



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: August 28, 2017

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#170841

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: August 2, 2017

1. **Applicant:** Iden I. Trevino, P.E., representing Rogelio A. Pruneda, owner.
2. **Requested Action:** Re-zoning request from Single-Family Residential District (R-1) to a General Business District (C).
3. **Nature / Intent of Request:** In order to construct an auto mechanic shop.

4. **Routing to Staff:**

A. **Melanie Cano, Director**


Initials

8/2/17
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**

Initials

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: AUGUST 28, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to General Business District (C): Being a 0.45 acre tract of land, more or less, out of the South 264.0 feet of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 124 West Dicker Road.
--

REZONING CHECKLIST / GOALS:

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

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

DESCRIPTION OF PROPERTY:

Iden I. Treviño, P.E., representing Rogelio A. Pruneda, owner, is requesting a change of zone from Single-Family Residential District (R-1) to a General Business District (C). The subject property is located on the north side of West Dicker Road, west of South Cage Boulevard and is physically located on 124 West Dicker Road. The property is legally described as being a 0.45 acre tract of land, more or less, out of the south 264.0 feet of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The subject property currently consists of one (1) track which has a frontage of approximately 75.0 feet along West Dicker Road and has a depth of approximately 264.0 feet. West Dicker Road is a 120'–150' principal arterial, which runs east and west with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single-Family Residential District (R-1). The surrounding properties are zoned Single-Family Residential District (R-1) to the south and west, Agricultural & Open Space District (A-O) to the north, and General Business District (C) to the east. The property is generally designated for commercial use in the Land Use Plan.

The property was originally annexed on December 16, 1986 as part of the extension of the city limit boundaries to the City of Pharr. The property to the east was rezoned to General Business District (C) on September 06, 2011. There has been no other zoning request within the general vicinity of the subject property since that time.

The owner is currently in the subdivision process of said property. The request for a change of zone to General Business District (C) is in order to construct an auto mechanic shop.

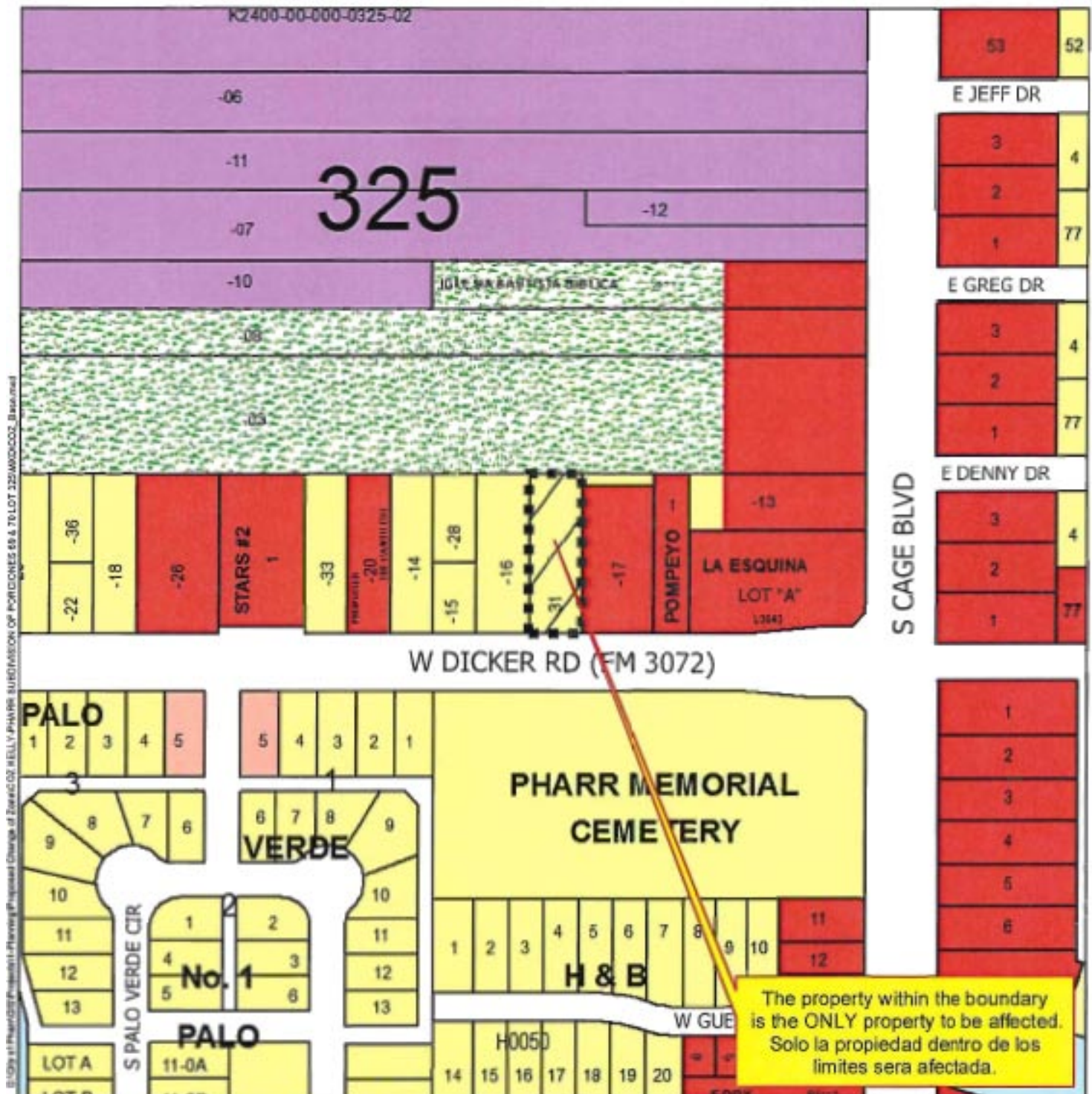
Fourteen (14) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone to General Business District (C) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances, City Department requirements and must complete the subdivision process.

NOTE: This item will go before the City Commission Meeting of **September 05, 2017** 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.



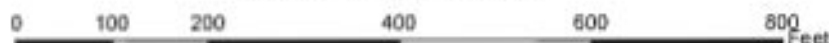
Proposed Change of Zone
 .0454 Ac of Kelly-Pharr Subdivision of porciones 69 & 70
 Iden I Trevino, P.E/ Rogelio A Pruneda



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

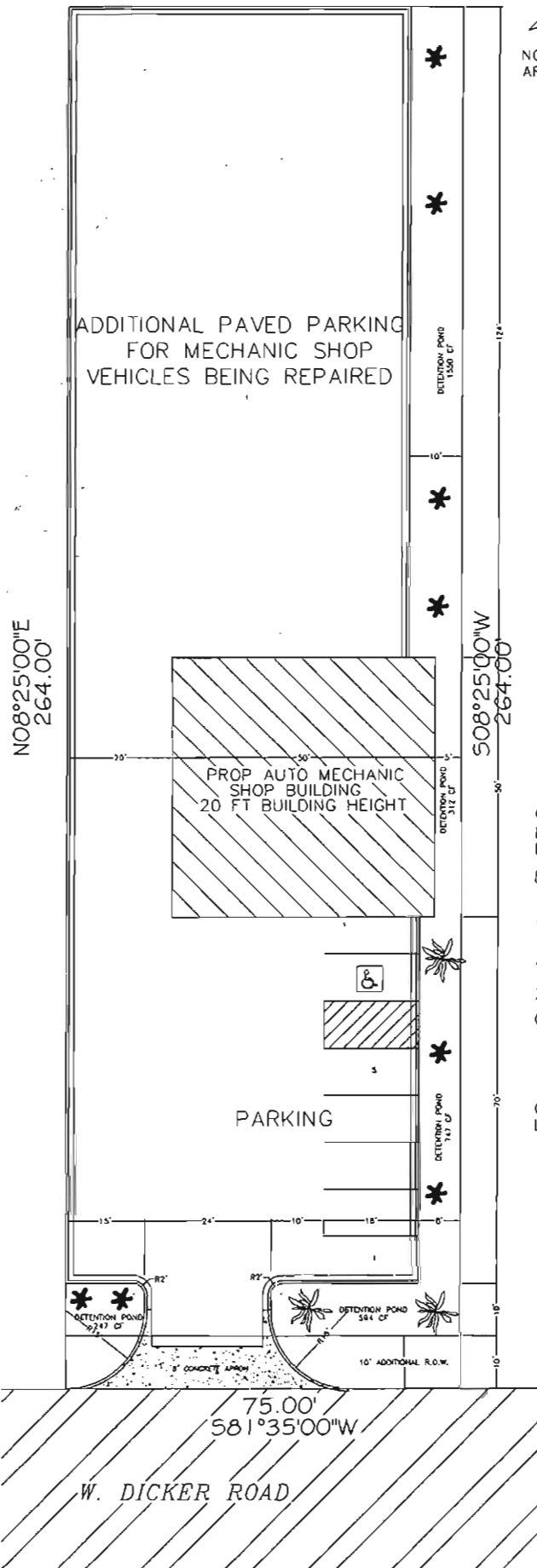
City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 200 feet



Date: 6/7/2017

581°35'00"E
75.00'



GREEN AREA REQUIREMENTS CALCULATION
MINIMUM REQUIRED IS 10% AREA OF TOTAL
DEVELOPED AREA

DEVELOPED AREA

75 FT x 264 FT = 19,800 SF

10% OF 19,800 SF = 1,980 SF

AVAILABLE GREEN AREA = 2,554 SF

2,554 SF > 1,980 SF

OK

GREEN AREA TO MEET CITY OF PHARR
LANDSCAPING AND IRRIGATION REQUIREMENTS

124 W. DICKER RD.
SITE PLAN
SCALE: 1" = 20.0'



MEMORANDUM

DATE: MONDAY, AUGUST 28, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: APRL SUBDIVISION FILE NO. SUB#160823
--

GENERAL INFORMATION:

APPLICANT: BIG Engineering, representing Aannabelle Palomo, is requesting final plat approval of the proposed APRL Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 12.474 acre tract of land out of Lot 85, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5400 Block of North IH 69C.

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

PROPERTY PROPOSED USE: RGV careers institute.

VARIANCES: None requested.

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

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

1. Need 5' additional for R.O.W. on W. Minnesota Rd. for a total of 80'.
2. Pave 1/3 of street R.O.W. on W. Minnesota Rd and pave 70' proposed R.O.W.
3. Provide a 30'x30' corner clip for the 70' street R.O.W.
4. The existing private drive/street is encroaching into the 70' R.O.W. verify.
5. Provide a street lighting plan layout.

EASEMENTS:

1. All easements shall read "15' Exclusive easement to City of Pharr" for water and sewer.
2. Utilities to be "Exclusive to City of Pharr".
3. Show all existing easements.

**SIDEWALK:
ADA:**

1. Note #4, wheelchair ramps and landings per ADA requirements to be constructed at subdivision construction stage.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. AC waterline in front of property and on side of the property on W. Minnesota Rd. need to be replaced with PVC. AC line can be left in place.
2. Need 12-inch water line valve close to the 90 degree bends.
3. PVC needs to be DR18.
4. Connection needs to be wet tap.
5. All bends will have megalock.
6. Connections will be wet tap with the proper valves, stainless steel tap sleeves etc.
7. Follow City of Pharr construction standards manual.

SEWER:

1. Need a sewer stub out show sewer service stub out.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Plat note #11, add figures incomplete detention directive.
2. Need to approve the drainage report and correct the street name.

OTHER:

1. Provide date of surveyed on plat.
2. Shall apply for a C.U.P for an institutional use.
3. Need to label all monuments.
4. Add "Danny Wylie" to Chairman, for Planning & Zoning.

5. Add plat note: Owner's to maintain R.O.W and perimeter of subdivision.
6. Add plat note: Owner's to maintain detention/retention areas.
7. Need S.W.P.P.P. with C.N.O.I. filed.
8. On location map show true north.
9. APRL Subdivision will be recorded with a letter of credit.

This item will go before the City Commission Meeting of **September 05, 2017 at 4:00 p.m.**



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



Subdivision: April Subdivision

Reviewed By: Jacob Salinas Fire Marshal

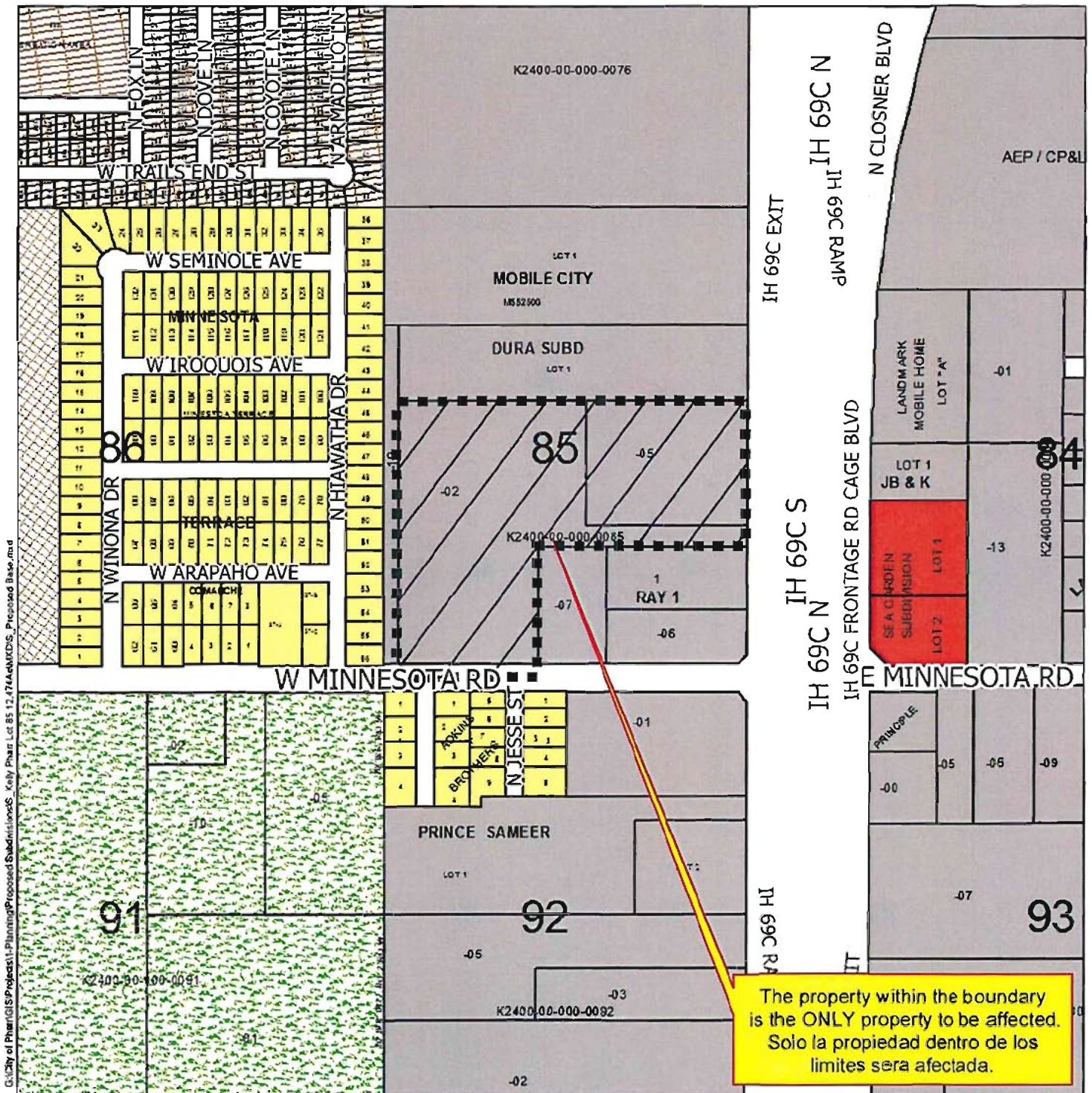
Date: 2/9/17

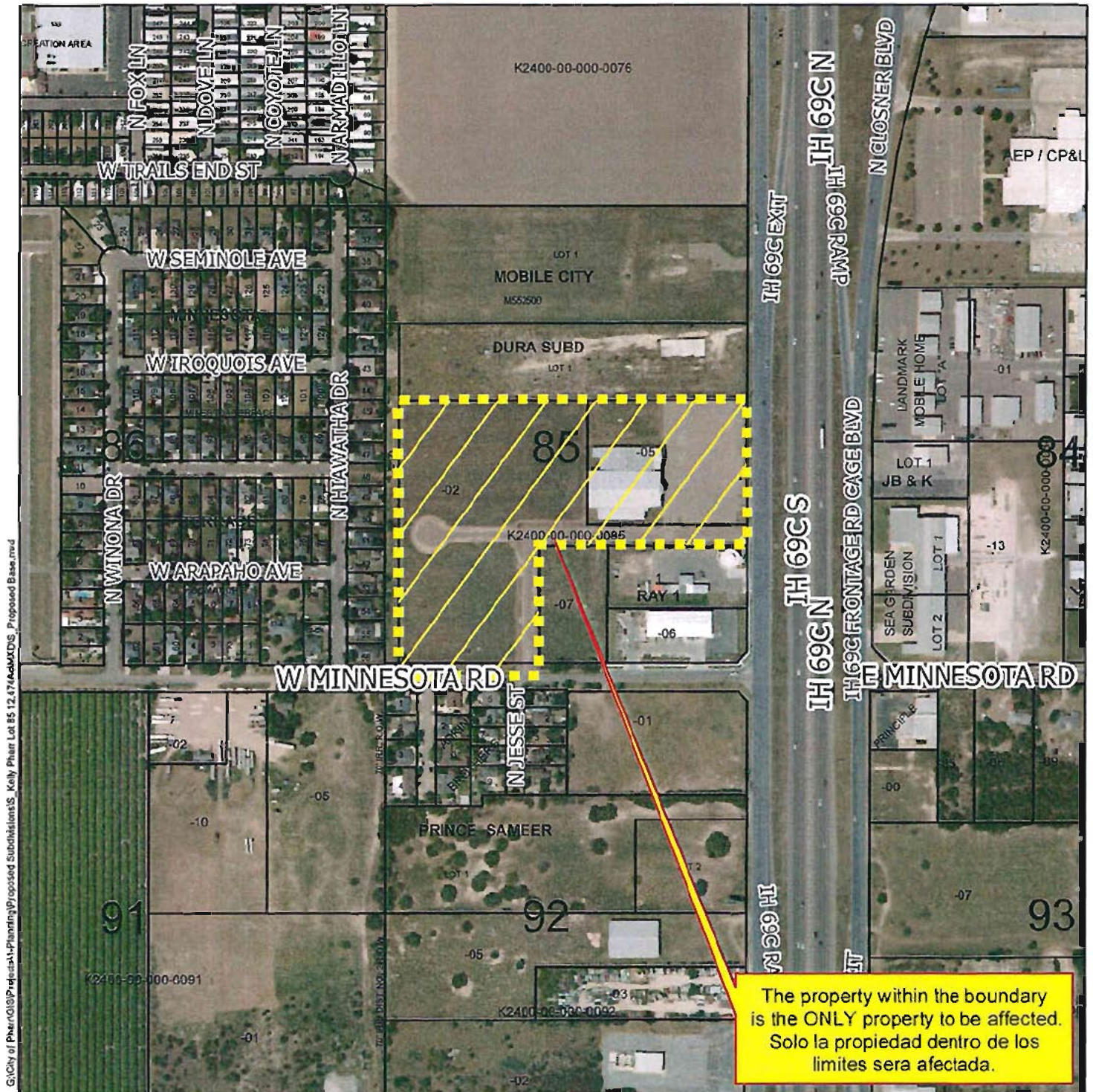
1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch or better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved 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, commercial, business, industrial districts and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the pre-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 weighing 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:

☒ On the proposed 12-inch waterline that would loop back into W Minnesota, additional fire hydrants will be required. Go from the existing fire hydrant found on the south east of the building, go west on the proposed 12-inch waterline and space a fire hydrant every 300 ft until the end of the required waterline would tie into the existing 12-inch waterline found on W Minnesota.









MEMORANDUM

DATE: MONDAY, AUGUST 28, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

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

GENERAL INFORMATION:

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

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

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

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

PROPERTY PROPOSED USE: Idea school campus.

VARIANCES: None requested.

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

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

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

EASEMENTS:

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

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

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

SEWER:

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

DRAINAGE:

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

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

OTHER:

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

This item will go before the City Commission Meeting of **September 05, 2017** at **4:00 p.m.**



Pharr Fire – Rescue

118 S Cage Blvd., 3rd Floor

Pharr, Texas 78577

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



Subdivision: Idea North Pharr Subdivision (Pre-Cons)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal Date: August 16, 2017

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of better for industrial areas unless fire flow requires larger lines for commercial areas. Educational Facility 12" diameter minimum.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

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

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

☒ Need to provide access to the fire hydrant located on the east side of the school. (During phase II)

Subdivision: Idea North Pharr Subdivision (Pre-Cons)

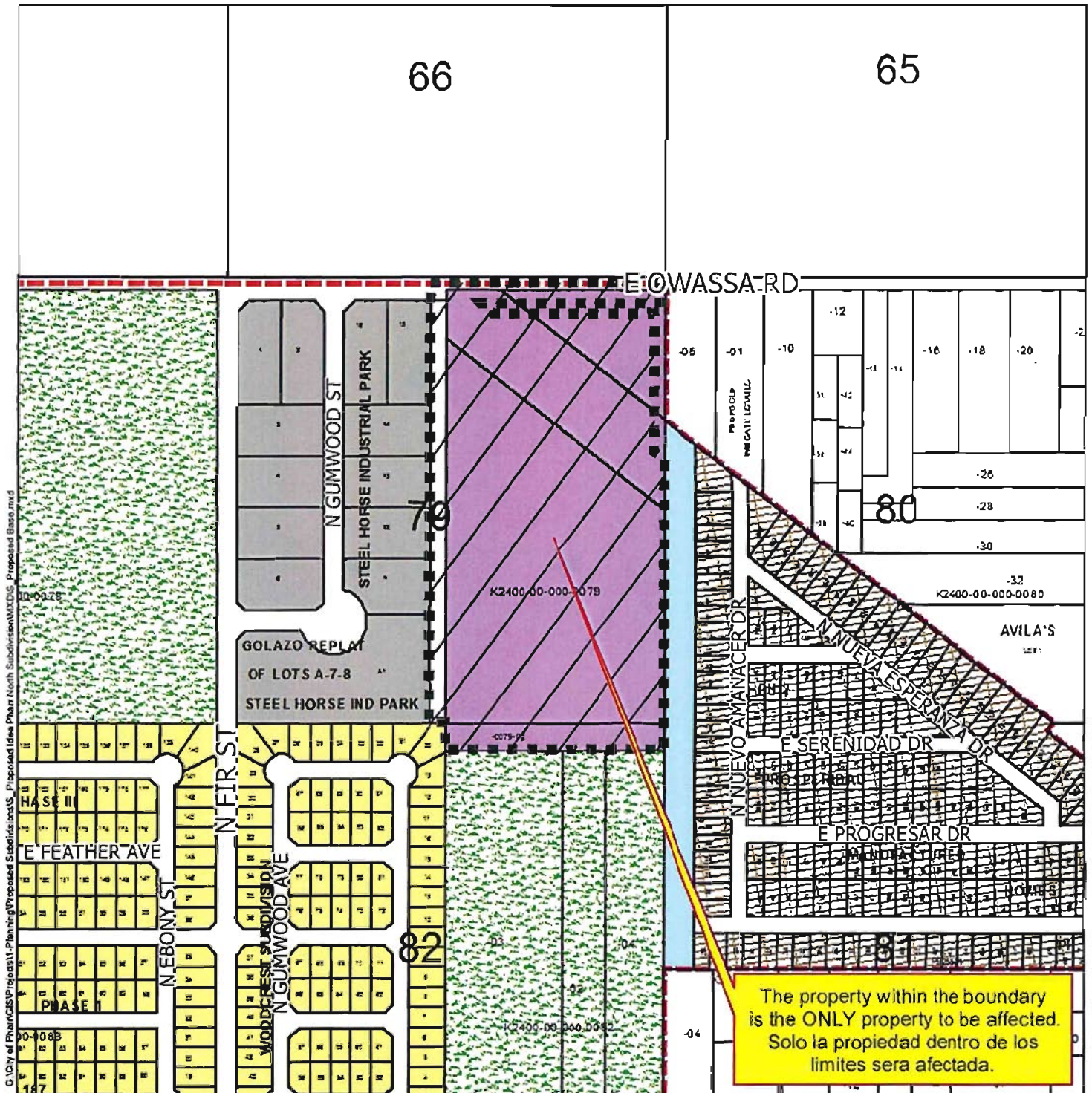
Reviewed By: Felipe Pedraza, Asst. Fire Marshal Date: August 16, 2017

CONTINUE

☒ Complete access road around the school is missing.

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

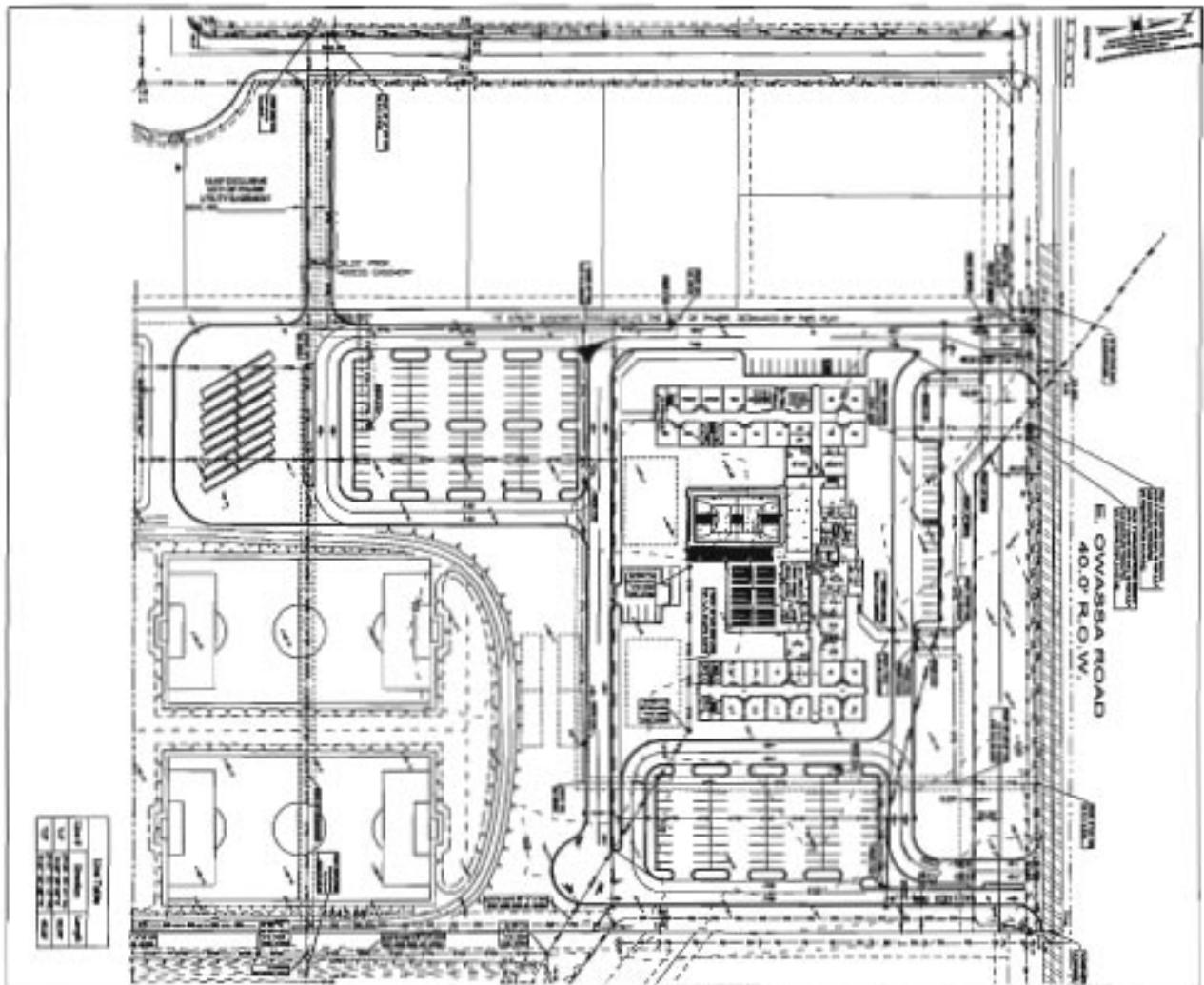
☒ Need to add note to read as follow: (All fire protection underground lines to be installed by a license fire protection company.



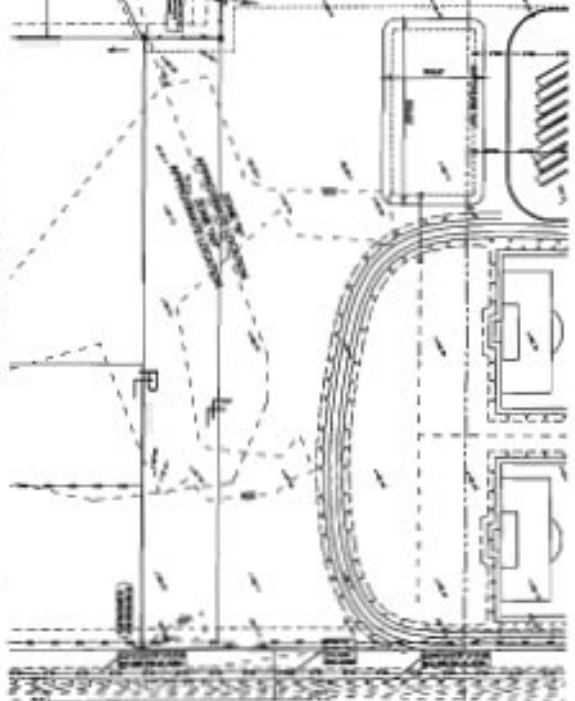
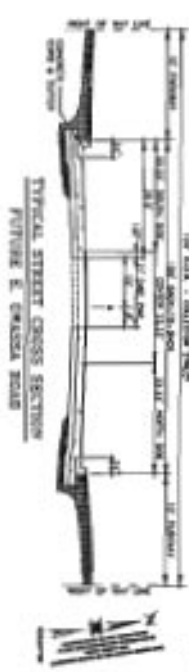


Agricultural Open Space	High Density Multi-Family	Government Owned	Heavy Industrial	Hidalgo ISD
Single Family	Mobile Home	General Business	Limited Industrial	Valley View ISD
Single Family Small Lot	Townhouse	Business District	Neighborhood Commercial	Planned Unit Development
Two Family	HUD Code	Drainage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





Symbol	Description
(Symbol)	Proposed Building
(Symbol)	Proposed Parking
(Symbol)	Proposed Driveway
(Symbol)	Proposed Easement
(Symbol)	Proposed Right of Way
(Symbol)	Proposed Street
(Symbol)	Proposed Utility
(Symbol)	Proposed Fence
(Symbol)	Proposed Wall
(Symbol)	Proposed Gate
(Symbol)	Proposed Sign
(Symbol)	Proposed Light
(Symbol)	Proposed Tree
(Symbol)	Proposed Plant
(Symbol)	Proposed Water
(Symbol)	Proposed Sewer
(Symbol)	Proposed Gas
(Symbol)	Proposed Electric
(Symbol)	Proposed Telecommunications
(Symbol)	Proposed Other



NOTES:

1. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
4. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
5. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
6. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
7. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
8. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
9. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
10. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
11. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
12. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
13. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
14. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
15. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
16. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
17. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
18. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
19. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
20. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
21. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
22. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
23. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
24. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
25. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
26. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
27. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
28. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
29. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
30. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
31. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
32. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
33. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
34. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
35. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
36. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
37. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
38. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
39. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
40. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
41. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
42. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
43. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
44. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
45. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
46. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
47. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
48. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
49. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
50. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
51. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
52. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
53. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
54. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
55. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
56. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
57. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
58. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
59. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
60. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
61. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
62. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
63. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
64. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
65. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
66. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
67. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
68. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
69. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
70. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
71. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
72. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
73. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
74. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
75. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
76. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
77. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
78. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
79. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
80. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
81. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
82. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
83. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
84. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
85. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
86. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
87. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
88. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
89. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
90. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
91. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
92. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
93. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
94. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
95. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
96. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
97. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
98. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
99. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
100. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.

PROP. UTILITY PLAN

IDEA NORTH PHARR
SUBDIVISION
PHARR, TEXAS

IDEA NORTH PHARR
SUBDIVISION
PHARR, TEXAS

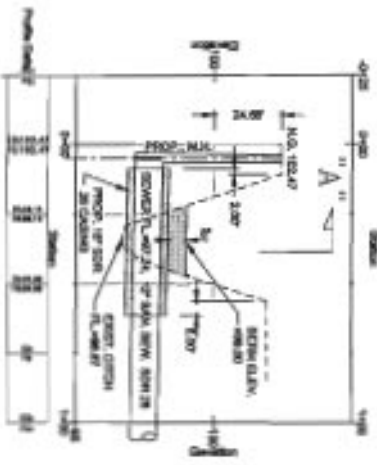
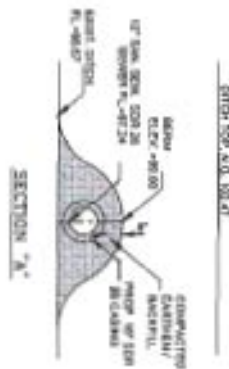
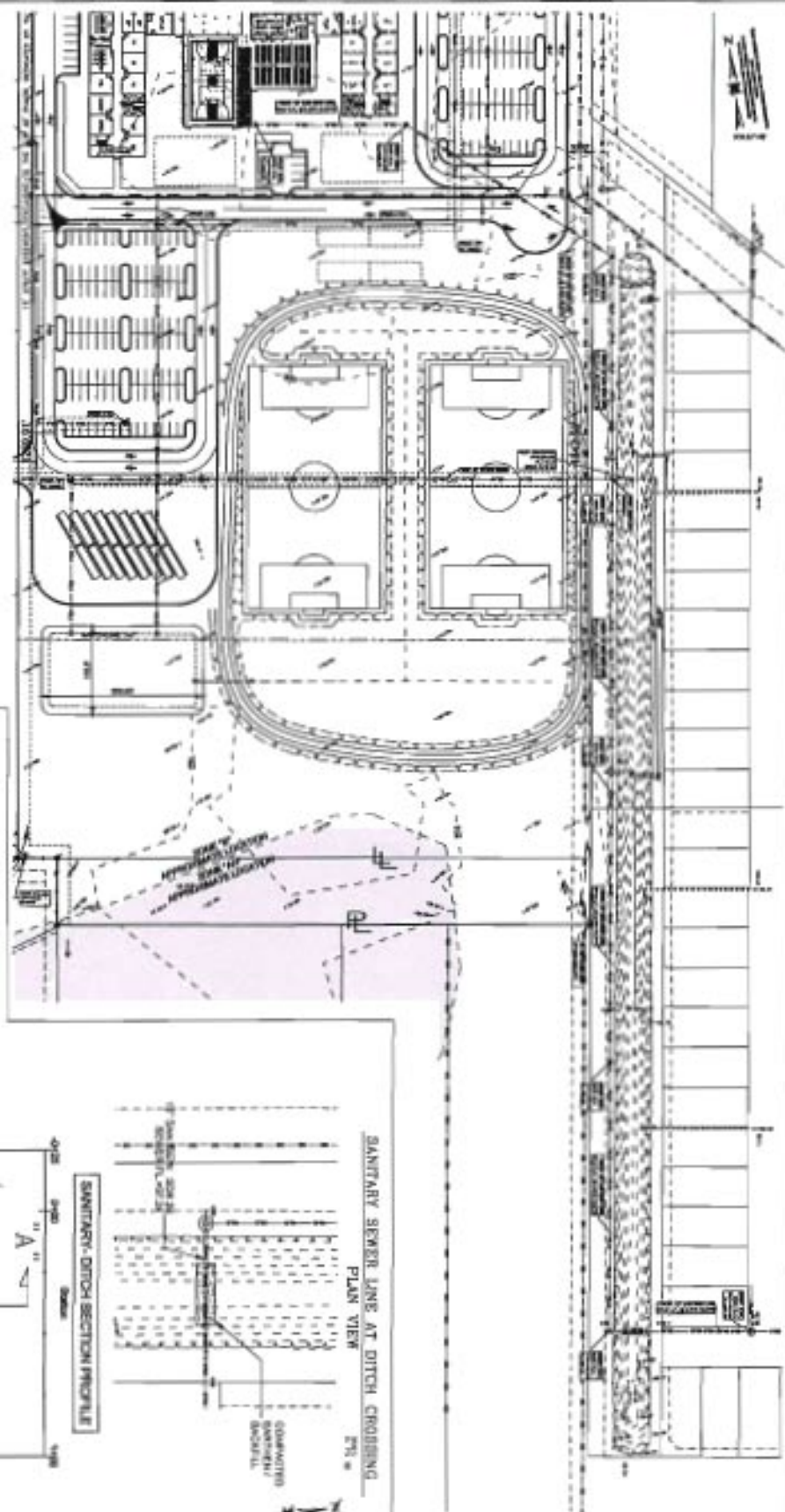
IDEA NORTH PHARR
SUBDIVISION
PHARR, TEXAS

IDEA NORTH PHARR
SUBDIVISION
PHARR, TEXAS

IDEA NORTH PHARR
SUBDIVISION
PHARR, TEXAS

IDEA NORTH PHARR
SUBDIVISION
PHARR, TEXAS

IDEA NORTH PHARR
SUBDIVISION
PHARR, TEXAS



SANITARY SEWER LINE AT DITCH CROSSING
PROFILE

PROP. UTILITY PLAN

IDEA NORTH PHARR
SUBDIVISION
PHARR, TEXAS

THE ENGINEER
FOR THE RECORD OF THIS
PROJECT HAS REVIEWED
THESE PLANS AND
FINDS THEM TO BE
CORRECT AND COMPLETE
FOR THE PURPOSES
INTENDED.

DATE: 10/10/01	PROJECT: IDEA NORTH PHARR SUBDIVISION
CLIENT: MR. J. L. PHARR	DESIGNER: M. J. PHARR
CONTRACT NO. 01-01	SCALE: 1" = 10'
PROJECT NO. 01-01	DATE: 10/10/01
PROJECT NO. 01-01	DATE: 10/10/01

M. J. PHARR & SONS, INC.
ENGINEERS & ARCHITECTS
1010 N. GULF
PHARR, TEXAS 77566
TEL: 361-421-1111
FAX: 361-421-1112
WWW.MJPSONS.COM



MEMORANDUM

DATE: MONDAY, AUGUST 28, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CARMAX AUTO SUPERSTORE SUBDIVISION FILE NO. SUB#170717
--

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Douglass Moyers, owner, is requesting preliminary plat approval of the proposed Carmax Auto Superstore Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a re-subdivision of 10.605 acres of land out of Lots 17 and 18, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1000 Block of East Interstate 2.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Single-Family Residential District (R-1) to the north, General Business District (C) to the south and west, Heavy Commercial District (H-C) to the south and city limits to the east. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Car lot dealership.

VARIANCES: None requested.

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

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

1. Need to show Interstate 2 remove "U.S. Expressway 83".
2. Provide street lighting layout.
3. Provide documentation of H.C.I.D. No. 2 easement. Plans for Juniper Street punch out are still under research to reach the best solution of the city.

EASEMENTS:

1. Remove the 25' landscape easement not part of plat requirements.
2. Need to match easement with water line layout, verify.
3. Easements shall be 15' Exclusive to City of Pharr.
4. All utilities should be inside easements.
5. Provide documentation for H.C.I.D. No. 2 easement.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Recommendation for a proposed 8" W.L. to connect 12" W.L. to 6" W.L. in the rear of the property.
2. Replace 4" A/C W.L. to a 6" C900 DR18 in rear portion of the property.
3. Gate valves to fire hydrants must be on main line tee.
4. Fire hydrant W.L. must be 6" C900 DR18.
5. Tee's need to be 12" x 6" with all accessories.
6. 12" gate valves, to be moved to the east side of the tee's.
7. Need to show all water connection details.
8. Need to use 2 – 45° elbows instead of a 90° elbow for 12" W.L.
9. Need to connect all existing water services to new water line installation.
10. 4" Water line to be abandoned in place.
11. Any entrance will require casing to extend 5' to each end.
12. All casing on 12" will need to be 24".
13. Will need crossing permits for Irrigation District.
14. Need to show water meter location and details.
15. Follow City of Pharr Construction Standards Manual.

SEWER:

1. Need to show sewer service connection.
2. Pending comment after sewer system evaluation.
3. Need to show details for all sewer connections.
4. C.O. needs to be replaced to a M/H on NE part of the property.
5. Need to replace existing M/H.
6. Sewer service to be connected to replaced M/H.
7. Sewer service to property line only.
8. Proposed sewer line in property will remain private.
9. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Plat note #4, estimate area proposed for detention storage is whole lot, please revise and adjust.
2. Drainage report needs approval from H.C.D.D. No.1.

OTHER:

1. Irrigation line should be located and shown on utility layout in order to check if H.C.I.D. No. 2 easement may be relocated (shifted).
2. If the line is in service it's not going to be abandon & shall be presented to the H.C.I.D. No. 2 board.
3. On metes & bounds need to fix N. Veterans ("I Rd.").
4. Verify setback on plat notes.
5. Label net or gross where acres is labeled.
6. Remove plat note# 15 & 9.
7. Plat note # 11, reword as per fire department see attach comments.
8. LAMAR sign is going to be removed as per project manager, Fred Perez.
9. Plat note #5, provide full northing & easting.
10. Plat note #10, add and R.O.W. at the end.
11. Provide three (3) 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.



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



(Dated Plans 08-082017)

Subdivision: CARMAX AUTO SUPERSTORE (STAFF REVIEW)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal Date: August 14, 2017

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch 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 pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

- ☒ Need to add note to read as follow: (All fire protection underground lines to be installed by a license fire protection company.)
- ☒ Rephrase note # 11 to read as follow: (Additional fire protection may be required during the building permit phase in order to meet any additional fire protection requirements)
- ☒ Need to show water line connection along the south-east corner and the south west corner of property.
- ☒ Water line needs to be inside of the utility easement.

(Dated Plans 08-082017)

Subdivision: CARMAX AUTO SUPERSTORE (STAFF REVIEW)

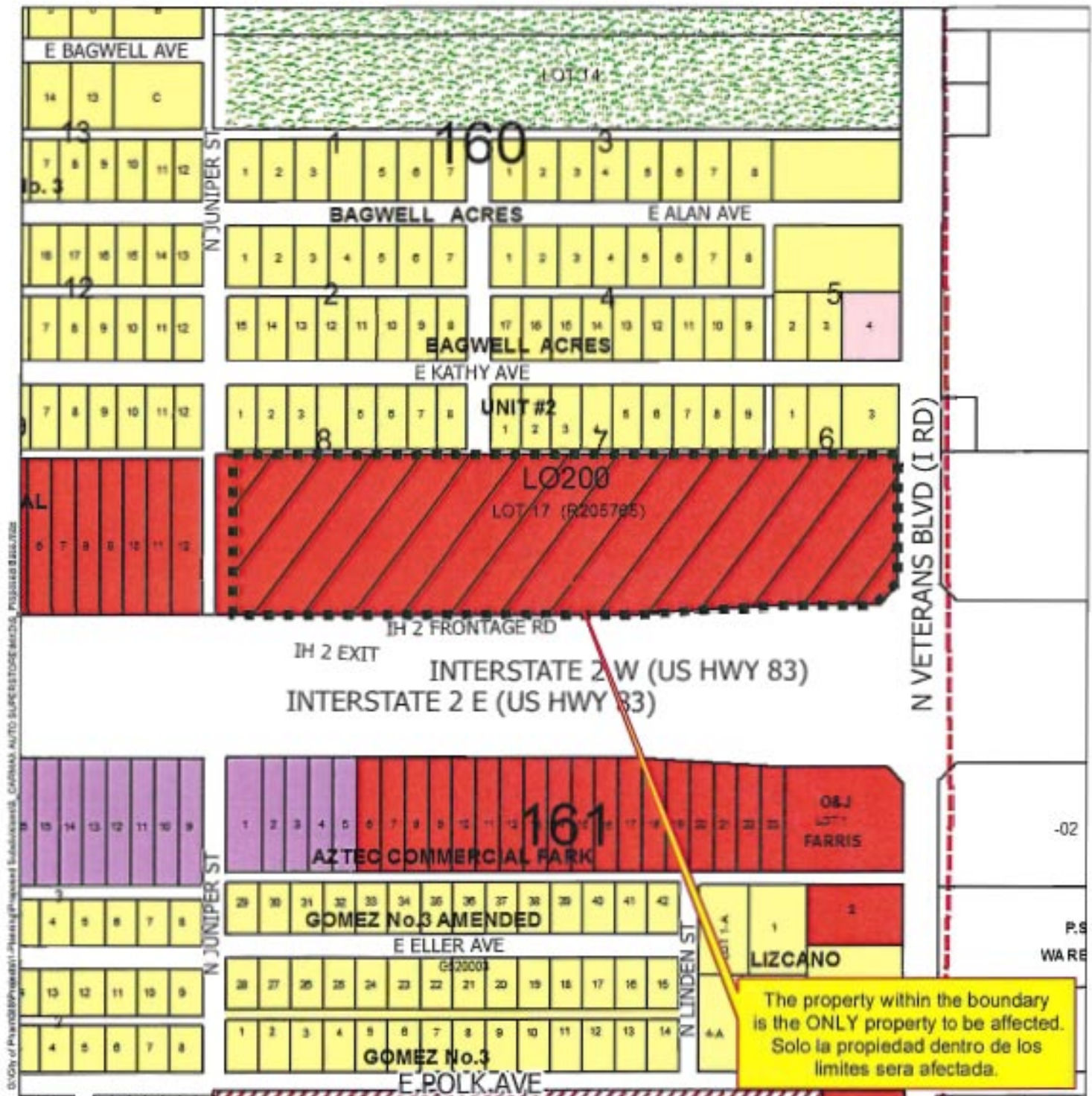
Reviewed By: Felipe Pedraza, Asst. Fire Marshal  Date: August 14, 2017

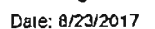
CONTINUE

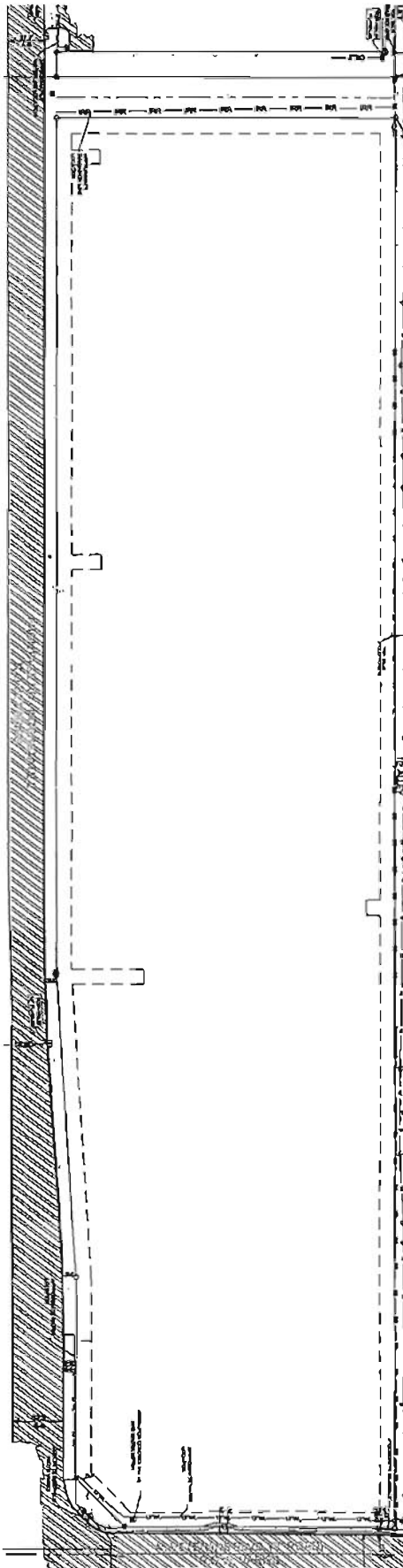
☒ Fire hydrant shall have a 3-foot clearance radius, with a 15-foot clearance to each side of the fire hydrant from any trees, high growing decoration plants, or shrubs that may obstruct the fire hydrants from view.

☐ _____

☐ _____



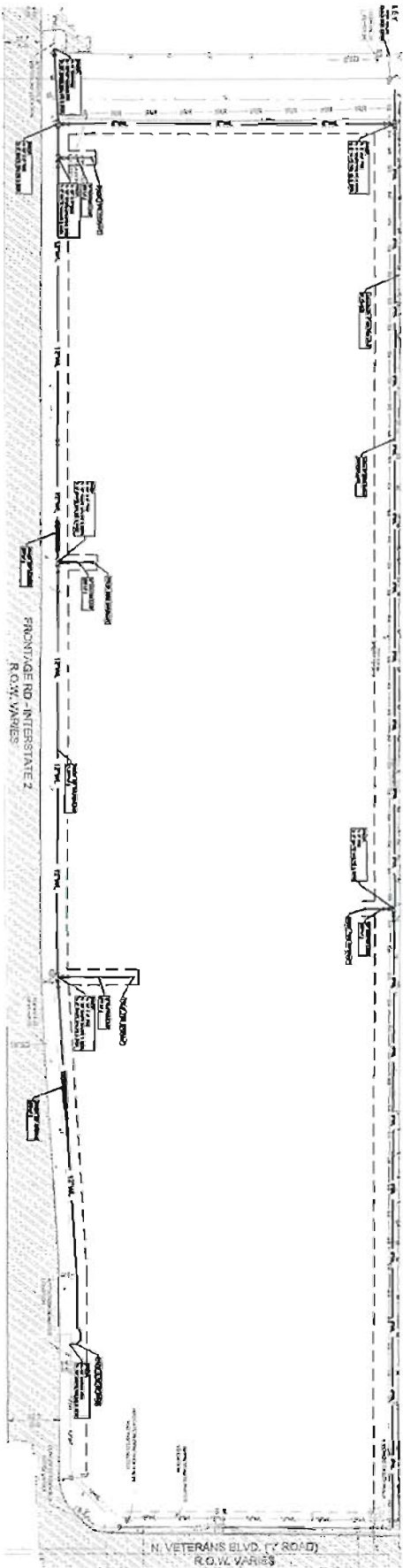




EXISTING UTILITIES



- LEGEND**
- 1. 12" WATER MAIN
 - 2. 12" SANITARY SEWER
 - 3. 12" GAS MAIN
 - 4. 12" ELECTRIC MAIN
 - 5. 12" TELEPHONE MAIN
 - 6. 12" CABLE MAIN
 - 7. 12" FIBER OPTIC MAIN
 - 8. 12" RAINWATER MAIN
 - 9. 12" STORMWATER MAIN
 - 10. 12" COMBUSTIBLE LIQUID MAIN
 - 11. 12" COMBUSTIBLE GAS MAIN
 - 12. 12" COMBUSTIBLE SOLID MAIN
 - 13. 12" COMBUSTIBLE LIQUID MAIN
 - 14. 12" COMBUSTIBLE GAS MAIN
 - 15. 12" COMBUSTIBLE SOLID MAIN
 - 16. 12" COMBUSTIBLE LIQUID MAIN
 - 17. 12" COMBUSTIBLE GAS MAIN
 - 18. 12" COMBUSTIBLE SOLID MAIN
 - 19. 12" COMBUSTIBLE LIQUID MAIN
 - 20. 12" COMBUSTIBLE GAS MAIN
 - 21. 12" COMBUSTIBLE SOLID MAIN
 - 22. 12" COMBUSTIBLE LIQUID MAIN
 - 23. 12" COMBUSTIBLE GAS MAIN
 - 24. 12" COMBUSTIBLE SOLID MAIN
 - 25. 12" COMBUSTIBLE LIQUID MAIN
 - 26. 12" COMBUSTIBLE GAS MAIN
 - 27. 12" COMBUSTIBLE SOLID MAIN
 - 28. 12" COMBUSTIBLE LIQUID MAIN
 - 29. 12" COMBUSTIBLE GAS MAIN
 - 30. 12" COMBUSTIBLE SOLID MAIN



PROPOSED UTILITIES

UTILITIES

CARMAX AUTO
SUPERSTORE
SUBDIVISION
PHARR, TEXAS

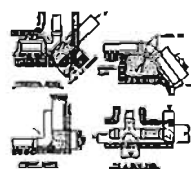
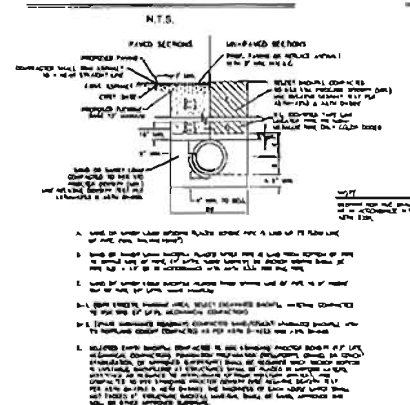
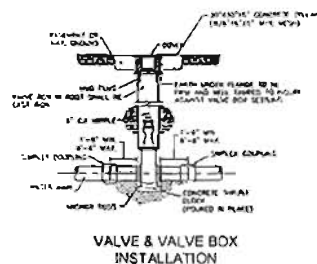
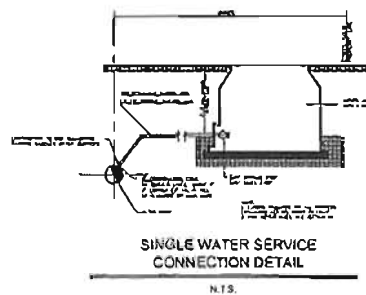
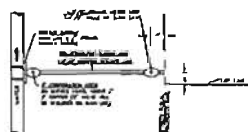
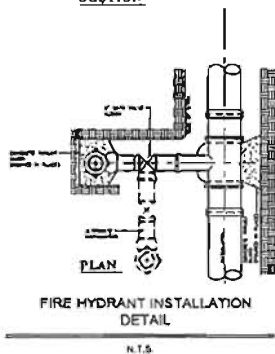
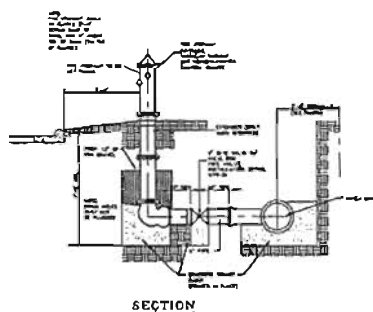
ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS NOT BEEN ADVISED OF ANY CHANGES TO THE UTILITIES SINCE THE RECORD DRAWINGS WERE PREPARED. THE ENGINEER HAS NOT BEEN ADVISED OF ANY CHANGES TO THE UTILITIES SINCE THE RECORD DRAWINGS WERE PREPARED.

END OF SHEET
DATE: 11/11/2024
DRAWN BY: J. HUNT
CHECKED BY: J. HUNT
APPROVED BY: J. HUNT
SCALE: AS NOTED

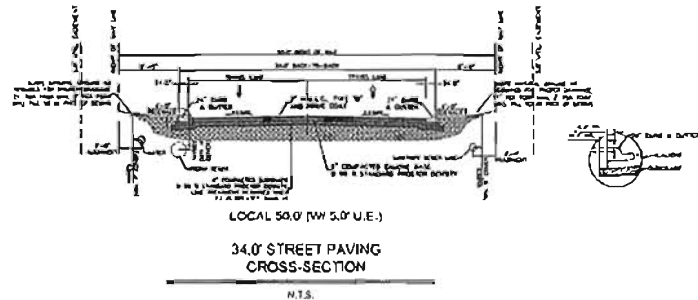
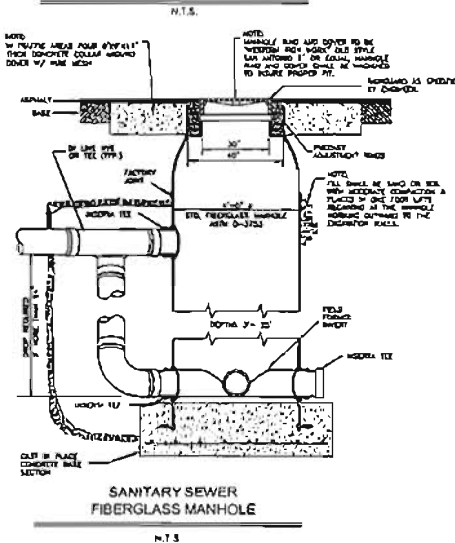
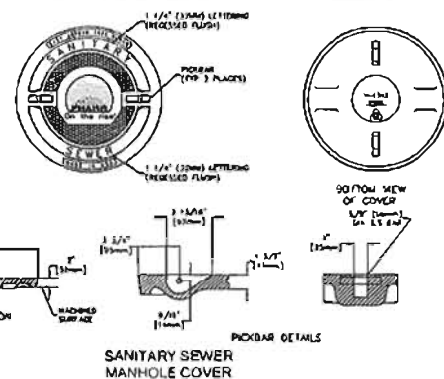
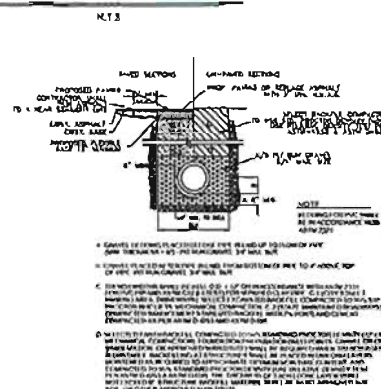
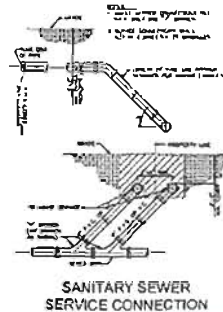
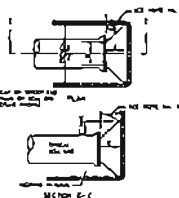
MELDEN & HUNT INC.
CONSULTING ENGINEERS & SURVEYORS
1111 N. UNIVERSITY BLVD.
SUITE 100, PHARR, TX 77566
PHARR, TEXAS 77566
TEL: 361.444.1111
FAX: 361.444.1111
WWW.MELDENANDHUNT.COM

170724.00

SHEET 4 OF 9



Normal Pool Size	Normal Billiard Size	Casino Minimum Pool Dimensions
12'	11'	8.25'



MEMORANDUM

DATE: MONDAY, AUGUST 28, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: PLANNING STAFF

SUBJECT: PHARR LOGISTICS CENTER PHASE I (A.K.A. CAMPERO
SUBDIVISION PHASE I) FILE NO. **SUB#151229**

GENERAL INFORMATION:

APPLICANT: B.I.G. Engineering, representing Adolfo Campero and Adalberto Campero, is requesting final plat approval of the proposed Pharr Logistics Center Phase I (A.K.A. Campero Subdivision Phase I).

LEGAL DESCRIPTION: The property is legally described as being a 16.7 acre gross, 14.58 acre net, tract of land, being part or portion of Lot 358 and Lot 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located between the 700 and 1200 Block of West Anaya Road.

ZONING: The property is currently zoned Agricultural and/or Open-Space District (A-O). The adjacent zones are Limited Industrial District (L-I) and Agricultural and/or Open-Space District (A-O) to the east, Limited Industrial District (L-I) to the south, Agricultural and/or Open-Space District (A-O) to the north and west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Pharr Logistics Center Phase I (A.K.A. Campero Subdivision Phase I) subject to the following conditions:

- STREETS, PAVING
AND R.O.W.:**
- 1) Provide street lighting layout with dimension.
- EASEMENTS:**
- 1) Need to provide offsite easement.
 - 2) All easements for sewer, water and fire hydrants need to be exclusive to City of Pharr.
- SIDEWALK:
ADA:**
- 1) In compliance.
- FIRE PROTECTION:**
- 1) See attach comments.
- WATER:**
- 1) See attach comments.
- SEWER:**
- 1) See attach comments.
- DRAINAGE:**
- 1) Drainage needs to be on an as per Lot basis for plat note 9.
- OTHER:**
- 1) NOTE: Additional requirements may apply for issuance of building permits and will be addressed once building plans have been formally submitted to Building Safety Division. Applicant must proceed in obtaining any necessary building permits after subdivision has been recorded.
 - 2) Verify the metes and bounds.
 - 3) Recording with a letter of credit.
 - 4) A change of zone must be submitted.

This item will go before the City Commission Meeting of **September 05, 2017** at **4:00 p.m.**

REVISED-CONSTRUCTION FOR:

PHARR LOGISTIC CENTER A.K.A CAMPERO SUBDIVISION

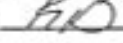
COMMENTS: Initials: ODL / RB June 21, 2017☐ Approve ☒ Approved with Conditions ☐ Denied

WATER:

- Verify Easements 10' and 15'
- Only one 2" meter will be allowed, the other will be 1" SPK
- Revise cost Estimates
- Size on site water tap (Wet Tap)

SEWER: OK

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: Oscar DE Leon / Rudy BernalSignature: 
Signature: Date: 6-21-2017



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



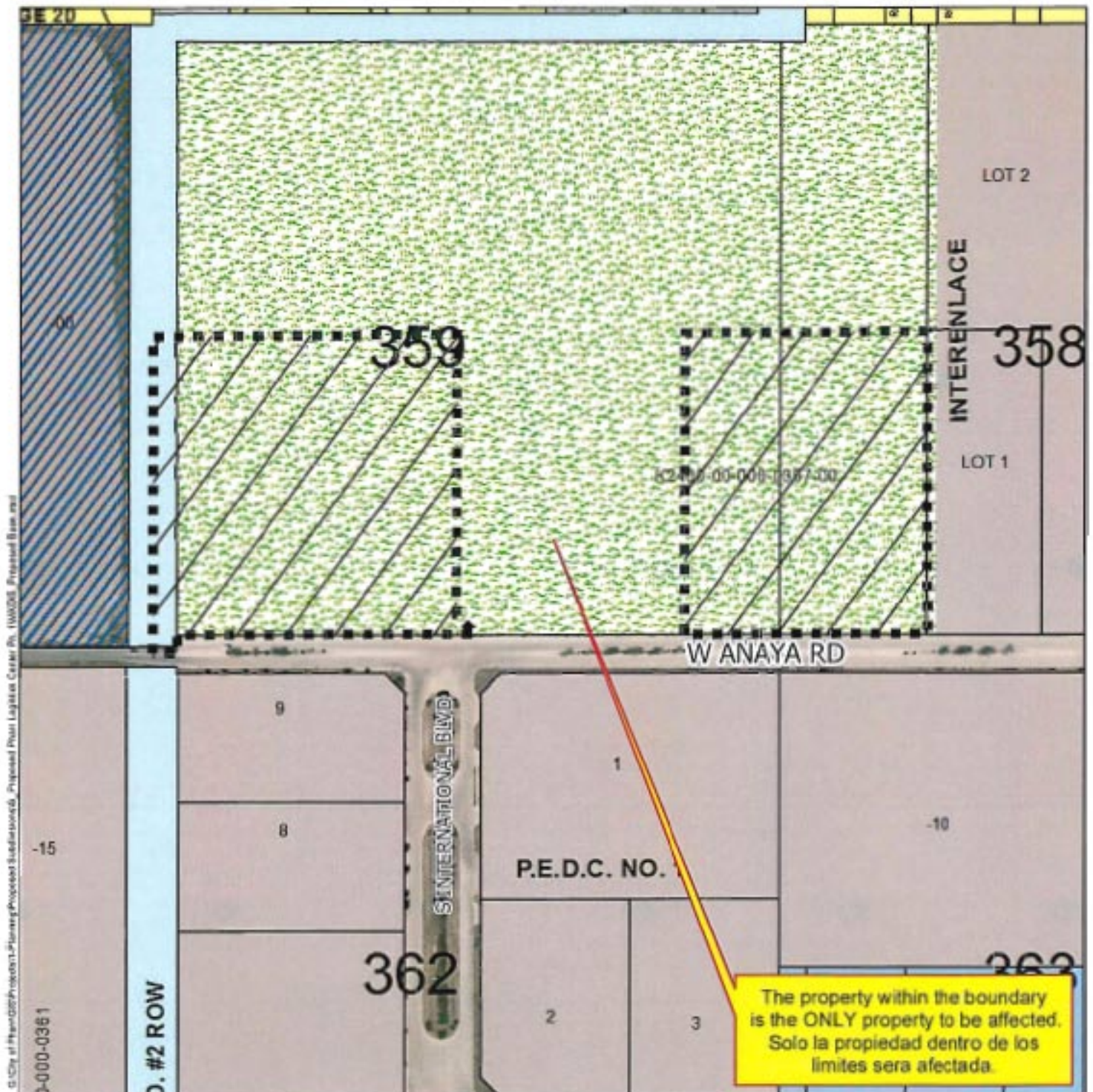
Subdivision: Campero Subdivision (Revised Staff Pre-Construction Review)

Reviewed By: Felipe Pedraza Fire Marshal ^{ASST.} LP. Date: June 29, 2017

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile, commercial and industrial districts and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

- ☒ At time of staff preconstruction review the subdivision was found to be within reasonable compliance.
- ☒ Fire hydrant shall have a 3 foot clearance radius, and a 15 foot clearance to each side of fire hydrant from trees and high growing decoration plants or shrubs that may cover fire hydrants.
- ☒ Natural Gas Line easement must be kept clear of any structures at all times, or provide a letter of agreement from the gas company allowing you to build over gas easement. This is for filing purposes only.



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

