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

**AGENDA**
**PLANNING & ZONING COMMISSION**
***City Commissioner's Room***
***118 S. Cage Blvd. October 9, 2017 – 6:00 PM***

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

**PRESIDING:**

**1. CALL TO ORDER:**

**2. ROLL CALL:**

**3. APPROVAL OF MINUTES:**



REVIEWED ASST DIR____ DIRECTOR____

**4. PUBLIC COMMENTS:** *(Ordinance No. O-2015-28) A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.*

**5. PUBLIC HEARING:** *(Ordinance No. O-2015-28). A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

A) Gabriela's Heavenly Wings XXIII, LLC, d/b/a Wingstop Restaurant, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I).The property is legally described as being 0.046 of an acre, more or less, out of Lot 1, Spamer Business Park Subdivision, Pharr, Hidalgo County, Texas.The property's physical address is 8001 South Jackson Road, Suite 6.

B) Campero Holdings Company, LLC is requesting a change of zone from Agricultural and/or Open Space District (A-O) to a Limited Industrial District (L-I). The property is legally described as being 9.27 acres gross, more or less, out of Lot 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject property is located on the north side of West Anaya Road and is physically located between the 1100 and 1200 Block of West Anaya Road.

C) Campero Legacy Properties, LLC is requesting a change of zone from Agricultural and/or Open Space District (A-O) to a Limited Industrial District (L-I).The property is legally described as being 7.43 acres gross, more or less, out of Lots 358 & 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.The subject property is located on the north side of West Anaya Road and is physically located between the 700 and 900 Block of West Anaya Road.



REVIEWED ASST DIR._____ DIRECTOR._____

D) Hector Espino, owner, is requesting a change of zone from Single-Family Residential District (R-1) to Residential Townhouse District (R-TH). The property is legally described as being the W46'-S100' out of Lots 18 & E22'-S100' out of Lot 19, Block 1, Eula Young Subdivision, Pharr, Hidalgo County, Texas. The subject property is located on the north side West Newcombe Avenue with the physically address of 628 West Newcombe Avenue (Park Avenue).

PLATS:

1. B.I.G. Engineering, representing Hector Espino, owner is requesting preliminary plat approval of the proposed Park Avenue Subdivision. The property is legally described as being a 0.156 acre tract of land out of the west 46 feet of Lot 18, Block 1, and the east 22 feet of Lot 19, Block 1 out of The Eula Young Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Newcombe Avenue (W. Park Ave).

**6. ANNOUCEMENTS/OTHER BUSINESS:**

**7. ABSENTEE REPORT:**

**8. ADJOURNMENT:**

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the October 6, 2017 at 11:30 a.m., and on the City of Pharr web site (www.pharr-tx.gov)

CITY OF PHARR PHARR, TEXAS

Hilda Pedraza, City Clerk



REVIEWED ASST DIR._____ DIRECTOR._____

Pharr
Development Services

Pharr
All-America City
2006

# MEMORANDUM

**DATE:** MONDAY, OCTOBER 09, 2017

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** PLANNING STAFF

**SUBJECT:** CONDITIONAL USE PERMIT FOR ABC –
FILE NO. **CUP#170948** (WINGSTOP RESTAURANT)

**GENERAL INFORMATION:**

**APPLICANT:** Gabriela's Heavenly Wings XXIII, LLC, d/b/a Wingstop Restaurant, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I).

**LEGAL DESCRIPTION:** The property is legally described as being 0.046 of an acre, more or less, out of Lot 1, Spamer Business Park Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 8001 South Jackson Road, Suite 6.

**ZONING:** The property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the north, south and east and city limits lie to the west. The area is generally designated for commercial use in the Land Use Plan.

**COMMENTS:**

**POLICE CHIEF:** Recommends approval of the Conditional Use Permit. (See attached memo)

**PLANNING DEPARTMENT:** Recommends approval of the Conditional Use Permit. (See attached memo)

**NOTIFICATION OF PUBLIC:** Three (3) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT SERVICES STAFF RECOMMENDATION:** Development Services Staff is recommending **approval** of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I) subject to site being in compliance with all City Ordinances and City Department requirements.

**NOTE:** This item will go before the City Commission meeting of **October 16, 2017** at **4:00 p.m.**

# Pharr Police Department

1900 S. CAGE • PHARR, TX 78577-6751
PH: (956) 402-4700 • FAX: (956)781-9163

To: Melanie Cano, Director City Planning
From: Joel Robles, Asst. Chief of Police
Date: 09/21/2017
Re: Conditional use Permit for ABC – File No. CUP#170948 (Gabriela's Heavenly Wings XXIII LLC)

John Claude Ortiz, [redacted], Gabriela's Heavenly Wings XXIII LLC d/b/a Wing Stop, has filed with the Planning and Zoning Commission requesting for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The property is more fully described as follows:

- **Legal Description:** 0.046 of an acre, more or less, out of Lot 1, Spamer Business Park Subdivision, Pharr, Hidalgo County, Texas.
- **Physical Address:** 8001 S. Jackson Rd. Suite 6
- **Contact Number:**

In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

**REPLY**

**Ms. Cano, I have reviewed the proposed application. Based on the information we have on file for this establishment at this time, I recommend approval subject to the following documented requirements.**

1. All state and local ordinances that currently exist or that may be enacted in the future that affect this business must be strictly adhered to. Personnel such as bartenders, waitresses and hostesses must be required to wear identifying insignia such as, name tags and or uniforms that clearly identify them as employees.
2. The owners, managers and or operators must agree not to use any advertisement on the property that is offensive, distasteful and or creates a visual impairment to traffic.
3. In the event that the manner the applicant conducts its business, endangers the general welfare, health, peace, morals, or safety of the community, the Chief of Police will exercise his authority under Section 11.612 of the Texas Alcoholic Beverage Code to recommend the cancellation of any and all permits for the same premises for up to one year after the date of cancellation.
4. The sale of alcoholic beverages to a minor inside the premises or on any area controlled by the aforementioned business will be considered an act that endangers the general welfare, health, peace, morals and or safety of the community.

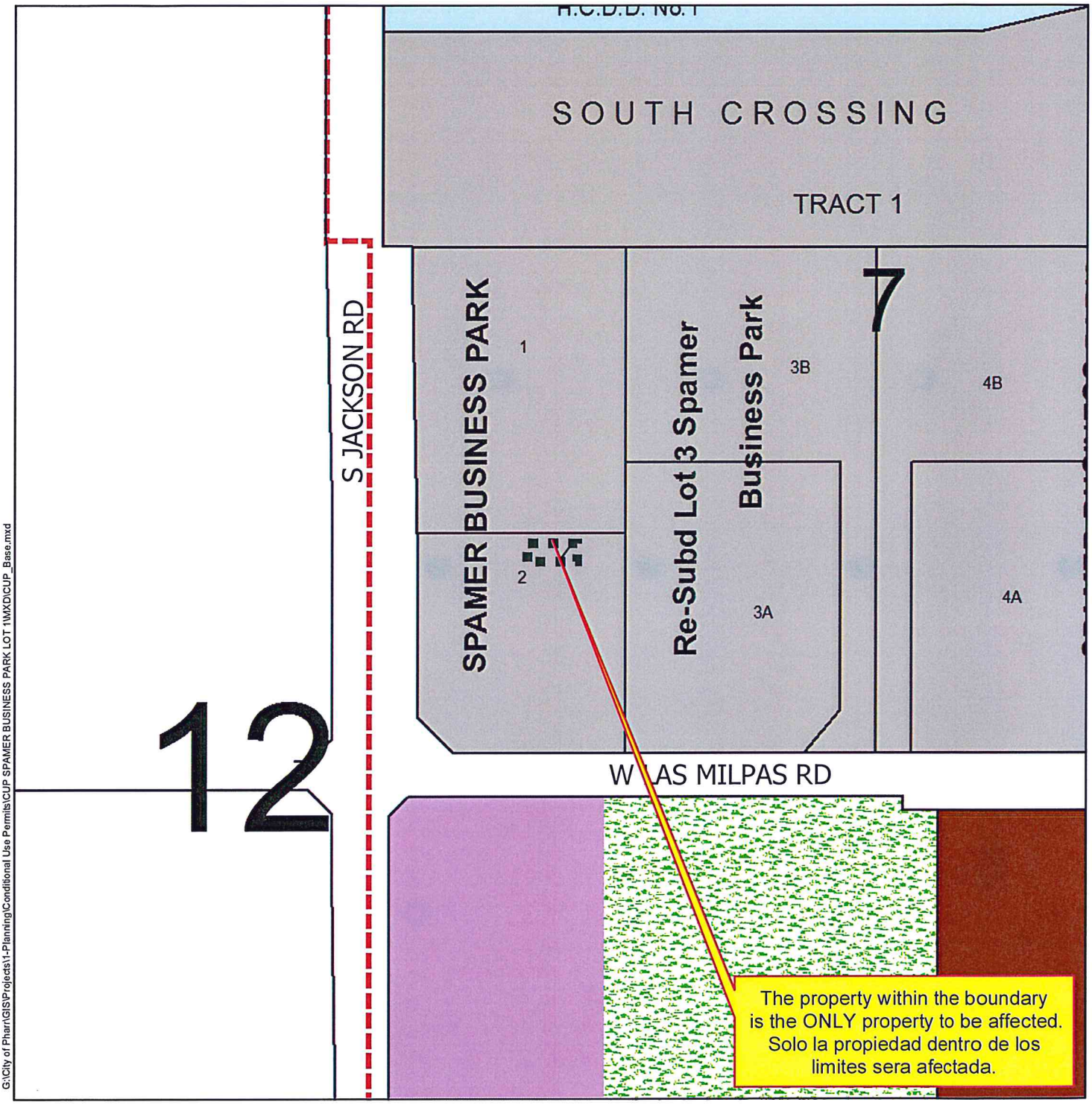
**Asst. Chief of Police**

**Joel Robles**
**Office: 956-402-4739**
**Mobile: 956-878-3233**
joel.robles@pd.pharr-tx.gov

Proposed Conditional Use Permit
.046 Ac of Spamer Business Park Lot 1
Gabriela Heavenly Wings, XXIII /
Practical Business Plaza, LLC

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP SPAMER BUSINESS PARK LOT 1MXD\CUP_Base.mxd

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

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

N
W E
S

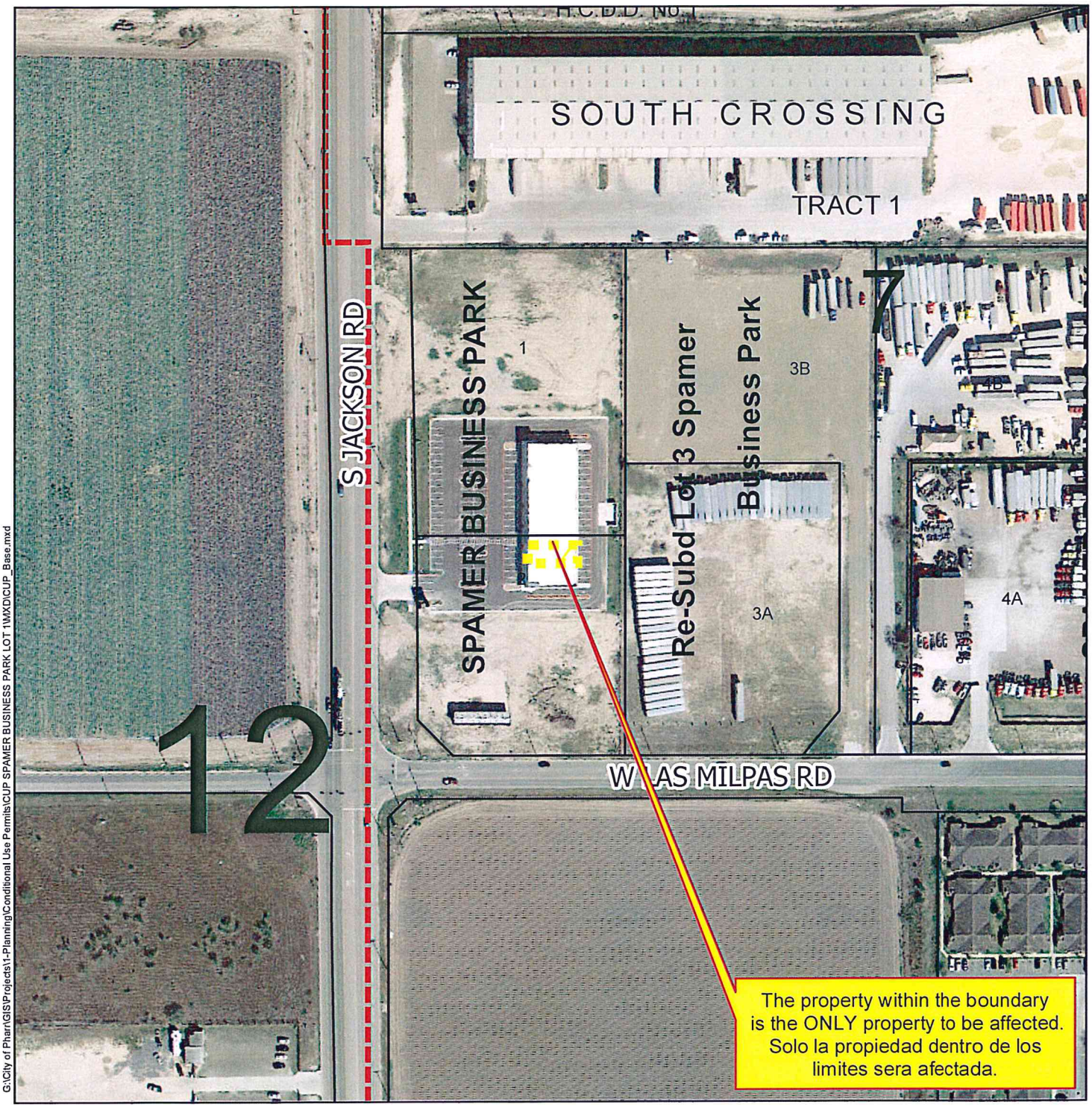
Date: 9/19/2017

City of Pharr, Texas
Engineering Department
956.702.5355

Proposed Conditional Use Permit
.046 Ac of Spamer Business Park Lot 1
Gabriela Heavenly Wings, XXIII /
Practical Business Plaza, LLC

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP SPAMER BUSINESS PARK LOT 1\MXD\CUP_Base.mxd

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

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

N W E S

Date: 9/19/2017

City of Pharr, Texas
Engineering Department
956.702.5355

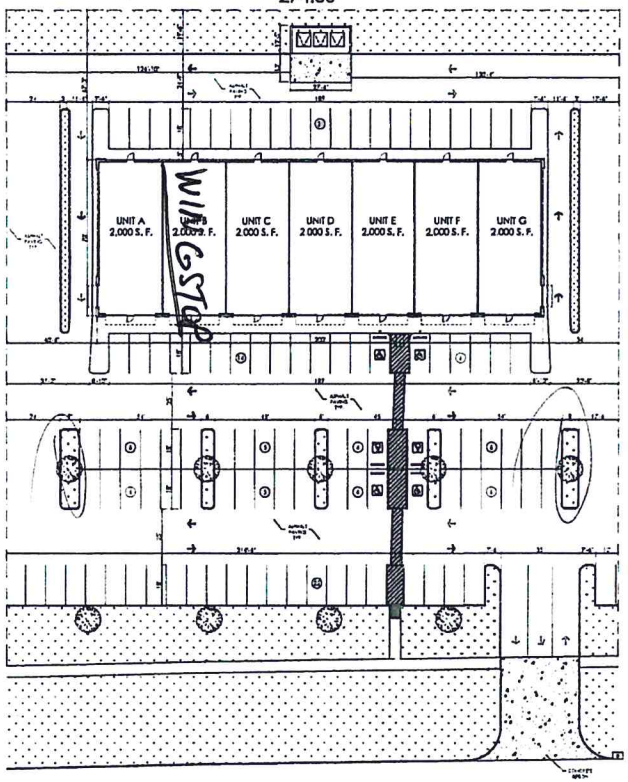
PHARR FIRE DEPARTMENT
RECEIVED
AUG 29 2014
SIGNATURE REQUIRED

new plan

# PRACTICAL BUSINESS PLAZA

## PHASE I

274.50'




SITE PLAN — JACKSON RD.
SCALE: 1" = 20'

### CODE ANALYSIS

**PROJECT LOCATION:** [illegible] JACKSON RD PHARR, TEXAS
**OWNER:** [illegible]
[illegible]
MISSION, TEXAS 78573
**DEVELOPER:** MYWALL CONSTRUCTION & DEVELOPMENT
[illegible]
MCALLEN, TEXAS
**BUILDING DESCRIPTION:** NEW SINGLE STORY RETAIL CENTER
**LOT AREA:** [illegible] = 1.87 ACRES
**BUILDING AREA:** 14,000 SF
**REFERENCE CODES:** 2012 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
CITY OF PHARR CODE OF ORDINANCES
**CONSTRUCTION TYPE:** TYPE V-B

**OCCUPANT LOAD:** MERCANTILE (RETAIL STORE)
MERCANTILE | GRADE FLOOR AREA 2,000 SF/SQ FT = 67 OCCUPANTS
**EXITS:** [illegible] EXITS REQUIRED; [illegible] EXITS PROVIDED
**PLUMBING FIXTURES:**
[illegible] COMMON WC REQUIRED; [illegible] COMMON WC PROVIDED
[illegible] COMMON LAVATORY REQUIRED; [illegible] COMMON LAVATORY PROVIDED
[illegible] SERVICE SINK REQUIRED; [illegible] SERVICE SINK PROVIDED

**TRAVEL DISTANCE:**
MAXIMUM TRAVEL DISTANCE ALLOWED = 200 FT
ACTUAL MAXIMUM TRAVEL DISTANCE = 52 FT

**PARKING:**
RETAIL 5/1,000 SF: 7 x 2,000 = 14,000 SF
14,000 SF / 300 = 47 = 2 = 49 SPACES REQUIRED

TOTAL SPACES REQUIRED = 49 — ACCESSIBLE SPACES REQUIRED = 2
TOTAL SPACES PROVIDED = 100 — ACCESSIBLE SPACES PROVIDED = 5

### DRAWING INDEX

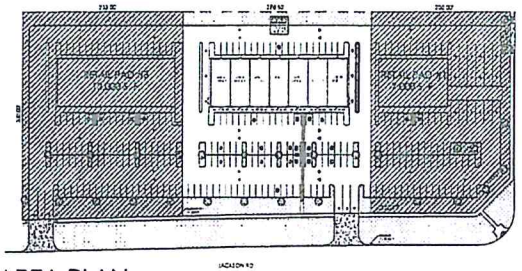

A-0 COVER SHEET / SITE PLAN
A-0.1 SITE PLAN DETAILS
A-1 FLOOR PLAN
A-2 EXTERIOR ELEVATIONS PLAN
A-3 ROOF PLAN
A-4 SECTIONS & DETAILS

C1 VERTICAL & HORIZONTAL CONTROL PLAN
C2 PAVING & DRAINAGE PLAN
C3 UTILITIES PLAN
C4 SEDIMENT & EROSION CONTROL PLAN
C5 PAVING & DRAINAGE DETAILS
C6 UTILITIES DETAILS
C7 SEDIMENT & EROSION CONTROL DETAILS

S1 GENERAL NOTES
S1.1 GENERAL NOTES
S2 FOUNDATION PLAN
S3 ROOF FRAMING PLAN
S4 TILT-UP PANELS PLAN
SD1 FOUNDATION DETAILS
SD2 FRAMING DETAILS
SD3 FRAMING DETAILS
SD4 FRAMING DETAILS

MEP-1.0 GENERAL NOTES
E-0.0 ELECTRICAL SPECIFICATION
E-1.0 ELECTRICAL SITE PLAN/SCHEDULES
E-1.1 ELECTRICAL POWER AND SPECIAL SYSTEMS
E-2.0 ELECTRICAL DETAILS
E-3.0 ELECTRICAL SCHEDULES & DETAILS

P-0.0 PLUMBING SPECIFICATION
P-1.0 PLUMBING SITE PLAN
P-1.1 PLUMBING PLAN
P-2.0 PLUMBING DETAILS & SCHEDULES


AREA PLAN
SCALE: NTS

spazio DBG
LEONEL SANCHEZ
[illegible]


THESE PLANS ARE THE PROPERTY OF SPAZIO DESIGN & CONSTRUCTION AND ANY USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF SPAZIO DESIGN & CONSTRUCTION IS PROHIBITED.

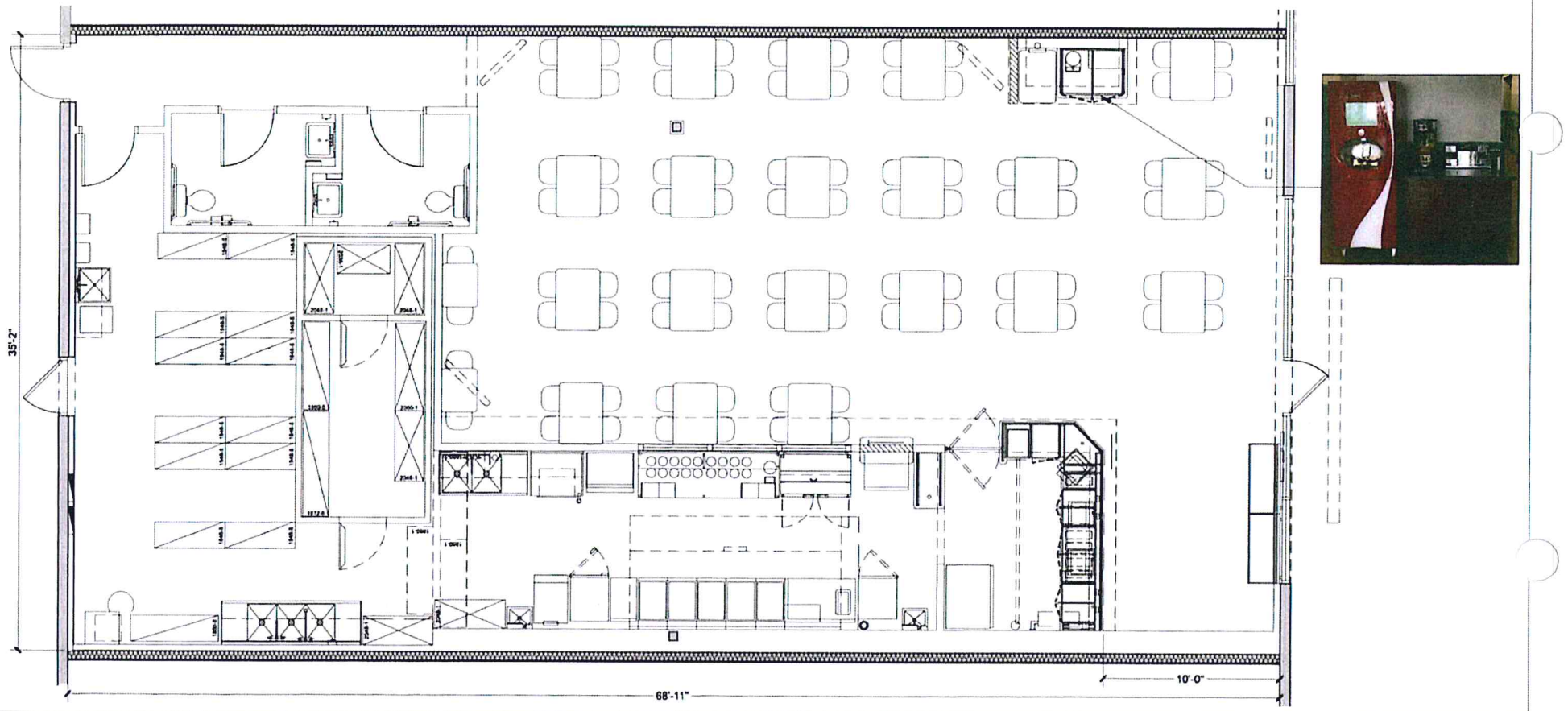

PRACTICAL BUSINESS PLAZA
JACKSON RD & LAS MILPAS RD
PHARR, TEXAS

REVISION:

PLAN
COVER SHEET
SITE PLAN

| | |
|---|---|
| PROJECT NO: | SP-20-2013 |
| DATE: | 08/27/14 |
| DRAWN BY: | O.P. |
| REVISED BY: | L.S. |
| SHEET: | A-0 |

11/26/2014 [illegible]






## PROJECT DATA:

| | |
|---|---|
| OVERALL NET LEASE (USABLE) AREA: | 2,420 SQ. FT. (NET USABLE SPACE) |
| SALES, COOKING, PREP & JANITOR AREAS: | 751 SQ. FT. @ 1/200 (GROSS) = 4 OCCUPANTS |
| SEATING AREA: | 1,140 SQ. FT. @ 1/15 = 76 OCCUPANTS |
| ORDER (STANDING) AREA: | 60 SQ. FT. @ 1/5 = 12 OCCUPANTS |
| COOLER / FREEZER AREA: | 140 SQ. FT. (ACCESSORY USE, NOT APPLICABLE) |
| PASSAGE, MEN & WOMEN RESTROOM AREAS: | 329 SQ. FT. (ACCESSORY USE, NOT APPLICABLE) |
| SEATING ANALYSIS: | 84 TOTAL SEATS |
| TOTAL OCCUPANT LOAD: | 93 OCCUPANTS |

LAYOUT NOTES:

GL#T083

PROJECT LOCATION:

PHARR, TX

DRAWING NAME

SCHEMATIC EQUIPMENT PLAN

ISSUE DATE: 07/03/2017
REVISED DATE: 07/17/2017

BK Ops 7/18/2017 Approved

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

# STANDARDIZED RECOMMENDATION FORM

**MEETING DATE:** October 09, 2017

**ROUTE TO BOARD:**

☐ **CITY COMMISSION** **AGENDA ITEM:** COZ:#170949

☒ **PLANNING & ZONING COMMISSION** **DATE SUBMITTED:** September 15, 2017

1. **Applicant:** Campero Holdings Company, LLC, owner.

2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to a Limited Industrial District (L-I).

3. **Nature / Intent of Request:** To develop said property for industrial use.

4. **Routing to Staff:**

| | Initials | Date | |
|---|---|---|---|
| A. Melanie Cano, Director | MW | 10/4/17 | ☒ Approval ☐ Denial |
| B. Planning Staff Recommendations | B | 10-4-17 | ☒ Approval ☐ Denial |
| C. Planning and Zoning Commission | | | ☐ Approval ☐ Denial |
| D. City Attorney | | | ☐ Approval ☐ Denial |
| E. City Manager | | | ☐ Approval ☐ Denial |

**DESCRIPTION OF PROPERTY:**

Campero Holdings Company, LLC is requesting a change of zone from Agricultural and/or Open Space District (A-O) to a Limited Industrial District (L-I). The subject property is located on the north side of West Anaya Road and is physically located between the 1100 and 1200 Block of West Anaya Road. The property is legally described as being 9.27 acres gross, more or less, out of Lot 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The subject property currently consists of one (1) lot, which has a frontage of approximately 629.91 feet along West Anaya Road and has a depth of approximately 665.18 feet. West Anaya Road is an 80' major collector, which runs east and west with a posted speed limit of 30 miles or less per hour as identified in the City of Pharr's Thoroughfare Plan.

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

The property was originally annexed on June 03, 2003 as part of the extension of the city limit boundaries to the City of Pharr. The property to the south was rezoned to Limited Industrial District on February 18, 2003. 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 and the request for a change of zone to Limited Industrial District (L-I) is in order to develop the property for industrial use.

Four (4) 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 Limited Industrial District (L-I) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

**NOTE**: This item will go before the City Commission Meeting of **October 16, 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.**

Pharr
Development Services

Pharr
All-America City
2006

# MEMORANDUM

**DATE:** **OCTOBER 09, 2017**

**TO:** **PLANNING AND ZONING COMMISSION**

**FROM:** **DEVELOPMENT SERVICES**

**SUBJECT:** **Re-zoning Request: From Agricultural and/or Open Space District (A-O) to a Limited Industrial District (L-I): Being 9.27 acre gross, more or less, out of Lot 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 1100 and 1200 Block of West Anaya 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.

Pharr
Development Services

## REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

**Campero Holdings Company, LLC, owner.**
APPLICANT

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

**Between the 1100 and 1200 Block of West Anaya Road**
ADDRESS

**Limited Industrial District (L-I)**
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**

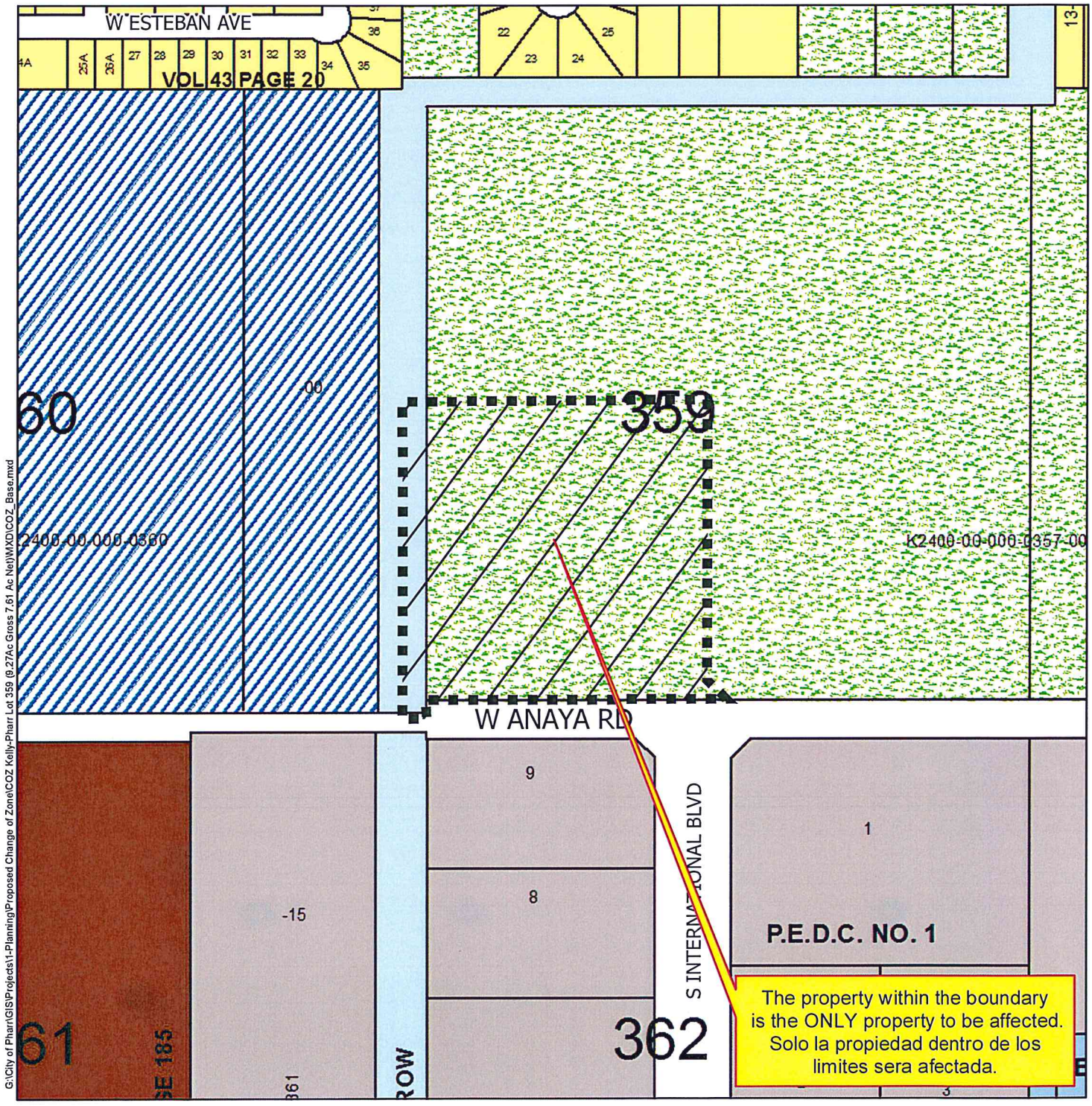
**Della Robles**
PREPARED BY

**10.04.2017**
DATE

Proposed Change of Zone
Kelly-Pharr Lot 359 (9.27Ac Gross 7.61Ac Net)
Campero Holdings Company, LLC/ Adolfo Campero

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Proposed Change of Zone\COZ Kelly-Pharr Lot 359 (9.27Ac Gross 7.61 Ac Net)\MXD\COZ_Base.mxd

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

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N W E S

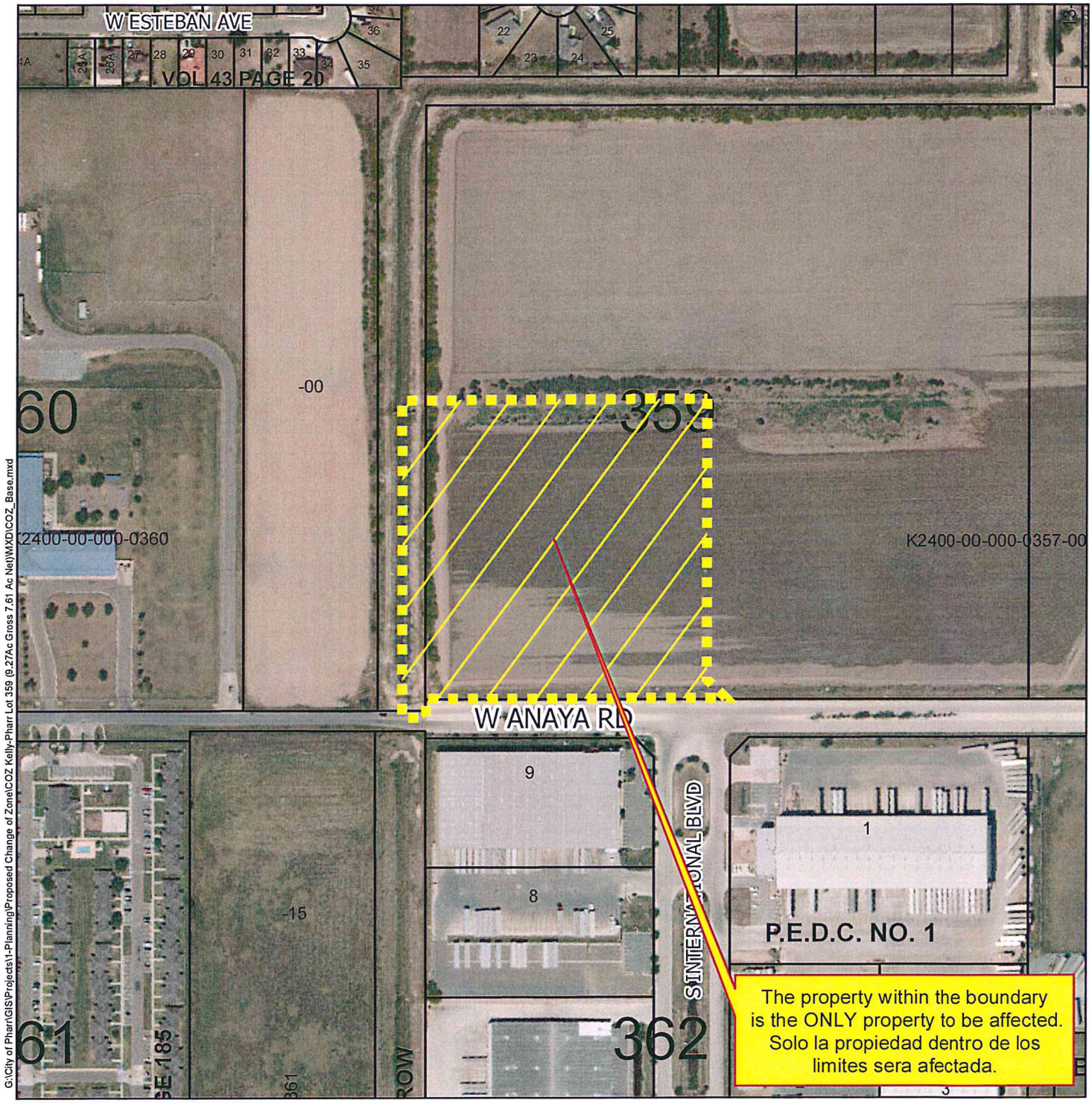
Date: 9/19/2017

City of Pharr, Texas
Engineering Department
956.702.5355

Proposed Change of Zone
Kelly-Pharr Lot 359 (9.27Ac Gross 7.61Ac Net)
Campero Holdings Company, LLC/ Adolfo Campero

Pharr
All-America City
2006

Pharr
Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Proposed Change of Zone\COZ Kelly-Pharr Lot 359 (9.27Ac Gross 7.61 Ac Net)\MXD\COZ_Base.mxd

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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N
W E
S

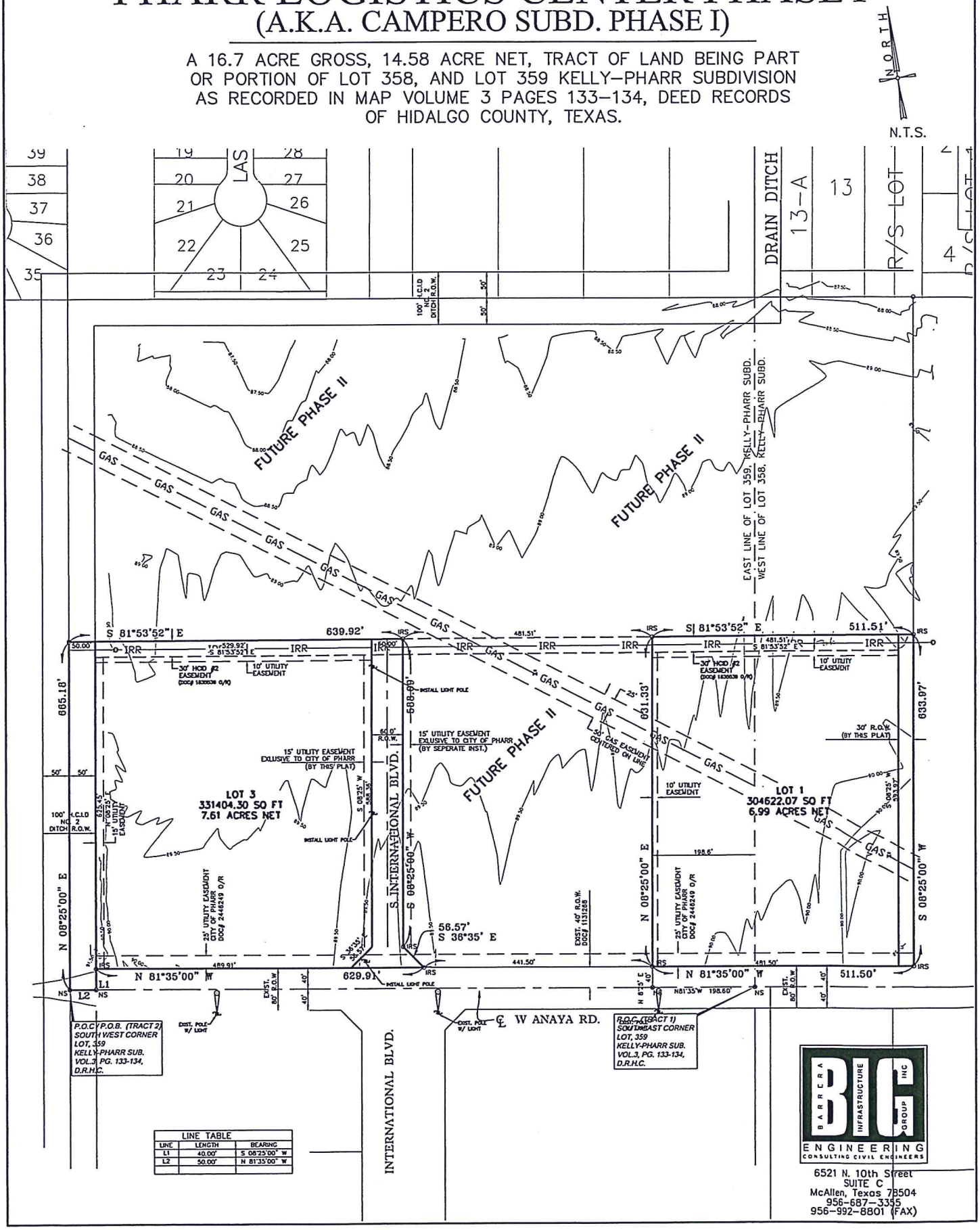
Date: 9/19/2017

PLAT OF

# PHARR LOGISTICS CENTER PHASE I

## (A.K.A. CAMPERO SUBD. PHASE I)

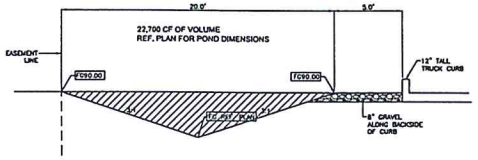
A 16.7 ACRE GROSS, 14.58 ACRE NET, TRACT OF LAND BEING PART OR PORTION OF LOT 358, AND LOT 359 KELLY–PHARR SUBDIVISION AS RECORDED IN MAP VOLUME 3 PAGES 133–134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

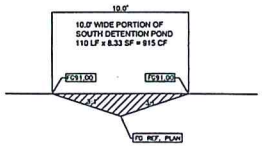


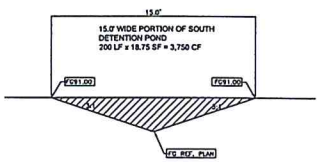

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 40.00' | S 08°25'00" W |
| L2 | 50.00' | N 81°35'00" W |

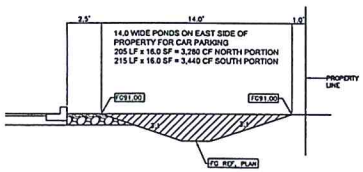

BARRERA BG INFRASTRUCTURE GROUP INC
ENGINEERING
CONSULTING CIVIL ENGINEERS

6521 N. 10th Street
SUITE C
McAllen, Texas 78504
956-687-3355
956-992-8801 (FAX)




Barrera Infrastructure Group, Inc.

EXHIBIT B

Drainage Calculations

Lot 3, Campero Subdivision

I. General Information

1) Governing Equation: Q=CiA (Rational Method), TxDOT IDF Curves for Hidalgo County &
Manning's Equation (normal depth calculations)
2) TxDOT Intensity Constants for Hidalgo County, Intel Tc <=2 hr

| 10 year storm | | 25 year storm | |
|---|---|---|---|
| b= | 67 | b= | 68 |
| n= | 0.771 | n= | 0.771 |
| b1= | 9.2 | b= | 9.3 |

where Tc, is calculated with an average overland flow rat (0-2% slopes)
a) existing unimproved conditions, use=0.36 in/hr
b) proposed commercial conditions, use=0.5 in/hr
c) proposed pipe flow: use=2 (max)

3) Accepted Runoff Coefficients

a) impervious, pvm, c= 0.90 ref. TxDOT Hydraulic Manual
b) unimproved, c= 0.36 ref. TxDOT Hydraulic Manual

4) Total Area = 7.61 ac

II. Existing Conditions (10 yr Flow)

c= 0.2
Area = 7.61
Tc = 622 tr (0.20 Whee + 60 sec) + 13.3 min.
I (10 yr) = 947/(Tc+27)^n = 3.56 in/hr
Q = CiA = (0.20)(3.37 in/hr)(7.61 ac) = 5.43 cfs

Total Exist. 10 year Flow = 5.43 cfs

III. Developed Conditions (25 year post developed flow)

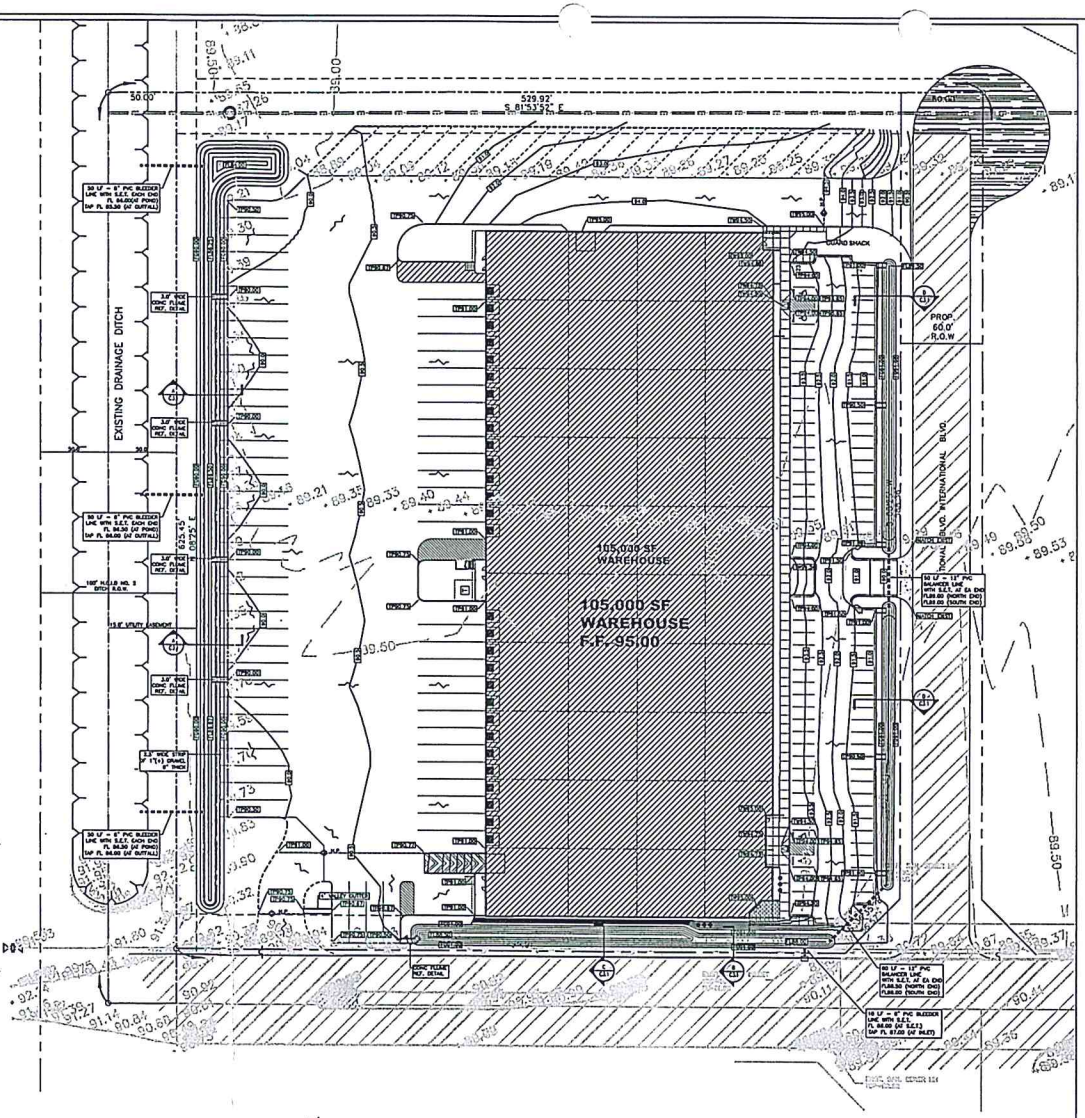
Weighted C
Impervious Area: Paved Areas & Warehouse = 5.51 ac
Green Areas: 2.10 ac
c=(5.51 x 0.90) +(2.10 x 0.20) / 7.61 = 0.71
Tc = 622 tr (0.50 Whee + 60 sec) + 20.7 min.
I (25 yr) = 947/(Tc+27)^n = 3.71 in/hr
Q = CiA = (0.71)(3.71 in/hr)(7.61ac) = 20.05 cfs

Total 25 year developed Flow = 20.0 cfs

EXHIBIT C
CITY OF PHARR
25 YEAR STORM WATER DETENTION REQUIREMENTS
LOT 3 CAMPERO SUBDIVISION

| Time (minutes) | I (25 year) (in/hr) | Q (25 yr) (c.f.s.) | Vol. Qexist (c.f.) | Qexist (10 yr, c.f.s.) | Vol. exist. (c.f.) | Vol. stored (25yr) (c.f.) |
|---|---|---|---|---|---|---|
| 5 | 12.62 | 68.46 | 20,537 | 5.50 | 1,650 | 18,887 |
| 10 | 10.04 | 54.21 | 32,548 | 5.50 | 3,300 | 29,248 |
| 15 | 8.40 | 45.39 | 40,847 | 5.50 | 4,950 | 35,897 |
| 20 | 7.27 | 39.29 | 47,137 | 5.50 | 6,600 | 40,537 |
| 25 | 6.43 | 34.74 | 52,113 | 5.50 | 8,250 | 43,863 |
| 30 | 5.78 | 31.23 | 56,211 | 5.50 | 9,900 | 46,411 |
| 35 | 5.26 | 28.43 | 58,510 | 5.50 | 11,550 | 46,960 |
| 40 | 4.86 | 26.26 | 63,022 | 5.50 | 13,200 | 49,822 |
| 45 | 4.51 | 24.37 | 65,796 | 5.50 | 14,850 | 50,944 |
| 50 | 4.21 | 22.73 | 68,241 | 5.50 | 16,500 | 51,741 |
| 55 | 3.96 | 21.40 | 70,606 | 5.50 | 18,150 | 52,456 |
| 60 | 3.74 | 20.21 | 72,747 | 5.50 | 19,800 | 52,947 |
| 65 | 3.54 | 19.13 | 74,393 | 5.50 | 21,450 | 52,943 |
| 70 | 3.37 | 18.21 | 76,475 | 5.50 | 23,100 | 53,375 |
| 75 | 3.21 | 17.34 | 78,048 | 5.50 | 24,750 | 53,298 |
| 80 | 3.07 | 16.59 | 79,620 | 5.50 | 26,400 | 53,220 |
| 85 | 2.95 | 15.94 | 81,280 | 5.50 | 28,050 | 53,240 |
| 90 | 2.83 | 15.29 | 82,573 | 5.50 | 29,700 | 52,873 |
| 95 | 2.72 | 14.71 | 84,019 | 5.50 | 31,350 | 52,729 |
| 100 | 2.63 | 14.21 | 85,261 | 5.50 | 33,000 | 52,261 |
| 105 | 2.54 | 13.72 | 86,490 | 5.50 | 34,650 | 51,810 |
| 110 | 2.46 | 13.29 | 87,725 | 5.50 | 36,300 | 51,425 |

In accordance with the City of Pharr Storm Drainage Policy, the peak 25 year rate for runoff for this development will be mitigated to the existing 10-year storm water runoff. A total of 53,375 cubic-feet of storm water runoff will be required to be detained while not releasing more than the existing 10 Year runoff rate of 5.50 cfs.


EXISTING DRAINAGE DITCH
105,000 SF WAREHOUSE
105,000 SF WAREHOUSE F.F. 95.00
GUARD SHACK
PROP. 60.0' R.O.W
TONAL INTERNATIONAL BLVD
529.92' S 81°53'57" E
625.45' N 08°25' E
50 LF - 8" PVC BLEEDER LINE WITH S.E.T. EACH END TL 88.50 (@ POND) INV FL 88.00 (@ OUTFALL)
50 LF - 12" PVC BLANCO LINE WITH S.E.T. @ EA END FL88.00 (NORTH END) FL88.00 (SOUTH END)
50 LF - 8" PVC BLEEDER LINE WITH S.E.T. EACH END FL 88.50 (@ POND) INV FL 88.00 (@ OUTFALL)
10 LF - 8" PVC BLEEDER LINE WITH S.E.T. FL 88.00 (@ S.E.T.) INV FL 87.00 (@ MH7)
3.0' WIDE FLAT RET. DITCH
3.0' WIDE FLAT RET. DITCH
3.0' WIDE FLAT RET. DITCH
3.0' WIDE FLAT RET. DITCH
3.5' WIDE STRIP 9" (1'+) GRAVEL 6" DEEP
100' R.O.W. NO. 3 DITCH R.O.W.
15.0' UTILITY EASEMENT
CONC. FLUME REF. DETAIL
CONC. FLUME REF. DETAIL
CONC. FLUME REF. DETAIL

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

# STANDARDIZED RECOMMENDATION FORM

**MEETING DATE:** October 09, 2017

**ROUTE TO BOARD:**

☐ **CITY COMMISSION** **AGENDA ITEM:** COZ:#170951

☒ **PLANNING & ZONING COMMISSION** **DATE SUBMITTED:** September 15, 2017

1. **Applicant:** Campero Legacy Properties, LLC, owner.

2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to a Limited Industrial District (L-I).

3. **Nature / Intent of Request:** To develop said property for industrial use.

4. **Routing to Staff:**

| | Initials | Date | | |
|---|---|---|---|---|
| A. Melanie Cano, Director | M | 10/4/17 | ☒ Approval | ☐ Denial |
| B. Planning Staff Recommendations | [illegible] | 10-4-17 | ☒ Approval | ☐ Denial |
| C. Planning and Zoning Commission | | | ☐ Approval | ☐ Denial |
| D. City Attorney | | | ☐ Approval | ☐ Denial |
| E. City Manager | | | ☐ Approval | ☐ Denial |

Pharr
Development Services

Pharr
All-America City
2006

# MEMORANDUM

**DATE:** **OCTOBER 09, 2017**

**TO:** **PLANNING AND ZONING COMMISSION**

**FROM:** **DEVELOPMENT SERVICES**

**SUBJECT:** **Re-zoning Request: From Agricultural and/or Open Space District (A-O) to a Limited Industrial District (L-I): Being 7.43 acres gross, more or less, out of Lots 358 & 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 700 and 900 Block of West Anaya 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:**

Campero Legacy Properties, LLC is requesting a change of zone from Agricultural and/or Open Space District (A-O) to a Limited Industrial District (L-I). The subject property is located on the north side of West Anaya Road and is physically located between the 700 and 900 Block of West Anaya Road. The property is legally described as being 7.43 acres gross, more or less, out of Lots 358 & 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The subject property currently consists of two (2) tracts which has a frontage of approximately 511.50 feet along West Anaya Road and has a depth of approximately 633.97 feet. West Anaya Road is an 80' major collector, which runs east and west with a posted speed limit of 30 miles or less per hour as identified in the City of Pharr's Thoroughfare Plan.

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

The west portion of the property was annexed on June 03, 2003, and the east portion was annexed on November 11, 1994, as part of the extension of the city limit boundaries to the City of Pharr. One of the properties to the south was rezoned to Limited Industrial District (L-I) on February 18, 2003 and the other on February 21, 1995. The property to the east was rezoned to Limited Industrial District (L-I) on June 03, 2014. 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 and the request for a change of zone to Limited Industrial District (L-I) is in order to develop the property for industrial use.

Four (4) 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 Limited Industrial District (L-I) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

**NOTE**: This item will go before the City Commission Meeting of **October 16, 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.**

Pharr
Development Services

## REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

**Campero Legacy Properties, LLC, owner.**
APPLICANT

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

**Between the 700 and 900 Block of West Anaya Road**
ADDRESS

**Limited Industrial District (L-I)**
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**

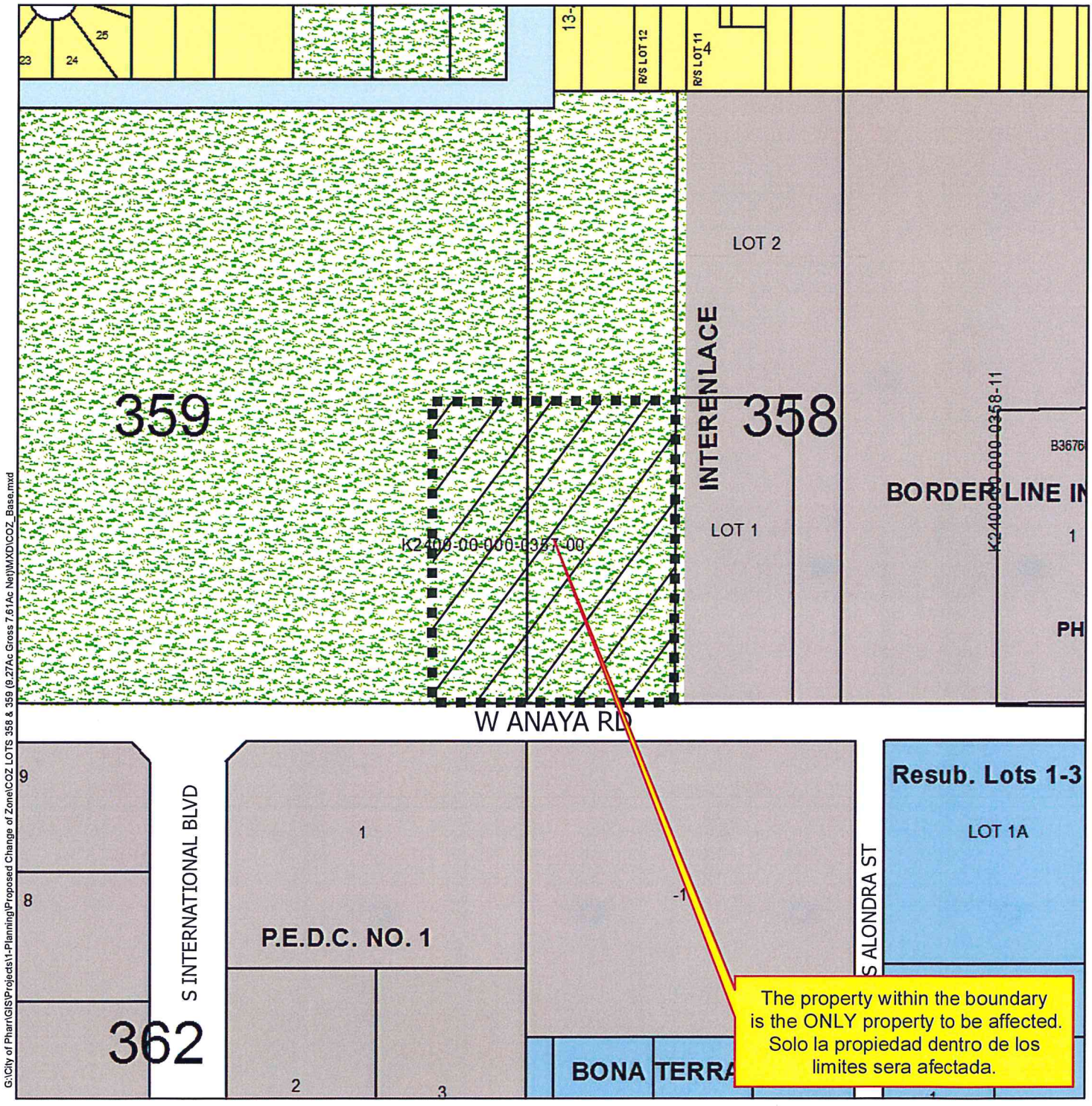
**Della Robles**
PREPARED BY

**10.04.2017**
DATE

Proposed Change of Zone
7.43Ac Gross (6.99Ac Net) Kelly-Pharr
Subdivision Lots 358-359, Proposed Lot 1
Campero Legacy Properties, LLC/ Adolfo Campero Jr

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Proposed Change of Zone\COZ LOTS 358 & 359 (9.27Ac Gross 7.61Ac Net)\MXD\COZ_Base.mxd

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

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N
W E
S

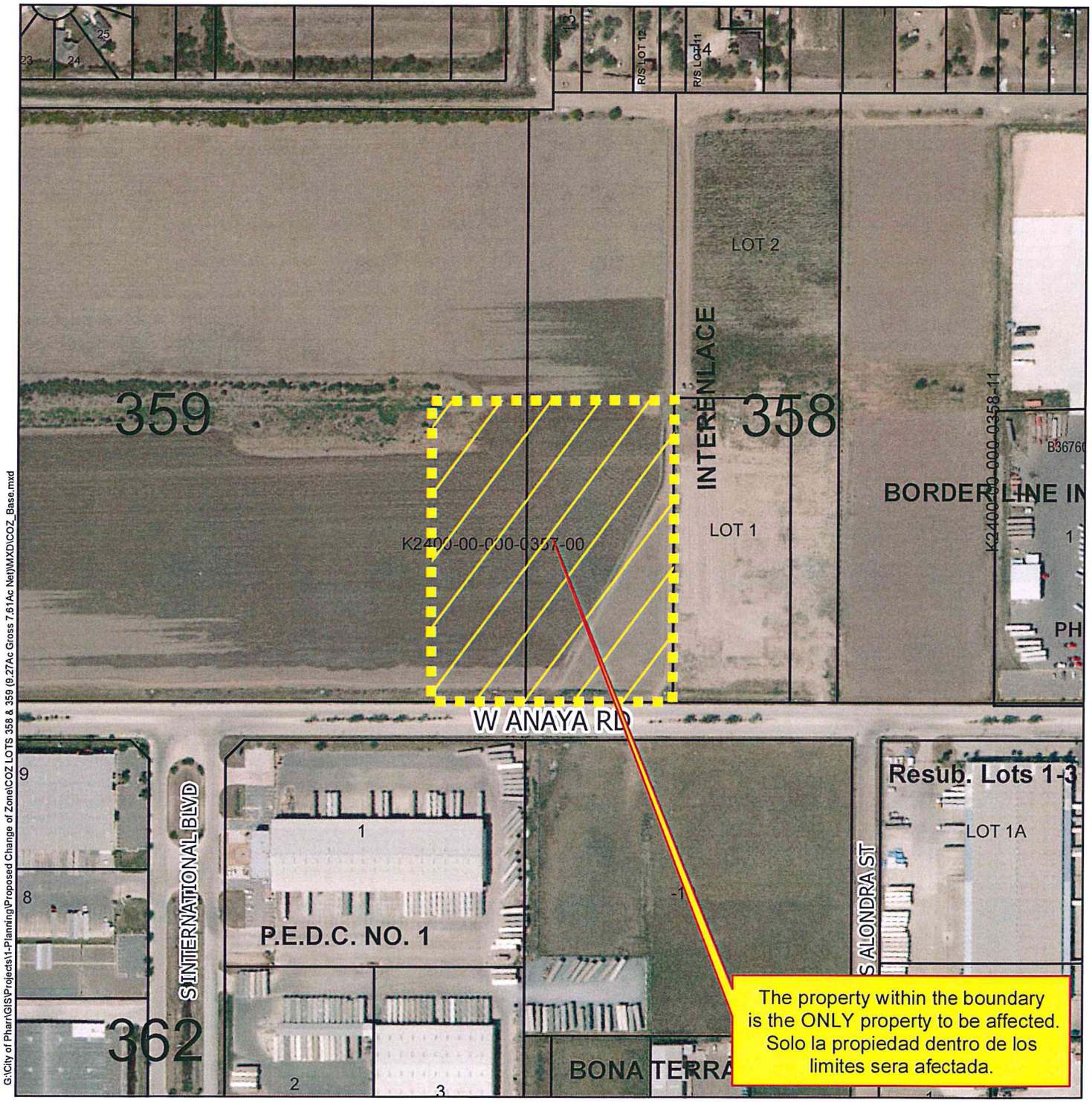
Date: 9/19/2017

City of Pharr, Texas
Engineering Department
956.702.5355

Proposed Change of Zone
7.43Ac Gross (6.99Ac Net) Kelly-Pharr
Subdivision Lots 358-359, Proposed Lot 1
Campero Legacy Properties, LLC/ Adolfo Campero Jr

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Proposed Change of Zone\COZ LOTS 358 & 359 (9.27Ac Gross 7.61Ac Net)\MXD\COZ_Base.mxd

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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N E S W

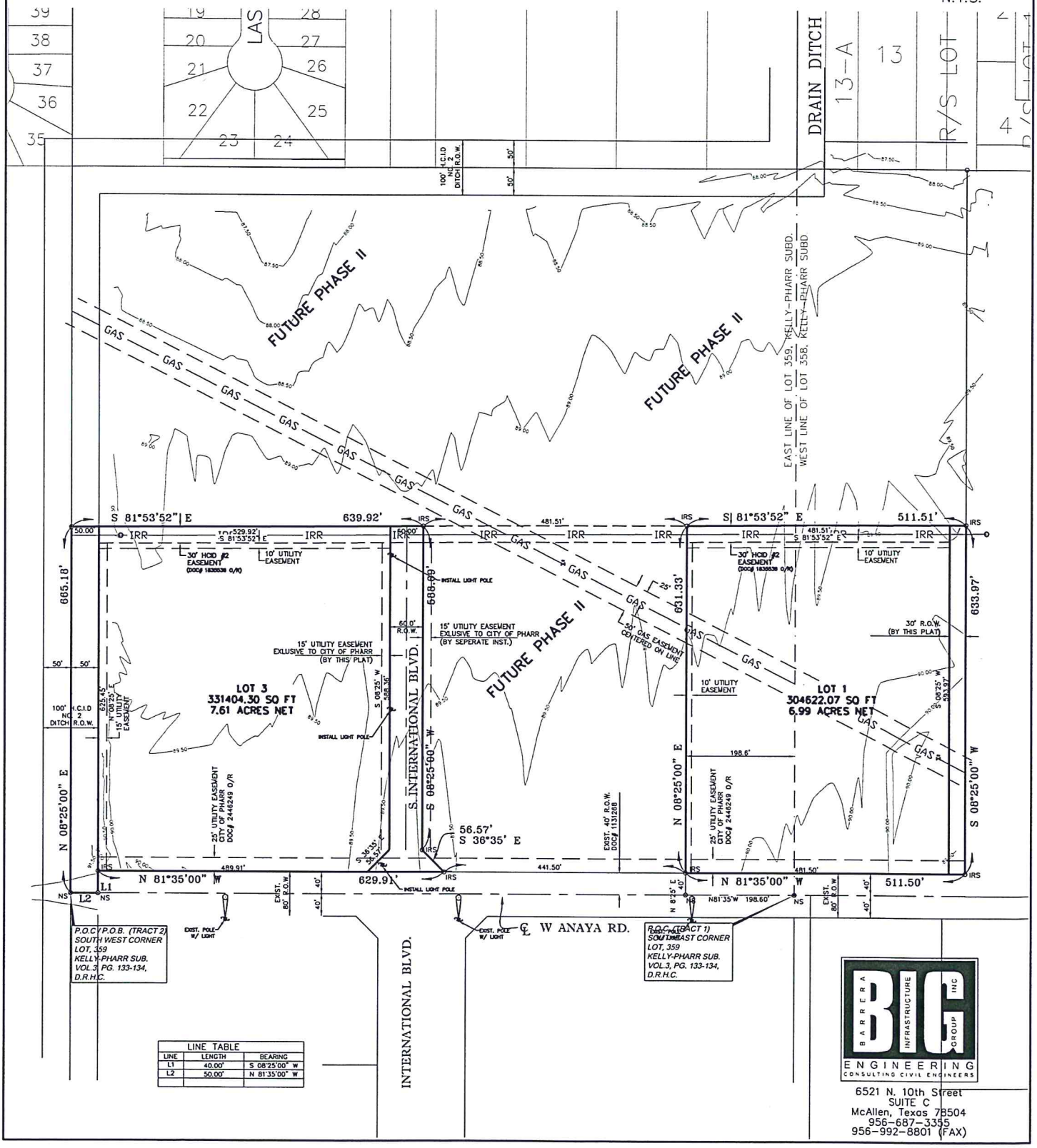
Date: 9/19/2017

PLAT OF

# PHARR LOGISTICS CENTER PHASE I

## (A.K.A. CAMPERO SUBD. PHASE I)

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 AS RECORDED IN MAP VOLUME 3 PAGES 133–134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 40.00' | S 08°25'00" W |
| L2 | 50.00' | N 81°35'00" W |


BARRERA INFRASTRUCTURE GROUP INC
ENGINEERING
CONSULTING CIVIL ENGINEERS
6521 N. 10th Street
SUITE C
McAllen, Texas 78504
956-687-3355
956-992-8801 (FAX)

Barrera Infrastructure Group, Inc. EXHIBIT B

**Drainage Calculations**

Lot 1, Campero Subdivision

I. General Information

1) Governing Equation: Q=CiA (Rational Method), TxDOT IDF Curves for Hidalgo County & Manning's Equation (normal depth calculations)

2) TxDOT Intensity Constants for Hidalgo County, $i=a/(t_c+d)^e$

| 10 year storm | | 25 year storm | |
|---|---|---|---|
| a= | 87 | a= | 93 |
| d= | 0.775 | d= | 0.771 |
| e= | 0.2 | e= | 0.2 |

where $T_c$ is calculated with an average overland flow of (0-2% slopes)
a) existing unimproved conditions: n=0.30 5 hrs;
b) proposed commercial conditions: n=0.2 5 hrs;
c) proposed pipe flow: n=0.2 5 hrs;

3) Accepted Runoff Coefficients

a) impervious area, c= 0.90 ref. TxDOT Hydraulic Manual
b) unimproved, c= 0.20 ref. TxDOT Hydraulic Manual

+/- Total Area = 6.98 ac

II. Existing Conditions (10 yr Flow)

c= 0.2
Area =6.98
$T_c$ = 813 ft @ 0.30 ft/sec = 60 min) = 15.2 min.
i (10 yr) = a/(t+d)^e = 3.36 in/hr
Q = CiA = (0.20)(3.36 in/hr)(6.98 ac) = 5.43 cfs

Total Exist. 10 year Flow = 5.43 cfs

III. Developed Conditions (25 year post developed flow)

Weighted C
Impervious Area: Paved Areas & Warehouse = 5.03 ac
Green Areas: 1.95 ac
c=(5.03 x 0.90) +(1.95 x 0.20)/ 6.98 = 0.70
$T_c$ =813 ft @ 0.30 ft/sec = 60 sec) = 17.1 min.
i (25 yr) = a/(t+d)^e = 4.31 in/hr
Q = CiA = (0.70)(5.15 in/hr)(6.98 ac) = 30.09 cfs

Total 25 year developed Flow = 30.1 cfs

**EXHIBIT C**
**CITY OF PHARR**
**25 YEAR STORM WATER DETENTION REQUIREMENTS**
**LOT 1 CAMPERO SUBDIVISION**

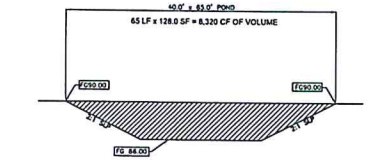
| Time (minutes) | I (25 year) (in/hr) | Q (25 yr) (c.f.s.) | Vol. (c.f.) | Qexist.(10 yr. (c.f.s.) | Vol. exist. (c.f.) | Vol. stored (25yr)(c.f.) |
|---|---|---|---|---|---|---|
| 5 | 12.81 | 81.99 | 16,598 | 5.43 | 1,629 | 14,969 |
| 10 | 10.04 | 49.13 | 29,475 | 5.43 | 3,258 | 26,217 |
| 15 | 8.40 | 41.10 | 36,991 | 5.43 | 4,887 | 32,104 |
| 20 | 7.27 | 35.57 | 42,687 | 5.43 | 6,516 | 36,171 |
| 25 | 6.43 | 31.46 | 47,193 | 5.43 | 8,145 | 39,048 |
| 30 | 5.79 | 28.33 | 50,995 | 5.43 | 9,774 | 41,221 |
| 35 | 5.28 | 25.84 | 54,254 | 5.43 | 11,403 | 42,851 |
| 40 | 4.86 | 23.78 | 57,072 | 5.43 | 13,032 | 44,040 |
| 45 | 4.51 | 22.07 | 59,582 | 5.43 | 14,661 | 44,921 |
| 50 | 4.21 | 20.60 | 61,799 | 5.43 | 16,290 | 45,509 |
| 55 | 3.96 | 19.36 | 63,842 | 5.43 | 17,918 | 46,023 |
| 60 | 3.74 | 18.30 | 65,878 | 5.43 | 19,547 | 46,331 |
| 65 | 3.54 | 17.32 | 67,553 | 5.43 | 21,177 | 46,376 |
| 70 | 3.37 | 16.48 | 69,256 | 5.43 | 22,806 | 46,450 |
| 75 | 3.21 | 15.71 | 70,879 | 5.43 | 24,435 | 46,244 |
| 80 | 3.07 | 15.03 | 72,103 | 5.43 | 26,064 | 46,039 |
| 85 | 2.95 | 14.43 | 73,615 | 5.43 | 27,693 | 45,922 |
| 90 | 2.83 | 13.85 | 74,773 | 5.43 | 29,322 | 45,451 |
| 95 | 2.73 | 13.36 | 76,140 | 5.43 | 30,951 | 45,188 |
| 100 | 2.63 | 12.87 | 77,218 | 5.43 | 32,580 | 44,638 |
| 105 | 2.54 | 12.43 | 78,296 | 5.43 | 34,209 | 44,087 |
| 110 | 2.46 | 12.04 | 79,443 | 5.43 | 35,838 | 43,605 |

In accordance with the City of Pharr Storm Drainage Policy, the peak 25 year rate for runoff for this development will be mitigated to the existing 10-year storm water runoff. A total of 48,450 cubic-feet of storm water runoff will be required to be detained while not releasing more than the existing 10 Year runoff rate of 5.43 cfs.

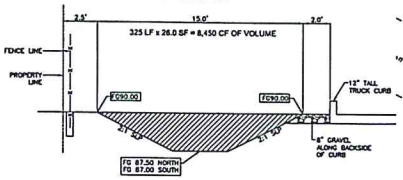
CF VOLUME TOTALS
POND A - 8,320 CF
POND B - 8,450 CF
POND C - 3,159 CF
POND D - 4,522 CF
POND E - 6,175 CF
TOTAL POND VOLUME = 30,626 CF

SURFACE VOLUME = 26,250 CF

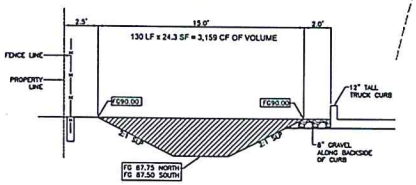
TOTAL DETENTION VOLUME = 56,876 CF



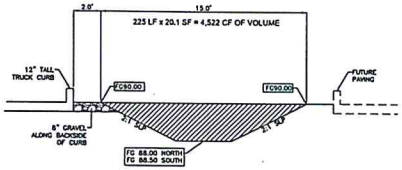

POND A



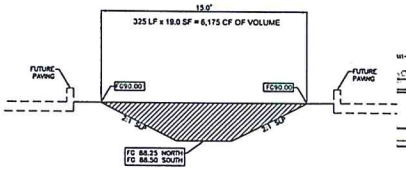

POND B



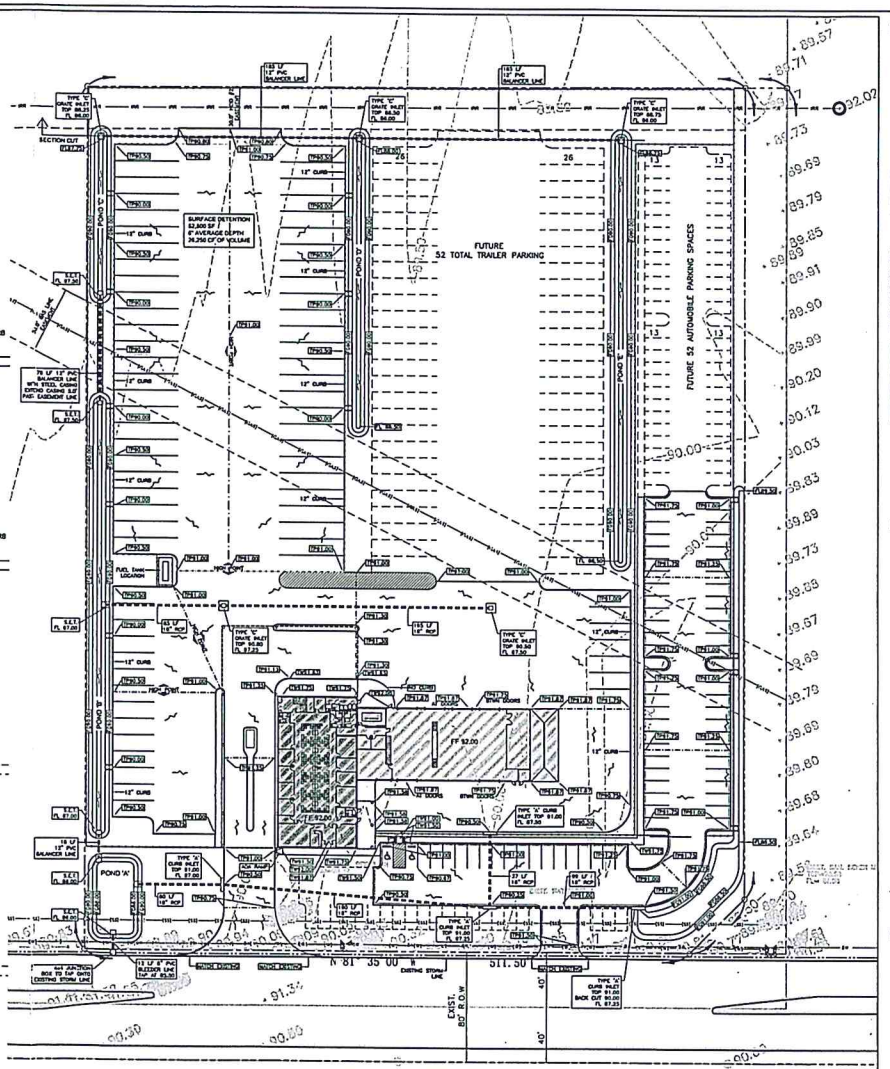

POND C



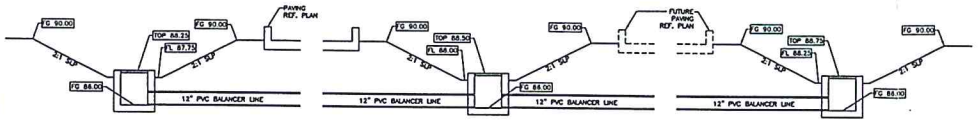

POND D




POND E




A SITE GRADING PLAN
SCALE : 1" = 40'-0




SECTION CUT AT PONDS AND BALANCER LINE


jmerc DESIGN
DRAFTING AND DESIGN SERVICE
EDINBURG, TEXAS
jmercDESIGN@sbcglobal.net
956-797-0523



THESE DRAWINGS SHALL REMAIN THE PROPERTY OF jmercDESIGN. THEY MAY NOT BE RE-USED, REPRODUCED OR ALTERED IN ANY WAY WITHOUT PRIOR WRITTEN APPROVAL FROM AND WITH APPROPRIATE COMPENSATION TO jmercDESIGN.



BIG ENGINEERING
6316 N. 10th STREET
BLDG A,SUITE 300
McALLEN, TEXAS 78504
956-687-3355

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No: 6435


Campero Truck Terminal
Campero Subdivision Lot 1
Grading Plan
Pharr, Texas

ISSUES AND REVISIONS

Grading Plan
TITLE

04-11-17
ISSUE DATE

JOB NUMBER

jmerc
DRAWN BY

CHECKED BY

SHEET NUMBER
C3.1

04-11-17

Rene Barrera, P.E.
Licensed Professional Engineer
Texas Engineer License No. 89662

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

# STANDARDIZED RECOMMENDATION FORM

**MEETING DATE:** October 09, 2017

**ROUTE TO BOARD:**

☐ **CITY COMMISSION** **AGENDA ITEM:** COZ:#170950

☒ **PLANNING & ZONING COMMISSION** **DATE SUBMITTED:** September 15, 2017

1. **Applicant:** Hector Espino, owner.

2. **Requested Action:** Re-zoning request from Single-Family Residential District (R-1) to a Residential Townhouse District (R-TH).

3. **Nature / Intent of Request:** In order to construct residential townhouses on said property.

4. **Routing to Staff:**

| | Initials | Date | |
|---|---|---|---|
| A. Melanie Cano, Director | | 10/4/17 | ☒ Approval ☐ Denial |
| B. Planning Staff Recommendations | | 10-4-17 | ☒ Approval ☐ Denial |
| C. Planning and Zoning Commission | | | ☐ Approval ☐ Denial |
| D. City Attorney | | | ☐ Approval ☐ Denial |
| E. City Manager | | | ☐ Approval ☐ Denial |

Pharr
Development Services

Pharr
All-America City
2006

# MEMORANDUM

**DATE:** **OCTOBER 09, 2017**

**TO:** **PLANNING AND ZONING COMMISSION**

**FROM:** **DEVELOPMENT SERVICES**

**SUBJECT:** **Re-zoning Request: From Single-Family Residential District (R-1) to Residential Townhouse District (R-TH): Being the W46'-S100' out of Lots 18 & E22'-S100' out of Lot 19, Block 1, Eula Young Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 628 West Newcombe Avenue (Park Avenue).**

## REZONING CHECKLIST / GOALS:

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

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

**DESCRIPTION OF PROPERTY:**

Hector Espino, owner, is requesting a change of zone from Single-Family Residential District (R-1) to Residential Townhouse District (R-TH). The subject property is located on the north side West Newcombe Avenue with the physically address of 628 West Newcombe Avenue (Park Avenue). The property is legally described as being the W46'-S100' out of Lots 18 & E22'-S100' out of Lot 19, Block 1, Eula Young Subdivision, Pharr, Hidalgo County, Texas.

The subject site currently consists of two (2) tracts of land with the frontage of approximately 68.0 feet along West Newcombe Avenue and has a depth of approximately 100.0 feet. West Newcombe Avenue is a 50'–60' local street, which runs east and west with a posted speed limit of 20 to 30 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 General Business District (C) to the north and Single-Family Residential District (R-1) to the south, east and west. The property is generally designated for single-family residential use in the Land Use Plan.

On March 30, 1982, Lot 178, Kelly-Pharr Tract was zoned to General Business District (C), when the city adopted the current Zoning Ordinance used today. There has been no other zoning request within the general vicinity of the subject property since that time.

The owner is currently in the process of subdividing said property and the request for a change of zone to Residential Townhouse District (R-TH) is in order to construct two residential townhouses.

Ten (10) 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 Residential Townhouse District (R-TH) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

**NOTE**: This item will go before the City Commission Meeting of **October 16, 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.**

Pharr
Development Services

## REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

**Hector Espino**
APPLICANT

**Single-Family Residential District (R-1)**
CURRENT ZONE

**628 West Newcombe Avenue**
ADDRESS

**Residential Townhouse District (R-TH)**
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**

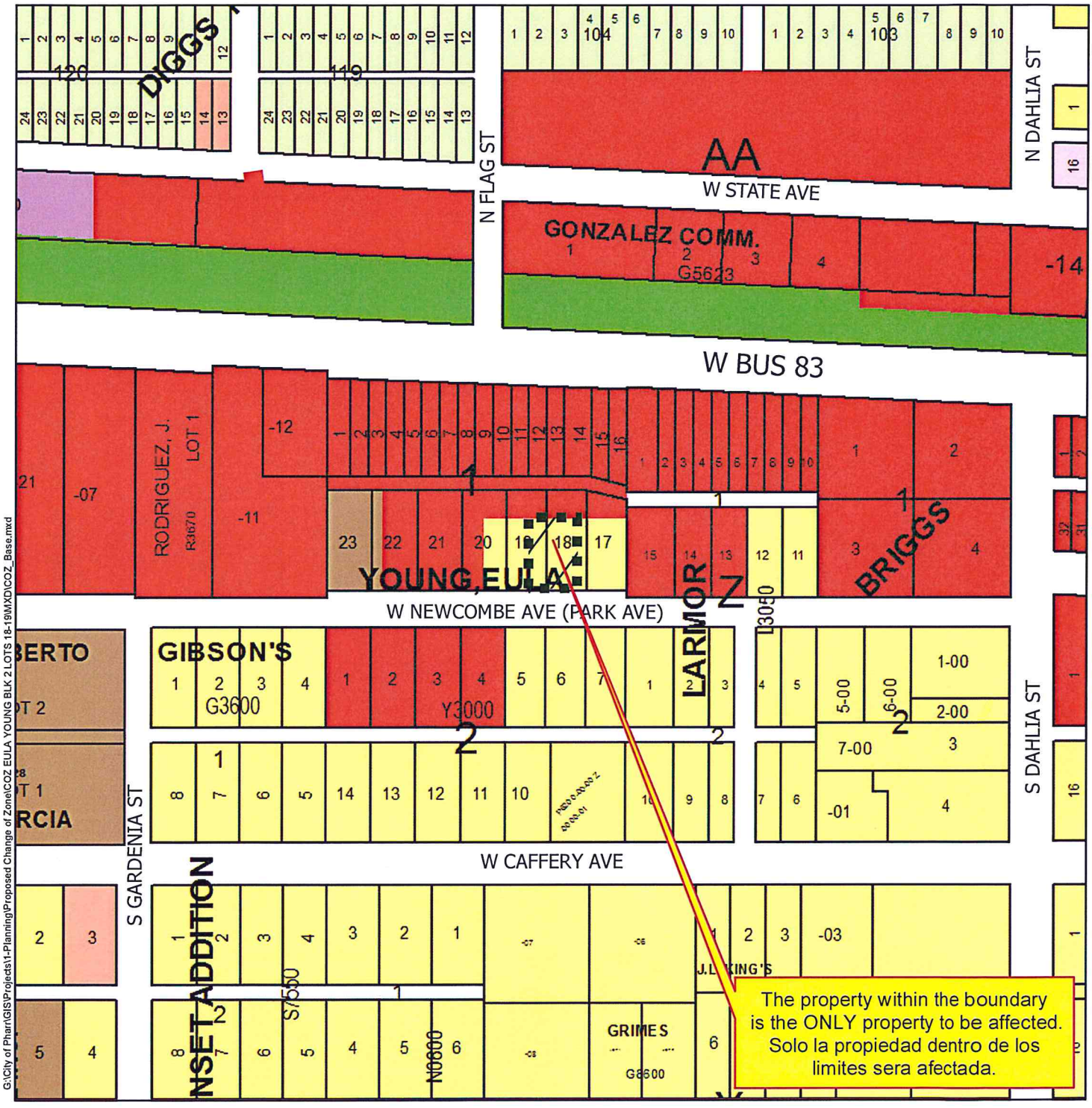
**Della Robles**
PREPARED BY

**10.04.2017**
DATE

Proposed Change of Zone
W46'-S100' of Lot 18 & E22'-S100'
of Lot 19 Blk 1 Eula Young Subdivision
Hector Espino/ Hector Espino

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Proposed Change of Zone\COZ EULA YOUNG BLK 2 LOTS 18-19\MXD\COZ_Base.mxd

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

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

N
W E
S

Date: 9/19/2017

City of Pharr, Texas
Engineering Department
956.702.5355

Proposed Change of Zone
W46'-S100' of Lot 18 & E22'-S100'
of Lot 19 Blk 1 Eula Young Subdivision
Hector Espino/ Hector Espino

Pharr
All-America City
2006

Pharr Engineering

G:\City of Pharr\GIS\Projects\1-Planning\Proposed Change of Zone\COZ EULA YOUNG BLK 2 LOTS 18-19\MXD\COZ_Base.mxd

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

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

N W E S

Date: 9/19/2017

City of Pharr, Texas
Engineering Department
956.702.5355

PLAT OF

# PARK AVENUE SUBDIVISION

A 0.156 ACRE TRACT OF LAND (6,800.00 SQ. FT.) OUT OF THE WEST 46.00 FEET OF LOT 18, BLOCK 1, AND THE EAST 22.00 FEET OF LOT 19, BLOCK 1, OUT OF THE EULA YOUNG SUBDIVISION, AS PER MAP RECORDED IN VOL. 10, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

HECTOR ESPINO DATE
603 W. BUSINESS 83
PHARR, TX 78577

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC

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

APPROVED THIS THE _____ DAY OF _____, 20__.

DANNY WYLIE, CHAIRMAN, CITY OF PHARR PLANNING & ZONING COMMISSION

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

AMBROSIO HERNANDEZ — DATE
MAYOR, CITY OF PHARR

CITY CLERK — DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, RENE BARRERA, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

For Review Only
9/15/17

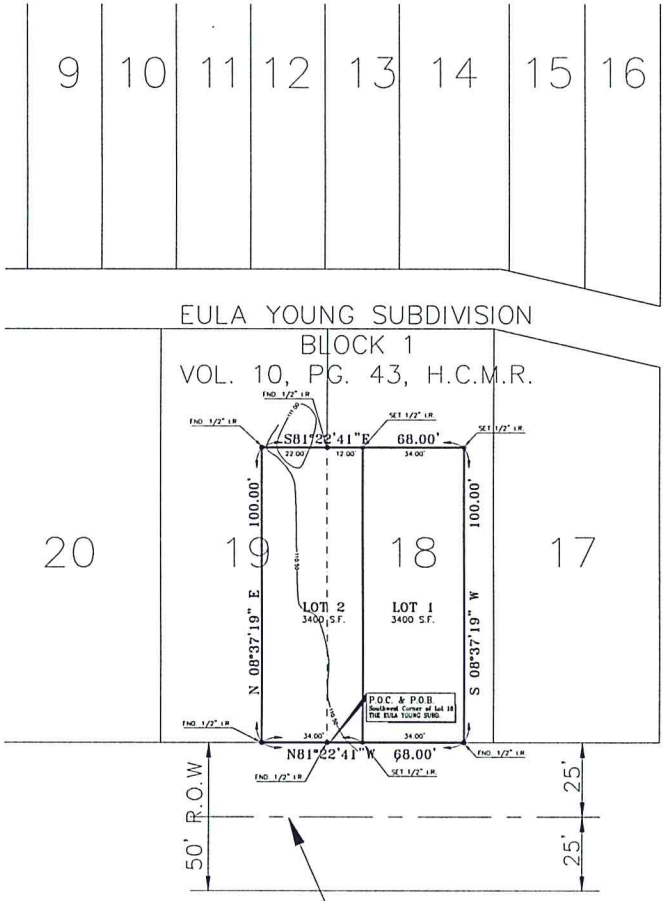
RENE BARRERA, PE # 86862

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

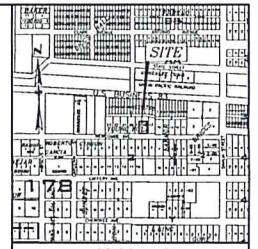
LEO LOZANO RODRIGUEZ JR., R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #2448
P.O. BOX 1830 EDINBURG, TEXAS 78540
FIRM NO. 101702-00



SCALE: 1"=20'

LEGEND
- ● - DENOTES FOUND 1/2" ROD
- ⊗ - DENOTES FOUND "X" MARK
- O - DENOTES NO MONUMENT
- ● - DENOTES SET 1/2" ROD

U.E. - UTILITY EASEMENT
ESMT. - EASEMENT




PARK AVENUE SUBDIVISION IS LOCATED IN THE CITY OF PHARR, HIDALGO COUNTY, ON THE NORTH SIDE OF NEWCOMBE AVE. AND APPROX. 600 FEET WEST OF DAHLIA STREET.

PREPARED BY: BARRERA INFRASTRUCTURE GROUP, INC.
DATE PREPARED: 3/1/17
DATE SURVEYED: 2/15/17

METES AND BOUNDS DESCRIPTION

A 0.156 ACRE TRACT OF LAND (6,800.00 SQ. FT.) OUT OF THE WEST 46.00 FEET OF LOT 18, BLOCK 1, AND THE EAST 22.00 FEET OF LOT 19, BLOCK 1, OUT OF THE EULA YOUNG SUBDIVISION, AS PER MAP RECORDED IN VOL. 10, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A HALF INCH (1/2) IRON ROD, FOUND AT THE SOUTHWEST CORNER OF LOT 18, SAID POINT BEING THE POINT OF BEGINNING;

THENCE, NORTH 81°22'41" WEST, ALONG THE SOUTH LINE OF LOT 19, A DISTANCE OF 22.00 FEET TO A HALF INCH (1/2) IRON ROD, FOUND AT THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 08°37'19" EAST, PARALLEL WITH THE EAST LINE OF SAID LOT 19, A DISTANCE OF 100.00 FEET TO A HALF INCH (1/2) IRON ROD, FOUND AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 81°22'41" EAST, A DISTANCE OF 22.00 FEET PASS A FOUND HALF INCH (1/2) IRON ROD, AND AT A TOTAL DISTANCE OF 68.00 FEET, TO A HALF INCH (1/2) IRON ROD, SET AT THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 08°37'19" WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 18, A DISTANCE OF 100.00 FEET TO A HALF INCH (1/2) IRON ROD, FOUND AT THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 81°22'41" WEST, ALONG THE SOUTH LINE OF LOT 18, A DISTANCE OF 46.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.156 ACRES GROSS OF LAND (6,800.00 SQ. FT.) MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN ZONE "D", DEFINED AS: AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. F.I.R.M. COMMUNITY PANEL NO.: 480347 0005 C EFFECTIVE DATE: OCTOBER 19, 1982
2. MINIMUM FINISHED FLOOR ELEVATION IS 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.
3. SETBACKS AS PER CITY OF PHARR ORDINANCE
4. DEVELOPER TO INSTALL A 5 FT. CONCRETE SIDEWALK ALONG NEWCOMBE AVE. AT THE TIME OF SUBDIVISION CONSTRUCTION. ALL SIDEWALKS ARE REQUIRED TO MEET CITY STANDARDS AND A.D.A. REQUIREMENTS.
5. NO BUILDING ALLOWED OVER ANY EASEMENT.
6. CITY OF PHARR BENCHMARK #43, LOCATED ON THE NORTH SIDE OF U.S. EXPRESSWAY 281, APPROXIMATELY 1/4 MILE WEST OF CAGE BLVD. PHARR DATUM, N=16596825.737, E=1086605.451, TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE, (ELEVATION 110.53 (NAVD88)
7. LANDSCAPING AS PER CITY ORDINANCE.
8. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
9. EROSION / SEDIMENTATION CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT TPDES GUIDELINES
10. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY _____ DEPUTY

**PRELIMINARY PLAT REVIEW**
THIS DOCUMENT HAS BEEN RELEASED FOR PLAT REVIEW BY RENE BARRERA, P.E. No. 86862.
SEPT - 2017

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

HIDALGO COUNTY DRAINAGE DISTRICT, NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT #2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2 ON THIS, THE ____ DAY OF _____ 20 ____

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

PRESIDENT — ATTEST: SECRETARY

PRINCIPAL CONTACTS:

| | NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|---|---|---|---|---|---|
| OWNER: | HECTOR ESPINO | 603 W. BUSINESS 83 | PHARR, TX 78577 | | |
| ENGINEER: | RENE BARRERA | 6521 N. 10TH ST., BLDG C | McALLEN, TX 78504 | 956-687-3355 | 956-992-8801 |
| SURVEYOR: | LEO RODRIGUEZ | P.O. BOX 1830 | EDINBURG, TX 78540 | | |

BARRERA INFRASTRUCTURE GROUP, INC.
CONSULTING CIVIL ENGINEERS

FIRM # 6435
6521 N. 10th ST.
SUITE C
McAllen, Texas 78504
956-687-3355
956-992-8801 (FAX)

Pharr

Pharr ★★★★★ All-America City 2006

# MEMORANDUM

**DATE:** MONDAY, OCTOBER 09, 2017

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** PLANNING STAFF

**SUBJECT:** PARK AVENUE SUBDIVISION **SUB#170410**

## GENERAL INFORMATION:

**APPLICANT:** B.I.G. Engineering, representing Hector Espino, owner is requesting preliminary plat approval of the proposed Park Avenue Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a 0.156 acre tract of land out of the west 46 feet of Lot 18, Block 1, and the east 22 feet of Lot 19, Block 1 out of The Eula Young Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located within the 600 Block of West Newcombe Avenue (W. Park Ave)

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

**PROPERTY PROPOSED USE:** Residential town houses.

**VARIANCES:** None requested.

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

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

1) Need to apply for a street cut permit at public works department.
2) Shall provide a street cut detail.

**EASEMENTS:**

1) Need to label existing easement or alley.
2) Need to provide easements for sewer connection (private).

**SIDEWALK: ADA:**

1) Plat note #4: ADA sidewalk is required at building permit stage, but allowed to be built at this stage.

**FIRE PROTECTION:**

1) See attach comments.

**WATER:**

1) Water service line to property line.
2) Will need to saw cut existing service line and cut from main.
3) Will need to do open cut to install 2" water service line and U branched for both lots.
4) All parts must be brass.
5) 4-inch casing will be required for water service crossing.
6) Fire hydrant to be installed on south side at open trench location.
7) Follow City of Pharr construction Standards Manual.

**SEWER:**

1) Sewer service will need to be installed on private easement.
2) Both sewer service lines must be 6-inch SDR26.
3) Sewer service will remain private.
4) Sewer service will need to be connected with directional wye saddles.
5) Follow City of Pharr construction Standards Manual

**DRAINAGE:**

1) Drainage report needs approval from HCDD No. 1.

**OTHER:**

1) Need to show adjacent property owners on plat.
2) Surveyor needs to seal & sign plat.
3) Add plat note: Owners to maintain R.O.W and perimeter of subdivision.
4) Add acreage figures to every lot
5) Erosion and sediment control plan will be needed.(to be submitted with pre-construction plans)
6) Move original lot number out of the proposed lots.
7) Verify the metes and bounds.
8) A change of zone must be submitted.

Pharr Fire Department

# Pharr Fire – Rescue

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

Subdivision: Park Avenue Subdivision Staff Review for FP

Reviewed By: Felipe Pedraza, Asst. Fire Marshal 9.8 Date: 9/26/17

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

**Additional Comments:**

☒ **At time of staff review, the subdivision was found to be within reasonable compliance.**

☒ Need to indicate existing or proposed fire protection such as a fire hydrant.

☐

PLAT OF

# PARK AVENUE SUBDIVISION

A 0.156 ACRE TRACT OF LAND (6,800.00 SQ. FT.) OUT OF THE WEST 46.00 FEET OF LOT 18, BLOCK 1, AND THE EAST 22.00 FEET OF LOT 19, BLOCK 1, OUT OF THE EULA YOUNG SUBDIVISION, AS PER MAP RECORDED IN VOL. 10, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ DATE
HECTOR ESPINO
603 W. BUSINESS 83
PHARR, TX 78577

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC

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

APPROVED THIS THE _____ DAY OF _____, 20__.

DANNY WYLIE, CHAIRMAN, CITY OF PHARR PLANNING & ZONING COMMISSION

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

_____ _____
AMBROSIO HERNANDEZ DATE
MAYOR, CITY OF PHARR

_____ _____
CITY CLERK DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, RENE BARRERA, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

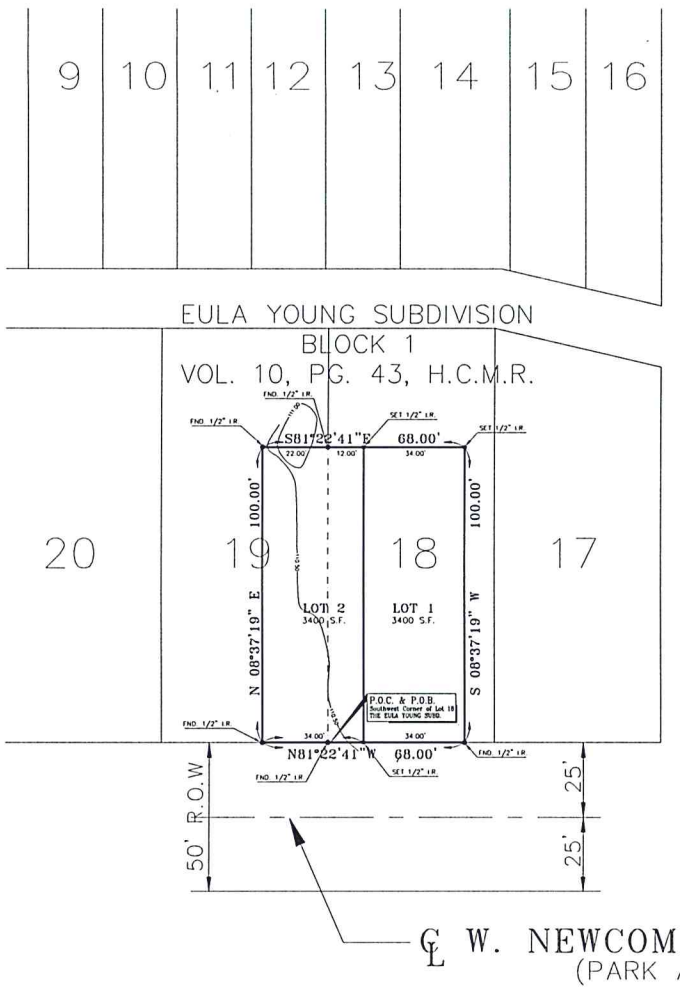
For Review Only
9/15/17
RENE BARRERA, PE # 86862

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

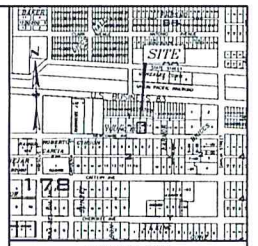
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION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

_____
LEO LOZANO RODRIGUEZ JR., R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #2448
P.O. BOX 1830 EDINBURG, TEXAS 78540
FIRM NO. 101702-00



SCALE: 1"=20'

LEGEND
● - DENOTES FOUND 1/2" ROD
⊗ - DENOTES FOUND "X" MARK
O - DENOTES NO MONUMENT
⊕ - DENOTES SET 1/2" ROD
U.E. - UTILITY EASEMENT
ESMT. - EASEMENT




LOCATION MAP
SCALE 1"= 500'

PARK AVENUE SUBDIVISION IS LOCATED IN THE CITY OF PHARR, HIDALGO COUNTY, ON THE NORTH SIDE OF NEWCOMBE AVE. AND APPROX. 600 FEET WEST OF DAHLIA STREET.

PREPARED BY: BARRERA INFRASTRUCTURE GROUP, INC.
DATE PREPARED: 3/1/17
DATE SURVEYED: 2/15/17

METES AND BOUNDS DESCRIPTION

A 0.156 ACRE TRACT OF LAND (6,800.00 SQ. FT.) OUT OF THE WEST 46.00 FEET OF LOT 18, BLOCK 1, AND THE EAST 22.00 FEET OF LOT 19, BLOCK 1, OUT OF THE EULA YOUNG SUBDIVISION, AS PER MAP RECORDED IN VOL. 10, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A HALF INCH (1/2) IRON ROD, FOUND AT THE SOUTHWEST CORNER OF LOT 18, SAID POINT BEING THE POINT OF BEGINNING;

THENCE, NORTH 81°22'41" WEST, ALONG THE SOUTH LINE OF LOT 19, A DISTANCE OF 22.00 FEET TO A HALF INCH (1/2) IRON ROD, FOUND AT THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 08°37'19" EAST, PARALLEL WITH THE EAST LINE OF SAID LOT 19, A DISTANCE OF 100.00 FEET TO A HALF INCH (1/2) IRON ROD, FOUND AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 81°22'41" EAST, A DISTANCE OF 22.00 FEET PASS A FOUND HALF INCH (1/2) IRON ROD, AND AT A TOTAL DISTANCE OF 68.00 FEET, TO A HALF INCH (1/2) IRON ROD, SET AT THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 08°37'19" WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 18, A DISTANCE OF 100.00 FEET TO A HALF INCH (1/2) IRON ROD, FOUND AT THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 81°22'41" WEST, ALONG THE SOUTH LINE OF LOT 18, A DISTANCE OF 46.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.156 ACRES GROSS OF LAND (6,800.00 SQ. FT.) MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN ZONE "B", DEFINED AS: AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. F.I.R.M. COMMUNITY PANEL NO.: 480347 0005 C EFFECTIVE DATE: OCTOBER 19, 1982
2. MINIMUM FINISHED FLOOR ELEVATION IS 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.
3. SETBACKS AS PER CITY OF PHARR ORDINANCE
4. DEVELOPER TO INSTALL A 5 FT. CONCRETE SIDEWALK ALONG NEWCOMBE AVE. AT THE TIME OF SUBDIVISION CONSTRUCTION. ALL SIDEWALKS ARE REQUIRED TO MEET CITY STANDARDS AND A.D.A. REQUIREMENTS.
5. NO BUILDING ALLOWED OVER ANY EASEMENT.
6. CITY OF PHARR BENCHMARK #43, LOCATED ON THE NORTH SIDE OF U.S. EXPRESSWAY 281, APPROXIMATELY 1/4 MILE WEST OF CAGE BLVD. PHARR DATUM, N=16596625.737, E=1086605.451, TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE, ELEVATION 110.53 (NAVD88)
7. LANDSCAPING AS PER CITY ORDINANCE.
8. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
9. EROSION / SEDIMENTATION CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT TPDES GUIDELINES
10. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PRELIMINARY PLAT REVIEW
THIS DOCUMENT HAS BEEN RELEASED FOR PLAT REVIEW BY RENE BARRERA, P.E. No. 86862.
SEPT. 2017

PRINCIPAL CONTACTS:

| | NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|---|---|---|---|---|---|
| OWNER: | HECTOR ESPINO | 603 W. BUSINESS 83 | PHARR, TX 78577 | | |
| ENGINEER: | RENE BARRERA | 6521 N. 10TH ST., BLDG C | McALLEN, TX 78504 | 956-687-3355 | 956-992-8801 |
| SURVEYOR: | LEO RODRIGUEZ | P.O. BOX 1830 | EDINBURG, TX 78540 | | |

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

HIDALGO COUNTY DRAINAGE DISTRICT. NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT #2

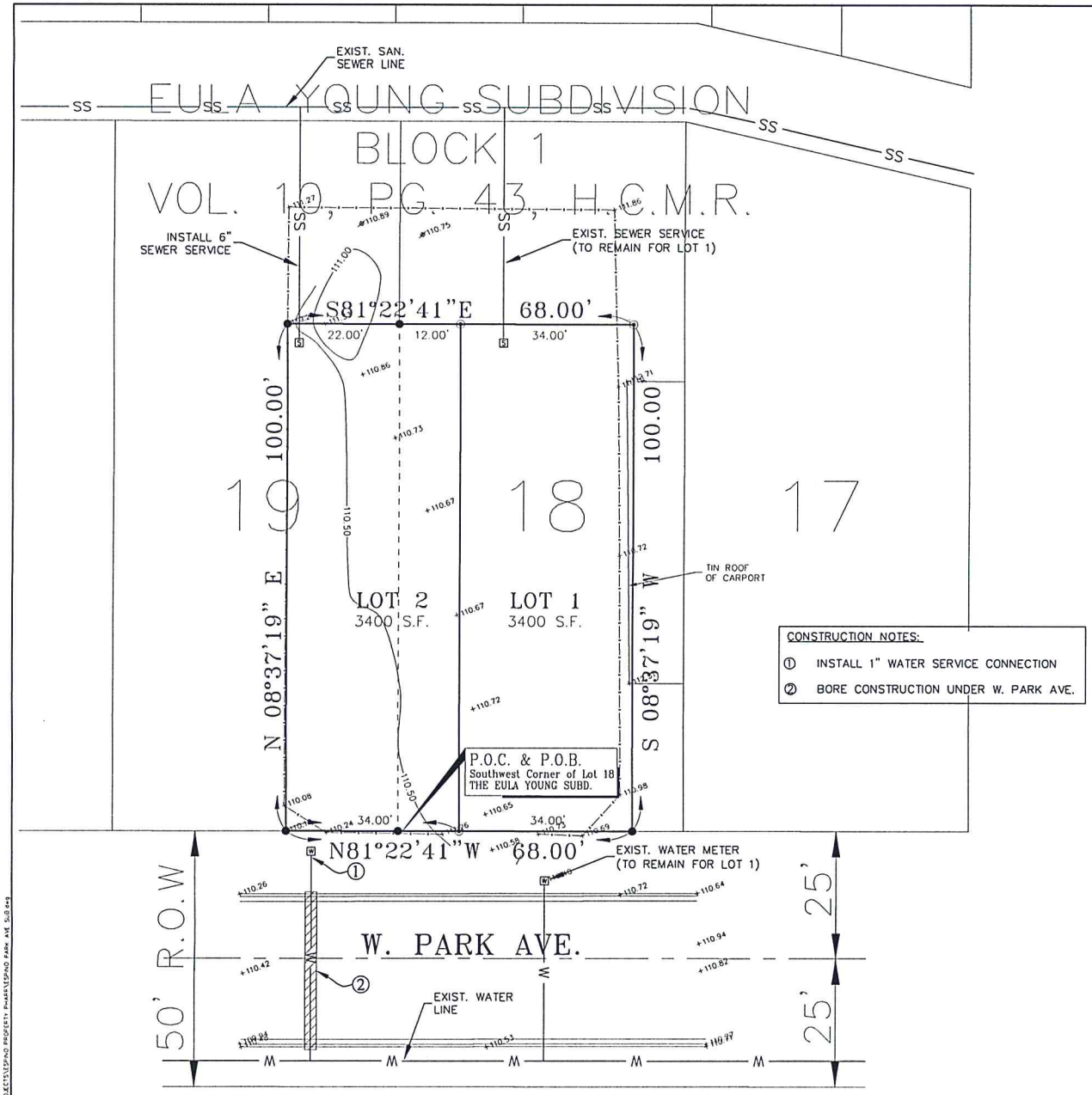
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2 ON THIS, THE ____ DAY OF _____, 20 ____.

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

_____ ATTEST: _____
PRESIDENT SECRETARY


BARRERA INFRASTRUCTURE GROUP, INC.
CONSULTING CIVIL ENGINEERS
FIRM # 6435
6521 N. 10th ST.
SUITE C
McAllen, Texas 78504
956-687-3355
956-992-8801 (FAX)


S:\PROJECTS\ESPINO PROPERTY\PHARR\ESPINO PARK AVE S.D.dwg




CONSTRUCTION NOTES:

① INSTALL 1" WATER SERVICE CONNECTION

② BORE CONSTRUCTION UNDER W. PARK AVE.

SCALE:
HORIZONTAL: 1" =10'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW, AND COMMENTS UNDER THE AUTHORITY OF RENE BARRERA, P.E. 86862 ON 9/15/17. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.


BARRERA INFRASTRUCTURE GROUP, LLC
CONSULTING CIVIL ENGINEERS
6521 N. 10TH STREET, BLDG. "C"
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
TEXAS FIRM NO: 6435


Sheet Title: UTILITY LAYOUT

Project Title: PARK AVENUE SUBDIVISION
PHARR, TEXAS

STATE OF TEXAS
RENE BARRERA
86862
LICENSED PROFESSIONAL ENGINEER

9/15/17

Rene Barrera
Licensed Professional Engineer # 86862

Date:
Scale: 1"=10'
Designed By: R.B.
Drawn By: E.S.
Checked By: R.B.
Project No.:

Sheet of
2

S:\PROJECTS\EPHD PROPERTY PHARR\EPHD PARK AVE SUB.dwg

Proposed Subdivision
Park Avenue Subdivision
BIG Engineering, Inc

Pharr
All-America City
2006

Pharr Engineering

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

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

City of Pharr, Texas
Engineering Department
956.702.5355

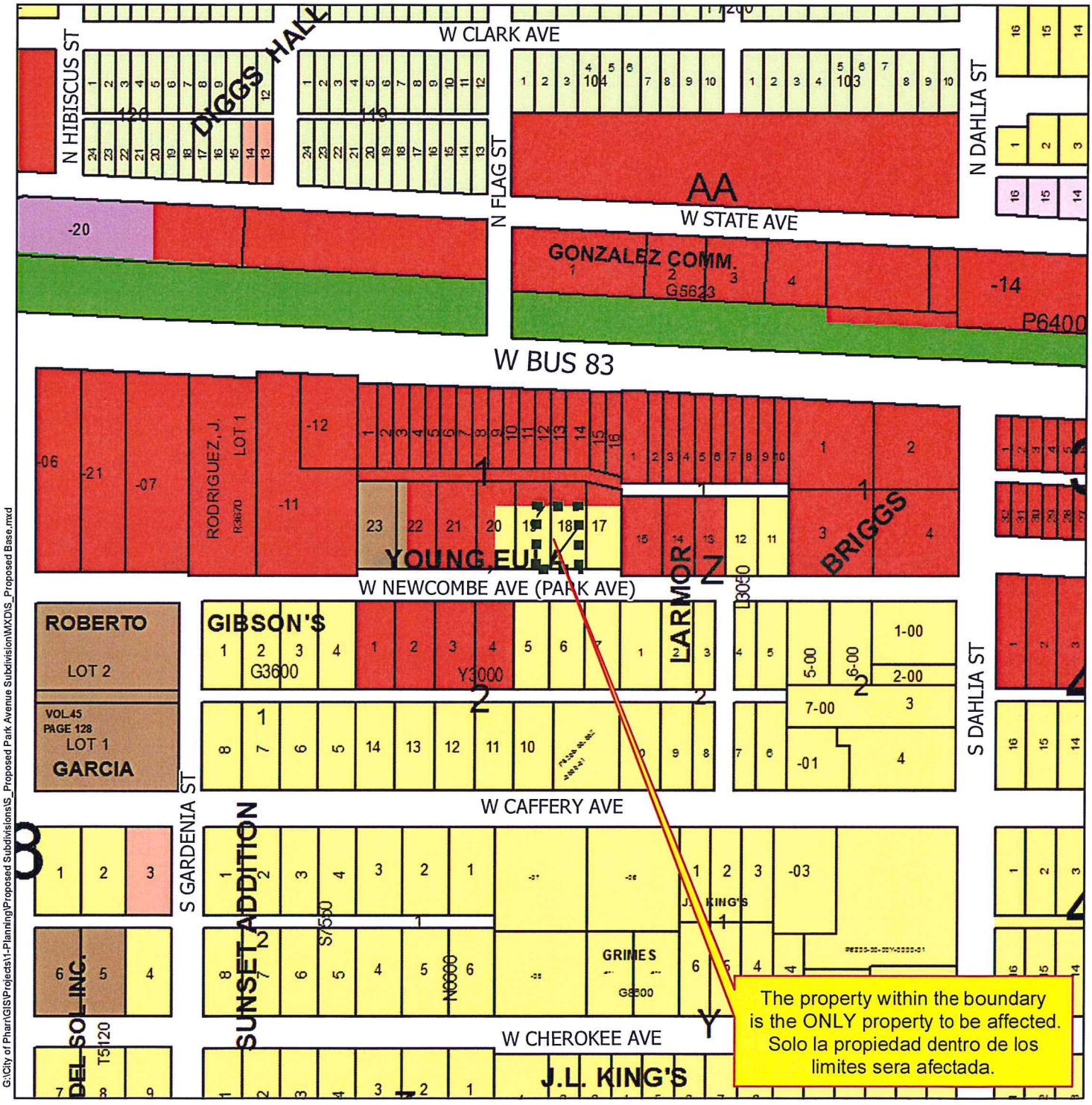
Scale: 1 inch = 228 feet

0 115 230 460 690 920 Feet

N
W E
S

Date: 10/3/2017

Proposed Subdivision
Park Avenue Subdivision
BIG Engineering, Inc




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

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

Scale: 1 inch = 228 feet

0 115 230 460 690 920 Feet

N W E S

City of Pharr, Texas
Engineering Department
956.702.5355

Date: 10/3/2017