

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 26, 2022 – 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:

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. MINUTES:

- 1) Approval of Minutes for August 22, 2022.

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) Mario Antonio Alvarado has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) to Residential Multi-Family District (R-MF). The property is legally described as being Lot 47, Block 1, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 6617 South Saint Marie Drive. **COZ#220846**

2) Jorge A. Espino, owner, 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 Single Family Residential District (R-1). The property is legally described as being 0.684 acres, more or less, out of Lot 191, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 904 E. Sam Houston Avenue. **COZ#220847**

E. PLATS:

1) Perez Consulting Engineers, representing Carlos Canales Melhem, owner of Pharr Bridge Investment, LP., is requesting preliminary plat approval of the proposed Master Plan of Pharr Bridge Business Park Phases 4 and 5 Subdivision. The property is legally described as being 20.58 acres of land and also being a part or portion of Lot 377, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 9800 Block of West Hi-Line Road. **SUB#220826**

F. ANNOUNCEMENTS:

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, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning & Zoning Commission was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 23rd day of September 2022 at 12:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 23rd day of September 2022




Hilda Pedraza, City Clerk

**MINUTES
PLANNING & ZONING COMMISSION
MONDAY, AUGUST 22, 2022
118 S. CAGE BLVD. 2ND FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 22, 2022 and following is the record of attendance.

MEMBERS PRESENT: Rafael Munguia
Romeo Robles
Guadalupe Cano
Jonathan Larraga
Charlie Ramirez

MEMBERS ABSENT: Luis Madrigal
Andy Castro
Danny Wylie

STAFF PRESENT: Kimberly Mendoza, Director
Roland Gomez, Director
Patricia Rigney, City Attorney
Eddie Martinez, Planner II
Anaïsa Licerio, Planner II
Laura Fonseca, Planner I
Alvaro De Leon, Plans Examiner
Iris Mata, Administrative Assistant
Melissa Ramirez, Administrative Assistant

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

Rafael Munguia, called the meeting to order at 6:00 p.m. Roll call established a quorum.

Rafael Munguia moved to excuse the absent members. Jonathan Larraga 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 AUGUST 8, 2022

Rafael Munguia introduced the item.

Rafael Munguia moved to **approve** the minutes as submitted. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) BROWNSTONE CONSULTANTS LLC., ON BEHALF OF RHEA NANNETTE MORA, OWNER, 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 DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 10.854-ACRE TRACT OF LAND, OUT OF THE SOUTH 1/2, OF THE SOUTH 1/2 OF LOT 6, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 2300 – 2500 BLOCK OF NORTH JACKSON ROAD. COZ#220739**

Laura Fonseca, Planner I, introduced the item. She stated the property was currently zoned Agricultural and/or Open Space District (A-O) and a portion of the property to the north was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on March 2, 1999. She stated another portion to the north was rezoned from General Business District (C) to Limited Industrial District (L-I) on April 19, 2011 and a last portion to the north was rezoned from Limited Industrial District (L-I) to High Density Multi-Family Residential District (R-4) on January 11, 2016. The property to the south was zoned Agricultural and/or Open Space District (A-O).

Laura Fonseca, Planner I, stated city limits lie to the west and there have been no other zoning requests within the vicinity of the subject property since that time and the property was generally designated for Commercial, Single-Family Residential, and Multi-family residential use in the Land Use Plan. She further reported twenty-six (26) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She reported staff received one response for information to the letters and the legal notice.

Laura Fonseca, Planner I, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) as the property meets area requirements, and has adequate ingress and egress. She stated the owner must comply with all City Ordinances and City Department requirements if approved.

Rafael Munguia opened the public hearing and asked if anyone signed up to speak. There being one in the affected area who signed up, Mr. Munguia opened the item for discussion. The public hearing was then closed.

After discussion, Carlos Ramirez moved to **approve** the request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 2) MARIA LETICIA ZUNIGA, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION FOR A BARBER SHOP IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 12, BLOCK 2, COUNTRYSIDE TERRACE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 713 WEST DOUGLAS DRIVE. CUP#220740**

Laura Fonseca, Planner I, introduced the item. She stated the property was currently zoned Single-Family Residential District (R-1), the surrounding area was zoned Single-Family Residential District (R-1) to the north, east, and west, and Residential Multi-Family High-Density District (RHDMF) to the south and the area was generally designated for Single-Family Residential District (R-1) in the Land Use Plan. She reported thirty-nine (39) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She reported staff received one response in opposition.

Laura Fonseca, Planner I, further stated staff recommended approval of the home occupation for a barber shop in a Single-Family Residential District (R-1). She stated the owner must comply with all City Ordinances and City Department requirements if approved.

Rafael Munguia opened the public hearing and asked if anyone signed up to speak. There being one signed up but did not show. The public hearing was closed. Mr. Munguia opened the item for discussion.

There being no discussion, Guadalupe Cano moved to **approve** the request for a Conditional Use Permit to allow a home occupation for a barber shop in a Single-Family Residential District (R-1). Carlos Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) CITY OF PHARR, FOR THE BETTERMENT OF THE CITY, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.30 ACRES, MORE OR LESS, OUT OF LOT 233, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1207 WEST HALL ACRES ROAD. COZ#220741**

Anaisa Licerio, Planner II, introduced the item. She stated the property was currently zoned General Business District (C) and the properties to the east, south, and west were zoned Residential Single-Family District (R-1) and the subject property and property to the north were zoned to General Business District (C) on February 21, 1995.

She stated there have been no other zoning requests within the vicinity of the subject property since that time and the property was generally designated for industrial use in the Land Use Plan. She further reported eighteen (18) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She reported staff received no response to the letters and the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request for a Change of Zone to Single Family Residential District (R-1) as the property meets area requirements and has adequate ingress and egress. She stated the owner must comply with all City Ordinances and City Department requirements if approved.

Rafael Munguia 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. Rafael Munguia opened the item for discussion.

There being no discussion Jonathan Larraga moved to approve the request a Change of Zone from General Business District (C) to Single Family Residential District (R-1). Carlos Ramirez seconded the motion and when put to a vote, it carried unanimously.

4) LISANDRO ESPINOZA, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM OFFICE AND PROFESSIONAL DISTRICT (O-P) TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.48 ACRES, MORE OR LESS, OUT OF LOT 175, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 220 NORTH SUGAR ROAD. COZ#220742

Anaisa Licerio, Planner II, introduced the item. She stated the property was currently zoned Office and Professional District (O-P) and the subject property and the surrounding properties were zoned to Single-Family Residential District (R-1) on March 30, 1982, when the city originally adopted the current zoning ordinance. She further stated on November 4, 2013, the subject property was rezoned from Single-Family Residential District (R-1) to Office and Professional District (O-P). and there have been no other zoning requests within the vicinity of the subject property since that time. She added the property was generally designated for industrial use in the Land Use Plan and reported twenty-four (24) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She reported staff received no response to the letters and the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request re-zone to Single Family Residential District (R-1) and the owner must comply with all City Ordinances and City Department requirements if approved.

Rafael Munguia 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. Munguia opened the item for discussion.

There being no discussion, Guadalupe Cano moved to **approve** the request a Change of Zone from Single-Family Residential District (R-1) to Office and Professional District (O-P). Carlos Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 5) ERIKA OF TEXAS, INC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A NEW TELECOMMUNICATIONS TOWER IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.00048 ACRES, OUT OF LOT 2, PHARR BRIDGE BUSINESS PARK PHASE 3 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 900 WEST ZARAGOSA DRIVE. CUP#220843**

Anaisa Licerio, Planner II, introduced the item and stated the property was currently zoned Limited Industrial District (L-I) and the property was generally designated for industrial use in the Land Use Plan. She further reported four (4) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal and staff received no response to the letters and the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in a Limited Industrial District (L-I). She stated the owner must comply with all City Ordinances and City Department requirements if approved.

Rafael Munguia 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. Munguia opened the item for discussion.

There being no discussion, Jonathan Larraga moved to **approve** the request for a Life-of-the-Use Conditional Use Permit. Carlos Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) MELDEN & HUNT INC., REPRESENTING DERRICK MERCHANT, MANAGER FOR VIA REAL ESTATE, LLC A WYOMING LIMITED LIABILITY COMPANY, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED PHASE I, LOT 1 GO CARWASH PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.470 ACRES BEING A PART OF PORTION OUT OF LOT 7, BLOCK 12, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 7500 BLK. OF SOUTH JACKSON RD. SUB#220827**

Eddie Martinez, Planner II, introduced the item and He stated the property was currently zoned General Business District (C) and Agricultural Open Space District (A-O).

He stated the adjacent zones were General Business District (C) to the north, Agricultural Open Space District (A-O) to the east, General Business District (C) to the south and City limits to the west. He added the property was designated for commercial and single-family residential use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Phase 1, Lot 1, Go Carwash Pharr Subdivision subject to the listed conditions.

At this time, Rafael Munguia advised a public hearing was not required and opened the item for discussion and action.

There being no discussion, Carlos Ramirez moved to **approve** the request for final plat approval of the proposed Phase 1, Lot 1, Go Carwash Pharr Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Carlos Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:33 p.m.

PLANNING & ZONING COMMISSION

Rafael Munguia

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: September 21, 2022

MEETING DATE: September 26, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Mario Antonio Alvarado has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) to Residential Multi-Family District (R-MF). The property is legally described as being Lot 47, Block 1, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 6617 South Saint Marie Drive. **COZ#220846**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: Marco Antonio Alvarado has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) to Residential Multi-Family District (R-MF).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Single Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the property meets area requirements, is in line with the future land use plan, and has adequate ingress and egress.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 9/21/2022
Approved - 9/22/2022
Final Approval - 9/22/2022



MEMORANDUM

DATE: MONDAY, SEPTEMBER 26, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single Family Residential District (R-1) to Residential Multi-Family District (R-MF). The property is legally described as being Lot 47, Block 1, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 6617 South Saint Marie Drive.

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:

Marco Antonio Alvarado has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) to Residential Multi-Family District (R-MF) in order to develop and construct a triplex.

The subject site is located on the east side of South Saint Marie Drive, approximately 270 ft. south East Thomas Road and has a physical address of 6617 South Saint Marie Drive. The property is legally described as being Lot 47, Block 1, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Saint Marie Drive, a 50 ft. local street, that runs north and south with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property and the properties to the west and south were zoned to Single Family Residential District (R-1) on December 15, 1987. The property to the north was rezoned to Residential Multi-Family District (R-MF) on March 1, 2021. The property is generally designated for single-family residential use in the Land Use Plan.

The Residential Multi-Family District is established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities are available for present and future needs. This district is established for duplex-fourplex development as low to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space shall be met before zoning to such use. It is established to protect residential areas as far as possible against heavy traffic and zoned promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan.

Twenty-three (23) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on September 2, 2022, and a legal notice was published in the Advance News Journal on September 7, 2022. Staff received no response to the letters or the legal notice.

Development Services is recommending approval of the request to re-zone from Single Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the property meets area requirements, is in line with the future land use plan, and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **October 3, 2022**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Marco Antonio Alvarado, Owner

APPLICANT

6617 South Saint Marie Drive

ADDRESS

Single Family Residential District (R-1)

CURRENT ZONE

Residential Multi-Family District (R-MF)

	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

Development Services is recommending approval of the request to re-zone from Single Family Residential District District (R-1) to Residential Multi-Family District (R-MF) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

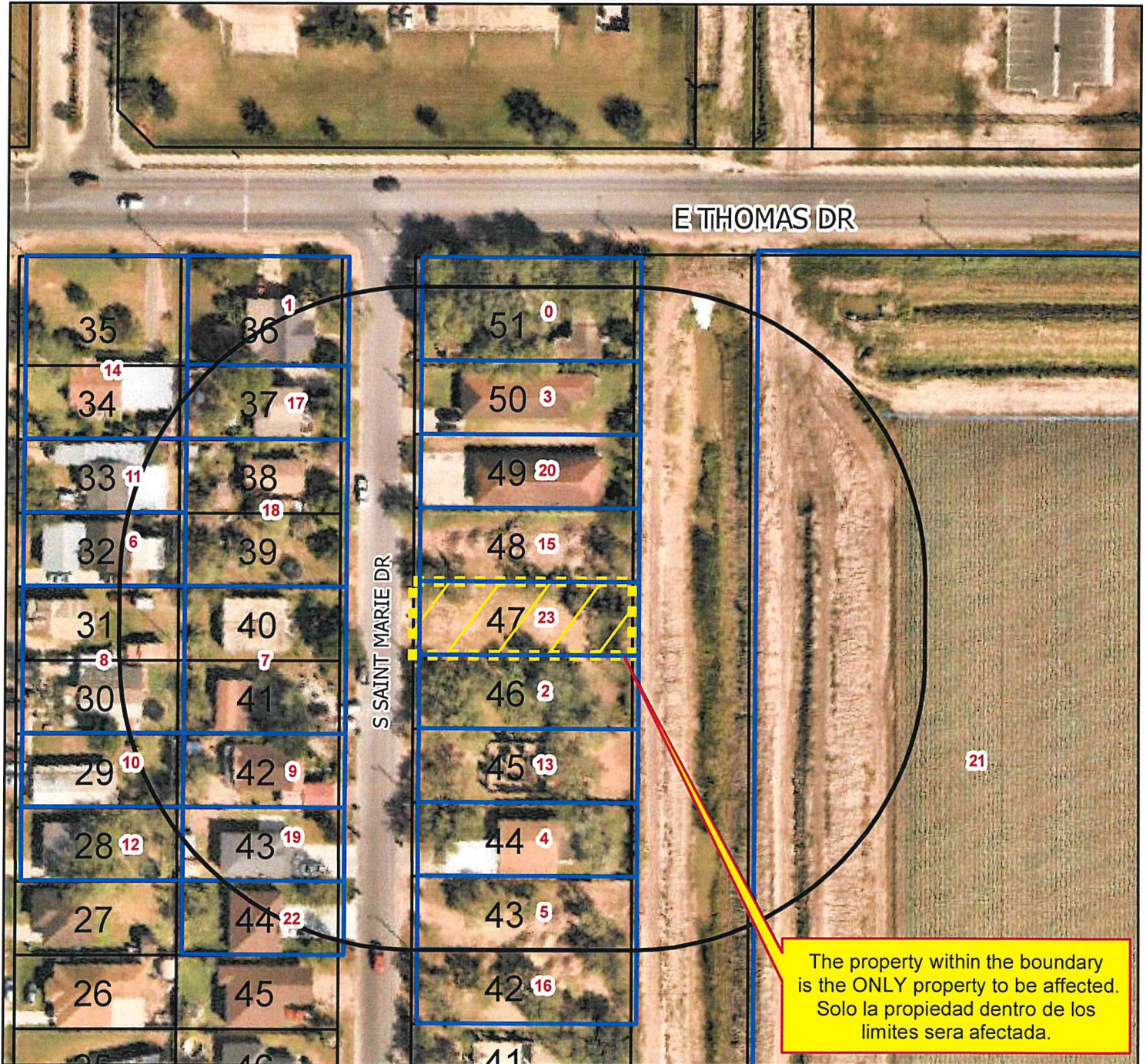
Laura Fonseca, Planner I

PREPARED BY

September 16, 2022

DATE

G:\City of Pharr\GIS\Projects\1-Planning\Proposed Change of Zone\Hidalgo Park Estates 1, Lot 47\MXD\COZ_Base.mxd



Zoning

ZONE

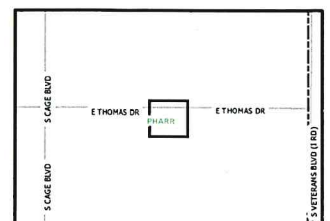
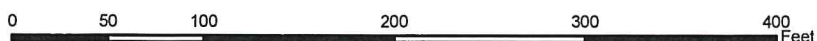
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

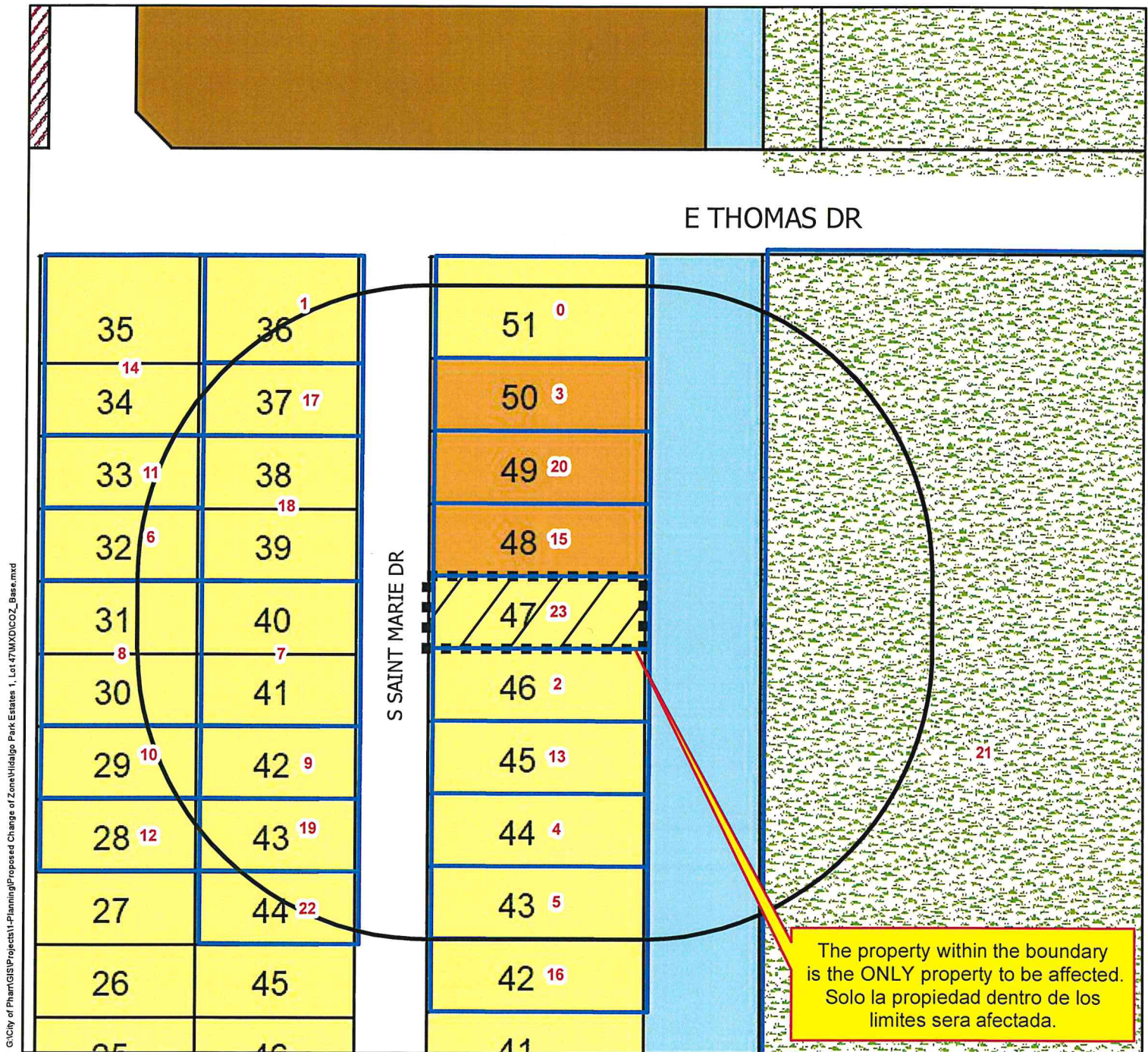
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial

- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

- 200 ft Notification Buffer Zone
- Notified Properties
- Subject Property

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.





Zoning

ZONE

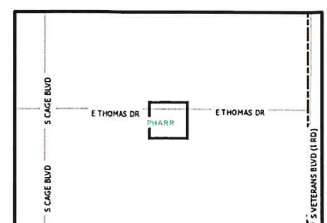
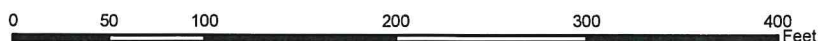
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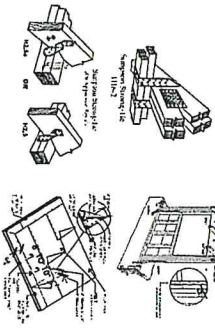
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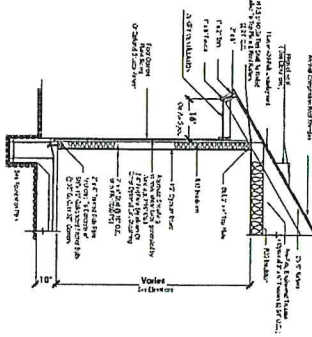
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



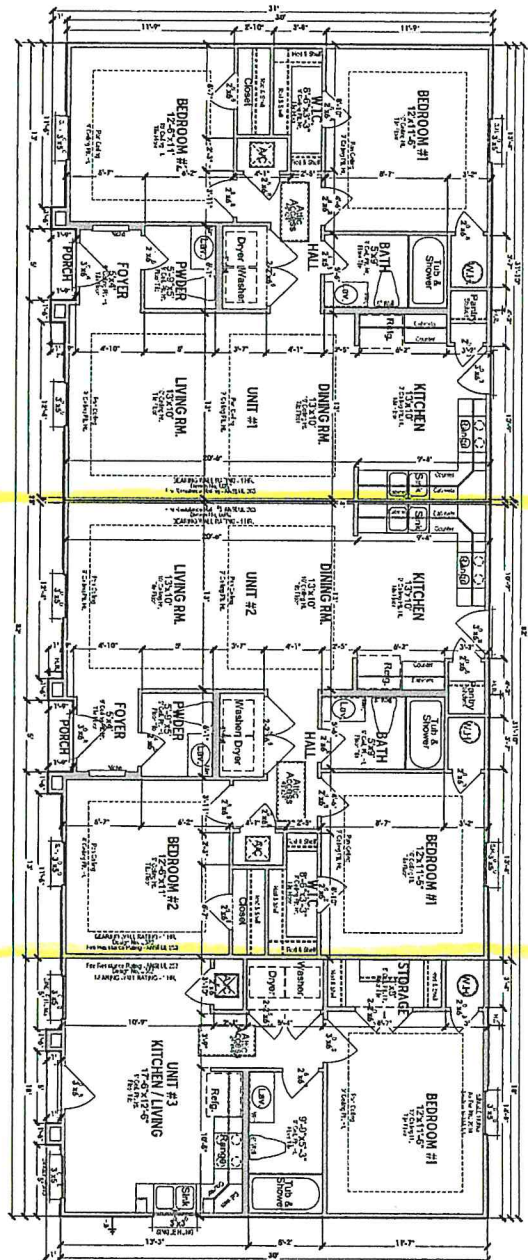
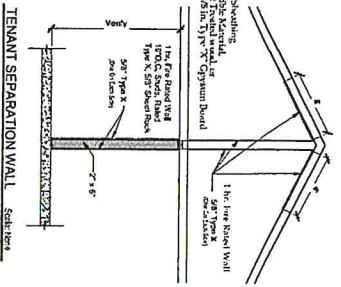
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Ceiling Fan		Phone Jack
	Door Bell		Recess Light
	Flood Light		Smoke Detector
	Fluorescent Light		Dimmer Switch
	Light		Three-Way Switch
	Duplex Outlet		Single Pole Switch
	Weather Proof Outlet		TV Jack
	Refrigerator		Vent - Light
	Closet		220 Volt Outlet



INTERIOR WALL SECTION

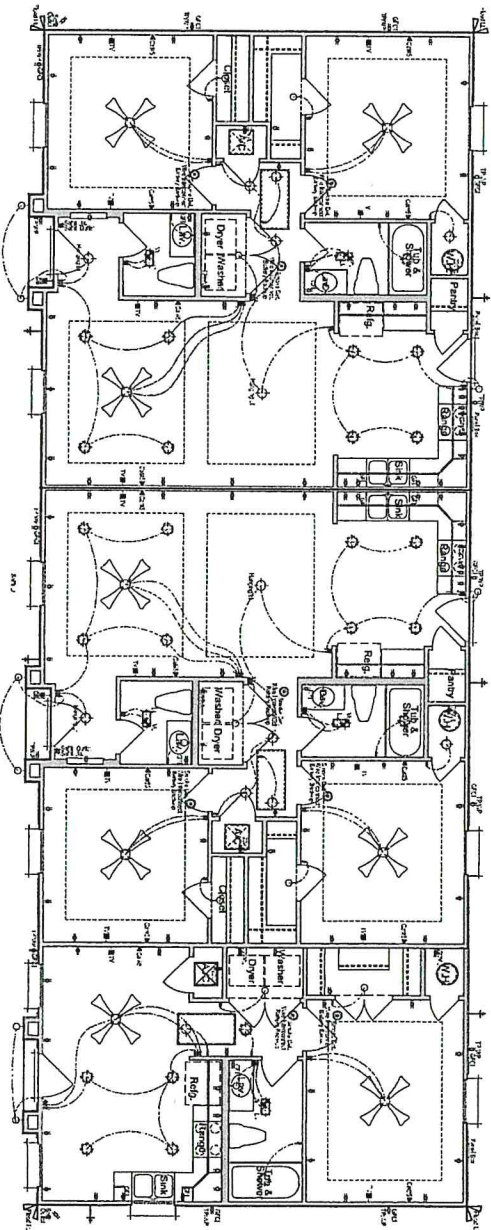


TENANT SEPARATION WALL SECTION
BEARING WALL RATING - 1 HR.
Design No. U282
Fire Resistance Rating - ANSUL 283



FLOOR PLAN

Scale: 1/4" = 1'-0"



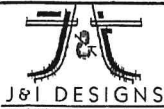
ELECTRICAL PLAN

Scale: 1/4" = 1'-0"

F-1

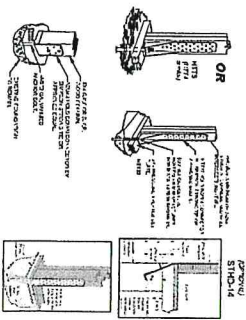
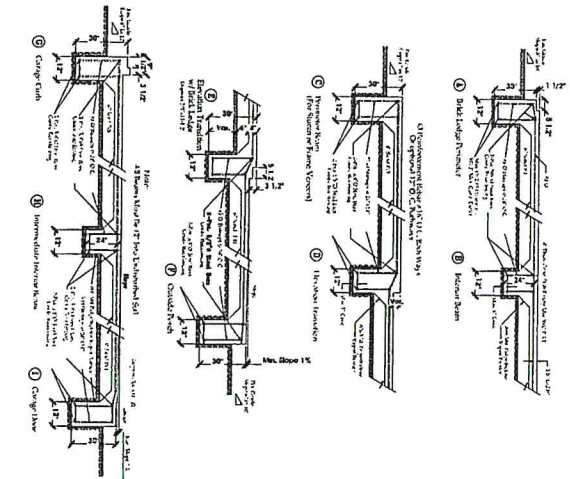
AL-055-2021
04-16-2022
Rev. 1/16/2022

Marcos Alvarado
Lot #47, Block #1
Hidalgo Park Estates
Pharr, Texas - Hidalgo County

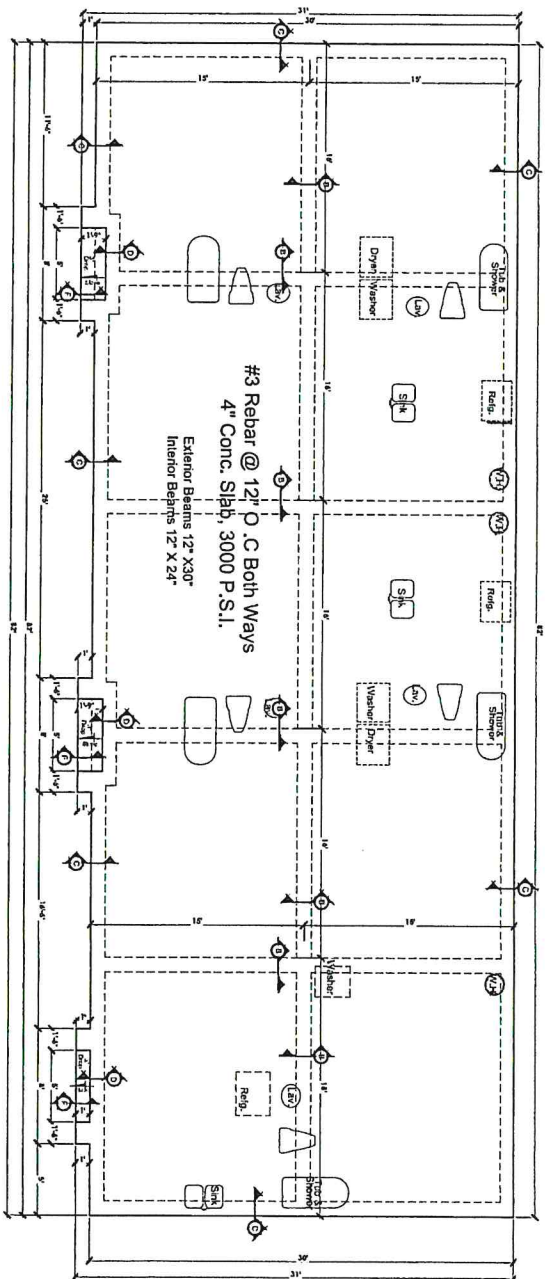


1022 E. Tyler Suite #3
Harlingen, Texas 78550
Office: (956) 425-6604
E-mail: jandidesigns@aol.net
Javier Martinez (956) 345-5151
Ignacio Martinez (956) 245-7106

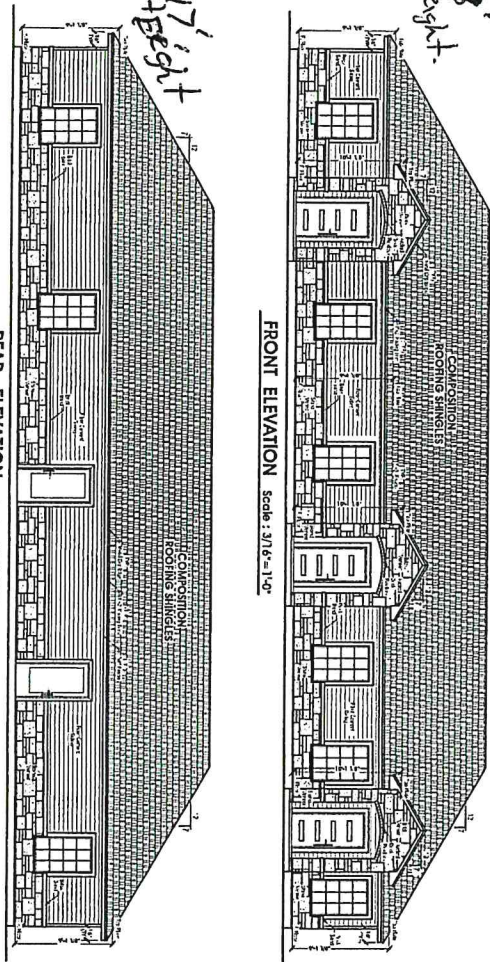
1. I, the undersigned, hereby certify that the above is a true and correct copy of the original as submitted to the City of Harlingen, Texas, for recording. I, the undersigned, further certify that the above is a true and correct copy of the original as submitted to the City of Harlingen, Texas, for recording. I, the undersigned, further certify that the above is a true and correct copy of the original as submitted to the City of Harlingen, Texas, for recording.



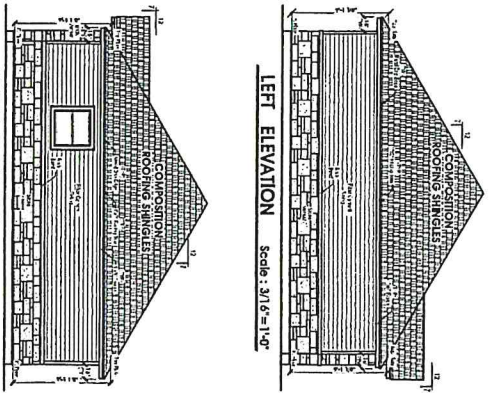
FOUNDATION DETAILS Scale: None



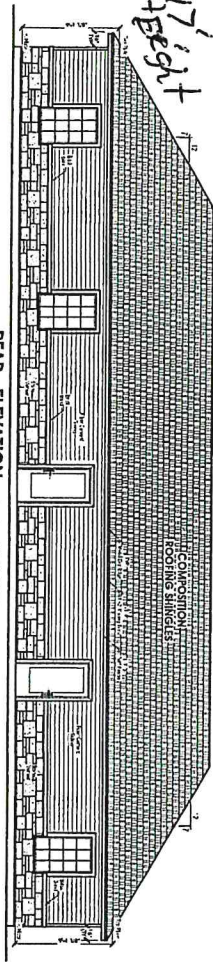
FOUNDATION PLAN Scale: 1/8" = 1'-0"



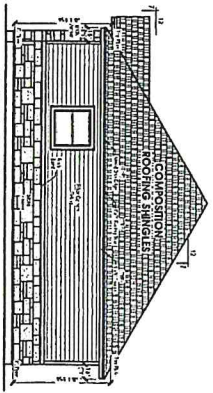
FRONT ELEVATION Scale: 3/16" = 1'-0"



LEFT ELEVATION Scale: 3/16" = 1'-0"



REAR ELEVATION Scale: 3/16" = 1'-0"



RIGHT ELEVATION Scale: 3/16" = 1'-0"

S-1

3 3

ALL RIGHTS RESERVED

04-11-2022

REV. 1/2022

Marcos Alvarado
Lot #47, Block#1
Hidalgo Park Estates
Pharr, Texas - Hidalgo County

J&I DESIGNS

1022 E. Tyler Suite #3
Harlingen, Texas 78550
Office: (956) 425-6604
E-mail: jandidesigns@att.net
Javier Martinez (956) 345-5151
Ignacio Martinez (956) 245-7106

1. I hereby certify that the above information is true and correct to the best of my knowledge and belief.



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: September 21, 2022

MEETING DATE: September 26, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Jorge A. Espino, owner, 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 Single Family Residential District (R-1). The property is legally described as being 0.684 acres, more or less, out of Lot 191, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 904 E. Sam Houston Avenue. **COZ#220847**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: Jorge A. Espino, owner, 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 Single Family Residential District (R-1).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone to Single Family Residential District (R-1) as the property meets area requirements, is in line with the future land use plan, and has adequate ingress and egress.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 9/21/2022
Approved - 9/22/2022
Final Approval - 9/22/2022

MEMORANDUM

DATE: MONDAY, SEPTEMBER 26, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Single Family Residential District (R-1). The property is legally described as being 0.684 acres, more or less, out of Lot 191, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 904 E. Sam Houston Avenue.

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:

Jorge A. Espino, owner, 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 Single Family Residential District (R-1) in order to develop and construct a single-family residence.

The subject site which is located on the south side of East Sam Houston Avenue, approximately 3,742 ft. east of South Cage Boulevard and has a physical address of 904 East Sam Houston Avenue. The property is legally described as being 0.684 acres, more or less, out of Lot 191, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Sam Houston Avenue, an 80' major collector, with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Single Family Residential District (R-1) on April 1, 1997. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on February 19, 2005. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Residential Single Family District (R-1) on April 19, 1983. There has been no other zoning request within the general vicinity of the subject property since that time. The property is generally designated for single family use in the Land Use Plan.

The Single-Family District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Seventeen (17) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius owners on September 2, 2022, and a legal notice was published in the Advance News Journal on September 7, 2022. Staff received no response to the letters or the legal notice.

Development Services is recommending approval of the request to re-zone to Single Family Residential District (R-1) as the property meets area requirements, is in line with the future land use plan, and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **October 3, 2022**, 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

Jorge A. Espino

APPLICANT

904 E Sam Houston Avenue

ADDRESS

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

CURRENT ZONE

Single Family Residential District (R-1)

	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

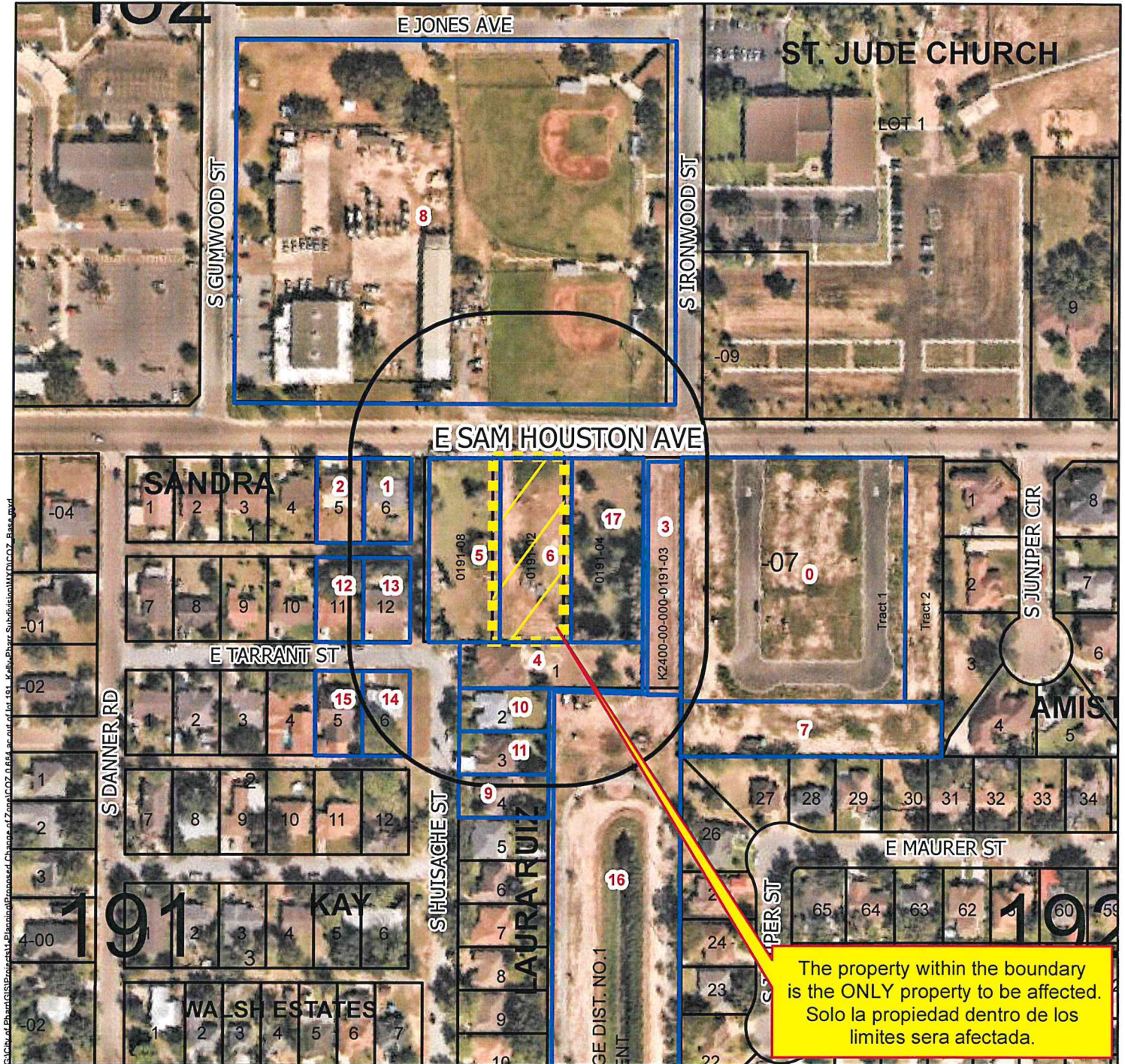
Development Services is recommending approval of the request to re-zone to Single Family Residential District (R-1) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca

PREPARED BY

September 19, 2022

DATE



Zoning

ZONE

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

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

- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

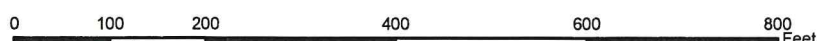
- 200 ft Notification Buffer Zone
- Notified Properties
- Subject Property

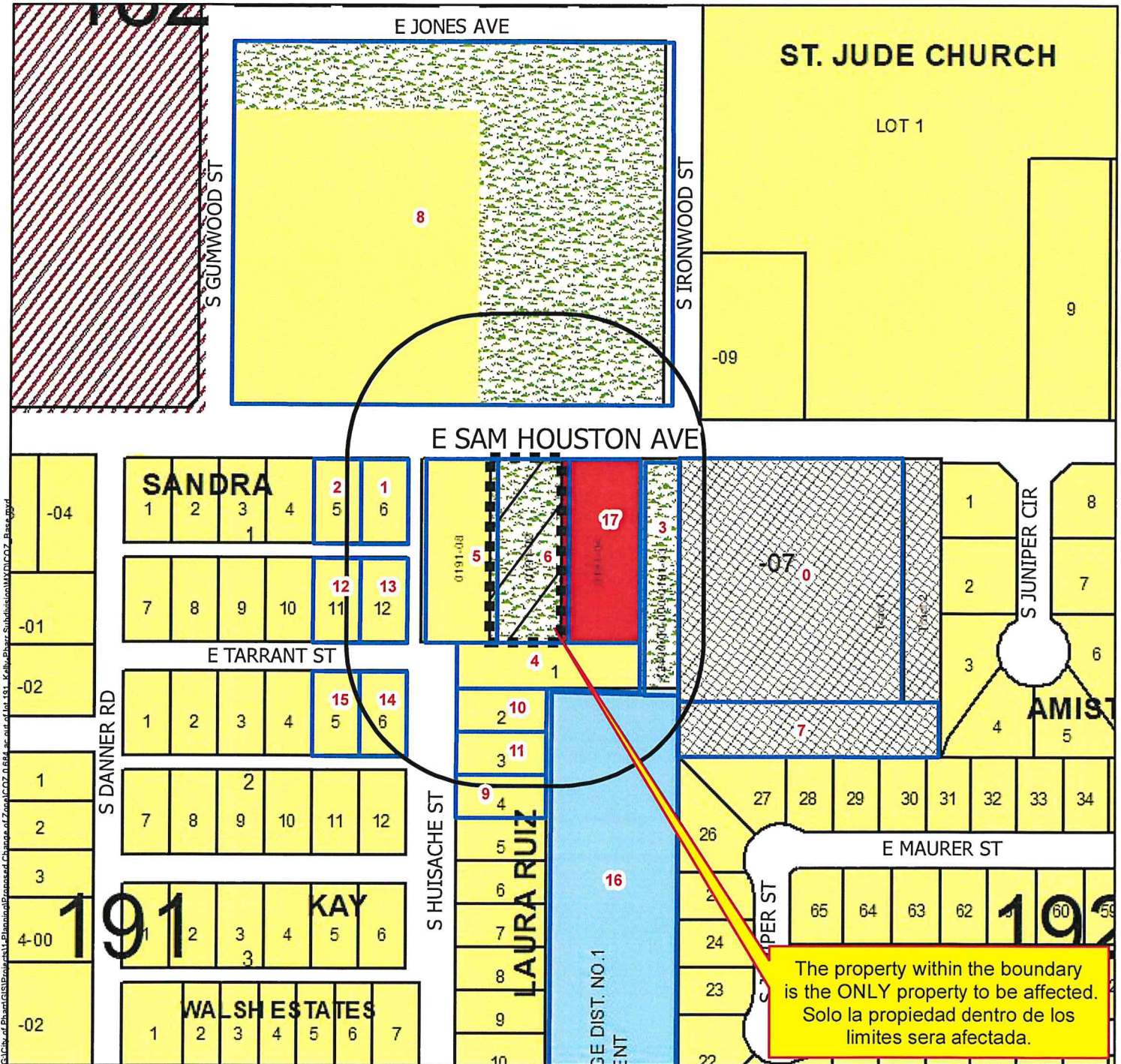
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 9/1/2022

Scale: 1 inch = 200 feet





Zoning

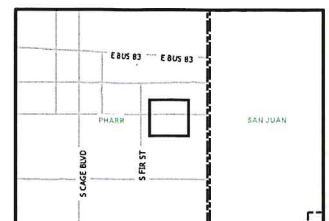
ZONE

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

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

- 200 ft Notification Buffer Zone
- Notified Properties
- Subject Property

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.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: September 21, 2022

MEETING DATE: September 26, 2022

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Perez Consulting Engineers, representing Carlos Canales Melhem, owner of Pharr Bridge Investment, LP., is requesting preliminary plat approval of the proposed Master Plan of Pharr Bridge Business Park Phases 4 and 5 Subdivision. The property is legally described as being 20.58 acres of land and also being a part or portion of Lot 377, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 9800 Block of West Hi-Line Road. **SUB#220826**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Perez Consulting Engineers, representing Carlos Canales Melhem, owner of Pharr Bridge Investment, LP., is requesting preliminary plat approval of the proposed Master Plan of Pharr Bridge Business Park Phases 4 and 5 Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Master Plan of Pharr Bridge Business Park Phases 4 and 5 Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 9/21/2022
Approved - 9/22/2022
Final Approval - 9/22/2022



MEMORANDUM

DATE: MONDAY, SEPTEMBER 26, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR DEVELOPMENT SERVICES

SUBJECT: MASTER PLAN PHARR BRIDGE BUSINESS PARK PHASE 4 AND 5 SUBDIVISION FILE NO. SUB#220826
--

GENERAL INFORMATION:

APPLICANT: Perez Consulting Engineers, representing Carlos Canales Melhem, Owner of Pharr Bridge Investment, LP., is requesting preliminary plat approval of the proposed Master Plan Pharr Bridge Business Park Phase 4 and 5 Subdivision

LEGAL DESCRIPTION: The property is legally described as being a 20.58 acres of land and also being a part or portion of Lot 377, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 9800 Block of West Hi-Line Road.

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

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Master Plan Pharr Bridge Business Park Phase 4 and 5 Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Provide R.O.W. dimension for future extension of S. Sugar Rd.
2. Shall escrow 1/3 of street R.O.W., along W. Hi-Line Rd.

EASEMENTS:

1. Shall provide a 15' exclusive easement to City of Pharr, for public water or sewer lines.
2. Label and show all existing easements.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Standards.

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. Label all monuments on plat layout.
2. Remove Lot 1, duplicated.
3. Label and show the 20' additional R.O.W., along W. Hi-Line Rd.
4. Location map to be cleared and how recorded subdivisions.
5. Use the word dedicated by plat if adding any easements.
6. Remove Lot 4, Pharr Bridge Business Park, not recorded.
7. Show limits of abandonment for waterline on plat layout and callout to be abandoned by plat.
8. Staff plat notes are attached comments.

This item will go before City Commission on October 03, 2022 at 4:00 p.m.

STRAFF REVIEW MEETING FOR: *PHARR BUSINESS PARK PHASE 4 AND 5 SUBDIVISION*

COMMENTS: **Initials:** J.R. / O.D.L. **SEPTEMBER 13, 2022**

WATER:

- Water lines will need to reflect drawings sent on July 27, 2022
- Will need to show water details
- Will need to show water crossing details on the gas line
- Will need to show water services
- Follow City of Pharr Construction Standards Manual

SEWER:

- Proposed 6" sewer service will need to be to main line (not into the manhole)
- Follow City of Pharr Construction Standards Manual

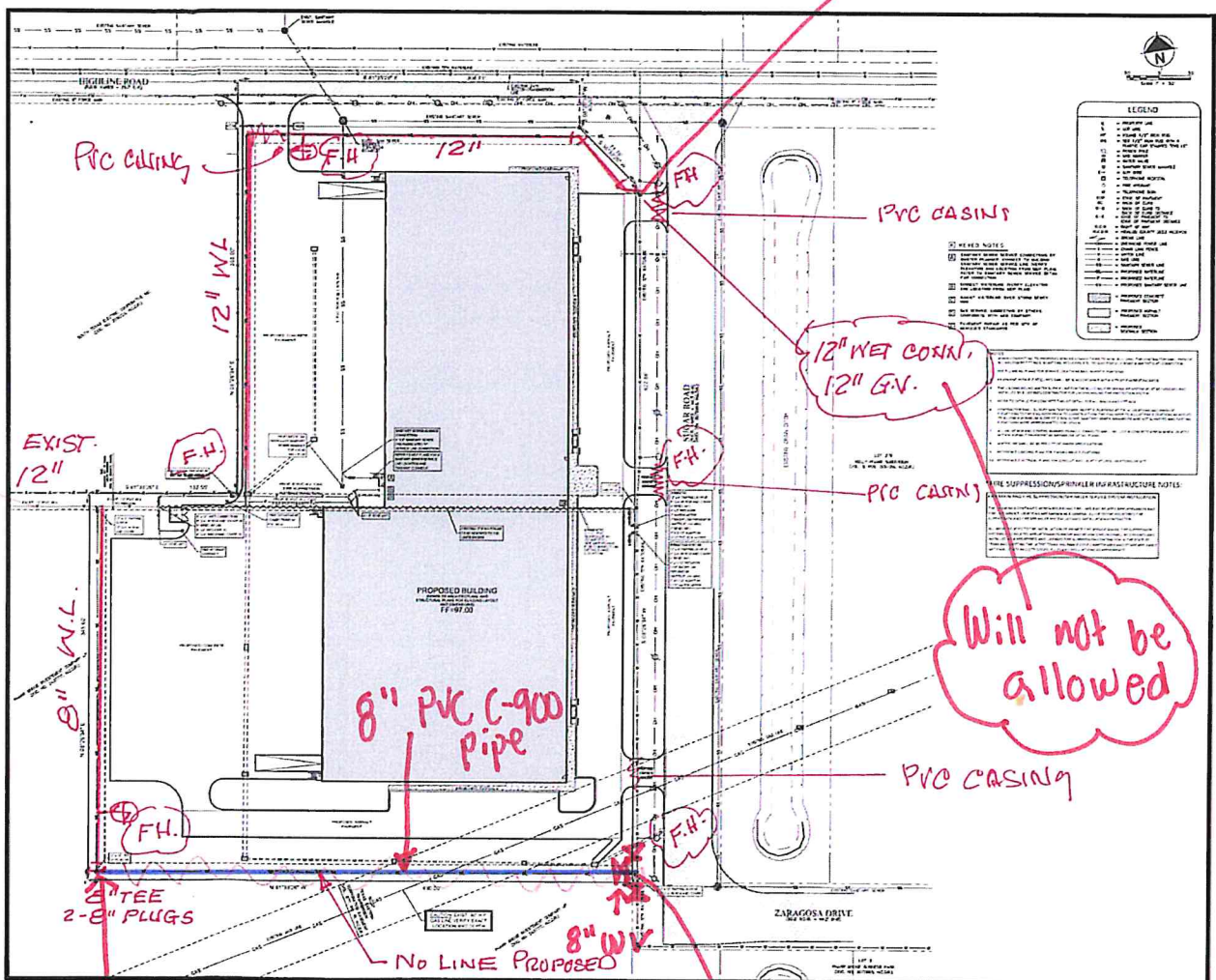
Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply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

Print Name: _____

Signature: _____

Date: _____

12" Tee MJ
2 12" Water valves



TWG
THE WARREN GROUP
ARCHITECTS, INC.
10000 W. 10TH AVE.
DENVER, CO 80202
TEL: 303.733.8800
WWW.TWG-ARCH.COM

NOT FOR CONSTRUCTION
THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.

DATE: 6/10/22
DRAWN BY: J.O.P.
CHECKED BY: [Signature]

NO.	DESCRIPTION
1	12" Tee MJ
2	2 12" Water valves
3	8" Tee (MJ)
4	3- 8" Water valves
5	8" PVC C-900 pipe
6	8" WV
7	8" Tee
8	8" Tee
9	8" Tee
10	8" Tee
11	8" Tee
12	8" Tee
13	8" Tee
14	8" Tee
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43	8" Tee
44	8" Tee
45	8" Tee
46	8" Tee
47	8" Tee
48	8" Tee
49	8" Tee
50	8" Tee

PCE
Pipes, Casing & Equipment
10000 W. 10TH AVE.
DENVER, CO 80202
TEL: 303.733.8800
WWW.PCE-ARCH.COM

PROJECT:
PHARR BRIDGE
BUSINESS PARK
BUILDING 4

DATE: 6/10/22
DRAWN BY: J.O.P.
CHECKED BY: [Signature]

8" WV →
8" WV
8" PVC C-900 pipe
FV
1- 8" Tee (MJ)
3- 8" Water valves
6/10/22
J.O.P.

* Show crossing details for gas line.

Eddie Martinez

From: Javier Rodriguez
Sent: Tuesday, September 13, 2022 3:21 PM
To: Eddie Martinez
Cc: Oscar DeLeon; Ruben Rosales; Diana Martinez; Dago Soto; Rogelio Martinez Jr.; Roland Gomez; Kimberly A Mendoza; Ruben J. Alfaro
Subject: Fwd: Trancasa - Pharr Bridge Business Park Phase 4
Attachments: image001.gif; image002.png; image004.png; image002.png; image004.png; image005.jpg; image002.png; image004.png; image006.png; image007.png; image006.png; image006.png; image002.png; image004.png; image006.png; doc07062920220726104422.pdf

Good Afternoon,

Please see email trends below for concerning Pharr Bridge Business Park Phase 4 and 5
If you have any question please don't hesitate to contact me

Thank you

Javier Rodriguez

Distribution Supervisor
City of Pharr-Public Utilities
801 E. Sam Houston
Pharr, Tx.
Phone (956)402-4300 Ext: 2325
Cell: (956) 457-3307

javier.rodriguez@pharr-tx.gov

Begin forwarded message:

From: Oscar DeLeon <oscar.deleon@pharr-tx.gov>
Date: July 27, 2022 at 2:11:35 PM CDT
To: Jorge Perez <jdp@perezce.com>, Ana Hernandez <ah@perezce.com>, Eddie Martinez <eddie.martinez@pharr-tx.gov>, Roland Gomez <roland.gomez@pharr-tx.gov>, Javier Rodriguez <javier.rodriguez@pharr-tx.gov>, rodolfo.bernal@pharr-tx.gov, Maria Rangel <maria.rangel@pharr-tx.gov>, Moises Beas <moises.beas@pharr-tx.gov>
Cc: Ruben Rosales <ruben.rosales@pharr-tx.gov>, Diana Martinez <diana.martinez@pharr-tx.gov>
Subject: RE: Trancasa - Pharr Bridge Business Park Phase 4

Good Afternoon Mr. Perez.

I do apologize for the delay, the email was sent to my draft box. Attached is the requested information. If you have any questions please don't hesitate to contact me.

Thank You

Oscar De Leon Jr.
Public Utilities Assistant Director
City of Pharr
801 E. Sam Houston
Pharr Tx, 78577
Ph : (956) 402-4300 Ext 2324
Fax : (956) 783-4688
oscar.deleon@pharr-tx.gov

From: Oscar DeLeon
Sent: Monday, July 25, 2022 4:45 PM
To: Jorge Perez <jdp@perezce.com>; Ana Hernandez <ah@perezce.com>; Eddie Martinez <eddie.martinez@pharr-tx.gov>; Roland Gomez <roland.gomez@pharr-tx.gov>; Javier Rodriguez <javier.rodriguez@pharr-tx.gov>; rodolfo.bernal@pharr-tx.gov; Maria Rangel <maria.rangel@pharr-tx.gov>; Moises Beas <moises.beas@pharr-tx.gov>
Cc: Ruben Rosales <ruben.rosales@pharr-tx.gov>; Diana Martinez <diana.martinez@pharr-tx.gov>
Subject: RE: Trancasa - Pharr Bridge Business Park Phase 4

Yes, I will send those to you ASAP.

Thank You

Oscar De Leon Jr.
Public Utilities Assistant Director
City of Pharr
801 E. Sam Houston
Pharr Tx, 78577
Ph : (956) 402-4300 Ext 2324
Fax : (956) 783-4688
oscar.deleon@pharr-tx.gov

From: Jorge Perez <jdp@perezce.com>
Sent: Monday, July 25, 2022 4:44 PM
To: Oscar DeLeon <oscar.deleon@pharr-tx.gov>; Ana Hernandez <ah@perezce.com>; Eddie Martinez <eddie.martinez@pharr-tx.gov>; Roland Gomez <roland.gomez@pharr-tx.gov>; Javier Rodriguez <javier.rodriguez@pharr-tx.gov>; rodolfo.bernal@pharr-tx.gov; Maria Rangel <maria.rangel@pharr-tx.gov>; Moises Beas <moises.beas@pharr-tx.gov>
Cc: Ruben Rosales <ruben.rosales@pharr-tx.gov>; Diana Martinez <diana.martinez@pharr-tx.gov>
Subject: RE: Trancasa - Pharr Bridge Business Park Phase 4

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Thank you Oscar

Is it possible for you to send us the mark up plans to better understand your comments?

Jorge

Jorge D. Perez, P.E., R.P.L.S.
Senior Engineer
808 Dallas Avenue
McAllen, Texas 78501
956.631.4482
jdp@perezce.com

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender by reply of this email. This message contains confidential information such as plans, calculations, reports and direct communication to the intended addressee, and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by return e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

From: Oscar DeLeon <oscar.deleon@pharr-tx.gov>
Sent: Monday, July 25, 2022 4:30 PM
To: Ana Hernandez <ah@perezce.com>; Eddie Martinez <eddie.martinez@pharr-tx.gov>; Roland Gomez <roland.gomez@pharr-tx.gov>; Javier Rodriguez <javier.rodriguez@pharr-tx.gov>; rodolfo.bernal@pharr-tx.gov; Maria Rangel <maria.rangel@pharr-tx.gov>; Moises Beas <moises.beas@pharr-tx.gov>
Cc: Jorge Perez <jdp@perezce.com>; Ruben Rosales <ruben.rosales@pharr-tx.gov>; Diana Martinez <diana.martinez@pharr-tx.gov>
Subject: RE: Trancasa - Pharr Bridge Business Park Phase 4

Good Afternoon Ma'am

After reviewing the plans provided and after we field verified the locations of the current water lines, the 8" proposed water line going to the S. will need to be connected back to the distribution system to the E. The reason for this line to be connected will be for the circulation of the water and fire protection if needed. Also please note this will be a 345' dead end, which will not be allowed. This will also include on the S. W. corner of the property to have a tee for future connection to the S. If you have any questions please don't hesitate to contact me or my staff.

Thank You

Oscar De Leon Jr.
Public Utilities Assistant Director
City of Pharr
801 E. Sam Houston

Pharr Tx, 78577
Ph : (956) 402-4300 Ext 2324
Fax : (956) 783-4688
oscar.deleon@pharr-tx.gov

From: Ana Hernandez <ah@perezce.com>
Sent: Monday, July 25, 2022 11:53 AM
To: Eddie Martinez <eddie.martinez@pharr-tx.gov>; Roland Gomez <roland.gomez@pharr-tx.gov>; Oscar DeLeon <oscar.deleon@pharr-tx.gov>; Javier Rodriguez <javier.rodriguez@pharr-tx.gov>; rodolfo.bernal@pharr-tx.gov; Maria Rangel <maria.rangel@pharr-tx.gov>; Moises Beas <moises.beas@pharr-tx.gov>
Cc: Jorge Perez <jdp@perezce.com>; Ana Hernandez <ah@perezce.com>
Subject: RE: Trancasa - Pharr Bridge Business Park Phase 4

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Good Morning, Eddie

As per previous conversations, we were informed we needed an approved Master Plan/Master Utility Plan in order to continue with the subdivision process.

Also, the water line layout was submitted to show we are looping the 12" line along the North and West of the subdivision boundary with a 8" line for future extension.

Currently, our office is in needed of approval of the submitted Master Plan/Master Utility Plan and Revised Water Line Layout in order to continue the designing and submitting the preliminary plans to your office.

If you have any questions, please feel free to let me know.

Ana Hernandez
Secretary - Records Manager
Perez Consulting Engineers
808 Dallas Ave.
McAllen, Texas 78501
956.631.4482

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From: Eddie Martinez <eddie.martinez@pharr-tx.gov>
Sent: Monday, July 25, 2022 11:27 AM
To: Ana Hernandez <ah@perezce.com>; Roland Gomez <roland.gomez@pharr-tx.gov>; Oscar DeLeon

<oscar.deleon@pharr-tx.gov>; Javier Rodriguez <javier.rodriguez@pharr-tx.gov>; rodolfo.bernal@pharr-tx.gov; Maria Rangel <maria.rangel@pharr-tx.gov>; Moises Beas <moises.beas@pharr-tx.gov>
Cc: Jorge Perez <jdp@perezce.com>
Subject: RE: Trancasa - Pharr Bridge Business Park Phase 4

Good morning,

Ana,

Can you specify what exactly needs to be reviewed? So we can address it.

Thank you

Heriberto Martinez, Planner II
956-402-4242
P.O. Box 1729
118 S. Cage Blvd.
Pharr Texas, 78577
Website: www.pharr-tx.gov

From: Ana Hernandez <ah@perezce.com>
Sent: Monday, July 25, 2022 11:19 AM
To: Eddie Martinez <eddie.martinez@pharr-tx.gov>; Roland Gomez <roland.gomez@pharr-tx.gov>; Oscar DeLeon <oscar.deleon@pharr-tx.gov>; Javier Rodriguez <javier.rodriguez@pharr-tx.gov>; rodolfo.bernal@pharr-tx.gov; Maria Rangel <maria.rangel@pharr-tx.gov>; Moises Beas <moises.beas@pharr-tx.gov>
Cc: Jorge Perez <jdp@perezce.com>; Ana Hernandez <ah@perezce.com>
Subject: FW: Trancasa - Pharr Bridge Business Park Phase 4
Importance: High

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Good Morning, Eddie

I hope everyone had a good weekend.

I wanted to get a status update on the attached documents submitted for review. Our client is eager to get this project started and would appreciate some feedback. Also, is there anything we are lacking on our part to help expediate this process. Should any of this documents need to be submitted as hard copies please advise.

If you have any questions please feel free to contact our office at 956.631.4482 or via email at ah@perezce.com.

Thank you.

Ana Hernandez

Secretary - Records Manager
Perez Consulting Engineers
808 Dallas Ave.
McAllen, Texas 78501
956.631.4482

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From: Ana Hernandez

Sent: Friday, July 8, 2022 1:56 PM

To: Oscar DeLeon <oscar.deleon@pharr-tx.gov>; javier.rodriguez@pharr-tx.gov; rodolfo.bernal@pharr-tx.gov; Eddie Martinez <eddie.martinez@pharr-tx.gov>; roland.gomez@pharr-tx.gov; maria.rangel@pharr-tx.gov

Cc: Jorge Perez <jdp@perezce.com>; Ana Hernandez <ah@perezce.com>

Subject: RE: Trancasa - Pharr Bridge Business Park Phase 4

Importance: High

Good Afternoon, All

I am reaching out to your office/department to get a review status update on the attachments for the above referenced project.

Please let me know if your office/department has any comments or require additional changes.

Feel free to contact our office at 956.631.4482 or via email at ah@perezce.com.

Thank you.

Ana Hernandez

Secretary - Records Manager
Perez Consulting Engineers
808 Dallas Ave.
McAllen, Texas 78501
956.631.4482

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From: Oscar DeLeon <oscar.deleon@pharr-tx.gov>
Sent: Monday, June 27, 2022 3:26 PM
To: Ana Hernandez <ah@perezce.com>
Subject: RE: Trancasa - Pharr Bridge Business Park Phase 4

Good Afternoon Ma'am

I will get with our staff concerning this exact location and we will let you know if we find any red lines which will need to be looked at. If you have any other questions please don't hesitate to contact me.

Thank You

Oscar De Leon Jr.
Public Utilities Assistant Director
City of Pharr
801 E. Sam Houston
Pharr Tx, 78577
Ph : (956) 402-4300 Ext 2324
Fax : (956) 783-4688
oscar.deleon@pharr-tx.gov

From: Ana Hernandez <ah@perezce.com>
Sent: Monday, June 27, 2022 10:36 AM
To: Oscar DeLeon <oscar.deleon@pharr-tx.gov>; Javier Rodriguez <javier.rodriguez@pharr-tx.gov>; Rodolfo Bernal <rodolfo.bernal@pharr-tx.gov>
Cc: Ana Hernandez <ah@perezce.com>
Subject: Trancasa - Pharr Bridge Business Park Phase 4

Good Morning, Mr. DeLeon

I am reaching out to your office about the review status for the above referenced project.

Our office did submit the Revised Water Line Layout, Utility Master Plan and the Subdivision Master Plan; hereto attached; to the Planning Department for review.

We were then advised that these documents were forward to the Public Utility Department and that I should contact you directly for a review status.

Please let me know if any changes are needed or if you have any questions; feel free to contact our office at 956.631.4482 or via email at ah@perezce.com.

Thank you.

Ana Hernandez
Secretary - Records Manager
Perez Consulting Engineers
808 Dallas Ave.
McAllen, Texas 78501
956.631.4482

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Pharr

Fire Department



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

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: Pharr Bridge Business Park Phase 4 & 5

Reviewed by: Dago Soto

September 15, 2022

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches 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 hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet 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 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2012. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet 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. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. 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.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. **FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.**
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (**FIRE LANE – TOW AWAY ZONE**).
11. 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: 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 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. 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 the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

- **Shall show existing and proposed fire hydrants on Utility layout**
 - **Missing Fire Hydrant details and valve box details**
 - **Preferably Mueller Brand Fire Hydrant (factory yellow)**
-
-



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Pharr Bridge Business Park
S. Sugar Road.
Pharr Tx, 78577

DATE: 09/13/2022
20.58 Acres (G)

Plat Notes:

- No comments

General Notes:

- Show Drainage details
- Obtain discharge permit from Public Works if connecting to city storm system.
- Show all utility crossing, elevations and outfalls details.
- Approved (by City Engineering Department) Drainage Layout Plan with Details to S.W.P.P.P.
- Show and Attach Erosion & Sediment Control Layout with BMP Details to S.W.P.P.P.
- Erosion & Sediment Plan Layout Must Be in Place Prior to any Earth Disturbance
- Erosion & Sediment Control during construction Shall be in accordance with the current Texas Pollution Discharge Elimination System (T.P.D.E.S.) Texas commission of Environmental Quality (T.C.E.Q.) and City of Pharr B.M.P. requirements.
- Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.

SUBDIVISION REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1ST FLOOR • PHARR, TX 78577 • 956.402.4221

SUBDIVISION: Pharr Bridge Business
Park Phase 4 & 5 Subdivision

DATE: September 15, 2022

REVIEW: Preliminary (comments plans dated 8-30-2022)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Note No. 5--- Revise note to say... "Owners to maintain detention / retention areas".
4. Add note---5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase".
5. Add note--- Owners to maintain ROW and perimeter of subdivision.
6. Label all easements and ROW dedications if any.

SITE PLAN

1. Provide trench safety plan for utility installation.
2. Provide street light layout. Spacing not to exceed 250 feet.
3. Include all pertinent City of Pharr details for water and sewer items.
4. Include utility cross detail of water/gas line crossing.
5. Verify scale used for site plan.

DRAINAGE

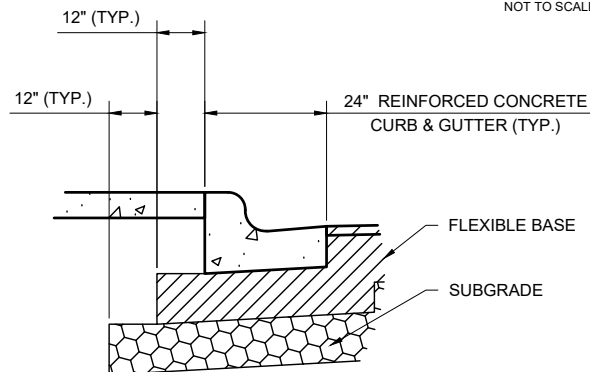
1. Drainage plan to be reviewed and approved at building permit stage.

CLOSEOUT DOCUMENTS

- 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

- Access road must follow City of Pharr standards for paving.
- Testing will be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.



CROSS SECTION VIEW
NOT TO SCALE

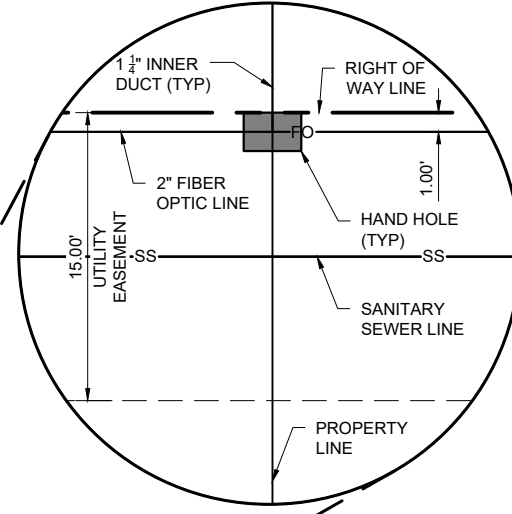
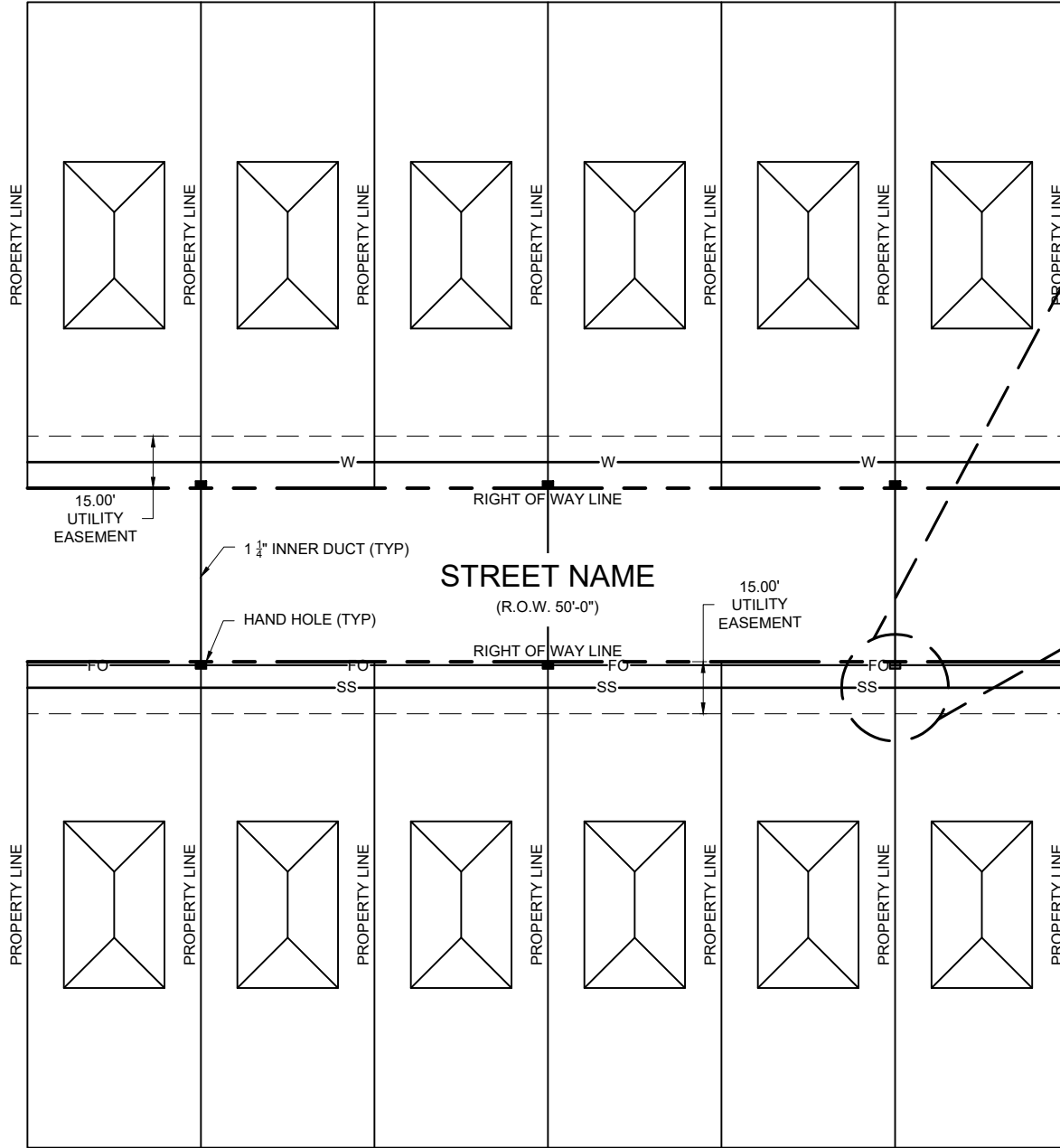
- A. 5'-0" (MIN.) REINFORCED CONC. SIDEWALK.
- B. 24" REINFORCED CONCRETE CURB & GUTTER.
- C. 2" H.M.A.C. PAVEMENT TYPE "D" WITH LIMESTONE & PRIME COAT (MC-30).

1. ALL ROADWAYS SHALL HAVE AN INNER DUCT WITH A PULL STRING INSIDE THE ROAD RIGHT OF WAY, BUT OUTSIDE THE PAVEMENT.
2. A HAND HOLE SHALL BE INSTALLED BETWEEN EVERY OTHER LOT. SIZE TO BE DETERMINED BY CITY ENGINEER.
3. 1 $\frac{3}{4}$ " INNER DUCT SHALL BE RUN FROM EVERY HAND HOLE, ACROSS THE ROADWAY, AND TO A HAND HOLE BETWEEN EVERY OTHER LOT ON THE OPPOSITE SIDE OF THE ROADWAY. SIZE TO BE DETERMINED BY THE CITY ENGINEER.
4. ALL INNER DUCT TO BE A MINIMUM OF 4'-6" DEEP.
5. ALL CONSTRUCTION PACKAGES MUST INCLUDE A CONDUIT PLAN.
6. REFER TO COMB STANDARDS FOR TYPICAL CONDUIT SYSTEM LAYOUT.



DESIGNED BY:	DESIGNER
DRAWN BY:	DRAWN_BY
CHECKED BY:	CKD_BY
DATE:	DATE

LOCAL 50' WITH
15' UTILITY EASEMENT



STR-1A

\\pharr\pharr\Engineering\Drawings & Mapping\Drawings\Standard Details\City of Pharr\2019 Revisions\STR - Streets\STR-1A Local 50' with 15' Utility Easement.dwg

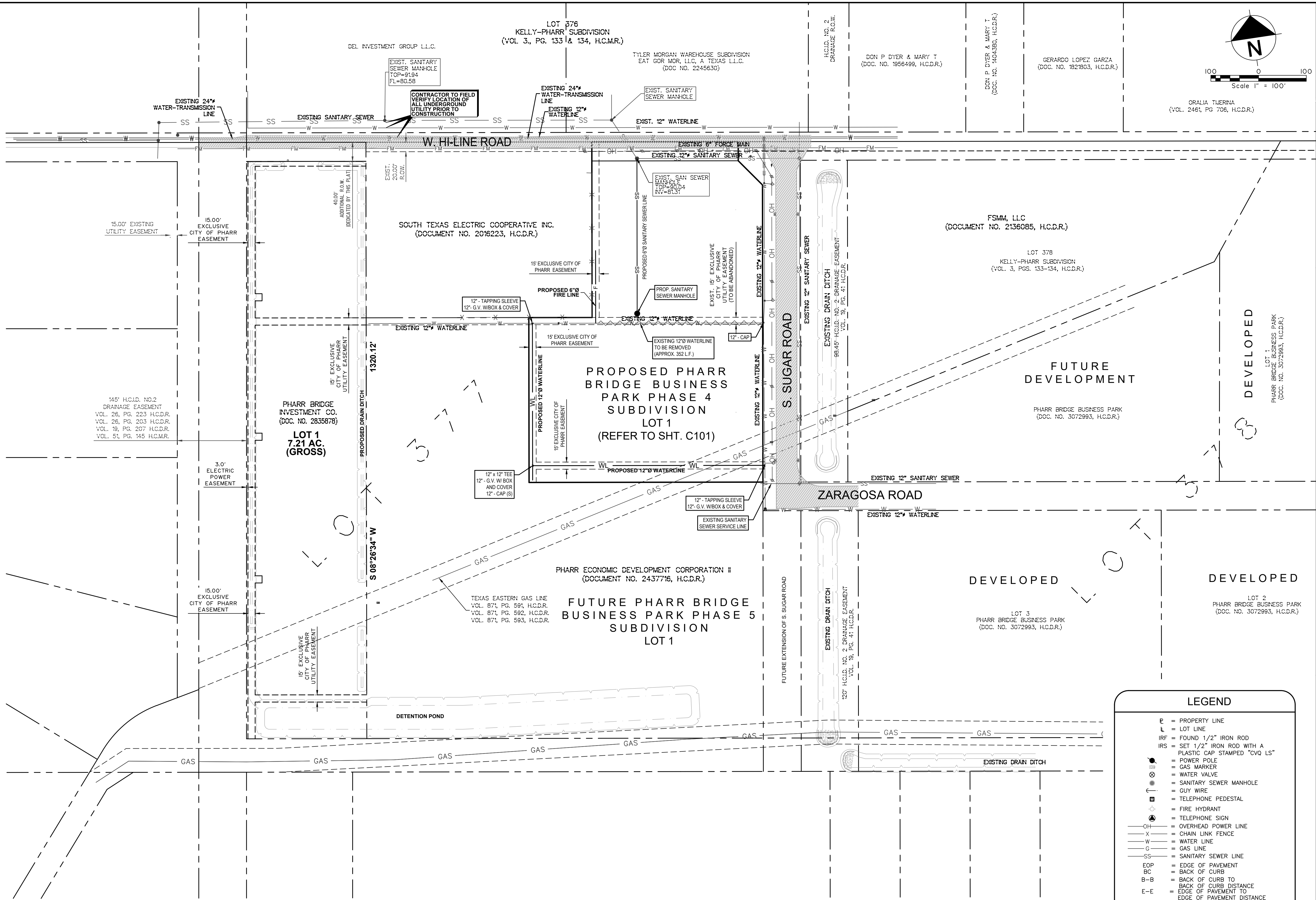
DESIGNED BY:	DESIGNER
DRAWN BY:	DRAWN_BY
CHECKED BY:	CKD_BY
DATE:	DATE

LOCAL 50' WITH
15' UTILITY EASEMENT

Pharr Engineering
118 S Cage Blvd.
Pharr, TX 78577
956-402-4221



KEYSTONE BUSINESS CENTER SUBDIVISION
(VOL. 51, PG. 145, H.C.M.R.)



NOT FOR CONSTRUCTION

THIS DOCUMENT IS INTENDED FOR REVIEW ONLY AND IS NOT INTENDED FOR RECORD, CONSTRUCTION, OR RECORDED PURPOSES.

PEREZ CONSULTING ENGINEERS

ENGINEER: JORGE D. PEREZ
TEXAS REGISTRATION NO: 34594
DATE: Sep 20, 2022

LEGEND			
—P—	=	PROPERTY LINE	
—L—	=	LOT LINE	
—IRF—	=	FOUND 1/2" IRON ROD	
—IRS—	=	SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVC LS"	
—P—	=	POWER POLE	
—G—	=	GAS MARKER	
—W—	=	WATER VALVE	
—S—	=	SANITARY SEWER MANHOLE	
—G—	=	GUY WIRE	
—P—	=	TELEPHONE PEDESTAL	
—F—	=	FIRE HYDRANT	
—T—	=	TELEPHONE SIGN	
—O—	=	OVERHEAD POWER LINE	
—X—	=	CHAIN LINK FENCE	
—W—	=	WATER LINE	
—G—	=	GAS LINE	
—SS—	=	SANITARY SEWER LINE	
—EOP—	=	EDGE OF PAVEMENT	
—BC—	=	BACK OF CURB	
—B—B—	=	BACK OF CURB TO BACK OF CURB DISTANCE	
—E—E—	=	EDGE OF PAVEMENT TO EDGE OF PAVEMENT DISTANCE	
—R.O.W.—	=	RIGHT OF WAY	
—H.C.D.R.—	=	HIDALGO COUNTY DEED RECORDS	
—B—	=	BREAK LINE	
—W—	=	PROPOSED WATERLINE	
—SS—	=	PROPOSED SANITARY SEWER LINE	

STATE OF TEXAS
JORGE D. PEREZ
34594
REGISTERED PROFESSIONAL ENGINEER
9/20/22

PCE
Perez Consulting Engineers
Texas Registered Engineering Firm F-2168
808 Dallas Ave. McAllen, Texas 78501
(956) 631-4492 fax (956) 662-1545

PHARR BRIDGE INVESTMENT, LP

PHARR BRIDGE BUSINESS PARK PHASE 4 SUBD.

PHARR, TEXAS

MASTER UTILITY

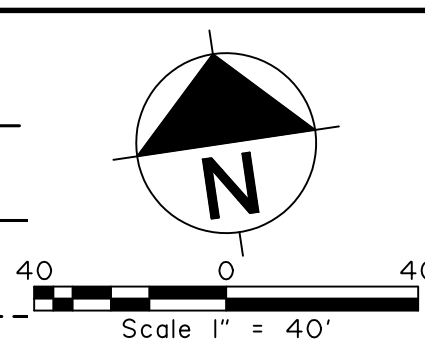
NO.	REVISION	BY	DATE	FILE	DATE	DESIGNED	DRAWN	CHECKED
				TR22104	9/20/2022	JDP	JH	

VERIFY SCALE

Bar is one inch on original drawing, if not one inch on this sheet, adjust scale.

0

SHEET C100



STATE OF TEXAS
★ ★ ★
JORGE D. PEREZ
34594
REGISTERED
PROFESSIONAL ENGINEER
9/20/22



PCE
Process Consulting Engineers

Texas Registered Engineering Firm F-2158
808 Dallas Ave. McAllen, Texas 78501
(956) 631-4482 fax (956) 682-1545

	= PROPERTY LINE
	= LOT LINE
IRF	= FOUND 1/2" IRON ROD
IRS	= SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS"
	= POWER POLE
	= GAS MARKER
	= WATER VALVE
	= SANITARY SEWER MANHOLE
	= GUY WIRE
	= TELEPHONE PEDESTAL
	= FIRE HYDRANT
	= TELEPHONE SIGN
EOP	= EDGE OF PAVEMENT
BC	= BACK OF CURB
B-B	= BACK OF CURB TO
E-E	= BACK OF CURB DISTANCE
	= EDGE OF PAVEMENT TO
	= EDGE OF PAVEMENT DISTANCE
R.O.W.	= RIGHT OF WAY
H.C.D.R.	= HIDALGO COUNTY DEED RECORDS
	= BREAK LINE
	= OVERHEAD POWER LINE
X	= CHAIN LINK FENCE
W	= WATER LINE
G	= GAS LINE
SS	= SANITARY SEWER LINE
	= PROPOSED WATERLINE
	= PROPOSED WATERLINE
	= PROPOSED SANITARY SEWER LINE

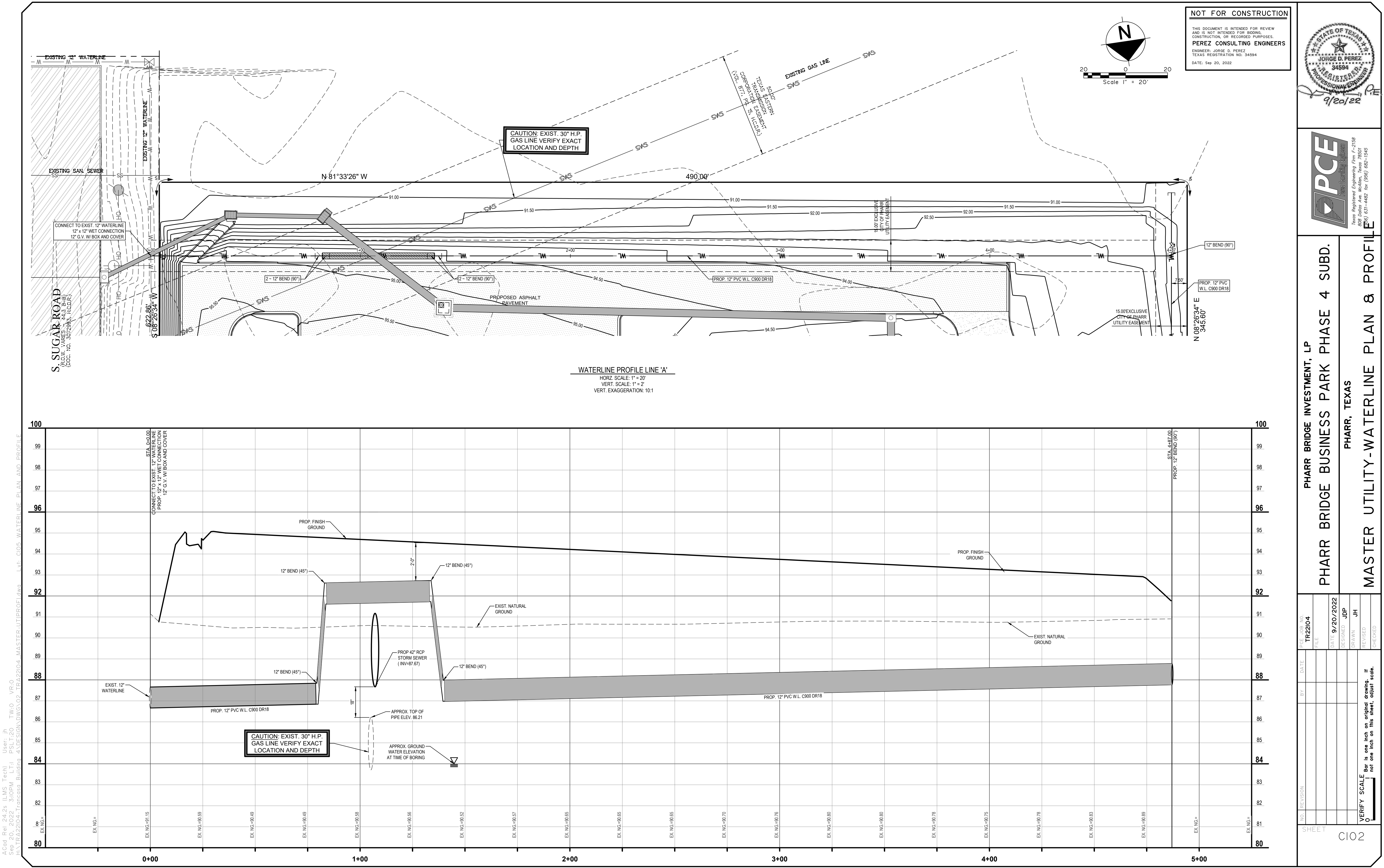
A	SANITARY SEWER SERVICE CONNECTIONS BY MASTER PLUMBER. CONNECT TO BUILDING SANITARY SEWER SERVICE LINE (VERIFY ELEVATION AND LOCATION FROM MEP PLAN). REFER TO SANITARY SEWER SERVICE DETAIL FOR CONNECTION
B	CONNECT WATERLINE (VERIFY ELEVATION AND LOCATION FROM MEP PLAN)
C	ADJUST WATERLINE OVER STORM SEWER PIPE
D	GAS SERVICE CONNECTION BY OTHERS. COORDINATE WITH GAS COMPANY.
E	PAVEMENT REPAIR AS PER CITY OF MERCEDES STANDARDS.

1. BUILDING, THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS, ADAPTERS, REDUCERS, ETC. TO SUCCESSFULLY MAKE A WATERTIGHT CONNECTION.
2. SEE PLUMBING PLANS FOR SERVICE LOCATIONS AND INVERT ELEVATIONS.
3. PAVEMENT REPAIR IF REQUIRED SHALL BE IN ACCORDANCE WITH CITY OF PHARR STANDARDS.
4. THE UNDERGROUND WATER SUPPLY LINE FOR THE BUILDING FIRE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A LICENSED CONTRACTOR FOR UNDERGROUND FIRE PROTECTION SYSTEM.
5. REFER TO DETAILS FOR CONCRETE THRUST DETAIL FOR ALL BENDS AND FITTINGS.
6. CONTRACTOR SHALL SURVEY SANITARY SEWER INVERT ELEVATIONS AT TIE-IN LOCATIONS AND PROVIDE ELEVATIONS TO THE ENGINEER PRIOR TO CONSTRUCTION. THE ENGINEER TO ADJUST PIPE ELEVATIONS AS NEEDED TO ALLOW A MINIMUM SLOPE OF 0.50% SLOPE. SANITARY SEWER MANHOLES NOT SURVEYED AND EXISTING ELEVATIONS WERE APPROXIMATED FOR DESIGN.
7. ALL VALVE BOX AND COVERS, MANHOLES AND CLEANOUTS SHALL INCLUDE A CONCRETE APRON WHEN LOCATED WITHIN ASPHALT PAVEMENT AS SHOWN ON DETAIL PLANS.
8. WATERLINE SHALL BE AS PER CITY OF PHARR SPECIFICATIONS.
9. REFERENCE GRADING PLAN FOR FINISH GRADE ELEVATIONS.
10. REFERENCE ELECTRICAL PLANS FOR CONDUIT AND LIGHT FIXTURES LOCATIONS ON SITE.

ALL WORK RELATED TO THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS, FIRE SUPPRESSION SYSTEMS AND RELATED APPURTENANCES ABOVE AND BELOW GROUND SHALL BE DESIGNED AND INSTALLED BY A REGISTERED AND LICENSED FIRE SUPPRESSION CONTRACTOR IN THE STATE OF TEXAS AND MEETING THE LATEST TEXAS INSURANCE CODE CHAPTER 6003 AND OTHER APPLICABLE NATIONAL, STATE AND CITY CODES, RULES AND REGULATIONS AS APPROPRIATE.

PHARR, TEXAS
MASTER UTILITY

SHEET	NO.	REVISION	BY	DATE	PCE JOB NO. TR22104
					FILE
					DATE 9/20/2022
					DESIGNED JDP
	VERIFY SCALE 		Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.		
					DRAWN JH



ACad Rel 24.2s (LMS Tech) User: jh
Sep 20, 2022 3:00PM L.T.1 PSLT:20
HN\TRA2204-Transco Building 4\DESIGN\DWG\02 TRA2204-Master-UTP\Profile.dwg LV1: CIOB WATERLINE PLAN AND PROFILE

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PEREZ CONSULTING ENGINEERS

ENGINEER: JORGE D. PEREZ
TEXAS REGISTRATION NO: 34594
DATE: Sep 20, 2022

STATE OF TEXAS

JORGE D. PEREZ

34594

REGISTERED PROFESSIONAL ENGINEER

9/20/22

PCE

Perez Consulting Engineers

Texas Registered Engineering Firm E-2158
808 Dallas Ave. McAllen, Texas 78501
(361) 631-4482 fax (361) 682-1545

PHARR BRIDGE INVESTMENT, LP

PHARR BRIDGE BUSINESS PARK PHASE 4 SUBD.

PHARR, TEXAS

MASTER UTILITY-WATERLINE PLAN & PROFILE

NO.	REVISION	DATE	BY

PER. JOB NO. TR2204

FILE

DATE 9/20/2022

DESIGNED JDP

DRAWN JH

REVISED

CHECKED

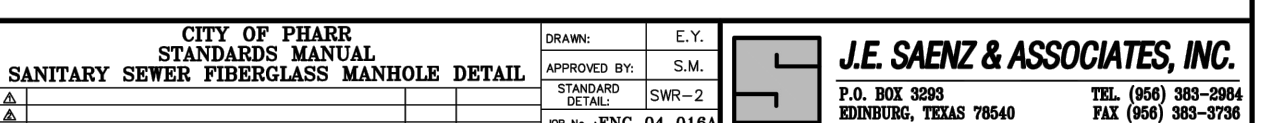
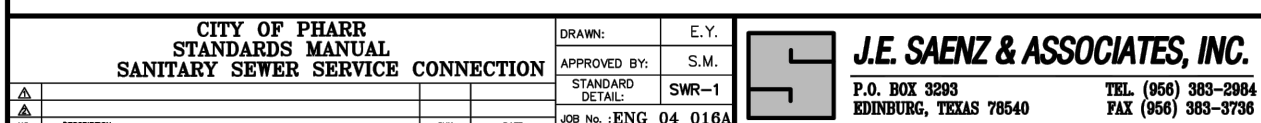
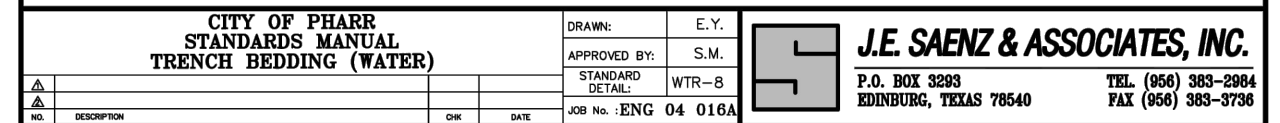
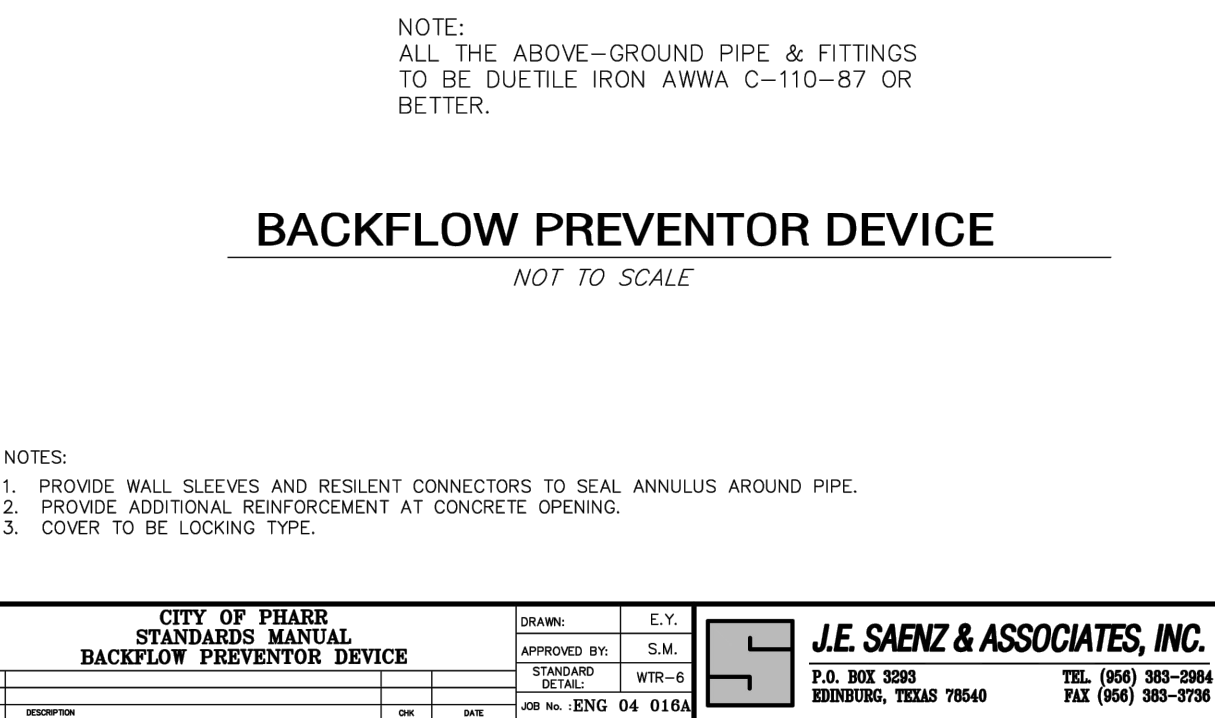
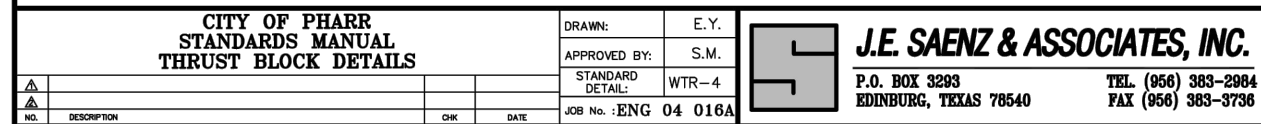
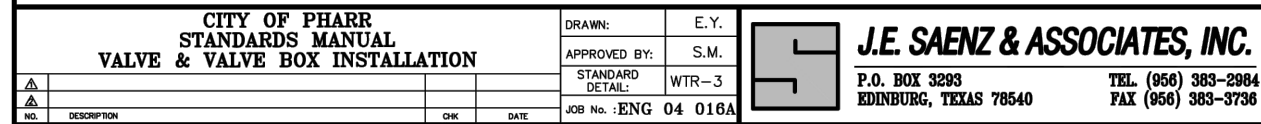
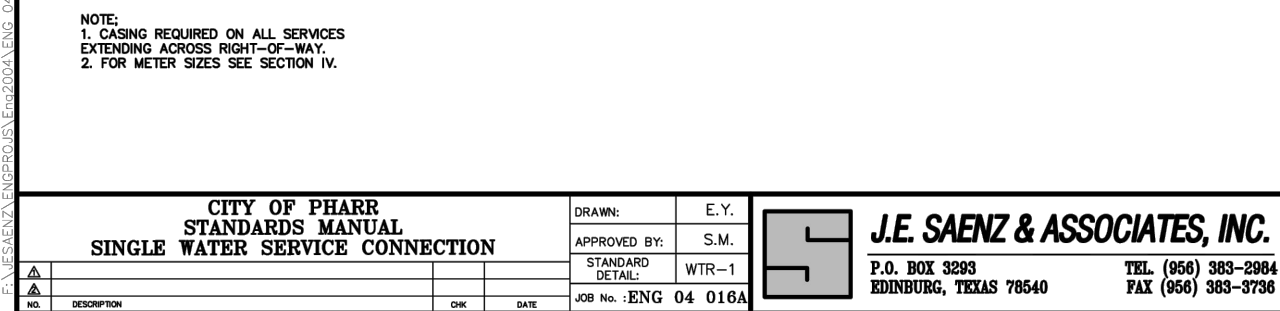
VERIFY SCALE

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SHEET

CIO2

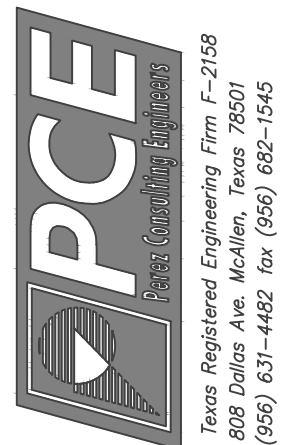
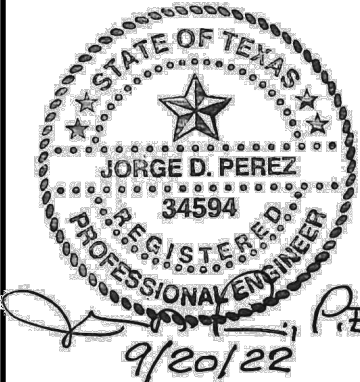


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PEREZ CONSULTING ENGINEERS

ENGINEER: JORGE D. PEREZ
TEXAS REGISTRATION NO: 34594

DATE: Sep 20, 2022



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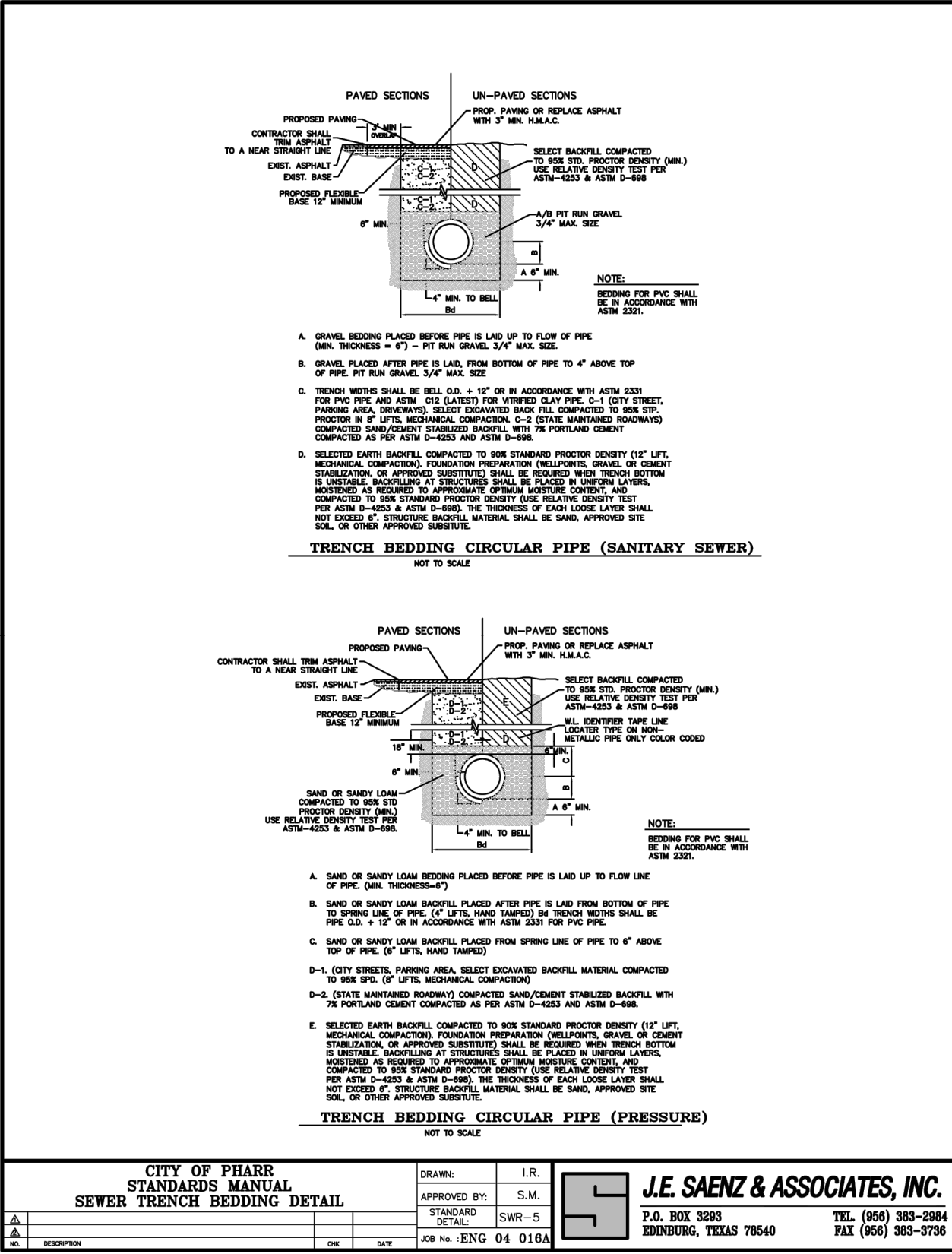
PHARR BRIDGE BUSINESS PARK PHASE 4 SUBD.

PHARR, TEXAS

UTILITIES TYPICAL DETAIL

NO.	REVISION	BY	DATE	FACE	JOB NO.
					TR22104
					TITLE
					DATE
					9/20/2022
					DESIGNED
					DRAWN
					JHP
VERIFY SCALE ☐ Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.					
0					

C102

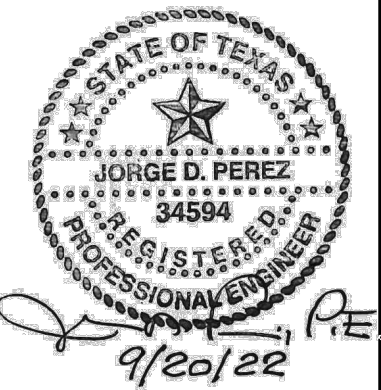


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Perez Consulting Engineers

ENGINEER: JORGE D. PEREZ
TEXAS REGISTRATION NO. 34594
DATE: Sep 20, 2022



PHARR BRIDGE INVESTMENT, LP

PHARR BRIDGE BUSINESS PARK PHASE 4 SUBD.

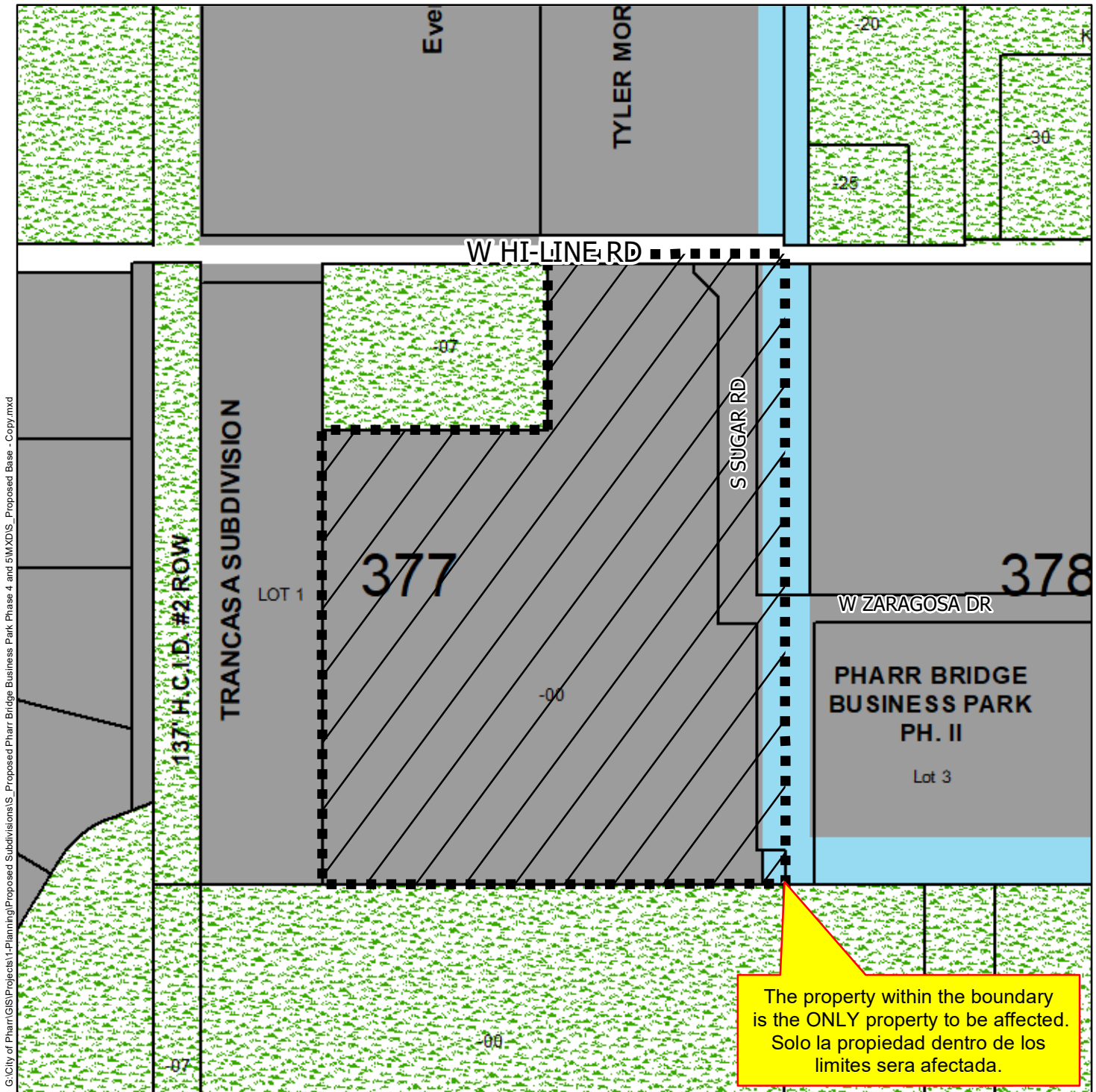
PHARR, TEXAS

MASTER UTILITY

NO.	REVISION	BY	DATE	REV. JOB NO.
1				TR22104
2				FILE
3				DATE 9/20/2022
4				DESIGNED JDP
5				DRAWN JH
6				REVIEWED
7				CHECKED

VERIFY SCALE: Bar is one inch on original drawing, if not one inch on this sheet, adjust scale.

SHEET C103



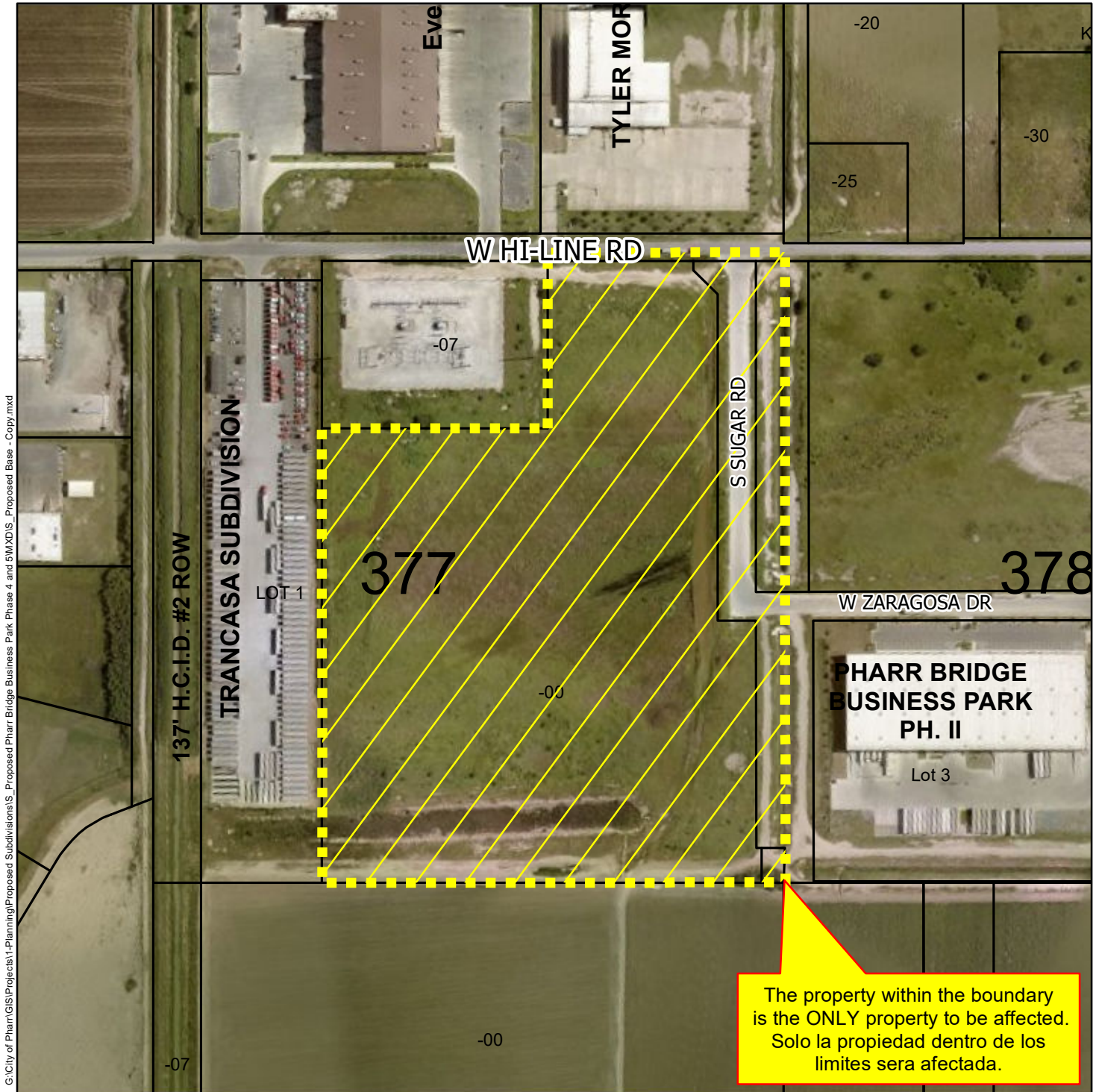
The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

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

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet





- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
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