

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. October 26, 2020 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. 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:

In accordance with social distancing guidelines, the City Commission meeting will not be open to the public, except for individuals who have been elected to appear in person for Public Testimony and Public Hearing. The meeting will be via Videoconference and streamed live at <http://www.pharr-tx.gov>

A. CALL TO ORDER:

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

B. PUBLIC TESTIMONY: (Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.

C. APPROVAL OF MINUTES:

- 1) Minutes of September 28, 2020.

D. PUBLIC HEARING: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding 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) Bishop of the Roman Catholic Diocese of Brownsville, Texas, d/b/a Mother Cabrini Parish, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). The property is legally described as being Lot 1, Saint Francis Xavier Cabrini Church Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8001 South Cage Boulevard. **CUP#201039**

E. PLATS:

- 1) Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting final plat approval of the proposed West Ridge Estates Phase II Subdivision. The property is legally described as being a 17.727 acre tract of land, more or less, being out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 and 900 Block of West Minnesota Road. **SUB#180718**

- 2) Barrera Infrastructure Group, Inc., representing Adolfo Campero, Manager for Campero Holdings Company, LLC, owner, is requesting final plat approval of the proposed Pharr Logistic Center Lot 2 Phase II Subdivision. The property is legally described as being a 6.95-acre tract of land, being out of Lot 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800-900 Block of West Anaya Road. **SUB#201031**

F. ANNOUNCEMENTS/OTHER BUSINESS:

G. 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.

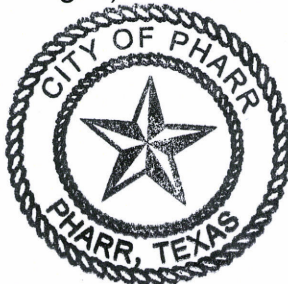
Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with 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.

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

I. 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 October, 2020 at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)



Hilda Pedraza
for Hilda Pedraza, City Clerk

[Signature]

MINUTES PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. September 28, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 28, 2020 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Andy Castro
Romeo Robles Rafael Munguia

MEMBERS PRESENT

VIA VIDEO

CONFERENCE: None

ABSENT: Charlie Ramirez Jonathan Larraga
Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Melanie Cano, Development Services Director
Roy Rodriguez, Building Official
Eddie Martinez, Planner II
Della Robles, Planner I
Anaisa Licerio, Planner I
Iris Mata, Secretary
Patricia Rigney, City Attorney

ITEM A. CALL TO ORDER

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

Andy Castro moved to **excuse** the absent members. Romeo Robles seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF SEPTEMBER 14, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to **approve** the minutes of September 14, 2020. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) OLLY'S DRIVE THRU HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.04 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 27 AND 28, LA QUINTA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 5850 SOUTH CAGE BOULEVARD. CUP#200836**

Anaisa Licerio, Planner I, introduced the item and stated the property is currently zoned General Business District (C) to the north, south, and east and Single-Family Residential District (R-1) to the west. This area is generally designated for commercial in the Land Use Plan. She further reported twenty-one (21) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated one (1) person signed up to speak at the public hearing.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) 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.

Iris Mata, Secretary stated one (1) person, Margarita V. Martinez, signed up, but was not present. She continued to state that the comments were provided to the Commission.

Chairman, Danny Wylie, closed the public hearing and opened the item for discussion and action.

Rafael Munguia suggested the item be discussed in executive session.

ITEM 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 IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:04 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM G. RECONVENE:

The time being 6:28 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

ITEM D. PUBLIC HEARING

- 1) **OLLY'S DRIVE THRU HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.04 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 27 AND 28, LA QUINTA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 5850 SOUTH CAGE BOULEVARD. CUP#200836**

There being no further discussion Rafael Munguia moved to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) **CDSMUERY ENGINEERS, REPRESENTING, TODD IRELAND, REAL ESTATE MANAGEMENT MANAGER FOR AEP TEXAS CENTRAL COMPANY IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED AEP YOUNG SUBDIVISION LOTS 1 & 2, BLOCK 1. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.150 ACRE AND 3.143 ACRE TRACTS OF LAND LYING IN THE SOUTH 10 ACRES OF LOT 7, BLOCK 5 OF THE A.J. MCCOLL SUBDIVISION. THE PROPERTY IS LOCATED WITHIN THE 2900 BLOCK OF N. JOHNSON STREET. SUB#190202**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Heavy Commercial District (H-C) and Agricultural Open-Space District (A-O) to the north, Heavy Commercial District (H-C) to the east, General Business District (C), Limited Industrial District (L-I) and High Density Multi-Family Residential District (R-4) to the south and City limits to the west. The property is designated for industrial and commercial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed AEP Young Subdivision Lots 1 & 2, Block 1 subject to the listed 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 Andy Castro moved to **approve** the request for final plat approval of the proposed AEP Young Subdivision Lots 1 & 2, Block 1. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) **CDSMUERY ENGINEERS, REPRESENTING, TODD IRELAND, REAL ESTATE MANAGEMENT MANAGER FOR AEP TEXAS CENTRAL COMPANY IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED AEP NORTH PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 20.836 ACRE TRACT OF LAND LYING IN PORCION 69, JUAN JOSE HINOJOSA SURVEY, ABSTRACT 40, SAME BEING A PORTION OF LOT 93, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 200 BLOCK OF E. MINNESOTA ROAD. SUB#180105**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, south and west and Agricultural Open-Space District (A-O) and Limited Industrial District (L-I) to the east. The property is designated for industrial use in the land use plan. He added no variances were being requested and staff recommended final plat approval of the proposed AEP North Pharr Subdivision subject to the listed 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 final plat approval of the proposed AEP North Pharr Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

Rafael Munguia thanked Mr. Juan Ludwig and the Development Services staff for their work on the buffer fencing consideration.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Andy Castro second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:35 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____

MEMORANDUM

DATE: MONDAY, OCTOBER 26, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH FILE NO. CUP#201039 (MOTHER CABRINI PARISH)
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GENERAL INFORMATION:

APPLICANT: Bishop of the Roman Catholic Diocese of Brownsville, Texas, d/b/a Mother Cabrini Parish, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being Lot 1, Saint Francis Xavier Cabrini Church Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 8001 South Cage Boulevard.

ZONING: The property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Heavy Commercial District (H-C) and Neighborhood Commercial District (N-C) to the north, General Business District (C) to the south, Residential Multi-Family District (R-MF) and General Business District (C) to the west, and Hidalgo ISD to the east. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **FIRE DEPARTMENT:** Pending Re-Inspection of the Conditional Use Permit.

CODE COMPLIANCE DIVISION: Recommends approval of the Conditional Use Permit.

PLANNING DIVISION: Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

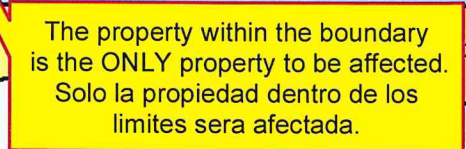
Seventeen (17) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letter or legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

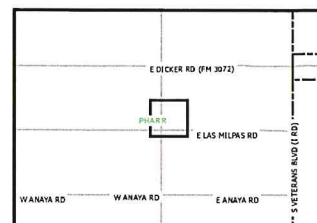
Development Services is recommending **approval** the request for Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). If approved, this item must comply with the following conditions:

1. This Conditional Use permit shall be issued for the Life-of-the-Use and issued to the current owner only;
2. Parking requirements as per Ordinance;
3. If the need arises for expansion, applicant shall advise the city and it will be necessary for the Planning & Zoning Commission to reconsider this permit;
4. The applicant shall comply with the Landscaping and Sign Ordinance;
5. Any change in ownership or applicant conducting business shall terminate this Conditional Use Permit;
6. A building permit and Certificate of Occupancy will be required, and current standard building codes must be observed; if applicable.
7. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the building being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation
8. This is an existing use, and all requirements indicated above will apply as deemed appropriate by the Director of Development Services or designee.

NOTE: This item will go before the City Commission Meeting of **November 2, 2020**, at **4:00 p.m.**



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





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

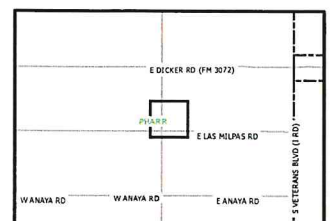
City of Pharr, Texas
 Engineering Department
 956.402.4242

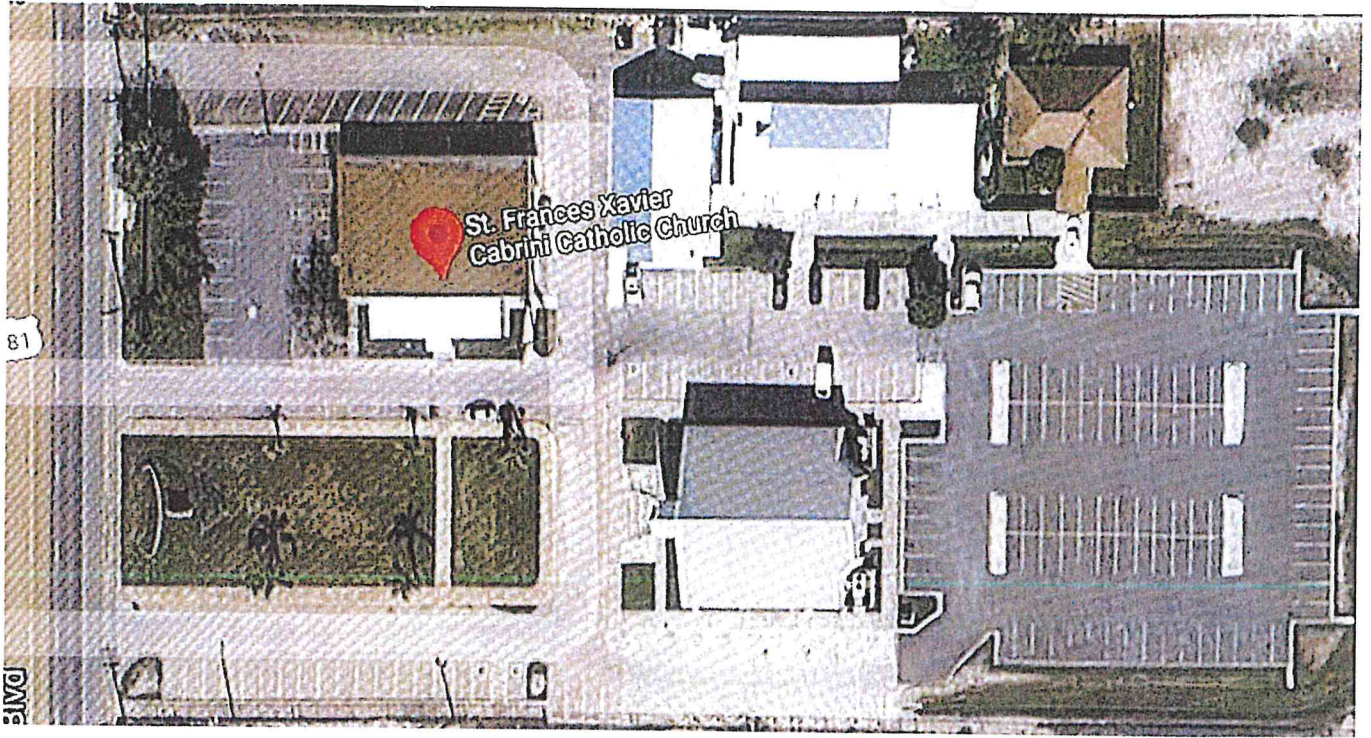
Date: 10/6/2020

Scale: 1 inch = 200 feet



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.







Pharr

Development Services



MEMORANDUM

DATE: MONDAY, OCTOBER 26, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: WEST RIDGE ESTATES PHASE II SUBDIVISION FILE NO. SUB#180718

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting final plat approval of the proposed West Ridge Estates Phase II Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 17.727 acre tract of land, more or less, being out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 800 and 900 Block of West Minnesota Road.

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

PROPERTY PROPOSED USE: Single-family residential homes.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed West Ridge Estates Phase II Subdivision subject to the following conditions:

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

1. Pave 1/3 of R.O.W. for W. Minnesota Rd. in accordance with City Standards. 3-inch HMA, 10-inch Base, 10-inch Stabilized subgrade, 24-inch Reinforced Curb & Gutter, 5-ft. Sidewalk and 18-inch RCP Storm Sewer Pipe (Drainage improvements).
2. W. Minnesota Rd. to be escrowed and an escrow agreement that indicates terms and conditions to be provided prior to recording of subdivision.

EASEMENTS:

1. Verify the width of AEP utility easement located between lots 100 and 101 shows 60' the rest shows 70'.

**SIDEWALK:
ADA:**

1. Plat note #6, revise note to say "a 5 foot sidewalk with ADA compliant ramps and landings is required along the south side of W. Minnesota Rd. at subdivision construction stage".
2. Remedy all cracks and/or abrasions along curb and gutter.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. In compliance.

SEWER:

1. In compliance.

DRAINAGE:

1. All drainage construction shall comply with City of Pharr Standards.
2. Drain ditch outfall to be fixed as per plans requirements.

OTHER:

1. Provide engineers signature on plat.
2. On metes & bound verify wording (description).
3. Show recorded subdivisions on location map.
4. Streetlights are to be installed prior to recording of subdivision.
5. Provide fencing along the east side and south side next to drainage ditch as indicated on Plat Note #16: Developer to construct fence for lots abutting/fronting any drainage ditch regardless of who owns it.

This item will go before the City Commission on November 02, 2020 at 4:00 p.m.

FINAL INSPECTION

WEST RIDGE PHASE II

COMMENTS: Initials: J.R. / R.B. **OCTOBER 7, 2020**

☒ **Approve** ☐ **Approved with Conditions** ☐ **Denied**

WATER:

- OK

SEWER:

- OK

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

Print Name: _____

Signature: _____

Date: _____



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



Subdivision: West Ridge Estates Phase II Final (Approved with Conditions)

Reviewed By: Dago Soto Ass. Fire Marshal Date: Oct. 7, 2020

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:

☒ Fire lanes have not been painted

☒ Access road has not been punched out to W. Minnesota

☐

SUBDIVISION: West Ridge Estate PH 2
Subdivision

DATE: October 7, 2020

Final Walk Thru – APPROVED W/CONDITIONS

PLAT

SITE PLAN
1. Remedy all cracks and/or abrasions along curb and gutter. 2. Temporary entrance along W. Minnesota must meet weight capacity for fire trucks. 3. General housekeeping, clear curb and gutter of dirt and debris if any.

DRAINAGE

CLOSEOUT DOCUMENTS
1. All As-builts must have the following requirements: • As-builts must reflect current field changes. Mark all field changes as existing. • Must be Geo referenced, and in an AUTOCAD file. • Submit a physical and electronic copy (USB or CD).

ADDITIONAL COMMENTS



Pharr Public Work



SUBDIVISION: Re-inspection final walk thru
West Ridge Estate Phase 2 Subdivision
W. Minnesota Rd.
Pharr Tx, 78577

DATE: 10/07/2020

Re-inspection: Decline

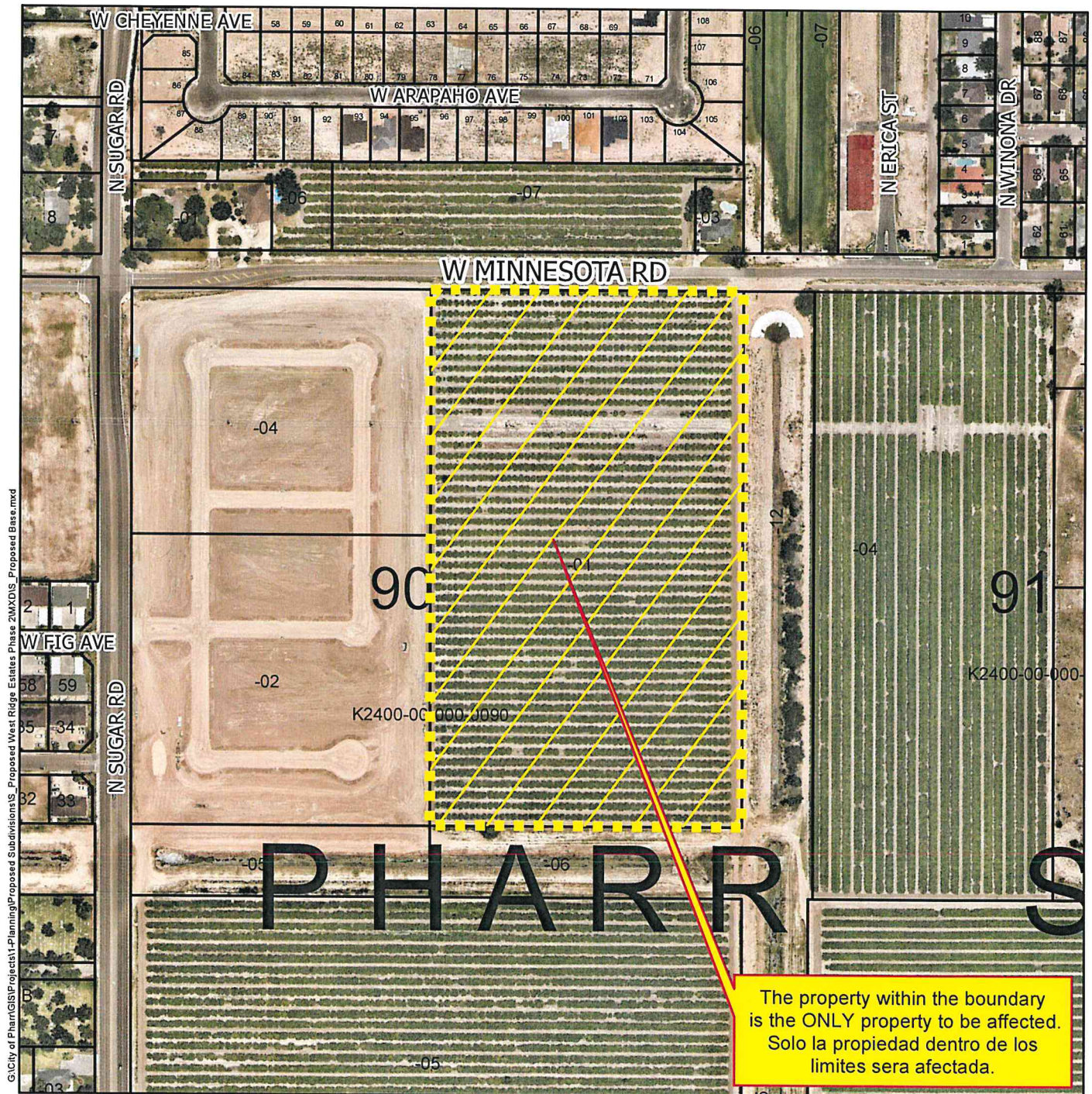
Plat Notes:

- No comment

General Notes:

- Back fill edge of riprap outfall on the N. side of canal. Repair opening of drainpipe has rigid edge and wire mesh exposed.

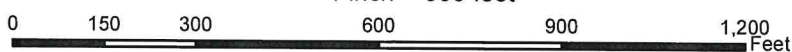
Proposed Subdivision
West Ridge Estates Phase 2
Melden & Hunt Inc



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

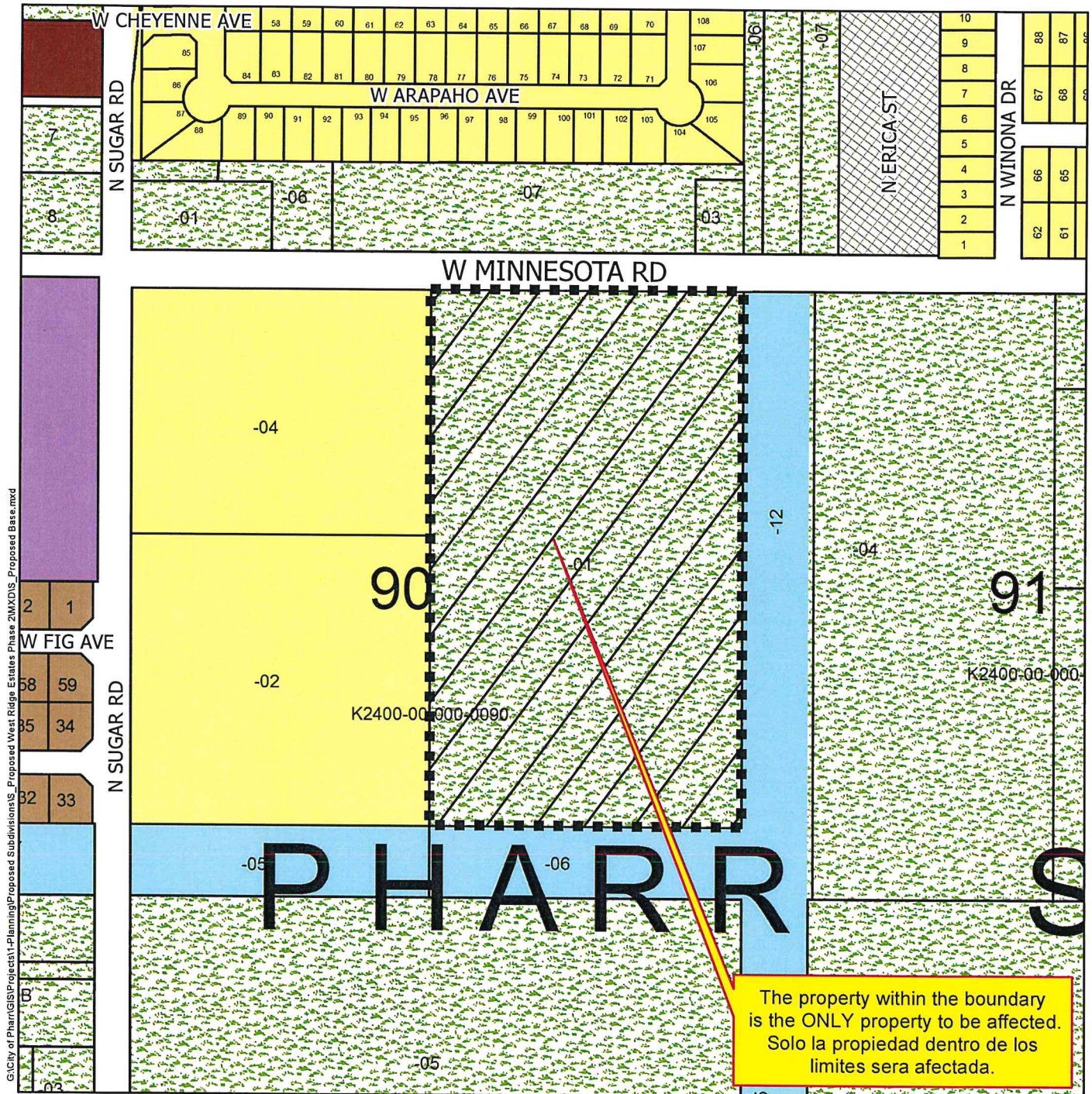
City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet



Date: 8/17/2018

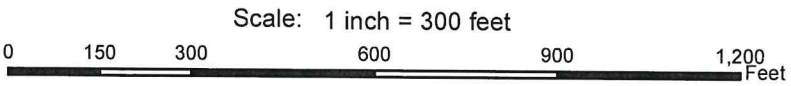
Proposed Subdivision
West Ridge Estates Phase 2
Melden & Hunt Inc



The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

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

City of Pharr, Texas
Engineering Department
956.702.5355

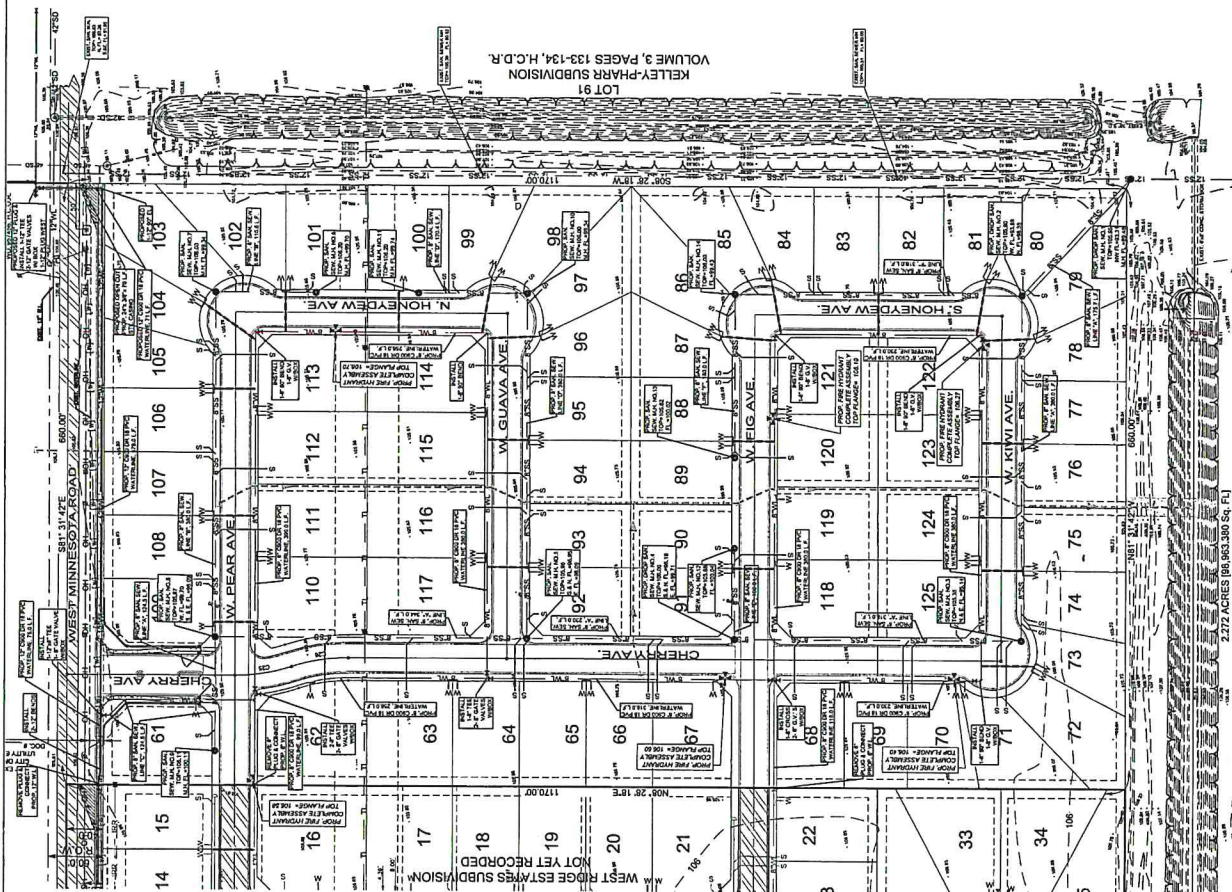


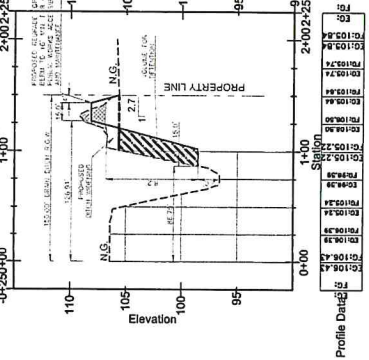
PROPOSED WATER & SEWER LAYOUT

WEST RIDGE ESTATES
PHASE 2
SUBDIVISION
PHARR, TEXAS

LEGEND.

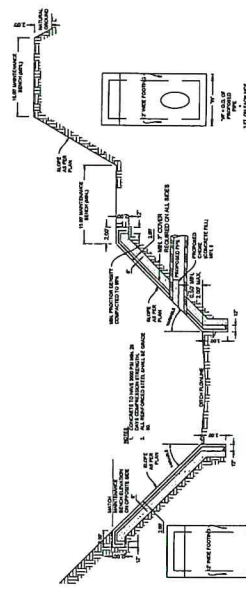
W		2" DOUBLE WATER SERV. CONN. ACROSS PAVE CURB
W		1" SINGLE WATER SERV. CONN. ACROSS PAVE CURB
W		WATER SERVICE LOCATIONS SHALL BE ENGRAVED ON CONCRETE CURB WITH A "W".
SS		DUAL SANITARY SEWER SERVICE CONNECTION
S		SINGLE SANITARY SEWER SERVICE CONNECTION
S		SANITARY SEWER SERVICE LOCATIONS SHALL BE ENGRAVED ON CONCRETE CURB WITH A "S".
F		PROP. FIRE HYDRANT
V		PROP. GATE VALVE



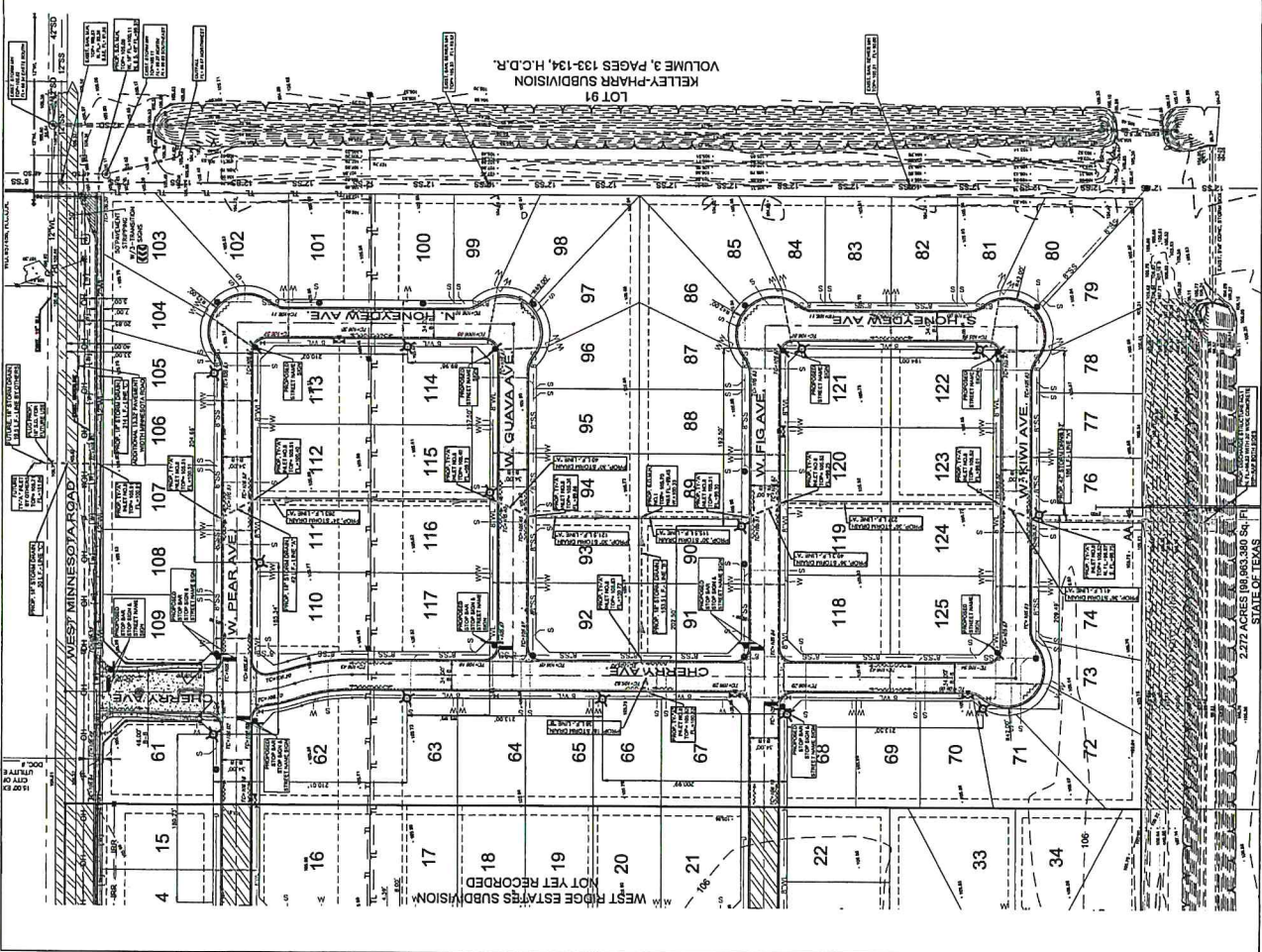


SECTION "AA"

ADDITIONAL DETENTION AVAILABLE
137.4 S.F. X 551.3 L.F. = 75,749 C.F.



CITY OF PHARR STORM DISCHARGE STRUCTURE
WITH MAINTENANCE ROAD





MEMORANDUM

DATE: MONDAY, OCTOBER 26, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PHARR LOGISTIC CENTER LOT 2 PHASE II
FILE NO. **SUB#201031**

GENERAL INFORMATION:

APPLICANT: Barrera Infrastructure Group, Inc., representing Adolfo Campero, Manager for Campero Holdings Company, LLC, owner, is requesting final plat approval of the proposed Pharr Logistic Center Lot 2 Phase II Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 6.95-acre tract of land, being out of Lot 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 800-900 Block of West Anaya Road.

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

PROPERTY PROPOSED USE: Warehousing.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Pharr Logistic Center Lot 2 Phase II Subdivision subject to the following conditions:

- STREETS, PAVING AND R.O.W.:**
1. Provide streetlight layout for existing and proposed off West Anaya Road and South International Boulevard, spacing shall be at 250'.
- EASEMENTS:**
1. Must provide off-site easement for the connection of the 8" waterline on the north side.
- 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. See attached comments.
- OTHER:**
1. Provide signature and seal for surveyor on plat.
 2. Update location map with recorded subdivision and label true north arrow.
 3. Mark all rods as either found or set on layout.
 4. Provide performance bond.
 5. Must show how deep gas line runs.
 6. See staff attached comments.
 7. Review was based on the plans that were submitted on 10/14/2020, other comments may arise.

This item will go before the City Commission meeting of November 02, 2020, at 4:00 p.m.

STAFF PRE-CONSTRUCTION REVIEW COMMENTS FOR: *PHARR LOGISTICS CENTER MASTER PLAN (PHASE II) SUBDIVISION*

COMMENTS: Initials: O.D.L / J.R. / R.B September 25, 2020

WATER:

- Will Need to extend 12" water line to the N. and connect to the existing 8" water line.
- **PHASE III** WILL INCLUDE THE WATER LINE TO BE EXTENDED AND CONNECT TO EXISTING 12" W.L. TO THE E.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- OK
- 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 Fire – Rescue

118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

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



Subdivision: **Pharr Logistics Center Phase II (Staff)**

Reviewed By: **Mike Navarro**

Date: **09-25-2020**

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: Pharr Fire department Fire Investigator mike Navarro reviewed plans and added a few comments to be added to plan Review regarding subdivision plat as follows.

- **Shall have waterline to be looped of 12 inch for Industrial Areas to the North side to connect to existing 8 inch waterline.**
- **Shall have Fire Lane No Parking Tow away zone 15 ft in each side of the fire hydrant.**
- **Phase III Shall require for 12 inch Water line to be extended to the eastside.**



SUBDIVISION REVIEW COMMENTS

City of Pharr • 205 W. Park Ave. (Newcombe) • Pharr, TX 78577 • 956.402.4221

SUBDIVISION: Pharr Logistic Center
Subdivision

DATE: September 23, 2020

REVIEW: Preliminary (revised comments plans dated: 9-16-2020)

PLAT

1. P.E. signature and seal
2. RPLS signature and seal
3. One curb cut for access from Anaya Rd. for Lot 2.

SITE PLAN

DRAINAGE

1. Drainage report to be reviewed and approved by H.C.D.D. No. 1
2. Street drainage will be reviewed and approved at subdivision of Lots 4 and 5. Include hydraulic calculations showing the system can handle a 10-year storm event.
3. Drainage plan for lots will be reviewed and approved at building permit stage.
4. Will H.C.I.D No. 2 ditch need to be widened, to accommodate for future development?

CLOSEOUT DOCUMENTS

1. All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

ADDITIONAL COMMENTS



Pharr Public Work



SUBDIVISION: Pharr Logistics Center Subdivision
W. Anaya Rd.
Pharr Tx, 78577

DATE: 09/28/2020

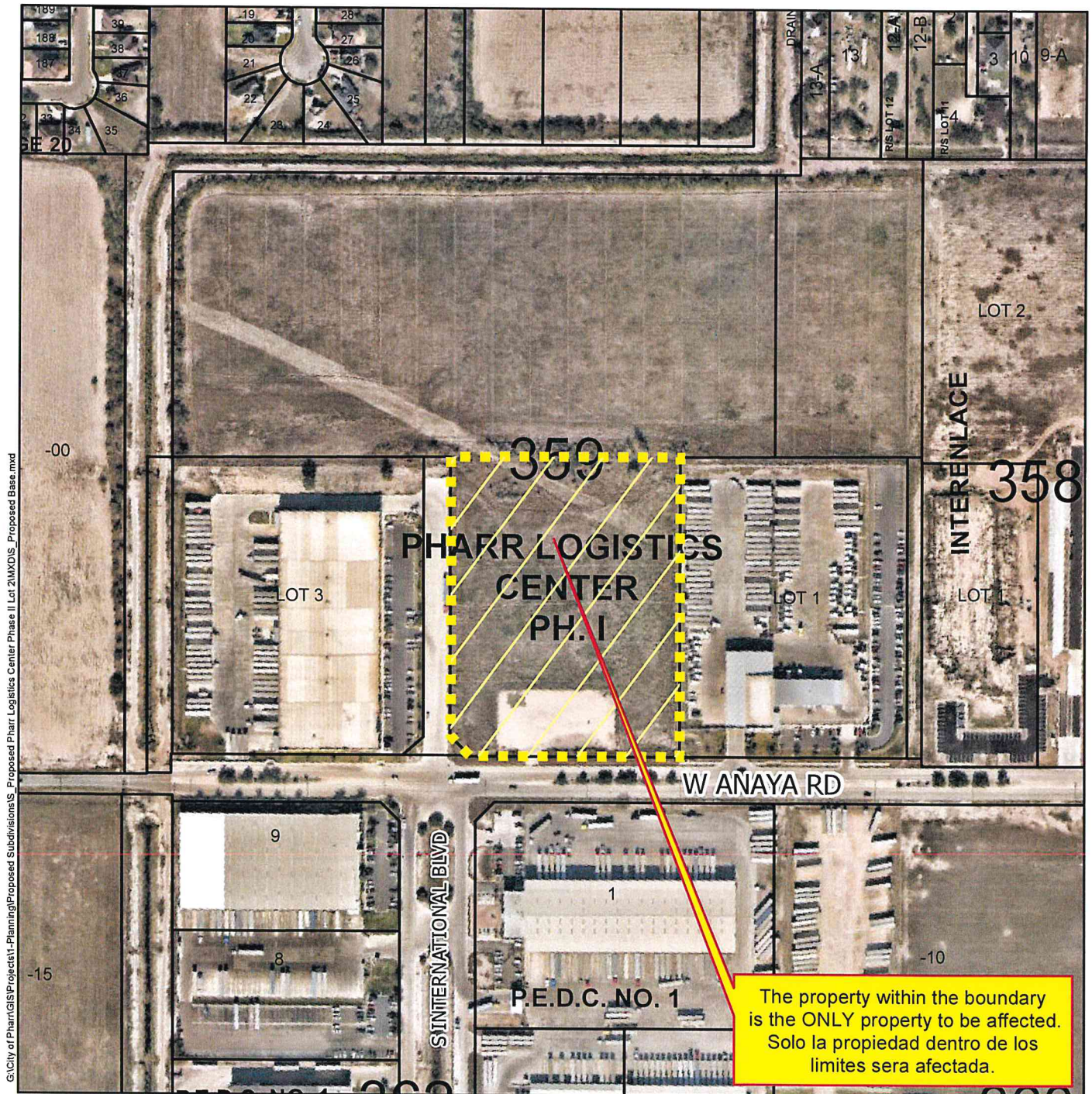
Plat Notes:

- No comment

General Notes:

- No comments

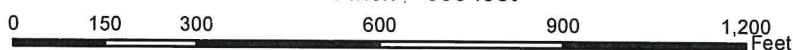
Proposed Subdivision
Pharr Logistics Center Phase II Lot 2
BIG Engineering



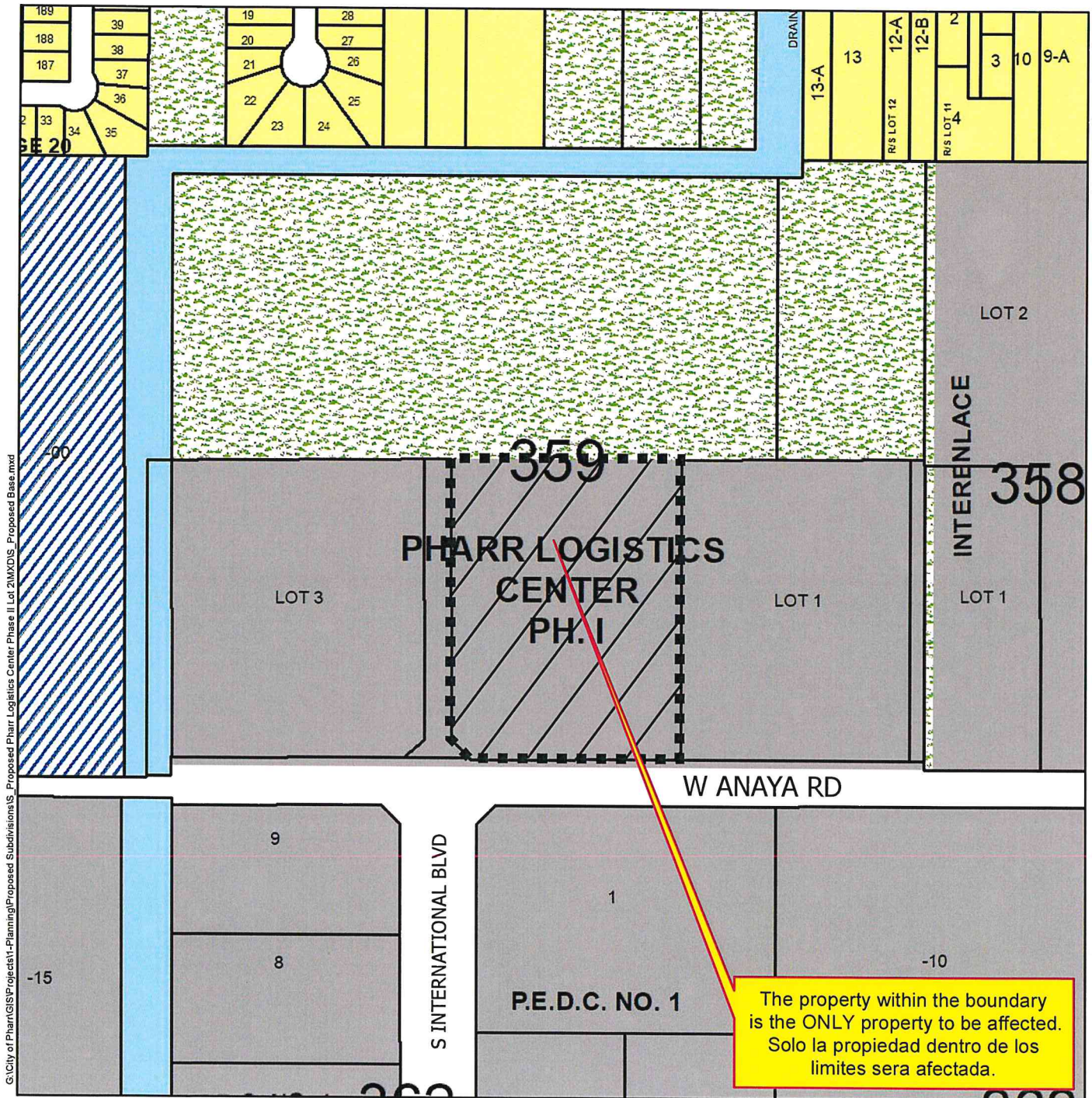
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|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet



Date: 10/21/2020



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

PLAT OF
PHARR LOGISTIC CENTER
LOT 2 PHASE II

A 6.95 ACRE TRACT OF LAND BEING OUT OF LOT 359, KELLY-PHARR
SUBDIVISION AS RECORDED IN MAP VOLUME 3, PAGES 133-134, DEED
RECORDED IN HIOALCO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIOALCO
I, THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE
PHARR LOGISTIC CENTER, HAVE CAUSED THIS PLAT TO BE PREPARED AND RECORDED IN THE PUBLIC
RECORDS OF HIOALCO COUNTY, TEXAS, IN ACCORDANCE WITH THE PROVISIONS OF THE
HIOALCO COUNTY PLAT ACT, AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM NOT PROVIDING ANY
FALSIFIED OR MISLEADING INFORMATION TO ANYONE.

ADOLFO CAMERON, MANAGER
CAMERON HOLDINGS COMPANY, LLC
LAREDO, TEXAS 78041

STATE OF TEXAS
COUNTY OF HIOALCO
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, THE
OWNER OF THE LAND SHOWN ON THIS PLAT, AND HE/SH/IT acknowledged to me that he/she/it executed the foregoing
instrument, and acknowledged to me that he/she/it 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
PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF
THE SUBDIVISION REGULATIONS OF THIS CITY WHICH AT APPROVAL IS REQUIRED.

DATED THIS ____ DAY OF _____, 20__.

COMMISSIONER, CITY OF PHARR PLANNING & ZONING COMMISSION

APPROVAL BY THE CITY OF PHARR PLANNING COMMISSION
PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF
THE SUBDIVISION REGULATIONS OF THIS CITY WHICH AT APPROVAL IS REQUIRED.

APPROVED: HERNANDEZ
MAYOR, CITY OF PHARR

APPROVED: _____
CITY CLERK

STATE OF TEXAS
COUNTY OF HIOALCO
I, THE UNDERSIGNED, ROSE BARBERA, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF
TEXAS, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE LAND SHOWN ON THIS
PLAT, AND I HAVE FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM NOT PROVIDING ANY
FALSIFIED OR MISLEADING INFORMATION TO ANYONE.



For Construction
ROSE BARBERA, P.E. #106862

STATE OF TEXAS
COUNTY OF HIOALCO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY
CERTIFY THAT I HAVE PERSONALLY EXAMINED THE LAND SHOWN ON THIS PLAT, AND I HAVE
FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF
MY KNOWLEDGE AND BELIEF, AND THAT I AM NOT PROVIDING ANY FALSIFIED OR
MISLEADING INFORMATION TO ANYONE.

LEO LOZANO RODRIGUEZ, S. R.P.L.S.
P.O. BOX 1830 CONROCK, TEXAS 78040
PHN NO. 107022-00

FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN RECORDED
IN THE PUBLIC RECORDS OF HIOALCO COUNTY,
TEXAS, IN ACCORDANCE WITH THE
HIOALCO COUNTY PLAT ACT.

PRINCIPAL CONTACTS:
NAME: ADOLFO CAMERON
OWNER: CAMERON HOLDINGS COMPANY, LLC
ENGINEER: ROSE BARBERA
SURVEYOR: LEO LOZANO RODRIGUEZ

CITY & ZIP: LAREDO, TX 78041
ADDRESS: 311 LATOUR CT.
P.O. BOX 1830 CONROCK, TEXAS 78040
PHONE: 546-788-0330
FAX: 546-788-0389

DATE: _____

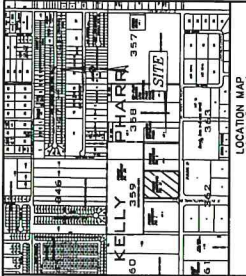
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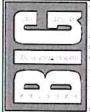
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BIG
INTEGRATED DESIGN BUILD

3525 W. FREDDY GODALE
 SITE B2
 EDINBURG, TX 78839
 T: 558.897.3355
 F: 558.897.3355
 P: 558.897.3355
 FIRM NO. 6435

WATER AND SEWER SYSTEM
 LAYOUT

Project Title

PHARR LOGISTIC CENTER
 LOT 2 PHASE II
 PHARR, TEXAS

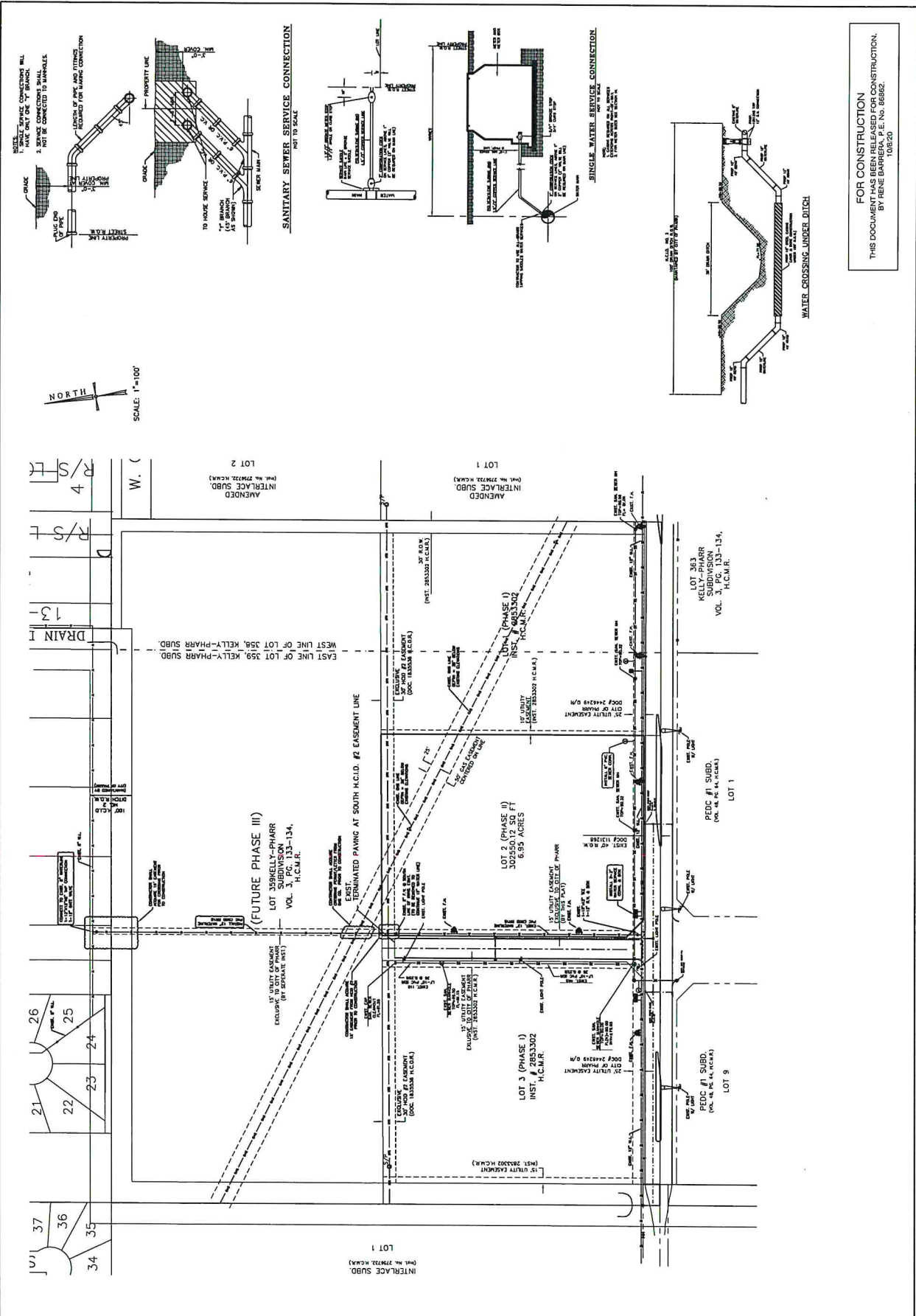
Project Title



10-6-20
 Rene Barreza
 Registered Professional Engineer
 License No. 88662

Date: 10-6-20
 Scale: 1"=50'
 Project No.: 88662

Sheet	2
of	
Drawn By	RLB
Checked By	C.S.
Project No.	88662
Date	10-6-20



FOR CONSTRUCTION
 THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION.
 BY RENE BARREZA, P.E. NO. 88662.
 10/6/20



3025 W. FREDRICK COZALEZ

EDINBURG, TX 78539

T: 956.687.3355

F: 956.687.3355

FRM NO. 6435

PAVING & DRAINAGE
SYSTEM LAYOUT

Project Title

PHARR LOGISTIC CENTER
LOT 2 PHASE II
PHARR, TEXAS

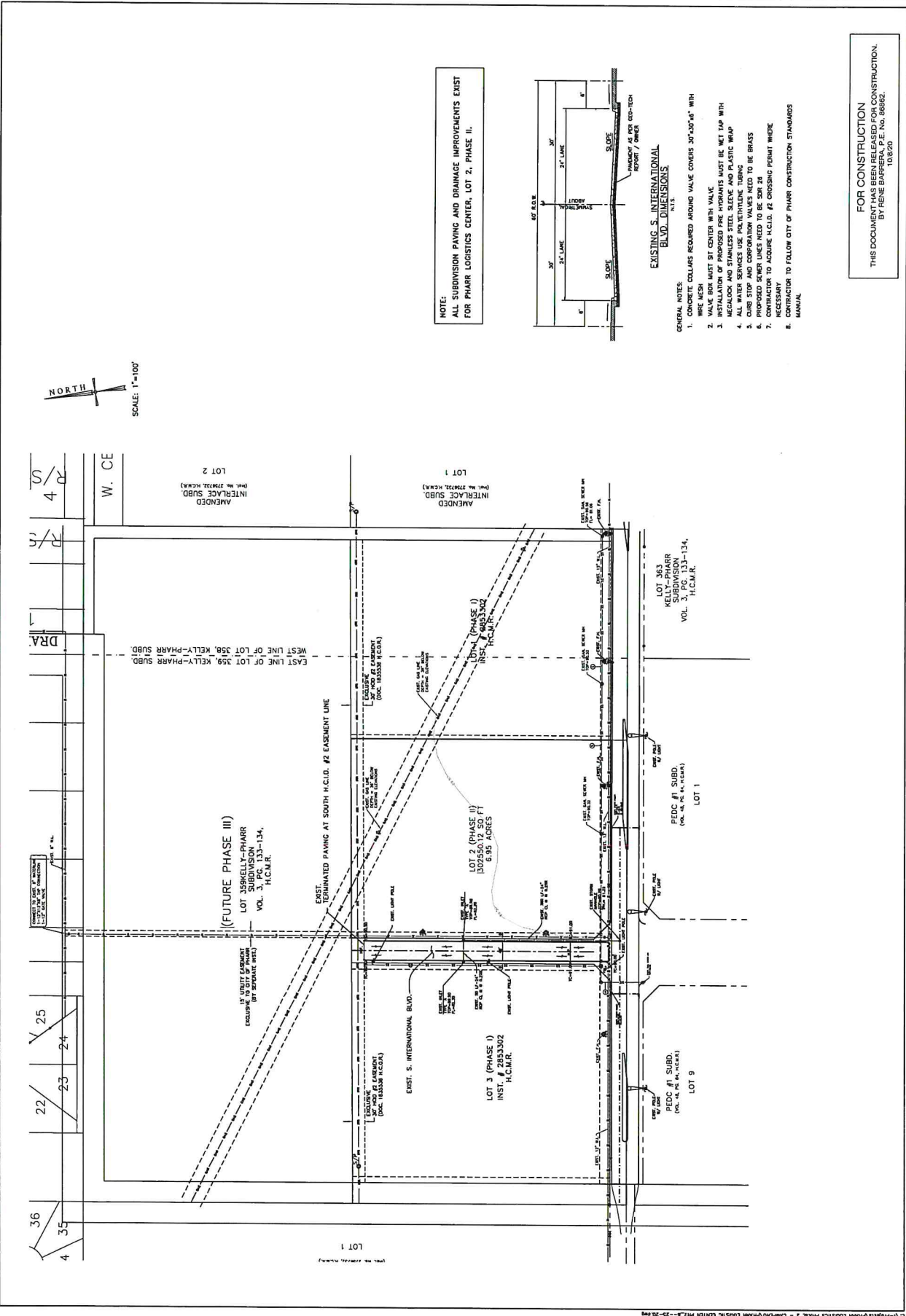
Project Title



10-6-20

Renée Barreza, P.E.
Licensed Professional Engineer # 88862

Scale	1"=50'
Author	R.B.
Checker	C.S.
Engineer	R.B.
Project No.	88862
Sheet	3 of 3

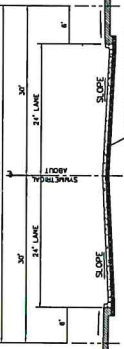


NORTH

SCALE: 1"=100'

NOTE:
ALL SUBDIVISION PAVING AND DRAINAGE IMPROVEMENTS EXIST
FOR PHARR LOGISTICS CENTER, LOT 2, PHASE II.

EXISTING S. INTERNATIONAL
BLVD. DIMENSIONS



GENERAL NOTES:
1. CONCRETE COLLARS REQUIRED AROUND VALVE COVERS 30"x30"x4" WITH WIRE MESH
2. VALVE BOX MUST SIT CENTER WITH VALVE
3. INSTALLATION OF PROPOSED PRE-HYDRANTS MUST BE SET TAP WITH METALLOCK AND STAINLESS STEEL SLEAVE AND PLASTIC WRAP
4. ALL HYDRANTS MUST BE 10' FROM CURB
5. CURB STOP AND CORNER VALVES NEED TO BE BRASS
6. PROPOSED SEWER LINES NEED TO BE 30" R/S
7. CONTRACTOR TO ACQUIRE H.C.I.D. #2 CROSSING PERMIT WHERE NECESSARY
8. CONTRACTOR TO FOLLOW CITY OF PHARR CONSTRUCTION STANDARDS MANUAL

FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION.
BY RENEE BARREZA, P.E. NO. 88862.
10/6/20