



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 12, 2018 – 6:00 PM

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:

A. CALL TO ORDER:

B. ROLL CALL:

C. APPROVAL OF MINUTES:

A) Minutes of January 22, 2018

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 (5) 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.*

A) Ismael Garza 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', 10 feet in height) in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 31, Crystal Estates Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 3306 North Robin Avenue. **CUP#180102**

B) Irasema Salinas has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to Office Professional District (O-P). The subject site is located on the south side of West Hall Acres Road and east side of South Gardenia Street with the property's physical address as 2621 South Gardenia Street. The property is legally described as being all of Lot 45, Sing's Subdivision, Pharr, Hidalgo County, Texas. **COZ#180103**

F. PLATS:

A) Rio Delta Engineering, representing Tomas Gutierrez, Owner, is requesting preliminary plat approval of the proposed Madiam L.P. Pharr Subdivision. The property is legally described as being a 1.054 acres tract of land, being a re-plat of Lots five (5), six (6), seven (7), eight (8), twelve (12), and thirteen (13) and a strip of land portion of 20.00 feet wide lying east and adjacent to and along the full length of Lot eleven (11), Block one (1), Second Amended Subdivision of Orange Grove Addition, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of South Cage Boulevard. **SUB#170612**

B) Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting preliminary plat approval of the proposed Brentwood Estates Subdivision. The property is legally described as being a 23.36 acre tract of land out of Lot 203, Kelly-Pharr Subdivision, Pharr,

Hidalgo County, Texas. The property is located within the 900 Block of West Ridge Road. **SUB#180101**

C) Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting preliminary plat approval of the proposed Carmel Estates Subdivision. The property is legally described as being a 28.27 acre tract of land out of Lots 202 and 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of West Ridge Road. **SUB#180102**

D) Melden & Hunt, Inc., representing Robert F. Boggus, Common Manager, is requesting final plat approval of the proposed Boggus Subdivision. The property is legally described as being a re-subdivision of 3.790 acres out of Lot 92, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5200 Block of North IH 69C. **SUB#170613**

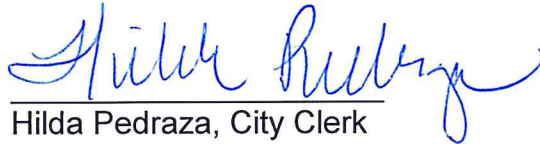
G. ANNOUNCEMENTS/OTHER BUSINESS:

H. ABSENTEE REPORT:

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 9th day of February, 2018 at 10:00 a.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk



PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 22, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 22, 2018. The meeting was called to order by Danny Wylie at 6:00 p.m. at the City Commissioners' Room, located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas.

ATTENDANCE

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

ABSENT: Rafael Munguia

OTHERS PRESENT: See attached list

STAFF PRESENT: Melanie Cano, Director of Development Services
Cristina Garcia, Senior Planner
Eddie Martinez, Planner II
Della Robles, Planner I
George Martinez, Building Official
Felipe Pedraza, Assistant Fire Marshall
Rita Galvan, Administrative Assistant
John Rigney, City Attorney

CALL TO ORDER

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

APPROVAL OF MINUTES

Danny Wylie proceeded with the approval of the minutes of January 08, 2018.

There being no discussion, Andy Castro moved to approve the minutes of January 08, 2018 as submitted. Romeo Robles second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Approve
L. Madrigal: Approved
A. Castro: Approve

C. Ramirez: Approve
R. Robles: Approve
R. Munguia: Absent
P. Rodriguez: Approved

The motion carried unanimously to approve the minutes of January 08, 2018 as submitted.

PUBLIC COMMENTS:

Danny Wylie asked if anyone had signed up to speak at the Public Comments portion of the meeting. Rita Galvan, Administrative Assistant, advised that 2 individuals has signed up for public comments and K.C. Fletcher was the 1st individual to speak. Danny Wylie called forth K.C. Fletcher.

An individual approached the podium and introduced himself as Kenneth C. Fletcher, residing at 504 South Diplomat and stated:

- He lives too close to Costco and it is particularly noisy and he signed up for public hearing and people may not know but you have to publish the public hearing in the Advance New Journal 16 days before the Public Hearing so the Public Hearing invites the Public and that's why he is at the meeting.
- He didn't get to speak at the Public Hearing on January 08, 2018 regarding the Change of Zone 171270. A new business in moving into town and needed to change to a Heavy Commercial District and there is a list of requirements for the Heavy Commercial district that include commercial vehicle parking and adequate space. This item brought to mind Lowe's which is in his district and the noise from the back up trucks can be heard from his house.
- Would like to make the Commission aware that he filed a compliant November 1st that there needs to be a change of zone and still haven't received a response form staff.
- He cannot do anything about his neighborhood but maybe he can help other residents like the ones around Trancasa Subdivision.
- Thanked the Commission.

Rita Galvan, Administrative Assistant, advised the second person signed up for public comments was Geraldine Strzyzewski.

Danny Wylie called forth Geraldine Strzyzewski but she was not in the audience.

PUBLIC HEARING:

Della Robles introduced herself as Planner I for the City of Pharr and stated she had three (3) items for recommendation and proceeded to introduce the first item as follows:

Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, has filed with the Planning and Zoning Commission a request for a change of zone from High-Density Multi-Family District (R-4) to Medium-Density Multi-Family District (R-3). The subject site is located on the south side of West Ridge Road and the property's physical address is 901 West Ridge Road. The property is legally described as being an 8.42 acre tract of land out of Lot 202, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject site currently consists of one (1) lot which is approximately 644.00 feet in width and approximately 694.73 feet in depth. West Ridge Road is a 100' minor arterial 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 High-Density Multi-Family District (R-4). The surrounding properties are zoned High-Density Multi-Family District (R-4) and Agricultural and/or Open Space District (A-O) to the north, High-Density Multi-Family District (R-4) to the west, Agricultural and/or Open Space District (A-O) to the east and Single-Family Residential District (R-1) to the south. The property is generally designated for commercial and multi-family residential use in the Land Use Plan. On January 06, 2004, the property itself including the property to the north was rezoned to High-Density Multi-Family District (R-4). The property to the west was rezoned to High-Density Multi-Family District (R-4) on September 20, 1994 and the property to the south was rezoned to Single-Family Residential District (R-1) on March 05, 1996. 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 a Medium-Density Multi-Family District (R-3) in order to develop the property into part of a seventy-four (74) lot medium-density multi-family residential subdivision. The medium-density multifamily district is established to provide adequate space and site diversification for medium-density areas that are a mixture of single-family, duplex, and multifamily dwelling units of up to eight units per lot. The area requirements in this district are based on multifamily dwelling units being built on smaller, individual lots and needing to coexist with single-family residences. Only one building will be allowed per lot, and the setbacks will be similar to that of the single-family district. This zone allows medium-density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space are met. Multifamily developments are not a buffer between single-family and commercial uses, and should be properly buffered from nonresidential land uses and traffic, or from pollution and/or environmental hazards. Eight (8) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Two (2) individuals came in for information only and 2 individuals have signed up for Public Hearing to speak against the item. Development Services is recommending approval of the request to re-zone to Medium Density Multi-Family Residential District (R-3) as the property meets area requirements. If approved, applicant must comply with all City Ordinances and City Department requirements.

Della Robles advised this item will go before the City Commission meeting of February 05, 2018 at 4:00 p.m. and advised that the applicant was in the audience.

Danny Wylie advised this item requires a public hearing and asked if there was anyone in the audience wishing to address this item, either for or against, to please come forth. Rita Galvan, Administrative Assistant, advised there were 2 individuals signed up and Horacio Gomez, representing Humberto Saenz was the first individual. Danny Wylie called forth Horacio Gomez.

- Mr. Gomez stated he was representing Humberto Saenz who lived at 804 Inspiration in Encanto Ridge, Lot 18, which is directly behind the area that is requesting the change of zone. He verified with Rita Galvan, Administrative Assistant, if he had 3 minutes to speak and she confirmed that was correct.
- Mr. Gomez stated that Mr. Saenz along with the other residents of Encanto Ridge believe that the change of zone would cause various different things to occur such as loss of privacy, escalated noise, and depreciation of value of their homes. They would like assurance that the change of zone would not result in their concerns. They suggest they would zone it R-1 so that it would be less disruptive.
- Thanked the Commission.

Rita Galvan, Administrative Assistant, stated the 2nd individual signed up was Justino Garza, representing Juan and Isabel Cerda. Danny Wylie called forth Justino Garza.

- The individual stated his name was Jerry Garza and attorney from McAllen representing Dr. Cerda and Isabel Cerda and they are asking the Commission to deny the change of zone request.
- Mr. Garza stated the homes of Encanto Ridge are million dollar homes and Dr. Cerda along with the other residents have worked their hearts out to provide for their families and when they use the word depreciation it is not a word that is abstract it means real things just like each and every one the Commission members owns a home and if someone were to come along and state that today you could sell your house for one million dollars but tomorrow you would only be able to sell it for one hundred fifty thousand, that is money out of your pocket.
- Mr. Garza stated that his client pays twenty thousand dollars in property taxes every year. He stated that what the developer is suggesting that in each of the 74 lots they would be building a four plex which is 296 units and that would include moving 1,084 individuals into these apartments. He stated that by no means are they stating the people moving into those units would be criminals but there would be a chance of disturbances.
- Mr. Garza stated that he would like the Commission to consider that the change of zone would have real effects on real people and to please consider denying the request. He stated that Supreme Court Justice said the right to swing your arm ends when it reaches another person's nose. This case is an example of that in which the developer has the right to use the land for the best use but not when it affects other people so drastically.
- Mr. Garza stated that the Commission is the body that gets to decide whether his client and the other families get hurt by this change. They do not want a bloody nose at the end of the day and are asking the Commission to deny the request for rezoning.

There being no one else who signed up, Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

- Project Engineer Alfonso Quintanilla approached the podium and stated he was there representing Esponjas Development. He approached the Commission and gave them a plan of the proposed use of the land stated in the change of zone request. He stated that he and Cruz Cantu, Developer, had met with the Development Services Staff over the course of a few months regarding the project when Mr. Cantu decided to purchase the property for development.
- Mr. Quintanilla stated that this property is meant for families that are no different from anyone who is present here today. He stated that there is a need for family homes and multifamily homes and that it has been proven throughout the years that single family and multifamily can coexist as long as everything is in accordance with City guidelines and infrastructure. The property is already zoned R-4 and they are requesting it to be changed to R-3 because that is the right thing to do even though they could proceed with development the way it is currently zoned. There is existing infrastructure that they are going to have to extend.
- There will be fencing along the area to serve as a buffer.
- Luis Madrigal asked how many entrances there would be to this proposed subdivision and if they could swap the single family property and multifamily property. Mr. Quintanilla stated there would be 3 main accesses into the development. Cruz Cantu stated that because of the layout it could not be done.
- Tom Greuner asked staff if without coming to the Commission with the change of zone request if they would be able to proceed with the development. Melanie Cano, Director of Development Services, stated that this land is currently zoned R-4 which is the highest level of multifamily and would have the right to build apartment homes like Jackson place that are 3 stories high.
- Danny Wylie asked if the Staff had thoroughly discussed the development with Mr. Quintanilla and Mr. Cantu. Melanie Cano responded stating yes that had met with them as Mr. Quintanilla stated and the first step is the change of zone and in the next couple of months you will be seeing the preliminary plat before you.

There being no further discussion, Luis Madrigal moved to approve the request for a change of zone from High-Density Multi-Family District (R-4) to Medium-Density Multi-Family District (R-3). Tom Greuner second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Approve
L. Madrigal: Approve
A. Castro: Approve

C. Ramirez: Approve
R. Robles: Approve
R. Munguia: Absent
P. Rodriguez: Approve

Motion carried by unanimous vote to approve the request for a change of zone from High-Density Multi-Family District (R-4) to Medium-Density Multi-Family District (R-3).

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

Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, 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 Medium-Density Multi-Family District (R-3). The subject site is located on the south side of West Ridge Road and the property's physical address is 901 West Ridge Road. The property is legally described as being a 16.99 acre tract of land out of Lot 202 and 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject site currently consists of two (2) lots which has an entrance approximately 115 feet in width coming off of West Ridge Road onto a street that is approximately 55-60 feet in width and run approximately 355 feet into a proposed private subdivision. West Ridge Road is a 100' minor arterial 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 surrounding properties are zoned High-Density Multi-Family District (R-4) and Agricultural and/or Open Space District (A-O) to the west, Agricultural and/or Open Space District (A-O) to the north and east and Single-Family Residential District (R-1) and Residential Mobile Home District (R-MH) to the south. The property is generally designated for commercial and multi-family residential use in the Land Use Plan. On January 06, 2004, a portion of the property to the west was rezoned to High-Density Multi-Family District (R-4). A portion of the property to the south was rezoned to Single-Family Residential District (R-1) on March 05, 1996 and the other portion to Residential Mobile Home District (R-MH) 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 a Medium-Density Multi-Family District (R-3) in order to develop the property into part of a seventy-four (74) lot medium-density multi-family residential subdivision. The medium-density multifamily district is established to provide adequate space and site diversification for medium-density areas that are a mixture of single-family, duplex, and multifamily dwelling units of up to eight units per lot. The area requirements in this district are based on multifamily dwelling units being built on smaller, individual lots and needing to coexist with single-family residences. Only one building will be allowed per lot, and the setbacks will be similar to that of the single-family district. This zone allows medium-density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space are met. Multifamily developments are not a buffer between single-family and commercial uses, and should be properly buffered from nonresidential land uses and traffic, or from pollution and/or environmental hazards. Nineteen (19) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Two (2) individuals came in for information only and one individual signed up for the public hearing to speak against the item. Development Services is recommending approval of the request to re-zone to Medium-Density Multi-Family District (R-3) as the property meets area requirements has adequate ingress and egress. If

approved, applicant must comply with all City Ordinances and City Department requirements.

Della Robles advised this item will go before the City Commission meeting of February 05, 2018 at 4:00 p.m. and advised that the applicant was in the audience.

Danny Wylie advised this item requires a public hearing and asked if there was anyone in the audience wishing to address this item, either for or against, to please come forth. Rita Galvan, Administrative Assistant, advised there was 1 individual signed up for Public Hearing, Mr. Justino Garza representing Juan and Isabel Cerda. Danny Wylie called forth Justino Garza.

- Mr. Garza asked the Commission to consider the arguments he made in the previous public hearing item. He wanted to comment on the statement made that single families and multi-families can coexist stating that we did not write the rules on how single families' value of their homes would be affected by multi-families and the families that he representing will be monetarily affected and crime rate may also be an issue.
- He stated that in the previous item they had no choice but to approve the change of zone request from an R-4 to an R-3 but in this case he is asking the Commission to consider denying the request for a change of zone.

Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

- Mr. Quintanilla stated that Mr. Cantu also lives in the Encanto Ridge subdivision.
- Tom Gruener asked Mr. Cantu why they could not swap the Multi-Family zone with the Single family zone. Mr. Cantu stated that this property was very expensive and doing that would cost an extra 500 thousand dollars and because of the area of the land it can't be done.
- Tom Gruener asked about the commercial property in the front of the area and if he owner that property. Mr. Cantu stated he was not the owner.

There being no further discussion, Luis Madrigal **moved** to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to Medium-Density Multi-Family District (R-3). Tom Greuner second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Approve
L. Madrigal: Approve
A. Castro: Approve

C. Ramirez: Approve
R. Robles: Approve
R. Munguia: Absent
P. Rodriguez: Approve

Motion carried by unanimous vote to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to Medium-Density Multi-Family District (R-3).

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

Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, 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 Single-Family Residential District (R-1). The subject site is located on the south side of West Ridge Road and the property's physical address is 901 West Ridge Road. The property is legally described as being a 24.15 acre tract of land out of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject site currently consists of one (1) lot which has two entrances each approximately 115 feet in width coming off of West Ridge Road onto streets that are approximately 60 feet in width and run approximately 330 feet which lead into a proposed private subdivision. The area that is to be used for residential lots is approximately 896 feet in depth and 1,124 feet in width. West Ridge Road is a 100' minor arterial 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 surrounding properties are zoned Agricultural and/or Open Space District (A-O) and General Business District (C) to the north General Business District (C) to the east, Agricultural and/or Open Space District (A-O) to the west and Residential Mobile Home District (R-MH) to the south. The property is generally designated for general business district and multi-family residential use in the Land Use Plan. The property to the south was rezoned to Residential Mobile Home District (R-MH) on March 30, 1982, when the city adopted the current zoning ordinance we use today. A portion of the property to the north was rezoned to General Business District (C) on February 17, 2015 and the property to the east was rezoned to General Business District (C) on October 21, 2003. 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 a Single-Family Residential District (R-1) in order to develop the property into a ninety-seven (97) lot single-family residential subdivision. The Single-Family Residential District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic. Forty-eight (48) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Two (2) individuals came in for information only and two (2) individuals signed up for speak at the Public Hearing. Development Services is recommending approval of the request to re-zone to Single-Family Residential District (R-1) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must comply with all City Ordinances and City Department requirements

Della Robles advised this item will go before the City Commission meeting of February 05, 2018 at 4:00 p.m. and advised that the applicant was in the audience.

Danny Wylie advised this item requires a public hearing and asked if there was anyone in the audience wishing to address this item, either for or against, to please come forth. Rita Galvan, Administrative Assistant, advised Janet Higgs and Dennis Wilczek signed up but were not present in the audience. Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

- Tom Greuner stated he had a question for the Developer and Mr. Quintanilla and Cruz Cantu approached the podium. Mr. Gruener asked how the gated community would be accessed and if the multi-family subdivision would have access to it. Mr. Cantu explained how two separate gates would open to the street and the two would not have access to the separate subdivisions.
- John Rigney, City Attorney, asked Mr. Quintanilla to approach the bench and explain how the gates worked separately. Mr. Quintanilla explained how the two gates would be separate and would open to the street for access into and out of the subdivisions.
- Porfirio Rodriguez asked if provisions were made for school buses and public transportation. Mr. Quintanilla stated the main road leading to the subdivisions would be wider than most roads and the roads are 34 feet wide to accommodate the buses, sanitation, and fire trucks.
- Luis Madrigal asked what they would be doing with the heavy brush that is currently in the area. Mr. Quintanilla stated they would remove it, clear it and haul it out of the area.
- Tom Gruener asked if there was an ordinance requiring them to put a park in the subdivision. Della Robles stated they could either pay a parkland fee or construct a park in the area and Mr. Cantu chose to pay the Parkland Fee.

There being no further discussion, Luis Madrigal **moved** to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). Romeo Robles second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Approve
L. Madrigal: Approve
A. Castro: Approve

C. Ramirez: Approve
R. Robles: Approve
R. Munguia: Absent
P. Rodriguez: Approve

Motion carried by unanimous vote to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1).

PLAT APPROVAL:

Heriberto Martinez introduced himself as Planner II for the City of Pharr and advised he had three (3) items to be presented to the Commission and proceeded to introduce the plat as follows:

Perez Consulting Engineers, representing Carlos Canales Melhem, Owner, is requesting preliminary plat approval of the proposed Trancasa Subdivision. The property is legally described as being a tract of land containing 7.21 acres being a part or portion of Lot 377, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West HI-Line Road. The property is currently zoned Agricultural & Open Space District (A-O). The adjacent zones are Limited Industrial District (L-I) and Agricultural & Open Space District (A-O) to the north and east and Agricultural & Open Space District (A-O) to the south and west. The property is designated for industrial use in the Land Use Plan. The property's proposed use is for a truck yard. No variances are being requested. Development Services recommends preliminary plat approval of the proposed Trancasa Subdivision subject to the following conditions:

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

1. Shall escrow 1/3 of street R.O.W.

EASEMENTS:

2. Provide a 15' utility easement exclusive to the City of Pharr.
3. Off-site utility easement shall be recorded prior to water installation.
4. All easements dedicated to the city of Pharr shall be minimum 15-ft. and exclusive.
5. Show all existing easements.

**SIDEWALK:
ADA:**

1. 5' sidewalk with A.D.A ramps and landings will be required to be constructed during construction permit phase along any street.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. 24" water line to have 12' separation from 12" water line (center to center).
2. Will need to contact Evergreen Subdivision engineer to connect 12" water line to newly installed 12" water line on the north side of W. Hi-Line Rd.
3. Will need flush out valve to be installed on south side of "Tee" on west side of property.
4. Will need to install valves on south and west side of "Tee" on east side of property.
5. Follow City of Pharr construction standards manual.

SEWER:

1. Sewer crossing to be open cut on W. Hi-Line Rd.
2. Sewer service to property line only.
3. Sewer service to remain private.

4. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need approved drainage report.
2. Plat note #4, numbers must match drainage report.
3. Drainage plan will be reviewed and approved at building permit stage. No detention will be allowed on easements.

OTHER:

1. Label net or gross for acres on metes & bounds.
2. Need to apply for a change of zone.
3. Refer to set and found monuments on metes and bounds description.
4. Property borders should exclude existing R.O.W. since it has already been dedicated or purchased by the City.
5. Add "W" for West Hi Line Rd.
6. Re-word plat note #5, Owners to maintain detention areas.
7. Provided 3 hard copies SWPPP with N.O.I.
8. Re-word plat note #9, Erosion and sediment control shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES).
9. Show easement and name of gas company line.
10. On plat layout and metes & bounds show only surveyed bearings & distances.
11. On general notes remove # 5, 6 and 9.
12. Plat note #8 remove "or lot line".
13. Need to correct Planning & Zoning last name "Wylie".
14. Remove "Amos" from Mayors name.
15. Need to correct Benchmark: Elevation:95.72, Easting:1077655.765, Northing:16563137.028
16. Need to provide letter from gas company that allowed parking on top of gas line easement.
17. Need to provide tree survey, if no trees exists on property please provide a letter stating that no trees exist on said property, please sign & seal letter.

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

- Luis Madrigal asked when this subdivision had initially been present to the Commission. Melanie Cano stated it was sometime last year.
- Luis Madrigal asked the project engineer what material was being used to pave the area. Mr. Rene Gonzalez stated that the most common material used is caliche but they are using reclaimed concrete. He explained the material works better than caliche, almost as well as limestone, and provides a very stable surface.
- Danny Wylie asked if they had resolved the problem with the dust being blown in surrounding areas had been addressed. Melanie Cano stated that yes they would be required to be in compliance.

- Tom Greuner asked if they needed to apply for a change of zone. Melanie Cano, advised that was a requirements listed in the packet and the engineer was in the process of applying for one.

There being no further discussion, Luis Madrigal **moved** to approve the request for preliminary plat approval of the proposed Trancasa Subdivision. Charlie Ramirez second the motion and when put to a vote, it polled as follows:

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

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

Heriberto Martinez introduced himself as Planner II for the City of Pharr and advised he had one (1) item to be presented to the Commission and proceeded to introduce the plat as follows:

SPOOR ENGINEERING CONSULTANTS
Rep. CARLOS CANALES MELHEM, OWNER

LE BARON NO 2
SUB#170927

Eddie Maritnez, Planner II, introduced the second item as follows:

Spoor Engineering Consultants, Inc., representing Martin Patrocinio Garza Jr., is requesting preliminary plat approval of the proposed Le Baron No. 2 Subdivision. The property is legally described as being a 2.06 acre tract of land out of Lot 7, Block 6, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1600 Block of West Polk Avenue. The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north and west, Limited Industrial District (L-I) to the east and Heavy Commercial District (H-C) to the south. The property is designated for industrial use in the Land Use Plan. The property's proposed use is for an Office/storage. No variances are being requested. Development Services recommends preliminary plat approval of the proposed Trancasa Subdivision subject to the following conditions:

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

1. Total R.O.W., shall be 50' from centerline of W. Polk Ave. a total of 16-ft. additional shall be dedicated by this plat.

EASEMENTS:

1. All City utility easements to be 15' Exclusive to City of Pharr.
2. Need to provide offsite easement prior to construction or installation of water line.

3. Need to verify with HCID #2, blanket easements and easements, as per Javier Lopez from HCID #2, no easements from other entities shall be recorded or no improvements to be done until blanket easement are resolved.

SIDEWALK:
ADA:

1. Plat note #4, add: ADA compliance, after 5' and delete the last sentence.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. 6-inch water line to be abandoned in place.
2. Will need to be relocated in to the 10' utility easement.
3. Will need to install 12-inch C900 DR18 water line to and through the property.
4. Need to show water line on south west corner of property.
5. Need a "T" on north east corner of property with a 2-inch flush out.
6. Need to install water line reducers before 12-inch gate valves on south west corner of property for waterlines running west and south.
7. Need to install a reducer on the south east corner of the property for the water line running east.
8. Will require casing under driveway for water line
9. Follow City of Pharr construction standard manual.

SEWER:

1. Will have the option to remove sewer line on west side of the property.
2. Sewer service will be to property line only.
3. Sewer service to remain private.
4. Follow City of Pharr construction standard manual.

DRAINAGE:

1. Provide approved drainage report.
2. Plat note #5, shall include detention numbers stated on the drainage report, they do not match.
3. Show how is the property going to drain onto an existing drainage system, show proposed public improvements.

OTHER:

1. Need to specify set or found monument on metes & bounds.
2. Provide bearings on plat layout and add to metes & bounds.
3. Label net or gross for acres on metes & bounds.
4. Plat note #5, verify the amount of acreage.

5. Remove plat note #7.
6. Show true north on plat.
7. Plat note #8, show full decimal numbers for northing & easting.
8. Remove plat note #12.
9. Provide one hard copy of the SWPPP, for review and redlines and for final will need to provide three hard copies.
10. Property borders should exclude existing ROW since it has already been dedicated or purchased by the City.
11. Add plat note, Owners are to maintain R.O.W and perimeter of subdivision.
12. Engineer seal is overlapping other signature blocks need to fix.
13. Add plat note, Owners are to maintain detention areas.

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

There being no discussion, Luis Madrigal **moved** to approve the request for preliminary plat approval of the proposed Le Baron No. 2 Subdivision. Charlie Ramirez second the motion and when put to a vote, it polled as follows:

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

Motion carried unanimously to approve the request for preliminary plat approval of the proposed Le Baron No. 2 Subdivision.

J.E. SAENZ & ASSOCIATES, INC
Rep. BERHARDO J. GUBSER, PRESIDENT

TRANSMARITIME SUBDIVISION
SUB#130410

Eddie Maritnez, Planner II, introduced the third item as follows:

J.E. Saenz & Associates, Inc., representing Berhardo J. Gubser, President of Gallus properties LTD., is requesting final plat approval of the proposed Transmaritime Subdivision. The property is legally described as being a 17.87 acre tract of land being a portion of Lot Seven (7), Block One (1), a Re-subdivision of Closner Subdivision of Porcion 70, Pharr, Hidalgo County, Texas. The property's physical address is 901 E. Military HWY. The property is zoned Limited Industrial District (L-I) and Heavy Industrial District (H-I). The adjacent zones are Limited Industrial District (L-I) to the north and east, Limited Industrial District (L-I) and Agricultural Open Space District (A-O) to the south and Agricultural Open Space District (A-O) to the west. The property is designated for industrial use in the Land Use Plan. The property's proposed use is for an existing trucking

business. No variances are being requested. Development Services recommends final plat approval of the proposed Transmaritime Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:	1. In compliance.
EASEMENTS:	1. In compliance.
SIDEWALK: ADA:	1. In compliance.
FIRE PROTECTION:	1. In compliance.
WATER:	1. In compliance.
SEWER:	1. In compliance.
DRAINAGE:	1. In compliance.
OTHER:	1. In compliance.

Eddie Martinez advised this item will go before the City Commission meeting of February 05, 2018 at 4:00 p.m. and advised that the applicant was in the audience.

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

- Luis Madrigal asked if the property was currently paved and if it would be paved 100 percent. Eddie Martinez stated it was currently going through the process and would be 100 percent paved.
- Danny Wylie was asking why the Commission was approving a property that already existed. Eddie Martinez stated that there was an addition made to the warehouse that required a CO and they were not in compliance which triggered the subdivision process.
- Danny Wylie asked how long they had not been in compliance. Melanie Cano stated there was litigation involved prior to her being Department Head and that delayed the subdivision process.

There being no further discussion, Luis Madrigal **moved** to approve the request for final plat approval of the proposed Transmaritime Subdivision. Andy Castro second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Approve

C. Ramirez: Approve
R. Robles: Approve

L. Madrigal: Approve
A. Castro: Approve

R. Munguia: Absent
P. Rodriguez: Approve

Motion carried unanimously to approve the request for final plat approval of the proposed Transmaritime Subdivision.

ANNOUNCEMENTS/OTHER BUSINESS: None.

- Mr. Castro asked how the city could educate the community on code compliance so the Commission doesn't see as many after the fact permits. Melanie Cano stated the department was going to start having block parties to educate the citizens.
- Mr. Castro suggested using our City channel and water bills to educate the community.
- John Rigney, City Attorney, stated that the Code Compliance department is taking a proactive approach in citing violations and that is why they are coming in for after the fact permits.

ABSENTEE REPORT: Rita Galvan stated Rafael Munguia was working in Brownsville and was not able to attend. Luis Madrigal moved the absent member be excused. Charlie Ramirez second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Approve
L. Madrigal: Approve
A. Castro: Approve

C. Ramirez: Approve
R. Robles: Approve
R. Munguia: Absent
P. Rodriguez: Approve

Motion carried unanimously to excuse absent member.

ADJOURNMENT: There being no further business, Romeo Robles moved that the meeting be adjourned. Andy Castro second the motion. All members unanimously consented, the Planning and Zoning Meeting adjourned at 7:07 p.m.

Danny Wylie, Chairman

ATTEST:

Tom Greuner, Secretary

MEMORANDUM

DATE: MONDAY, FEBRUARY 12, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED STORAGE UNIT – (12' X 16', 10 FEET IN HEIGHT) FILE NO. CUP#180102
--

GENERAL INFORMATION:

APPLICANT: Ismael Garza 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', 10' in height) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 31, Crystal Estates Subdivision Phase I, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 3306 North Robin 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 Agricultural and/or Open Space District (A-O) to the east. The area is generally designated for single-family residential in the Future Land Use Plan.

NOTIFICATION OF PUBLIC: Thirty-three (33) 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**

RECOMMENDATIONS:

Development Services is recommending approval of the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', 10' in height) 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 accessory use structure shall not have a separate electrical service;
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
5. Applicant must acquire a building permit before start of construction;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission meeting of **February 19, 2018** at **4:00 p.m.**







STANDARDIZED RECOMMENDATION FORM

MEETING DATE: February 12, 2018

ROUTE TO BOARD:

☐ **CITY COMMISSION**

AGENDA ITEM: COZ:#180103

☒ **PLANNING & ZONING COMMISSION**

DATE SUBMITTED: January 18, 2018

1. **Applicant:** Irasema Salinas, owner.
2. **Requested Action:** Re-zoning request from Single-Family Residential District (R-1) to Office Professional District (O-P).
3. **Nature / Intent of Request:** In order to develop the property into a professional plaza for office use.

4. **Routing to Staff:**

A. **Melanie Cano, Director**



Initials



Date

☒ **Approval** ☐ **Denial**

B. **Planning Staff
Recommendations**



Initials

2-7-18

Date

☒ **Approval** ☐ **Denial**

C. **Planning and Zoning
Commission**

Initials

Date

☐ **Approval** ☐ **Denial**

D. **City Attorney**

Initials

Date

☐ **Approval** ☐ **Denial**

E. **City Manager**

Initials

Date

☐ **Approval** ☐ **Denial**

MEMORANDUM

DATE: MONDAY FEBRUARY 12, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Office Professional District (O-P): Being all of Lot 45, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2621 South Gardenia Street.
--

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:

Irasema Salinas has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to Office Professional District (O-P).

The subject site is located on the south side of West Hall Acres Road and east side of South Gardenia Street with the property's physical address as 2621 South Gardenia Street. The property is legally described as being all of Lot 45, Sing's Subdivision, Pharr, Hidalgo County, Texas.

The subject site currently consists of one (1) lot with the frontage of approximately 234 feet along South Gardenia and has a depth of approximately 305 feet. South Gardenia is a 70' minor collector which runs north and south and West Hall Acres Road is an 80' major collector which runs east and west both 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 Single-Family Residential District (R-1). The surrounding properties are zoned Single-Family Residential District (R-1) to the east and south, General Business District (C) to the west and Single-Family Residential District (R-1) and High-Density Multi-Family District (R-4) to the north. The property is generally designated single-family residential use in the Land Use Plan.

The subject property along with the property to the south and east was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on February 21, 1995 when the city amended the ordinance of March 30, 1982, adopting the current zoning ordinance we use today. A portion of the property to the north was rezoned to High-Density Multi-Family District (R-4) on March 02, 2004 and the other portion to Single-Family Residential District on October 07, 2003. The property to the west was zoned to General Business District (C) on September 19, 2006. 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 an Office-Professional District (O-P) in order to develop the property into a professional plaza for office use.

The OP office and professional district is established to create a restrictive district for "clean," attractive, low-intensity office or professional uses, and is considered the "highest" commercial district. The uses allowed in this district should not have a blighting effect on adjacent residential areas, and may be located close to all types of residential uses, with appropriate buffers and landscaping. Uses with excessive amounts of traffic, noise, or litter, or with late-night hours are not suitable for this district. Areas should not be zoned to this usage unless they are located on or close to arterials or collectors capable of carrying the additional traffic they will generate, and where there is increased water, fire protection, wastewater, and drainage capacity. Although such uses may locate adjacent to residential areas, they still must be buffered and landscaped to protect such adjacent areas. The traffic from such uses should not travel any long distances over residential sized streets or through residential areas.

Twelve (12) 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 Office-Professional District (O-P) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **February 19, 2018**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Irasema Salinas

APPLICANT

2621 South Gardenia Street

ADDRESS

Single-Family Residential District (R-1)

CURRENT ZONE

Office Professional District (O-P)

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 compatible with the surrounding properties.

Della Robles, Planner I

PREPARED BY

February 5, 2018

DATE









MEMORANDUM

DATE: MONDAY, FEBRUARY 12, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MADIAM L.P. PHARR SUBDIVISION
FILE NO. SUB#170612

GENERAL INFORMATION:

APPLICANT: Rio Delta Engineering, representing Tomas Gutierrez, Owner, is requesting preliminary plat approval of the proposed Madiam L.P. Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.054 acres tract of land, being a re-plat of Lots five (5), six (6), seven (7), eight (8), twelve (12), and thirteen (13) and a strip of land portion of 20.00 feet wide lying east and adjacent to and along the full length of Lot eleven (11), Block one (1), Second Amended Subdivision of Orange Grove Addition, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 800 Block of South Cage Boulevard.

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

PROPERTY PROPOSED USE: Retail/wholesale.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Madiam L.P. Pharr Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.: 1. Verify street cross section to meet City of Pharr standard.

EASEMENTS: 1. Show all existing easements.

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

FIRE PROTECTION: 1. See attach comments.

WATER:

1. Will need a U.I.R. from TxDot for water line crossing S. Cage Blvd.
2. 20-inch steel casing for 12-inch water line crossing will be allowed.
3. Need to show details on existing 2-inche water lines in the area.
4. Relocate existing meters to connect to 12-inch water line.
5. Will need details on water meter connections.
6. Follow City of Pharr construction standards manual.

SEWER:

1. Need to show details on all existing lots.
2. Will need to place a note: Sewer service locations will be place in drawing during excavation phase.
3. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Drainage plan will be reviewed at building permit stage.
2. Need approved drainage report signed and sealed by professional engineer.
3. Inlet protection barrier needed at all inlets and discharge points.
4. Show all inlets in layout.

OTHER:

1. Provide tree survey or letter if no trees on-site.
2. Update the year to 2018 on signature block.
3. Add: ATTEST for city clerks signature.
4. Remove plat note #3.
5. Provide cost estimate with construction plans.
6. If requested by public works, stormwater inspectors

provide a comprehensive stormwater pollution prevention plan.

7. Remove plat note #3.
8. SWPPP, one copy for review and three for finalization.
9. Provide N.O.I., filed.
10. 20'x50' construction entrance required for site.
11. Concrete washout locations and details required.
12. Plat note #11, remove the word "Lot".



Pharr Fire – Rescue

118 S Cage Blvd., 3rd Floor

Pharr, Texas 78577

Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: MADIAM L.P. Subdivision (Revised Preliminary Staff Review)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal Date: January 30, 2018

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 SHALL BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes shall 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 and where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

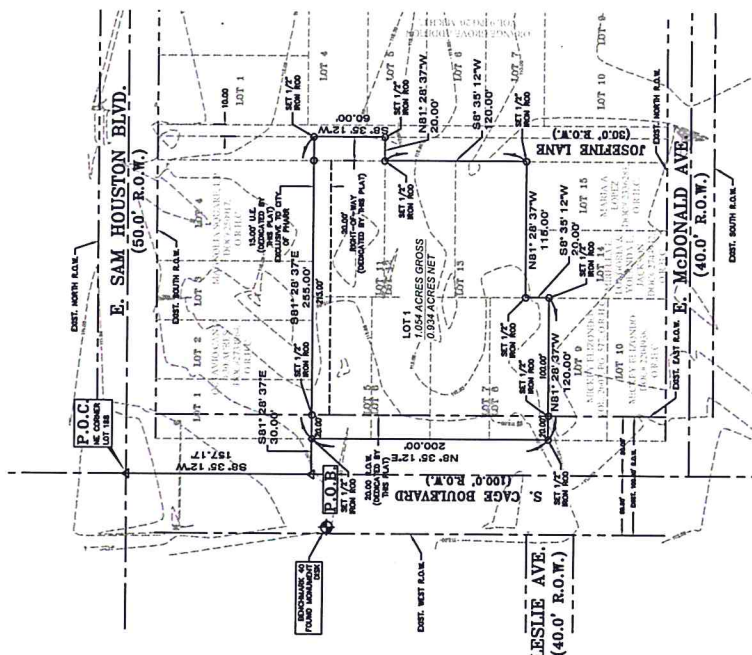
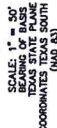
☒ At time of Staff Review for the Revised Preliminary plan, the subdivision was found to be with in reasonable compliance.

☒ Fire hydrants shall have a 3 foot radius clearance, and a 15 foot clearance to each side of fire hydrant from trees and high growing decoration plants or shrubs that may obstruct and cover the fire hydrants.



BEING A 1.054 ACRES (0.962 NET) TRACT OF LAND, BEING A RE-PLAT OF LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8), TWELVE (12) AND THIRTEEN (13), AND A STRIP OF LAND PORTION OF 20.00 FEET WIDE LYING EAST AND ADJACENT TO AND ALONG THE FULL LENGTH OF LOT ELEVEN (11), BLOCK ONE (1), SECOND PHASE, UNDEVELOPED SUBDIVISION OF ORANGE GROVE ADDITION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 20, MAP RECORDS OF HIDALGO COUNTY TEXAS.

METES AND BOUNDS:



SEALCO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TARRANT WATER CODE NO. 44.11(1). THE DISTRICT HAS NOT REVIEWED AND DOES NOT GUARANTEE THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE PROPOSED DEVELOPMENT. THESE DRAINAGE PLANS ARE BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

DESIGNATED HEREON AS THE MEDIUM PLAZA SUBDIVISION. IN ADDITION TO PHASE, TOWNS, AND PUBLIC MAP(S) IS (ARE) SUBSCRIBED, ORDERED, HEREBY THE USE OF THE PUBLIC ALL STRAITS, ALLEYS, PARKS, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE IN WHICH I (WE) MAY CAUSE TO BE INSTALLED OR DEDICATED UNDER THE APPROVAL PROCESS OF THE CITY OF PHOENIX, ALL THE SAME FOR THE RECORD DEPOSITED, OTHER ON THE PLAT ON THE OFFICIAL BOOKS OF THE RECORD DEPOSITED.

DATE

FOR L. STONE, P.L.C. WAT

GENERAL MANAGER

DATE _____

HIDALGO COUNTY IRRIGATION DISTRICT No.2

THE UNDERSIGNED NOTARY PUBLIC, TOMAS GUTIERREZ, PERSONALLY APPEARED

ATTEST: _____
SECRETARY

LOCAL OFFICE THIS THE ____ DAY OF _____, 2017.

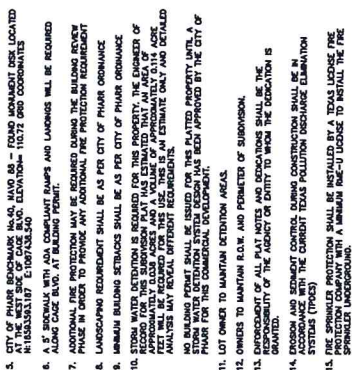
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

McALLISTER, TX.	78501	(858) 443-7431
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THOMAS OUTDOORZ	7825 E. 23rd ST.
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mean and <i>fraction</i>	mean and <i>fraction</i>

SEARCHED	INDEXED	SERIALIZED	FILED
JAN 20 1981	JAN 20 1981	JAN 20 1981	JAN 20 1981
FBI - NEW YORK	FBI - NEW YORK	FBI - NEW YORK	FBI - NEW YORK

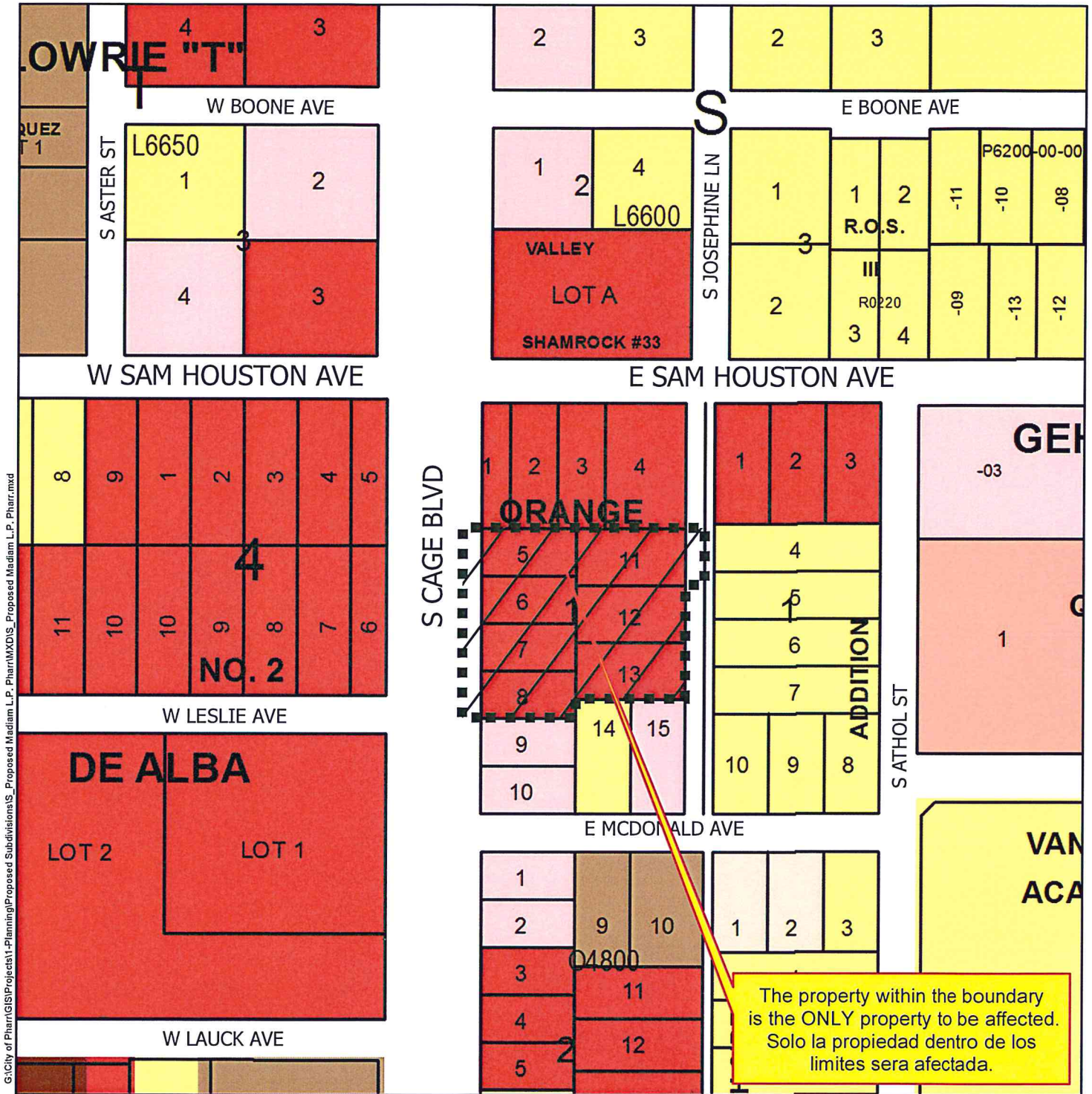


NEW GUINIA

UNIVERSITY OF CHICAGO PRESS



OF THE MAP RECORDS OF HIDALGO COUNTY

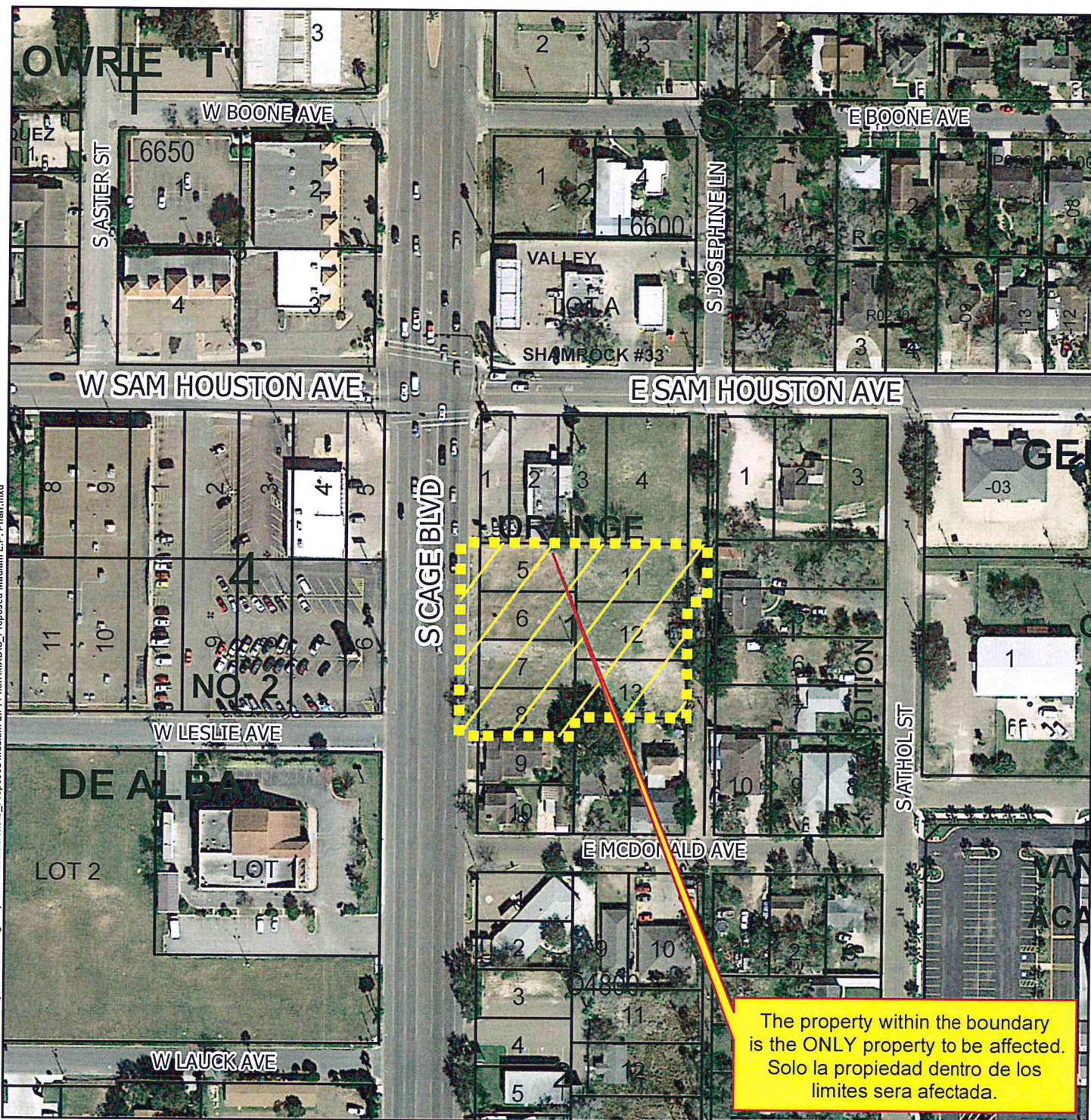


G:\City of Pharr\GIS\Projects\Proposed Subdivisions\Proposed Madiam L.P. Pharr.mxd

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





- | | | | | |
|--|---|---|---|---|
|  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 = 150 feet



Date: 2/8/2018



MEMORANDUM

DATE: MONDAY, FEBRUARY 12, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: BRENTWOOD ESTATES SUBDIVISION
FILE NO. **SUB#180101**

GENERAL INFORMATION:

APPLICANT: Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting preliminary plat approval of the proposed Brentwood Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 23.36 acre tract of land out of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 900 Block of West Ridge Road.

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

PROPERTY PROPOSED USE: Single-family use.

VARIANCES: None requested.

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

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

1. Use existing street names that align for proposed streets (provide autoCad DWG) for street naming.
2. Verify corner clips to be 30'x 30', along W. Ridge Rd.
3. Provide street lighting plan spacing shall be at 250' max.
4. Show existing R.O.W., on W. Ridge Rd., if the total R.O.W. is less than 100' will need to provide additional ROW.
5. Verify street cross section to meet City of Pharr standards.

EASEMENTS:

1. Provide 15' City of Pharr Exclusive easement between lots 16 & 17.
2. Show all existing easements.

**SIDEWALK:
ADA:**

1. Modify plat note #11, A 6 ft. sidewalk with ADA ramps and landings along W. Ridge Rd. will be constructed by the developer at subdivision construction stage.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. See attach comments.

SEWER:

1. See attach comments.

DRAINAGE:

1. Need approved drainage report signed and sealed by professional engineer.
2. Add standard stormwater detention note and modify it to specify off-site detention by ditch widening.
3. Provide a discharge permit from HCDD No. 1.
4. Provide a ditch widening approval from HCDD No.1.
5. Provide a stormwater pollution prevention plan for review.

OTHER:

1. Call out to be fully legible, south west corner of property.
2. On location map add, "W" for W. Ridge RD. and north arrow.
3. Show existing subdivision to the east side of proposed subdivision.
4. Provide curve table data for lots.
5. On lots 93 & 78, add dimension line.
6. Lot 49, where will the garage entrance be? Specify entrance on plat note
7. Provide scale for plat & true north arrow.
8. Verify acreage on description & metes & bounds.
9. Plat note #3, remove and add as legend.

10. Plat note #8, use nearest to proposed site.
11. Remove plat note #12.
12. Add to plat note and specify, type of fence, height and who will maintain it.
13. Added sheets from Carmel subdivision verify.
14. Provide tree survey or letter.
15. Provide SWPPP, one copy for review and three for finalization.
16. Need N.O.I. filed.
17. Add plat note: Owners to maintain ROW and perimeter of subdivision.
18. Remove gates between lots 10 and 11.



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



Subdivision: Brentwood Subdivision Staff Review

Reviewed By: Jacob Salinas Fire Marshal ^{9.8} Date: January 23, 2018

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:

☒ Have the proposed 8-inch waterline connect into the existing 12-inch waterline found at HEB Pharr Subdivision, and provided approved street names.

➤ Fire hydrants shall be installed at a maximum of 600ft intervals in all residential areas. One additional fire hydrant will be needed.

PRELIMINARY PLAT REVIEW FOR: *BRENTWOOD ESTATES SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B FEBRUARY 1, 2018

WATER:

- Will need 2 Valves on lot #74 (Detail A)
- Will need water service for lot # 1
- Will Need valve on lot #86 (Detail B)
- Will need to show details to Distribution connections on Ridge Rd.
- Will need water Valve in main line on Ridge Rd. for isolation purposes (Detail C)
- Will need 2 water valves to be on main line to lot #85 (Detail D)
- Water valves to be on main line for fire hydrants (Detail E)
- Follow City of Pharr Construction Standards Manual

SEWER:

- No connection to Multifamily Subdivision
(Lot #1 Brentwood Subd to Lot #10 Carmel Subd)
- Will need sewer service to lot #53
- Why do M/H end on lot #35 & 36
- Follow City of Pharr Construction Standards Manual

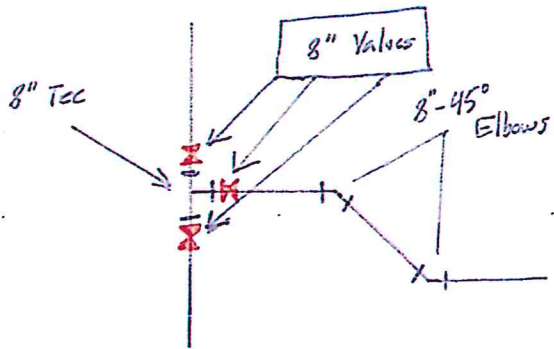
Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply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

Print Name: _____

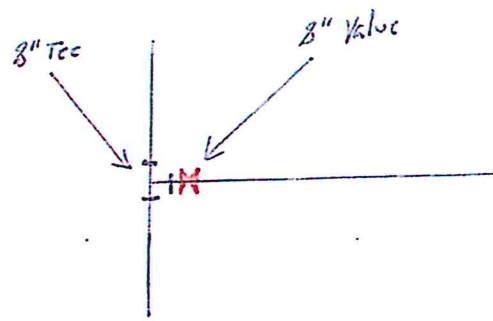
Signature: _____

Date: _____

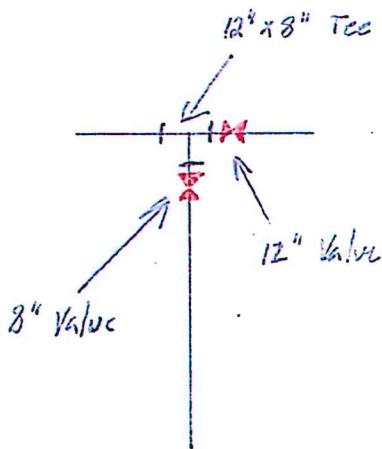
DETAIL A Lot # 74



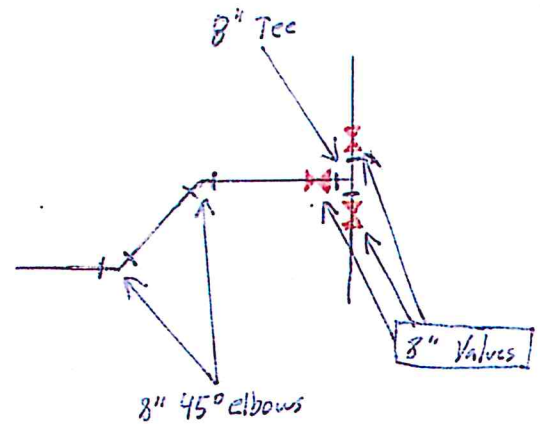
DETAIL B Lot # 86



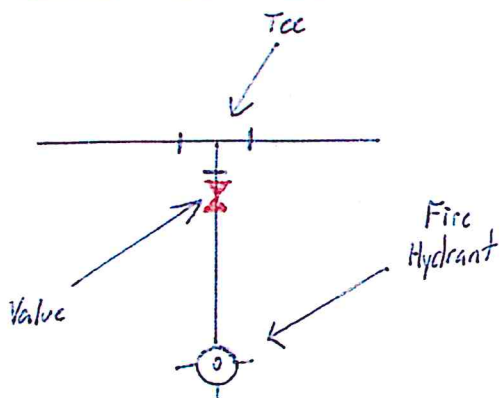
DETAIL C Ridge Rd.



DETAIL D Lot # 85



DETAIL E Hydrant Detail

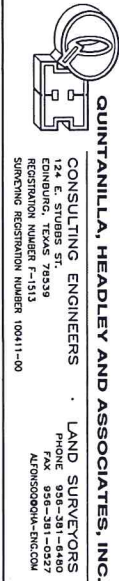


BRENTWOOD

ESTATES

1-30-2018

Revised 2-1-2018



HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 AND 134, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER CLEK'S DOCUMENT NUMBER 1823380, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

[illegible]

GENERAL NOTES:
1.- FLOOD ZONE DESIGNATION

- [illegible]

QUESTA AGENTE QUANTILLA - NOTARY PUBLIC

ORDER UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

BRITTON EDUARDO CANTU, VICE PRESIDENT
2912 S JACKSON ROAD
MCALLUM, TEXAS 78053

STATE OF TEXAS
COUNTY OF HIDALGO

ESPONDA DEVELOPMENT, LTD.
BY: ESPONDA, LLC
ITS GENERAL PARTNER

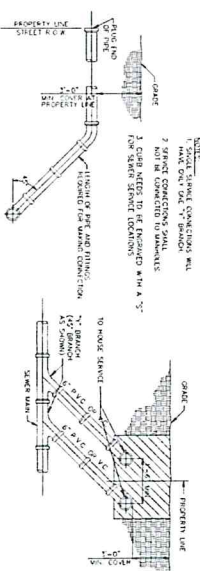
DAT

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE GREENWOOD ESTATES TRACT, BEING MORE PARTICULARLY DESCRIBED BY REFERENCE TO THE CITY OF PHOENIX AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DECLARE THAT THE ENTIRE ACRES OF THE SAID ALLEY, STREETS, PARKS, WATER COURSES, DRIVEWAYS, AND LOTS ARE NOT PLACED THEREIN SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF HIDALGO

- NOTE:
- 1- ALL WAREHOUSE CROSSING CONCERNING SANITARY SEWER SHALL BE LOCATED AT SANITARY SEWER CROSSING
 - 2- ALL WAREHOUSE CROSSING CONCERNING LOT LINE AT SANITARY SEWER CROSSING
 - 3- SANITARY SEWER CROSSING CONCERNING WAREHOUSE CROSSING SHALL BE LOCATED AT SANITARY SEWER CROSSING - 1/2" SAND FILLING



SANITARY SEWER CONNECTION
NOT TO SCALE

DATE	BY	REVISION
10/15/11	ALFONSO	1
10/15/11	ALFONSO	2
10/15/11	ALFONSO	3
10/15/11	ALFONSO	4
10/15/11	ALFONSO	5
10/15/11	ALFONSO	6
10/15/11	ALFONSO	7
10/15/11	ALFONSO	8
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10/15/11	ALFONSO	100



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER 1-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

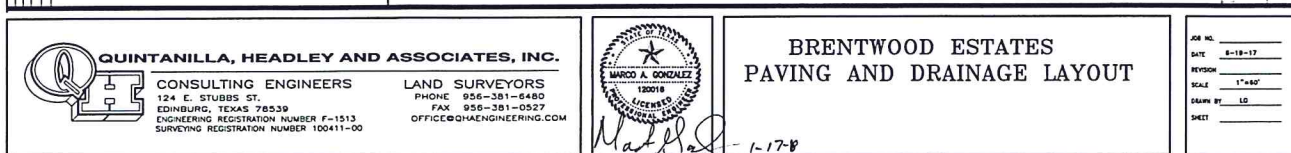


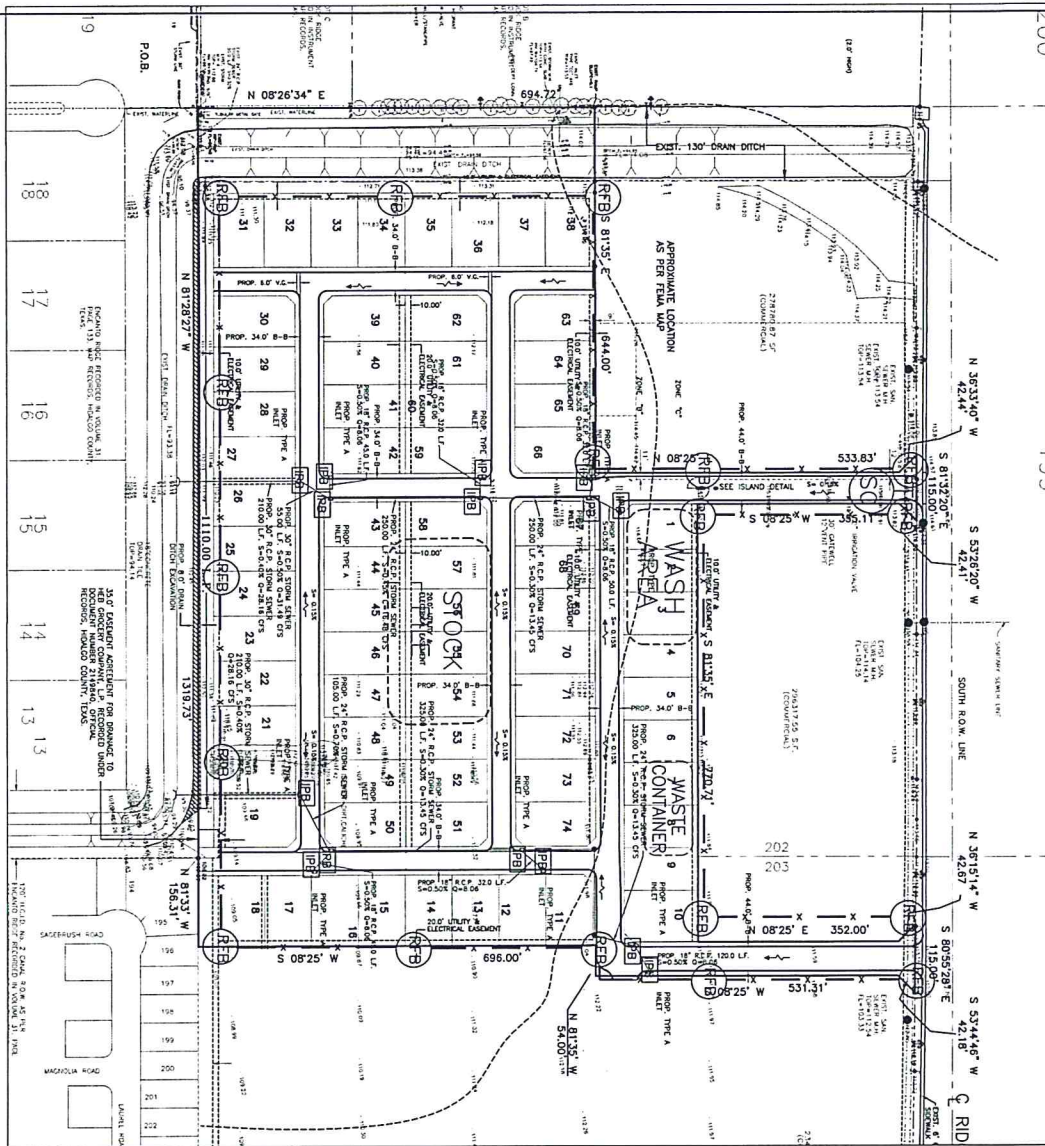
MARCO A. GONZALEZ
120016
STATE OF TEXAS

**BRENTWOOD ESTATES
SANITARY SEWER
COLLECTION SYSTEM**

Ma A. Gonzalez

DATE	8-15-17
SCALE	1"=40'
SHEET	10





NOTES: POLLUTION PREVENTION
 1.- CONTRACTOR SHALL REMOVE ALL DEPOSITS FROM
 PROPERTY ON A DAILY BASIS OR AS DIRECTED BY
 PROJECT ENGINEER.
 2.- SEDIMENTATION SHALL CONTROL DURING BY
 A. SEDIMENTATION SHALL CONTROL DURING BY
 B. SEDIMENTATION SHALL CONTROL DURING BY
 3.- CONTRACTOR SHALL MAINTAIN SLOPE OR SOO
 AS INDICATED ON THIS SHEET AND PREVENT TYPICAL
 OF SOILS.
 4.- CONTRACTOR SHALL USE 12" OF SIFT MATERIAL
 & SIFT MATERIAL AS CALLED FOR IN THE NOTE
 OF INTENT.

SCALE 1" = 100'

NOTES: EROSION CONTROL

- 1.- ALL NEWLY EXPOSED AREAS SHALL BE
 IMMEDIATELY SEED OR COVERED IMMEDIATELY
 WITHIN 14 DAYS OF EXPOSURE. ALL AREAS DISTURBED
 BY CONSTRUCTION SHALL BE SEED OR COVERED
 IMMEDIATELY.
 2.- STOCKPILE TOPSOIL FROM SITE AT DESIGNATED AREA.
 3.- CONTRACTOR SHALL MAINTAIN ALL WORK THE CONTRACT
 WITH ALL WORK BY OTHERS (ENTER ROAD AND UTILITIES TO
 CONSTRUCTION CONTRACT PROBLEMS.
 4.- CONTRACTOR SHALL MAINTAIN ALL WORK THE CONTRACT
 WITH ALL WORK BY OTHERS (ENTER ROAD AND UTILITIES TO
 CONSTRUCTION CONTRACT PROBLEMS.
 5.- CONTRACTOR SHALL MAINTAIN ALL WORK THE CONTRACT
 WITH ALL WORK BY OTHERS (ENTER ROAD AND UTILITIES TO
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 7.- CONTRACTOR SHALL MAINTAIN ALL WORK THE CONTRACT
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 CONSTRUCTION CONTRACT PROBLEMS.
 8.- CONTRACTOR SHALL MAINTAIN ALL WORK THE CONTRACT
 WITH ALL WORK BY OTHERS (ENTER ROAD AND UTILITIES TO
 CONSTRUCTION CONTRACT PROBLEMS.

LEGEND	
INLET	INLET
INLET PROTECTION BARRIER	INLET PROTECTION BARRIER
HYDROLOGICAL SEEDING	HYDROLOGICAL SEEDING
STABILIZED CONSTRUCTION EXIT	STABILIZED CONSTRUCTION EXIT
REINFORCED FILTER FABRIC BARRIER	REINFORCED FILTER FABRIC BARRIER

CONTRACTOR'S SIGNATURE AND EXPIRATION DATE	DATE
PROJECT ENGINEER'S SIGNATURE AND EXPIRATION DATE	DATE
PROJECT ENGINEER'S SIGNATURE AND EXPIRATION DATE	DATE
PROJECT ENGINEER'S SIGNATURE AND EXPIRATION DATE	DATE



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 ENGINEERING REGISTRATION NUMBER F-15113
 SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
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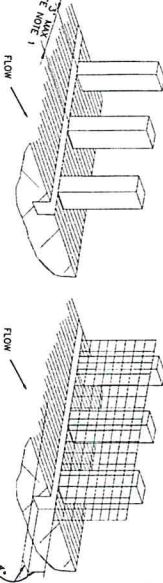
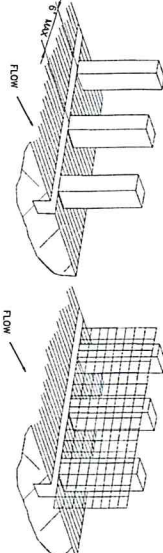
CARMEL ESTATES
 EROSION CONTROL AND
 POLLUTION PREVENTION LAYOUT

DATE	7-21-17
SCALE	1"=40'
DATE	AS

1. SET POSTS AND EXCAVE A 4"x4" TRENCH ALONG THE LINE OF POSTS (SEE NOTE 1).

2. SECURE WIRE FENCING TO POSTS (SEE NOTE 2).

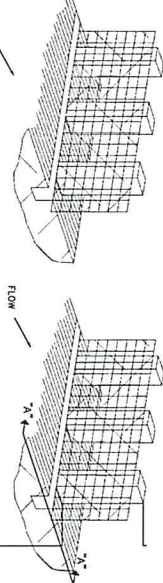
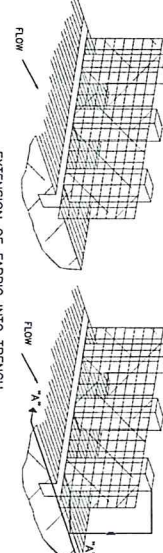
3. EXCAVE A 4"x4" TRENCH UPLOUSE ALONG THE LINE OF STAKES.



3. ATTACH FILTER MATERIAL TO WIRE FENCE AND EXTEND IT INTO THE TRENCH (SEE NOTE 3).

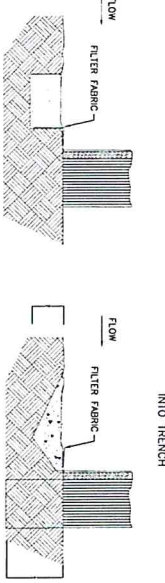
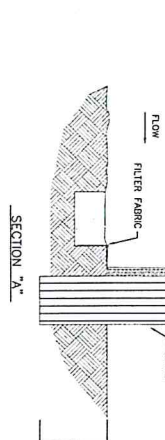
3. ATTACH FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.

4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



EXTENSION OF FABRIC INTO TRENCH

ALTERNATE V. TRENCH EXTENSION OF FABRIC INTO TRENCH



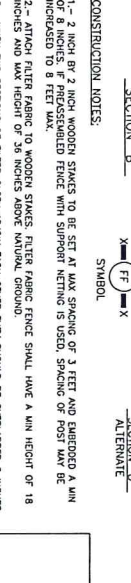
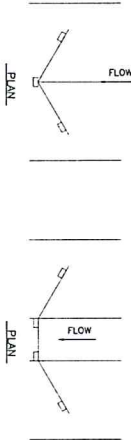
CONSTRUCTION NOTES:

1. - 2 INCH BY 2 INCH WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN OF 12 INCHES.

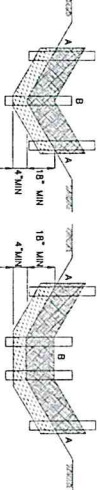
2. - WIRE FENCE TO BE FASTENED SECURELY TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.

3. - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POST AND TOLDED.

4. - SEE STANDARD SPECIFICATION FOR FILTER FABRIC FENCE.



POINTS A SHOULD BE HIGHER THAN POINT B, OR AT TOP OF BANK (TOP)



TRAPEZOIDAL SECTION/ELEVATION

TRAPEZOIDAL SECTION/ELEVATION

CONSTRUCTION NOTES:

1. - SET 2 INCH BY 2 INCH WOODEN STAKES SPACED A MAX OF 6 FEET APART AND EMBEDDED A MIN OF 12 INCHES.

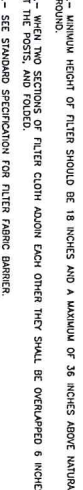
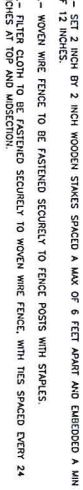
2. - WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH STAKES.

3. - FILTER CLOTH TO BE FASTENED SECURELY TO WOODEN STAKES, WITH RES SPACED EVERY 24 INCHES AT TOP AND UNDERSTOCK.

4. - MINIMUM HEIGHT OF FILTER SHOULD BE 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE NATURAL GROUND.

5. - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 6 INCHES AT THE POSTS, AND TOLDED.

6. - SEE STANDARD SPECIFICATION FOR FILTER FABRIC BARRIER.

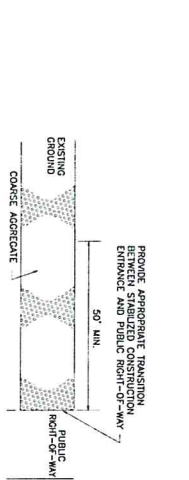
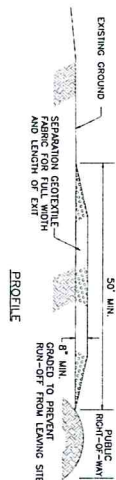
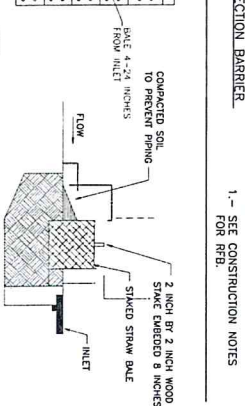
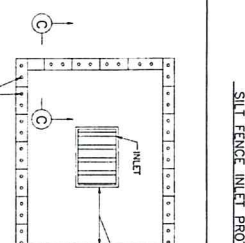
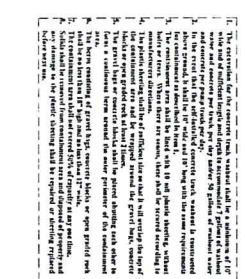
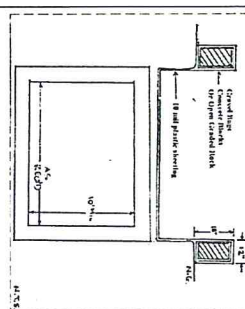


REINFORCED FILTER FABRIC BARRIER

REINFORCED FILTER FABRIC BARRIER

CONCRETE TRUCK WASHOUT DETAIL

CONCRETE TRUCK WASHOUT DETAIL



CONSTRUCTION NOTES:

1. - LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.

2. - THICKNESS SHALL BE NOT LESS THAN 8 INCHES.

3. - WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

4. - STABILIZATION FOR OTHER AREAS HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.

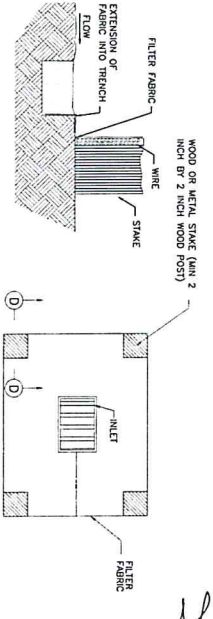
5. - STABILIZED AREA MAY BE MODIFIED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.

6. - SEE STANDARD SPECIFICATION FOR STABILIZED CONSTRUCTION EXIT.

7. - STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.

STABILIZED CONSTRUCTION EXIT

STABILIZED CONSTRUCTION EXIT

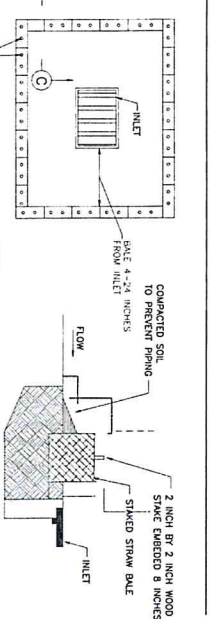


SILT FENCE INLET PROTECTION BARRIER

SILT FENCE INLET PROTECTION BARRIER

CONSTRUCTION NOTE:

1. - SEE CONSTRUCTION NOTES



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 77535
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-361-6480
FAX 956-361-9556
Office@qhengineering.com

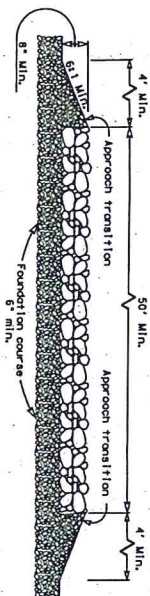
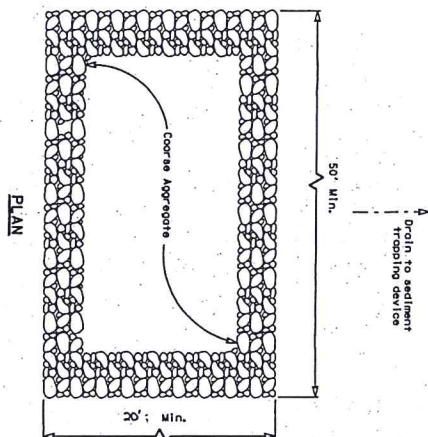


CARMEL ESTATES
EROSION CONTROL
AND POLLUTION
PREVENTION PLAN

JOB NO.	FEI. 21. 2008
DATE	
REVISION	
SCALE	1" = 20'
DRAWN BY	MO
SHEET	

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by the TCEQ for any purpose whatsoever. TCEQ assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

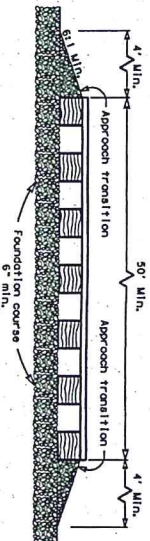
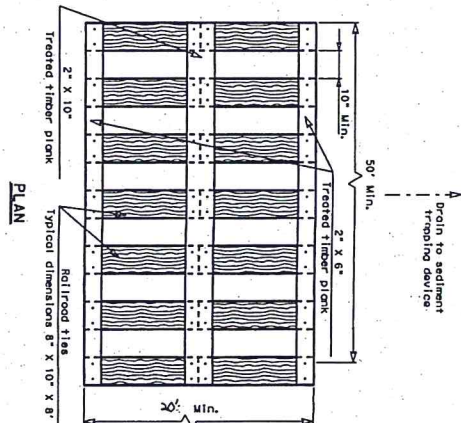
DATE: FILE:



CONSTRUCTION EXIT (TYPE 1)

GENERAL NOTES

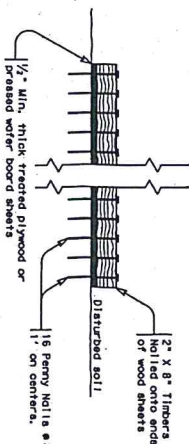
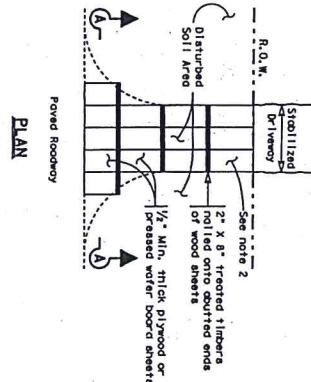
1. The length of the type 1 construction exit shall be as indicated on the plans, but not less than 50'.
2. The coarse aggregate should be open graded with a size of 4" to 8".
3. The approach transitions should be no steeper than 6:1 and constructed as directed by the Engineer.
4. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
5. The construction exit shall be graded to allow drainage to a sediment trapping device.
6. The guidelines shown herein are suggestions only and may be modified by the Engineer.



CONSTRUCTION EXIT (TYPE 2)

GENERAL NOTES

1. The length of the type 2 construction exit shall be as indicated on the plans, but not less than 50'.
2. The treated timber planks shall be attached to the railroad ties with 1/2" x 6" min. lag bolts. Other fasteners may be used as approved by the Engineer.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The approach transitions shall be no steeper than 6:1 and constructed as directed by the Engineer.
5. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
6. The construction exit shall be graded to allow drainage to a sediment trapping device.
7. The guidelines shown herein are suggestions only and may be modified by the Engineer.



CONSTRUCTION EXIT (TYPE 3)

GENERAL NOTES

1. The length of the type 3 construction exit shall be as shown on the plans, or as directed by the Engineer.
2. The type 3 construction exit may be constructed from open graded crushed stone with a size of two to four inches spread a min. or 4" thick to the limits shown on the plans.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The guidelines shown herein are suggestions only and may be modified by the Engineer.

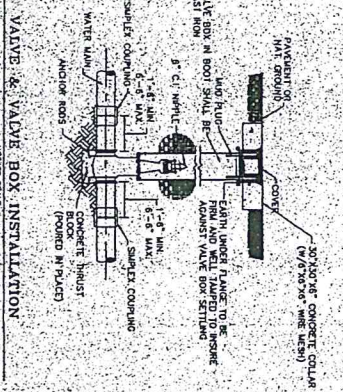
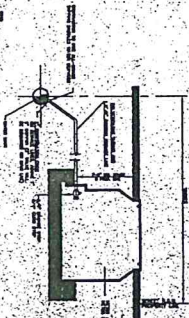
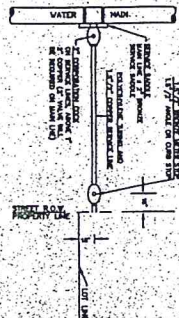
Texas Department of Transportation
Design Division Standard

**TEMPORARY EROSION,
SEDIMENT AND WATER
POLLUTION CONTROL MEASURES**

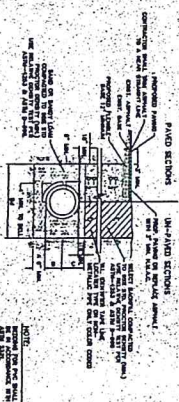
CONSTRUCTION EXITS

EC (3) -93

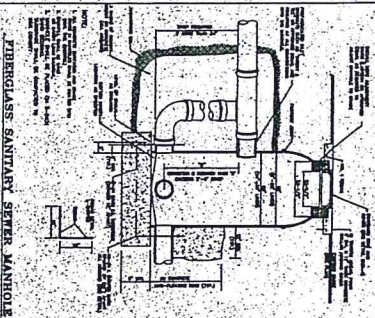
DATE	02/23/93	DESIGNED	INCHES	1/8"
DRAWN	J. L. W.	CHECKED	BY	1/8"
APPROVED		DATE	02/23/93	
REVISION		NO.		
		DATE		
		NO.		
		DATE		
		NO.		



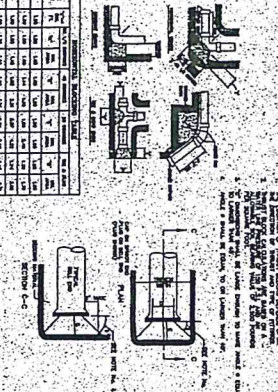
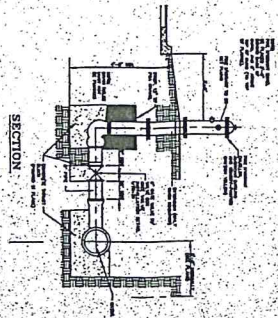
VALVE & VALVE BOX INSTALLATION
NOT TO SCALE



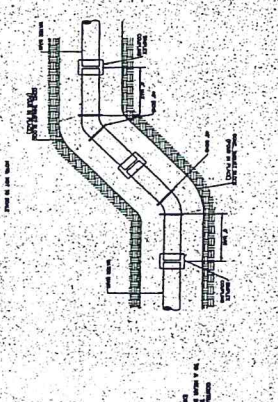
TRENCH BEDDING CIRCULAR PIPE (WATER)
NOT TO SCALE



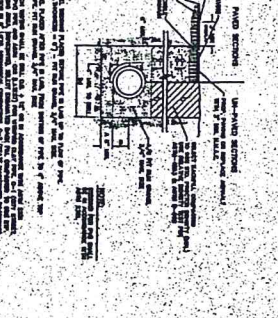
FIBERGLASS SANITARY SEWER MANHOLE
NOT TO SCALE



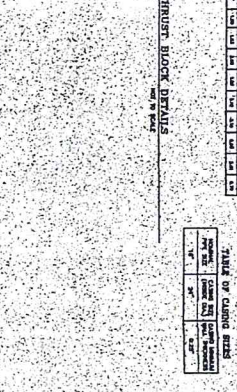
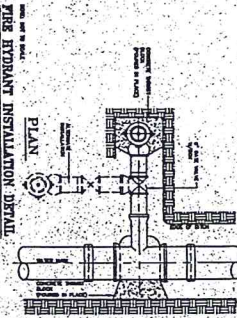
THRUST BLOCK DETAILS
NOT TO SCALE



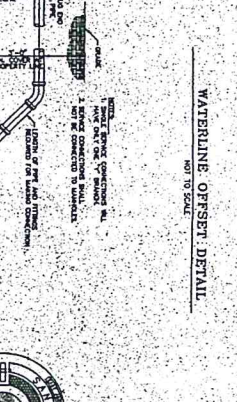
WATERLINE OFFSET DETAIL
NOT TO SCALE



TRENCH BEDDING CIRCULAR PIPE (SANITARY SEWER)
NOT TO SCALE



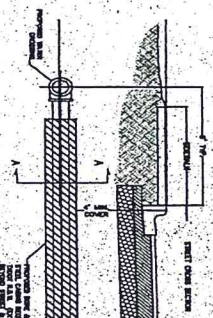
PIPE HYDRANT INSTALLATION DETAIL
NOT TO SCALE



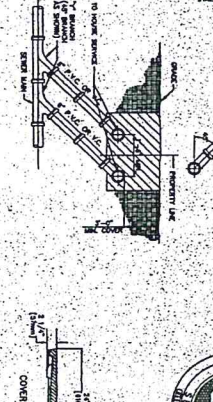
SANITARY SEWER SERVICE CONNECTION
NOT TO SCALE



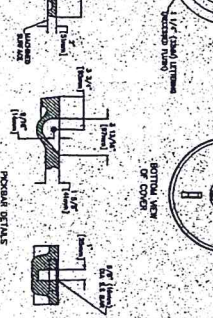
TRENCH BEDDING CIRCULAR PIPE (SANITARY SEWER)
NOT TO SCALE



BORE & CASING DETAIL
NOT TO SCALE



TRENCH BEDDING CIRCULAR PIPE (WATER)
NOT TO SCALE



TRENCH BEDDING CIRCULAR PIPE (SANITARY SEWER)
NOT TO SCALE

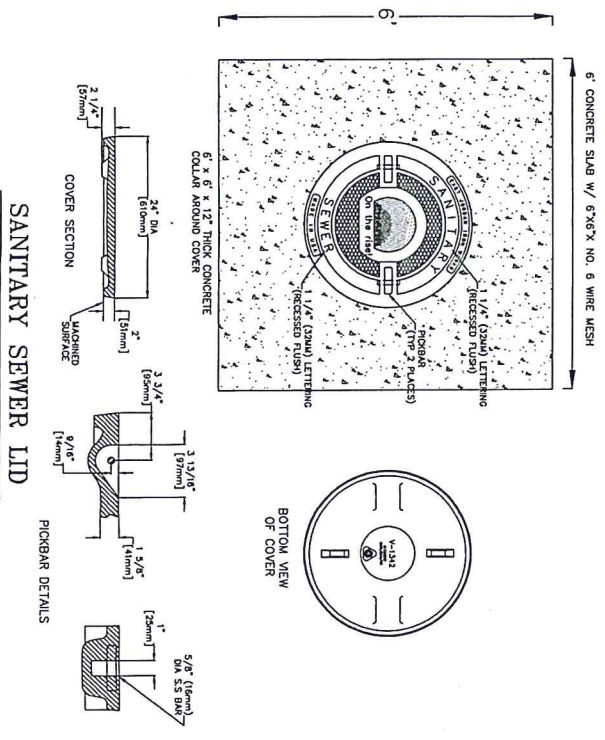
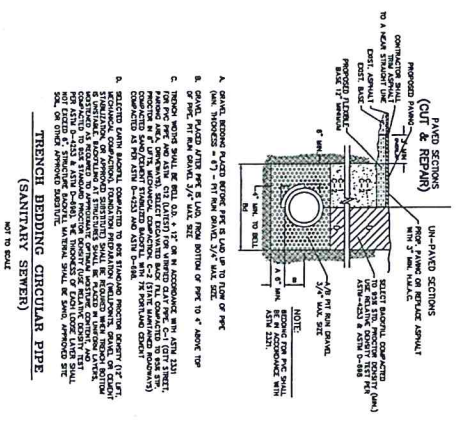
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDDINGBURG, TEXAS 78837
REGISTRATION NUMBER P-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 808-381-8480
FAX 808-381-0827
info@qhengineering.com
www.qhengineering.com



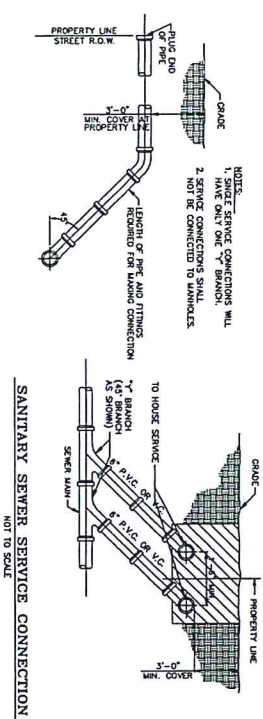
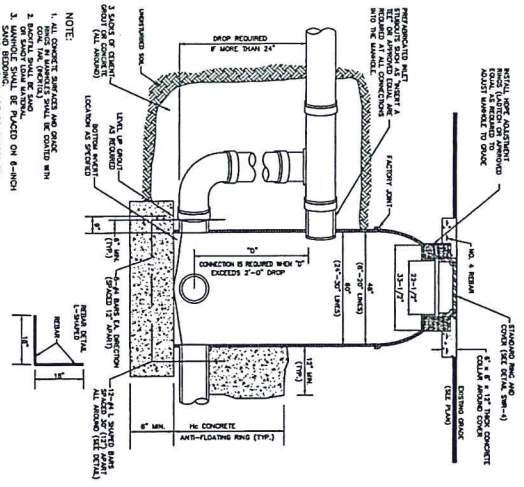
CITY OF PHARR
WATER DISTRIBUTION & SANITARY SEWER COLLECTION
DETAIL SHEET

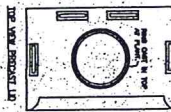
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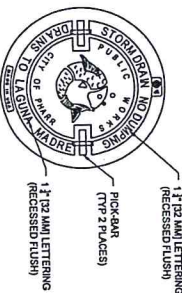
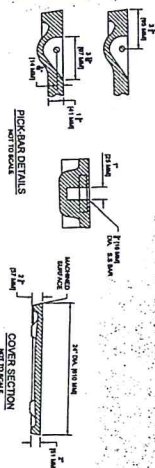
FIBERGLASS SANITARY SEWER MANHOLE

NOT TO SCALE

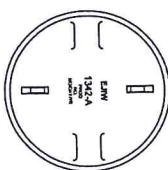




- PRECAST TYPE "A" INLET DETAIL
NOT TO SCALE

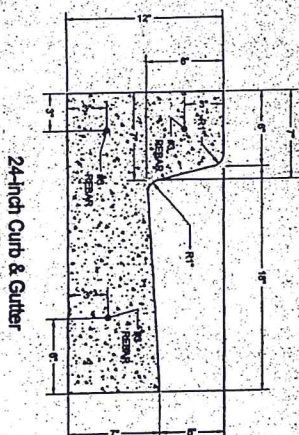
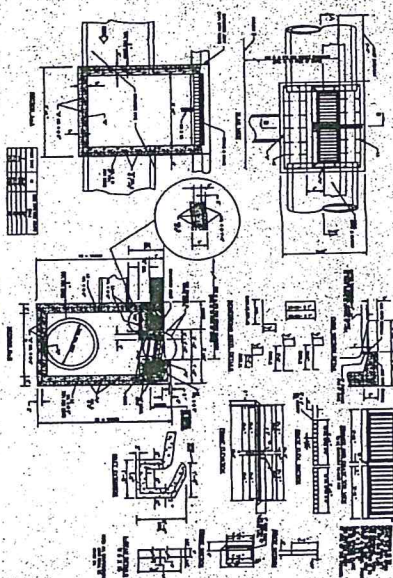
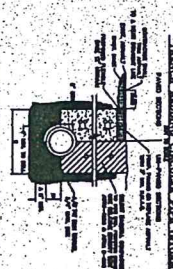
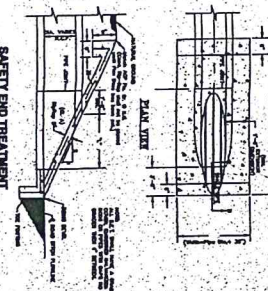
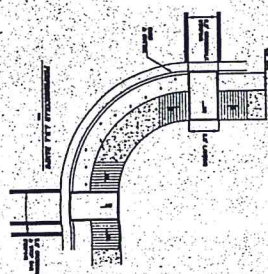
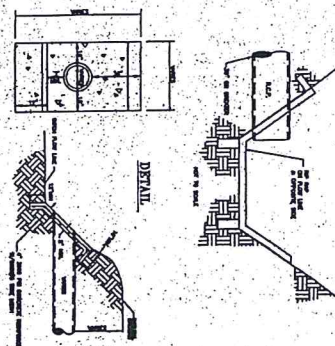
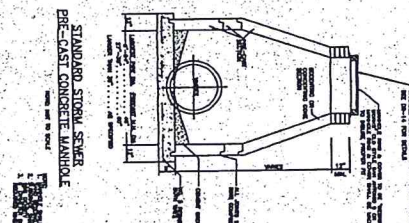
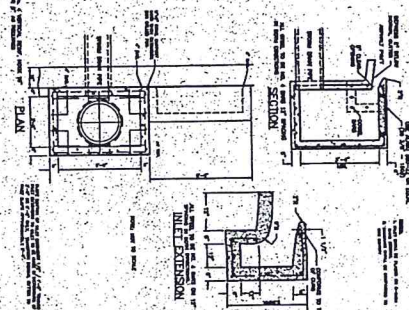


- Product Number: 00134317
- Design Features:
 - Materials: Gray Iron (CL35B)
 - Open Area: n/a
 - Coating: Undipped
 - Designates Machinery: Surfood



COVER BOTTOM VIEW
NOT TO SCALE

NOTE: NOT TO SCALE
STORM MANHOLE COVER DETAILS

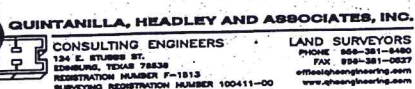


24-inch Curb & Gutter

SAFETY END TREATMENT

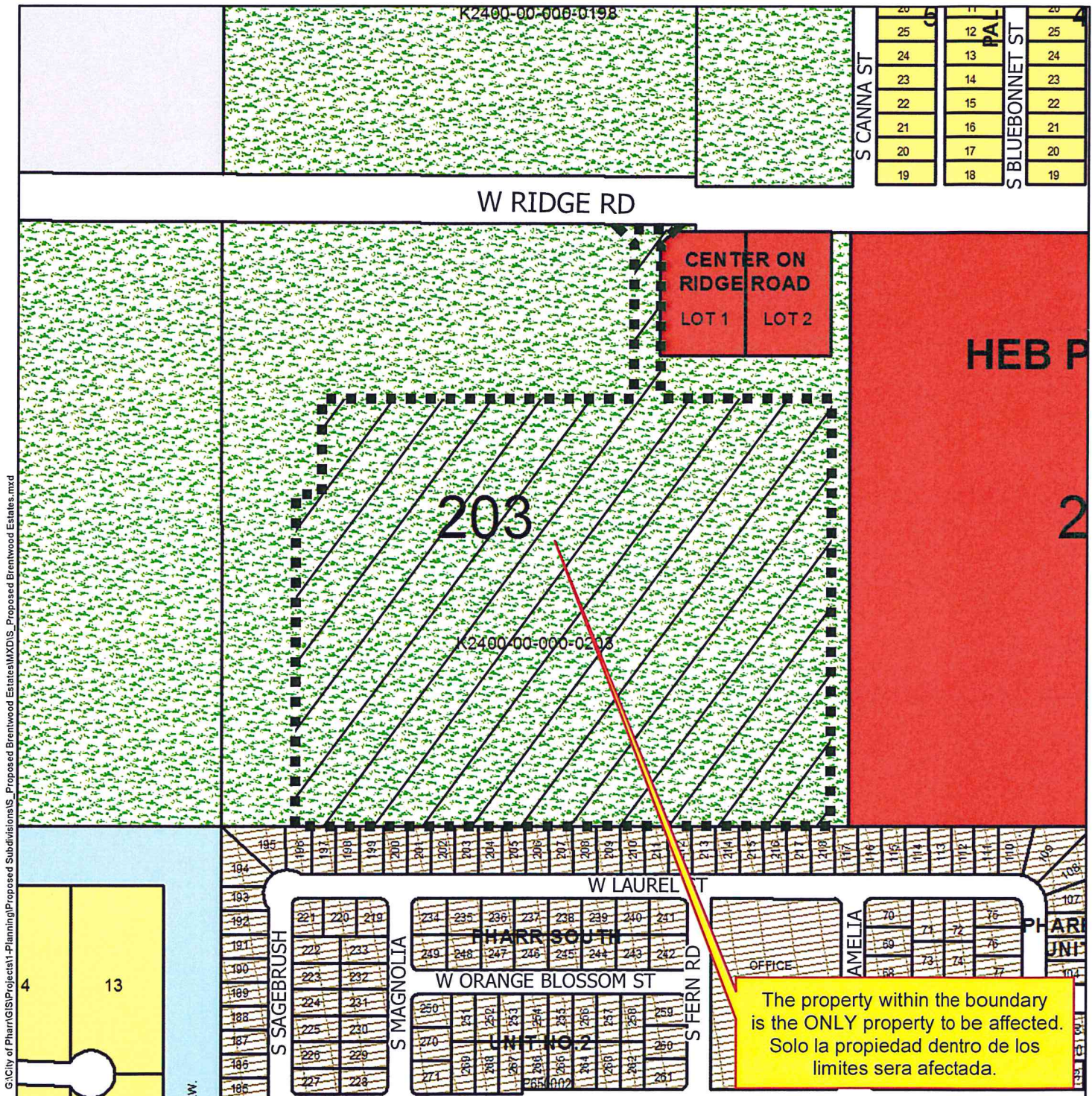
The following is a list of the names of the persons who have been appointed to the various positions in the various departments of the Government of the State of New York, for the year 1900:

The following is a list of the names of the persons who have been appointed to the various positions in the various departments of the Government of the State of New York, for the year 1900:



CITY OF PHARR
PAVING AND DRAINAGE
STANDARD DETAIL SHEET

AND NO. _____
 NAME _____
 ADDRESS _____
 CREDIT BY _____
 PHONE _____



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



MEMORANDUM

DATE: MONDAY, FEBRUARY 12, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CARMEL ESTATES SUBDIVISION FILE NO. SUB#180102
--

GENERAL INFORMATION:

APPLICANT: Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting preliminary plat approval of the proposed Carmel Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 28.27 acre tract of land out of Lots 202 and 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1000 Block of West Ridge Road.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O) and High Density Multi-Family District (R-4). The adjacent zones are Agricultural and/or Open Space District (A-O) and High Density Multi-Family District (R-4) to the north and west, Agricultural and/or Open Space District (A-O) to the east and Single Family Residential District (R-1) and Mobile Home District (R-MH) to the south. The property is designated for multi-family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Multi-family use.

VARIANCES: None requested.

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

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

1. Use existing street names that align for proposed streets (provide autoCad DWG) for street naming.
2. Verify corner clips to be 30'x 30', along W. Ridge Rd.
3. Provide street lighting plan spacing shall be at 250' max.
4. Show existing R.O.W., on W. Ridge Rd., if the total R.O.W. is less than 100' will need to provide additional ROW.
5. Type 3 barricades to be included at street offset.
6. End street in front of lot 18, at the ROW line for the HCDD No. 1.
7. Verify street cross section to meet City of Pharr standards.

EASEMENTS:

1. Show all existing easements.
2. Utility easements shall be 15' exclusive to the City of Pharr.
3. Show any gas easements for gas well if any, any gas lines locations that run through the property.

**SIDEWALK:
ADA:**

1. Modify plat note #11, A 6 ft. sidewalk with ADA ramps and landings along W. Ridge Rd. will be constructed by the developer at subdivision construction stage.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. See attach comments.

SEWER:

1. See attach comments.

DRAINAGE:

1. Verify the call out name for drain ditch south and west of property.
2. Need approved drainage report signed and sealed by professional engineer.
3. Add standard stormwater detention note and modify it to specify off-site detention by ditch widening.
4. Provide a discharge permit from HCDD No. 1.
5. Provide a ditch widening approval from HCDD No.1.
6. Provide a stormwater pollution prevention plan for review.

OTHER:

1. Call out to be fully legible, west of property.
2. On location map add, "W" for W. Ridge RD. and north arrow.
3. Provide curve table data for lots.
4. Provide scale for plat & true north arrow.

5. Verify acreage on description & metes & bounds.
6. Plat note #3, remove and add as legend.
7. Plat note #8, use nearest to proposed site.
8. Remove plat note #9.
9. Add a plat note and specify, type of fence, height and who will maintain it.
10. Added sheets from Carmel subdivision verify.
11. Provide tree survey or letter.
12. Provide SWPPP, one copy for review and three for finalization.
13. Need N.O.I. filed.
14. Add plat note: Owners to maintain ROW and perimeter of subdivision.
15. Remove gate between Lot 1.

Subdivision: Carmel Subdivision Plat ReviewReviewed By: Jacob Salinas Fire Marshal *JS* Date: January 30, 2018

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 or better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire 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:

☒ Have the proposed 8-inch waterline running with a flush valve extend found by Lot 30 and 31 connect into the existing 8-inch waterline found at The Garden Ridge Subdivision, and provided approved street names.

PRELIMINARY PLAT REVIEW FOR: *CARMEL ESTATES SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B FEBRUARY 1, 2018

WATER:

- Exclusive to the City of Pharr Utility Easements need to be 15'
- All water valves need to be on Main Line for lots # 39,62,50,51
- (Detail A),(Detail B), (Detail C), (Detail D)
- On lot 's #58,59,66,67 will need to have line connections to be straight (Detail E)
- All valves to fire hydrants need to be on main line (Detail F)
- On Lot #67 will need water valve on the North side of the Tee (Detail G)
- On lot #43 will need water valve on the E. Side of the Tee (Detail H)
- Will need to connect water line from lot 30 to Brook Ridge Subdivision
- Need to provide water service details for all lots
- Follow City of Pharr Construction Standards Manual

SEWER:

- Exclusive to the city of Pharr Utility Easements need to be 15'
- Sewer main line to be 8" SDR 26
- Recommendation to redirect flow from los#7,8,9,10 to flow to the W.
- Sewer line not to connect to Brentwood Subdivision
- Will need sewer services for lot's #8 & 9
- Need to correct wording from 16" casing on lot #42
- Follow City of Pharr Construction Standards Manual

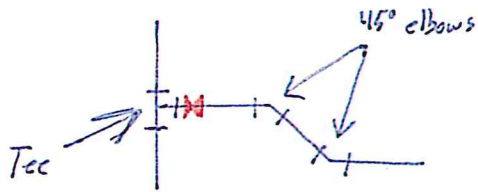
Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply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

Print Name: _____

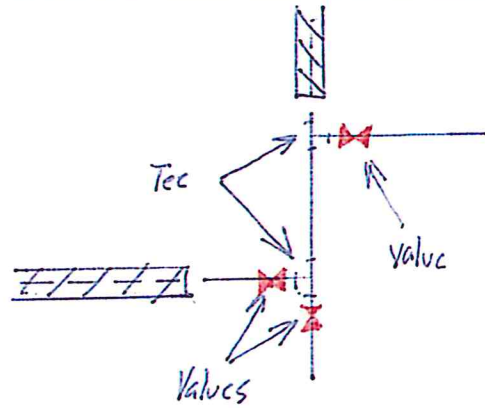
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Date: _____

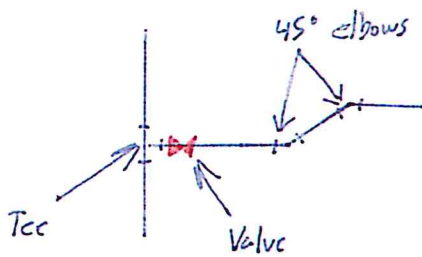
DETAIL A Lot # 39



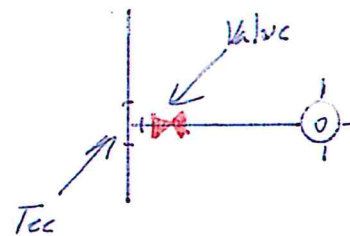
DETAIL E Lots # 58, 59, 66 + 67



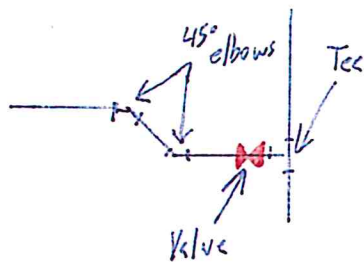
DETAIL B Lot # 62



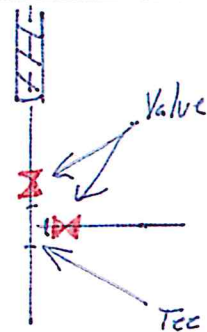
DETAIL F Fire Hydrant Detail



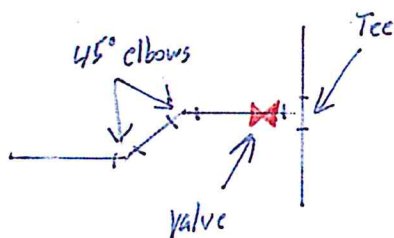
DETAIL C Lot # 51



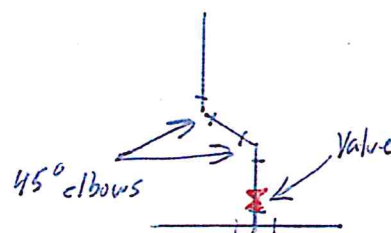
DETAIL G Lot # 67



DETAIL D Lot # 50



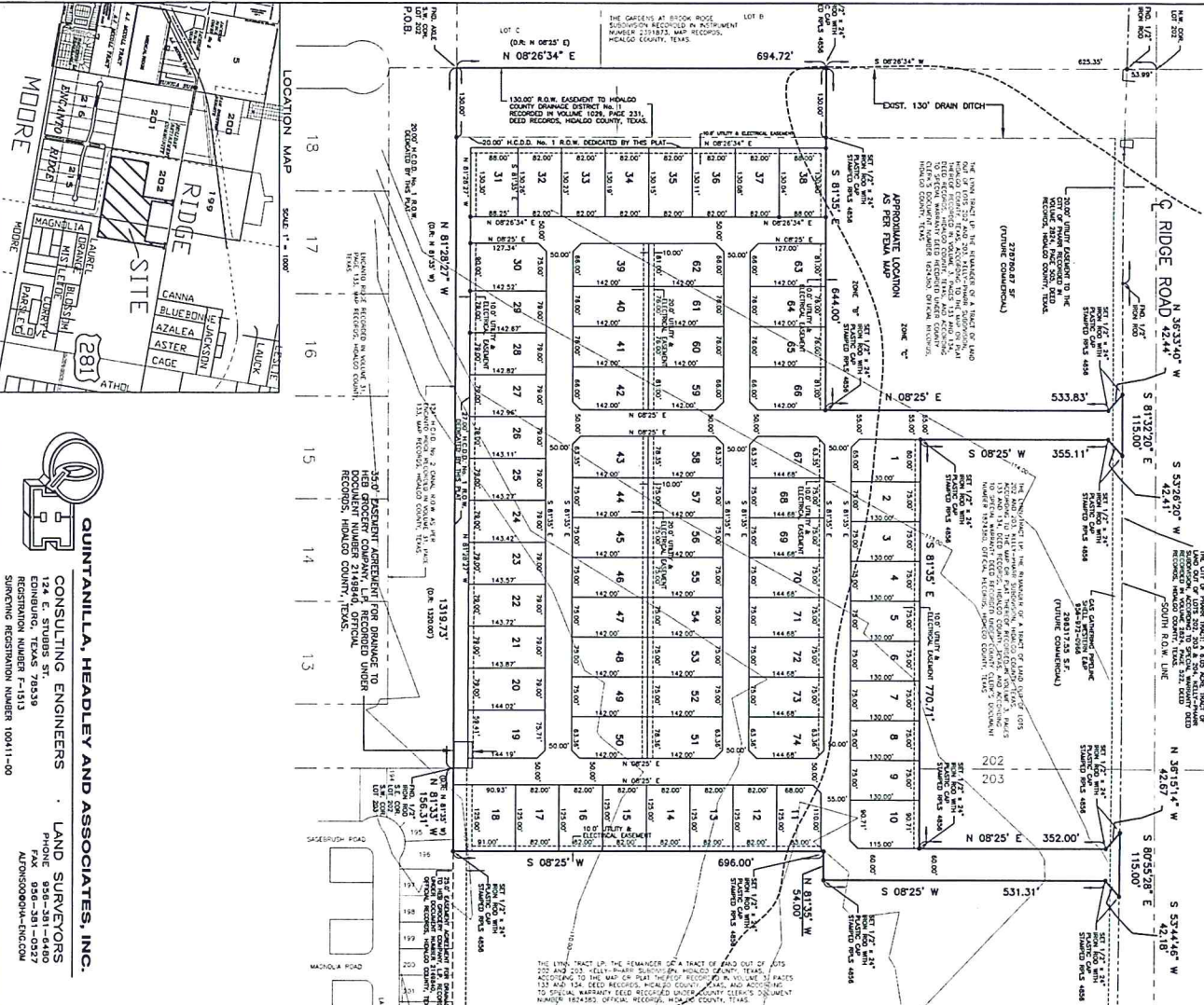
DETAIL H Lot # 43



Revised 2-1-2018

CHARMEI CURRIE

1-30-2018



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
124 E. STUBBS ST.
EDWING, TEXAS 75839
REGISTRATION NUMBER P-1513
SURRENDER REGISTRATION NUMBER 100411-00
PHONE 826-381-4680
FAX 826-381-4682
AEDS00094-ENCL-00

CARMEL ESTATES

A 28.27 ACRE TRACT OF LAND OUT OF LOTS 202 AND 203, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, BEING THE MAP OR PLAT OF THE KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO THE SURVEY OF THE KELLY-PHARR SUBDIVISION, CLERK'S DOCUMENT NUMBER 182380, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



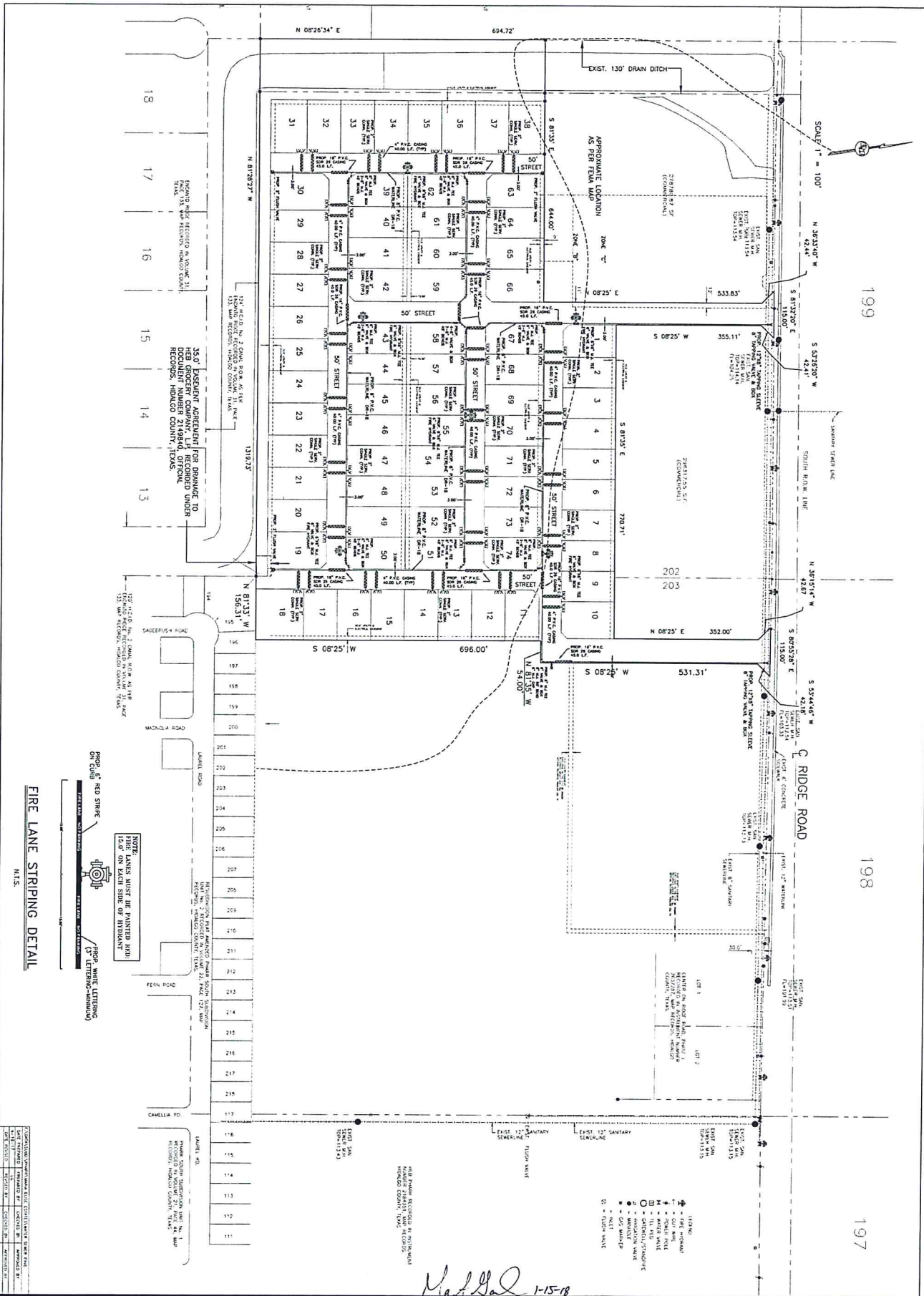
[Signature]
ALFONSO GONZALEZ
CLERK OF THE DISTRICT COURT
HIDALGO COUNTY, TEXAS
NOVEMBER 3, 2017

GENERAL NOTES:
1. - 1000' ZONE COORDINATE ZONE 17
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[Signature]
ALFONSO GONZALEZ
CLERK OF THE DISTRICT COURT
HIDALGO COUNTY, TEXAS
NOVEMBER 3, 2017

STATE OF TEXAS
COUNTY OF HIDALGO
CLERK OF THE DISTRICT COURT
HIDALGO COUNTY, TEXAS
NOVEMBER 3, 2017
FILED FOR RECORD IN
HIDALGO COUNTY
ARTIFICIAL RECORDS
HIDALGO COUNTY CLERK
ON: _____ AT: _____ AM/PM
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY





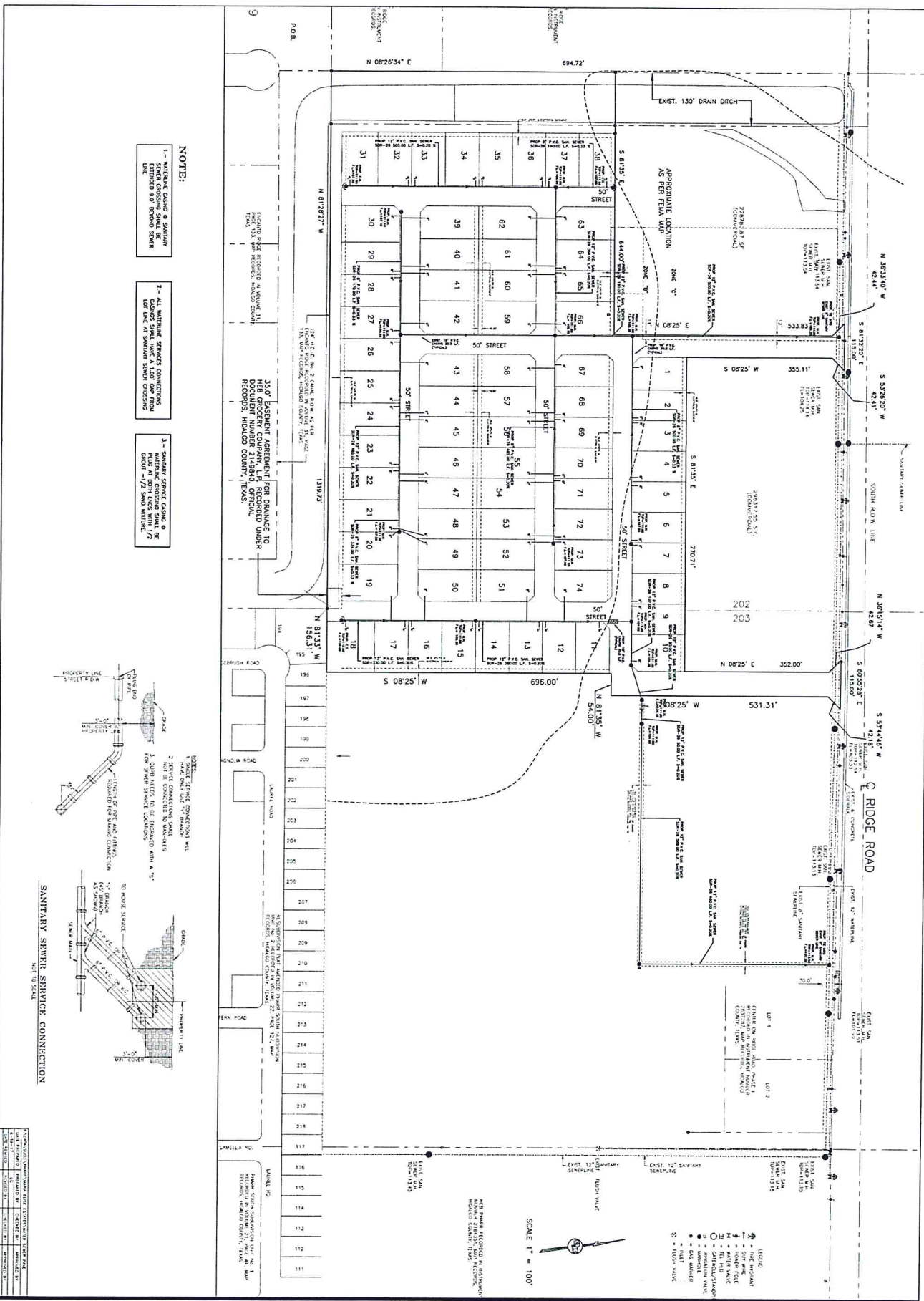
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00



MARCO A. GONZALEZ
120016
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

**CARMEL ESTATES
WATER DISTRIBUTION
SYSTEM LAYOUT**

JOB NO.	8-18-17
DATE	8-18-17
REVISION	
SCALE	1"=100'
DRAWN BY	LS
CHECKED BY	





QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00



MARCO A. GONZALEZ
100016
LICENSED

CARMEL ESTATES
SANITARY SEWER
COLLECTION SYSTEM

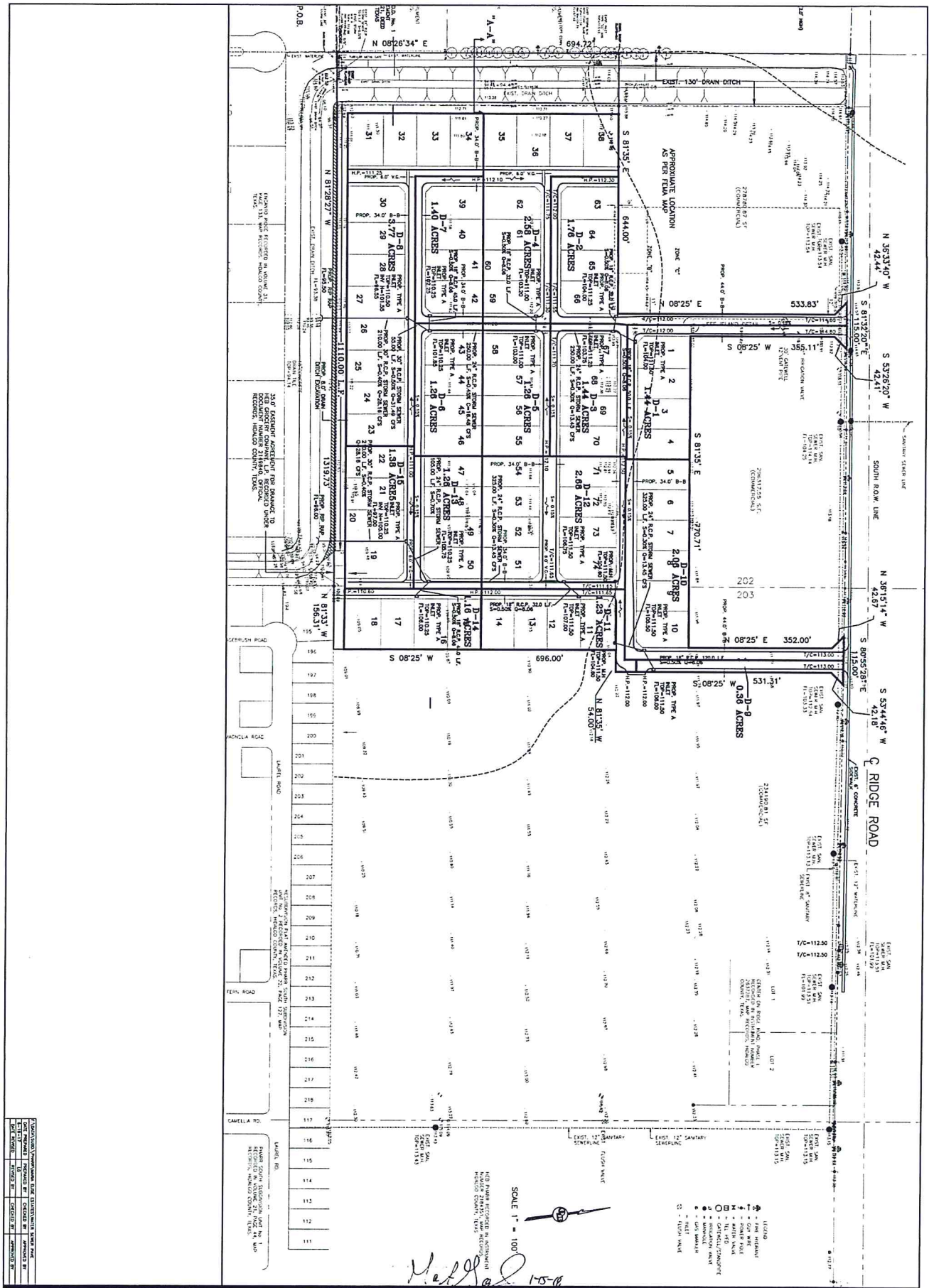
Ma A. Gonzalez 1-0-8

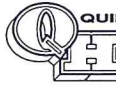
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REVISION: 1-8-18
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DRAWN BY: LD
SHEET

124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE: 956-381-6480
FAX: 956-381-6480
ALFONSO@QHA-ENG.COM

124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE: 956-381-6480
FAX: 956-381-6480
ALFONSO@QHA-ENG.COM

JOB NO. _____
DATE 8-18-17
REVISION _____
SCALE 1"=60'
DRAWN BY LG
SHEET _____





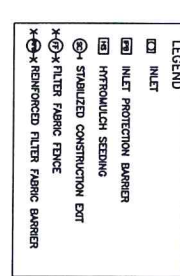
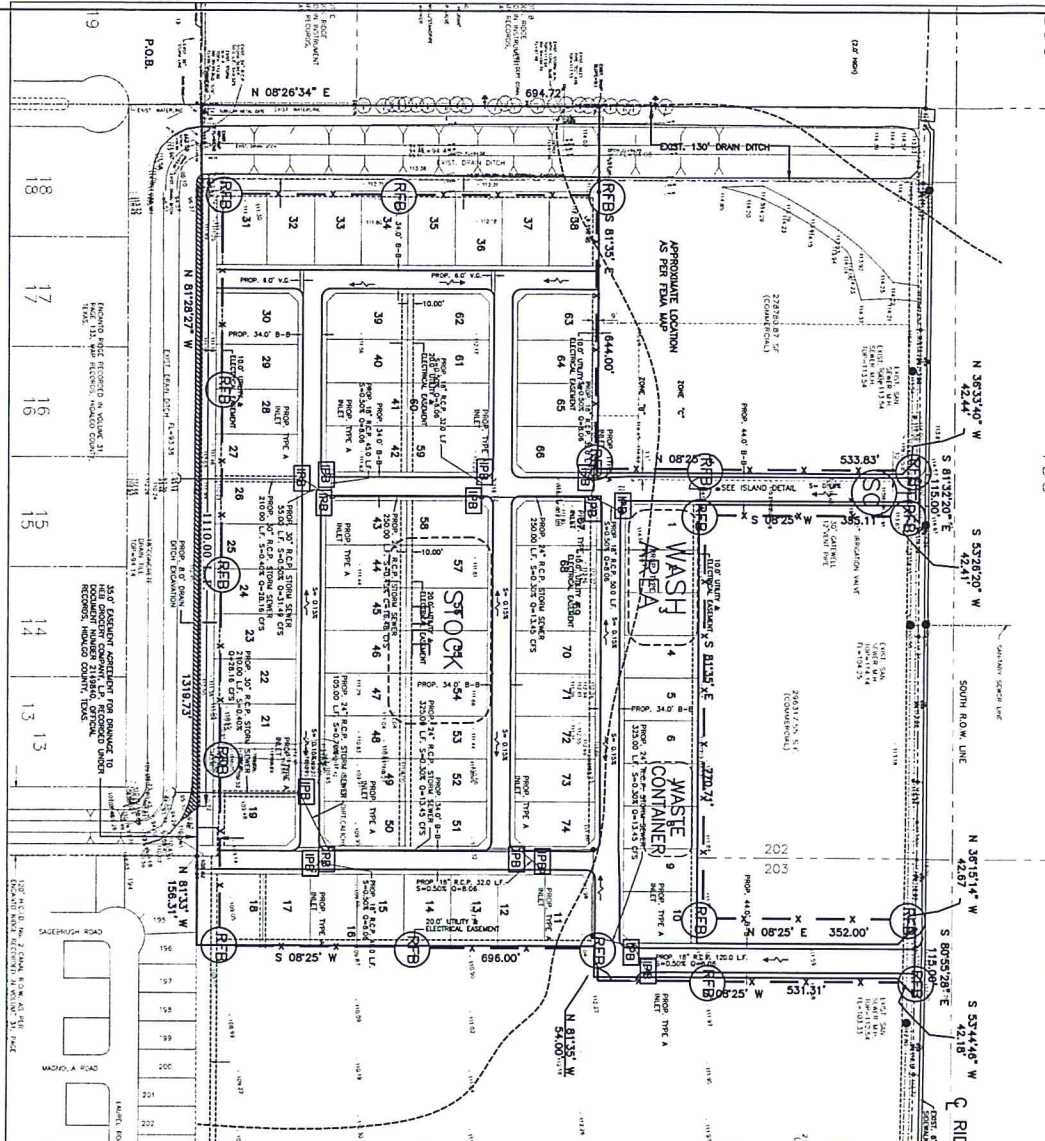
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOGONZALEZ@QHA-ENG.COM



**CARMEL ESTATES
DRAINAGE AREAS**

DATE	8-18-17
REVISION	
SCALE	1"=100'
DRAWN BY	LD
CHECK	



- NOTES: EROSION CONTROL
- 1.- ALL NON-PAVED DISTURBED AREAS SHALL BE MAINTAINED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESEEDING, SEEDING BY EROSION OR CONSTRUCTION SHALL BE RESEEDING, SEEDING BY EROSION OR CONSTRUCTION SHALL BE RESEEDING.
 - 2.- STORMWATER TREATMENT SHALL BE AT DESIGNATED AREA.
 - 3.- CONSTRUCTION SHALL COORDINATE ALL WORK WITH THE CONTRACT SCHEDULING WHICH MAY OR MAY NOT OCCUR DURING THE CONSTRUCTION PERIOD.
 - 4.- CONSTRUCTION TEMPORARY CONSTRUCTION ENTRANCES AND WEATHER SURFACE OUTLET AND CONSTRUCTION AREA (ALL WEATHER SURFACE OUTLET AND CONSTRUCTION AREA) SHALL BE SHOWN ON THE PLAN.
 - 5.- CONSTRUCTION TEMPORARY SEDIMENT TRAPS AND BASINS AS SHOWN ON THE PLAN.
 - 6.- CONSTRUCTION TEMPORARY SIX FENCES AS SHOWN ON THE PLAN.
 - 7.- CONSTRUCTION TEMPORARY SIX FENCES AS SHOWN ON THE PLAN.
 - 8.- CONSTRUCTION TEMPORARY SIX FENCES AS SHOWN ON THE PLAN.
- NOTES: POLLUTION PREVENTION
- 1.- CONSTRUCTION SHALL MAINTAIN SIX DEPOSITS FROM ROADWAY ON A DAILY BASIS OR AS DIRECTED BY PROJECT ENGINEER.
 - 2.- CONSTRUCTION SHALL CONTROL DUSTING BY WATERING.
 - 3.- CONSTRUCTION SHALL MAINTAIN SEED OR SOIL ON ALL DISTURBED AREAS.
 - 4.- CONSTRUCTION SHALL MAINTAIN SEED OR SOIL ON ALL DISTURBED AREAS.
 - 5.- CONSTRUCTION SHALL MAINTAIN SEED OR SOIL ON ALL DISTURBED AREAS.
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 - 7.- CONSTRUCTION SHALL MAINTAIN SEED OR SOIL ON ALL DISTURBED AREAS.
 - 8.- CONSTRUCTION SHALL MAINTAIN SEED OR SOIL ON ALL DISTURBED AREAS.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 124 E. STURGES ST.
 EDINBURG, TEXAS 78539
 ENGINEERING REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
 PHONE 956-381-6480
 FAX 956-381-0527
 OFFICE@QHAENGINEERING.COM

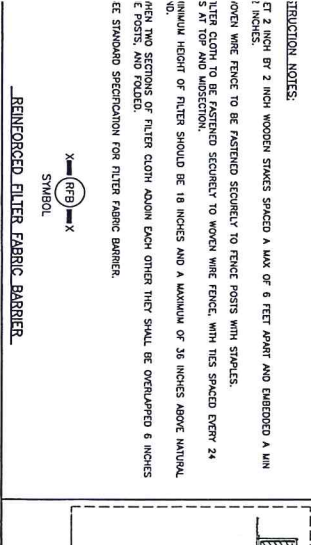
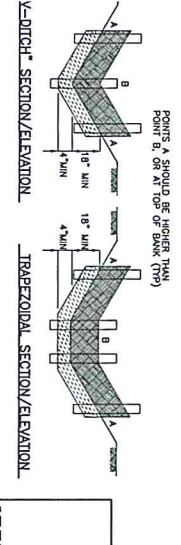
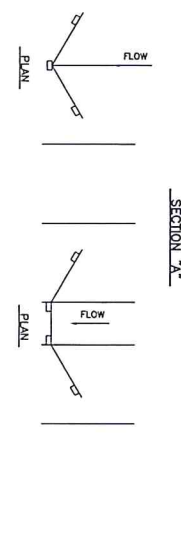
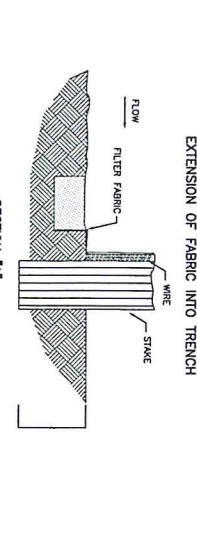
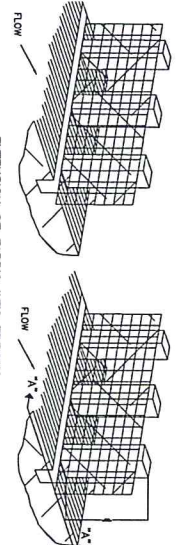
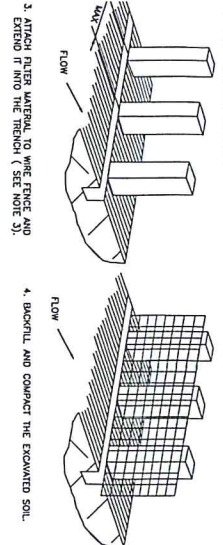


CARMEL ESTATES
EROSION CONTROL AND
POLLUTION PREVENTION LAYOUT

DATE	2-21-17
REVISION	
SCALE	1"=50'
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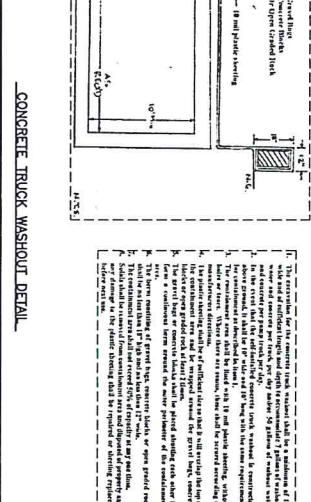
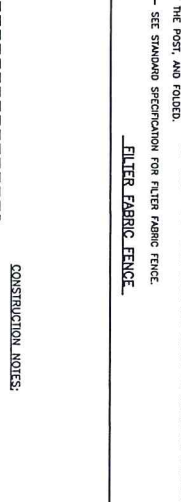
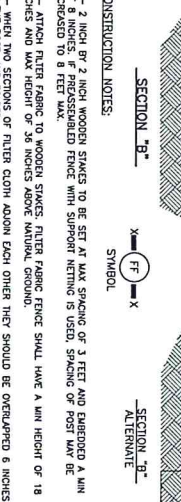
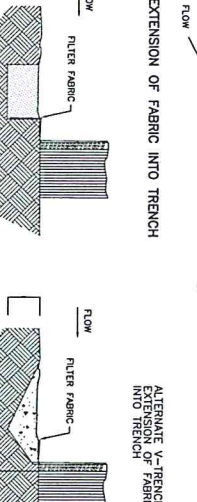
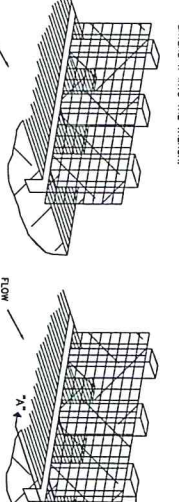
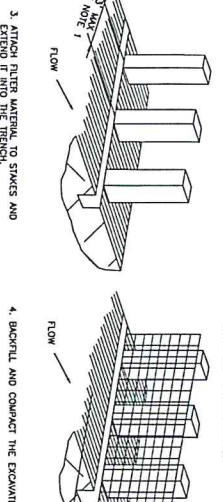
1. SET POSTS AND EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG LINE OF POSTS (SEE NOTE 1).

2. SECURE WIRE FENCING TO POSTS (SEE NOTE 2).



1. SET POSTS AT REQUIRED SPACING.

2. EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



1. LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.

2. THICKNESS SHALL BE NOT LESS THAN 8 INCHES.

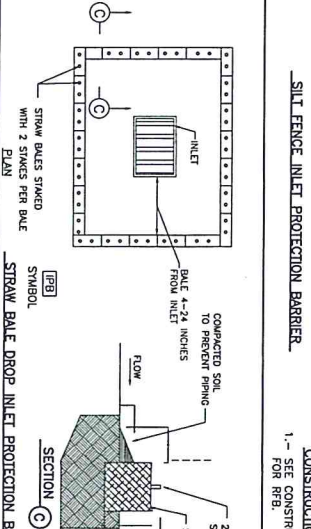
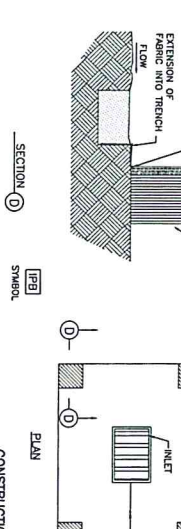
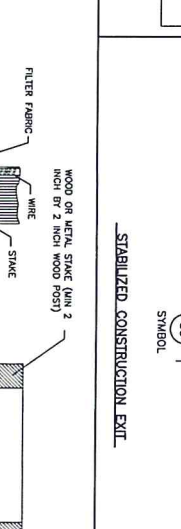
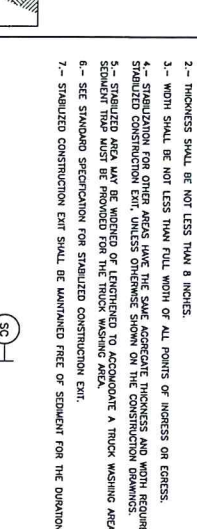
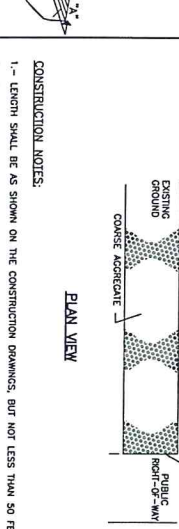
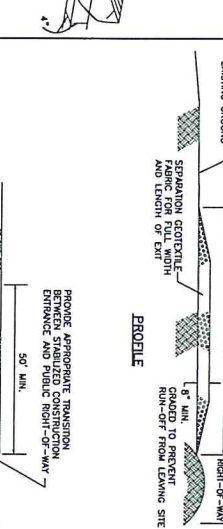
3. WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL PORTS OF INGRESS OR EGRESS.

4. STABILIZATION FOR OTHER AREAS HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.

5. STABILIZED AREA MAY BE MODIFIED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA, AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.

6. SEE STANDARD SPECIFICATION FOR STABILIZED CONSTRUCTION EXIT.

7. STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.



CONSTRUCTION NOTES:

1. - SEE CONSTRUCTION NOTES FOR RFB.

1. - SEE CONSTRUCTION NOTES FOR RFB.

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CONSTRUCTION NOTES:

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CONSTRUCTION NOTES:

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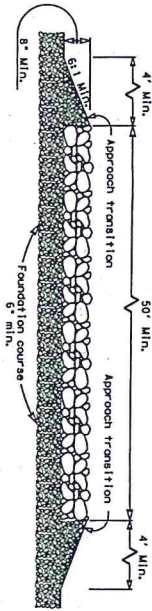
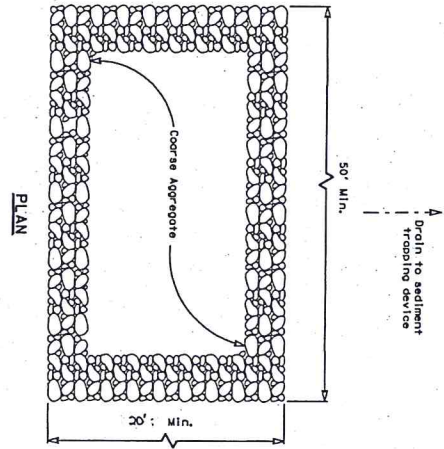
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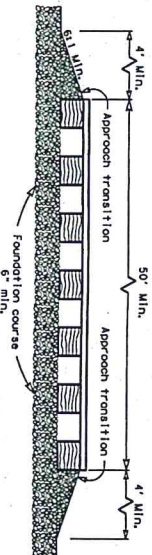
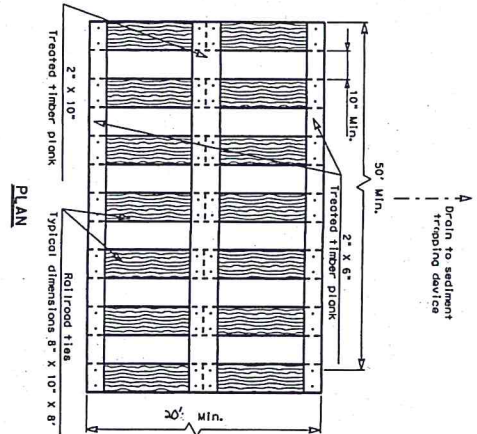
DATE:
FILE:



CONSTRUCTION EXIT (TYPE 1)

GENERAL NOTES

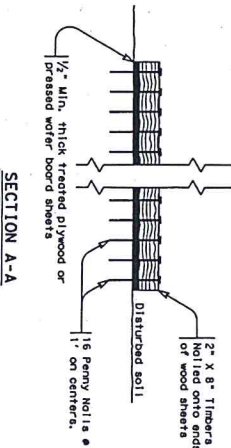
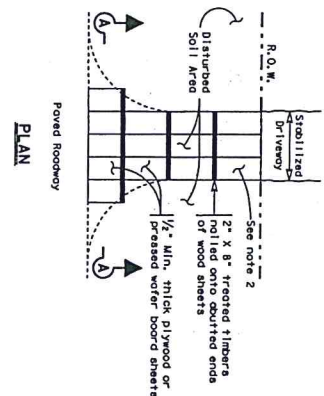
1. The length of the type 1 construction exit shall be as indicated on the plans, but not less than 50'.
2. The coarse aggregate should be open graded with a size of 4" to 8".
3. The approach transitions should be no steeper than 6:1 and constructed as directed by the Engineer.
4. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
5. The construction exit shall be graded to allow drainage to a sediment trapping device.
6. The guidelines shown herein are suggestions only and may be modified by the Engineer.



CONSTRUCTION EXIT (TYPE 2)

GENERAL NOTES

1. The length of the type 2 construction exit shall be as indicated on the plans, but not less than 50'.
2. The treated timber planks shall be anchored to the rolitroad ties with $\frac{1}{2}$ " x 6" min. lag bolts. Other fasteners may be used as approved by the Engineer.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The approach transitions shall be no steeper than 6:1 and constructed as directed by the Engineer.
5. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
6. The construction exit shall be graded to allow drainage to a sediment trapping device.
7. The guidelines shown herein are suggestions only and may be modified by the Engineer.



CONSTRUCTION EXIT (TYPE 3)

GENERAL NOTES

1. The length of the type 3 construction exit shall be as shown on the plans, or as directed by the Engineer.
2. The type 3 construction exit may be constructed from open graded crushed stone with a size of two to four inches spread a min., or 4" thick to the limits shown on the plans.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The guidelines shown herein are suggestions only and may be modified by the Engineer.

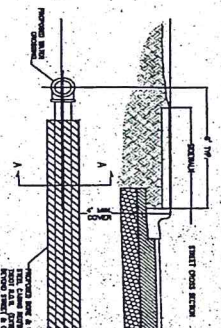
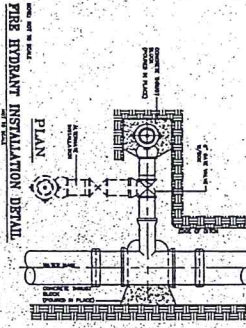
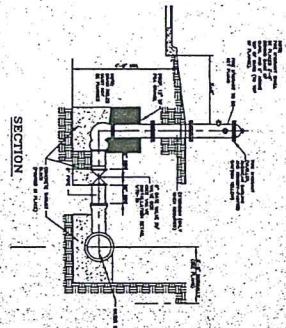
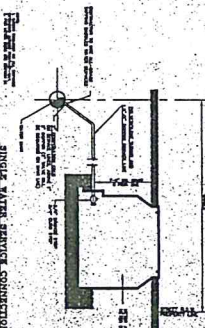
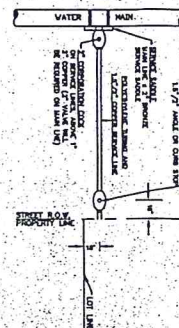
Texas Department of Transportation
Design Division Standard

**TEMPORARY EROSION,
SEDIMENT AND WATER
POLLUTION CONTROL MEASURES**

CONSTRUCTION EXITS

EC (3) - 93

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REVISION		DATE		BY	CHKD	IN CH	
		DATE		BY	CHKD	IN CH	

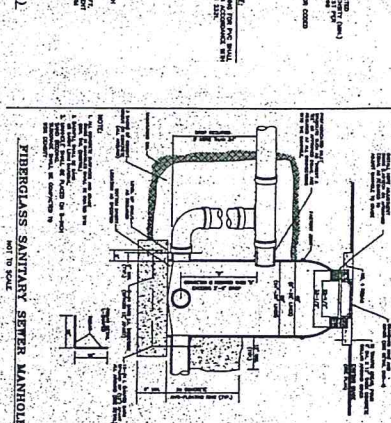
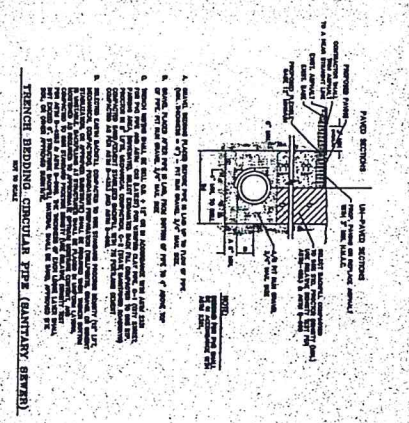
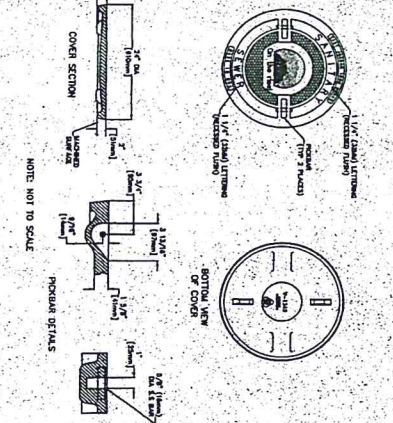
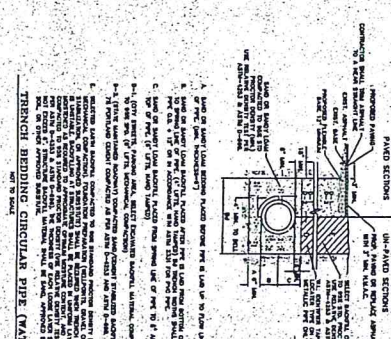
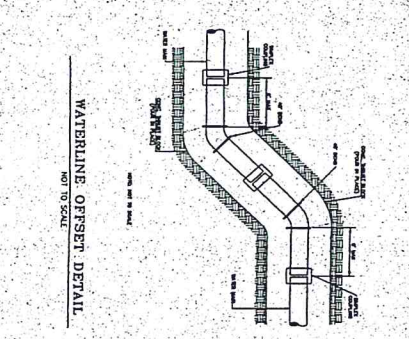
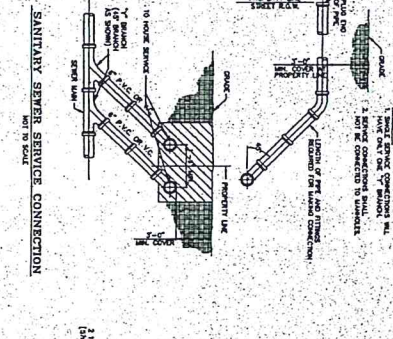
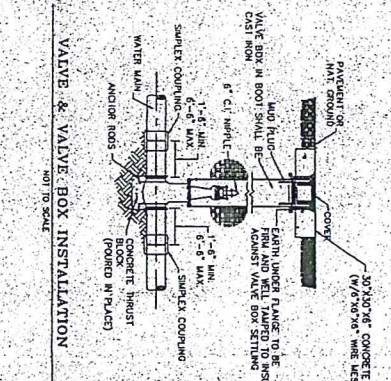
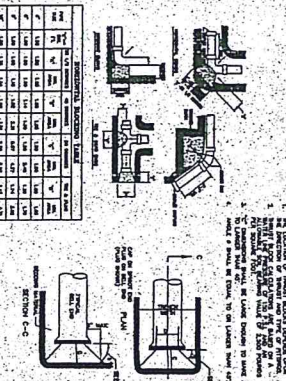


BORE & CASING DETAIL



TABLE OF CASING SIZES

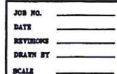
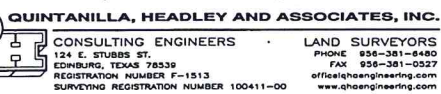
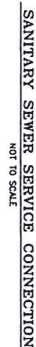
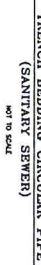
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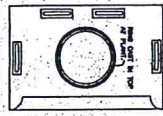
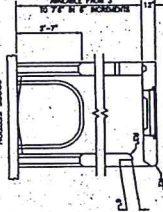
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER P-1013
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 858-3811-8400
FAX 858-3811-0537
eff@qhshonengineering.com
www.qhshonengineering.com

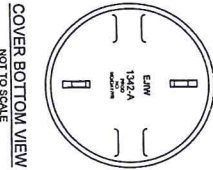
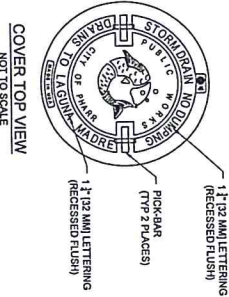
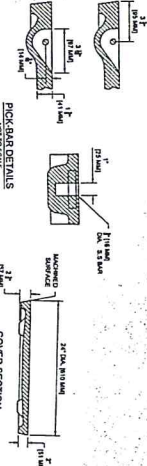
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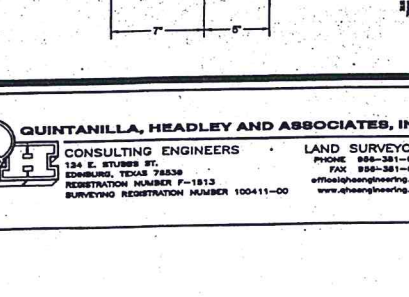
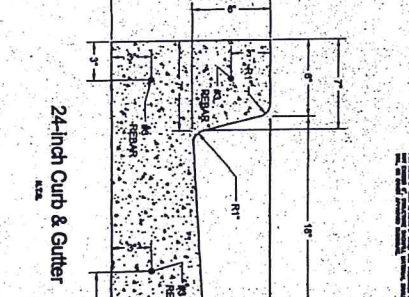
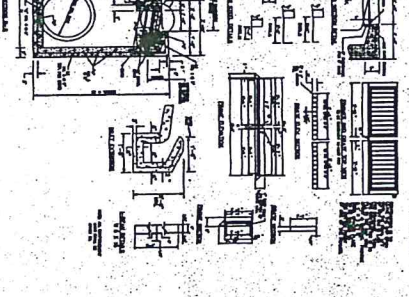
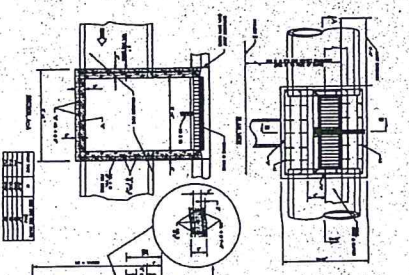
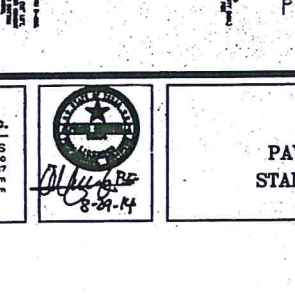
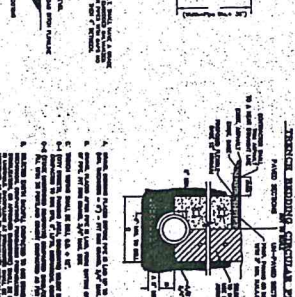
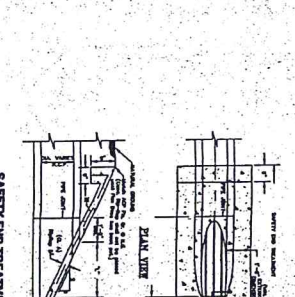
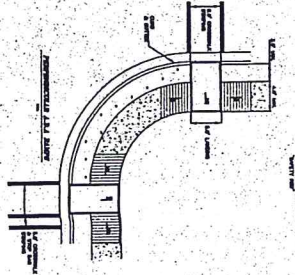
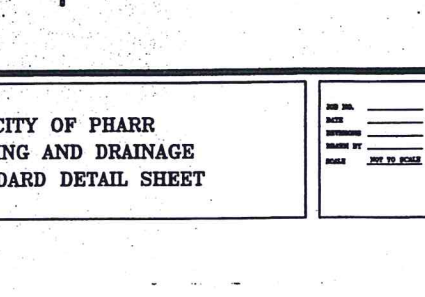
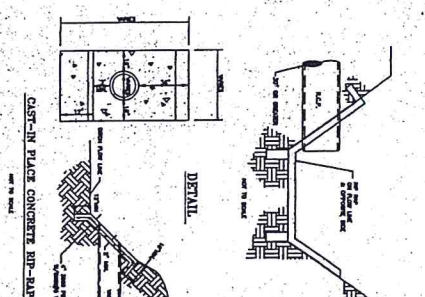
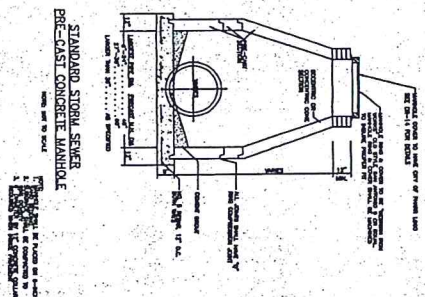
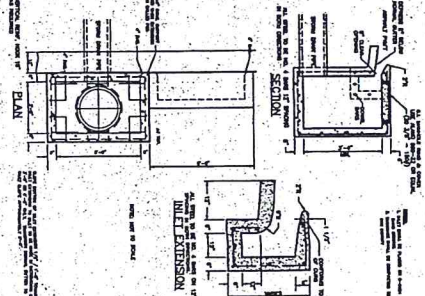
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PRECAST TYPE "A" INLET DETAIL
NOT TO SCALE



STORE MANHOLE COVER DETAILS
NOTE: NOT TO SCALE



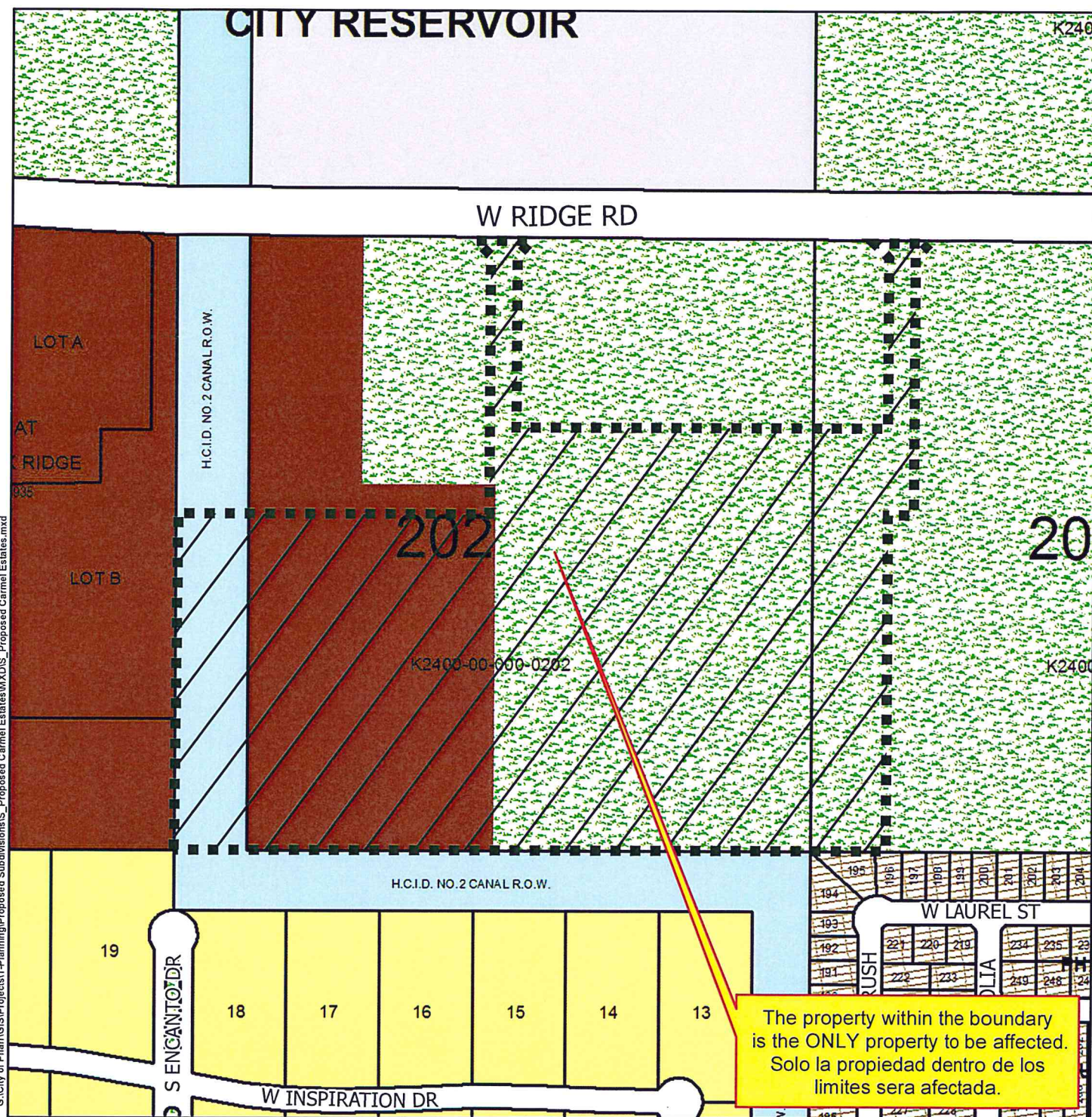
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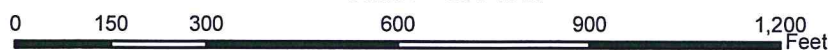
CITY OF PHARR
PAVING AND DRAINAGE
STANDARD DETAIL SHEET

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____

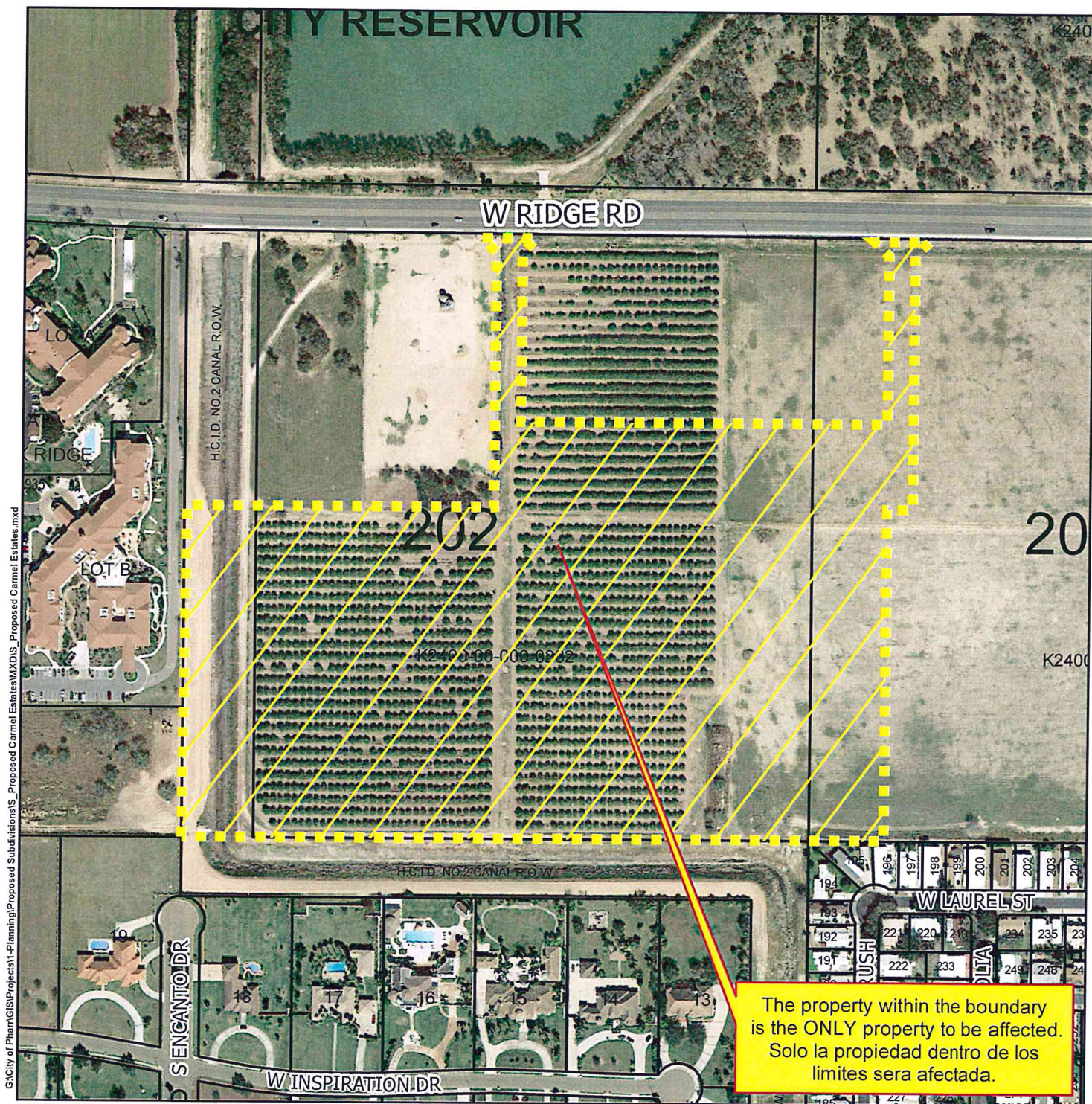


- | | | | | |
|--|---|---|---|--|
|  Agricultural Open Space |  High Density Multi-Family |  Government Owned |  Heavy Industrial |  Hidalgo ISD |
|  Single Family |  Mobile Home |  General Business |  Limited Industrial |  Valley View ISD |
|  Single Family Small Lot |  Townhouse |  Business District |  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



Date: 2/8/2018





MEMORANDUM

DATE: MONDAY, FEBRUARY 12, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: BOGGUS SUBDIVISION FILE NO. SUB#170613
--

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Robert F. Boggus, Common Manager, is requesting final plat approval of the proposed Boggus Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a re-subdivision of 3.790 acres out of Lot 92, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5200 Block of North IH 69C.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Single-Family Residential District (R-1) to the west and Limited Industrial District (L-I) to the north, east and south. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Car lot.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Boggus Subdivision subject to the following conditions:

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

1. Need a U.I.R. for W. Minnesota crossing.
2. Label center line of W. Minnesota Rd.
3. Provide a 30'x30' corner clip; needs to begin from new right of way.
4. Improvements to W. Minnesota Rd. will require TxDot permit for street approach, provide copy of permit.
5. Pave 1/3 of street right of way.
6. Provide cost estimate, must include drainage curb & gutter and striping.
7. Relocate power poles outside of right of way.

EASEMENTS:

1. Total of 30' utility easement for water and sewer exclusive to the City of Pharr along the frontage.
2. Need 15' easement exclusive to the City of Pharr.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Water line must be 12" C900 DR18 on east side of property along frontage.
2. Need to show existing 12" waterline on northeast corner of property, with details.
3. 8" waterline to run west from frontage and connect to Jesse St. on the S.W. area of the property.
4. Will need fire hydrant on S.W. portion of the property on the 8" waterline estimate 300' west from frontage.
5. Will need two (2) true loop connections.
6. Tapping sleeves must be all stainless steel with valve and accessories.
7. Water service to property line only.
8. Water line installation to be shown as proposed.
9. Re-submission of water utility layout.
10. Follow City of Pharr Construction Standards Manual.

SEWER:

1. Need 15' utility easements exclusive to City of Pharr.
2. Sewer line needs to be 6" PVC SDR26.
3. Sewer service line to property line only.
4. Need to show sewer service details to all connections.
5. Sewer lines and services installation to be shown as proposed including M/H.
6. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Plat note #4, follow Detention Directive.
2. A drainage report approved by the H.C.D.D. No.1 must be provided for review and approval.
3. Plat note #4, volume on note does not match volume in drainage report.

OTHER:

1. Label all monuments on plat layout.
2. Label net or gross on Lot, metes and bounds and verify the square feet.
3. Provide instrument number for AEP easement.
4. Add line table to plat.
5. On location map add subdivision to the north side "Janco".
6. Add "W" for W. Minnesota Rd.
7. Overlapping text move to be legible.
8. Remove extra bearings in metes and bounds.
9. Be consistent with text height and type.
10. Verify the Kelly-Pharr Lot on description and metes & bounds.
11. Will be recording with a letter of credit.
12. Provide three hard copies of SW3P, proof that CNOI was filed with TCEQ, and large construction site notice. All document must have accurate information and be complete. Comments made by storm water inspectors shall be addressed before subdivision is approved.

This item will go before the City Commission meeting on February 19, 2018 at 4:00 p.m.



Subdivision: Boggus Subdivision Review

Reviewed By: Jacob Salinas Fire Marshal *J. S.* Date: 8/02/17

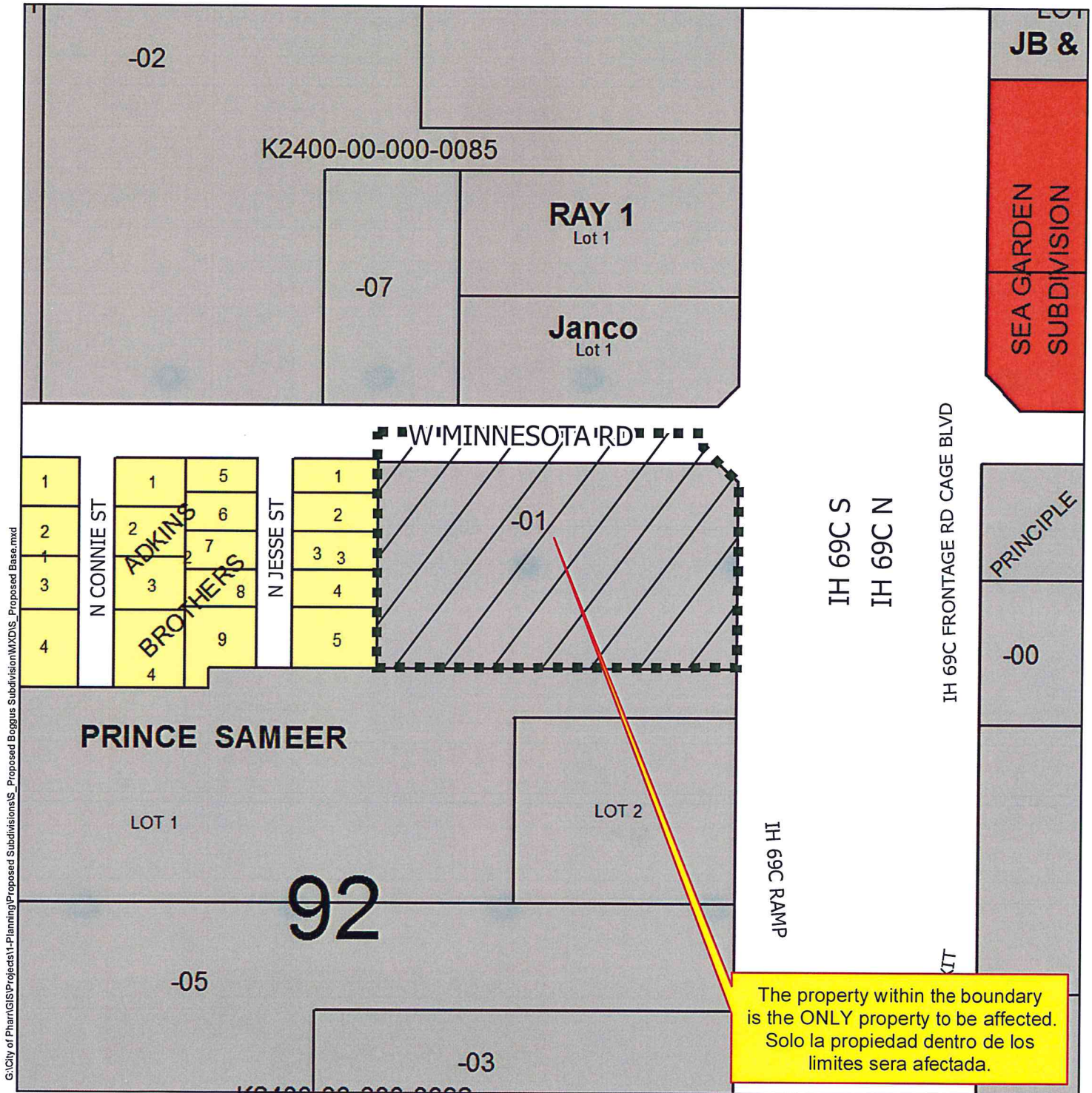
1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved 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.

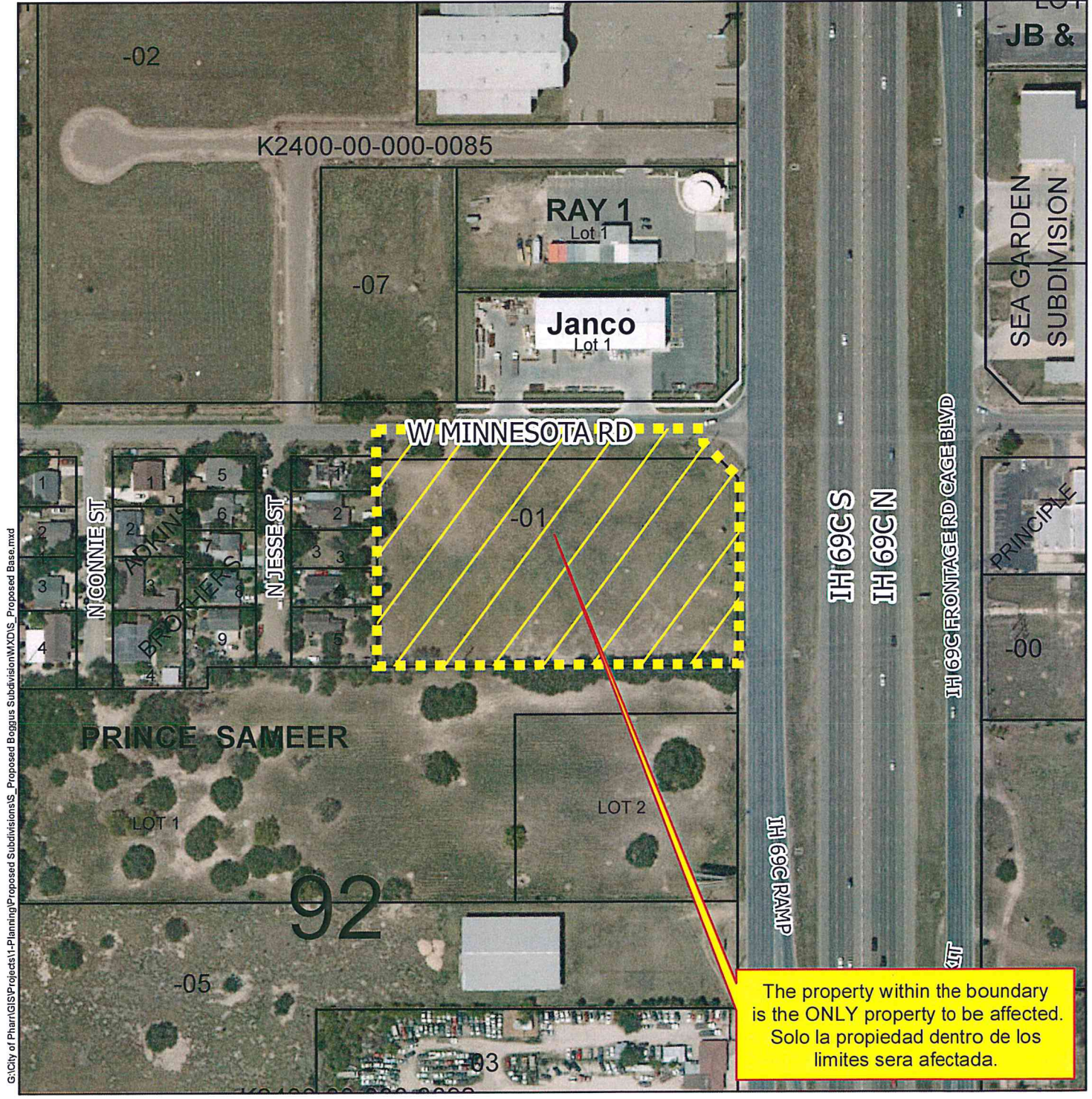
Additional Comments:

☒ City of Pharr Standards Manual- Fire Hydrant spacing is every 300ft in all commercial, industrial, educational facilities, and multi-family areas. At the southwest corner to the proposed pavement area for the business, one fire hydrant needs to be placed on an approved 8-inch waterline that would run east and connect into the required 12-inch waterline needed for N 281 Frontage, and would also run to the west side of the property, and connect into the existing waterline found at the south side of Jessie St.

☒ All waterlines with fire hydrants shall be looped at two approved water sources. The existing 8-inch AC waterline running along N 281 Frontage, from property line to property line, waterline needs to be upgraded to a new 12-inch waterline.

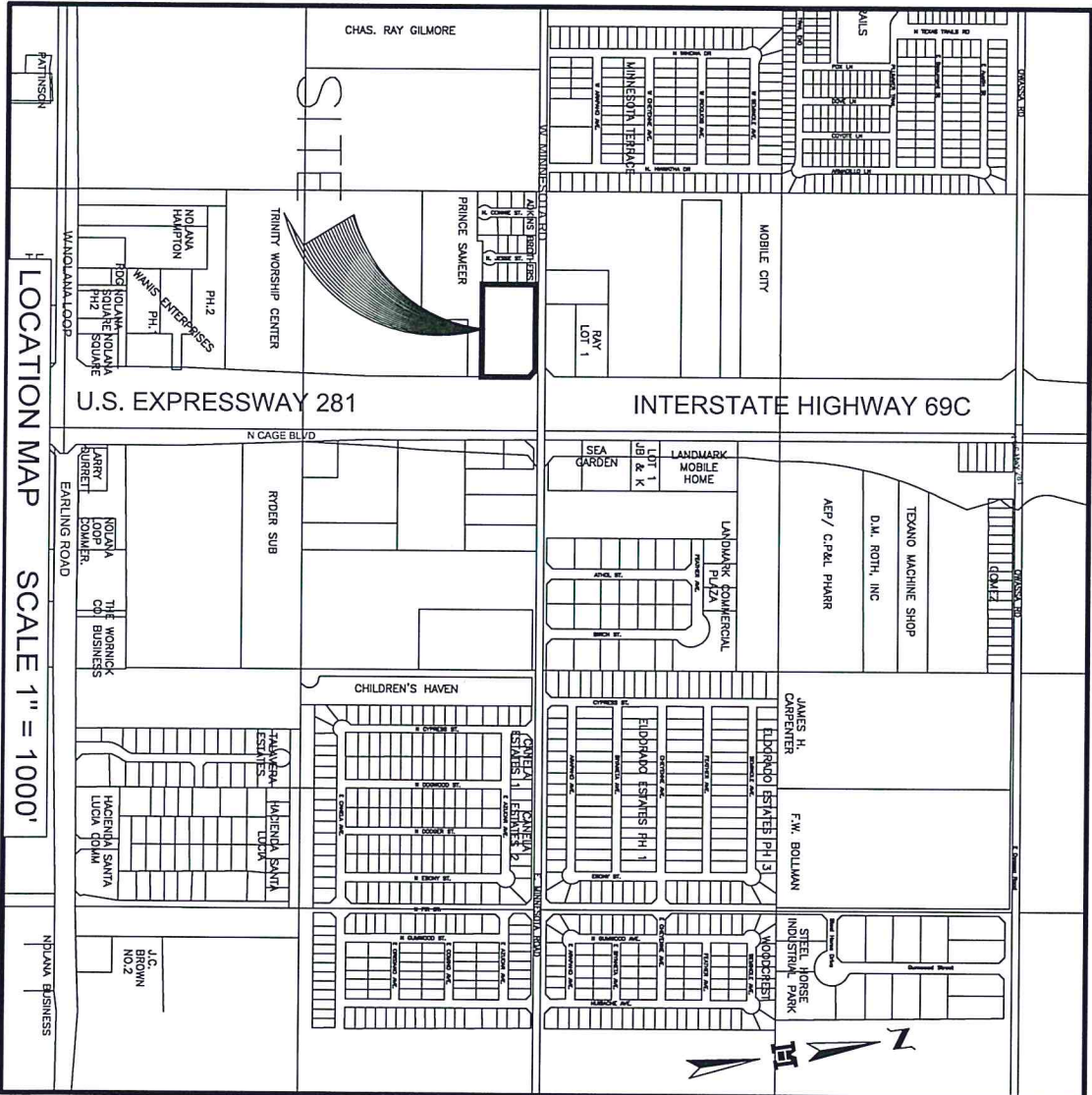
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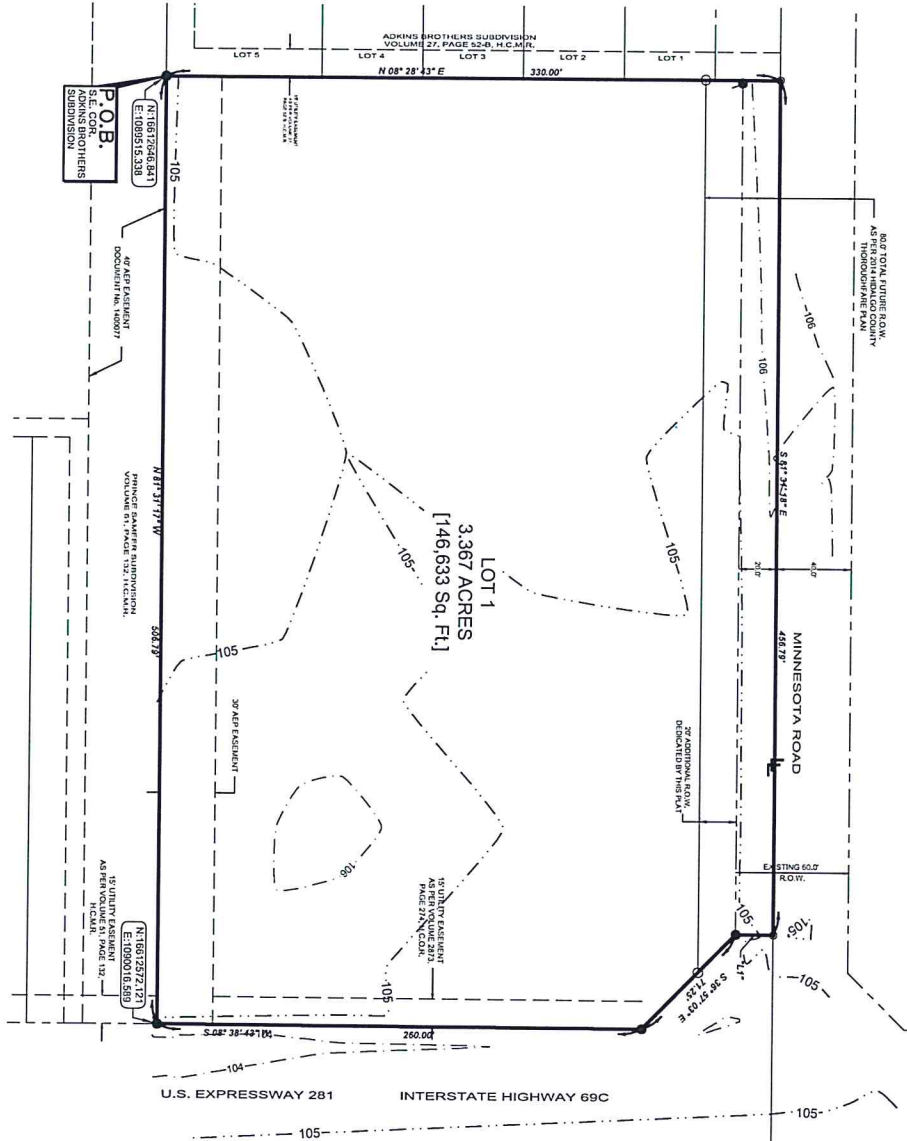




Agricultural Open Space	High Density Multi-Family	Government Owned	Heavy Industrial	Hidalgo ISD
Single Family	Mobile Home	General Business	Limited Industrial	Valley View ISD
Single Family Small Lot	Townhouse	Business District	Neighborhood Commercial	Planned Unit Development
Two Family	HUD Code	Drainage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

2017



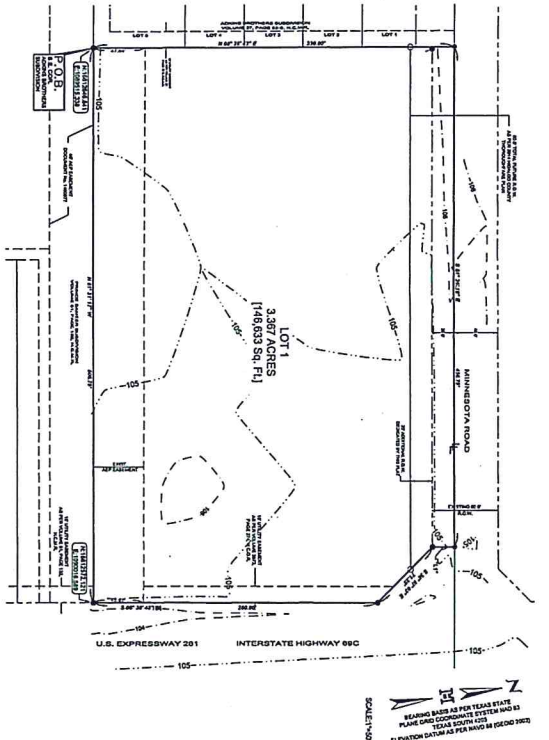


BOGGU'S SUBDIVISION

BEING A RESUBDIVISION OF 3.790 ACRES
OUT OF LOT 166, KELLY-PHARR SUBDIVISION
RECORDED IN VOLUME 3, PAGES 133-134, H. C. D. R.
AN ADDITION TO THE CITY OF PHARR,
HIDALGO COUNTY, TEXAS

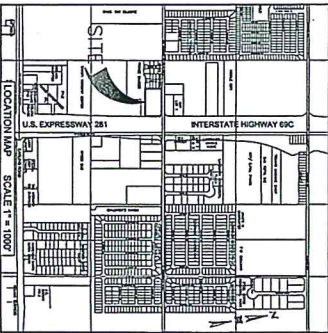
BOGGUS SUBDIVISION

BEING A RESUBDIVISION OF 3.790 ACRES
OUT OF LOT 166, KELLY-PHARR SUBDIVISION
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IN ADDITION TO THE CITY OF SAN ANTONIO, TEXAS
HIDALGO COUNTY, TEXAS



I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION
CONFORMING TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS
CITY WHICH BY APPROVAL, IS REQUIRED.
APPROVED THIS _____ DAY OF _____ 2017
DAVID VALL, CHAIRMAN, PLANNING COMMISSION

CITY CLERK



2017
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STATE OF TEXAS
COUNTY OF HIDALGO
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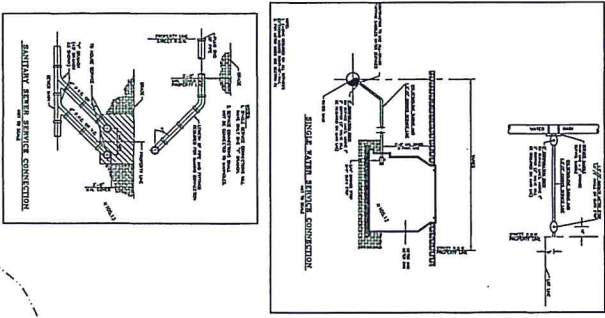
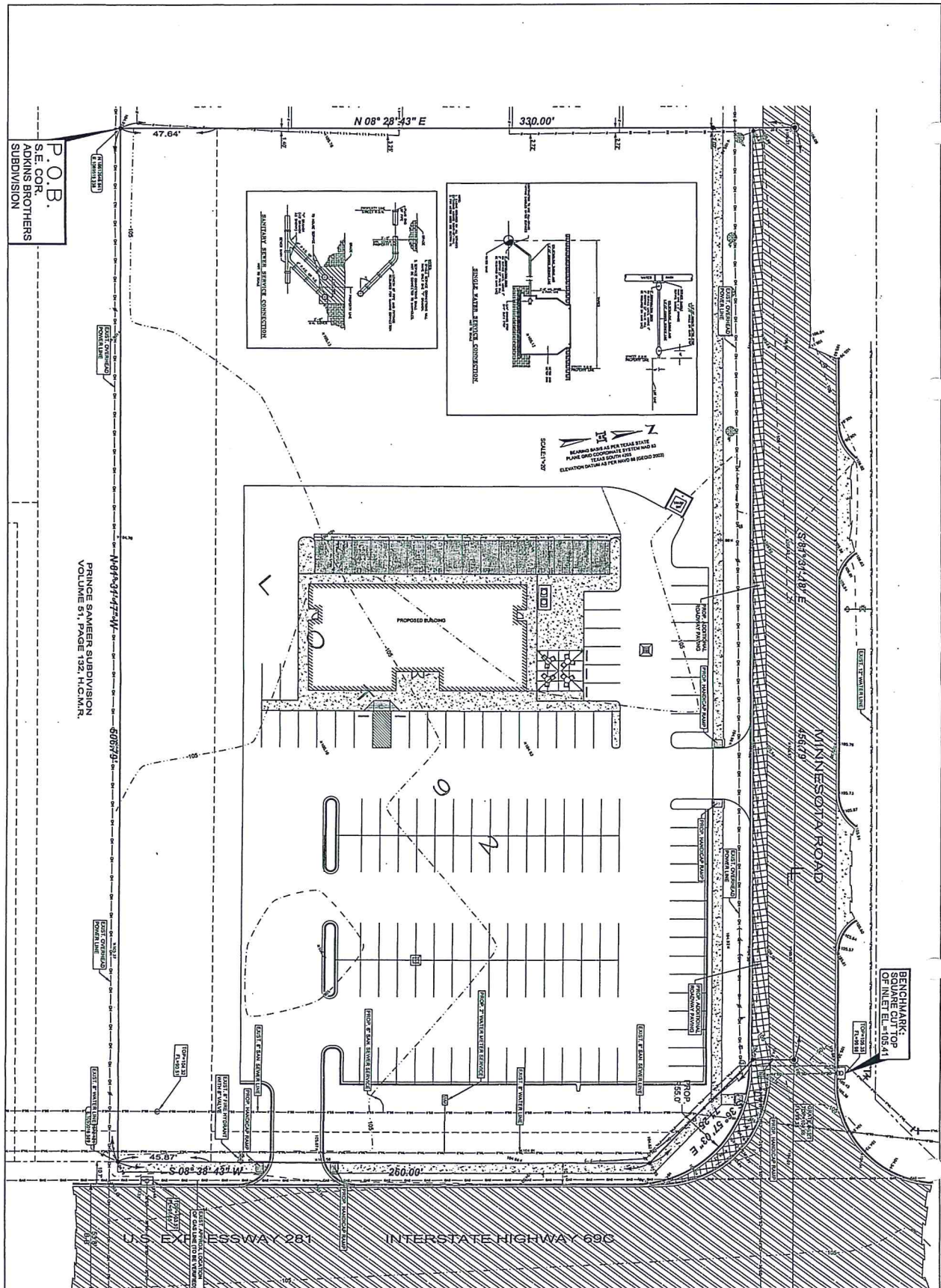
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CITY CLERK



ALL ELEVATIONS ARE PER TEXAS STATE PLANE COORDINATE SYSTEM AND 83 TEXAS SOUTH ZONE ELEVATION DATUM AS PER M&H 10-000-0001

P.O.B.
S.E. COR.
ADKINS BROTHERS
SUBDIVISION

PRINCE SAMEER SUBDIVISION
VOLUME 51, PAGE 132, H.C.M.R.

BENCHMARK:
SQUARE CUT TOP
OF INLET EL. = 105.41

UTILITY IMPROVEMENTS

BOGGUS SUBDIVISION
CITY OF PHARR,
HIDALGO COUNTY, TEXAS



ENG. TECH. C.P.
PROJECT ENG. M.A.R.
1-BOOK 1-HR. PG. 38
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE AS NOTED

M M MELDEN & HUNT, INC. CONSULTANTS ENGINEERS & SURVEYORS 115 W. MONTYME DOWNSIDE, TX 78641 PH: (512) 467-7800 FAX: (512) 581-1839 ESTABLISHED 1967		DATE BY 227 N. F.M. 2187 HOUSTON, TX 77060 PH: (713) 467-7800 FAX: (713) 468-6881 www.meldenhunt.com
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