVEYED: MARCH 18, 2016 PROJECT NO. 1

PRELIMINARY SUBDIVISION PLAT
OF
VETERANS SUBDIVISION

BEING A 1.039 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, SITU IN THE VELASCO SURVEY ABSTRACT, AND BEING OUT OF LOT THIRTY (30) OF THE BELL DEVELOPMENT "E" SUBDIVISION, AS RECORDED IN VOLUME 5, PAGE 57, OF THE RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

BEING A 1.039 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, T SITUATED IN THE VELASCO SURVEY ABSTRACT, AND BEING OUT OF LOT T (30) OF THE L.R. BELL DEVELOPMENT "E" SUBDIVISION, AS RECORDED IN VO 5, PAGE 57, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.039 TRACT OF LAND-BEING MORE PARTICULARLY DESCRIBED BY METES AND BO AS FOLLOWS;

COMMENCING AT A MAG NAIL SET IN POLK AVENUE, FOR THE NORTHWEST CO OF SAID LOT 30, FOR THE NORTHWEST CORNER OF LOT 1, PSJA ISD ELEMENTARY SUBDIVISION, AS RECORDED IN DOCUMENT NUMBER 2450856, OF MAP RECORDS, HIDALGO COUNTY, TEXAS;

THENCE WITH POLK AVENUE, THE NORTH LINE OF SAID LOT 30, THE NORTH OF SAID LOT 1, PSJA ISD FORD ELEMENTARY SUBDIVISION, S 81°35'00" DISTANCE OF 1,428.39 FEET TO A MAG NAIL SET FOR THE NORTHEAST CORNE SAID LOT 1, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT OF LAND;

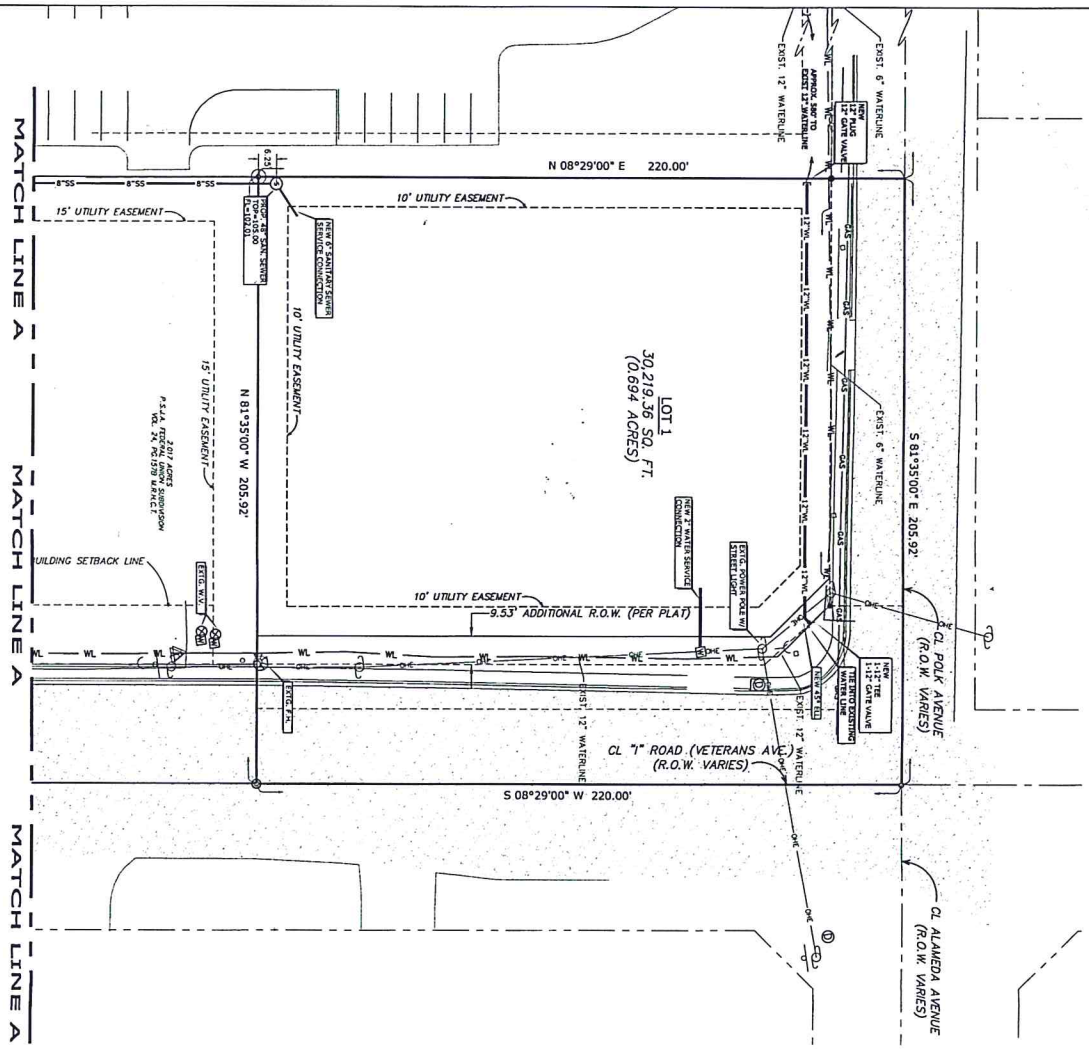
THENCE CONTINUING ALONG POLK AVENUE AND THE NORTH LINE OF SAID LO S 81°35'00" E A DISTANCE OF 205.92 FEET TO A MAG NAIL SET IN I (VETERANS BOULEVARD), FOR THE NORTHEAST CORNER OF SAID LOT 30, FOR NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

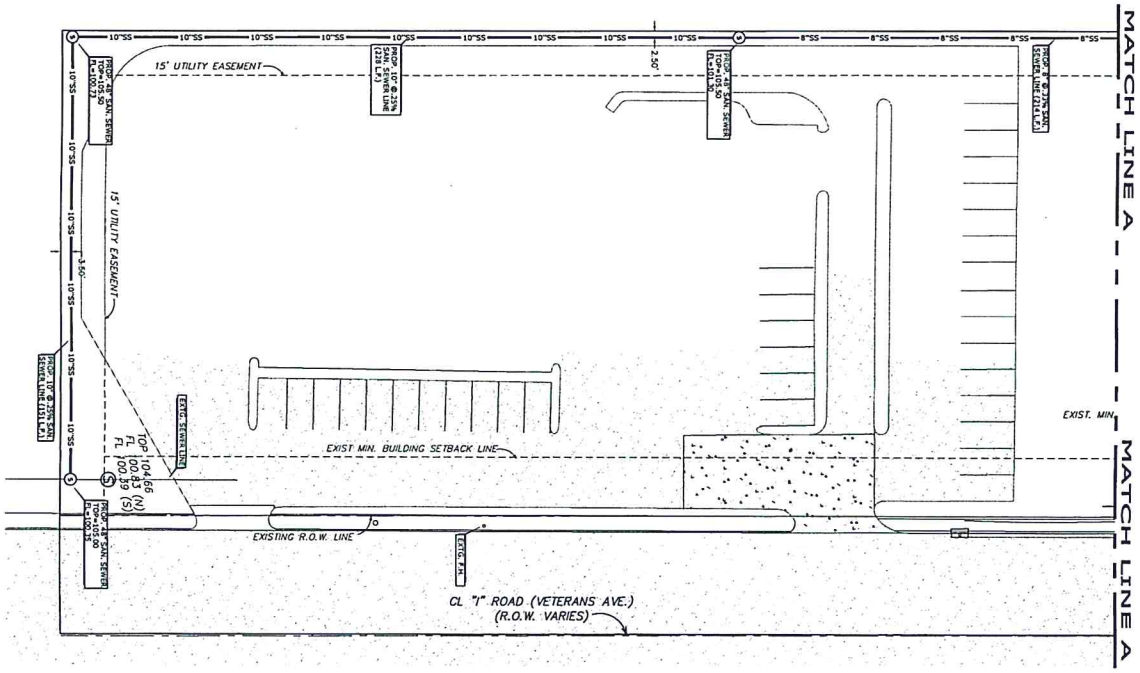
THENCE WITH I ROAD (VETERANS BOULEVARD), THE EAST LINE OF SAID LOT 08°29'00" W, A DISTANCE OF 220.00 FEET TO A MAG NAIL SET FOR SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING I ROAD (VETERANS BOULEVARD), ACROSS AND THROUGH LOT 30, N 81°35'00" W, AT A DISTANCE OF 40.50 FEET PASSING A 5/8" IRO WITH PLASTIC CAP STAMPED "R.O.W. PROP. COR." SET FOR THE SOUTH CORNER OF A CALLED 3,321 SQUARE FOOT TRACT OF LAND CONVEYE WARRANTY DEED, DATED JUNE 16, 1998, TO THE CITY OF PHARR, AS DESCRIB DOCUMENT NUMBER 749316, OF THE OFFICIAL RECORDS OF HIDALGO CO TEXAS, CONTINUING A TOTAL DISTANCE OF 205.92 FEET TO A 5/8" IRON PIN PLASTIC CAP STAMPED "R.O.W. PROP. COR." SET IN THE EAST LINE OF SAID L PSJA ISD FORD ELEMENTARY SUBDIVISION, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE EAST LINE OF SAID LOT 1, PSJA ISD FORD ELEME SUBDIVISION, N 08°29'00" E, AT A DISTANCE OF 195.10 FEET PASSING A ½" PIN FOUND IN THE APPARENT SOUTH RIGHT OF WAY LINE OF POLK AV CONTINUING A TOTAL DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNIN BEING A 1.039 ACRE TRACT OF LAND, OF WHICH 0.2278 OF AN ACRE LIES EXISTING STREET RIGHT OF WAY, SAVE AND EXCEPT SAID 3,321 (0.0762 ACRE) SQUARE FOOT TRACT OF LAND CONVEYED TO THE CITY OF PHAR DESCRIBED IN DOCUMENT NUMBER 749316, OF THE OFFICIAL RECORDS, HI COUNTY, TEXAS, LEAVING A NET OF 0.735 OF AN ACRE TRACT OF LAND.

BEARING BASIS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AME DATUM OF 1983.





UTILITY LAYOUT

SCALE: 1"=20'

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:	Veterans Subdivision
	Pharr, Texas
JOB NO. 16-131	
DATE: 12/28/2016	
DRAWN BY: MGG	
CHECKED BY: MG	
REVISION:	
DRAWING NO:	

SEAL: 12/28/16, P.E.

MGE
M GARCIA ENGINEERING, LLC
400 NOLANA STE. N2
McALLEN, TEXAS 78504
PH: 956 687-9421 FX: 956 687-3211
WWW.MGARCIAENGINEERINGTEXAS

Pharr

Pharr All-America City 2006

MEMORANDUM

DATE: MONDAY, FEBRUAY 13, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PURA VIDA SUBDIVISION
FILE NO. **SUB#161229**

GENERAL INFORMATION:

APPLICANT: Javier Hinojosa Engineering, representing Ruben Villarreal, is requesting preliminary plat approval of the proposed Pura Vida Subdivision.

LEGAL DESCRIPTION: The property is legally described as a tract of land containing 0.43 acres of land and also being a part or portion of Lot 151, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Block of West Ferguson Avenue.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north and east, Agricultural and/or Open Space District (A-O) and General Business District (C) 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: Offices for retail.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

1. Need street lights detail.

EASEMENTS:

1. All public utilities shall read "Exclusive easement to City of Pharr".
2. Show all existing easements.

SIDEWALK:
ADA:

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Need to replace waterline if it's an AC, need to upgrade to a 12" PVC along W. Ferguson Avenue.
2. Follow City of Pharr construction standards manual.

SEWER:

1. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need approved drainage report.
2. Need erosion and sedimentation plan.
3. Discharge permit from TxDot if outfall to W. Ferguson Avenue.
4. Need driveway permit from TxDot if applicable.
5. Show calculations for "C" values in drainage report.

OTHER:

1. On metes & bounds verify paragraph #4 referencing Valle del Subdivision.
2. Plat note #4, need full detention directive.
3. Plat note #6, shall read "Owners to maintain detention/retention areas".
4. Add "Danny Wylie" to the signature block of Planning & Zoning.
5. Adjust total acreage accordingly in metes and bounds.
6. Plat note #10, include northing and easting for referenced benchmark.

Pharr
Fire Department

Pharr Fire – Rescue

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

Subdivision: Pura Vida Subdivision

Reviewed By: Jacob Salinas Fire Marshal Date: 01/24/17

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:

☒ **The existing 12-inch waterline found in front of the property must be upgraded to 12-inch C- PVC waterline.**

☐

☐

☐

☐

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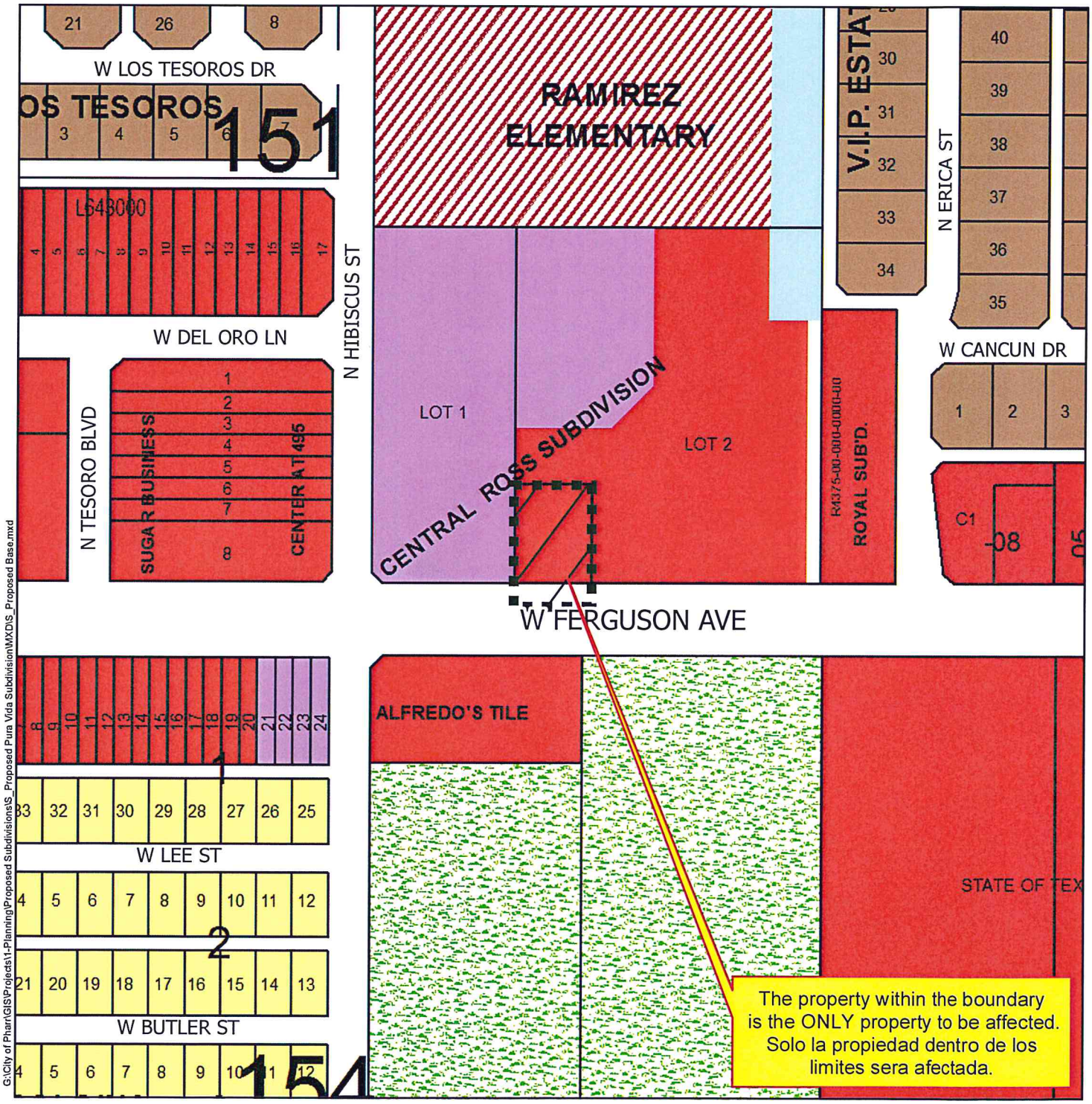
Proposed Subdivision
Pura Vida Subdivision
Javier Hinojosa Engineering

Pharr
All-America City
2006

Pharr Engineering



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

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

N W E S

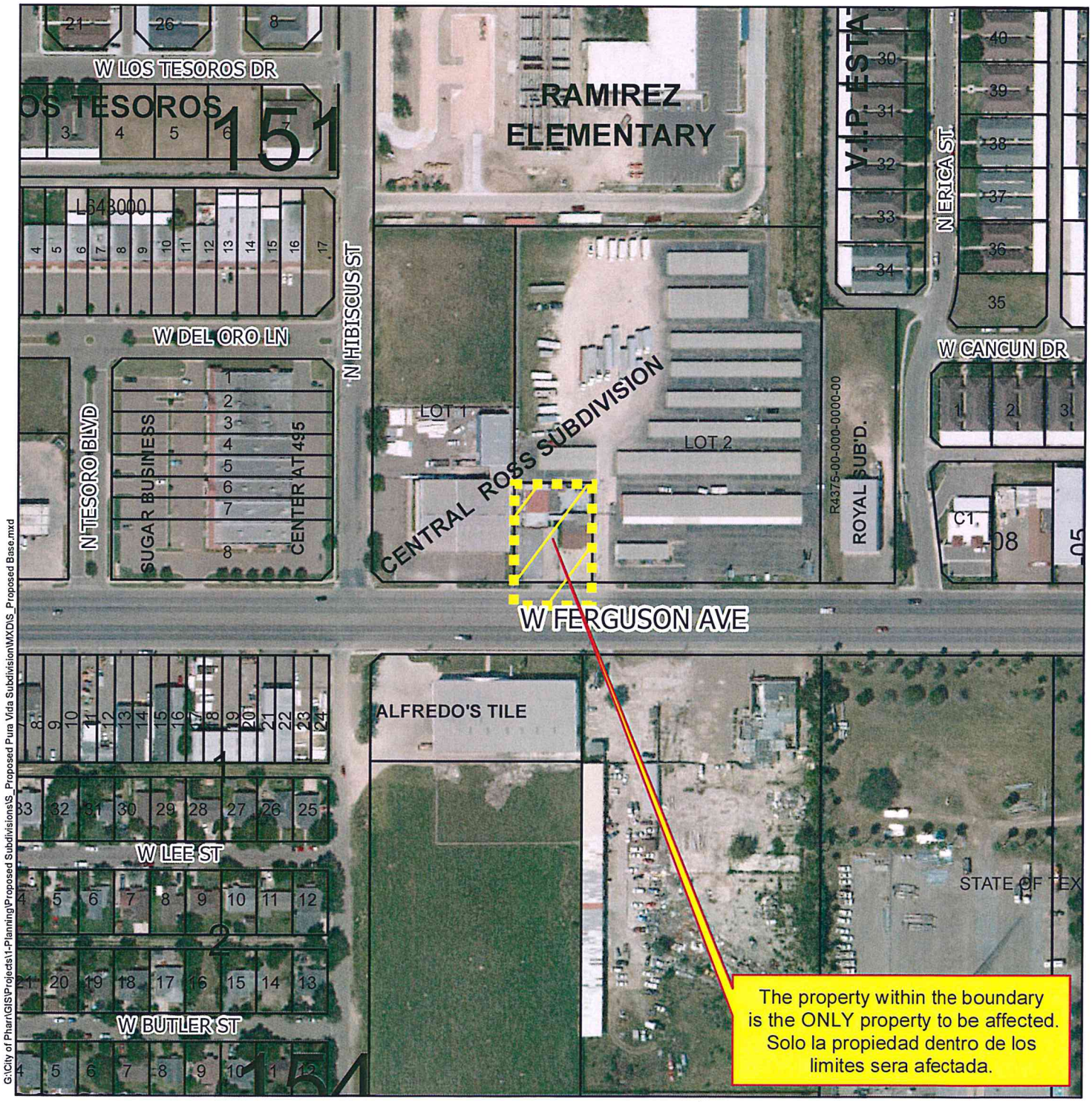
City of Pharr, Texas
Engineering Department
956.702.5355

Date: 2/8/2017

Proposed Subdivision
Pura Vida Subdivision
Javier Hinojosa Engineering

Pharr
All-America City
2006

Pharr Engineering



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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

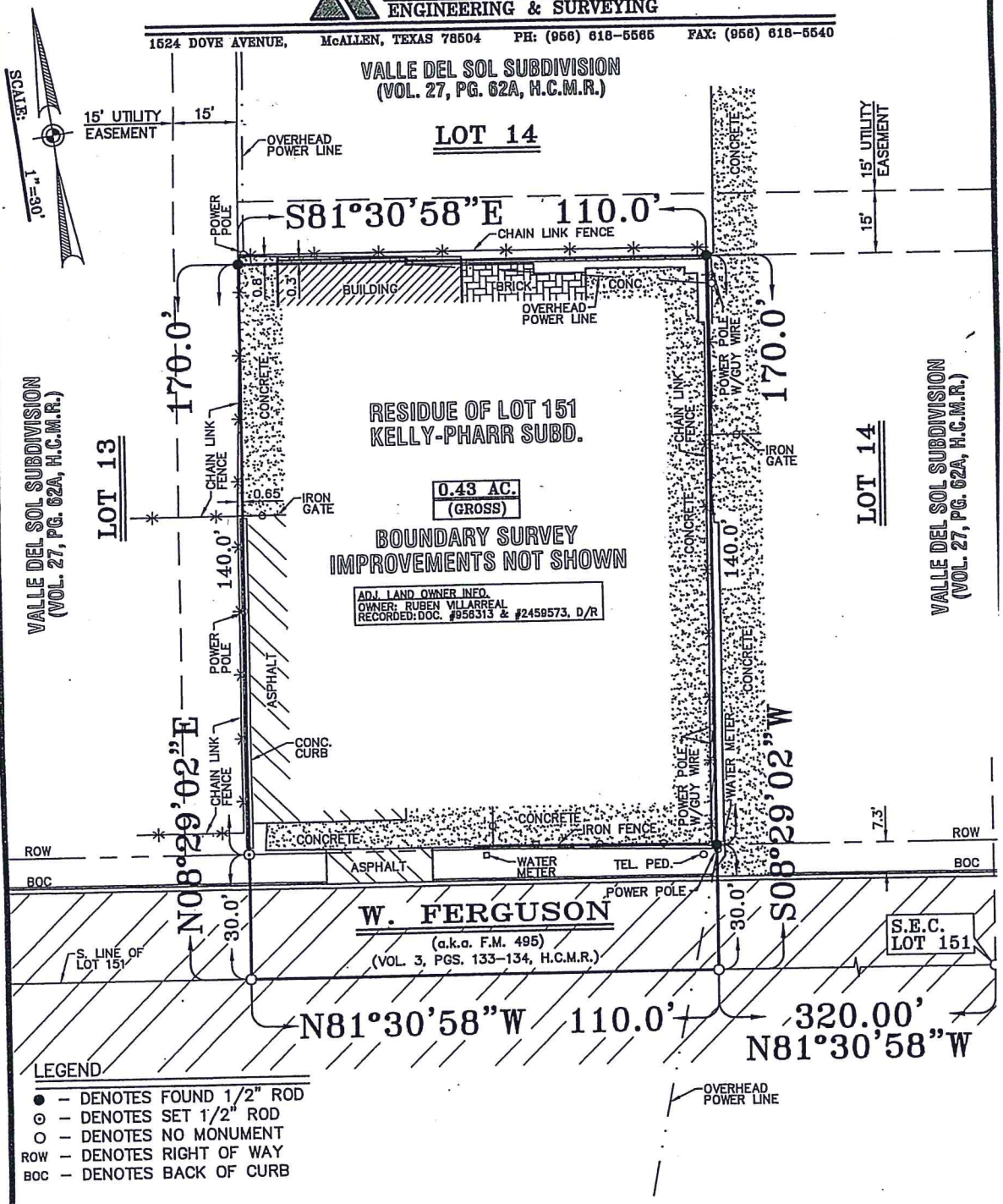
Date: 2/8/2017

T.B.P.E. FIRM No.: F-5154

ART SALINAS
ENGINEERING & SURVEYING

T.B.P.L.S. FIRM No.: 10004000

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540



LEGEND

- ● – DENOTES FOUND 1/2" ROD
- ⊙ – DENOTES SET 1/2" ROD
- O – DENOTES NO MONUMENT
- ROW – DENOTES RIGHT OF WAY
- BOC – DENOTES BACK OF CURB

FLOOD ZONE CERTIFICATION: The property shown hereon lies in Zone "B". Zone "B" areas lie 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 as per F.E.M.A. Flood Insurance Rate Map Panel No. 480347-0005-C dated 10-19-82.

PLAT NOTES:

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
2. This survey plat is prepared without the benefit of a title report. Easement research is not within the scope of this boundary survey. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. This survey must contain an original seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
4. This is a standard survey and does not include a subsurface utility or topographic investigation.
5. Subject to any oil, gas and mineral lease of record.
6. Bearing Basis: "S. of line of a 0.43 ac tr recorded in Doc. #956313, O/R"

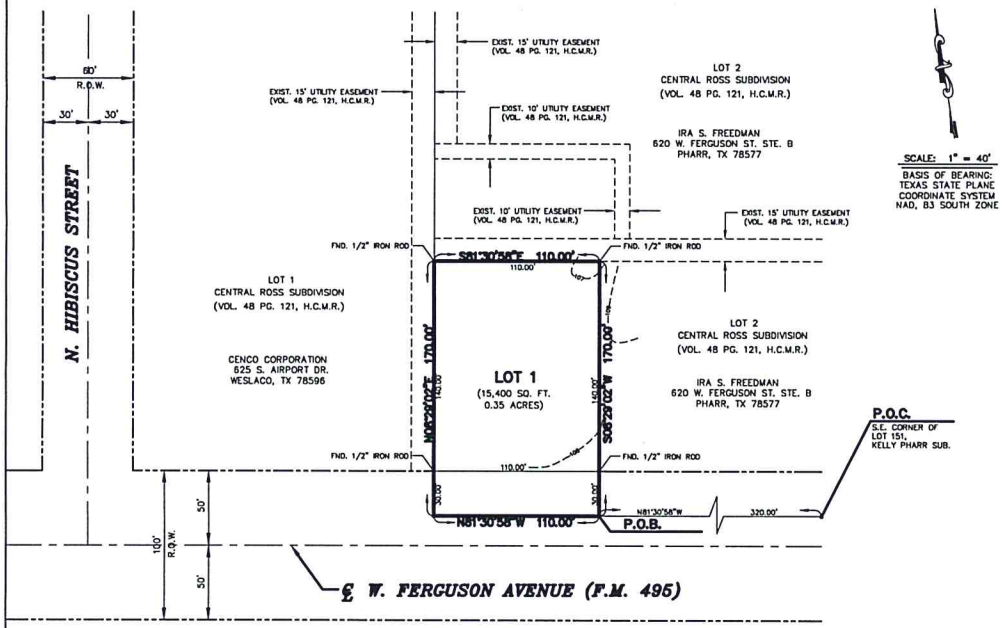
CLIENT: Ramiro Mata

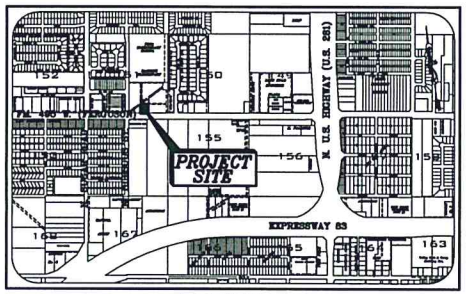
THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT 700 W. FERGUSON, in PHARR, TEXAS, DESCRIBED AS FOLLOWS:
A TRACT OF LAND OUT OF LOT 151, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 3, PAGES 133 AND 134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

16-50183 Job No. 10-10-16 Date

© COPYRIGHT 2016 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

Registered Professional Land Surveyor No. 4802





LOCATION MAP
SCALE: 1"=1000'

PRINCIPAL CONTACTS:				
NAME	ADDRESS	CITY & ZIP	PHONE #	/FAX#
OWNER: RUBEN VILLARREAL	P.O. BOX 4106	MCALLEN, TX 78502	655-2039/	
ENGINEER: JAVIER HINOJOSA	418 E. DOVE AVENUE	MCALLEN, TX 78504	668-1588/994-8102	
SURVEYOR: CARLOS VAZQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	618-1551/618-1547	

DATE OF PREPARATION: NOVEMBER, 2016 DRAWN BY: A. GAUNA

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javhin@rgv.rr.com
TBPE FIRM No. F-1295

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 49.211(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: _____

_____

FILE 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

GENERAL NOTES:

1. THE FLOOD DESIGNATION FOR THIS PROPERTY IS "ZONE B" WHICH ARE "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREAS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD". AS PER F.E.M.A.S FLOOD INSURANCE

   RATE MAP PANEL NO.: 480347 0005 C MAP REVISED: OCTOBER 19, 1982

2. FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED FROM THE CENTER OF THE LOT.
3. A 8' OPAQUE BUFFER IS REQUIRED BETWEEN RESIDENTIAL ZONES AND COMMERCIAL ZONES.
4. A TOTAL OF 242 CUBIC FEET OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. AN ENGINEERED DETENTION PLAN SHALL BE SUBMITTED DURING THE BUILDING PERMIT STAGE.
5. PERIMETER FENCING SHALL BE REQUIRED IN DETENTION AREAS GREATER THAN OR EQUAL TO THREE (3) FEET IN DEPTH.
6. LOT OWNERS TO MAINTAIN DETENTION AREAS WITHIN THEIR INDIVIDUAL LOTS.
7. NO STRUCTURES SHALL BE CONSTRUCTED ON ANY EASEMENTS.
8. MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE.
9. A 5' WIDE SIDEWALK WITH A.D.A. COMPLIANT RAMPS AND LANDINGS SHALL BE REQUIRED ALONG THE NORTH SIDE OF W. FERGUSON AVENUE (F.M. 495).
10. PROJECT BENCH MARK: ELEV.=109.35 TOP OF SANITARY SEWER MANHOLE LOCATED AT THE NORTHEAST CORNER OF LOT 1.

    CITY OF PHARR BENCH MARK: #50 BRASS CAP LOCATED AT SOUTH SIDE OF F.M. 495 ABOUT 130' WEST OF U.S. HWY. 281
    ELEV.= 106.65
11. ½" DIAMETER IRON RODS SET AT ALL LOT CORNERS.
12. LANDSCAPING REQUIREMENTS SHALL BE AS PER CITY OF PHARR ORDINANCE.
13. A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES.
14. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
15. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

METES AND BOUNDS

A TRACT OF LAND CONTAINING 0.43 ACRES OF LAND, SITUATED IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF LOT 151, KELLY PHARR SUBDIVISION, MAP REFERENCE: VOLUME 3, PAGES 133 AND 134, DEED RECORDS, HIDALGO COUNTY, TEXAS AND SAID 0.43 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING ON THE SOUTHEAST CORNER OF SAID LOT 151, IN THE RIGHT-OF-WAY OF W. FERGUSON (F.M. 495), THENCE, N 81° 30' 58" W, ALONG THE SOUTH LINE OF SAID LOT 151 AND THE RIGHT-OF-WAY OF SAID W. FERGUSON (F.M. 495), A DISTANCE OF 320.00 FEET TO A POINT, FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE, N 81° 30' 58" W, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 151 AND THE RIGHT-OF-WAY OF SAID W. FERGUSON (F.M. 495), A DISTANCE OF 110.00 FEET TO A POINT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 29' 02" E, AT A DISTANCE OF 30.00 FEET PASS A 1/2" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SAID W. FERGUSON (F.M. 495) ALSO BEING THE SOUTHEAST CORNER OF LOT 1, CENTRAL ROSS SUBDIVISIONN, RECORDED IN VOLUME 48, PAGE 121, H.C.M.R., AND CONTINUING ALONG THE EAST LINE OF SAID VALLE DEL SUBDIVISION, A TOTAL DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81° 30' 58" E, A DISTANCE OF 110.00 FEET TO A 1/2" IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 29' 02" W, AT A DISTANCE OF 140.00 FEET PASS A 1/2" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SAID W. FERGUSON (F.M. 495), AND CONTINUING A TOTAL DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.43 ACRES OF LAND, MORE OF LESS.

SUBDIVISION PLAT OF

PURA VIDA SUBDIVISION

A TRACT OF LAND CONTAINING 0.43 ACRES OF LAND, SITUATED IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF LOT 151, KELLY PHARR SUBDIVISION, MAP REFERENCE: VOLUME 3, PAGES 133 AND 134, DEED RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SUBDIVISION PLAT OF PURA VIDA SUBDIVISION, 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.

_____
RUBEN VILLARREAL
P.O. BOX 4106
McALLEN, TEXAS 78502

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, RUBEN VILLARREAL PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS THE _____ DAY OF _____, 2017 A.D.

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

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.

_____ _____
MAYOR, CITY OF PHARR DATE
AMBROSIO HERNANDEZ

_____ _____
CITY CLERK DATE

THIS PURA VIDA 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 A.D.

_____
CHAIRMAN, PLANNING & ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, THIS THE _____ DAY OF _____, 2017 A.D.
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.

_____ ATTEST: _____
PRESIDENT SECRETARY

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.

_____
JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

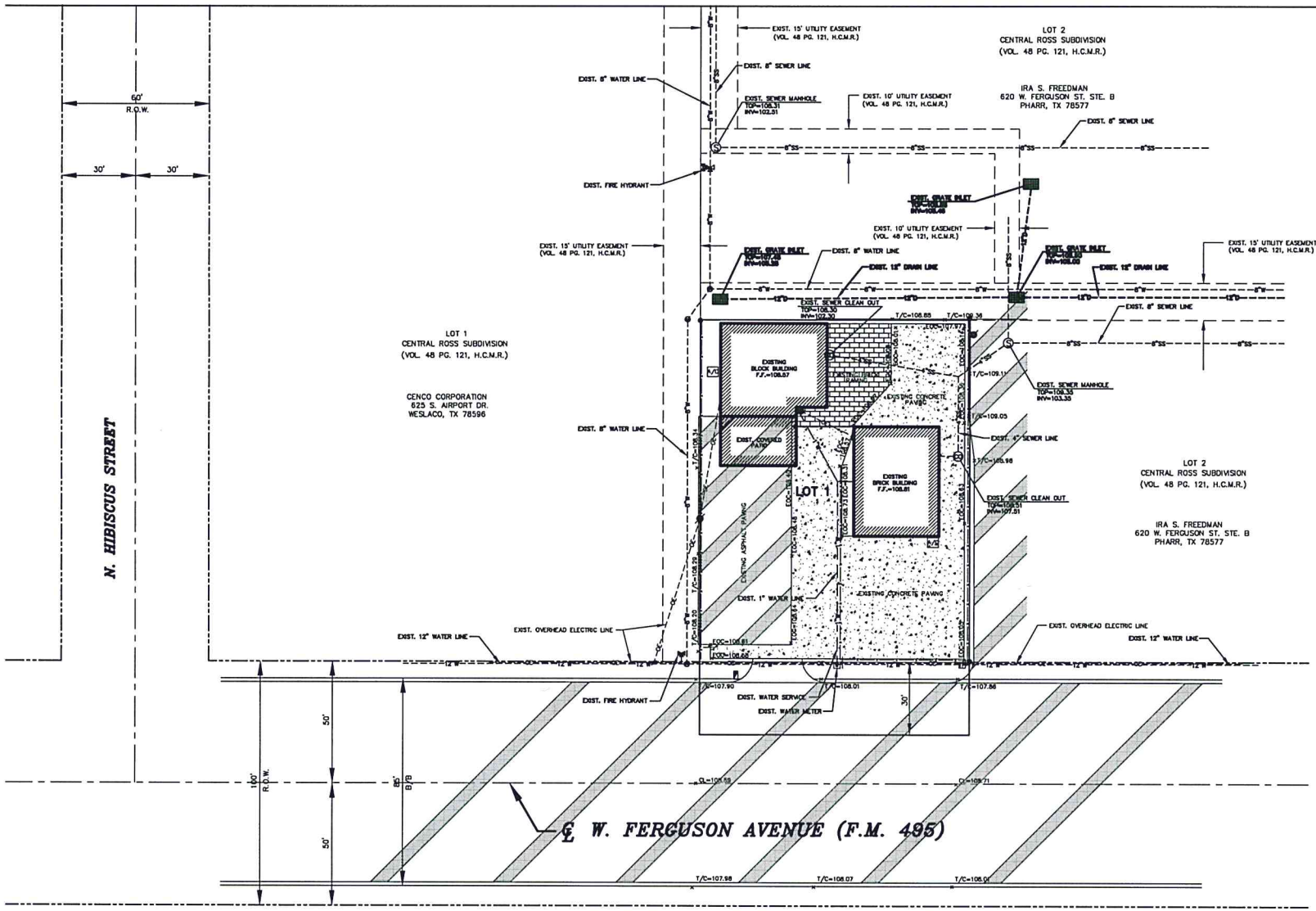
STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
CARLOS VASQUEZ, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4608
CVD LAND SURVEYORS, LLC
517 BEAUMONT AVENUE
MCALLEN, TEXAS 78501
(956) 618-1551 DATE SURVEYED: 09-26-16
TBPLS FIRM No. 10119600

161102

01-20-2017 A09:37



SCALE: 1" = 20'

BASIS OF BEARING:
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD, 83 SOUTH ZONE

LEGEND

- EXIST. TELEPHONE PEDESTAL
- EXIST. WATER METER
- EXIST. MAIL BOX
- EXIST. POWER POLE
- EXIST. GUY WIRE
- EXIST. SEWER CLEAN OUT
- EXIST. WATER METER
- EXIST. FRESNO TREE
- EXIST. PALM TREE
- EXIST. OAK TREE

GENERAL NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UNDERGROUND UTILITIES. WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS, SUFFICIENTLY IN ADVANCE OF OPERATIONS TO PRECLUDE DAMAGE TO SAME.
3. WATER, SEWER, OR OTHER UTILITY SERVICES SHALL NOT BE INTERRUPTED. ANY DAMAGES TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
4. IN THE EVENT OF DAMAGE TO UNDERGROUND FACILITIES, WHETHER SHOWN OR NOT IN THE DRAWINGS, THE CONTRACTOR SHALL MAKE THE NECESSARY REPAIRS TO PLACE THE FACILITIES BACK IN SERVICE AT NO INCREASE IN THE CONTRACTOR'S PRICE AND ALL SUCH REPAIRS SHALL CONFORM TO THE REQUIREMENTS OF THE COMPANY OR AGENCY SERVICING THE FACILITY.
5. THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, ROADS, PIPELINES, UTILITIES, ETC., WHETHER PUBLICLY OR PRIVATELY OWNED.
6. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY PART OR ALL OF THE CONSTRUCTION, AS PROVIDED FOR IN THE PLANS AND THESE SPECIFICATIONS, IT SHALL BE UNDER THE CHARGE AND CARE OF THE CONTRACTOR, AND HE SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST INJURY OR DAMAGE TO ANY PART OT THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, ALL INJURIES OR DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS COMPLETION AND ACCEPTANCE.
7. NO OPEN TRENCHES OR EXCAVATIONS SHALL BE LEFT OPEN OVERNIGHT.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS PROJECT FROM THE CITY OF PHARR AND H.C.I.D. No. 2.
9. ALL WATER LINES AND SERVICES CONNECTED MUST BE CONSTRUCTED ABOVE THE SANITARY SEWER MAIN.
10. CONTRACTOR TO FOLLOW STORM WATER PREVENTION CONTROL PLAN.

REVISIONS		
	PROJECT No.	161102
	DATE:	NOVEMBER, 2016
	DRAWN BY	A. GAUNA
	CHK BY	J.B.G.

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
410 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 682-1856
jeeinc@rgv.rr.com
TBPE FIRM No. F-1286

UTILITY & TOPOGRAPHICAL LAYOUT

PURA VIDA SUBDIVISION

PHARR, TEXAS

SHEET 1 OF 1 SHEETS

161102

01-20-2017 A09:38

Pharr

Pharr ★★★★★ All-America City 2006

MEMORANDUM

DATE: MONDAY, FEBRUAY 13, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: TEX MEX LANDING SUBDIVISION
FILE NO. **SUB#161230**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc, representing Shavi Mahtani, is requesting preliminary plat approval of the proposed Tex Mex Landing Subdivision.

LEGAL DESCRIPTION: The property is legally described as a being a resubdivision of 3.151 acres out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 6000 Block of North Sugar Road.

ZONING: The property is currently zoned High Density Multi-Family Residential District (R-4). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, south and west and Mobile Home District (R-MH) to the east. The property is designated for commercial and single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartment complex.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Tex Mex Landing Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Project engineer to verify gaps between property line and N. Sugar Road R.O.W.
2. Need street lighting layout details.
3. Driveway approach to be to city standards.

EASEMENTS:

1. All public utilities shall read "15' Exclusive easement to City of Pharr".
2. Easements within property need to be relocated along the property line.
3.
4. Show all existing easements.

SIDEWALK:
ADA:

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Label water DR18.
2. Need additional 8" valves approximately 300 ft. apart and close to the bends if possible.
3. Need concrete collars around valves as per City of Pharr standards manual.
4. Need to loop water to W. Owassa Road.
5. Need to provide details for water services.
6. No 4-inch water service will be allowed, need to be a 2-inch water service.
7. No 4-inch water meter will be allowed.
8. Water line needs to be in grassy area
9. Follow City of Pharr construction standards manual.

SEWER:

1. Lift station needs to be upgraded.
2. Sewer service will only go up to property line, inside will be private.
3. Sewer services needs to be SDR26.
4. Follow City of Pharr construction standards manual.

DRAINAGE:

1. All detention areas to be interconnected.
2. Need interior drainage plan for entire site.
3. Need City of Pharr discharge permit from public works.
4. Need approved drainage report.
5. Adjust "C" values on drainage report for concrete drives and walks to 0.9 and for roofs to 0.95.

OTHER:

1. Adjust total acreage accordingly in metes and bounds need to match with plat layout verify.
2. Provide location description for plat note #4.
3. Owners to maintain detention/retention areas. (Add to plat notes)
4. Need to combine plat notes # 6 & 7.
5. Remove plat note #14.
6. Recommend T.I.A. to be done.
7. Add plat note, owner's to maintain R.O.W. and perimeter of subdivision
8. Need SWPPP (small site notice).
9. Owner's dedication to change to private.
10. Plat note #12 add "West" before N. Sugar Rd.

Pharr
Fire Department

Pharr Fire – Rescue

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

Subdivision: Tex-Mex Landing Subdivision

Reviewed By: Jacob Salinas Fire Marshal Date: 01/23/2017

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:

☒ **All waterlines in multi-family and single areas with fire hydrants shall be looped at two approved sources.**

☒ **Must have one approved waterline looped back into the waterline found on W Owassa Rd.**

☐

☐

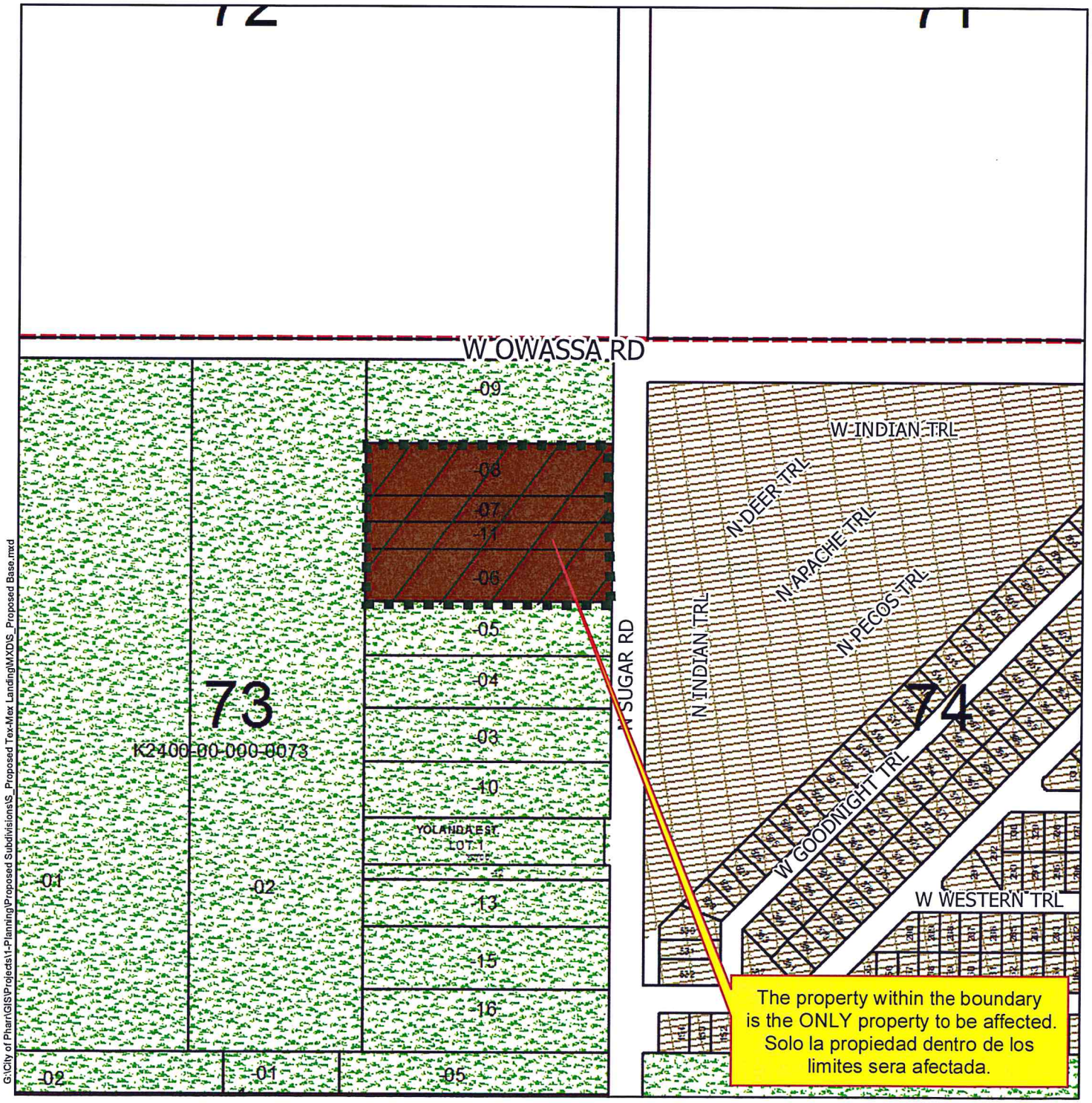
☐

☐

Proposed Subdivision
Tex-Mex Landing Subdivision
Melden & Hunt Inc

Pharr
All-America City
2006

Pharr Engineering



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 = 268 feet

0 135 270 540 810 1,080 Feet

N W E S

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 2/9/2017

Proposed Subdivision
Tex-Mex Landing Subdivision
Melden & Hunt Inc

Pharr
All-America City
2006

Pharr Engineering

G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Tex-Mex Landing\MXD\S_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	

Scale: 1 inch = 268 feet

0 135 270 540 810 1,080 Feet

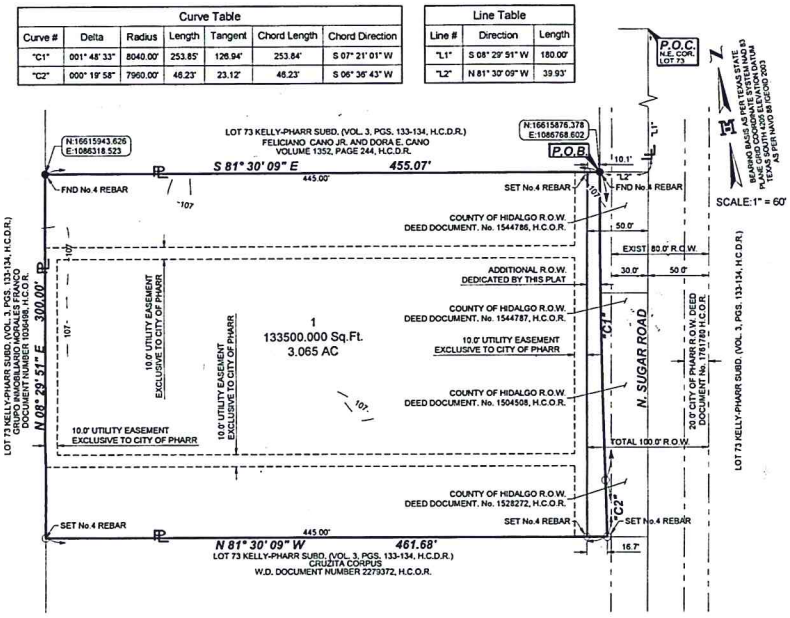
N W E S

Date: 2/9/2017

City of Pharr, Texas
Engineering Department
956.702.5355

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	001° 48' 33"	8040.00'	253.85'	126.94'	253.84'	S 07° 21' 01" W
"C2"	000° 19' 58"	7960.00'	46.23'	23.12'	46.23'	S 06° 36' 43" W

Line Table		
Line #	Direction	Length
"L1"	S 08° 29' 51" W	180.00'
"L2"	N 81° 30' 09" W	39.93'



Map of

TEX MEX LANDING SUBDIVISION

BEING A RESUBDIVISION OF 3.151 ACRES [137,268.832 Sq. Ft.]
OUT OF LOT 73, KELLY PHARR SUBDIVISION
VOL. 3, PGS. 133-134, H.C.D.R.
CITY OF PHARR, TEXAS, HIDALGO COUNTY, TEXAS

LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- R.O.W. - RIGHT OF WAY
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- Sq. Ft. - SQUARE FEET
- W.D. - WARRANTY DEED
- LL - LOT LINE
- PP - PROPERTY LINE

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 3.151 ACRES [137,268.832 SQ. FT.] SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 73, KELLY PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS, SAID 3.151 ACRES [137,268.832 SQUARE FEET] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

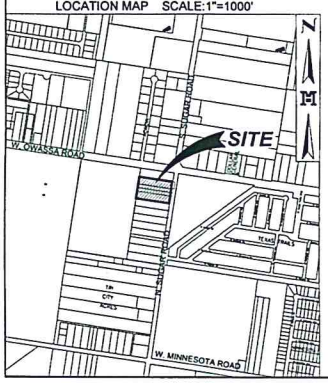
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 73;

THENCE, S 08° 29' 51" W ALONG THE EAST LINE OF SAID LOT 73 AND WITHIN THE RIGHT-OF-WAY OF N SUGAR ROAD, A DISTANCE OF 180.00 FEET;

THENCE, N 81° 30' 09" W A DISTANCE OF 39.93 FEET TO A NO.4 REBAR FOUND [NORTHING: 16615876.378, EASTING: 1086768.602] ON THE WEST RIGHT OF WAY OF LINE OF N SUGAR ROAD, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG THE WEST RIGHT OF WAY LINE OF N SUGAR ROAD, A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 01° 48' 33", A RADIUS OF 8,040.00 FEET, AN ARC LENGTH OF 253.85 FEET, A TANGENT OF 126.94 FEET, AND A CHORD THAT BEARS S 07° 21' 01" W A DISTANCE OF 253.84 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
2. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG THE WEST RIGHT OF WAY LINE OF N SUGAR ROAD A CURVE TO THE LEFT, WITH A CENTRAL ANGLE 00° 19' 58", A OF RADIUS OF 7,960.00 FEET, AND ARC LENGTH OF 46.23 FEET, A TANGENT OF 23.12 FEET, AND A CHORD THAT BEARS S 06° 36' 43" W A DISTANCE OF 46.23 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, N 81° 30' 09" W A DISTANCE OF 461.68 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 08° 29' 51" E A DISTANCE OF 300.00 FEET TO A NO. 4 REBAR FOUND (NORTHING: 16615943.626, EASTING: 1086318.523) FOR THE NORTHWEST CORNER OF THIS TRACT;
5. THENCE, S 81° 30' 09" E A DISTANCE OF 455.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.151 ACRES [137,268.832 SQUARE FEET] OF LAND, MORE OR LESS.

LOCATION MAP SCALE:1"=1000'



GENERAL NOTES :

1. FLOOD ZONE DESIGNATION: ZONE "B"
   DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER 480334 0425 C MAP REVISED NOVEMBER 16, 1982
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB.
3. MINIMUM BUILDING SETBACK LINES ARE AS PER CITY ORDINANCE.
4. CITY OF PHARR BENCH MARK:
   MONUMENT #64
   NORTHING= 16616255.741 EASTING= 1085394.263 ELEV.= 105.94
5. NO BUILDING ALLOWED OVER ANY EASEMENT.
6. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 19,725 CUBIC FEET AND A VOLUME OF APPROXIMATELY 0.391 ACRE-FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
7. 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 DEVELOPMENT.
8. ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PERVENTION PLAN (SWPPP) REQUIREMENTS AND THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES)
9. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
10. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
11. IF DETENTION POND IS 3 FEET OR DEEPER, IT WILL NEED A PERIMETER FENCE.
12. 5 FOOT WIDE SIDEWALKS REQUIRED ALONG N SUGAR ROAD WHICH WILL HAVE A.D.A. COMPLIANT WHEELCHAIR RAMPS AND LANDINGS.
13. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
14. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

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

DRAWN BY:	EM	DATE:	10-19-2016
SURVEYED, CHECKED:		DATE:	
FINAL CHECK:		DATE:	

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) 487-5256, FAX: (956) 488-8591
ESTABLISHED 1947
TBPLS No. 10096900
www.meldenandhunt.com

STATE OF TEXAS
COUNTY OF HIDALGO:

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

AURIEL INVESTMENTS, LLC
SHAVI MAHTANI, PRESIDENT
100 E HOLANA AVE., SUITE #130
MCALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO:

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ___ DAY OF _____ 20___.

MELDEN & HUNT, INC
TEXAS REGISTRATION F-1435

STATE OF TEXAS — MARIO A. REYNA — 117368 — LICENSED PROFESSIONAL ENGINEER

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

DATE PREPARED: 10-19-16
ENGINEERING JOB No. 16049.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS THE ___ DAY OF _____ 20___.

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

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No 4750
STATE OF TEXAS

DATE SURVEYED: 04-26-16
SURVEYING JOB No. 16049.08

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

APPROVED THIS THE _____ DAY OF _____ . 20 ___ .

DANNY WYLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION

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

AMBROSIO HERNANDEZ, MAYOR, CITY OF PHARR — DATE

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

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

FELICIANO CANO JR. AND DORA E. CANO
VOLUME 1352, PAGE 244, H.C.D.R.

S 81° 30' 09" E 455.07'

P.O.B.

GRUPO INMOBILIARIO MORALES FRANCO
DOCUMENT NUMBER 1036498, H.C.O.R.

N 81° 30' 09" W 461.68'

LOT 73 KELLY-PHARR SUBD. (VOL. 3, PGS. 133-134, H.C.D.R.)
CRUZITA CORPUS

LOT 73 KELLY-PHARR SUBD. (VOL. 3, PGS. 133-134, H.C.D.R.)

N. SUGAR ROAD

133500.000 Sq.Ft.
3.065 AC

SCALE 1" = 20'

LEGEND

- FOUND No.4 REBAR
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- POWER POLE
- TELEPHONE PEDESTAL
- SIGN
- MAIL BOX
- WATER METER
- SANITARY SEWER MANHOLE
- TYPE "A" INLET
- CHAIN LINK FENCE
- STORM SEWER LINE
- STORM SEWER LINE
- OVER-HEAD POWER LINE
- ASPHALT AREA
- CONCRETE AREA
- B.B. - BACK OF CURB TO BACK OF CURB
- FL. - FLOW LINE
- R.O.W. - RIGHT OF WAY
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- Sq. Ft. - SQUARE FEET
- W.D. - WARRANTY DEED
- LOT LINE
- PROPERTY LINE

JOB No. 16049.04

REVISION | DATE | BY

MELDEN & HUNT INC
CONSULTANTS IN ENGINEERING
115 W. McCULLOUGH
SAN ANTONIO, TX 78212
(512) 826-3267
FAX (512) 826-3268
FIRM REG. NO. F-2018
FIRM REG. NO. 10018500
FAX: (956) 381-1439
EMAIL: mh@meldenhunt.com
STATE OF TEXAS

DWG. TECH. DV
PROJECT ENG.: M.A.R.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

TEX MEX LANDING
SUBDIVISION
PHARR, TEXAS

WATER AND SEWER LAYOUT

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File Name: 1000000000X

SHEET OF

Pharr

Pharr All-America City 2006

MEMORANDUM

DATE: MONDAY, FEBRUAY 13, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: IDEA NORTH PHARR SUBDIVISION
FILE NO. **SUB#161231**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc, representing Manuel Mendez, President of M and R Commodities, Inc. a Texas Corporation, is requesting preliminary plat approval of the proposed Idea North Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as a being a resubdivision of 22.073 acres out of Lots 79 and 82, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1000 Block of East Owassa Road.

ZONING: The property is currently zoned Heavy Commercial District (H-C). The adjacent zones are City limits to the north, Agricultural and/or Open Space District (A-O) and Single Family Residential District (R-1) to the south, Limited Industrial District (L-I) and Single Family Residential District (R-1) to the west and Mobile Home District (R-MH) and City limits to the east. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Idea school campus.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Idea North Pharr Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Gates to be 40' away from R.O.W.
2. Driveway approach to be to city standards.
3. Remove and relocate any utilities from right of way.
4. Pave 1/3 street R.O.W. and include street markings with regulatory signs.
5. No street cuts on E. Owassa Rd. allowed, need to bore (if applicable).
6. Will need street light layout details (at building permit stage).
7. No "left Turn" signs at school entrances. (recommended)
8. Streets and driveways to be paved and designed to city standards.
9. Thoroughfare plan shows 70' street on east side and south.
10. Copies of permit approval for crossing R.O.W. or easements will need to be turned in to City.

EASEMENTS:

1. All public utilities shall read "15' Exclusive easement to City of Pharr".(for City of Pharr utilities)
2. Easement in front of Lots 15 & 16 of Steel Horse Industrial Park, label as recorded in plat "Exclusive to N.A.W.S.C.".
3. Show all existing easements.

SIDEWALK:
ADA:

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Water belongs to North Alamo Water Supply Corporation (N.A.W.S.C).
2. City of Pharr will not sign any agreements for N.A.W.S.C.

SEWER:

1. Pipe needs to be SDR26.
2. May not be able to connect to the Woodcrest subdivision sewer line.
3. Details need to be printed again.
4. Rehab the well and two (2) new pumps for the lift station.
5. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need approved drainage report (detention not retention) and match drainage directive figures on plan notes.
2. Plat note #4, needs figures need to compete drainage directive.
3. Drainage plan to include internal street runoff collection

and be all onsite detention.

4. If discharging to ditch on east, must provide ultimate outfall for entire ditch. Only 1 outfall permitted.
5. Regrade bar ditch.
6. Suggest relocating detention pond from "AH" flood zone.
7. Perimeter fence will be needed around detention areas 3 ft. or deeper. (provide as a plat note)

OTHER:

1. Need S.W.P.P.P. with C.N.O.I. filed.
2. Include retention after detention for plat note#10.
3. For general note #1, remove "mostly in" and "partially in".
4. Community panel number and map revised date are incorrect in general note #1.
5. On location map correct city limit line.
6. Update the subdivision on Steel Horse Industrial Park and on metes and bounds.
7. Verify acreage on lot and metes and bounds.
8. Extra dimensions on east Owassa road verify.
9. Call outs to be legible.
10. Plat note #4, provide figures.
11. Project engineer to sign plat.
12. Shall follow T.I.A. recommendations and City staff.

Pharr
Fire Department

Pharr Fire – Rescue

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

Subdivision: Idea North Pharr Subdivision Staff Review (Revised)

Reviewed By: Jacob Salinas Fire Marshal Date: 1/27/17

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. Educational Facility 12" diameter minimum.
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:

☒ **City of Pharr- Standards Manual requires waterlines for all educational facilities to be of 12" in diameter for minimum size. The proposed 8" inch waterline running all along E Owassa Rd must be a minimum size of 12-inches and not 8-inches.**

☒ **All lines with fire hydrants shall be looped (two sources) unless otherwise approved by the City and Fire Department.** Is the second required water loop, connecting into the existing 8-inch waterline found at the Prosperidad Subdivision?

☒ **Both proposed vehicles discharge**d access roads found by the main entrances islands and by the north east side main parking access road. The large island vehicle discharge area needs to be adjusted to 20 ft vehicle access clearance and not 15 ft as shown on sheet 1 for the site plan.

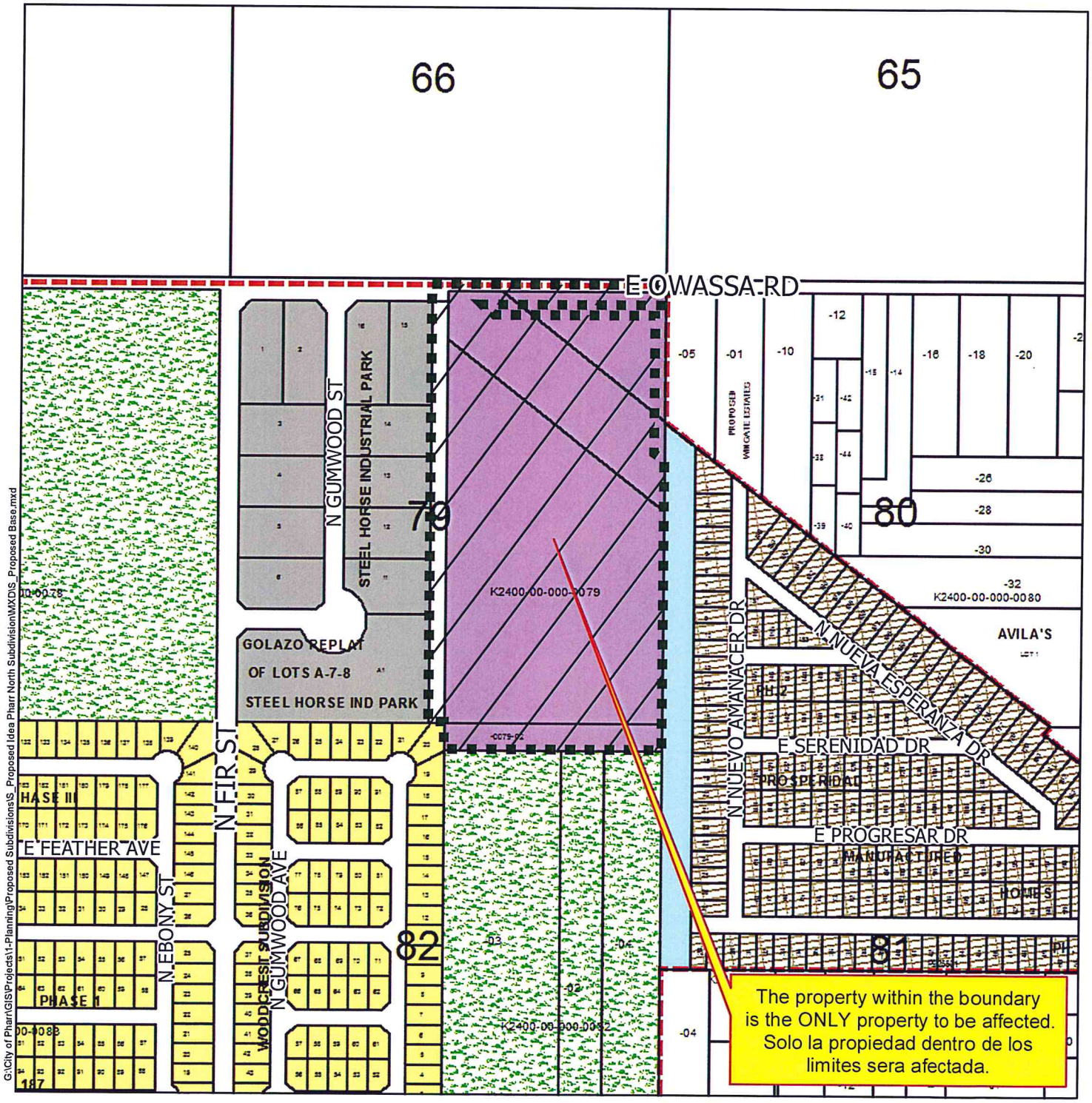
☐

☐

Proposed Subdivision
Idea North Pharr Subdivision
Melden & Hunt Inc.

Pharr
All-America City
2006

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Idea Pharr North 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 = 429 feet

0 215 430 860 1,290 1,720 Feet

N W E S

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 2/9/2017

Proposed Subdivision
Idea North Pharr Subdivision
Melden & Hunt Inc.

Pharr All-America City 2006

Pharr Engineering

G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Idea Pharr North 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

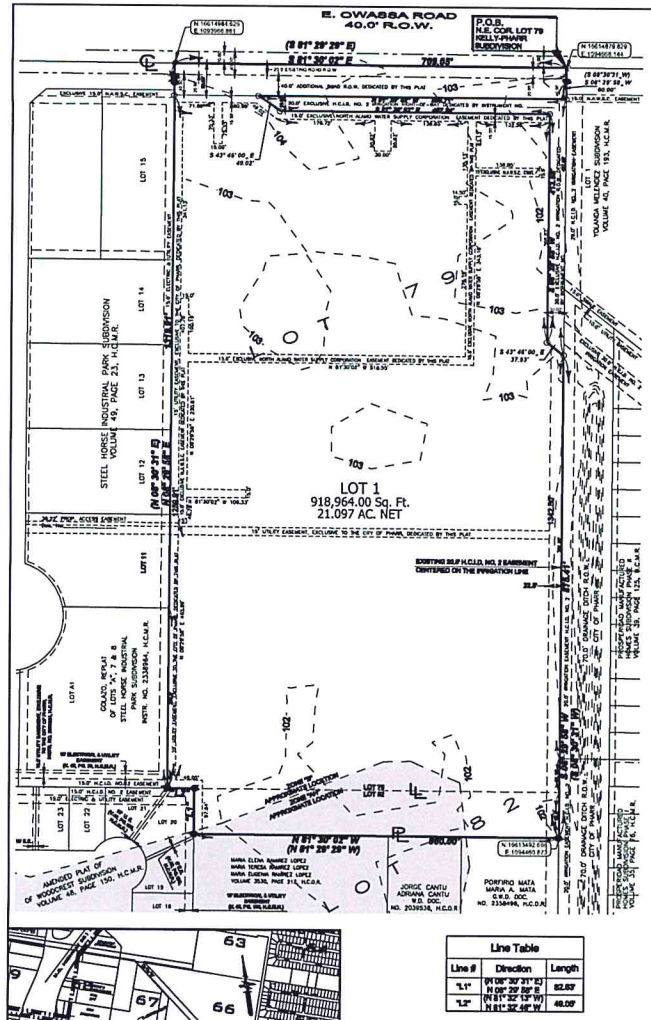
City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 429 feet

0 215 430 860 1,290 1,720 Feet

N W E S

Date: 2/9/2017


E. OWASSA ROAD
40.0' R.O.W.
P.O.B.
N.E. COR. LOT 79
KELLY-PHARR
SUBDIVISION
N 81° 30' 02" W
(N 81° 29' 29" W)
700.00'
S 08° 29' 58" E
(S 08° 30' 31" W)
S 43° 46' 00" E
49.02'
S 43° 46' 00" E
37.93'
LOT 1
918,964.00 Sq. Ft.
21.097 AC. NET
STEEL HORSE INDUSTRIAL PARK SUBDIVISION
VOLUME 49, PAGE 23, H.C.M.R.
GOLAZO, REPLAT
OF LOTS "A", 7 & 8
STEEL HORSE INDUSTRIAL
PARK SUBDIVISION
INSTR. NO. 2338964, H.C.M.R.
YOLANDA MELENDEZ SUBDIVISION
VOLUME 40, PAGE 193, H.C.M.R.
PROPERTY MAP ACQUIRED
BY DEED RECORD
VOLUME 30, PAGE 125, H.C.M.R.
AMENDED PLAT OF
WOODCREST SUBDIVISION
VOLUME 38, PAGE 150, H.C.M.R.
MARIA ELENA RAMREZ LOPEZ
MARIA TERESA RAMREZ LOPEZ
MARIA EUGENIA RAMREZ LOPEZ
VOLUME 2530, PAGE 315, H.C.D.R.
JORGE CANTU
ADRIANA CANTU
W.D. DOC.
NO. 2039538, H.C.D.R.
PORFIRIO MATA
MARIA A. MATA
G.W.D. DOC.
NO. 2338498, H.C.D.R.
N 15613492.665
E 1094460.873
N 15614884.626
E 1093966.881
N 15614879.829
E 1094658.144
EXISTING 50.0' H.C.I.D. NO. 2 EASEMENT
CENTERED ON THE IRRIGATION LINE
EXISTING 50.0' H.C.I.D. NO. 2 EASEMENT
CENTERED ON THE IRRIGATION LINE
PROPOSED 20.0' WIDE
WATER LINE LOCATION
PROPOSED 20.0' WIDE
SEWER LINE LOCATION
LOT 79
LOT 80
LOT 81
LOT 82
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT A1
LOT A2
LOT A3
LOT A4
LOT A5
LOT A6
LOT A7
LOT A8
LOT A9
LOT A10
LOT A11
LOT A12
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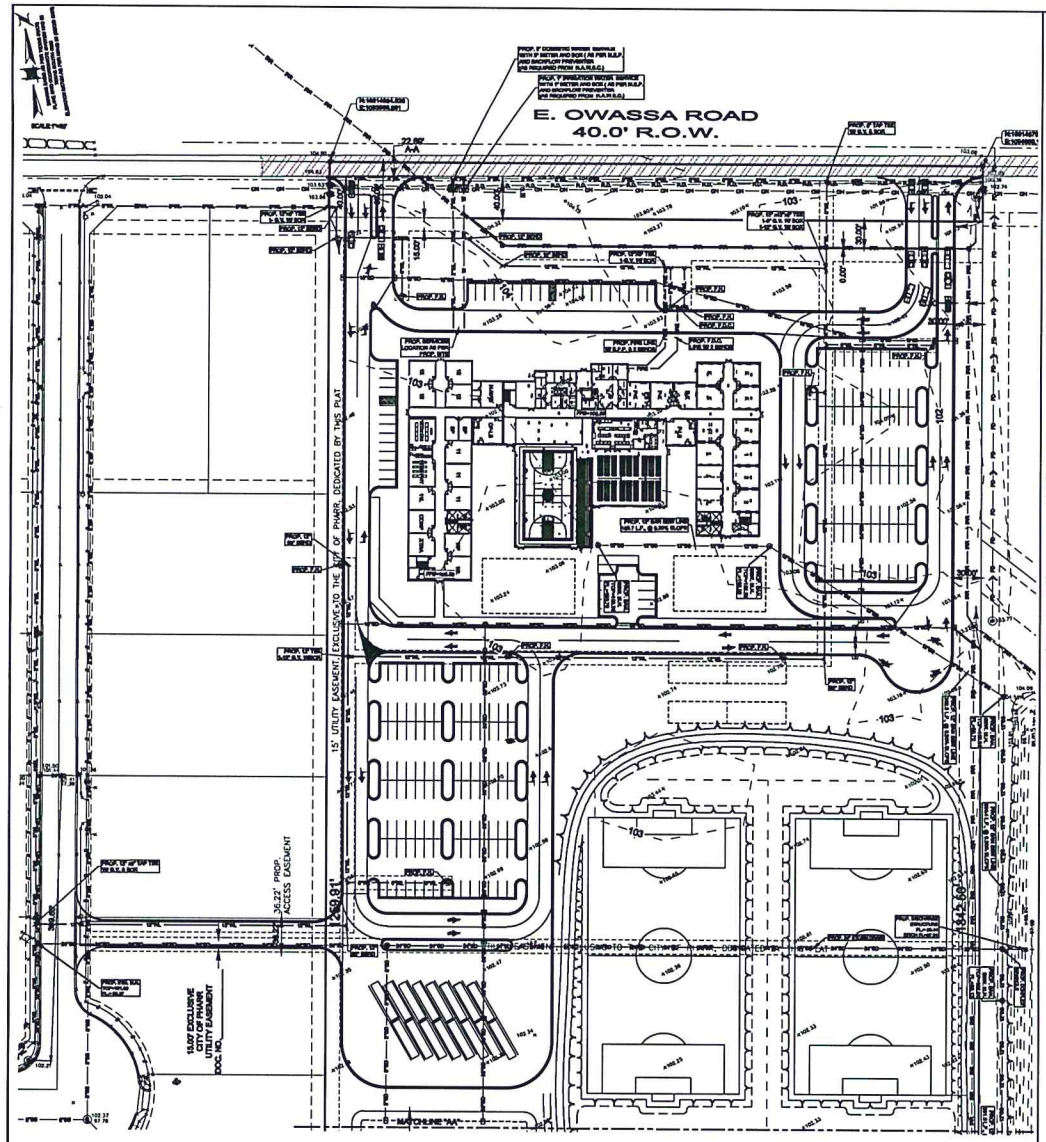
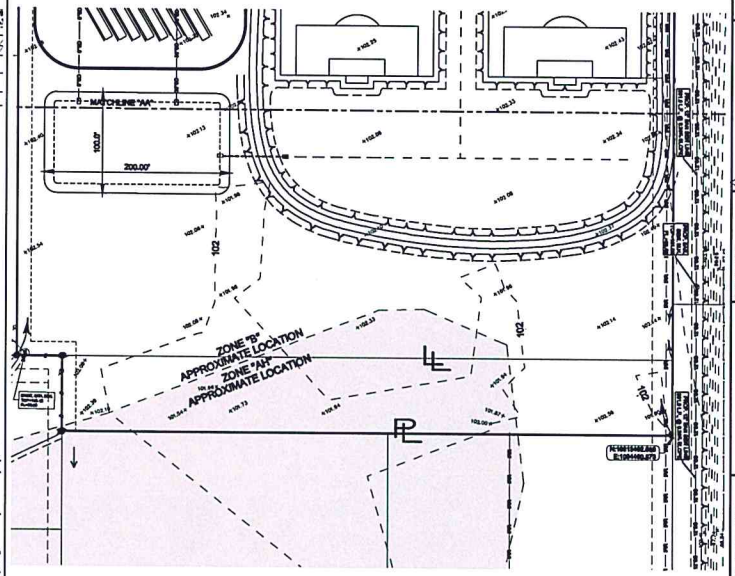
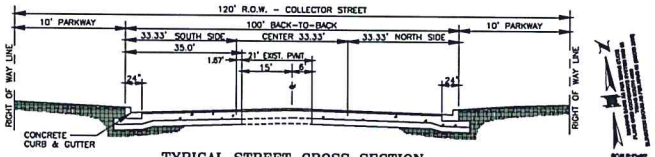
LOT A15
LOT A16
LOT A17
LOT A18
LOT A19
LOT A20
LOT

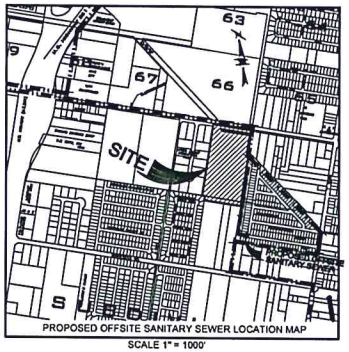


Line Table		
Line #	Direction	Length
"L1"	N 08° 30' 31" E	62.62'
"L2"	N 00° 20' 00" E	
	N 81° 32' 13" W	
"L3"	N 81° 32' 46" W	46.00'





TYPICAL STREET CROSS SECTION
FUTURE E. OWASSA ROAD



PROPOSED OFFSITE SANITARY SEWER LOCATION MAP
SCALE 1" = 1000'

LEGEND

- FOUND No.4 REBAR
- FOUND PK NAIL
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDON & HUNT
- SET NAIL
- POWER POLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE MARKER
- SANITARY SEWER MANHOLE
- IRRIGATION STAND PIPE (SIZE AS NOTED)
- HOG WIRE FENCE
- WOOD FENCE
- SANITARY SEWER LINE
- OVERHEAD POWER LINE
- ROAD DITCH
- ASPHALT AREA
- CONCRETE AREA
- CALICHE DRIVEWAY
- FLOOD "ZONE AH"

A.A - EDGE OF ASPHALT TO EDGE OF ASPHALT
R.O.W - RIGHT OF WAY
H.C.M.R - HIDALGO COUNTY MAP RECORDS
H.C.D.R - HIDALGO COUNTY DEED RECORDS
H.C.O.R - HIDALGO COUNTY OFFICIAL RECORDS
N.E.COR - NORTHEAST CORNER
H.C.I.D - HIDALGO COUNTY IRRIGATION DISTRICT
N.A.W.S.C - NORTH ALAMO WATER SUPPLY CORPORATION
INDUS. - INDUSTRIAL
P.O.B. - POINT OF BEGINNING
Sq. Ft. - SQUARE FEET
INSTR. NO. - INSTRUMENT NUMBER
DOC. NO. - DOCUMENT NUMBER
G.W.D. - GENERAL WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
W.D. - WARRANTY DEED
( ) - RECORDED PLAT CALLS
LL - LOT LINE
PL - PROPERTY LINE

JOB No. 16145.01

REVISION	BY
	SAH

MELDON & HUNT INC
CONSULTING ENGINEERS & SURVEYORS
1110 S. JACKSON ROAD, P.O. BOX 1267
EDINBURG, TX 78541-1267
PHONE (956) 381-0981
FAX (956) 381-1839
E-MAIL: mh@meldonhunt.com
TBPE/TBPLS FIRM NO. 1937

PROJ. TECH. R.G.J.
PROJ. ENG. K.A.H.N.
SBDIV. NO. PO.79
1. RELEASE DATE: 1/19/07
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: 1" = 60'

THIS DOCUMENT IS RELEASED FOR REVIEW UNDER THE AUTHORITY OF MELDON & HUNT INC. ON JANUARY 19, 2007. IT IS NOT INTENDED FOR BIDDING OR PERMIT PURPOSES.

IDEA NORTH PHARR SUBDIVISION
PHARR, TEXAS

PROP. UTILITY PLAN

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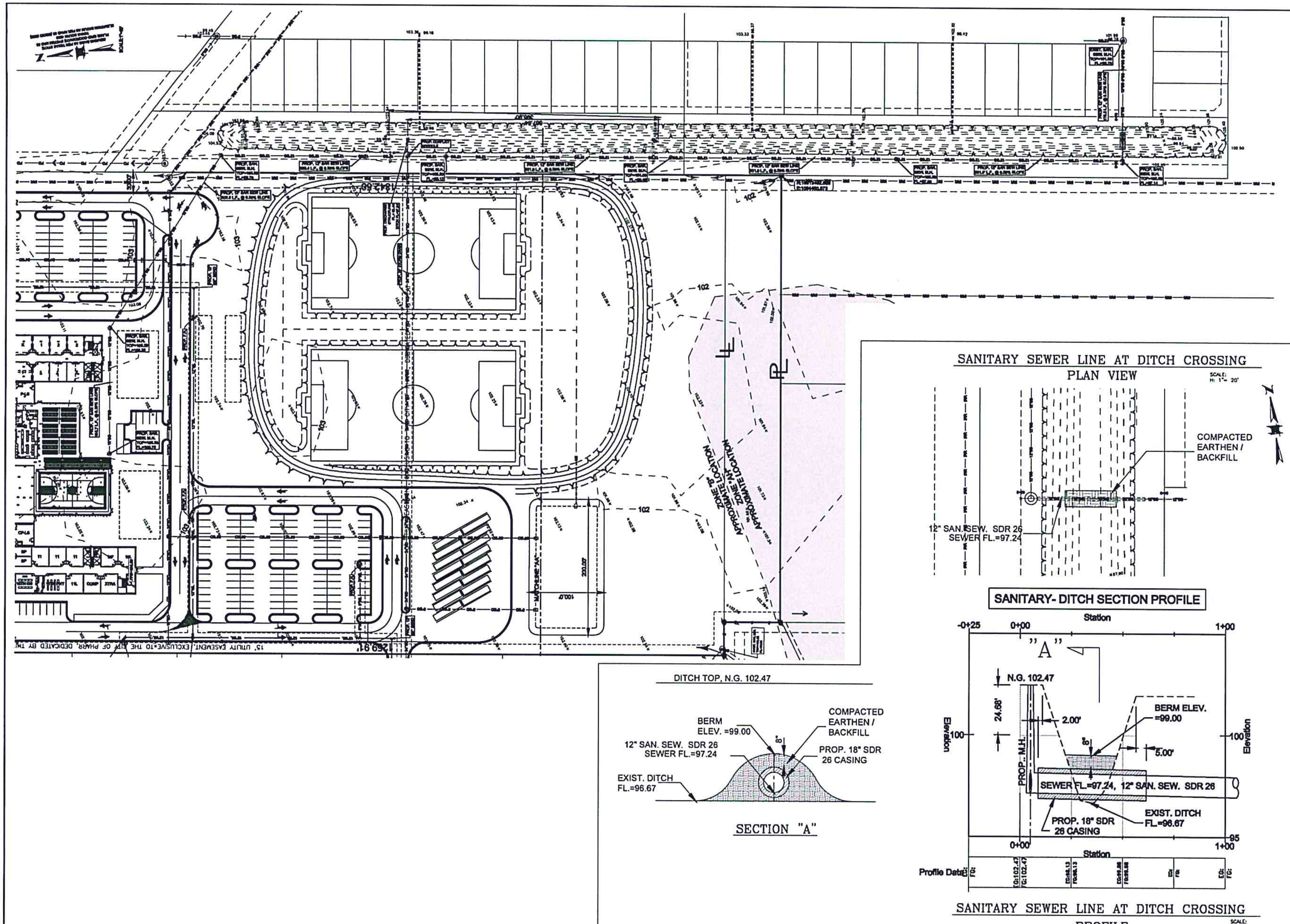
File Name: 16145

SHEET 1 OF 2



JOB No. 16145.01

MELDEN & HUNT INC
CONSULTING 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) 487-8256 FAX: (956) 488-8591
ESTABLISHED 1947

ENG. TECH R.D.J.
PROJ. ENG. K.A.H.-V.
T-BOOK 1008, PG.73
1. RELEASE DATE: 1/11/17
2. RELEASE DATE:
3. RELEASE DATE:
SCALE 1"= 60'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KELLEY A. HELLER-VELA P.E. 87421 ON JANUARY 11, 2017. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

IDEA NORTH PHARR SUBDIVISION
PHARR, TEXAS

PROP. UTILITY PLAN

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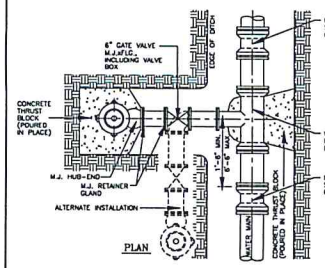
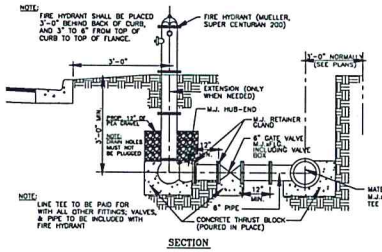
File Name: 16145

SHEET 2 OF 2



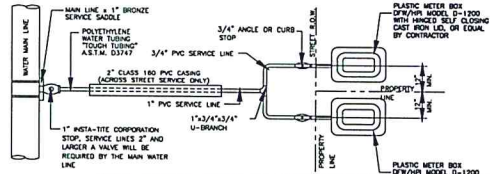
PLAN



SECTION

TYPICAL FIRE HYDRANT INSTALLATION

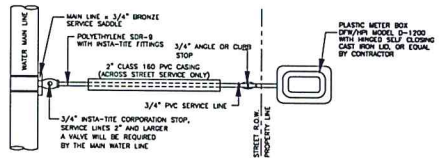
N.T.S.



DUAL WATER SERVICE CONNECTION

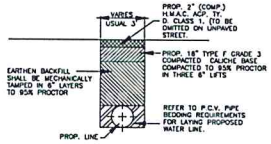
N.T.S.

NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.



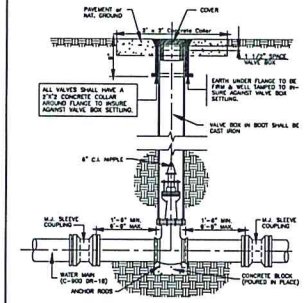
SINGLE WATER SERVICE CONNECTION

N.T.S.



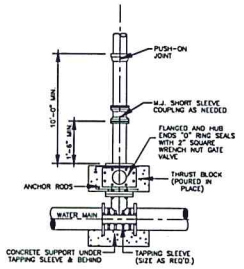
PAVED and UNPAVED STREET BACKFILL DETAIL

N.T.S.



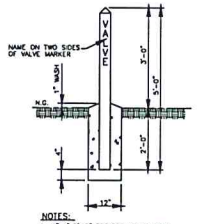
TYPICAL VALVE and VALVE BOX INSTALLATION

N.T.S.



TAPPING SLEEVE and VALVE INSTALLATION

N.T.S.

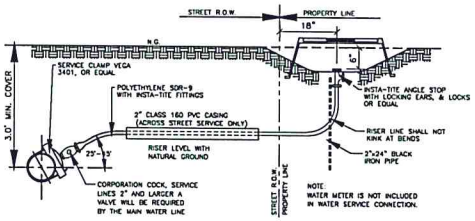


NOTES:

1. 4"x4"x5'-0" TREATED WOOD POST, TOP POINTED AT 45° ANGLE. PRIME AND PAINT WITH TWO COATS OF YELLOW SEMI-GLOSS ENAMEL. LETTERS TO BE 3" IN HEIGHT AND PAINTED WITH BLACK SEMI-GLOSS ENAMEL.
2. VALVE MARKERS SHALL BE INSTALLED AT EACH LINE VALVE AND FLUSH VALVE.

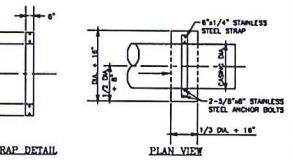
VALVE MARKER DETAIL

N.T.S.



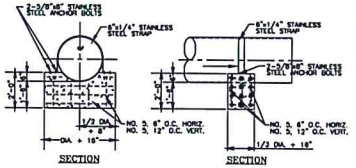
TYPICAL WATER SERVICE CONNECTION ELEVATION

N.T.S.



STRAP DETAIL

PLAN VIEW

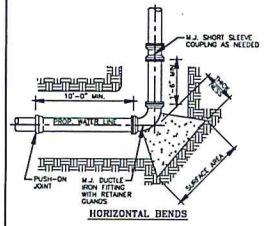


SECTION

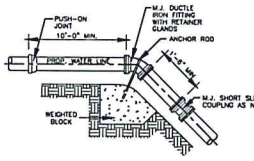
SECTION

PROPOSED MUD SILL DETAILS

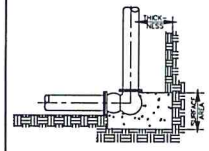
N.T.S.



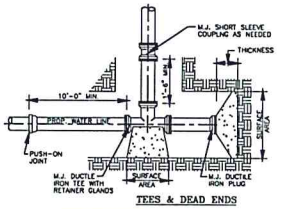
HORIZONTAL BENDS



VERTICAL BENDS



HYDRANT BURYS



TEES & DEAD ENDS

NOTE:
IN ADDITION TO THE THRUST BLOCKING REQUIRED, M.J. RETAINER GLANDS (MEG-A-LUGS) SHALL BE USED ON ALL 90° BENDS, 45° BENDS, TEES AND ALL FIRE HYDRANTS.

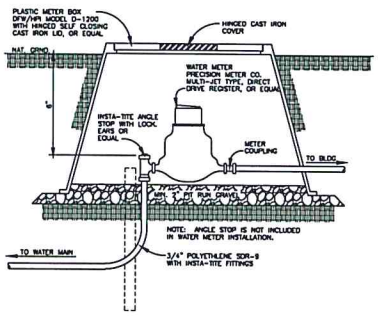
THRUST BLOCK DETAILS

N.T.S.

THRUST BLOCK SIZE				
DIAMETER OF PIPE INCHES	HORIZONTAL BEND: SURFACE AREA SQ. FT.	SIZE OF SURFACE AREA	THICKNESS INCHES	WEIGHT AT VERTICAL BENDS - lbs.
22°±1/2 BENDS				
6 OR LESS	2	18"x 21"	8	1,700
8	2.5	18"x 28"	12	3,100
10	3	18"x 35"	12	4,300
12	4	20"x 40"	14	6,200
14	5	22"x 53"	16	9,000
16	6	24"x 58"	18	11,800
45° BENDS				
6 OR LESS	4	14"x 27"	12	3,200
8	5	18"x 45"	14	5,300
10	6	18"x 54"	16	8,000
12	7	18"x 63"	18	11,000
14	8	20"x 70"	20	14,500
16	11.5	24"x 69"	24	23,300
90° BENDS				
6 OR LESS	8	14"x 62"	12	6,000
8	8	18"x 72"	15	10,700
10	10	18"x 90"	18	16,100
12	12	20"x 88"	18	24,300
14	15	20"x 112"	24	32,100
16	21	24"x 126"	24	42,300
TEES & DEAD ENDS				
6 OR LESS	3	14"x 31"	12	----
8	4	18"x 36"	15	----
10	6	18"x 48"	18	----
12	8.5	20"x 51"	18	----
14	11	20"x 66"	20	----
16	15	24"x 90"	24	----

GENERAL NOTES :

1. ALL VALVES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ.FT WITH PIPELINE HAVING A MINIMUM OF 30" OF COVER.
2. THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA UPON SUBMITTAL OF APPROVED SOIL RESISTANT TEST RESULTS GREATER THAN 2000 LBS./SQ.FT.
3. THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.
4. PRESSURE TEST MUST BE FOR A MINIMUM OF FOUR (4) HOURS AND COMPLY WITH TEXAS INSTRUCTION 1942-A, APPENDIX A.

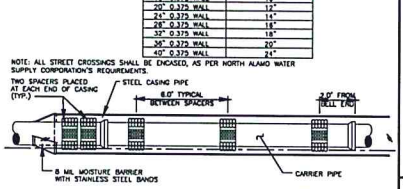


TYPICAL WATER METER INSTALLATION

N.T.S.

BORING INSTALLATION	
PIPE CASING SIZE	CARRIER PIPE SIZE
12" 0.375 WALL	4"-6"
18" 0.375 WALL	8"
18" 0.375 WALL	10"
20" 0.375 WALL	12"
24" 0.375 WALL	14"
24" 0.375 WALL	16"
32" 0.375 WALL	18"
36" 0.375 WALL	20"
40" 0.375 WALL	24"

NOTE: ALL STREET CROSSINGS SHALL BE ENCASED, AS PER NORTH ALAMO WATER SUPPLY CORPORATION'S REQUIREMENTS.



BORING and CASING DETAIL

N.T.S.

JOB No. 16145.01

ADDO & HUNTER
CONSULTING ENGINEERS SURVEYORS
1130 W. Nolana (TBPE) 227 N. FM 1017
McAllen, Texas 78504 Edinburg, Texas 78539
Ph. (956) 381-0981 Ph. (956) 383-4084
Fax (956) 381-1839 Fax (956) 383-7396
E-mail: info@addohunter.com

ENG. TECH. R.D.J.	
PROJ. ENG. S.A.S.V.	
BOOK/PG	/PG75
1 RELEASE DATE	
2 RELEASE DATE	
3 RELEASE DATE	
SCALE	1" = 60'

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IDEA NORTH PHARR SUBDIVISION

PHARR, TEXAS

WATER DETAILS

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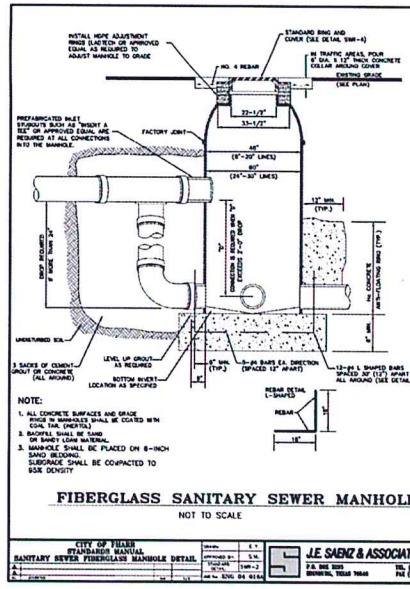
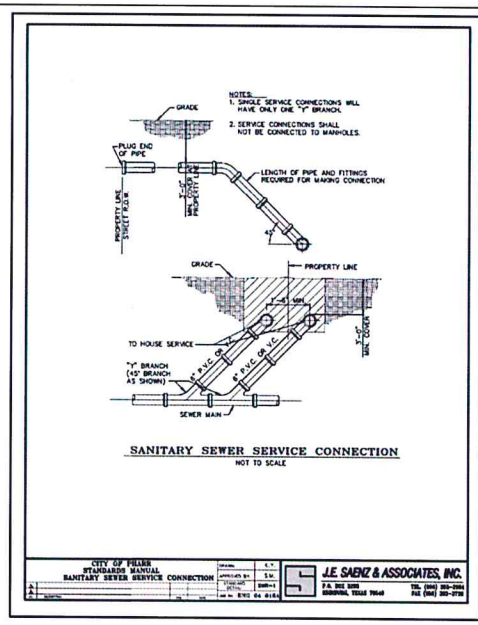
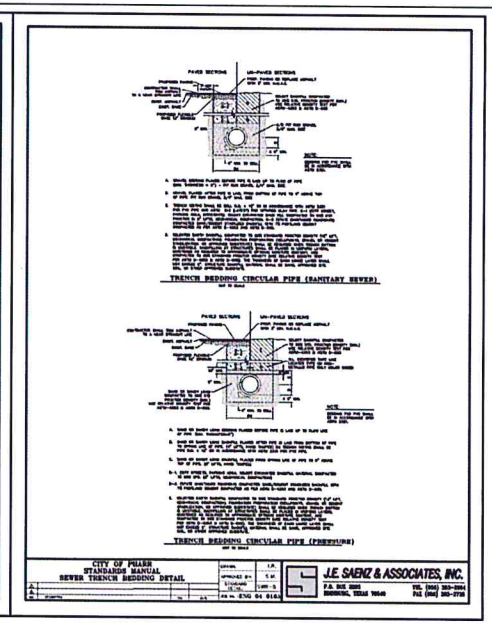
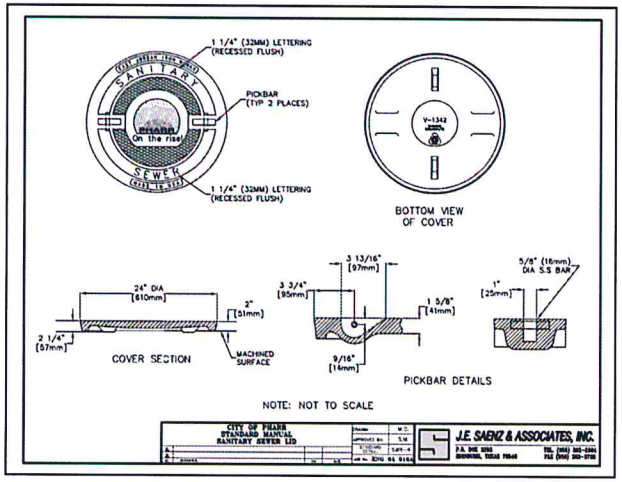
File Name: 16145

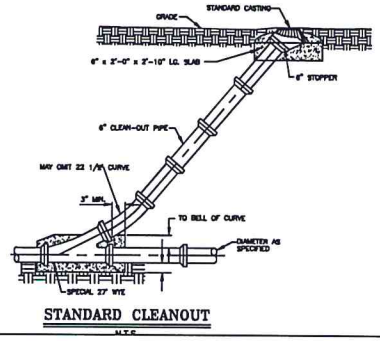
SHEET 1 OF 1











NOTES AS PER TEXAS DEPT. OF HEALTH MANUAL

A. WATER LINE/SEWER LINE SEPARATION

WHEN NEW SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO WATERLINES THAN NINE FEET IN ALL DIRECTIONS. BEFORE THEY PARALLEL WATERLINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES WILL APPLY:

(1) WHERE A SANITARY SEWER PARALLELS A WATERLINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC MEETING ASTM SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE EXTENDED A MINIMUM OF FIFTEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FIFTEEN FEET BETWEEN OUTSIDE DIAMETERS. THE SEWER SHALL BE LOCATED BELOW THE WATERLINE.

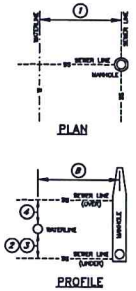
(2) WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM DISTANCE OF SIX INCHES BETWEEN THE OUTSIDE DIAMETERS SHALL BE MAINTAINED. IN ADDITION, EITHER SHALL BE LOCATED BELOW THE OTHER WHENEVER POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.

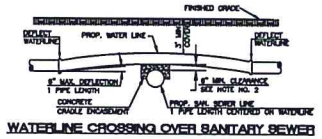
(3) WHERE A SEWER CROSSES UNDER A WATERLINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR REINFORCED PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH GASKETED JOINTS, A MINIMUM TWO FOOT SEPARATION DISTANCE SHALL BE MAINTAINED. THE INITIAL BACKFILL SHALL BE CRUSHED STABILIZED SAND (TWO OF ACME BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF SEWER WITHIN NINE FEET OF WATERLINE. THIS INITIAL BACKFILL SHALL BE FROM ONE QUARTER DIAMETER BELOW THE CENTERLINE OF THE PIPE TO ONE PIPE DIAMETER (BUT NOT LESS THAN 12 INCHES) ABOVE TOP OF PIPE.

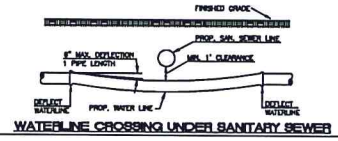
(4) WHERE A SEWER CROSSES OVER A WATERLINE ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROVED JOINTS. IN LIEU OF THIS PROCEDURE THE NEW CONVEYANCE MAY BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT 3 FEET INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH TEMPERED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.

B. WATER LINE/MANHOLE SEPARATION

UNLESS SANITARY SEWER MANHOLES AND THE CONNECTING SEWER CAN BE MADE WATERTIGHT AND TESTED FOR LEAKAGE, THEY MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED WATERLINE. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, A CARRIER PIPE AS DESCRIBED IN SUBSECTION A(4) OF THIS SECTION MAY BE USED WHERE APPROPRIATE.







JOB No. 16145.01

REVISION	DATE	BY

ROBERT & HUNT INC
CONSULTING ENGINEERS SURVEYORS
1100 Bell, Suite 100, Houston, Texas 77002
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www.robertandhunt.com

ENG TECH R.D.J.
PROJ. ENG. K.A.N.V.
T.BOOK / PGS. PG.75
1. RELEASE DATE
2. RELEASE DATE
3. RELEASE DATE
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IDEA NORTH PHARR SUBDIVISION

PHARR, TEXAS

SANITARY SEWER DETAILS

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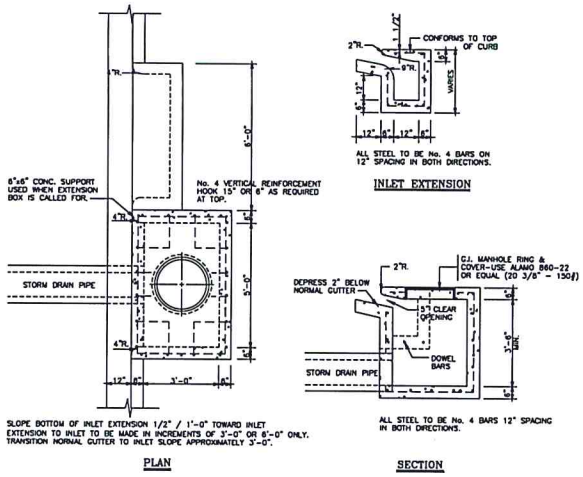
File Name: 16145

SHEET 1 OF 1



TYPE "A" INLET
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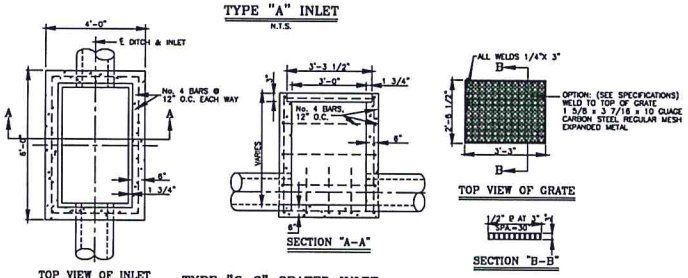

TYPE "C-C" GRATED INLET
(THE UPPER PIPE INLET)
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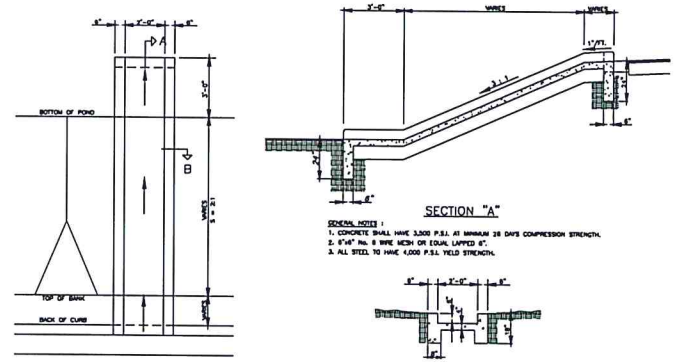
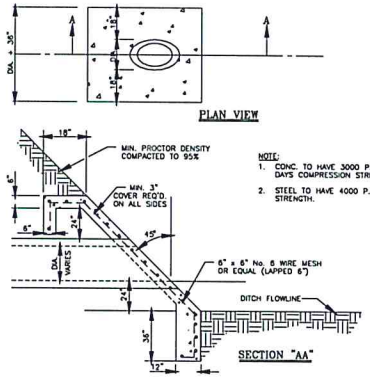


CONCRETE FLUME/CHUTE DETAIL



STORM DISCHARGE STRUCTURE
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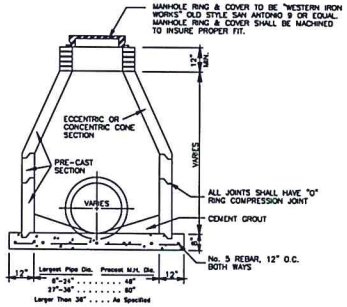

STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE
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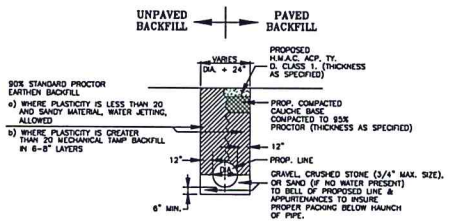
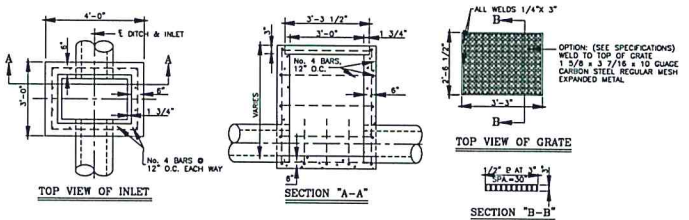


PIPE BEDDING DETAILS
N.T.S.



TYPE "C" GRATED INLET

JOB No. 16145.01

REVISION | DATE | BY

HALFF & HUNT INC
CONSULTING ENGINEERS SURVEYORS
1.D.W. No. 1-77341 | 273 N. F.V. 3187
PHARR, TEXAS 78577 | 2500 W. Pike Blvd.
Ph. (956) 351-3981 | Ph. (956) 487-8256
Fax (956) 351-3985 | Fax (956) 487-8258
ETJAR/SUITE 1847 | www.halff-and-hunt.com

HND TECH R.D.
PROJ MGR: A.S.A.V.
TSCOK 1178 - JC.75
1 RELEASE DATE
2 RELEASE DATE
3 RELEASE DATE
SCALE 1" = 60'

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IDEA NORTH PHARR SUBDIVISION
PHARR, TEXAS

STORM SEWER DETAILS

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File Name: 16145

SHEET 1 OF 1

Pharr
Development Services

Pharr
All-America City
2006

MEMORANDUM

DATE: MONDAY, FEBRUARY 13, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CAPE SUBDIVISION
FILE NO. **SUB#161232**

GENERAL INFORMATION:

APPLICANT: Quintanilla, Headley and Associates, Inc., representing Novus Polaris, Inc., Fernando Calderon, President, is requesting preliminary plat approval of the proposed Cape Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 5.45 acre tract of land out of Lot 135, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 3108 North Sugar Road.

ZONING: The property is currently zoned Heavy Commercial District (H-C). The adjacent zonings are Single-Family Residential District (R-1) to the north, General Business District (C) to the west, Residential Mobile Home District (R-MH) to the east and Agricultural and/or Open Space District (A-O) and Heavy Commercial District (H-C) to the south. The property is designated industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Warehouse for construction material for business.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:	1)	Consider all aforementioned standards manual guidelines/notes.
	2)	Need S.W.P.P.P. with CNOI (depending on area disturbed).
	3)	Need street light detail/plans.
EASEMENTS:	1)	Easements shall be 15' and read "Exclusive easement to City of Pharr".
SIDEWALK:	1)	In Compliance.
ADA:		
FIRE PROTECTION:	1)	See attach comments.
WATER:	1)	Bore to tie in to existing 12' on west side of North Sugar Road.
	2)	As per City of Pharr Standards Manual pipes shall be DR18.
	3)	Curb stop and corporation cock shall be brass. (Use City of Pharr Standards Manual)
	4)	A 12' gate valve will be required every 300' for fire hydrants.
	5)	A valve will be required at every crossing.
SEWER:	1)	In compliance.
DRAINAGE:	1)	Need approved Drainage Report.
	2)	If outfall to ditch, need discharge permit from HCDD#1.
	3)	All detention area to be interconnected.
	4)	Show calculations for "C" values in drainage report.
OTHER:	1)	Label scale correctly, should read 1"=100'
	2)	Plat note #10, need to add "West" to Sioux Road and "North" to Sugar Road.
	3)	Need to call out P.O.B. on meets and bounds.
	4)	Need to add bearings and distance along the south side of property line.
	5)	Plat note #14, should read detention/retention.
	6)	Add acreage to lot.

Pharr
Fire Department

Pharr Fire – Rescue

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

Subdivision: Cape Subdivision

Reviewed By: Jacob Salinas Fire Marshal Date: 01/27/17

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:

☒ **Hydrant spacing shall be such that there will be fire hydrants every 300ft in commercial, industrial, educational facilitys and multi-family areas.**

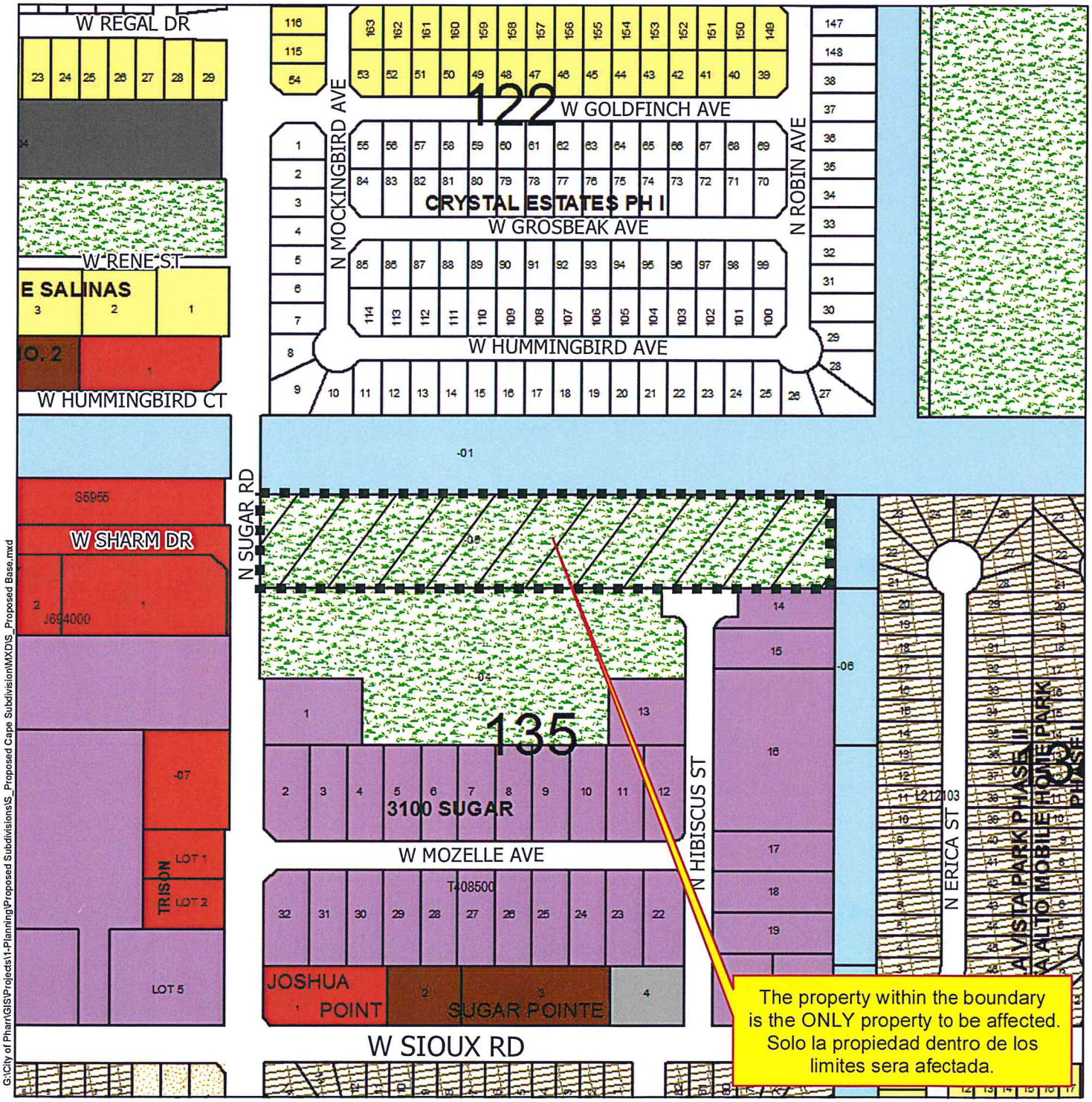
☒ **The minimum size waterline shall be 12-inches in diameter, 8-inches waterline can be used only if approved fire flow calculation done by license RME-G and sealed by a professional engineer, needed for the required fire sprinkler system to the existing building. All waterlines with fire hydrants shall be looped at two approved water sources.**

☒ **Have the required 12" or 8"- inch waterline looped & bored across N Sugar Rd and connect to the existing waterline, the waterline must extend east and connect either to N Hibiscus or to the trailer park found on N Erica.**

Proposed Subdivision
Cape Subdivision
Quintanilla, Headley and Associates, Inc.

Pharr All-America City 2006

Pharr Engineering



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

Scale: 1 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: 2/9/2017

Proposed Subdivision
Cape Subdivision
Quintanilla, Headley and Associates, Inc.

Pharr
All-America City
2006

Pharr Engineering

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Agricultural Open Space
Single Family
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Two Family
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HUD Code
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Government Owned
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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

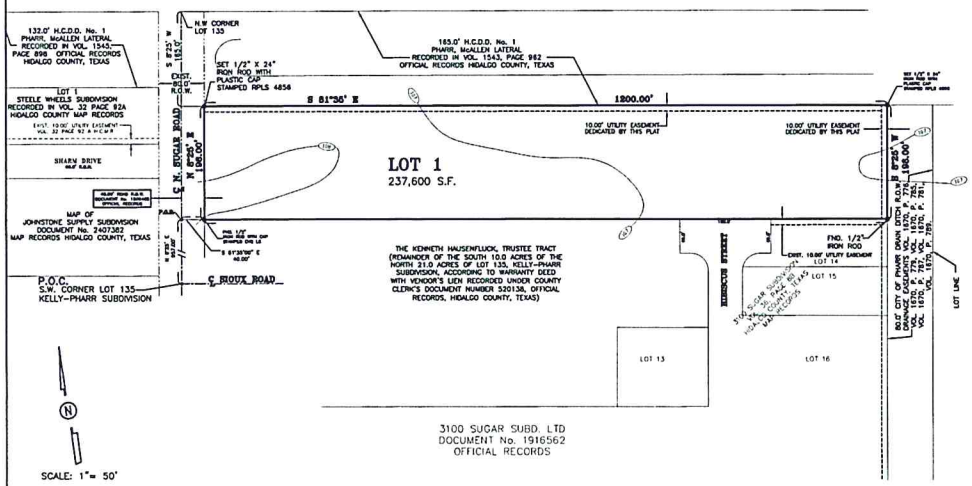
0 150 300 600 900 1,200 Feet

N W E S

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 2/9/2017

CAPE SUBDIVISION



GENERAL NOTES:

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

   COMMUNITY-PANEL NUMBER 480347 0005 C
   MAP REVISED OCTOBER 19, 1982

2. – MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB OF THE STREET AT CENTER OF LOT.

3. – LEGEND ⊙– DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

4. – PROPOSED SETBACKS ..... AS PER CITY OF PHARR ORDINANCE

5. – NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.

6. – A 5 FT. SIDEWALK WITH ADA COMPLIANT RAMPS AND LANDINGS WILL BE REQUIRED ALONG THE EAST SIDE OF SUGAR ROAD AT TIME OF BUILDING PERMIT.

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

8. – NO CONSTRUCTION OF ANY STRUCTURES IS ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.

9. – EROSION AND SEDIMENTATION CONTROL SHALL ABIDE BY CURRENT T.P.D.E.S. AND SWPPP REGULATIONS

10.– BENCHMARK No. #54: LOCATED ALONG THE SOUTH SIDE OF SIOUX ROAD APPROXIMATELY 1159 FEET WEST OF SUGAR ROAD AND 984 FEET SOUTH FROM THE SOUTH WEST CORNER OF PROPOSED SUBDIVISION (NORTHING=16605744.213, EASTING=1084164.334)

11.– ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE

12.– PERIMETER FENCING SHALL BE REQUIRED IN DETENTION AREAS GREATER THAN OR EQUAL TO 3.0 FEET IN DEPTH

13.– STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY, THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.30 ACRES AND A VOLUME OF APPROXIMATELY 0.58 ACRE FEET WILL BE REQUIRED FOR USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY PHARR FOR THIS MULTIFAMILY DEVELOPMENT.

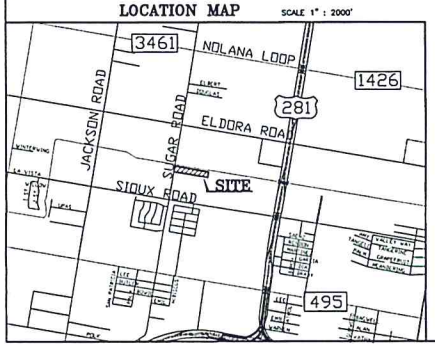
14.– PROPERTY OWNER TO MAINTAIN DETENTION AREA.

15.– LANDSCAPING AS PER CITY OF PHARR ORDINANCE

16.– OWNERS TO MAINTAIN R.O.W. AND PERMITER OF SUBDIVISION.

LOCATION MAP

SCALE 1" : 2000'



A 5.45 ACRE TRACT OF LAND OUT OF LOT 135, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2648171, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS,

METES AND BOUNDS

A 5.45 ACRE TRACT OF LAND OUT OF LOT 135, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2648171, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED CVO LS FOUND ON THE EAST RIGHT OF WAY LINE OF N. SUGAR ROAD FOR THE NORTHWEST CORNER OF THE KENNETH HAUSENFLUCK, TRUSTEE TRACT (REMAINDER OF THE SOUTH 10.0 ACRES OF THE NORTH 21.0 ACRES OF LOT 135, KELLY-PHARR SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 520138, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 08°25' E, 857.00 FEET AND S 81°35' E, 40.00 FEET FROM THE SOUTHWEST CORNER OF LOT 135.

THENCE; N 08°25' E, ALONG THE EAST RIGHT OF WAY LINE OF N. SUGAR ROAD, A DISTANCE OF 198.00 FEET TO A 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 EASEMENT PHARR-McALLEN LATERAL (RECORDED IN VOLUME 1543, PAGE 982, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°35' E, ALONG THE SOUTH LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT No.1 EASEMENT PHARR-McALLEN LATERAL, A DISTANCE OF 1,200.00 FEET TO A 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THE CITY OF PHARR DRAIN DITCH RIGHT OF WAY (RECORDED IN VOLUME 1870, PAGE 778) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°25' W, ALONG THE WEST LINE OF SAID CITY OF PHARR DRAIN DITCH RIGHT OF WAY, A DISTANCE OF 198.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF 3100 SUGAR SUBDIVISION (RECORDED IN VOLUME 38, PAGE 80, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF SAID CITY OF PHARR DRAIN DITCH RIGHT OF WAY AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°35' W, ALONG THE NORTH LINE OF 3100 SUGAR SUBDIVISION, PASSING AT 365.00 FEET THE NORTHEAST CORNER OF THE KENNETH HAUSENFLUCK, TRUSTEE TRACT, AND CONTINUING ALONG THE NORTH LINE OF SAID KENNETH HAUSENFLUCK, TRUSTEE TRACT, A TOTAL DISTANCE OF 1,200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.45 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH 3100 SUGAR SUBDIVISION, RECORDED IN VOLUME 38, PAGE 80, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
ALFONSO QUINTANILLA
No. 4856
LICENSED PROFESSIONAL SURVEYOR

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

11-15-16
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
ALFONSO QUINTANILLA
95534
LICENSED PROFESSIONAL ENGINEER

ALFONSO QUINTANILLA
P.E. No. 95534

1-5-17
DATE

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

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

FERNANDO CALDERON, PRESIDENT
NOVUS POLARIS, INC. 3100 N.
SUGAR ROAD McALLEN TEXAS
78501

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared FERNANDO CALDERON PRESIDENT OF NOVUS POLARIS, 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 purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____

BLANCA E. MARTINEZ
Notary Public, State of Texas
Comm. Expires 09-10-2020
Notary ID 132027444

BLANCA E. MARTINEZ- NOTARY PUBLIC

CERTIFICATE OF APPROVAL
PLANNING & ZONING COMMISSION

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____.

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 OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

CITY OF PHARR
MAYOR CERTIFICATION

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.

MAYOR AMBROSIO HERNANDEZ

DATE

CITY CLERK

DATE

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

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

PRESIDENT

ATTEST:
SECRETARY

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

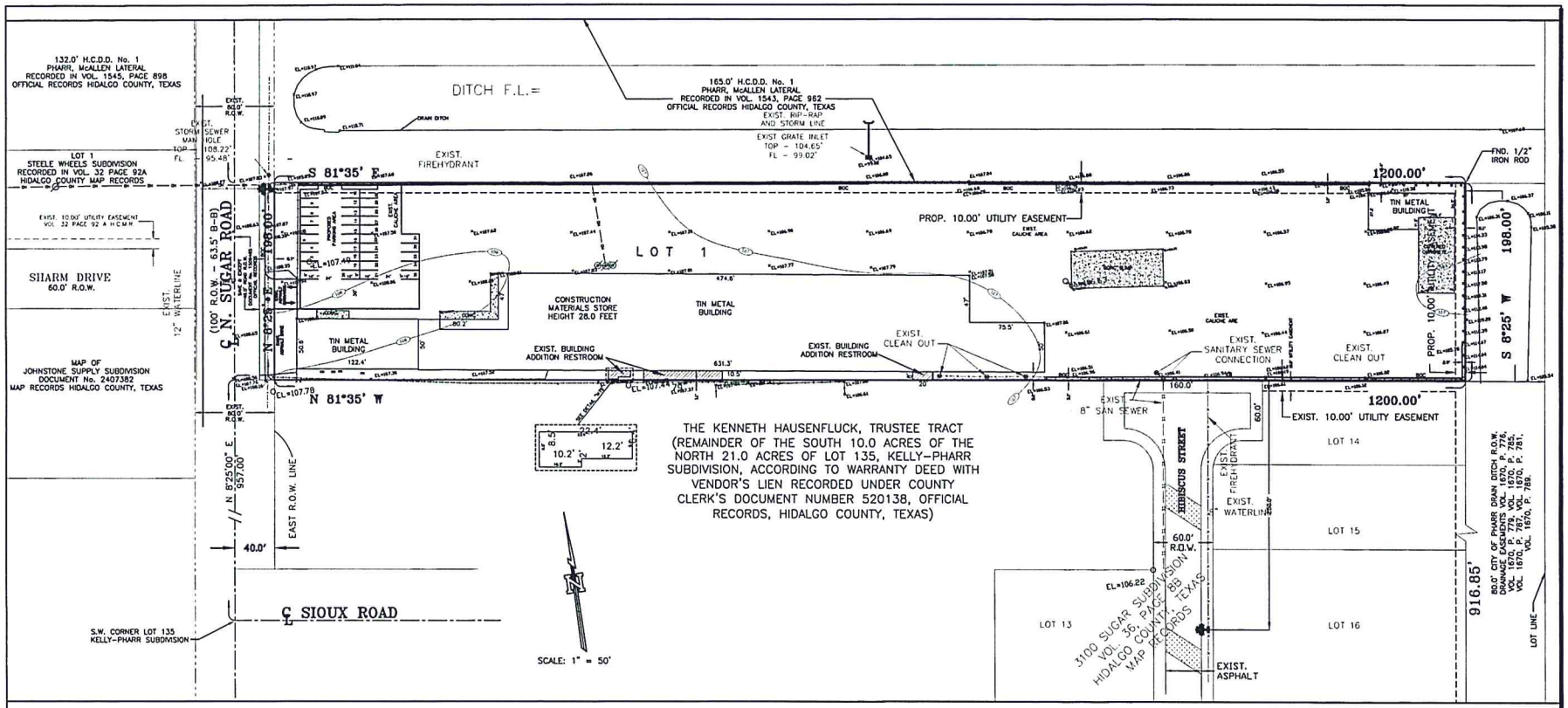
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

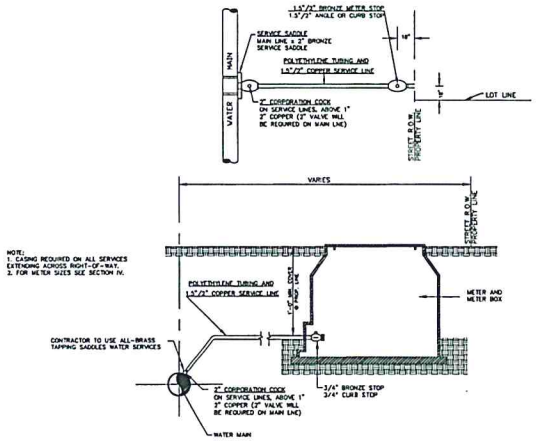
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
Office@qhaengineering.com

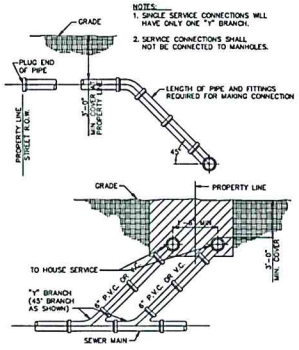
DATE OF PREPARATION: NOVEMBER 15, 2016

FILENAME: F:\DATA\SUBD\PHARR\CAPE SUBDIVISION			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
NOV 15-2016	JUAN SANCHEZ	L.G.	A.Q.
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY





SINGLE WATER SERVICE CONNECTION
NOT TO SCALE



SANITARY SEWER SERVICE CONNECTION
NOT TO SCALE

F:\DATA\SUBDIVS\PHARR\CAPE\UTILITY LAYOUTS			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
DEC. 01, 2016	JUAN CANAZOS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

JOB NO. ____
DATE DECEMBER 1, 2016
REVISION ____
SCALE 1"=50'
DRAWN BY JUAN CANAZOS
SHEET ____

CAPE SUBDIVISION UTILITY LAYOUT

STATE OF TEXAS
ALFONSO QUINTANILLA
JR.
REGISTERED
PROFESSIONAL ENGINEER
ALFONSO QUINTANILLA JR.
01-5-17

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTERED PROFESSIONAL ENGINEER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6490
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM

Pharr

Pharr All-America City 2006

MEMORANDUM

DATE: MONDAY, FEBRUAY 13, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MASTER SUBDIVISION PLAT HRES-CK SUBDIVISION
FILE NO. **SUB#170102**

GENERAL INFORMATION:

APPLICANT: Javier Hinojosa Engineering, representing Zaragoza Hinojosa Jr., is requesting preliminary plat approval of the proposed Master Subdivision Plat HRES-CK Subdivision.

LEGAL DESCRIPTION: The property is legally described as a tract of land containing 19.36 acres and also being a part or portion of Lots 13 and 14, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1100 and 1200 Block of East Ferguson Avenue.

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

PROPERTY PROPOSED USE: Lot 1, Circle K convenient store. Lot 2 undecided.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Master Subdivision Plat HRES-CK Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:	1. Provide 5' additional R.O.W. north Juniper Avenue. 2. Provide a 30'x30' corner clip for Lot 1, at E. Ferguson and N. Veterans Blvd. 3. Provide a 15'x15' corner clip for Lot 2, northwest. 4. Recommend T.I.A. 5. Need driveway permit from TxDot.
EASEMENTS:	1. All public utilities shall read "Exclusive easement to City of Pharr". 2. Add a 15' Exclusive easement for Lot 2 and Lot 1 along E. Ferguson Avenue. 3. Show all existing easements.
SIDEWALK: **ADA:**	1. In compliance.
FIRE PROTECTION:	1. See attach comments.
WATER:	1. Need to replace waterline if it's an AC, need to upgrade to a 12" PVC. 2. 12" waterline to stop at the northwest corner of Lot 1. 3. Show the correct waterline size along N. Veterans Blvd. 4. Follow City of Pharr construction standards manual.
SEWER:	1. Sewer line to be exposed by public utilities to verify the depth of flow line. 2. Connect to existing sewer line, sewer line needs to be SDR26. 3. Follow City of Pharr construction standards manual.
DRAINAGE:	1. Need approved drainage report. 2. Did not identified site on FEMA FIRM, provide. 3. Need discharge permit from TxDot. 4. Need SWPPP with NOI. 5. Show calculations for "C" values in drainage report.
OTHER:	1. Project engineer to verify lift station paper work if fee simple or by easement. 2. Plat notes 4 and 16 need to combine. 3. Remove the additional bearings on the metes & bounds.

This item will go before City Commission on February 20, 2017 at 5:00 p.m.

Pharr
Fire Department

Pharr Fire – Rescue

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

Subdivision: HRES CK Pharr Subdivision

Reviewed By: Jacob Salinas Fire Marshal Date: 1/31/17

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.
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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:

☒ **Two fire hydrants shall be required one along N Veterans, 300 ft going north from the existing fire hydrant located along N Veterans. Second fire hydrant: Hydrant needs to be placed 250ft from the corner of N Veterans & E Ferguson going west along Ferguson with an 12-inch waterline and properly looped to approved waterline.**

☒ **Lot 2- The minimum size waterline shall be 12-inches in diameter. All waterlines with fire hydrants shall be looped at two approved water sources. Need to extend a 12-inch waterline west along E Ferguson and connect to the existing 8-inch waterline found on Juniper.**

☒ **Hydrant spacing shall be such that there will be a fire hydrant every 300ft in commercial, industrial, educational facility areas and multi-family areas.**

☒ **All thoroughfares with a Right-of-Way greater than 60-ft are designated as continual unobstructed thoroughfares, both Ferguson and Veterans are listed thoroughfares.**

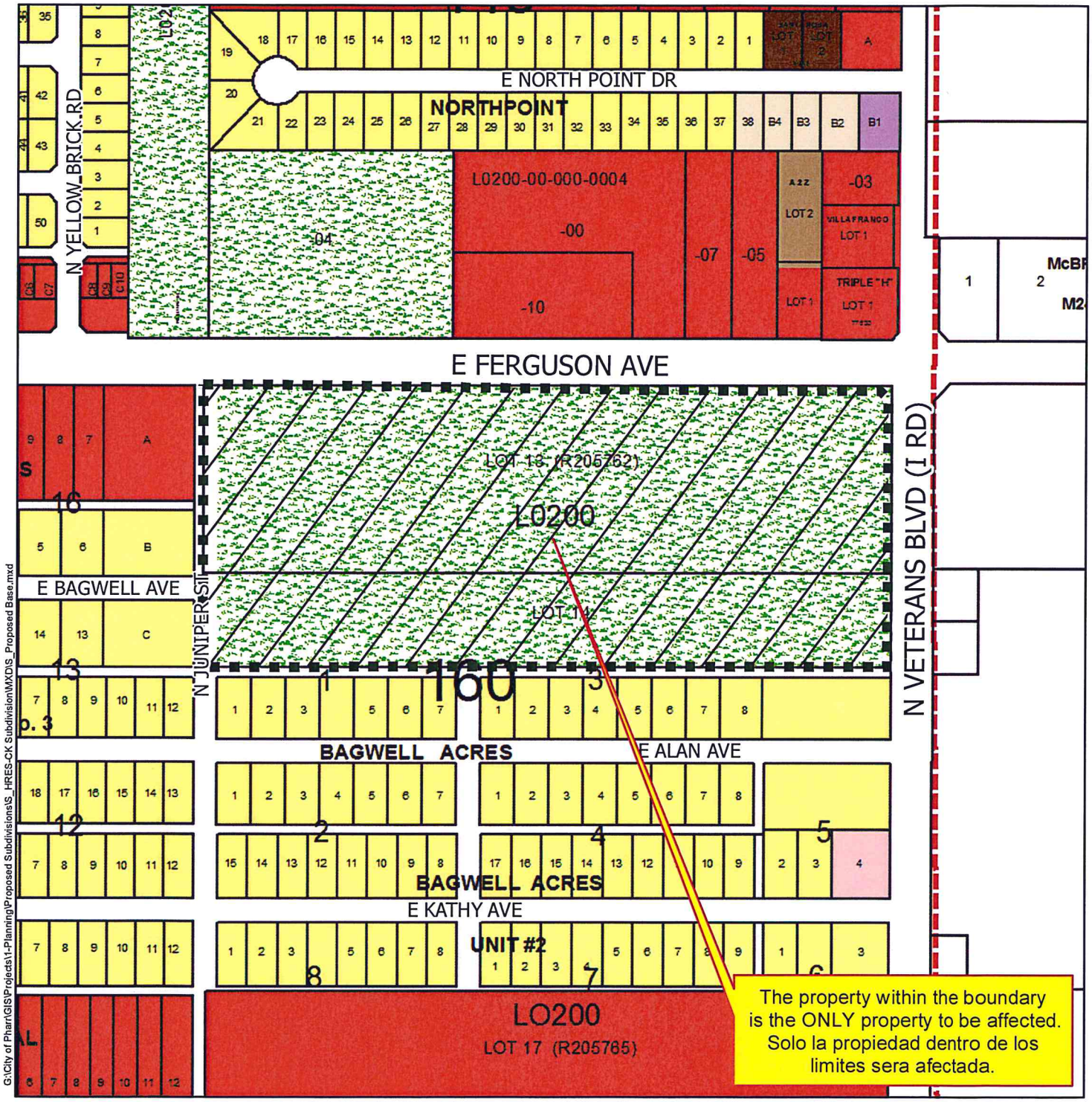
☐

☐

Proposed Subdivision
HRES-CK Subdivision
Javier Hinojosa Engineering

Pharr
All-America City
2006

Pharr Engineering



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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

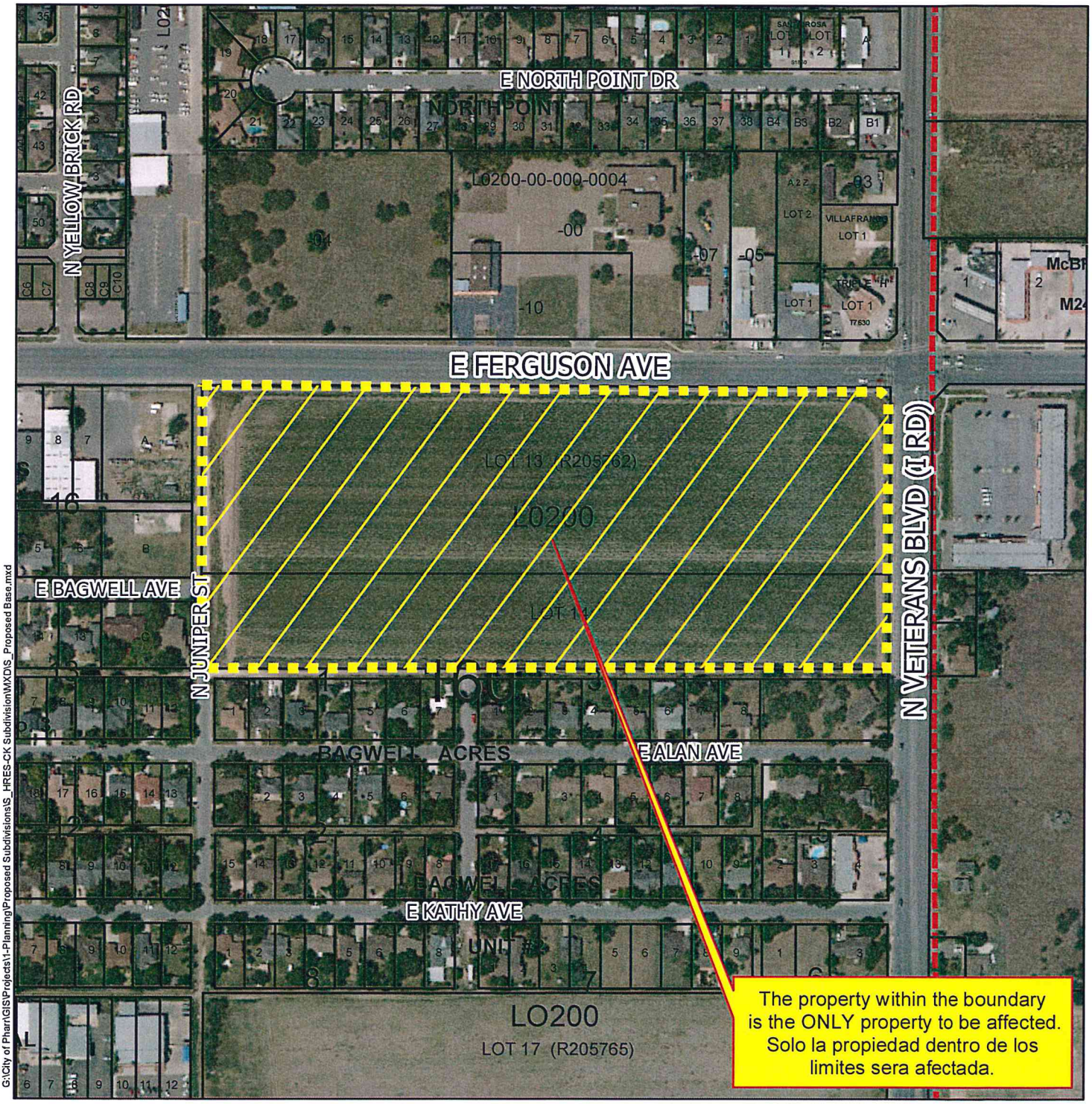
Date: 2/9/2017

City of Pharr, Texas
Engineering Department
956.702.5355

Proposed Subdivision
HRES-CK Subdivision
Javier Hinojosa Engineering

Pharr
All-America City
2006

Pharr Engineering



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Agricultural Open Space
Single Family
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N W E S

Date: 2/9/2017

City of Pharr, Texas
Engineering Department
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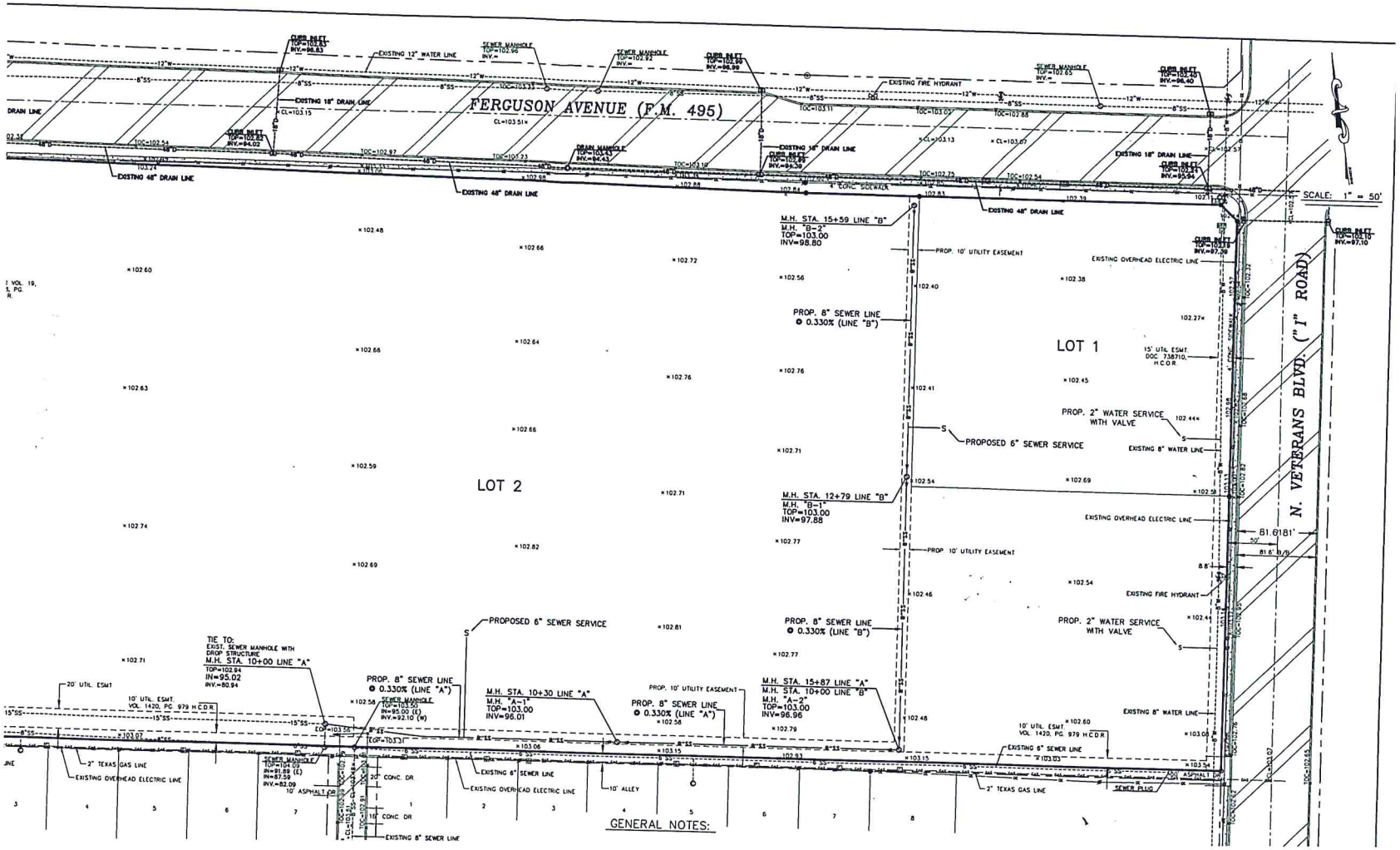
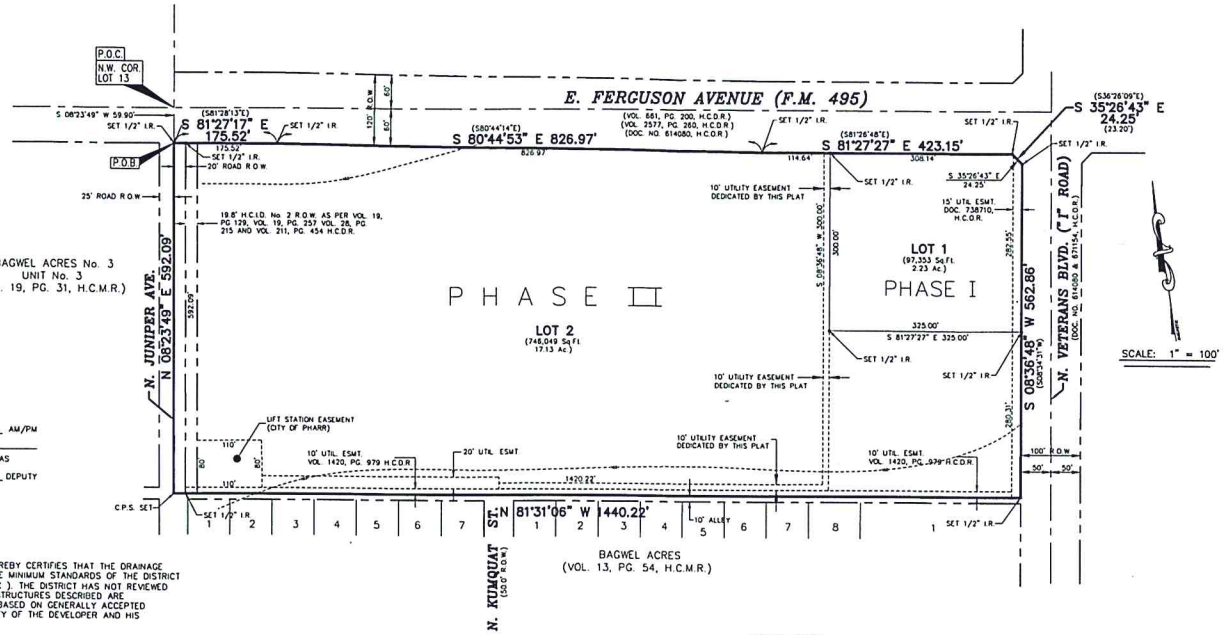

FERGUSON AVENUE (F.M. 495)
N. VETERANS BLVD. ("I" ROAD)
SCALE: 1" = 50'
LOT 1
LOT 2
EXISTING 12" WATER LINE
EXISTING 18" DRAIN LINE
EXISTING 48" DRAIN LINE
EXISTING FIRE HYDRANT
4' CONC. SIDEWALK
M.H. STA. 15+59 LINE "B"
M.H. "B-2"
TOP=103.00
INV=98.80
PROP. 10' UTILITY EASEMENT
EXISTING OVERHEAD ELECTRIC LINE
PROP. 8" SEWER LINE
@ 0.330% (LINE "B")
PROP. 2" WATER SERVICE
WITH VALVE
PROPOSED 6" SEWER SERVICE
EXISTING 8" WATER LINE
M.H. STA. 12+79 LINE "B"
M.H. "B-1"
TOP=103.00
INV=97.88
81.6181'
TIE TO:
EXIST. SEWER MANHOLE WITH
DROP STRUCTURE
M.H. STA. 10+00 LINE "A"
TOP=102.94
IN=95.02
INV.=80.94
PROP. 8" SEWER LINE
@ 0.330% (LINE "A")
M.H. STA. 10+30 LINE "A"
M.H. "A-1"
TOP=103.00
INV=96.01
M.H. STA. 15+87 LINE "A"
M.H. STA. 10+00 LINE "B"
M.H. "A-2"
TOP=103.00
INV=96.96
20' UTIL. ESMT
10' UTIL. ESMT.
VOL. 1420, PG. 979 H.C.D.R.
2" TEXAS GAS LINE
EXISTING OVERHEAD ELECTRIC LINE
SEWER MANHOLE
10' ASPHALT DR
20' CONC. DR
10' CONC. DR
EXISTING 8" SEWER LINE
10' ALLEY
SEWER PLUG
ASPHALT
GENERAL NOTES:

MASTER
SUBDIVISION PLAT

HRES-CK PHARR SUBDIVISION



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

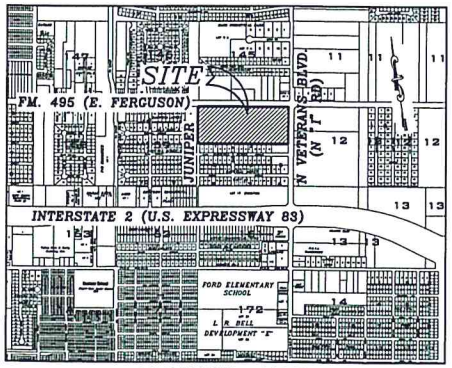
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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



LOCATION MAP
1" =1000'

DATE OF PREPARATION: JANUARY, 2017 DRAWN BY: P. GONZALEZ

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javhin@rgv.rr.com
TBPE FIRM No. F-1295

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.36 ACRES, SITUATED IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOTS 13 AND 14, L. R. BELL DEVELOPMENT "E", MAP REFERENCE: VOLUME 5, PAGE 57, H.C.M.R., AND SAID 19.36 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING ON THE NORTHWEST CORNER OF SAID LOT 13 AND IN THE RIGHT-OF-WAY OF F. M. 495, THENCE S 08° 23'49"W (S08°25'00"W), ALONG THE WEST LINE OF SAID LOT 13, A DISTANCE OF 59.90 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE EAST LINE OF BAGWELL ACRES NO. 3, UNIT 3 AS RECORDED IN VOLUME 19, PAGE 31, H.C.M.R., FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 81° 27'17"E (S81°26'38"E) AT A DISTANCE OF 20.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE EAST RIGHT-OF-WAY LINE OF N. JUNIPER AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 495 AS RECORDED IN DOCUMENT NO. 614080, DOC. 671154, H.C.O.R. AND VOLUME 2577, PAGE 260, H.C.D.R., AT A DISTANCE OF 39.80 FEET PASS THE EAST LINE OF H.C.I.D. NO. 1, CANAL RIGHT-OF-WAY AS RECORDED IN VOLUME 19, PAGE 129, VOLUME 19, PAGE 257, VOLUME 28, PAGE 215 AND VOLUME 211, PAGE 454, H.C.D.R., AND CONTINUING A TOTAL DISTANCE OF 175.52 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE S 80° 44'53"E (S80°44'14"E), ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 495 A DISTANCE OF 826.97 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE S 81° 27'27"E (S81°26'48"E), CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 495 A DISTANCE OF 423.15 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 35° 26'46"E (S36°26'09"E), CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 495 AT A DISTANCE OF 2.68 FEET PASS THE NORTHEAST CORNER OF A 15.0 FOOT UTILITY EASEMENT RECORDED IN DOCUMENT NO. 738710, H.C.O.R. AND CONTINUING A TOTAL DISTANCE OF 24.25 FEET (23.20 FEET) TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE NORTHEAST CORNER OF SAID 15.0 FOOT UTILITY EASEMENT AND THE WEST RIGHT-OF-WAY LINE OF "1"ROAD, RECORDED IN DOCUMENT NO. 614080 AND DOCUMENT NO. 671154, H.C.O.R., FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE S 08° 36'48"W (S08°34'31"W) ALONG THE EAST LINE OF SAID 15.0 FOOT UTILITY EASEMENT AND THE WEST RIGHT-OF-WAY LINE OF SAID BAGWELL ACRES SUBDIVISION, AT A DISTANCE OF 354.08 FEET PASS THE COMMON LINE OF SAID LOT 13 AND 14, AT A DISTANCE OF 552.86 FEET PASS THE NORTH LINE OF A 10.0 FOOT UTILITY EASEMENT RECORDED IN VOLUME 1420, PAGE 979, H.C.O.R. AND CONTINUING A TOTAL DISTANCE OF 562.86 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE SOUTH LINE OF SAID 10.0 FOOT UTILITY EASEMENT AND NORTH LINE OF BAGWELL ACRES SUBDIVISION, RECORDED IN VOLUME 13, PAGE 54, H.C.M.R., FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 81° 31'06"W (N81°35'00"W) ALONG THE SOUTH LINE OF SAID 10.0 FOOT UTILITY EASEMENT AND THE NORTH LINE OF SAID BAGWELL ACRES SUBDIVISION, AT A DISTANCE OF 15.00 FEET PASS THE WEST LINE OF SAID 15.0 FOOT UTILITY EASEMENT, AT A DISTANCE OF 1400.42 FEET PASS THE EAST LINE OF SAID H.C.I.D. NO. 2 CANAL RIGHT-OF-WAY, AT A DISTANCE OF 1420.22 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE WEST LINE OF SAID JUNIPER AVENUE AND CONTINUING A TOTAL DISTANCE OF 1440.20 FEET TO A COTTON PICKER SPINDLE SET ON THE WEST LINE OF SAID LOT 14 AND THE EAST LIEN OF SAID BAGWELL ACRES NO. 3, UNIT 3, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08° 23'49"E (N08°25'00"E), ALONG THE WEST LINE OF SAID LOT 14, AT A DISTANCE OF 10.00 FEET PASS THE NORTH LINE OF SAID 10.0 FOOT UTILITY EASEMENT AT A DISTANCE OF 208.78 FEET PASS THE COMMON LINE OF SAID LOT 13 AND 14, AND CONTINUING ALONG THE WEST LINE OF SAID LOT 14 A TOTAL DISTANCE OF 592.09 FEET TO THE POINT OF BEGINNING, CONTAINING 19.36 ACRES OF LAND, OF WHICH 0.272 OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF SAID JUNIPER AVENUE, 0.269 OF ONE ACRES LIES IN THE RIGHT-OF-WAY OF SAID H.C.I.D. NO. 2, LEAVING A NET OF 18.819 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL No.480347-0005 B. REVISED NOVEMBER 19, 1982. 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 FOOT OR WHERE THE CONTRIBUTING DRAINAGE ARE IS LESS THAN 1 SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
2. FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED FROM THE CENTER OF EACH LOT.
3. A 8' OPAQUE BUFFER IS REQUIRED BETWEEN RESIDENTIAL ZONES AND COMMERCIAL ZONES.
4. A TOTAL OF 2.21 ACRE FEET (96,076 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THE DETENTION REQUIRED FOR EACH LOT SHALL BE AS FOLLOWS;
   LOT 1 = 0.255 ACRE FEET
   LOT 2 = 1.955 ACRE FEET
5. PERIMETER FENCING SHALL BE REQUIRED IN DETENTION AREAS GREATER THAN OR EQUAL TO THREE (3) FEET IN DEPTH.
6. LOT OWNERS TO MAINTAIN DETENTION AREAS WITHIN THEIR INDIVIDUAL LOTS.
7. NO STRUCTURES SHALL BE CONSTRUCTED ON ANY EASEMENTS.
8. MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE.
9. A 5' WIDE SIDEWALK WITH A.D.A. COMPLIANT RAMPS AND LANDINGS SHALL BE REQUIRED ALONG THE SOUTH SIDE E. FERGUSON AVE. (F.M. 495) AND THE WEST SIDE OF N. VETERANS BLVD. ("1" ROAD).
10. PROJECT BENCHMARK: ELEV.= 102.24 TOP OF CURB INLET LOCATED ALONG THE SOUTH BACK OF CURB OF E. FERGUSON AVE. AT THE INTERSECTION OF N. VETERANS BLVD. (N. "1" ROAD).
    CITY OF PHARR BENCHMARK: REFERANCE #51 ELEV.= 101.99 TOP OF MONUMENT LOCATED APPROXIMATELY 125 FEET WEST OF N. VETERANS BLVD, AND 2 FEET SOUTH OF E. FERGUSON AVENUE.
11. ½" DIAMETER IRON RODS SET AT ALL LOT CORNERS.
12. LANDSCAPING REQUIREMENT SHALL BE AS PER CITY OF PHARR ORDINACE.
13. A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES.
14. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
15. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
16. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.884 ACRES AND A VOLUME OF APPROXIMATELY 2.21 ACRE FEET WILL BE REQUIRED FOR USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE # /FAX#
OWNER:	HEAVY INVESTMENTS, LTD	414 E. DOVE AVENUE	MCALLEN, TX 78504	687-1818/682-9505
ENGINEER:	JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	668-1588/994-8102
SURVEYOR:	CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	618-1551/618-1547

A TRACT OF LAND CONTAINING 19.36 ACRES, SITUATED IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOTS 13 AND 14, L. R. BELL DEVELOPMENT "E" MAP REFERENCE: VOLUME 5, PAGE 57, HIDALGO COUNTY MAP RECORDS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SUBDIVISION PLAT OF HRES-CK PHARR SUBDIVISION, 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.

_____
OWNER
HEAVY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP
414 E. DOVE AVENUE
McALLEN TEXAS 78504
BY: ZARAGOZA HINOJOSA, JR.

STATE OF TEXAS
COUNTY OF HIDALGO

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

THIS THE _____ DAY OF _____, 2017 A.D.

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

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.

_____ _____
MAYOR, CITY OF PHARR DATE
AMBROSIO HERNANDEZ

_____ _____
CITY CLERK DATE

THIS HRES-CK PHARR 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 A.D.

_____
DANNY WYLIE, CHAIRMAN
PLANNING & ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, THIS THE _____ DAY OF _____, 2017 A.D.
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.

_____ ATTEST: _____
PRESIDENT SECRETARY

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.

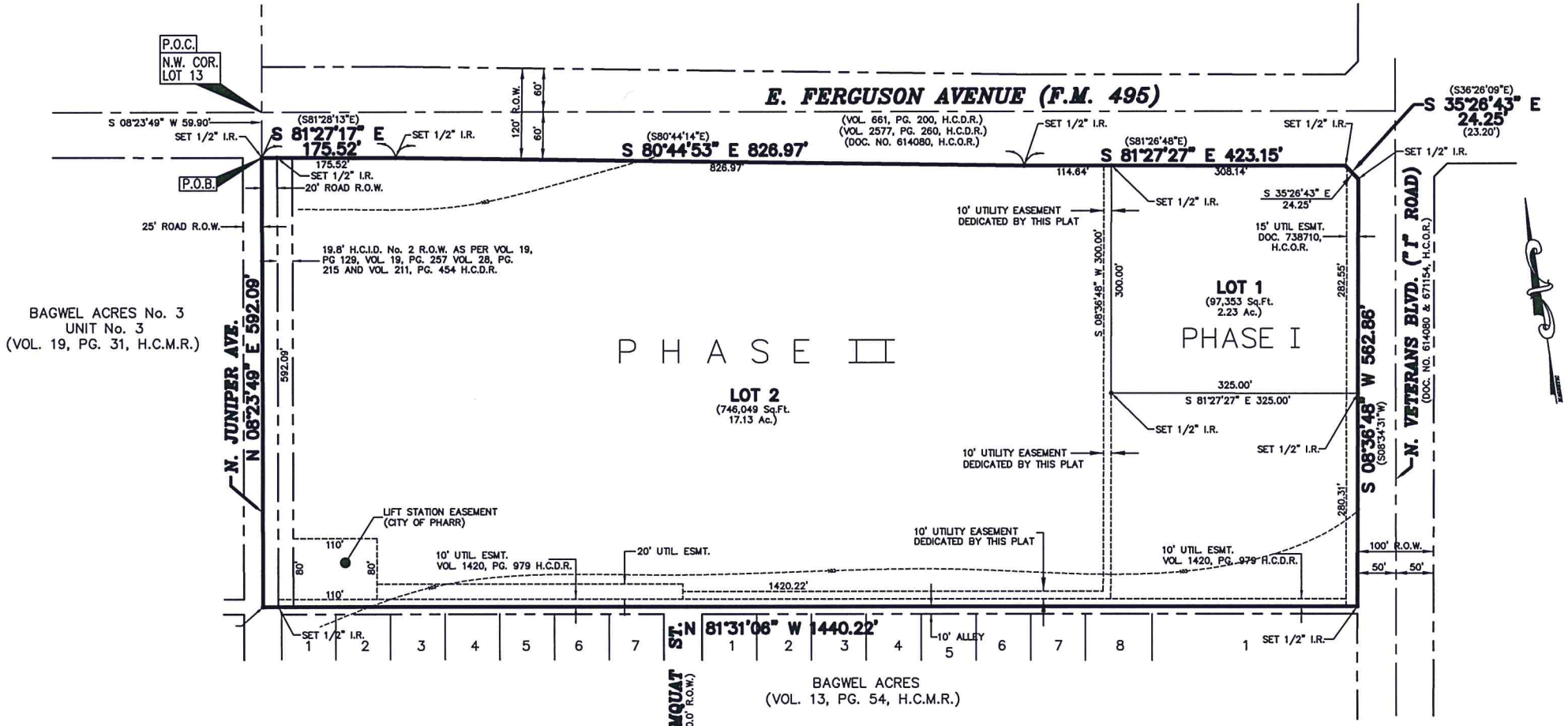
_____
JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
CARLOS VASQUEZ, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4608
CVQ LAND SURVEYORS, LLC
517 BEAUMONT AVENUE
MCALLEN, TEXAS 78501
(956) 618-1551 DATE SURVEYED: AUGUST 19, 2016
TBPLS FIRM No. 10119600

170102



01-20-2017 P01:10

MASTER
SUBDIVISION PLAT

HRES–CK PHARR SUBDIVISION