

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 26, 2019 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2018-45. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law.

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

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

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

PRESIDING:

A. CALL TO ORDER:

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

B. APPROVAL OF MINUTES:

- 1) Minutes of August 12, 2019.

C. PUBLIC HEARING: *(Ordinance No. O-2018-45). A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

1) T.W.O. Holdings, LLC. has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being approximately 1.068-acre tract of land, more or less, out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5201 North Veterans Boulevard. **COZ#190754**

D. PLATS:

1) NAIN Engineering, L.L.C., representing Abraham Saenz Jr., Member of T.W.O. Holdings, L.L.C., is requesting preliminary plat approval of the proposed G.E.C. Subdivision. The property is legally described as being a 4.13 acre tract of land out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property physical address is 5201 North Veterans Blvd. ("I" Rd.). **SUB#190718**

2) Spoor Engineering Consultants, Inc., representing Amelio Rivas Jr. and Gloria M. Rivas, Owners, are requesting preliminary plat approval of the proposed Roxanne Subdivision. The property is legally described as being a 0.35 acre tract of land out of a 3.00 acre tract of land, out of the south 24.19 acres of Lot 5, Block 12, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1600 Block of West Anaya Road. **SUB#190514**

E. ANNOUNCEMENTS/OTHER BUSINESS:

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

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



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

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

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

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

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

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

H. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 23rd day of August 2019 at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)



[Signature]
for Hilda Pedraza, City Clerk

[Signature]

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 12, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 12, 2019 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Robles
Andy Castro
Luis Madrigal
Jonathan Larraga
Rafael Munguia
Charlie Ramirez

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Patricia Rigney, City Attorney
Melanie Cano, Director
Roland Gomez, Assistant Director
Cristina Garcia, Senior Planner
Eddie Martinez, Planner II
Della Robles, Planer I
Roy Rodriguez, Interim Building Official
Iris Mata, Secretary

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 6:00 p.m. Roll call established a quorum.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF JULY 22, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal moved to **approve** the minutes of July 22, 2019. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

- 1) ARIADNA ARIEL SOTOMAYOR HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION (BEAUTY SALON) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 108, SAN ANGEL SUBDIVISION AMENDED, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 4105 SOUTH SAN ANGELO STREET. CUP#190750**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south, east and west. This area is generally designated for single-family use in the Land Use Plan. She further reported fifty-two (52) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received two (2) telephone calls for information only.

Della Robles, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

There being no discussion Jonathan Larraga moved to approve the request for a Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) R & R CAPITAL INVESTMENT GROUP LLC HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO RESIDENTIAL-MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.28-ACRE TRACT OF LAND, OUT OF THE N5 ACRES OF THE S15 ACRES OUT OF LOT 121, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3401 NORTH SUGAR ROAD. COZ#190748**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The properties to the north and south are zoned Agricultural and/or Open Space District (A-O). On June 04, 2018, the property to the east was zoned Medium Density Multi-Family Residential District (R-3) and the property to the west was zoned to Single-Family Residential District (R-1) on April 20, 2004. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family residential use in the Land Use Plan. She further reported nineteen (19) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Residential-Multi-Family High Density District (R-MFHD) as the property meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

There being no discussion Luis Madrigal moved to approve the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to Residential-Multi-Family High Density District (R-MFHD). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 3) MARIA DEL CARMEN ALVAREZ HAS FILED THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO A NEIGHBORHOOD COMMERCIAL DISTRICT (N-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 2, BLOCK 1, SAVE AND EXCEPT A 0.02-ACRE TRACT OF LAND OUT OF THE VAN WILLIAMS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 217 WEST SAM HOUSTON AVENUE. COZ#190751**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The property as well as the surrounding properties to the east and south were zoned to Single-Family Residential District (R-1) on March 30, 1982, when the city adopted the current Zoning Ordinance used today. The property to the west was re-zoned to Neighborhood Commercial District (N-C) on August 02, 2010. On May 15, 2007, the property to the north was re-zoned to General Business District (C). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan. She further reported twenty-two (22) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance

News Journal. She stated staff received two (2) telephone calls; one (1) for information only and one (1) in favor of the item.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Neighborhood Commercial District (N-C) as the property meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if the applicant would like to comment.

Maria Del Carmen Alvarez, residing at 901 South Cage, spoke in Spanish.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

There being no discussion Luis Madrigal moved to **approve** the rezoning request for a change of zone from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

- 1) PABLO SOTO JR., P.E., REPRESENTING ROSANA RIOJAS, PRESIDENT OF RICH HERITAGE CONSTRUCTION, INC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED HERITAGE MANOR NO. 2 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE EAST 4.90 ACRE OF THE NORTH 5 ACRES OF THE SOUTH 15 ACRES OF LOT 121, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3400 BLOCK OF NORTH SUGAR ROAD. SUB#180720**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Medium Density Multi-Family District (R-3) and Agricultural Open Space District (A-O). The adjacent zones are Agricultural Open Space District (A-O) and Heavy Industrial District (H-I) to the north, Single Family Residential District (R-1) to the east, Agricultural Open Space District (A-O) and Single Family Residential District (R-1) to the south and Agricultural Open Space District (A-O) to the west. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Heritage Manor No. 2 Subdivision subject to the conditions.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion Rafael Munguia moved to approve the request for preliminary plat approval of the proposed Heritage Manor No. 2 Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) PEREZ CONSULTING ENGINEERS, REPRESENTING ALEX MEADE, CITY MANAGER FOR THE CITY OF PHARR, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED CITY OF PHARR NORTH SIDE AQUATIC CENTER SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A TRACT OF LAND CONTAINING 20.84 ACRES OF LAND AND ALSO BEING A PART OF LOTS 133 AND 134, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3000 BLOCK OF NORTH IH 69 C. SUB#190616**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Limited industrial District (L-I) and Agricultural Open Space District (A-O) to the north, General Business District (C) to the south, Limited industrial District (L-I) and General Business District (C) to the east and Mobile Home District (R-MH) to the west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed City of Pharr North Side Aquatic Center Subdivision subject to the conditions.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion Luis Madrigal moved to approve the request for preliminary plat approval of the proposed City of Pharr North Side Aquatic Center Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM F. CLOSED SESSION

None.

ITEM G. RECONVENE

None.

ITEM H. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Jonathan Larraga second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:16 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: August 26, 2019

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#190754

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: August 02, 2019

1. Applicant: T.W.O. Holdings, LLC., owners.
2. Requested Action: Re-zoning request from General Business District (C) to Heavy Commercial District (H-C).
3. Nature / Intent of Request: In order to continue to use the property as parking for the existing trucking business.

4. Routing to Staff:

A. Melanie Cano, Director

MN

Initials

8/21/19

Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations

[Signature]

Initials

8.21.19

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



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 26, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From General Business District (C) to Heavy Commercial District (H-C). Being approximately 1.068-acre tract of land, more or less, out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5201 North Veterans Boulevard.

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:

T.W.O. Holdings, LLC., owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C) in order to continue to use the property as parking for the existing trucking business.

The subject site is located on the west side of North Veterans Boulevard and has the physical address of 5201 North Veterans Boulevard. The property consists of one tract of land legally described as being approximately 1.068-acre tract of land, more or less, out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Veterans Boulevard a 100' minor arterial that runs north and south with a posted speed limit of 30 to 45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned General Business District (C). The property was zoned to General Business District (C) on April 21, 1992. The property directly to the south was zoned to Heavy Commercial District (H-C) on May 19, 1992. The properties to the north and west are zoned Agricultural and/or Open Space District (A-O) and city limits lie to the east. There have been no other zoning requests within the general vicinity of the subject property since that time. This area is generally designated for public/semi-public and commercial use in the Land Use Plan.

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

Eight (8) 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 Heavy Commercial District (H-C) as the property meets area requirements, has adequate ingress and egress and is in line with the Future Land Use Plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **September 03, 2019** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

T.W.O. Holdings, LLC., owners.

APPLICANT

General Business District ©

CURRENT ZONE

5201 North Veterans Boulevard

ADDRESS

Heavy Commercial District (H-C)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

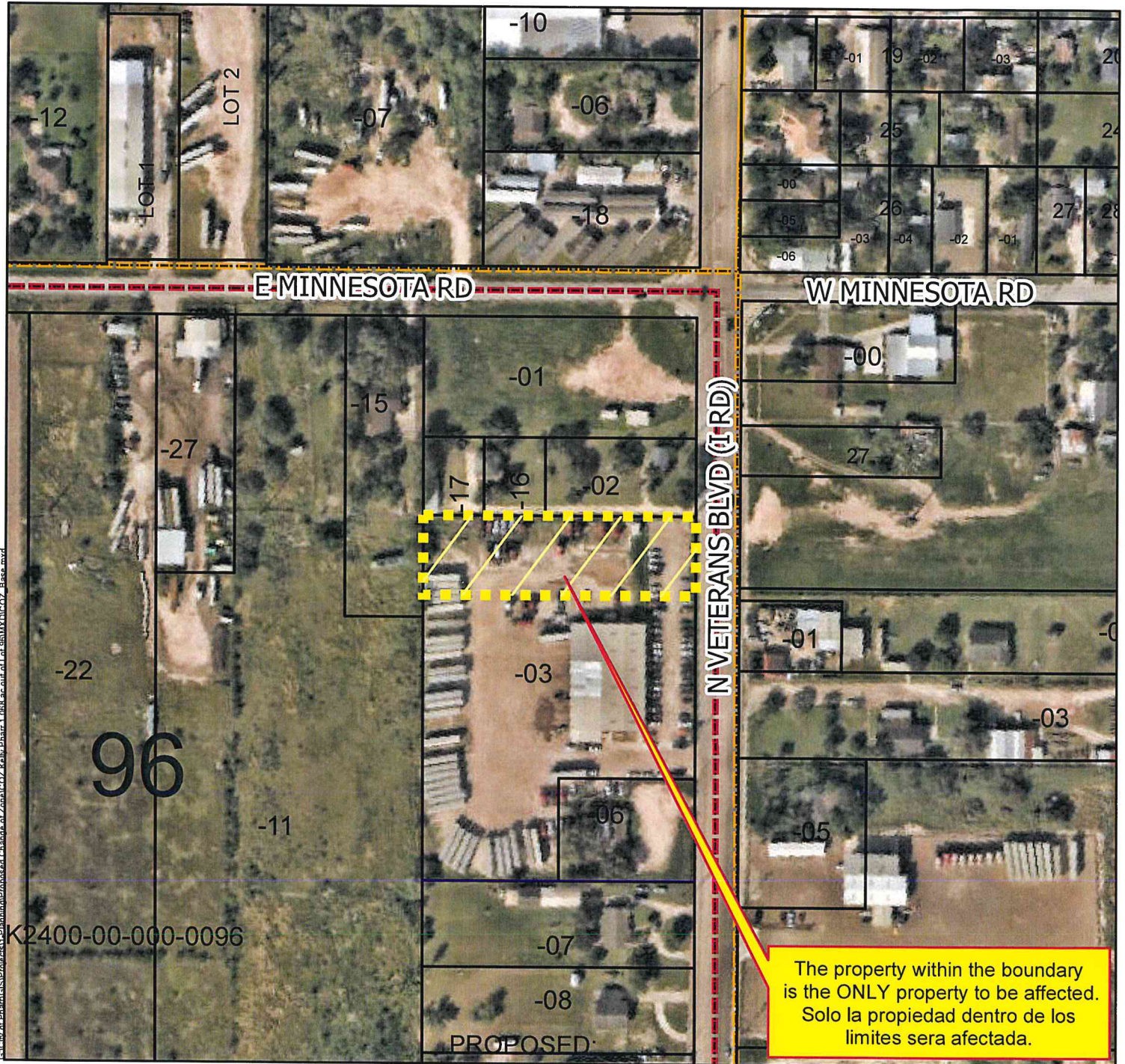
The property meets area requirements, has adequate ingress and egress and in line with the
with the Future Land Use Plan.

Della Robles, Planner I

PREPARED BY

August 21, 2019

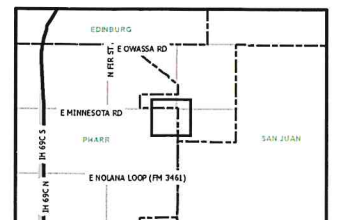
DATE

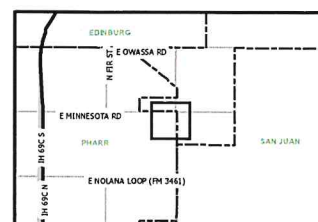


- | | | |
|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial |
| Two Family | Government Owned | Neighborhood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

- | |
|--------------------------|
| Valley View ISD |
| Planned Unit Development |

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





Date: 8/6/2019

STATE OF TEXAS
COUNTY OF HOCKES

WHERE THE UNDERSIGNED, OWNER(S) OF THE LMO ON THIS PLAT, AND DESIGNATED HEREIN AS S.E.C. SUBMISSION TO THE CITY OF PHOENIX, COUNTY OF MARICOPA, ILLINOIS AND WHOSE NAME IS/ARE SUBMITTED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL SIDEWALKS, ALLEYS, PARKS, DRIVEWAYS, WATER COURSES, ENCLOSURES, AND PUBLIC PLACES THEREON WITHIN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

4.13 ACRE TRACT OF LAND OUT OF LOT 88, KELLY-PHARM SUBDIVISION, ACCORDING TO THE

**REARVIEW MIRROR IS THE BEST LINE
OF FLAME FLOWERS & FRAC!**

THEY DO DO A O.W.

CA
FIELD RECHOS.
TEXAS

LUS GAZCA
VOL. 2487, OED 253, OED RECORDS.

COUNTY OF HENRICO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPLIED
JOSEPH M. LEE, JR., KNOWN TO ME TO BE THE PERSON
WHO HAS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED
TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
HEREIN SET FORTH, AND HE HAS BEEN DULY ADVISED OF THE EFFECTS OF
SAYING SO.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COM. EXPIR. MONTH, YEAR

THIS PLAN IS HEREBY APPROVED BY THE HONOLULU COUNTY SUGGESTION DISTRICT No. 2

IN LIES THE _____ DAY OF _____, 20____.

ATTEST: _____
SECRETARY

APPROVED BY DRAINAGE DISTRICT:
NO. _____ CERTIFIES THAT THE DRAINAGE PLANS FOR
SECTION 13, SOUTHWEST CORNER OF THE DRAINAGE PLANS FOR
THE AREA WITHIN THE CITY OF CHICAGO, ILLINOIS, ARE IN ACCORDANCE

FOR CODE 4831(G), THE DISTRICT HAS NOT ADVISED AND DOES NOT CONSENT THAT THE MAJOR STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC EVIDENCE BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND ENGINEER TO MAKE THEIR DETERMINATIONS.

SALGO COUNTY DRAINAGE DISTRICT NO. 1

DATE _____

ALL: MCH, P.L., C.F.M.
INDIAN, WAPCER

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

AMOROSO HURVADILE-CITY OF PHOENIX, WATON

APPROVED BY PLANNING AND ZONING COMMISSION
PROVIDED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION CITY OF PHOENIX.

DATE, TIME THE _____ DAY OF _____, 2009, BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF PHOENIX, ARIZONA.

STATE OF TEXAS
COUNTY OF BROWN

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

REFUGIO SAN. ROMÁN 28

REYNALDO ROBLES
REG. PROFESSIONAL LAND SURVEYOR # 4032
P.O. BOX 478
107 W. ARABIC ST.
WESLACO, TEXAS 75796
PH 954-988-2433

TE OF TEXAS

UNITED STATES OF AMERICA
COUNTY OF HARRIS
CITY OF HOUSTON

I, GUILLERMO A. ARAYA, A LICENSED PROFESSIONAL ENGINEER,
OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROFESSIONAL
SEAL AND ASSOCIATION HAS BEEN GIVEN TO THIS PLAN.

Bundhe Cate.p.e. 7/30/85

LEONIO A. ALVAREZ

SECRETARÍA DE DEFENSA
ESTADO MAYOR GENERAL
CALLE DE LA PATRIA 1000
BOGOTÁ D.C.

UNITED PROFESSIONAL ENGINEERS • #10001
 N. 5TH ST.
 ANAHEIM, TEXAS 78337

DATE OF INFORMATION JULY 7, 2018

NAIN ENGINEERING, L.L.C.

CONSULTING ENGINEER
528 N. 5TH STREET
DALLAS, TEXAS 75237
FIRM NO. F-9020
E-MAIL: HUNTER@NETCITYAHO.COM
PH. (954) 784-0218

100

BASIS OF BEARING IS THE WEST LINE
OF FRANCISCO FLORES III TRACTS
DOC. # 594020 O.R. & DOC. # 778282 O.R.
HIDALGO COUNTY TEXAS

CAOS - KELLY-96
SCALE: 1" = 60'
JOB# - 58357

RUDY

LEGEND

- S - SET 1/2" DIAMETER IRON ROD WITH CAP
- F1 - FOUND 1/2" DIAMETER IRON ROD
- F2 - FOUND 5/8" DIAMETER IRON ROD
- R.O.W. - RIGHT-OF-WAY
- B/C - BACK OF CONCRETE CURB & GUTTER
- CONC. - CONCRETE
- CVRD. - COVERED
- M.R. - MAP RECORDS
- D.R. - DEED RECORDS
- O.R. - OFFICIAL RECORDS
- S.W.I. - STORM WATER INLET
- PP - POWER POLE
- P.-P. - POWER POLE LINE
- N.E.C. - NORTHEAST CORNER
- X-X - WATER METER
- XX-XX - 6" CHAINLINK FENCE
- XX-XX - 6" WROUGHT IRON FENCE

- NOTE:
- 1) STATUTORY RIGHTS, RULES, REGULATIONS, EASEMENTS AND LIENS IN FAVOR OF HIDALGO COUNTY IRRIGATIONS DISTRICT NO.2 PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE. (BLANKET)
 - 2) BLANKET EASEMENT TO C.P. & L. V. 325 P. 389 D.R. "PLOTTED"
 - 3) "H" ROAD RIGHT OF WAY DOC. #1327028 "PLOTTED"

BUYER'S NAME: I.W.O. HOLDINGS, LLC.

FLOOD ZONE: ZONE: "B" COMMUNITY PANEL NUMBER: 480334 0425 C
MAP REVISED: NOV. 16, 1982

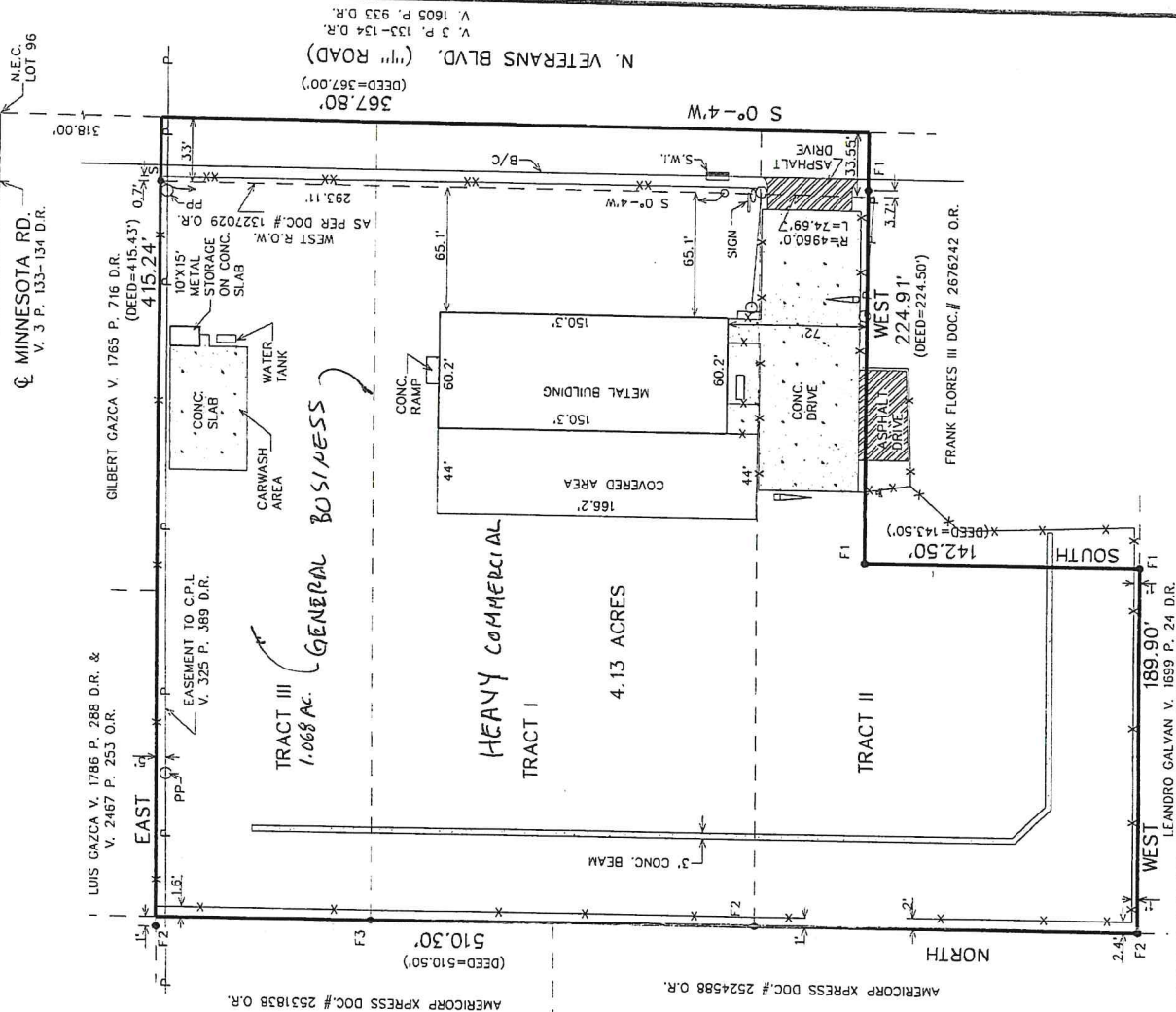
I CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT © COPYRIGHT 2016 PENA ENGINEERING THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER HEREON. IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE

LEGAL DESCRIPTION: A 4.13 ACRES IN 3 TRACTS OUT OF LOT NINETY-SIX (96), KELLY-PHARR SUBDIVISION, HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 3 PAGES 133-134 DEED RECORDS, HIDALGO COUNTY TEXAS.

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242
DATE: 08-19-2016



PENA ENGINEERING
POST OFFICE BOX 4320
MCALLEN TEXAS 78502
OFFICE (956) 682-8812
FAX (956) 631-7362
FIRM#10087200







Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 26, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: G.E.C. SUBDIVISION
FILE NO. **SUB#190718**

GENERAL INFORMATION:

APPLICANT: NAIN Engineering, L.L.C., representing Abraham Saenz Jr., Member of T.W.O. Holdings, L.L.C., is requesting preliminary plat approval of the proposed G.E.C. Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 4.13 acre tract of land out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property physical address is 5201 North Veterans Blvd. ("I" Rd.)

ZONING: The property is currently zoned General Business District (C) and Heavy Commercial District (H-C). The adjacent zones are Agricultural Open Space District (A-O) to the north, south and west and city limits to the east. The property is designated for commercial and public/semi-public use in the Land Use Plan.

PROPERTY PROPOSED USE: Trucking business.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed G.E.C. Subdivision subject to the following conditions:

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

1. Provide 10' additional R.O.W. along N. Veterans Blvd. and move the fence to the new property line.

EASEMENTS:

1. Easement to the City to read: "Exclusive easement to City of Pharr".
2. Provide a 10' exclusive easement to City of Pharr along N. Veterans Blvd. (sewer)
3. Show N.A.W.S.C. easement.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. Water CCN, belongs to North Alamo Water Supply Corporation (N.A.W.S.C.) project engineer to provide comments from N.A.W.S.C.

SEWER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Drainage plan to be reviewed and approved at building permit stage.

OTHER:

1. Provide surveyors seal and signature.
2. Verify T.O.W. or T.W.O.
3. Correct north arrow to be true north.
4. See staff comments attached.



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



Subdivision: G.E.C Subdivision Plat Review

Reviewed By: Jacob Salinas Fire Marshal J.S.

Date: 8/15/19

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

- Any new additions to the existing buildings or major code change to the existing commodities will require additional fire protection.
- The proposed 8-inch waterline section boring across the road (N Veterans) needs to be relocated approximately 156 ft to the north of the original proposal, extending an 8-inch waterline running approximately 156 ft to the north to the end of property line and approximately 156 ft to the south to the end of the property line, for a grand total of 312 ft on a 8-inch waterline.

- **At the end of each 8-inch waterline section (meaning Property Line to Property Line) found along N Veterans a fire hydrant will be required, for a grand total of two fire hydrants.**

STAFF REVIEW FOR: *G.E.C. SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R.B. **AUGUST 13, 2019**

WATER:

- Water Belongs to N.A.W.S.C

SEWER:

- Will need a 10' Utility Easement Exclusive to the City of Pharr on W. side of the property
- Will need to Escrow Sewer Line on W. side of the property
(Sewer Line will need to be 12")
- ~~Will need projected Flow and Peak Flow and capacity of subdivisions sewer~~ *Remove by owner.*
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



SUBDIVISION: G.E.C. Subdivision

DATE: 8/13/19

Residential/Commercial: _4.13_ acres

Staff

Plat Notes:

- Note No.12---Revise note to say..." Owners are to maintain detention/**retention** areas". **NOTE ON PLAT**
- Note No.7---Revise note to say..." 5' sidewalk with A.D.A. ramps and **landings** will be required to be constructed during construction permit phase along any street. Unless otherwise stated". **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- Need a digital copy in (USB) and three (3) hard copies of SWPPP.
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre-Construction Meeting.
- Erosion and sediment control plan.
- Show existing 36" RCP drainage line and inlets.



SUBDIVISION: G.E.C. Subdivision

DATE: August 15, 2019

REVIEW: Preliminary (Revised comments plans dated 8-2-2019)

PLAT

1. Note No. 6---Please verify Easting for benchmark No. 61, **Easting: 1095606.319**
2. Note No. 7---Revise note to say..., "A 5.0' sidewalk with ADA compliant ramps and landings shall be required along the west side of N. Veterans Blvd. at the time of building permit phase.
3. Note No. 8--- Replace property with development and remove the 3rd paragraph.
4. Note No. 12---Revise to say... "Owners to maintain detention/**retention** area".
5. Missing RPLS seal and signature.

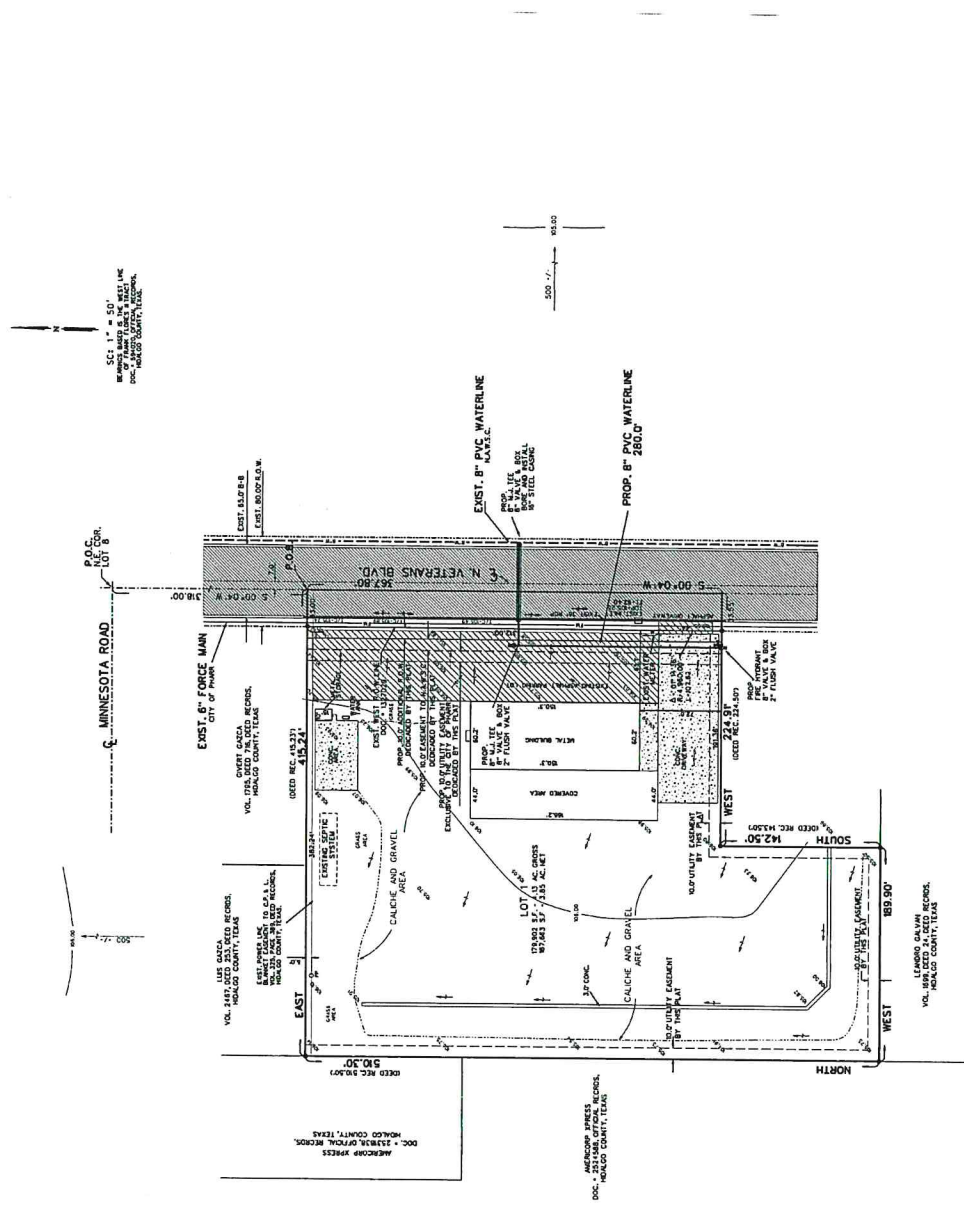
SITE PLAN

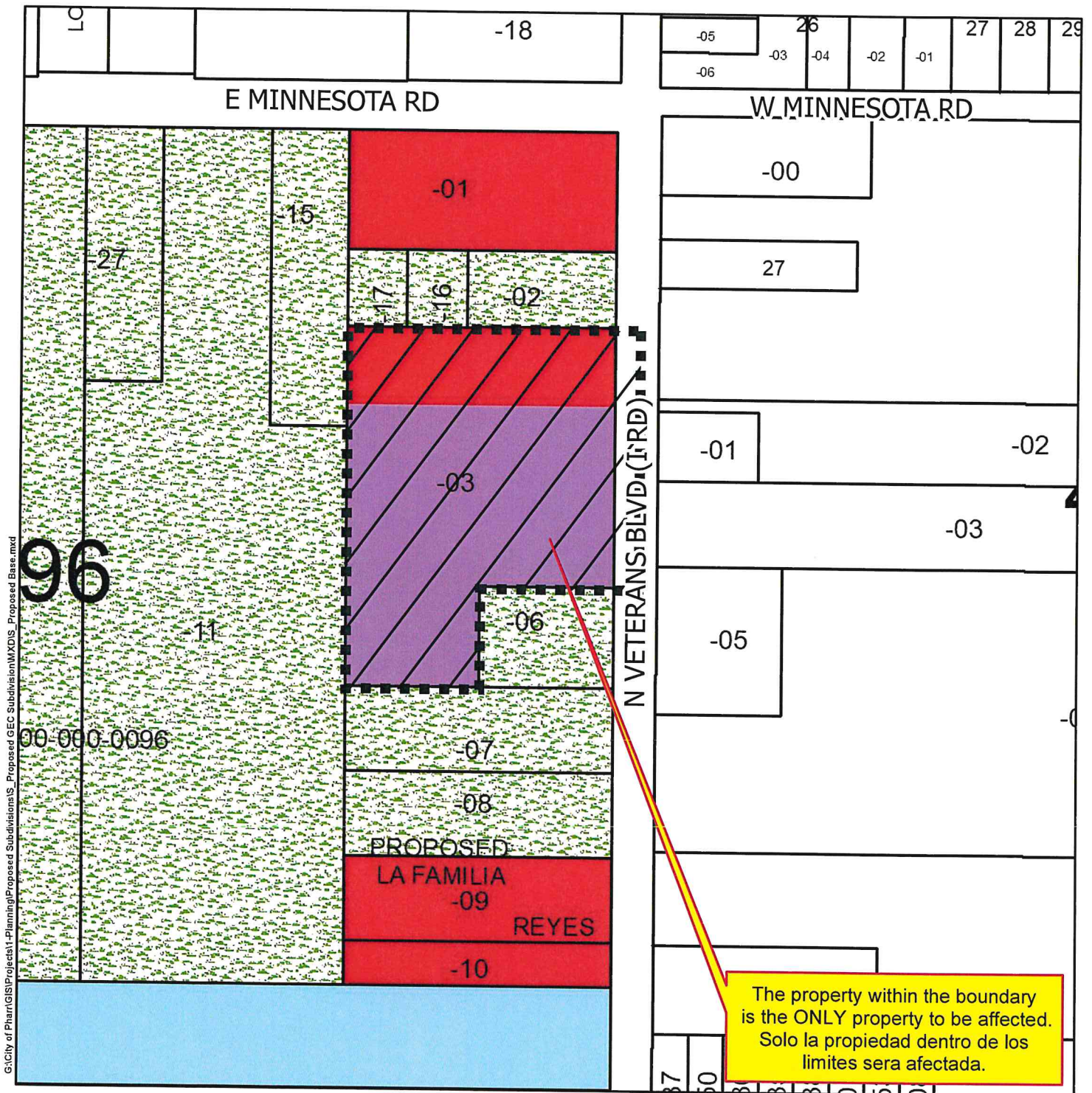
1. Provide an additional 10' of R.O.W. along N. Veterans Blvd., as per City of Pharr thoroughfare plan.
2. Provide a detail showing the proposed detention area and show outfall.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.

ADDITIONAL COMMENTS

[illegible]







MEMORANDUM

DATE: MONDAY, AUGUST 26, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: ROXANNE SUBDIVISION
FILE NO. SUB#190514

GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing Amelio Rivas Jr. and Gloria M. Rivas, Owners, are requesting preliminary plat approval of the proposed Roxanne Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.35 acre tract of land out of a 3.00 acre tract of land, out of the south 24.19 acres of Lot 5, Block 12, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1600 Block of West Anaya Road.

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

PROPERTY PROPOSED USE: Single family residential lot.

VARIANCES: Please see attached variance letter.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Roxanne Subdivision **WITHOUT THE VARIANCE** subject to the following conditions:

- STREETS, PAVING AND R.O.W.:**
1. Need to escrow 1/3 of street R.O.W. for Anaya Rd. in accordance with city standards.
- EASEMENTS:**
1. Easement to the City to read: "Exclusive easement to City of Pharr".
 2. Remove the easement for detention
- SIDEWALK:
ADA:**
1. Follow City of Pharr Construction Standards Manual.
- FIRE PROTECTION:**
1. See attached comments.
- WATER:**
1. See attached comments.
 2. Follow City of Pharr Construction Standards Manual.
- SEWER:**
1. See attached comments.
 2. Follow City of Pharr Construction Standards Manual.
- DRAINAGE:**
1. Drainage report needs approval from H.C.D.D. #1.
- OTHER:**
1. Provide surveyors seal and signature.
 2. Plat note #10, to read Landscaping as per City of Pharr Ordinance.
 3. Provide basis of bearing.
 4. See staff comments attached.

This item will go before City Commission on September 03, 2019 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: Roxanne Subdivision Staff

Reviewed By: Dago Soto

Date: 06/26/19

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:

☒ West Anaya is a thoroughfare may require a fire hydrant once the road is extended all the way to south Jackson

STAFF REVIEW FOR: *ROXANN SUBDIVISION*

COMMENTS: Initials: I.V. / O.D.L. / R. B JUNE 25, 2019

WATER:

- Water service will need to connect to water line on S. side of the street
- Will need to show new improvements to reflect to current water lines in the area
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to connect individual sewer service line for the lot
(will not allow 2 lots to connect to same sewer service)
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



Pharr

Public Works



SUBDIVISION COMMENTS

PHARR PUBLIC WORKS • 1015 E. FERGUSON AVE • PHARR, TX 78577 • 956.402.4350

PROJECT: Roxanna Subdivision

DATE: 06/25/2019

PLAT	.35 acres
1. Add note: "Owners are to maintain detention/retention areas" 2. Revise note no. 9: "Erosion and Sediment control during construction shall be in accordance with current Texas Pollution Discharge Elimination System (TPDES)" 3. Revise note no. 5: "5' sidewalk with A.D.A ramps and landings will be required along the north side of W. Anaya..."	

GENERAL NOTES
1. All drainage construction shall comply with City of Pharr standards 2. City of Pharr Discharge permit required if discharging to city owned storm drain system. 3. There shall be a copy of the Erosion & Sediment Control Plan in each set of construction plans (8) and submit a digital copy (in USB) . Will be reviewed and must be approved prior to any earthwork disturbance or issuance of N.T.P 4. An approved drainage report is required for all new subdivision and/or all developments 5. Discharge Permit from Hidalgo County Drainage district will be required if discharging into drainage district canal.

****Please contact the Public Works Department with any questions on the items listed above****

Cynthia Puente
Environmental Supervisor

SUBDIVISION: Roxanne Subdivision**DATE:** June 27, 2019**REVIEW:** Preliminary (Revised comments Plans Dated 06-14-19)**PLAT**

1. Note No. 4--- Revise note to say... "A 5.0' sidewalk with ADA compliant wheelchair ramps and landings shall be required along north side of W. Anaya Rd., at the time of building permit stage."
2. Note No. 6--- Revise note to say... "No structure shall be built on top of any easements or lot lines."
3. Note No. 8--- Please verify the correct monument has been used.
4. Note No. 9--- Revise note to say... "Erosion and sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES)".
5. Note No 10--- Revise note to say... "Landscaping as per City of Pharr ordinance".
6. Missing surveyors seal and signature.

SITE PLAN

1. 1/3 escrow for W. Anaya Rd. in accordance with city standard.
2. Additional R.O.W. for W. Anaya Rd. must be acquired.

DRAINAGE

1. Drainage report needs approval from H.C.D.D. No. 1
2. Drainage plan to be reviewed and approved at building permit stage.

ADDITIONAL COMMENTS

Spoor Engineering Consultants, Inc.
Consulting Engineers – Civil Land Planning – Stephen Spoor, P.E.

August 14, 2019

Eddie Martinez
Development Services – City of Pharr
118 So. Cage Boulevard
Pharr, Texas 78577

Re: Roxanne Subdivision

Dear Eddie:

Attached is the estimate of the proposed widening cost of West Anaya Road for the proposed Roxanne Subdivision. As agent for the Developer of this property, I hereby request a variance to the Subdivision Ordinance to not require the payment of this widening cost. The Roxanne Subdivision is being proposed to construct one residence in order for Roxanne Rivas to be close to her elderly parents. The escrow amount being proposed is for a major arterial street, and the cost of this major street on one home-owner appears to be very burdensome.

Thank you for your time and attention on the matter. Please advise of your questions or comments, or if additional information is required.

Sincerely,

Steve Spoor

Steve Spoor, P.E.

**Escrow Analysis for
Roxanne Subdivision - 1608 W. Anaya Road
West Anaya Road Widening**

August 14, 2019

Anaya Road – Major Arterial 80' ROW
Road Section – 66 feet back to back
Developers Share = 1/3 + Curb & Gutter
Anaya Road Frontage = 70 feet

6" compacted sub-grade (stabilized)	70' x 22.7' (1' back/curb)	177 S.Y.	@ 3.35	= \$592.95
5" caliche sub-base	70' x 22.7' (1' back/curb)	177 S.Y.	@ 5.25	= \$929.25
6" x 24" curb & gutter		70 L.F.	@ 10.00	= \$700.00
5" caliche base (stabilized)	70' x 20.7'	161 S.Y.	@ 6.25	= \$1,006.25
2" hot mix surface	70' x 20.7'	161 S.Y.	@ 12.00	= \$1,932.00

Sub-Total: \$5,160.45

3% Admin. Fee: \$154.81

3% Testing Fee: \$154.81

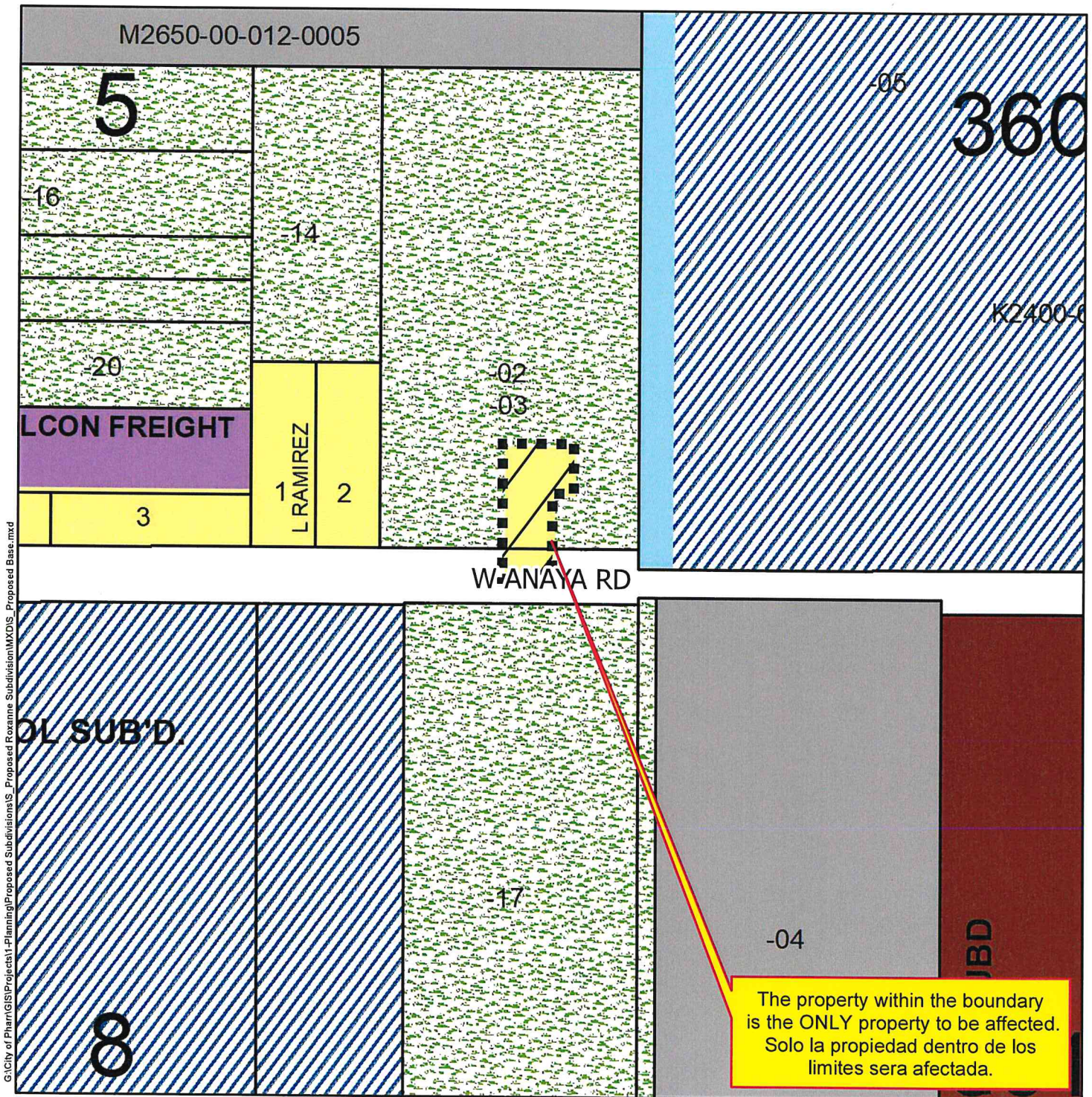
Total: \$5,470.07

08-14-19




Spoor Engineering Consultants, Inc.

Consulting Engineers – Civil Land Planning – Stephen Spoor, P.E.
202 So. 4th Street, McAllen, Texas 78501 * (956)683-1000 * SEC@SpoorEng.com



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



