

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 17, 2018 – 3:00 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:

- 1) Roll call and possible action on the excusing of any absent member of the governing body.

B. PUBLIC HEARING: *(Ordinance No. O-2015-28). A registered speaker during*

the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.

1) The City of Pharr, for the betterment of the city, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as the North Ten (N10) acres of the West One-Half (W ½) of Lot No. Two Hundred Twenty-One (221), Kelly-Pharr Subdivision, Hidalgo County, Texas. The property's physical address is 1801 South Cage Boulevard. **COZ#180861**

C. PLATS:

1) R. Gutierrez Engineering Corporation, representing Cano Enterprises, LLC, is requesting preliminary plat approval of the proposed Grande Produce Warehouse No. 2 Subdivision. The property is legally described as being 5.10 acres of land out of the west 200.00 feet of Lot 9, Block 16, John Closner ET. AL Subdivision, San Juan, Hidalgo County, Texas. The property is located within the 2900 Block of West Dicker Road.

D. ANNOUNCEMENTS/OTHER BUSINESS:

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

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

Pursuant to Section 551.072, the Commission may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of **real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the

appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

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

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

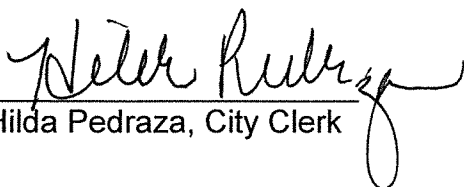
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion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

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

G. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 14th day of September 2018, at 11:00 a.m., and on the City of Pharr web site (www.pharr-tx.gov).




Hilda Pedraza, City Clerk



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: September 17, 2018

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#180861

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: August 24, 2018

1. Applicant:

The City of Pharr.

2. Requested Action:

Re-zoning request from an Agricultural and/or Open Space District (A-O) to General Business District (C).

3. Nature / Intent of Request:

Initiating a change of zone for the betterment of the city.

4. Routing to Staff:

A. Melanie Cano, Director

[Signature]
Initials

9/12/18
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations

[Signature]
Initials

9-12-18
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, SEPTEMBER 17, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From an Agricultural and/or Open Space District (A-O) to General Business District (C): Being the North Ten (N10) acres of the West One-Half (W ½) of Lot No. 221, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1801 South Cage Boulevard.
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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:

The City of Pharr, for the betterment of the city, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C).

The subject site is located on the east side of South Cage Boulevard and the south side of East Moore Road with the property physical address being 1801 South Cage Boulevard. The property is legally described as the North Ten (N10) acres of the West One-Half (W ½) of Lot No. Two Hundred Twenty-One (221), Kelly-Pharr Subdivision, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120' - 150' principal arterial that runs north and south with a posted speed limit of 55 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) to the east and south. General Business District (C), Agricultural and/or Open Space District (A-O), and Office Professional District (O-P) to the west and General Business District (C) to the north. The property is generally designated for commercial and parkland use in the Land Use Plan.

On June 15, 1982, a portion of the subject property as well as portions of the properties to the north, south and west was zoned Agricultural and/or Open Space District (A-O) and a separate portion of the property to the north was zoned to Residential Mobile Home (R-MH), when the city adopted the current Zoning Ordinance used today. On June 19, 1984, the remaining portion of the subject property as well as the property directly to the south and east were annexed and zoned Agricultural and/or Open Space District (A-O). On September 20, 1983, a portion of the properties to the west were zoned to General Business District (C). On May 03, 2005, the property to the north was re-zoned to General Business District (C) and on July 06, 1982, the remaining property to the west was annexed into the City of Pharr.

The City of Pharr, Texas, is requesting a change of zone to General Business District (C) for the betterment of the city.

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

Nine (9) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. One person came in for information only and one person sent in a letter of opposition.

Development Services is recommending **approval** of the request to re-zone to General Business District (C) as the property meets area requirements and has adequate ingress and egress. If approved, the property must be subdivide and comply with all City Ordinances and City Department requirements once it is ready for development.

NOTE: This item will go before the City Commission Meeting of **September 17, 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.**

P:\Admin\COZ\KELLY-PHARR/K-P North Ten Acres of the West ½ of Lt. 221_THE CITY OF PHARR_AO TO C_2018



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

City of Pharr

APPLICANT

1801 South Cage Boulevard

ADDRESS

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

CURRENT ZONE

General Business District (C)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

The property meets area requirements, has adequate ingress and egress and is compatible with the surrounding properties.

Cristina Garcia, Senior Planner

PREPARED BY

September 11, 2018

DATE

September 13, 2108

To: Planning and Zoning Commission
118 S. Cage Blvd #1
Pharr, Texas 78577

Via Email: melanie.cano@pharr-tx.gov
Via Facsimile: (956) 702-5369

Re: City of Pharr Requesting Change
of Zoning (A-O) To (C) North Ten (N10)
acres of West One-Half (W1/2) of Lot
No. Two Hundred Twenty-One
(221) Kelly-Pharr Subdivision
Hidalgo County, Texas
COZ# 180861

PROTEST IN OPPOSITION TO CITY'S REQUEST

To the Honorable Members of the Planning and Zoning Commission of the City of Pharr:

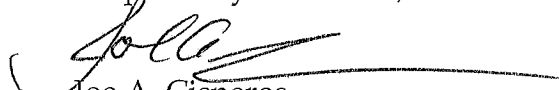
I, Joe A. Cisneros, acting in my behalf and in behalf of Oscar Palacios and Hector Rene Trevino, each of us owning an undivided $\frac{1}{4}$ interest in the above-described ten (10) acres of land located at the southeast corner of South Cage (Hwy 281) and Moore Road, hereby file our protest in opposition to the City of Pharr's request that the zone classification of the above-described 10 acres be changed from (A-O) Agricultural to (C) General Business for the following reason and request that the Planning and Zoning Commission deny the City's request:

The 10 acres have been zoned agricultural for many years and it is not necessary that the City be requesting the change from (A-O) Agricultural to (C) General Business at this time; unless the City is retaliating against us for our contesting the City's requested relief for foreclosure for nonpayment of taxes by one of the owners in the 430th District Court, and for us demanding payment and other considerations from the City for the City's request that we provide the City a 15-foot easement by 660 linear feet along the south side of Moore Road for the laying of a new and wider sewer line.

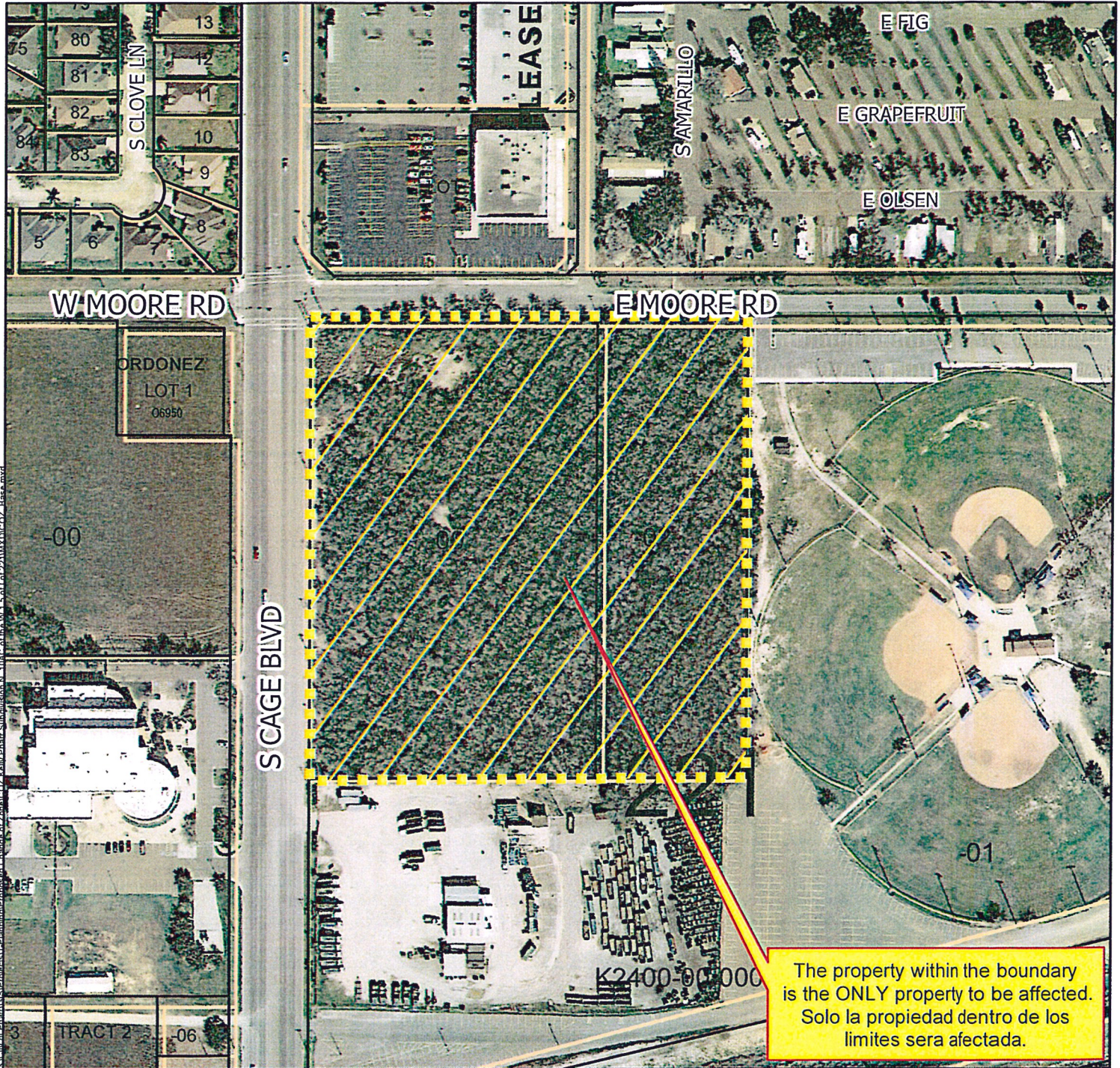
In the alternative to our request that the Planning and Zoning Commission deny the City's request, we request that the City's request be postponed and held in abeyance for a reasonable time of at least 2 years to allow us to resolve the disputed issues in the pending 430th District Court lawsuit and to consider requesting a zoning change for the 10 acres within the 2-year period. In this regard, perhaps, the City should withdraw its request.

I and the other $\frac{1}{4}$ undivided owners have been contemplating clearing the 10 acres of all of the brush, leveling the land and then requesting rezoning the 10 acres to zones more appropriate and suitable for the use of the 10 acres. Whatever request we should submit in the future to change the agricultural zone of the 10 acres will be in our best interest and in the best interest of the City of Pharr, Texas.

Respectfully submitted,


Joe A. Cisneros

JAC/hm



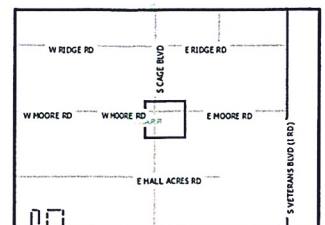
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

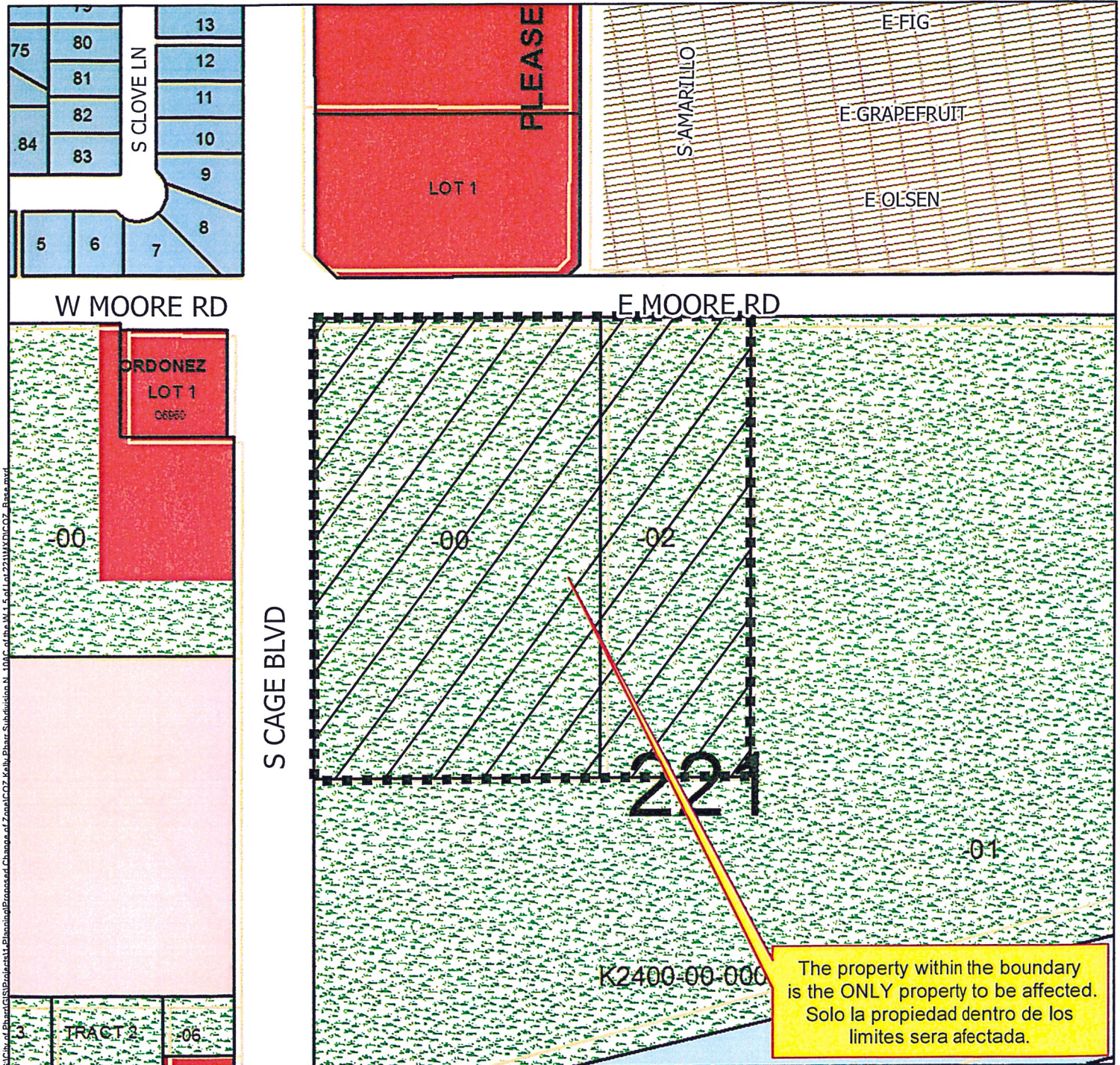
- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD

- Valley View ISD
- Planned Unit Development

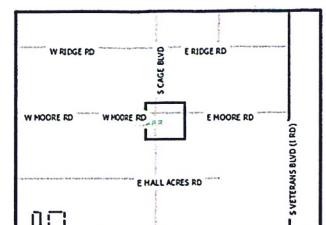
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





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

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





MEMORANDUM

DATE: MONDAY, SEPTEMBER 17, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: GRANDE PRODUCE WAREHOUSE NO. 2 SUBDIVISION (ETJ)
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GENERAL INFORMATION:

APPLICANT: R. Gutierrez Engineering Corporation, representing Cano Enterprises, LLC, is requesting preliminary plat approval of the proposed Grande Produce Warehouse No. 2 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 5.10 acres of land out of the west 200.00 feet of Lot 9, Block 16, John Closner ET. AL Subdivision, San Juan, Hidalgo County, Texas.

LOCATION: The property is located within the 2900 Block of West Dicker Road.

ZONING: The northern portion of the property is located within San Juan City Limits and the southern portion is located in the City of Pharr's Extraterritorial Jurisdiction (ETJ). The property is designated for Commercial (C), Single Family Residential District (R1) and Mutli-Family use in the Land Use Plan.

PROPERTY PROPOSED USE: Warehouse

VARIANCES: See attached letter.

RECOMMENDATIONS: Development Services recommends denial of the preliminary plat approval of the proposed Grande Produce Warehouse No. 2 Subdivision. See comments below:

STREETS, PAVING AND R.O.W.:	1. Follow City of Pharr construction standards manual.
EASEMENTS:	1. Label easements as “City of Pharr utility easements dedicated by this plat”.
SIDEWALK: ADA:	1. All sidewalks to be ADA compliant and painted Hazard Red.
FIRE PROTECTION:	1. See attached comments.
WATER:	1. See attached comments. 2. Follow City of Pharr construction standards manual.
SEWER:	1. Sewer service to property lines only. Why do the plans show improvements to the lot to the west? 2. Sanitary sewer that is to be provided by the City of San Juan does not meet the model county subdivision rules or City of Pharr Subdivision Ordinance. 3. See attached comments. 4. Follow City of Pharr construction standards manual. 5. The sanitary sewer shows plans to connect to a potential illegal subdivision that is currently under protest by the City of Pharr.
DRAINAGE:	1. Provide a copy of drainage report. 2. Drainage report must be approved by H.C.D.D. No. 1 after being reviewed and approved by COP engineering department.
OTHER:	1. Add general note, “Erosion and sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES)”. 2. Add general note, “Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted”. 3. Add general note, “Owners to maintain ROW and perimeter of subdivision”. 4. Add general note “Owners to maintain detention/retention areas”. 5. Add Note: A 5' sidewalk with ADA compliant ramps and landings will be required along the south side E. Dicker Rd. at building permit.

This item will go before the City Commission Meeting of **September 17, 2018 at 4:00 p.m.**

September 11, 2018

Ms. Melanie Cano
Director of Development Services
City of Pharr
118 S. Cage Blvd., 1st Floor
Pharr, Texas 78577

RE: Sanitary Sewer Variance Request for Grande Produce No. 2 Subdivision

Dear Ms. Cano:

R. Gutierrez Engineering Corporation is requesting for a variance to sanitary sewer requirements for Grande Produce No. 2 Subdivision. The reason for the variance request is that this property lies within the City of San Juan's CCN for sanitary sewer service and the nearest sanitary sewer connection to the City of San Juan's sanitary sewer system is over 3.5 miles away, thus making the installation of services unfeasible due to installation costs.

If the City of Pharr and the City of San Juan were to agree on sanitary sewer services being provided by the City of Pharr within the City of San Juan's CCN, the nearest sanitary sewer service connection for the City of Pharr is still over 1 mile away. This is also cost prohibitive.

This proposed subdivision is being reviewed by both the City of Pharr and the City of San Juan and the City of San Juan has already approved a variance request for these sanitary sewer services.

Do not hesitate to call me at 956-782-2557 or on my cell phone at 956-227-2154 with any questions or concerns regarding this matter.

Sincerely,



Ramiro Gutierrez, PE
President



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



Subdivision: Grande Produce Warehouse # 2 Staff Review

Reviewed By: Jacob Salinas Fire Marshal Date: June 16, 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:

☒ Current 2006 City of Pharr Construction Standards Manual requires all developments within the City and its Extraterritorial Jurisdiction (ETJ) shall be properly connected to the approved water distribution system- All water mains that are made a part of extend from the distribution system of the City of Pharr shall be conformance to the existing standards. Industrial projects require for waterlines of 12-inches or greater.

☒ All waterlines with fire hydrants shall be looped at two approved water sources. ICC 2012 Chap 5 Section 507.1 Required Water Supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

☒ Hydrant spacing shall be that there will be a fire hydrant every 300ft in all commercial and industrial development areas.

☒ Proposed warehouse project-commodity classification and high-rack storage arrangement height will determine what type required fire protection will be needed. All of these are determined by the fire –flow requirement needed for proposed project. See IFC 2012 Chapter 5 Section 507 Fire Protection Water Supplies.

PLAT REVIEW FOR: *GRANDE PRODUCE WAREHOUSE NO. 2 SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R.B. JULY 6, 2018

☐ Approve ☐ Approved with Conditions ☒ Denied

WATER:

- The City of Pharr has No existing Utilities in the area
- The water CCN belongs to M.H.W.S.C. (Military Highway Water Supply Corporation)

SEWER:

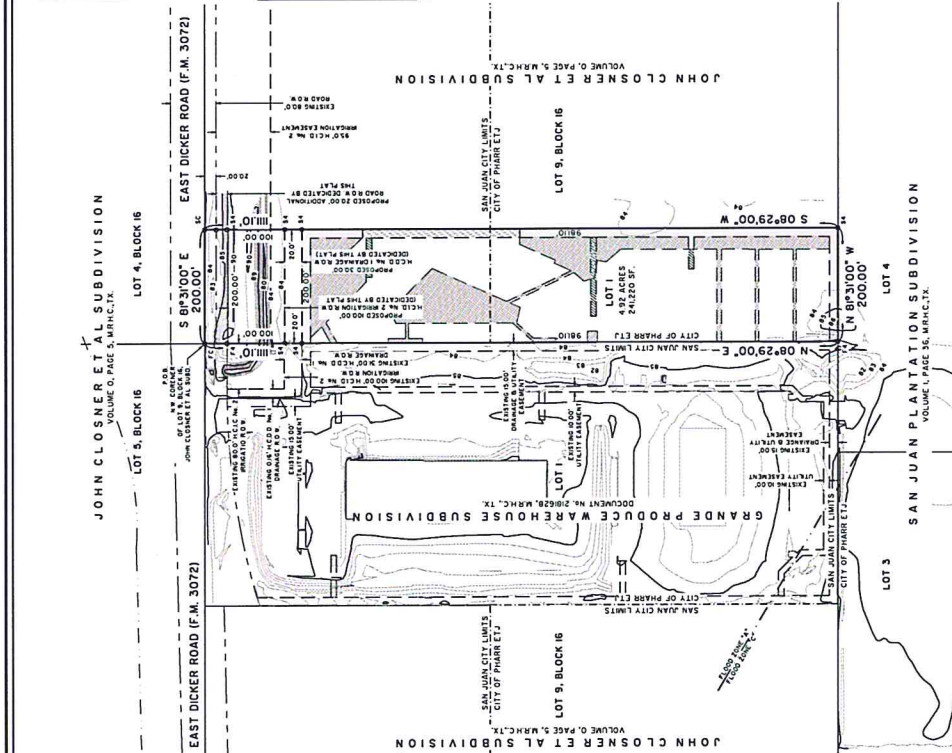
- Sanitary sewer that is to be provided by the City of San Juan does not meet the model county subdivision rules or City of Pharr Subdivision Ordinance.

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: _____



GENERAL NOTES:

- THIS IS A COMMERCIAL DEVELOPMENT
NO STRUCTURE SHALL BE BUILT ON TOP OF ANY EASEMENT.
DEVELOPER WAIVES PAY \$ _____ IN PARK-LAND FEE DUE PRIOR TO RE-RECORDATION.
SUBDIVISION SETBACKS:
FRONT : 60 FEET
SIDE : 00 FEET OR UTILITY EASEMENT, WHICHEVER IS GREATER.
REAR : 40 FT
- UNIMPAVED FINISHED FLOOR ELEVATION AS PER ELEVATION CERTIFICATE:
1. BACKYARD: 3'-7" ALUMINUM DISH SET IN CONCRETE WITH A 5' FOOT NO. 4 REBAR LOCATED 180 FEET SOUTH AND 22' WEST FROM THE NORTHEAST CORNER.
- PROPOSED SETBACKS:
FRONT : 60 FEET
SIDE : 00 FEET OR UTILITY EASEMENT, WHICHEVER IS GREATER.
REAR : 40 FT
- UTILITY PROVIDERS:
WATER: METARY HIGHWAY WATER SUPPLY CORPORATION
SANITARY SEWER: CITY OF SAN JUAN
POWER: _____
GAS: _____
- DRAINAGE MARKED WITH "A" - REBAR (WITH A PLASTIC CAP STAMPED "RECT")
TO INDICATE LOCATION OF SUBSURFACE DRAINAGE SYSTEM.
- NOTE: ALL UTILITIES ARE SHOWN FOR INFORMATION ONLY. EXISTING UTILITIES NOTED.
ALL SITE PLAN APPROVALS BY CITY OF SAN JUAN AND CITY OF PHOENIX SHALL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO METARY HIGHWAY WATER SUPPLY CORPORATION, OR AN APPROVED PUBLIC WATER SUPPLY WITH ADEQUATE PRESSURE AND QUANTITY FOR THE BUILDING USE AND CONNECTED TO AN APPROVED SANITARY SEWER SYSTEM ON FACILITY LINE.
12. A FIRE LOOP AND ADDITIONAL FIRE HYDRANTS(S) SHALL BE ADDRESSSED DURING THE SITE PLAN APPROVAL AND PRIOR TO THE BUILDING PERMIT APPROVAL BY THE CITY OF SAN JUAN AND CITY OF PHOENIX DEPARTMENT AND STAFF.
13. DAMAGE STATEMENT: THE STORM RUNOFF FOR THE SUBDIVISION CONSISTS OF THE PONDING DRAINING VIA OVERLAND OF EAST FLOW AND INTO GRAVEL DETENTION UNDERGROUND PIPES INTO NETWORK OF SIGHT FLOW AND NEW GRATES DETENTION PONDS. ULTIMATELY TO LEAK DOWN THROUGH TO AN EXISTING HOLOCO COUNTY ROAD DRAINAGE DISTRICT NO. 2 DRAIN DITCH.
14. STORMWATER RUNOFF GENERATED FROM GRANDE PRODUCE WAREHOUSE SURVISION AND GRANDE POOL, WHEN COMBINED WITH STORMWATER RUNOFF FROM GRANDER DRIVE DETAINED ON-SITE, IN THE SHADED, DAMAGE DETENTION SYSTEM CONSISTING OF POUNDS CONNECTED BY PIPES, AND RELEASED INTO THE ADJACENT HOLICO COUNTY IRRIGATION DISTRICT NO. 2 DRAIN DITCH AT THE PRE-DEVELOPMENT RATE FOR A 10-YEAR FREQUENCY STORM EVENT.
15. AN ENGINEERED DAMAGE DETENTION PLAN SUBMITTED AND APPROVED BY THE CITY OF SAN JUAN, CITY OF PHOENIX, AND HOLOCO COUNTY DAMAGE DISTRICT NO. 1 WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
16. THE OWNERS OF THIS SUBDIVISION PROPERTY RESERVE UNTO THEMSELVES THE RIGHT TO UTILIZE THE EASEMENT AREA DESIGNATED HEREON FOR PURPOSES WHICH DO NOT CONFLICT WITH THE APPLICABLE EASEMENT DESIGNATED HEREON INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, TREE CROPS, GOLF COURSE, SWIMSUIT, HANGING, CHAIRLIFT, AND LAUNCHING OF LIFE BOATS; HOWEVER, SUCH OWNERS HAVE, WITHOUT THE PRIOR WRITTEN CONSENT OF THE EASEMENT HOLDER, MADE ANY RIGHT TO CONTRIBUTE OR MAINTAIN A BUILDING WITHIN ANY SUCH EASEMENT AREA.
17. THE OWNERS OF GRANDE PRODUCE WAREHOUSE SUBDIVISION AND GRANDE PRODUCE WAREHOUSE NO. 2 SUBDIVISION SHALL BE RESPONSIBLE FOR CONSTRUCTING, MAINTAINING, AND REPAIRING THE DRIVEWAYS, DRIVERS' PARKING LOTS, DAMPEN, RETENTION, WATER, AND SANITARY SEWER IMPROVEMENT PHYSICALLY SITUATED ON ITS PROPERTY TO BE IN GOOD CONDITION AND REPAIR THEREOF.
18. THE OWNERS OF GRANDE PRODUCE WAREHOUSE SUBDIVISION AND GRANDE PRODUCE WAREHOUSE NO. 2 SUBDIVISION SHALL BE RESPONSIBLE FOR REPAIRING PAYMENTS, LANDSCAPING, DRAINAGE, WATER AND SANITARY SEWER/FACILITIES INCIDENT TO A UTILITY COMPANY MAKING REPAIRS TO PUBLIC UTILITIES.
19. AS PART OF "GRANT OF RECUPICAL ACROSS" EASEMENT RECORDING DOCUMENT NUMBER 1033310000, THE OWNER OF GRANDE PRODUCE WAREHOUSE NO. 2 SUBDIVISION HAS AGREED TO GENERAL TRANSFER CIRCULATION AS WELL AS INGRESS AND EGRESS AND VECIA FOR ACCESS TO GRANDE PRODUCE WAREHOUSE NO. 2 SUBDIVISION AND GRANDE PRODUCE WAREHOUSE NO. 2 SUBDIVISION.

[illegible]

SUBDIVISION PLAT
OF
Grande Produce Warehouse
No. 2 Subdivision

BEING 5.10 ACRES OF LAND OUT OF THE
WEST 200.00 FEET OF
LOT 9, BLOCK 16,
JOHN CLOSNER ET. AL. SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN,
VOLUME 0, PAGE 5,
MAP RECORDS OF HIDALGO COUNTY, TEXAS.

R. Gutierrez
Engineering
Corporation

Professional Engineers & Land Surveyors

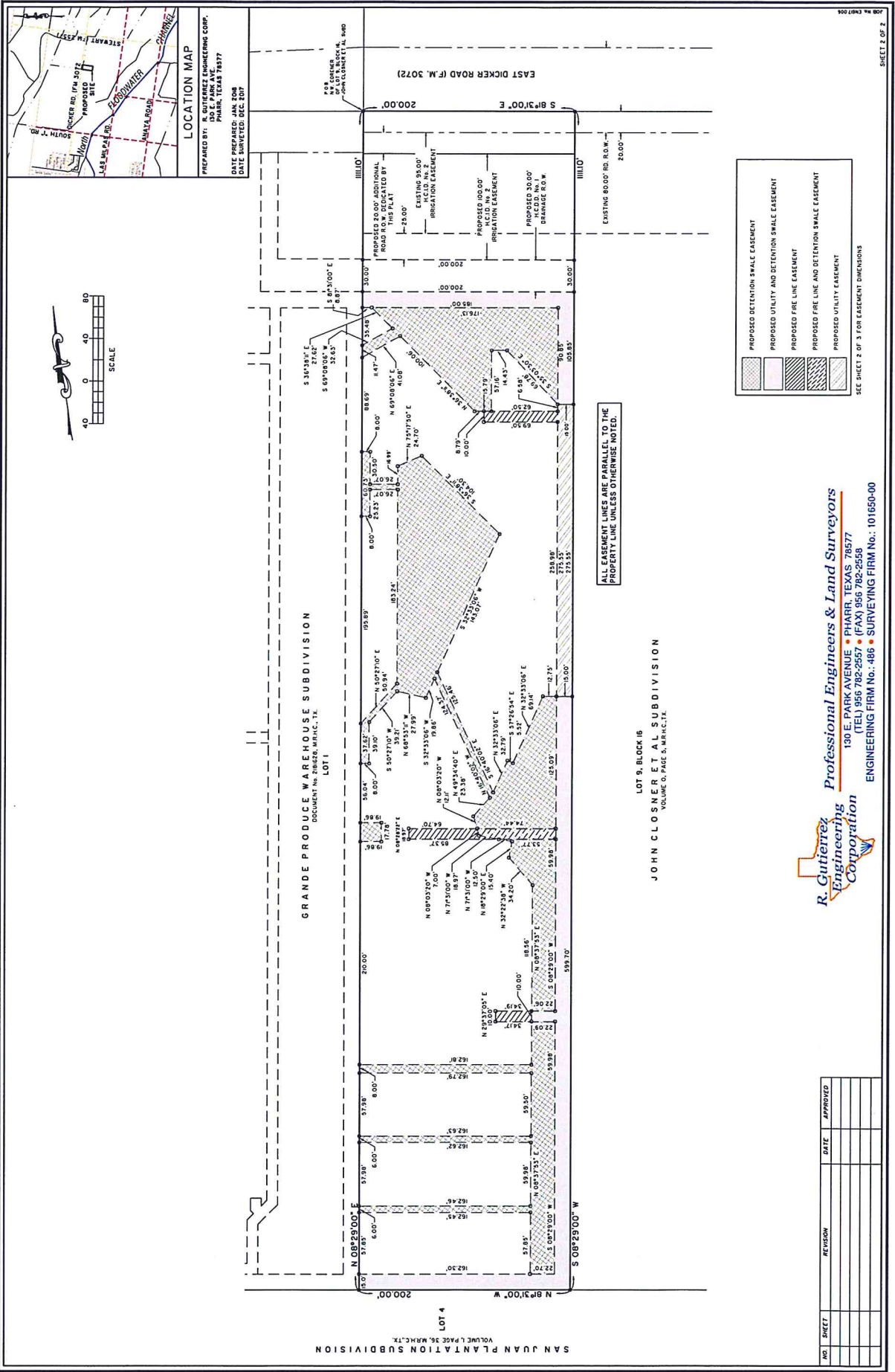
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

VOLUME OF MAPS OF
MAP RECORDS OF HIDALGO COUNTY TEXAS

SHEET 1 OF 3

SHEET 1 OF 3



NO.	SHEET	REVISION	DATE	APPROVED

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 01650-00

STATE OF TEXAS §
COUNTY OF HIDALGO §
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS WITH ALL THE CITY REQUIREMENTS OF THE CITY.

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

TO: JAMES HERNANDEZ, MAYOR
CITY OF PHARR, TEXAS
DATE: _____

BY: ANADO E. SALINAS, JR.
GENERAL MANAGER
DATE: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §
APPROVED BY PLANNING AND ZONING COMMISSION:
APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS THE _____ DAY OF _____, 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

DANNY WYLLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF PHARR

STATE OF TEXAS §
COUNTY OF HIDALGO §
I, THE UNDERSIGNED, MAYOR OF THE CITY OF SAN JUAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS WITH ALL THE CITY REQUIREMENTS.

MARIO GARCIA, MAYOR
CITY OF SAN JUAN
DATE: _____

DIANA CANAZOS, CITY SECRETARY
CITY OF SAN JUAN
DATE: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §
APPROVAL BY PLANNING AND ZONING COMMISSION:
APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF SAN JUAN, TEXAS, THIS THE _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN JUAN, TEXAS.

XAVIER CERVANTES, PLANNING AND ZONING DIRECTOR
CITY OF SAN JUAN

STATE OF TEXAS §
COUNTY OF HIDALGO §
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS WITH ALL THE CITY REQUIREMENTS OF THE CITY.

I, THE UNDERSIGNED, OWNER OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS GRANDE PRODUCE WAREHOUSE SUBDIVISION OF THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS, HEREBY CERTIFY THAT THE PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE LINES AND CORNERS THEREON HAVE BEEN CORRECTLY LOCATED AND MARKED IN ACCORDANCE WITH ALL STATE STATUTES GOVERNING SURVEYS.

OWNER: CANO ENTERPRISES, LLC.
ADDRESS: 1501 VALMEX DRIVE,
HIDALGO, TEXAS 78537

STATE OF TEXAS §
COUNTY OF HIDALGO §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FORGONE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF HIDALGO §
I, RAMIRO GUTIERREZ, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

PRELIMINARY-SUBJECT TO REVISION
REGISTERED PROFESSIONAL ENGINEER
R. GUTIERREZ ENGINEERING CORP.
65948
130 E. PARK AVENUE
PHARR, TEXAS 78577

STATE OF TEXAS §
COUNTY OF HIDALGO §
I, PABLO SOTO, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE LINES AND CORNERS THEREON HAVE BEEN CORRECTLY LOCATED AND MARKED IN ACCORDANCE WITH ALL STATE STATUTES GOVERNING SURVEYS.

PRELIMINARY-SUBJECT TO REVISION
REGISTERED PROFESSIONAL LAND SURVEYOR
PABLO SOTO, JR.
44941
130 E. PARK AVENUE
PHARR, TEXAS 78577

NO. SHEET REVISION DATE APPROVED

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

Professional Engineers & Land Surveyors

LOCATION MAP

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

DATE PREPARED: JAN 2018
DATE SAVED: DEC 2017

